

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 28, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 28, 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.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7671 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- Application No.:** 14310-00538
Location: 2591 NORTH HIGH STREET (43202), located on the west side of North High Street, approximately 120 feet south of Duncan Street.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 11 to 0 (3 on site).
Proposal: A change of use from retail to bar/restaurant.
Applicant(s): Old North Arcade, LLC
1725 Marshlyn Court
Columbus, Ohio 43220
Property Owner(s): Edward L. & Elaine K. Cooper, Trustee
5842 Glendalon Place
Dublin, Ohio 43016
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** 14310-00564
Location: 1771 MOLER ROAD (43207), located at the southwest corner of Moler Road and Progress Avenue.
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.27, Height and area regulations.
To reduce the distance of a structural iron and steel fabrication facility (a more objectionable use) to a residentially zoned district from 600 feet to 220 feet.
Proposal: A change of use from a warehouse to a structural iron and steel fabrication facility.
Applicant(s): Ironfab, LLC c/o Tim Crowley, Atty.
3620 North High Street, Ste 110
Columbus, Ohio 43214
Property Owner(s): Delaware County Bank & Trust Co.
199 South Sandusky Street
Delaware, Ohio 43015
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 14310-00567
Location: 5661 LINWORTH ROAD (43235), located on the west side of Linworth Road, approximately 475 feet south of Godown Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: RR, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the lot area devoted to a private garage from 720 square feet (1,036 square feet existing) to 1,116 square feet.
Proposal: To raze an old shed and construct a new 396 square foot garage.
Applicant(s): Thomas F. Christ
5661 Linworth Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 14310-00570
Location: 2989 IRONSTONE DRIVE (43231), located on the south side of Ironstone Drive, approximately 60 feet west of Kingpin Drive. (Site is in the vicinity of the Village of Minerva Park).
Area Comm./Civic: Northland Community Council
Existing Zoning: L-R2, Limited Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area (1,485 square feet) to 21.16% of the total lot area (1,245 square feet).
Proposal: To construct a 240 square foot deck onto a single-family dwelling.
Applicant(s): S. Jane Mowrer
2989 Ironstone Drive
Columbus, Ohio 43231
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 14310-00574
Location: 368 DUNEDIN ROAD (43214), located on the north side of Dunedin Road, approximately 210 feet west of Colerain Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F,G,H), Private garage.
To increase the lot area devoted to a private garage from 845 square feet (1/3 net living area) to 1051 square feet, to increase the height from 15 feet to 24 feet and to allow habitable space in the second story of a detached garage.
Proposal: To construct a new attached 1,051 square foot garage.
Applicant(s): Anderson M. III & Katherine M. Renick
368 Dunedin Road
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 14310-00577
Location: 514-520 SOUTH HIGH STREET (43215), located at the southeast corner of Blenkner Street & South High Street
Area Comm./Civic: Brewery District Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 105 to 0. (20 spaces are provided.)
Proposal: To convert 10,500 square feet of existing office space to a restaurant use.
Applicant(s): Mode Architecture
174 Thurman Avenue
Columbus, Ohio 43206
Property Owner(s): Dream Weaver Alive, L.L.C.
6951 Princeville Court
Blacklick, Ohio 43004
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** 14310-00583
Location: 4700 NORTH HIGH STREET (43214), located on the east side of North High Street, approximately 100 feet south of Wetmore Road.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To reduce the width of a one-way aisle from 13 feet to 10 feet 6 inches.
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 53 to 0 (4 on site).
Proposal: To allow parking on the side of an existing building and to allow a change of use from retail to restaurant.
Applicant(s): Rober J. (Skip) Weiler, Jr.
10 North High Street, Ste 401
Columbus, Ohio 43215
Property Owner(s): 130 West Lane Avenue, LLC
1480 Dublin Road
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** 14310-00590
Location: 116 STARR AVENUE (43201), located at the northeast corner of Starr Avenue and Dennison Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: AR-O, Apartment- Office District
Request: Variance(s) to Section(s):
3333.41(a), Standards.
To reduce the lot area from 1 acre to .445 acres.
