

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 27, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Building Services Division, 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 Building Services Division, 757 Carolyn Avenue, 645-7314.

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 will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Building Services Division at 645-4522 at least four (4) hours before the scheduled meeting time.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 6:00 P.M., AFTER ANY APPEAL(S):

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): 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

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
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

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.
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.
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