

# **Columbus City Bulletin**



**Bulletin #11  
March 17, 2012**









































































district.

**Proposed Use:** To install a 298.5 sq. ft., 27 ft. 3 in. tall ground sign for a horse race track and casino.

**Applicant:** Rodger Kessler; c/o Kessler Sign Co.; P.O. Box 785; 2669 National Rd.; Zanesville, Ohio 43702

**Property Owner:** Scioto Downs, Inc.; P.O. Box 07823; Columbus, Ohio 43207

**Attorney/Agent:** None

**Case Planner:** Dave Reiss, 645-7973

**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**2. Application No.: 12320-00068**

**Location:** 658 GRANDVIEW AVE. (43215), located on the east side of Grandview Avenue, approximately 230 feet north of the ramp to I-670.

**Area Comm./Civic:** None

**Existing Zoning:** M, Manufacturing District

**Request:** Variance(s) to Section(s):

3377.17, Setback regulations for permanent on-premises ground signs.

To reduce the setback from 15 feet to 0 feet.

**Proposal:** To install a ground sign at a 0' setback.

**Applicant(s):** Jason Gunsorek; P.O. Box 635; Columbus, Ohio 43216

**Property Owner(s):** GBS Grandview, LLC; P.O. Box 635; Columbus, Ohio 43216

**Attorney/Agent:** Sean Mentel; 88 E. Broad Street; Columbus, Ohio 43215

**Case Planner:** Jamie Freise, 645-6350

**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

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**Legislation Number:** PN0056-2012

**Drafting Date:** 3/7/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Public Safety Camera Meeting

**Contact Name:** Annie Marsico

**Contact Telephone Number:** (614) 645-5344

**Contact Email Address:** [AEMarsico@columbus.gov](mailto:AEMarsico@columbus.gov)

Columbus City Councilmember Michelle M. Mills, chair of the Public Safety & Judiciary Committee, will hold a public meeting to discuss the impact of the City's pilot Neighborhood Safety Camera program. Since mid-2011, cameras have been installed in five Columbus neighborhoods, including Weinland Park, the Hilltop, Mount Vernon Avenue, South Linden and Livingston Avenue areas. The meeting will highlight how police officers have utilized the cameras as part of a comprehensive crime prevention program.

Date: Wednesday, March 21, 2012

Time: 5:00

Location:

City Hall

Columbus City Council Chambers

90 West Broad Street

Columbus, OH 43215

Public testimony will be accepted. General rules of Council apply. Anyone wishing to address City Council on this matter must fill out a speaker slip before 5:30 pm on the day of the hearing. The meeting will broadcast live on CTV, Columbus' cable access channel 3.

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**Legislation Number:** PN0057-2012

**Drafting Date:** 3/7/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Finance Committee Hearing: 2012 Capital Improvements Budget

**Contact Name:** Carl Williams, Legislative Aide, Councilmember Priscilla R. Tyson

**Contact Telephone Number:** 614-645-2932

**Contact Email Address:** [cgwilliams@columbus.gov](mailto:cgwilliams@columbus.gov)

Columbus City Councilmember Priscilla R. Tyson, chair of the Finance Committee, will conduct a public briefing on the 2012 Capital Improvements Budget. The directors of Finance and Management, Public Utilities, Department of Public Safety, Department of Public Service, Department of Technology, Recreation and Parks Department, and Department of Development will also attend the meeting. The directors will be asked to report on projects in their respective departments.

**What:** Finance Committee Briefing 2012 Capital Budget

**Who:** Councilmember Priscilla R. Tyson, chair of the Finance Committee

**When:** Thursday, March 22, 2012  
3:30 pm

**Where:** City Hall  
Columbus City Council Chambers  
90 West Broad Street  
Columbus, OH 43215

**While public testimony will not be offered at this informational briefing, the public will have the opportunity to testify at two (2) upcoming public hearings.** Written comments are also welcomed. If you'd like to share your thoughts please forward them to Columbus City Council, 90 West Broad Street, Columbus, Ohio 43215.

