

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 27, 2010**

1. **Application No.:** 10310-00025
Location: 5659 SILVER FALLS STREET (43016), located along the south side of Hayden Run Blvd. from roughly Rustic Falls Dr., east to the Conrail Railroad tracks.
Area Comm./Civic: None.
Existing Zoning: NC, Neighborhood Center District
Request: Variance(s) to Section(s):
3320.15 (A) (1) & (B) (7), Thoroughfares.
To provide thoroughfare types in five (5) designated areas on the site plan that do not conform to the Thoroughfare Standards Table.
3320.15 (B) (8), Thoroughfares.
To not connect the thoroughfares to all adjacent stub streets.
3342.19, Parking space.
To allow stacked parking spaces behind garage doors.
Proposal: A TND residential housing development.
Applicant(s): The Paddock at Hayden's Crossing, Ltd.
c/o David L. Hodge, Smith and Hale L.L.C.
37 West Broad Street, Suite 725
Columbus, Ohio 43215
Property Owner(s): The Paddock at Hayden's Crossing, Ltd.
230 West St., Suite 200
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973

RESULTS: APPROVED

VOTE: 3-1

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	no
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
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This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

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2. **Application No.:** **10310-00026**
 Location: **2120-38 NEW WORLD DRIVE (43207)**, located on the east side
 of New World Drive, approximately 40 feet south of Watkins
 Road.
 Area Comm./Civic: Far South Columbus Area Commission
 Existing Zoning: M-1, Manufacturing District
 Request: Variance(s) to Section(s):
 3365.35, Storage.
 To reduce the storage setback from 25 feet to 0 feet.
 3342.18, Parking setback line.
 To reduce the parking setback line from 25 feet to 0 feet.
 Proposal: Storage of wood pallets.
 Applicant(s): Michael Hughes, M+A Architects
 6161 Riverside Drive
 Dublin, OH 43017
 Property Owner(s): Prologis
 3765 Interchange Drive
 Columbus, OH 43204

RESULTS: TABLED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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3. **Application No.:** **10310-00027**
 Location: **372 OAKLAND PARK AVE. (43214)**, located on the north side of Oakland Park, approximately 100 ft. west of Colerain Ave.

 Area Comm./Civic: Clintonville Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 5 feet to 3 feet 2 inches.
 3332.38, Private garage.
 To increase the allowable height of a private garage from 15 feet to 19 feet 9 inches.

 Proposal: A garage.
 Applicant(s): Nicholson Builders, Inc.
 768 Busch Ct.
 Columbus, OH 43229

 Property Owner(s): Jay Peterson & Stephanie Risteff
 372 Oakland Park
 Columbus, OH 43214

RESULTS: APPROVAL in consideration of the following **CONDITION(S)**:

1. No heating, cooling, plumbing or cooking facilities will be established in the second story of the garage to prevent it from becoming a separate dwelling unit. A separate dwelling unit will not be established inside the garage.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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- 4. Application No.:** 10310-00030
Location: 715 MARION ROAD (43207), located on the south side of Marion Rd., approximately 792 ft. west of the terminus of Champion Ave.
Area Comm./Civic: South Side Area Commission.
Existing Zoning: M, Manufacturing District
Request: Variances & Special Permit to Sections:
3363.41, Storage.
To allow salvage storage without providing a tight, unpierced screening fence or green belt planting strip.
3392.10, Performance requirements.
To operate a salvage yard operation without it being enclosed with a non-transparent fence at least 6 ft. in height. (All other requirements of this section will apply.)
3389.12, Portable building.
To allow a trailer to serve as an office for up to two years.
Proposal: To operate a re-cycling facility.
Applicant(s): Bo-Mic Enterprises
c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RESULTS: APPROVAL in consideration of the following **CONDITION(S)**:

1. The placement of the portable building is limited to not more than two (2) years or until a permanent building is constructed, whichever occurs first.
2. Placement of the portable building must be at least 300 ft. from Marion Rd.
3. Screening will be installed along the east property line, should the neighboring building to the east no longer exist.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Date

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5. **Application No.:** **10310-00031**
 Location: **901-939 E. DUBLIN-GRANVILLE ROAD (43229)**, located at the southwest corner of North Meadows Blvd. and E. Dublin-Granville Road.
- Area Comm./Civic:** Northland Community Council
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3342.28, Minimum number of parking spaces required.
 To reduce the minimum number of required parking spaces from 376 to 246.
- Proposal:** Change of use from retail to restaurant.
 Applicant(s): Michael Hrabcak
 67 E. Wilson Bridge Rd.
 Worthington, OH 43085
- Property Owner(s):** Worthington Center, LP
 102 Whitcomb Lane
 Carry, NC 27518

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. "No truck parking" signs will be installed on the property.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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PRELIMINARY MATTER

Application No.: 07310-00075
Location: 5709 PASSAGE CREEK DRIVE (HAYDEN RUN) (43026), located at the northeast corner of Hayden Run Road and Holly River Ave.

Area Comm./Civic: None
Existing Zoning: NC, Neighborhood Center District
Request: Variance(s) to Section(s):
3320.19, Private Buildings in a Traditional Neighborhood Development.
To allow 0 percent of the building frontage to be at the setback.
3320.19, Private Buildings in a Traditional Neighborhood Development.
To allow a maximum of 1.605 spaces per 300 sq. ft., or 5.35 spaces per 1000 sq. ft.
3320.19, Private Buildings in a Traditional Neighborhood Development.
To allow, in addition to those drive-through commercial uses specifically permitted, establishments with drive-through commercial uses serving specialty beverage and food items, including establishments serving primarily coffee, pastries, deli-style sandwiches, soups or salads, yogurt, and the like.
3320.19, Private Buildings in a Traditional Neighborhood Development.
to permit a ground sign adjacent to the south property line and as shown on the Site Plan.
3320.19, Private Buildings in a Traditional Neighborhood Development.
To allow a ground sign.
3320.13, Administration in a Traditional Neighborhood Development.
To permit a maximum of 26,000 sq. ft. of private buildings devoted to nonresidential use.
3342.07, Stacking.
To reduce the minimum number of stacking spaces from 8 to 4.

Proposal: To allow a retail development in a Traditional Neighborhood Development.
Applicant(s): Pine Street Development Group
1480 Dublin Road
Columbus, Ohio 43215
Property Owner(s): Dominion Homes, Inc.
5000 Tuttle Crossing Blvd.
Dublin, Ohio 43016

RESULTS: APPROVAL EXTENDED in consideration of the following **CONDITION(S)**:

Development shall occur in conformance with the Site Plan submitted with this Application, including the orientation of buildings and parking (with building locations being "envelopes" for buildings to be located and not representative of the precise exterior dimensions), the location of drive through facilities, screening along the north, east and west sides, landscaping and additional pedestrian connections.

Drive through units, other than for the bank as shown on the Site Plan, shall be limited to one unit for the commercial use on the east end of the center structure and one unit for the commercial use on the west end of the center structure.

The buildings shall generally have the same finished materials on all four sides (however, proportions of these elements may vary to accentuate one elevation over another). Building materials shall be brick, stucco, stone, stucco style stone and may be used individually or in any combination thereof. Metal may be used as an accent material not exceeding 10 % of any building elevation (this shall not apply to or limit the ability to include a standing seam metal roof). All buildings on the site shall be designed to be architecturally harmonious, and as such will share common building materials, detailing and proportions. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring exterior finishes entirely of glass are prohibited.

Commit to the site plan stamped by the Board of Zoning Adjustment on December 18, 2007 and made a part of the order.

April 27, 2010: There is no time limit on the validity of this order.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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