BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

1. Application No.: 10310-00098
   Location: 2421 SOUTH HAMILTON ROAD (43232), located at the
southwest corner of Kimberly Pkwy. & Hamilton Rd.
   Area Comm./Civic: Southeast Community Coalition
   Existing Zoning: C-4, 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 7 for a pick-up unit.
   3312.27, Parking setback line.
      To reduce the required parking setback along
      Hamilton Rd. from 10 ft. to 3.3 ft. (6.7 ft.).
   3356.11, C-4 district setback lines.
      To reduce the required building setback along
      Hamilton Rd. from 110 ft. to 48 ft. (62 ft.).
   Proposal: To construct a fast-food restaurant.
   Applicant(s): Pacific Bells, Inc.
   c/o Jeffrey L. Brown & David Hodge; Smith & Hale, L.L.C.
   37 W. Broad St., Suite 725
   Columbus, Ohio 43215
   Property Owner(s): Bill & Doris Small, Trust
   4039 Circle Haven
   Vancouver, Washington 98660

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
2. Application No.: 10310-00099
Location: 411 EAST NORTH BROADWAY STREET (43214), located on the south side of E. N. Broadway St., 1,000 ft. west of Indianola Ave.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s): 3332.38, Private garage.
Proposal: To increase the allowable garage space from 720 sq. ft. to 986 sq. ft.
Applicant(s): Joseph S. & Lisa M. Lewis
411 E. North Broadway St.
Columbus, Ohio 43214
Property Owner(s): Same as applicants

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

1. The addition will not serve as a space to park or store a vehicle.
2. The door opening to the garage addition shall be on the south side of the building.
3. No additional pavement shall be provided in front of the opening to the addition.
4. Upon completion of the garage addition, the existing sheds in the rear yard will be demolished.
5. No additional sheds are to be constructed.

VOTE: 3-0

MEMBER
James V. Maniaci (Chair) yes
John Behal absent
Jim Bubutiev absent
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
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.
3. Application No.: 10310-00100
   Location: 1525 FRANKLIN PARK SOUTH (43205), located on the south side of Franklin Park, approximately 150 feet east of Miller Avenue.
   Area Comm./Civic: Near East Area Commission
   Existing Zoning: R-3, Residential District
   Request: Variance(s) to Section(s):
   - 3332.25, Maximum side yards required.
     To reduce the maximum side yard required from 16 feet to 6.5 feet.
   - 3332.26, Minimum side yard permitted.
     To reduce the minimum side yard permitted from 5 ft. to 0 ft. along the west property line.
   Proposal: To construct an unenclosed front porch addition.
   Applicant(s): Carlyn Properties, c/o Carolyn Muell
                 10478 Buxton Place
                 Powell, OH 43065
   Property Owner(s): Applicant

RESULTS: APPROVED in consideration of the following CONDITION:

Near East Area Plan includes design related recommendations for porches. Planning Division requests that the applicant consider these recommendations to ensure their porch design is consistent with the Plan, which aims to ensure that new porches are generally compatible with nearby porches.

From Page 77 of the Near East Area Plan:
"Design new homes with porches that repeat the proportions, depth (seven (7) - ten (10) feet), and materials of nearby homes. As previously indicated, a new porch should be as high as nearby porches. The decorative detailing does not need to duplicate historic porches, but the new porch should have support posts and balustrades that repeat the shape, thickness and spacing of nearby porches. New decks and unfinished pressure-treated lumber should not be visible from adjoining streets or public sidewalks."

VOTE: 3-0

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

Signature of STAFF MEMBER in attendance, certifying that the outcome of this case was as reported above:
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.
4. Application No.: 10310-00114
Location: 1173 BELLFLOWER AVENUE (43204), located at the northwest corner of Bellflower Ave. and Briggs Rd.
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.30, Vision clearance.
To permit an existing 6 ft., opaque privacy fence to remain in a required yard on a residential lot abutting a street having access thereto.
Proposal: To allow an existing, opaque fence to remain in a required
Applicant(s): Judith A. Jablonski
1173 Bellflower Ave.
Columbus, Ohio 43204
Property Owner(s): The Daniel R. & Judith A. Jablonski Living Trust
1173 Bellflower Ave.
Columbus, Ohio 43204

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

1. Maintain a 10 ft. clear vision triangle from the intersecting points of the driveway and the right-of-way line at all times.