3333.41(b), Standards.
To exceed the maximum of 12 units per acre (10 units on .445 acres).
3333.41(c), Standards.
To reduce the minimum number of townhomes in a row from 3 to 2 (for two buildings).
3333.41(d), Standards.
To increase the lot coverage from 55% to 85% and to reduce the open space from 20% to 0%
3333.41(i), Standards.
To reduce the side yard from 7 feet 6 inches to 5 feet on the west side and to 6 feet on the east side.
3333.41(j), Standards.
To reduce the setback from 25 feet to 8 feet 5 inches.
3333.41(t), Standards.
To reduce the amount of open space per dwelling unit from 400 square feet to 0.
Proposal: To construct a new 10 unit residential townhouse complex.
Applicant(s): Snyder-Baker, LLC., c/o Jackson B. Reynolds, Atty.
37 West Broad Street, Ste 460
Columbus, Ohio 43215
Property Owner(s): Ashton Place TH 2 LC
29 West Third Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** 14310-00591
Location: 2375 FUJI DRIVE (43229), located on the south side of Fuji Drive, approximately 840 feet west of Cleveland Avenue.
Area Comm./Civic: Northland Community Council
Existing Zoning: LC-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 42 to 0 (65 on site).
Proposal: To construct a new church.
Applicant(s): Rickard A. Sicker, RAS Civil Engineering, LLC.
4254 Tuller Road
Dublin, Ohio 43017
Property Owner(s): Ghana Holy Order of Cherubim and Seraphim, American Branch
4884 Brittney Court, Ste E.
Columbus, Ohio 43229
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 14310-00592
Location: 1300 SOUTH FOURTH STREET (43206), located at the northeast corner of South Fourth Street and Frebis Avenue
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: R2-F, Residential District
Request: Variance(s) to Section(s):
3321.05(B1,2) Vision clearance.
To encroach in the 10 x 10 vision clearance triangle of streets and alleys and to encroach into the 30 x 30 vision clearance triangle at intersections.
3332.21, Building lines.
To reduce the building setback from 10 feet to 7 feet 4 inches.
3332.26(E,C1), Minimum side yard permitted.
To reduce the minimum side yard for an existing dwelling and proposed garage from 3 feet to 6 inches.
3332.38, Private garage.
To increase the height of a private garage from 15 feet to 17 feet 2 inches.
Proposal: To raze and rebuild a garage.
Applicant(s): Bradley Blumenschied
52 East Lynn Street, Ste 302
Columbus, Ohio 43215
Property Owner(s): John Knost
1300 South Fourth Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 14310-00593
Location: 1328-1332 SOUTH FOURTH STREET (43207), located at the northeast corner of South Fourth Street and Moler Street.
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 7 to 0.
Proposal: To construct a patio for an existing bar.
Applicant(s): Val Throgmorton, c/o VBC Entertainment, LLC
1575 South Sixth Street
Columbus, Ohio 43206
Property Owner(s): Mary Gagas
1311 Maetzel Drive
Columbus, Ohio 43227
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** 14310-00595
Location: 850 FREEWAY DRIVE, SOUTH (43229), located at the northwest corner of Freeway Drive, East and Freeway Drive, South
Area Comm./Civic: Northland Community Council
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback along Freeway Drive, South from 25 feet to 10 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 additional spaces to 0. (26 spaces will be provided.)
3365.21, Height and area regulations.
To reduce the existing Freeway Drive, South and Freeway Drive, East building setback from 125 feet from the center line of the streets to 77 feet and 67 feet, respectively (50 feet and 39 feet respectively, from the property line) in order to permit the existing setback. Also, to reduce the west side yard for the proposed building addition from 25 feet to 10 feet at the closest point. Also, to reduce the rear yard for the existing building from 25 feet to 5 feet.
Proposal: To construct a building addition and reconfigure the parking lot.
Applicant(s): Beaver Constructors, Incorporated; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Robertson Morse Road Realty Company; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
13. **Application No.:** 14311-00573
Location: 1297 MEMORY LANE (43209), located on the west side of Memory Lane, approximately 681 feet west of Alum Creek Drive
Area Comm./Civic: Livingston Avenue Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.04, Crematory.
To establish a crematory.
Proposal: To allow the establishment of a crematory in an existing industrial building.
Applicant(s): Memory Lane Cremation Services, L.L.C.; c/o Brent D. Rosenthal
366 East Broad Street
Columbus, Ohio 43215
Property Owner(s): George Boehm & Katherine M. Boehm
1000 South Remington Road
Columbus, Ohio 43209
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

