

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 16, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 16, 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.:** 14310-00717
Location: 3382 RIVERSIDE DRIVE (43202), located at the southeast corner of Riverside Drive and Delhi Avenue
Area Comm./Civic: Clintonville Ara Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 11 inches.
3332.27, Rear yard.
To reduce the required rear yard from 25% to 22%.
Proposal: To cover an existing basement stairwell
Applicant(s): Ted E. Wilkinson
PO Box 14346
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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2. **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 allowable height of a detached garage from 12 feet, 8 inches to 17 feet, 2 inches.
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

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3. **Application No.:** 14310-00721
Location: 514 WILSON AVENUE (43205), located at the northeast corner of Fulton Street & Wilson Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a detached garage from a maximum of 15 feet to 20 feet and to increase the allowable square footage of a detached garage from 720 square feet to 806 square feet.
Proposal: To construct a detached garage.
Applicant(s): Thomas D. Shelby
1592 Granville Street
Columbus, Ohio 43203
Property Owner(s): Adolphus Taylor, Jr.
414 Wilson Avenue
Columbus, Ohio 43205
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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4. **Application No.:** 14310-00726
Location: 708 SOUTH 5TH STREET (43206), located on the east side of South 5th Street, 61.5 feet south of Alexander Alley.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To allow a detached garage to contain habitable space.
3332.35, Accessory building.
To allow an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.
3332.28, Side or rear yard obstruction.
To allow the placement of an air-conditioner condenser unit in the side yard which obstructs the finished grade from the ground to the sky.
3332.26, Minimum side yard required.
To reduce the minimum side yard from 3 feet to 1 foot for the placement of an air-conditioner condenser unit.
Proposal: To create a home office space above a single-car, detached garage.
Applicant(s): William Hugus Architects, Limited
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Douglas J. Priebe
708 South 5th Street
Columbus, Ohio 43206
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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5. **Application No.:** 14310-00727
Location: 700 SOUTH 5TH STREET (43206), located at the southeast corner of Alexander Alley & South 5th Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To allow a detached garage to exceed the allowable area of 720 square feet by 132 square feet; to allow a total garage area of 852 square feet. Also, to allow habitable space of 458 square feet attached to the garage.
3332.35, Accessory building.
To allow an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.
3332.26, Minimum side yard required.
To reduce the minimum side yards from 5 feet to 3 feet on the south sides and to 0 feet on the north sides of the principal structure and detached garage.
3332.25, Maximum side yards required.
To reduce the maximum side yards from 8.2 feet to 3 feet for the principal structure and garage.

Proposal: To construct a 933 square foot addition on to a single-family dwelling; to convert 458 square feet of existing detached garage space into a guest bedroom and; to add 484 square feet of additional garage space onto an existing 368 square foot garage space.

Applicant(s): William Hugus Architects, Limited
750 Mohawk Street
Columbus, Ohio 43206

Property Owner(s): Susan & Jack Kasey
225 Lear Street
Columbus, Ohio 43206

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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6. **Application No.:** 14310-00728

Location: 955 NORTH 6TH STREET (43201), located on the west side of North 6th Street, approximately 50 feet north of East 2nd Avenue.

Area Comm./Civic: Italian Village Commission

Existing Zoning: R-4, Residential District

Request: Variances(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 5,000 square feet to 3,426 square feet for lot 1 and to 3,433 square feet for lot 2.
3332.05, Area district lot width requirements.
To reduce the minimum lot widths for lots 1 & 2 from 50 feet to 39 feet, each.
3312.25, Maneuvering.
To reduce the required vehicular maneuvering area from 20 feet to 15 feet for lots 1 & 2.
3312.13, Driveway.
To reduce the minimum driveway widths for lots 1 & 2 from 10 feet to 5 feet, each. (This will be a 10 foot wide, shared driveway.)

Proposal: To construct two, two-story single-family dwellings.

Applicant(s): 955 North Sixth Street; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
37 West Broad Street, Suite 460
Columbus, Ohio 43215

Property Owner(s): 955 North Sixth Street, Limited Liability Corporation
5695 Avery Road
Dublin, Ohio 43016

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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7. **Application No.:** 14310-00731
Location: 5411 **BETHEL-SAWMILL CENTER (43017)**, located at the northwest corner of Bethel Road and Sawmill Road
Area Comm./Civic: Northeast Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow maneuvering across property lines.
3312.29, Parking space.
To reduce the size of a parking space from 9 feet x 18 feet to 8.8 feet x 15 feet.
3312.21, Landscaping and screening.
To not provide landscaping or screening for parking spaces located behind the center.
3312.49, Minimum numbers of parking spaces required.
To reduce the total number of additional parking spaces from 7 to 0 (186 required, 179 provided).
Proposal: A change of use from retail to restaurant and to comply outstanding code issues.
Applicant(s): Bethel-Sawmill Properties, LLC
PO Box 13753
Columbus, Ohio 43213
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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8. **Application No.:** 14310-00733
Location: 939-941 **WEST BROAD STREET (43222)**, located at the southeast corner of West Broad Street and Hawkes 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 total number parking spaces from 26 to 5.
3312.21, Landscaping and screening.
To not provide landscaping or screening on the west side of the lot.
Proposal: A change of use from retail to bar/restaurant use.
Applicant(s): Franklinton Development Association
480 West Town 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.:** 14310-00734
Location: 2018 MARBLE CLIFF CROSSING COURT (43204), located at the terminus of Marble Cliff Crossing Court, at Trabue Road.
Area Comm./Civic: None
Existing Zoning: PUD-4, Planned Unit Development District
Request: Variances(s) to Section(s):
3345.12, Site plan requirements for showing parcels for dwelling units and multiple family buildings.
To reduce the minimum lot width requirement from 60 feet to 38.87 feet for Lot 37A and to 47.92 feet for Lot 37B for detached single-family dwellings.
Proposal: To permit the construction of two, detached, single-family dwellings.
Applicant(s): To Lakeshore Drive, Limited Liability Corporation; c/o Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43235
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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10. **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

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11. **Application No.:** 14310-00254
Location: 816 EAST NORTH BROADWAY (43224), located on the north side of East North Broadway, approximately 240 feet west of Reis Avenue.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 6 feet (19 feet).
3312.25, Maneuvering.
To provide insufficient maneuvering space to access a parking space; to reduce the actual amount of maneuvering space from 20 feet to 13 feet.
3321.07, Landscaping.
To allow a parking space to be established in the required landscape area between the building line and the street right-of-way.
3321.05, Vision clearance.
To allow a vehicle to be parked at a setback of 6 feet from the right-of-way instead of 10 feet from the right-of-way.
3312.43, Required surface for parking.
To permit the use of gravel for a parking space instead of asphalt, concrete or another approved surface.
Proposal: To establish a parking space in the required front yard of a single-family dwelling.
Applicant(s): Rachel Bokor
816 East North Broadway
Columbus, Ohio 43224
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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12. **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

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13. **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

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14. **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 10 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

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