VOTE: 3-0

MEMBER
James V. Maniaci (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
5. Application No.: 10310-00121  
Location: 389 EAST SYCAMORE STREET (43206), located on the south side of Sycamore St., approximately 380 ft. west of Beech St.  
Area Comm./Civic: South Side Area Commission  
Existing Zoning: R-2F, Residential District  
Request: Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 8 ft. to approximately 5 ft. 8 in. (20% to 14.31%).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard along the western property line from 3 ft. to 2 ft.  
Proposal: To construct a 2-story addition onto a single-family dwelling.  
Applicant(s): Todd Tamburino  
389 E. Sycamore St.  
Columbus, Ohio 43206  
Property Owner(s): Same as applicant.  
RESULTS: APPROVED in consideration of the following CONDITION(S):  
1. The applicant shall secure and officially record property maintenance cross-access easement agreements with properties both on the east and west of the site.  

VOTE: 3-0  

MEMBER  
James V. Maniace (Chair) yes  
John Behal absent  
Jim Bubutiev absent  
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  

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.
6. Application No.: 10310-00123  
Location: 278 NORTH 20TH STREET, located on the east side of N. 20th St., approximately 261 ft. south of Mt. Vernon Ave.  
Area Comm./Civic: Near East Area Commission  
Existing Zoning: R-2F, Residential District  
Request: Variance(s) to Section(s): 3332.05, Area district lot width requirements.  
Proposal: To reduce the minimum lot width in an R-2F district from 50 ft. to 46.5 ft.  
Applicant(s): David Reierson  
c/o Homeport by Columbus Housing Partnership  
734 E. Long St.  
Columbus, Ohio 43203  
Property Owner(s): Carrie Hiatt, C.O.O.  
c/o Columbus Housing Partnership, Inc.  
562 E. Main St.  
Columbus, Ohio 43203  

RESULTS: APPROVED  

VOTE: 3-0  

MEMBER  
James V. Maniace (Chair) yes  
John Behal absent  
Jim Bubutiev absent  
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  

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.
7. Application No.: 10310-00102
Location: 40 AVONDALE AVE. (43222), located on the west side of Avondale, approximately 40 feet south of West Capital Street.

Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
   To reduce the minimum side yards from 5 feet to 3.3'

Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
Broadway, Suite 100-2B
Maple Heights, OH 44137

Property Owner(s): Ohio Project Land Acquisition, LLC
5309 Transportation Blvd.
Cleveland, OH 44125

RESULTS: APPROVED
VOTE: 3-0

MEMBER
James V. Maniace (Chair)  yes
John Behal          absent
Jim Bubutiev       absent
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

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.
8. Application No.: 10310-00110
Location: 247 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 60' south of West Rich Street.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
            3333.23, Side yard.
            To reduce the minimum side yards from 5 feet to 4.5'.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
              Broadway, Suite 100-2B
              Maple Heights, OH  44137
Property Owner(s): City of Columbus Land Redevelopment Office
                   109 N. Front Street
                   Columbus, OH  43215

RESULTS: APPROVED
VOTE: 3-0

MEMBER
James V. Maniace (Chair)  yes
John Behal              absent
Jim Bubutiev            absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

9. Application No.: 10310-00109
Location: 251 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 80’ south of West Rich Street.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
To reduce the minimum side yards from 5 feet to 4.5 feet.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff Broadway, Suite 100-2B Maple Heights, OH 44137
Property Owner(s): City of Columbus Land Redevelopment Office 109 N. Front Street Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
10. Application No.: 10310-00101
Location: 63 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 80 feet south of West Capital Street.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
  3333.23, Side yard.
    To reduce the minimum side yards from 5 feet to 3.3 feet.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
  14855 Broadway, Suite 100-2B
  Maple Heights, OH 44137
Property Owner(s): Executive Trust
  4663 Executive Drive
  Columbus, OH 43220

RESULTS: APPROVED
VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

11. Application No.: 10310-00107
Location: 82 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 100 feet south of West Capital Street.

Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
   To reduce the minimum side yards from 5 feet to 4.4 feet.

Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
   Broadway, Suite 100-2B
   Maple Heights, OH 44137

Property Owner(s): City of Columbus Land Redevelopment Office
   109 N. Front Street
   Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

12. Application No.: 10310-00105
Location: 245 CYPRESS AVE. (43222), located on the east side of Cypress Ave., approximately 30 feet south of West Rich Street.

Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
To reduce the minimum side yards from 5 feet to 3.1 feet.

Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff Broadway, Suite 100-2B Maple Heights, OH 44137

Property Owner(s): City of Columbus Land Redevelopment Office 109 N. Front Street Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
13. Application No.: 10310-00104
Location: 251 CYPRESS AVE. (43222), located on the east side of Cypress Ave., approximately 60 feet south of West Rich Street.

Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s): 3333.23, Side yard.
To reduce the minimum side yards from 5 feet to 3.9 feet.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff Broadway, Suite 100-2B Maple Heights, OH 44137
Property Owner(s): City of Columbus Land Redevelopment Office 109 N. Front Street Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

14. Application No.: 10310-00103
Location: 247 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 99 ft. south of W. Rich St.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
To reduce the minimum side yards from 5 ft. to 3 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
Broadway, Suite 100-2B
Maple Heights, OH 44137
Property Owner(s): City of Columbus Land Redevelopment Office
109 N. Front Street
Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

15. Application No.: 10310-00108
Location: 251 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 132 ft. south of W. Rich St.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
To reduce the minimum side yards from 5 ft. to 3 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
Broadway, Suite 100-2B
Maple Heights, OH 44137
Property Owner(s): Michael B. Morrill
883 Dunham Rd.
Delaware, Ohio 43015

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

16. Application No.: 10310-00112
Location: 273 DAKOTA AVE. (43222), located on the west side of
Dakota Ave., approximately 295 ft. south of W. Rich St.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
   To reduce the minimum side yards from 5 ft. to 4.2
   ft.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
Broadway, Suite 100-2B
Maple Heights, OH 44137
Property Owner(s): Ohio Project Land Acquisition, LLC
5309 Transportation Blvd.
Cleveland, OH 44125

RESULTS: APPROVED
VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2010

17. Application No.: 10310-00111
   Location: 289 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 230 ft. north of Sullivant Ave.
   Area Comm./Civic: Franklinton Area Commission
   Existing Zoning: AR-1, Apartment Residential District
   Request: Variance(s) to Section(s):
   3333.23, Side yard.
   To reduce the minimum side yards from 5 ft. to 4.4 ft.
   Proposal: To construct a single-family dwelling.
   Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
   Broadway, Suite 100-2B
   Maple Heights, OH 44137
   Property Owner(s): City of Columbus Land Redevelopment Office
   109 N. Front Street
   Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
18. Application No.: 10310-00106
Location: 300 DAKOTA AVE. (43222), located on the east side of Dakota Ave., approximately 170 ft. north of Sullivant Ave.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3333.23, Side yard.
To reduce the minimum side yards from 5 ft. to 4 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): NRP Boulevard Homes, LLC, c/o Matthew Neff
Broadway, Suite 100-2B
Maple Heights, OH 44137
Property Owner(s): City of Columbus Land Redevelopment Office
109 N. Front Street
Columbus, OH 43215

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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

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.
19. Application No.: 10310-00052
Location: 1890 EAST WILLIAMS ROAD (43207), located on the north side of Williams Road, approximately 300 feet west of Behm Road.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: LM, Limited Manufacturing District
Request: Variance and Special Permit(s) to Section(s):
3363.41, Storage.
   To reduce the storage setback of auto wrecking, junk yards and similar salvage storage to a residential district from 600 feet to 400 feet.
3389.07, Impound lot, junk yard or salvage yard.
   To allow a Special Permit for junk or salvage yard.
Proposal: A junk and salvage yard.
Applicant(s): Salvage Direct, c/o Schellart H. Los
42336 Gilbert Drive
Titusville, PA 16354
Property Owner(s): Viking Properties
3663 Alum Creek Drive
Columbus, Ohio 43207

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal absent
Jim Bubutiev absent
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 ______________

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.