AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 28, 2010

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, SEPTEMBER 28, 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.
1. Application No.: 10310-00244
Location: 5325 TAWNY LANE (43081), located approximately 700 ft. west of the intersection of Heathland Ln. (a private street south of Warner Rd.) & Hamilton Rd.

Area Comm./Civic: Rocky Fork/Blacklick Accord
Existing Zoning: L-AR-12, Apartment Residential District
Request: Variance(s) to Section(s):

3333.16, Fronting.
To permit buildings 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 to not front on a public street.

3333.24, Rear yard.
To reduce the 25% required rear yard area of the total lot size to approximately 16% for building 10; 20% for building 11; 20% for building 14 and; 16% for building 15.

3312.13, Driveway.
To reduce the width of a driveway from 10 ft. to approximately 8 ft. for building 7; 4 ft. for building 8; 6 ft. for building 9; 6 ft. for building 10; 6 ft. for building 11; 6 ft. for building 12; 3 ft. for building 13; 4 ft. for building 14; 8 ft. for building 15 and; 6 ft. for building 16.

3312.25, Maneuvering.
To permit maneuvering for the required parking spaces to occur on another lot for buildings 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16.

Proposal: To construct condominiums.
Applicant(s): The Village at Preston Woods, L.L.C.
c/o Jill S. Tangeman
Vorys, Sater, Seymour & Pease
52 E. Gay St.
Columbus, Ohio 43216

Property Owner(s): The Village at Preston Woods, L.L.C.
470 Olde Worthington Rd.
Westerville, Ohio 43082

Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
2. **Application No.:** 10310-00257  
**Location:** 20 EAST 13TH AVENUE (43201), located at the northeast corner of E. 13th Ave. & N. High St.  
**Area Comm./Civic:** University Area Commission/University Area Review Board  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance to Section: 3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of additional parking spaces required from 9 to 0.  
**Proposal:** To provide and indoor dining area and patio dining area for a pizza parlor.  
**Applicant(s):** 3D Group, Inc.  
266 N. 4th St.  
Columbus, Ohio 43215  
**Property Owner(s):** Oxford Realty; c/o Scott Solomon  
68 S. 4th St.  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
3. **Application No.:** 10310-00258  
**Location:** 1478 WILSON AVENUE & 1014 FREBIS AVENUE (43206), located at the northeast corner of Wilson & Frebis Aves.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances to Sections:  
**1478 Wilson Ave.**  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard setback from an interior lot line from 3 ft. to 0 ft.  
**1014 Frebis Ave.**  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces from 4 to 0.  
3332.15, R-4 area district requirements.  
To allow a two-family dwelling to occupy a lot of 3,777 sq. ft. instead of 6,000 sq. ft.  
3332.21, Building lines.  
To reduce the minimum distance of the required building line from 30 ft. to 10 ft., reflecting an existing condition.  
3332.25, Maximum side yards required.  
To reduce the maximum sum of the side yards to be reduced from 10 ft. to 7 ft. 10 in.  
**Proposal:** To allow a single property with two residences to be split into two separate parcels.  
**Applicant(s):** Mary Beth Caine/Samuel Wilcox  
1478 Wilson Ave.  
Columbus, Ohio 43206  
**Property Owner(s):** Same as applicants.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
4. Application No.: 10310-00259
Location: 2209 WABASH COURT, WEST (43232), located at the northwest corner of Garnet Pl. & Easthaven Dr., S.
Area Comm./Civic: Southeast Community Coalition
Existing Zoning: AR-1, Apartment Residential District
Request: Variances to Sections:
3312.49, Minimum number of parking spaces required.
   To reduce the minimum number of parking spaces from 84 to 0 for a 42 unit apartment building.
3333.12, AR-1 and AR-4 area district requirements.
   To allow a building on a lot of record which does not equal or exceed 1,200 sq. ft. in area per dwelling unit in an AR-1 zoning district. To allow a lot area per dwelling unit of 551.5 sq. ft.
3333.15, Basis of computing area.
   To allow a residential building to occupy more than 50% of the lot area; to allow a building to occupy 51% of the lot area.
3333.16, Fronting.
   To allow an apartment house to not front upon a public street.
3333.24, Rear yard.
   To reduce the minimum required rear yard of 25% of the total lot area to approximately 12% of the total lot area.
Proposal: To split-out a building from the existing property and create a new tax parcel and separate lot.
Applicant(s): Rebecca A. Smith
503 S. Front St.; Suite 210
Columbus, Ohio 43215
Property Owner(s): Hawthorne Hall Apartments, L.L.C.
1209 Hill Rd., N.; #200
Pickerington, Ohio 43147
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. Application No.: 10310-00270  
Location: 4949 TUTTLE CROSSING BLVD. (43016), located on the south side of Tuttle Crossing Boulevard, approximately 100 feet east of Bradenton Avenue.
Area Comm./Civic: None  
Existing Zoning: LC-4, Commercial District  
Request: Variance(s) to Section(s): 3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces from 49 to 42.  
3342.09, Dumpster area.  
To locate a dumpster in an area that interferes with a parking space, loading space or other circulation area.  
Proposal: A change of use from retail to restaurant.  
Applicant(s): Dibella's Old Fashioned Submarines  
20 North Union Street  
Rochester, New York  14607  
Property Owner(s): GNWLAAC Real Estate Holding LLC  
6220 West Broad Street, Building 3  
Richmond, Virginia  23230  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

6. Application No.: 10310-00271  
Location: 2533-53 CLEVELAND AVENUE (), located on the west side of Cleveland Avenue, approximately 50 feet north of Genessee Avenue.  
Area Comm./Civic: North Linden 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 parking spaces from 92 to 36.  
3312.09, Aisle.  
To reduce the aisle width from 20 feet to 13 feet.  
3312.25, Maneuvering.  
To allow stacked parking in a maneuvering area.  
Proposal: A change of use from retail to a Mosque.  
Applicant(s): Masjid as Sahaba  
2535 Cleveland Avenue  
Columbus, Ohio 43221  
Property Owner(s): Applicant and Darlene Matthews  
4519 Crooked Cedar Drive  
New Albany, Ohio  43054  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
7. Application No.: 10310-00272  
Location: 2432 CLEVELAND AVENUE (43211), located at the southeast corner of Myrtle and Cleveland Aves.  
Area Comm./Civic: North Linden Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variances to Sections:  
  3312.21, Landscaping and screening.  
    To not provide parking lot screening along Myrtle Ave. and along the alley.  
  3312.27, Parking setback line.  
    To reduce the required parking setback along Myrtle Ave. from 10 ft. to 0 ft.  
  3312.49, Minimum number of parking spaces required.  
    To reduce the minimum number of additional parking spaces from 53 to 0.  
  3356.11, C-4 district setback lines.  
    To reduce the required building setback along Cleveland Ave. from 35 ft. to 20 ft.  
Proposal: To legitimize the conversion of a dentist's clinic into a church.  
Applicant(s): James Monsul for Vergniaud Angrand  
  642 Brookside Blvd.  
  Westerville, Ohio 43081  
Property Owner(s): Ohio Conference Association of Seventh-Day Adventists  
  2 Fairgrounds Rd.  
  Mt. Vernon, Ohio 43050  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

8. Application No.: 10310-00276  
Location: 5115 FISHER ROAD (43228), located at the southeast corner of Manor Park Dr. & Fisher Rd.  
Area Comm./Civic: None  
Existing Zoning: M, Manufacturing District  
Request: Variance to Section:  
  3363.24, Building lines in an M-manufacturing district.  
    To reduce the required building setback from 25 ft. to 17 ft.  
Proposal: To construct a inspection platform for tanker trucks.  
Applicant(s): Edward M. Hayes; c/o Ventura Engineering  
  7610 Olentangy River Rd.  
  Columbus, Ohio 43228  
Property Owner(s): Kal Kan Foods, Inc./Mars Petcare U.S., Inc.  
  315 Cool Springs Blvd., Suite 300  
  Franklin, Tennessee 37067  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
9. Application No.: 10310-00277  
Location: 239 EAST TORRENCE ROAD (43214), located on the south side of E. Torrence Rd., at the terminus of Glencoe Rd.  
Area Comm./Civic: Clintonville Area Commission  
Existing Zoning: R-3 District  
Request: Variances to Sections:  
3332.38, Private garage.  
To construct a detached garage closer than the required building line to the street line and closer than the minimum side yard requirement to an adjoining lot line.  
3332.21, Building lines.  
To reduce the required building line for a detached garage from 25 ft. to 4 ft.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 ft. to 3 ft. for a detached garage.  
Proposal: To construct a detached garage in the front yard of a single-family dwelling.  
Applicant(s): Shawn McNeil  
370 Charleston Ave.  
Columbus, Ohio 43214  
Property Owner(s): Luke Wilson & Sondra MacPherson  
239 E. Torrence Rd.  
Columbus, Ohio 43214  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

10. Application No.: 10310-00303  
Location: 4286 KARL ROAD (43220), located on the east side of Karl Road, at the terminus of Evaline Drive.  
Area Comm./Civic: Northland Community Council  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s):  
3353.05, C-2 district development limitations.  
To allow a cellular tower to be located less than 200% from a residentially zoned district.  
Proposal: To construct a cellular tower.  
Applicant(s): Marlene Zepkin, c/o FMHC Corporation  
8522 Cotter Street  
Lewis Center, Ohio 43035  
Property Owner(s): Adams Investment Group, LLC  
655 Dearborn Park  
Worthington, Ohio 43085  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
11. Application No.: 10310-00053
Location: 39 SOUTH CENTRAL AVENUE (43222), located at the northwest corner of West Town Street and South Central Avenue.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-3, Apartment Residential 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 111 to 86.
Proposal: To raze and rebuild a school.
Applicant(s): BSHM Architects, c/o Melissa Jenoff
130 E. Chestnut Street, Ste 400
Columbus, Ohio 43215
Property Owner(s): Board of Education
270 E. State Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. 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
13. **Application No.:** 10310-00213  
**Location:** 10 CLINTON HEIGHTS AVENUE (43202), located northeast corner of High Street and Clinton Heights Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential 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 63 to 55.  
3342.13, Loading space.  
To reduce the minimum number of loading spaces from 1 to 0.  
**Proposal:** To construct an addition to an existing school.  
**Applicant(s):** Schooley Caldwell Associates, c/o Gerald Sutton  
300 Marconi Blvd., suite 100  
Columbus, OH 43215  
**Property Owner(s):** Board of Education, City of Columbus Schools  
270 E. State Street  
Columbus, OH 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov