

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 27, 2015**

CANCELLED

The Columbus Board of Zoning Adjustment public hearing scheduled for **TUESDAY, JANUARY 27, 2015 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue has been **CANCELLED! Cases on this agenda will be rescheduled and new notices will be sent.**

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.:** 14310-00601
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 171 to 8 (a 163 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.
3312.21, Landscaping and screening.
To reduce the height of the parking lot screening from 5 feet to 3 feet along the east property line.
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

2. **Application No.:** 14310-00801
Location: 1069 POLARIS PARKWAY (43240), located at the northwest corner of McCoy Center Lane and Polaris Parkway.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: L-M, Limited 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 83 to 0. (564 or nearly 85% of the required parking spaces are provided.)
Proposal: To convert a fitness center into three (3) restaurant/bar uses.
Applicant(s): T.C. Restaurant Enterprise, L.L.C.; c/o Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Ravid Polaris, L.L.C.; c/o Colliers International; c/o Kevin Shoup, Agent
8800 Lyra Drive, Suite 650
Columbus, Ohio 43240
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 14310-00823
Location: 1500 WEST BROAD STREET (43222), located on the north side of West Broad Street, approximately 150 feet east of Stevens Avenue.
Area Comm./Civic: Franklinton 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 parking spaces from 14 to 0. (0 parking spaces are provided).
3312.11, Drive-up stacking area.
To reduce the required number of on-site stacking spaces from 8 to 5 and to not provide a by-pass lane for the stacking spaces.
Proposal: To convert a former sign shop into a drive-through carry-out and convenience store.
Applicant(s): Mubashar Rana
2894 Wynneleaf Street
Hilliard, Ohio 43026
Attorney/Agent: None
Property Owner(s): Marilyn Joyner
3165 Saybrook Court
Dublin, Ohio 43017
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4(A). Application No.: 14310-00827
Location: 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the lot area from 5,000 square feet to 1,929 square feet.
3332.27, Rear yard.
To reduce the required rear yard from 483 square feet to 38 square feet.
3332.19, Fronting.
To allow a dwelling or principal building to not front upon a public street.
3312.25, Maneuvering.
To not provide access from a public right of way.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from two to one.
Proposal: To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.
Applicant(s): Mulberry, Ltd., c/o Chad Seiber
960 Hunter Avenue
Columbus, Ohio 43201
Attorney/Agent: Jackson B. Reynolds III, c/o Smith & Hale, LLC
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): 1081-1089 Summit Street, LLC c/o Chad Sieber
960 Hunter Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4(B). Application No.: 14310-00827
Location: 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the lot area from 5,000 square feet to 4,331 square feet.
3332.27, Rear yard.
To reduce the required rear yard from 1,083 square feet to 641 square feet.
3332.19, Fronting.
To allow a dwelling or principal building to not front upon a public street.
3312.25, Maneuvering.
To not provide access from a public right of way.
3312.13, Driveway.
To reduce the minimum width of a driveway from ten feet to two feet.
Proposal: To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.
Applicant(s): Mulberry, Ltd., c/o Chad Seiber
960 Hunter Avenue
Columbus, Ohio 43201
Attorney/Agent: Jackson B. Reynolds III, c/o Smith & Hale, LLC
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): 1081-1089 Summit Street, LLC c/o Chad Sieber
960 Hunter Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4(C). Application No.: 14310-00827
Location: 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the lot area from 5,000 square feet to 3,018 square feet.
3332.19, Fronting.
To allow a dwelling or principal building to not front upon a public street.
3312.25, Maneuvering.
To not provide access from a public right of way.
3312.13, Driveway.
To reduce the minimum width of a driveway from ten feet to four feet.
Proposal: To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.
Applicant(s): Mulberry, Ltd., c/o Chad Seiber
960 Hunter Avenue
Columbus, Ohio 43201
Attorney/Agent: Jackson B. Reynolds III, c/o Smith & Hale, LLC
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): 1081-1089 Summit Street, LLC c/o Chad Sieber
960 Hunter Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** **14310-00831**
 Location: **2116 WEST HENDERSON ROAD (43220)**, located at the northeast corner of Dierker Road and West Henderson Road

 Area Comm./Civic: Northwest Civic Association
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3372.704(a), Setback requirements.
 To increase the building setback along a primary road (Henderson Road) from 25 feet to 91 feet.
 3372.704(b), Setback requirements.
 To increase the building setback along a secondary road (Dierker Road) from 25 feet to 52 feet and (Wendy's Drive) from 25 feet to 40 feet.
 3372.704(d), Setback requirements.
 To reduce the parking setback along a primary street from 25 feet to 5 feet.
 3372.707(e), Landscaping and screening.
 To not provide screening for a surface parking lot or vehicular circulation area.
 3312.11, Drive-up stacking area.
 To reduce the minimum number of stacking spaces from 8 to 6.
 3312.21, Landscaping and screening.
 To not provide headlight screening.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the number of additional spaces 43 to 32 (applicant is adding 15 spaces).
 3312.11, Drive-up stacking area.
 To not provide a by-pass lane.

 Proposal: To construct a 3900 square foot addition to an existing restaurant.
 Applicant(s): PKC Properties, Ltd.
 2116 West Henderson Road
 Columbus, Ohio 43220

 Attorney/Agent: Maverick Builder, Inc. c/o Marcia Campbell
 1667 Gateway Circle
 Grove City, Ohio 43123

 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

6. **Application No.:** 14311-00818
Location: 1000 JOYCE AVENUE (43219), located at the northeast corner of Joyce Avenue and East Fifth Avenue
Area Comm./Civic: North Central 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 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.
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 increase the allowable height of scrap piles from 10 feet to 20 feet.
Proposal: To permit a salvage yard for scrap metal.
Applicant(s): 1000 Joyce Avenue, LLC.
1000 Joyce Avenue
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Fengwei Weaver
1000 Joyce Avenue
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** 13310-00103
Location: 894 FRANK ROAD (43223), located on the north side of Frank Rd., approximately 900 ft. east of Brown Rd.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To establish a recycling facility.
3389.12, Portable building.
To allow 2 portable buildings; 1 as an office and 1 for storage.
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 Roads, Inc. c/o Donald Plank, Atty
145 East Rich Street, Columbus Ohio 43215
Columbus, Ohio 43215
Property Owner(s): Inland Products, Inc. and 800 Frank Road, LLC; c/o Dan Minor, Atty
52 E. Gay St.
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
8. **Application No.:** 14310-00720
Location: 3666 OLENTANGY BOULEVARD (43214), located on the east side of Olentangy Boulevard, approximately 135 feet south of Montrose Way.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the overall height of a detached garage from 12 feet, 8 inches to 17 feet, 2 inches. (15 feet is allowable.)
Proposal: To alter an existing detached garage.
Applicant(s): Stephen & Deborah Ryan
3666 Olentangy Boulevard
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov