

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 18, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 18, 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.

1. **Application No.:** 14310-00642
Location: 782 NORTH HIGH STREET (43215), located at the southeast corner of Hull Alley & North High Street.
Area Comm./Civic: Italian Village 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 space from 7 to 0. (0 parking spaces are provided.)
Proposal: To construct a 4-story storage and office addition onto an existing building used as a restaurant.
Applicant(s): RGB, L.L.C.; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): RGB, L.L.C.
772 North High Street, Suite 200
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** 14310-00645
Location: 2800 JOHN STEVEN WAY (43068), located at the northeast corner of Tussing Road & John Steven Way (a private street).
Area Comm./Civic: Far East Area Commission
Existing Zoning: LAR-12, Limited Apartment Residential District
Request: Variances(s) to Section(s):
3333.25, Side or rear yard obstruction.
To allow an 8 foot tall fence to be constructed in a required side or rear yard which requires a building permit in an area that is to remain unobstructed from the finished grade to the sky.
3333.255, Perimeter yard.
To encroach upon the required perimeter yard by the installation of a fence that requires a building permit.
- Proposal:** To construct an approximately 580 foot long, 8 foot tall fence along the property line separating two apartment complexes.
- Applicant(s):** Ace Fence & Deck, L.L.C.
4459 Carroll-Southern Road
Carroll, Ohio 43112
- Property Owner(s):** Brentwood Lake Apartments, L.L.C.
2800 John Steven Way
Reynoldsburg, Ohio 43068
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 14310-00646
Location: 1850 WEST HENDERSON ROAD (43220), located on the north side of West Henderson Road, approximately 600 feet west of Reed Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the width of a stacking aisle from 9 feet to 7 feet 7 inches and to not provide a by-pass lane.
- Proposal:** To add an additional drive-thru lane, an ATM lane and a by-pass lane for an existing bank.
- Applicant(s):** GPD Group, c/o Lynsey Ondecker
1801 Watermark Drive
Columbus, Ohio 43215
- Property Owner(s):** PNC Realty Services
115 East Broad Street
Columbus, Ohio 43251
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 14310-00647
Location: 6600 BUSCH BOULEVARD (43229), located at the southeast corner of Kingsmill Parkway & Busch Boulevard.
Area Comm./Civic: Northland Community Council
Existing Zoning: M, Manufacturing 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 132 to 0. (151 spaces are provided.)
Proposal: To convert office space into a church.
Applicant(s): International Christian Center, Inc.; c/o Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 14310-00661
Location: 1191 FIELDS AVENUE (43201), located on the west side of Fields Avenue, approximately 560 feet north of East Fifth Avenue.
Area Comm./Civic: Milo-Grogan Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41(B), Storage.
To allow open storage within 30 feet of a street right of way and within 20 feet of other property lines, and to allow a temporary recycling area to not be enclosed with a fence or greenbelt.
Proposal: To allow the open storage of materials in an existing recycling and salvage yard.
Applicant(s): Rumpke & Rumpke, c/o Smith & Hale, LLC David Hodge, Atty.
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): Rumpke & Rumpke, LLC
10795 Hughes Road
Cincinnati, Ohio 45251
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 14310-00662
Location: 4157 FISHER ROAD (43228), located at the southwest corner of Fisher & Phillipi Roads.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: L-M, Manufacturing District
Request: Variances(s) to Section(s):
3363.24, Building lines in an M-manufacturing zoning district.
To reduce the required building setback from 50 feet to 0 feet along Phillipi Rd. and Fisher Rd. and to reduce the required building setback from 25 feet to 0 feet along Parkwest Dr. for an 8 foot high fence.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of bicycle parking spaces from 14 to 0.
3312.21, Landscaping and screening.
To only provide interior landscaping in the customer parking areas.
Proposal: To construct a complete truck sales and service facility.
Applicant(s): James Hrubik; c/o GLSD Architects, L.L.C.
10020 Aurora-Hudson Road
Streetsboro, Ohio 44241
Property Owner(s): Rush Truck Centers of Ohio, Inc.
555 Interstate Highway 35, South, Suite 242-E
New Braunfels, Texas 78130
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** 14310-00692
Location: 1224 SOUTH HIGH STEET (43207), located on the east side of South High Street, approximately 50 ft. north of Hanford Street.
Area Comm./Civic: Columbus Southside 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 minimum number of additional parking spaces from 4 to 0 (5 on site).
Proposal: To convert an art gallery to a billiards hall.
Applicant(s): Ran Dezalovski
3128 E. 17th Avenue
Columbus, Ohio 43219
Property Owner(s): Dezalovsky & Tall, LLC
3252 Mann Road
Blacklick, Ohio 43004
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **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