14. **Application No.:** 14310-00598
Location: 1291 WEST 3RD AVENUE (43212), located at the southwest corner of Hope Avenue & West 3rd Avenue.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 5 to 0. (4 parking spaces are provided.)
Proposal: To expand an existing retail beer tap room.
Applicant(s): Active Management, Incorporated; c/o Gene McHugh
151 East Nationwide Boulevard
Columbus, Ohio 43212
Property Owner(s): Joanna Policaro
4311 Randmore Road
Columbus, Ohio 43220
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
15. **Application No.:** 14310-00601
Location: 920 NORTH HIGH STREET (43201), located at the northeast corner of East 1st Avenue & North High Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: CPD, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 4.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of motor vehicle parking spaces from 169 to 8 (161 space reduction) and to reduce the number of bicycle parking spaces from 10 to 6 (4 space reduction).
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 1 to 0.
3356.11, C-4 district setback lines
To reduce the required building setback from 60 feet along North High Street and from 8+/- feet along East 1st Avenue to 0 feet along both street frontages.
Proposal: To construct a 2-story, multi-tenant commercial building.
Applicant(s): Elford Development, Ltd.; c/o Michael Fitzpatrick
1220 Dublin Rd.
Columbus, Ohio 43215
Property Owner(s): Emerald Light Investments, Ltd.
935 Taylor Station Road
Columbus, Ohio 43230
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED

16. **Application No.:** 14310-00636
Location: 4109 NORTH HIGH STREET (43214), located at the southwest corner of North High Street and Croswell Drive.
Area Comm./Civic: Clintonville Area Commission

Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the building setback from 60 feet to 10 feet.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 10 feet.
Proposal: To construct a new restaurant.
Applicant(s): Rickard A. Sicker, RAS Civil Engineering, LLC.
4254 Tuller Road
Dublin, Ohio 43017
Property Owner(s): Philip E. Absi, c/o A-Z Investment Properties
3790 South Old 3C Road
Galena, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

17. **Application No.:** 13310-00103
Location: 894 FRANK ROAD (43223), located on the north side of Frank Road., approximately 900 feet east of Brown Road.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit to Section:
3389.07, Impound lot, junk yard or salvage yard.
To establish a recycling facility.
3312.43, Required surface for parking.
To allow gravel and/or dirt.
3312.39, Striping and marking.
To not provide pavement striping for parking spaces.
3312.25, Maneuvering.
To permit maneuvering across parcel lines.
3363.41, Storage.
To reduce the required distance of salvage storage from 600 feet to 0 feet from a residentially zoned district. And to reduce the required storage setback from a property line from 20 feet to 0 feet.
3392.10, Performance standards.
To not provide a 6 foot unpierced fence around the perimeter, to increase pile height from 10 feet to 30 feet and to allow driveways, access corridors and employee parking to have a gravel and/or dirt surface.
Proposal: To establish an asphalt shingle recycling operation.
Applicant(s): Roof to Road LLC, c/o Donald Plank Law Firm
145 East Rich Street, FL 3
Columbus, Ohio 43215
Property Owner(s): Inland Products / 800 Frank Rd., L.L.C.
P.O. Box 2228 / P.O. Box 91111
Worthington, Ohio 43085 / Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov