

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 27, 2010** 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.

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, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

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1. **Application No.:** **10310-00147**
 Location: **6340 MARENGO STREET (43110)**, located at the
 northeast corner of Holgate Ln. & Marengo St.
 Area Comm./Civic: Southeast Community Coalition
 Existing Zoning: NC, Neighborhood Center District
 Request: Variances to Section:
 3320.19 B. 3. & 4., Private buildings.
 To allow the configuration and disposition of lots
 and buildings not to comply with the Building
 Standards Table and Frontage Types Illustration
 and to not have the façade be parallel to straight
 frontage lines and parallel to the chord of curved or
 broken frontage lines.
 Proposal: To construct a single-family dwelling.
 Applicant(s): Steve Peck
 c/o Dominion Homes
 5000 Tuttle Crossing Blvd.
 Dublin, Ohio 43016
 Property Owner(s): Same as applicant.
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 10310-00149
Location: 503 SOUTH FRONT STREET (43215), located at the northwest corner of Liberty St. & S. Front St.
Area Comm./Civic: Brewery District Commission
Existing Zoning: M, Manufacturing District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 206 to 0.
Proposal: To convert 4,228 sq. ft. of floor space into assembly space and offices.
Applicant(s): Laura MacGregor Comek
c/o Crabbe, Brown & James, L.L.P.
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): 503 S. Front St., L.P.
107 S. High St., Suite 300
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 10310-00156
Location: 693 CITY PARK AVENUE (43206), located at the northwest corner of Stimmel St. & City Park Ave.
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 24.6% of the total lot area.
Proposal: To expand an existing carport for a single-family dwelling.
Applicant(s): Gary J. Alexander
1324 Dublin Rd.
Columbus, Ohio 43215
Property Owner(s): Mr. & Mrs. Ron Hagan
693 City Park Ave.
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 10310-00157
Location: 2550 YOUNG'S GROVE ROAD (43231), located on the north side of Young's Grove Rd., approximately 400 ft. east of Cleveland Ave.
Area Comm./Civic: Northland Community Council
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s): 3332.38, Private garage.
To increase the allowable garage area from 720 sq. ft. to 975 sq. ft. (255 sq. ft.).
Proposal: To construct a 576 sq. ft., detached garage for a single-family dwelling.
Applicant(s): William R. & Linda S. Loomis
2550 Young's Grove Rd.
Columbus, Ohio 43231
Property Owner(s): Same as applicant.
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 10310-00158
Location: 1441 ELMORE AVENUE (43224), located at the southeast corner of Elmore Ave. & Karl Rd.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s): 3353.05, C-2 district development limitations.
To erect an 8 ft. high solid wood fence as a screening buffer surrounding a wireless facility compound in lieu of a 5 ft. tall, 75% (opaque) planting buffer as screening. Also, to reduce the required setback from 200% to 60% of the height of the tower. (To allow placement of the 100 ft. tower at a distance of 60 ft. from a residentially zoned district instead of 200 ft.).
Proposal: To erect a 100 ft. tall cellular tower and install telecommunications equipment.
Applicant(s): New Par d.b.a. Verizon Wireless; c/o David Minger
7575 Commerce Ct.
Lewis Center, Ohio 43035
Property Owner(s): D. & R. Properties & Enterprises, L.L.C.
3083 Huffman Rd.
Centerburg, Ohio 43011
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 10310-00161
Location: 161-163 CHITTENDEN AVENUE (43212), located at the southeast corner of Indianola & Chittenden Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3333.035, AR-4 apartment residential district use.
To permit a 3-family dwelling and a 2-family dwelling on an AR-4 district lot.
3333.19, Building lines on corner lots; exceptions.
To reduce the required building setback from 6 ft. to 0 ft. along Indianola Ave. and to not provide a required side yard at 1586-1588 Indianola Ave. to reflect existing conditions.
3333.22, Maximum side yard required.
To reduce the required sum of each side yard for 161-163 Chittenden Ave. from 7.5 ft. to 6.9 ft. to reflect existing conditions.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 19.8% of the total lot area to reflect existing conditions at 161-163 Chittenden Ave. and to reduce the rear yard area requirement to 0% at 1586-1588 Chittenden Ave. to reflect existing conditions.
3333.27, Vision clearance.
To not provide the required clear vision triangle at a street intersection by 161-163 Chittenden Ave. by allowing the existing building to obstruct the vision clearance, reflecting an existing condition.
3333.30, Private access and parking requirements.
To not provide for any off-street parking.
3372.563, Maximum lot coverage.
To allow the lot coverage by buildings to exceed 40%; to allow the lot coverage by buildings to be 60% of the lot area, to reflect existing conditions.
3372.567, Maximum floor area.
To permit the F.A.R. for sub-area 1 to exceed .6, to be 1.44, to reflect existing conditions.
Proposal: To convert an existing multi-family building (161-163 Chittenden Ave.) into a 2-family dwelling.
Applicant(s): Shawn McAllister
1679 Old Henderson Rd.
Columbus, Ohio 43220
Property Owner(s): S.G. 109 E. 9th L.L.C.
1799 W. 5th Ave.
Columbus, Ohio 43212
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** 10310-00162
Location: 180 REINHARD AVENUE (43206), located on the north side of Reinhard Ave., approximately 90 ft. east of Mohawk St.
Area Comm./Civic: German Village 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 3 ft. to 1 ft. for a detached garage.
3332.28, Side or rear yard obstruction.
To allow the area in a required side yard to be obstructed by a structure that requires a building permit; to install an air-conditioner unit in the east side yard of the dwelling.
Proposal: To construct a detached garage and an air-conditioner unit.
Applicant(s): Bill Hugus; c/o William Hugus Architects, Ltd.
750 Mohawk St.
Columbus, Ohio 43206
Property Owner(s): Timothy J. Moore/Kenneth A. Hunger
737 S. 6th St.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
8. **Application No.:** 10310-00163
Location: 88 WEST PARK AVENUE (43222), located at the northeast corner of W. State St. and West Park Ave.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To not provide a clear vision triangle at a street intersection.
3312.27, Parking setback line.
To reduce the required parking setback from 10 ft. to 2 ft.
Proposal: To construct a single-family dwelling on a corner lot.
Applicant(s): N.R.P. Boulevard Homes, L.L.C.
5309 Transportation Blvd.
Cleveland, Ohio 44125
Property Owner(s): Franklinton Development Association
924 W. Broad St.
Columbus, Ohio 43222
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