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**Legislation Number:** PN0058-2012

**Drafting Date:** 3/7/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Columbus Graphics Commission March 20, 2012 Appeals Agenda

**Contact Name:** David Reiss

**Contact Telephone Number:** 645-7973

**Contact Email Address:** [djreiss@columbus.gov](mailto:djreiss@columbus.gov)

**APPEALS AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS  
MARCH 20, 2012**

The Columbus Graphics Commission will hold a public hearing on the following applications on **TUESDAY, MARCH 20, 2012 at 4:15 P.M.** in the First Floor Hearing Room of the Building and Development Services offices, 757 Carolyn Avenue.

The Graphics Commission hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, sections pertaining to Graphics of the Columbus City Codes. The Commission does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Code Enforcement Officer listed on the agenda item(s).

**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 Commission to dismiss an application when a representative is not present.

**SIGN LANGUAGE INTERPRETER:** An interpreter to "Sign" this meeting will be made available for anyone with a need for this service, provided the Building and Development Services Sections is made aware of this need and given a reasonable notice of at least four (4) hours prior to the scheduled meeting time. To schedule an interpreter, please contact the City of Columbus, Human Resources Department at 645-6373 or TDD 645-3293.

**THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 4:15 P.M.:**

1. 11320-00758  
1265 MORSE ROAD  
Northland Community Council  
C-4, Commercial District

To Appeal Zoning Code Violation Order No. 11470-04679 issued on 12/7/2011 for:

1. 3375.12, Graphics requiring graphics commission approval.
2. 3381.02, Certificate of zoning clearance.
3. 3377.29, Temporary real estate signs.

**Code Enforcement Officer:** Deborah VanDyke

**Code Enforcement Officer Phone:** 645-0154

**Appellant:** Craig Miott, 2532 Santa Clara Ave., #175, Alameda, California 94501

**Owner:** Burlingame Ventures, L.L.C., P.O. Box 14045, Oakland, California 94614

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**Legislation Number:** PN0059-2012

**Drafting Date:** 3/8/2012

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** City Council Zoning Agenda for 03/19/2012

**Contact Name:** Geoffrey Starks

**Contact Telephone Number:** 614-645-7293

Contact Email Address: gjstarks@columbus.gov

**REGULAR MEETING NO. 15  
CITY COUNCIL (ZONING)  
MARCH 19, 2012  
6:30 P.M.  
COUNCIL CHAMBERS**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

**EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION**

**ZONING: MILLER, CHR. CRAIG KLEIN MILLS PALEY TYSON GINTHER**

**0468-2012**

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(2),(B)(1) Vision clearance; 3332.13, R-3 area district requirements; 3332.18, Basis of computing area; 3332.21, Building lines; 3332.25, Maximum side yard permitted; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 271-277 SOUTH CHAMPION AVENUE (43205), to conform an existing two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance # CV11-028).

**0485-2012**

To rezone 944 EAST BROAD STREET (43205), being 0.28± acres located at the northwest corner of East Broad Street and Miami Avenue, From: AR-O, Apartment Residential Office District, To: CPD, Commercial Planned Development District (Rezoning # Z11-022).

**0473-2012**

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; and 3312.49, Minimum numbers of parking spaces required; of the Columbus City codes, for the property located at 2363 EHRING ROAD (43211), to permit Type "A" home day care facility for a maximum of 12 children within an existing single-unit dwelling with reduced parking in the R-3, Residential District (Council Variance # CV11-031).

**0345-2012**

To rezone 4373 EAST LIVINGSTON AVENUE (43227), being 0.85± acres located on the south side of East Livingston Avenue, 150± feet west of South Hamilton Road, From: C-2 Commercial District, To: L-C-4, Limited Commercial District. (Rezoning # Z11-029).  
(TABLED ON 3/5/2012)

**0326-2012**

To grant a Variance from the provisions of Sections 3332.02, R, Rural District; 3312.39, Striping and marking, and 3312.43, Required surface for parking of the Columbus City Codes; for the property located 3903 WESTERVILLE ROAD (43224), to allow a contractor's storage yard in the R, Rural District with reduced development standards. (Council Variance # CV10-002).

