

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 25, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 25, 2014 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: An interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building and Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please contact Dick Makley, Department of Building and Zoning Services at 645-4522, or TDD 645-3293.

1. **Application No.:** **14310-00015**
 Location: **4345 CLEVELAND AVENUE (43224)**, located on the west side of
 Cleveland Ave., approximately 446 ft. south of Morse Rd.
 Area Comm./Civic: Northland Community Council
 Existing Zoning: C-3, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of additional parking spaces from
 38 to 0. (76 spaces provided.)
 Proposal: To convert a retail store into a church.
 Applicant(s): Timothy J. McGrath
 575 S. Third St.
 Columbus, Ohio 43215
 Property Owner(s): Mt. Sinai Church of God in Christ
 4345 Cleveland Ave.
 Columbus, Ohio 43224
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

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2. **Application No.:** 14310-00018
Location: 771 NORTH HIGH STREET (43215), located on the west side of North High Street, approximately 220 feet south of Hubbard Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces.
To reduce the number of additional parking spaces from 13 to 0.
Proposal: To convert a retail space to a restaurant.
Applicant(s): Native Cold Pressed, c/o Matt Canterbury, M+A Architects
771-A North High Street
Columbus, Ohio 43215
Property Owner(s): CMH Midtown Properties, LLC
861 North High Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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3. **Application No.:** 14310-00019
Location: 7744 SAWMILL ROAD (43016), located at the southeast corner of Saltergate Dr. & Sawmill Rd.
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of parking spaces provided from 15 to 25. (10 spaces.)
Proposal: To raze and rebuild a bank building.
Applicant(s): Brian Quackenbush; c/o E.M.H. & T.
5500 New Albany Rd., E.
Columbus, Ohio 43054
Property Owner(s): Olde Sawmill Shopping Center
250 Civic Center Dr., Suite 500
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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4. **Application No.:** 14310-00020
Location: 3777 SHATTUCK AVENUE (43220), located on the east side of Shattuck Avenue, approximately 600 feet south of Highland Drive.
Area Comm./Civic: None
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the rear yard from 25% to 18%
3321.01(A), Dumpster.
To allow a dumpster in the required rear yard.
Proposal: To raze and rebuild an elementary school.
Applicant(s): Steve Dzurainin, Fannin Howey Associates, Inc.
4930 Bradenton Avenue
Dublin, Ohio 43017
Property Owner(s): Capital Improvements Office, Columbus City Schools
889 East 17th Avenue
Columbus, Ohio 43211
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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5. **Application No.:** 14310-00023
Location: 349 WEST 8TH AVENUE (43201), located on the south side of W. 8th Ave., 35.6 ft. east of Michigan Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the required lot area for a two-story, two-family dwelling from 6,000 sq. ft. to 3,802 sq. ft.
3332.05, Area district lot width requirements.
To reduce the minimum lot width from 50 ft. to 35.60 ft.
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% of the lot area to 34% of the lot area.
3372.544, Maximum floor area.
To increase the maximum total calculated for floor area permitted by using a 0.40 floor area ratio to using a 0.58 floor area ratio.
Proposal: To construct an additional dwelling unit to an existing single-family dwelling.
Applicant(s): Buckeye Real Estate; c/o Donald Plank, Plank Law Firm
145 E. Rich St., Fl. 3
Columbus, Ohio 43215
Property Owner(s): Connected Properties, Ltd. & Connected Properties II, Ltd.; c/o Donald Plank, Plank Law Firm
145 E. Rich St., Fl. 3
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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6. **Application No.:** 14310-00024
Location: 343-345 WEST 8TH AVENUE (43201), located on the south side of W. 8th Ave., 71.2 ft. east of Michigan Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3372.541, Landscaped area and treatment.
To reduce the minimum 10% of the lot area to be planted and maintained with grass and/or other live vegetation to 6% located behind the most rear portion of the principal residential building.
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% of the lot area to 32% of the lot area.
3372.544, Maximum floor area.
To increase the maximum total calculated for floor area permitted by using a 0.40 floor area ratio to using a 0.49 floor area ratio.
Proposal: To construct an additional dwelling unit to an existing two-family dwelling.
Applicant(s): Buckeye Real Estate; c/o Donald Plank, Plank Law Firm
145 E. Rich St., Fl. 3
Columbus, Ohio 43215
Property Owner(s): Connected Properties, Ltd. & Connected Properties II, Ltd.; c/o Donald Plank, Plank Law Firm
145 E. Rich St., Fl. 3
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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7. **Application No.:** 14310-00027
Location: 368 WEST PARK AVENUE (43223), located at the terminus of West Park Avenue, approximately 170 feet south of Sullivant Avenue.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel parking surface.
Proposal: To continue the use of a gravel parking area.
Applicant(s): All Star LP, c/o Norman L. Tracy
5135 US HWY 40
West Jefferson, Ohio 43162
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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8. **Application No.:** 13310-00905
Location: 2205 PARSONS AVE. (43207), located on the west side of Parsons Avenue, approximately 540 feet south of Hosack Street.
Area Comm./Civic: Southside Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To establish a metal recycling operation
3389.12, Portable building.
To allow 3 portable buildings to serve as an office and break room.
3363.41, Storage.
To not provide screening (perimeter or interior) of the junk or salvage yard.
3363.41, Storage.
To reduce the setback of a junk and salvage yard to residential zoning from 600 feet to 370 feet and 400 feet from residentially zoned property on the south side of Hosack Street
3312.21(A), Landscaping and Screening
To not provide landscaping for the 22 space parking lot.
3312.43, Required Surface for Parking
To not provide an improved surface for vehicle/equipment parking/circulation areas or storage, other than the 22 space parking lot, which is paved.
3392.10(B),(E), Performance Requirements
To increase the height of piled materials from 10 feet to 40 feet and to reduce from 8 feet to 0 feet the minimum aisle width between dissimilar materials, as required by the zoning inspector, while maintaining a minimum of 8 feet between piles.
Proposal: To allow a salvage recycling facility to continue operations.
Applicant(s): PSC Metals, Inc. c/o Donald Plank, Attorney, Plank Law Firm
145 E Rich Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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9. **Application No.:** 14310-00122
Location: 4480 BRIDGEWAY AVENUE (43219), located along the north side of Bridgeway Ave., east of Goshen Ln.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 ft. to 10 ft.
Proposal: To construct an office/warehouse building.
Applicant(s): Todd Sloan; c/o The Daimler Group, Inc.
1533 Lake Shore Dr.
Columbus, Ohio 43204
Property Owner(s): Robin Holderman; c/o Columbus Regional Airport Authority
4600 International Gateway
Columbus, Ohio 43219
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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10. **Application No.:** 13310-00863
Location: 122 PARSONS AVE. (43207), located at the southeast corner of Parsons Avenue and Gustavus Lane.
Area Comm./Civic: Near East Area Commission
Existing Zoning: ARLD, Apartment Residential-Low Density District
Request: Variance(s) to Section(s):
3333.11, ARLD area district requirements
To reduce the required lot area per dwelling unit from 2500 sq.ft. to per unit to 1200 sq.ft. per unit.
3333.16, Fronting
To permit buildings to not front on a public street.
3333.255, Perimeter yard
To reduce the perimeter yard width from 18 feet to 0 (zero) feet.
Proposal: To construct 3 multi-unit buildings.
Applicant(s): Woods Development Group, c/o Michael Woods
4200 Regent Street, Suite 200
Columbus, Ohio 43219
Property Owner(s): Richard Frost, Jr.
6500 Huntley Road
Columbus, Ohio 43229
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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