9. **Application No.:** 10310-00165
Location: 4243 NORTH HIGH STREET (43214), located at the northwest corner of Deland & High Sts.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 7 to 0.
3372.704, Setback requirements.
To reduce the parking lot setback from 5 ft. to 0 ft. along the alley.
Proposal: To allow the conversion of a lower-intensity use to a higher intensity use in a tenant space in a shopping center and to create a patio seating area for a restaurant.
Applicant(s): Jeffrey L. Brown; c/o Smith & Hale
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): High & Deland, L.L.C.
5380 Havenhill Dr.
Columbus, Ohio 43235
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
10. **Application No.:** 10310-00166
Location: 70 WILSON AVENUE (43205), located on the east side of Wilson Ave., approximately 80 ft. south of Madison Ave.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3 Residential District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% to 8% (7.2 ft. to 3 ft.) to reflect existing conditions for a single-family dwelling.
3332.26, Minimum side yard permitted.
House: To reduce the minimum side yard from 3 ft. to 0 ft., to reflect an existing condition. Garage: To reduce the minimum side yard from 3 ft. to 14 in.
3332.28, Private garage.
To increase the allowable height of a detached garage from 15 ft. to 24.5 ft. (9.5 ft.).
Proposal: To construct an 816 sq. ft., 24.5 ft. tall, detached garage.
Applicant(s): Troy E. Timbrook
70 Wilson Ave.
Columbus, Ohio 43205
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

11. **Application No.:** 09310-00028
Location: 1802-04 CLEVELAND AVE. (43212), located at the southeast corner of 20th Ave. and Cleveland Ave.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3342.28, Minimum number of parking spaces required
To reduce the minimum number of parking spaces from 34 to 7.
Proposal: A change of use from retail to a church.
Applicant(s): Pastor Allan A. Reynolds
2525 North Wold
Columbus, OH 43231
Property Owner(s): Preston O. Ford
564 E. Weber Road
Columbus, OH 43202
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

(Note: No exhibits – time extension request.)