**Legislation Number:** PN0060-2005

**Drafting Date:** 2/23/2005

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Published Columbus City Health Code

**Contact Name:** Roger Cloern

**Contact Telephone Number:** 654-6444

**Contact Email Address:** rogerc@columbus.gov

"The Columbus City Health Code is updated and maintained by the Columbus Health Department.

To view the most current City Health Code, please visit:

[www.publichealth.columbus.gov](http://www.publichealth.columbus.gov)

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**Legislation Number:** PN0062-2012

**Drafting Date:** 3/13/2012

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** University Area Review Board Meeting - 03/22/2012

**Contact Name:** Daniel Ferdelman

**Contact Telephone Number:** 614-645-6096

**Contact Email Address:** dbferdelman@columbus.gov

University Area Review Board March Meeting Announcement

The UARB will be meeting March 22, 2012 beginning at 6:30pm at the Northside Library (1423 N. High St.).

For more information contact Daniel Ferdelman, AIA at (614) 645-6096 or [dbferdelman@columbus.gov](mailto:dbferdelman@columbus.gov)

[<mailto:dbferdelman@columbus.gov>](mailto:dbferdelman@columbus.gov)

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**Legislation Number:** PN0063-2012

**Drafting Date:** 3/13/2012

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Columbus Funding Review and Advisory Committee

**Contact Name:** Yanet Santana

**Contact Telephone Number:** 614-645-3057

**Contact Email Address:** yjsantana@columbus.gov

Public Announcement for City of Columbus Funding Review and Advisory Committee

Tuesday, April 3, 2012 at 1:30-3:00 P.M.

Location for this meeting is at the Police Training Academy

1000 North Hague Avenue

Columbus, Ohio

Topic:

Discussion on Future Funding

Presenters:

The Committee

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**Legislation Number:** PN0064-2012

**Drafting Date:** 3/14/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Public Utilities Notice: Department of Public Utilities - Industrial Wastewater Discharge Permits

**Contact Name:** Jeffrey L. Bertacchi

**Contact Telephone Number:** (614) 645-5876

**Contact Email Address:** jlb@columbus.gov

The Administrator of the Division of Sewerage and Drainage announces intent to issue an Industrial Wastewater Discharge Permit to the following company(s) on or about Monday, April 9, 2012: Armstrong World Industries, Inc., 4241 Leap Road, Hilliard, Ohio 43026; Central Aluminum Company, 2045 Broehm Road, Columbus, Ohio 43207; Tri-Tech Laboratories, Inc., 8825 Smiths Mill Road, New Albany, Ohio 43054; Unifirst Corporation, 211 Reynoldsburg-New Albany Road, Blacklick, OH 43004.

The Draft Permit will be available for review between 7:30 A.M. and 4:30 P.M., March 19, 2012, through April 6, 2012, at the City of Columbus Industrial Wastewater Pretreatment Office, 1250 Fairwood Avenue, Suite 186, Columbus, Ohio 43206. Written comments will be accepted during this period at the above address or by FAX at (614) 645-0227. This Notice is made according to Columbus City Code Chapter 1145.44(B).

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**Legislation Number:** PN0065-2012

**Drafting Date:** 3/14/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Columbus Board of Zoning Adjustment March 27, 2012 Agenda

**Contact Name:** David Reiss

**Contact Telephone Number:** 645-7973

**Contact Email Address:** djreiss@columbus.gov

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MARCH 27, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 27, 2012 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.: 11310-00593**

**Location:** 259 NORTH 21ST STREET (43203), located on the west side of North 21st Street, approximately 300 feet 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

To reduce the lot width from 50 feet to 32 feet.

3332.18, Basis for computing area

To increase the lot coverage from 50% to 53.7%.

**Proposal:** A small lot split.

**Applicant(s):** Gregory M. Coney; 322 Carpenter Street; Columbus, Ohio 43205

**Property Owner(s):** Columbus Housing Partnership; 562 E. Main Street; Columbus, Ohio 43215

**Case Planner:** Jamie Freise, 645-6350

**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**2. Application No.: 12310-00012**

**Location:** 4080 NORTH HIGH STREET (43214), located at the northeast corner of Glenmont Ave. & N. High St.

**Area Comm./Civic:** Clintonville Area Commission

**Existing Zoning:** C-4, Commercial District

**Request:** Variances to Section(s):

3356.11, C-4 district setback lines.

To reduce the required building setback from 60 ft. to 12 ft. (48 ft.) along High St.

3312.27, Parking setback line.

To reduce the required parking setback from 25 ft. to 1 ft. along High St. and to 4.2 ft. along Glenmont Ave.

3312.49, Minimum numbers of parking spaces required.

To increase the maximum allowable number of parking spaces from 24 to 29 (5 spaces).

3312.21, Landscaping and screening.

To not provide headlight screening along High St. and to not provide landscape islands in the parking lot.

**Proposal:** To construct a new bank building.

**Applicant(s):** G.P.D. Group; c/o Andrew Richlen; 1801 Watermark Dr., Suite 150; Columbus, Ohio 43215

**Property Owner(s):** Dennis Green; 1404 E. 9th St.; Cleveland, Ohio 44114

**Case Planner:** Dave Reiss, 645-7973

**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**3. Application No.: 12310-00017**

**Location:** 1085 FRANK ROAD (43223), located on the south side of Frank Rd., extending the entire block between Brown Rd. and Hardy Parkway St.

**Area Comm./Civic:** Southwest Area Commission



**Existing Zoning:** C-3, Commercial & M, Manufacturing District

**Request:** Variances to Section(s):

3312.11, Drive-up stacking area.

To reduce the required number of stacking spaces from 8 to 7.

3312.27, Parking setback line.

To reduce the required parking setback from 10 ft. to 5 ft. along Frank Rd. and along Brown Rd.

3312.49, Minimum numbers of parking spaces required.

To reduce the required number of parking spaces from 24 to 22.

3357.04, Building lines in highway oriented commercial districts.

To reduce the required building setback from 60 ft. to 22 ft. for an existing fuel pump canopy and to 25 ft. for a new fuel pump canopy.

**Proposal:** To expand an existing gas station and convenience store operation.

**Applicant(s):** Certified Oil Corp.; 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](mailto:DJReiss@Columbus.gov)

#### **4. Application No.: 12310-00016**

**Location:** 116 WEST STARR AVE. (43201), located at the northeast corner of Dennison Avenue and West Starr Avenue.

**Area Comm./Civic:** Victorian Village Commission

**Existing Zoning:** ARO, Apartment Residential Office District

**Request:** Variance(s) to Section(s):

3333.41(a), Standards.

To allow new construction on a site of less than one acre (.328 acres).

3333.41(b), Standards.

To allow 37.2 development units per acre.

3333.41(c), Standards.

To exceed the maximum of 8 town houses permitted by 2 (10).

3333.41(d), Standards.

To increase the lot area from 55% to 57% and to reduce the private open space from 20% to 0.

3333.41(i), Standards.

To reduce the western side yard from 7.5' to 1.5'.

3333.41(j), Standards.

To reduce the building setback from 25' to 11.7'.

3333.41(k), Standards.

To reduce the building line to the rear lot line from 10' to 1'.

3333.41(t), Standards.

To reduce the common open space from 400 sq.ft. to 0.

3333.41(u), Standards.

To allow access to parking spaces to be owned by another party other than the Homeowners Association.

3321.05(A,1), Vision Clearance

To encroach 8' into the vision clearance triangle.

**Proposal:** A 10 unit townhouse residential complex on .328 acre site.

**Applicant(s):** Snyder-Barker Investments, LLC, c/o Jack Reynolds; 37 West Broad Street; Columbus, Ohio 43215

**Property Owner(s):** West Third Plaza, Ltd.; 29 West Third Avenue; Columbus, Ohio 43201

**Case Planner:** Jamie Freise, 645-6350

E-mail: [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**5. Application No.: 12310-00018**

**Location:** 5130-40 TRABUE ROAD (43228), located on the north side of Trabue Road, approximately 547 feet east of Walcutt Road.

**Area Comm./Civic:** None

**Existing Zoning:** L-M, Limited Manufacturing District

**Request:** Variance(s) to Section(s):

3312.43, Required surface for parking.

To allow a gravel parking area.

3363.41, Storage.

To reduce the storage setback from Residentially zoned property from 100 feet to 20 feet.

**Proposal:** Outdoor storage of boats and RV's.

**Applicant(s):** Cornerstone Engineering and Planning Company, c/o Mike Williamson; 5543 1/2 US HWY 42  
Mount Gilead, Ohio 43338

**Property Owner(s):** Trabue Road Self Storage, LLC., c/o Jeff Cutler; 7525 Perry Road; Delaware, Ohio  
43015

**Case Planner:** Jamie Freise, 645-6350

E-mail: [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**6. Application No.: 12310-00019**

**Location:** 484 EAST KOSSUTH STREET (43206), located at the northeast corner of E. Kossuth St. & S. Washington Ave.

**Area Comm./Civic:** South Side Area Commission

**Existing Zoning:** R-2F, Residential District

**Request:** Variances to Section(s):

3312.49, Minimum numbers of parking spaces required.

To reduce the required number of parking spaces from 4 to 3.

3321.05, Vision clearance.

To reduce the minimum vision clearance triangle from a street to an alley from 10 ft. x 10 ft. to 3 ft. x 3 ft.

3332.22, Building lines on corner lots -- Exceptions.

To reduce the building line for a dwelling from 20% of the lot's width (8 ft.) to 7.5% of the lot's width (3 ft.) along the western property line and to reduce the building line for a detached garage on a corner lot from 10 ft. to 3 ft. along the west property line..

3332.25, Maximum side yards required.

To reduce the maximum side yard required from 20% of the lot's width (8 ft.) to 15% of the lot's width (6 ft.).

**Proposal:** To construct a 2-family dwelling.

**Applicant(s):** James A. Wright; c/o Residential Designed Solutions, Inc.; 7844 Flint Rd.; Columbus, Ohio  
43235

**Property Owner(s):** Howard Gatoff; 411 Reinhard Ave.; Columbus, Ohio 43206

**Case Planner:** Dave Reiss, 645-7973

E-mail: [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**7. Application No.: 12310-00023**

**Location:** 217 EAST MOLER STREET (43206), located on the southeast corner of Moler Street and 6th Street.

**Area Comm./Civic:** Columbus Southside Area Commission

**Existing Zoning:** R-2F, Residential District

**Request:** Variance(s) to Section(s):

3321.05(B,2), Vision clearance.

To allow a structure to encroach into the vision clearance triangle.

**Proposal:** To allow an existing deck to encroach into the vision clearance triangle.

**Applicant(s):** Dava Shamblin; 217 E. Moler Street; Columbus, Ohio 43206

**Property Owner(s):** Applicant

**Case Planner:** Jamie Freise, 645-6350

**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

## **HOLDOVER CASES**

### **8. Application No.: 11310-00732**

**Location:** 1006 SOUTH HIGH STREET (43206), located at the southeast corner of South High Street and Stewart Avenue.

**Area Comm./Civic:** Brewery District

**Existing Zoning:** C-4, Commercial District

**Request:** Variance(s) to Section(s):

3372.604(A), Setback requirements

To increase the building setback from 10 feet to 55 feet.

3372.609(A), Parking and circulation

To allow parking, stacking and circulation within the building setback and the street right of way liine.

3372.604(B), Setback requirements

To allow parking on the side of a building.

3372.604(B), Setback requirements

To permit a parking and maneuvering setback of less than five (5) ft opposite the Pearl Street right-of-way line

3312.09, To permit an aisle less than 17 ft wide for 75° angled parking spaces.

**Proposal:** To raze and rebuild a McDonald's.

**Applicant(s):** GPD Group, c/o Lynsey Ondecker; 1801 Watermark Drive, Ste 150; Columbus, Ohio 43215

**Property Owner(s):** McDonald's USA LLC, c/o David Warren; 2 Easton Oval, Ste 209; Columbus, Ohio 43219

**Case Planner:** Jamie Freise, 645-6350

**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

### **9. Application No.: 11310-00669**

**Location:** 150 WEST LANE AVENUE (43201), located on the north side of Lane Ave., approximately 90 ft. east of Neil Ave.

**Area Comm./Civic:** University Area Commission

**Existing Zoning:** AR-4, Apartment Residential District

**Request:** Variances to Sections:

3372.563, Maximum lot coverage.

To increase the allowable lot coverage from not more than 40% of the lot area to 42.99% of the lot area.

3372.564, Parking.

To reduce the minimum number of required parking spaces from 152 to 66 (86 spaces).

3372.565, Building lines.

To permit the building setback to be 11 ft. 4 in., instead of by the average of the setbacks of the nearest buildings on each side of the subject lot; approximately 18 ft. would be the average.

3372.566, Building separation and size.

To permit the maximum building size to exceed 10,200 sq. ft.; to allow a building of 57,808 sq. ft.; 47,608 sq. ft. larger than allowable.

3372.567, Maximum floor area.

To increase a building's floor area ratio from .80 to 1.61; an increase of .81.  
3372.568, Height.

To increase the mean height of a building from between the cornice/eave and the highest roof point from 35 ft. from the finished grade line of the lot to 60 ft. and to increase the allowable height of other portions of the building from 40 ft. to 60 ft.

**Proposal:** To construct a 40 unit apartment building.

**Applicant(s):** Edwards Companies; c/o Michael T. Shannon; Crabbe, Brown & James, L.L.P.; 500 S. Front St., Suite 1200; Columbus, Ohio 43215

**Property Owner(s):** Doric Properties; c/o Chris Yessios; 52 E. 15th Ave.; Columbus, Ohio 43201

**Case Planner:** Dave Reiss, 645-7973

**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**10. Application No.: 12310-00077**

**Location:** 1644 NORTH HIGH STREET (43201), located at the northeast corner of High Street and Chittenden.

**Area Comm./Civic:** University Area Commission

**Existing Zoning:** C-4, Commercial District

**Request:** Variance(s) to Section(s):

3312.49C, Minimum number of automobile parking spaces required.

To reduce the minimum number of parking spaces from 6 to 0.

3312.49B, Minimum number of bicycle parking spaces required.

To reduce the minimum number of parking spaces from 2 to 0.

**Proposal:** To convert an existing retail space to restaurant use.

**Applicant(s):** Wenfei Wang; 3622 Beulah Circle, Apt. D; Columbus, Ohio 43224

**Property Owner(s):** James P. Dawson; 1644 North High Street; Columbus, OH 43201

**Case Planner:** Jamie Freise, 645-6350

**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

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**Legislation Number:** PN0066-2012

**Drafting Date:** 3/14/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Columbus Board of Zoning Adjustment March 27, 2012 Appeals Agenda

**Contact Name:** David Reiss

**Contact Telephone Number:** 645-7973

**Contact Email Address:** [djreiss@columbus.gov](mailto:djreiss@columbus.gov)

**APPEALS AGENDA**

**BOARD OF ZONING ADJUSTMENT**

**CITY OF COLUMBUS**

**MARCH 27, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 27, 2012 at 6:00 P.M.** in the First Floor Hearing Room of the Building Services Division Offices, 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 Code Enforcement Officer listed on the agenda item(s).

**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 to "Sign" this meeting will be made available for anyone with a need for this service, provided the Building Services Division is made aware of this need and given a reasonable notice of at least four (4) hours prior to the scheduled meeting time. To schedule an interpreter, please contact the City of Columbus, Human Resources Department at 645-6373 or TDD 645-3293.

**THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 6:00 P.M.:**

1a. 11312-00450  
2527 AGLER ROAD  
Northeast Area Commission  
R-1, Residential

To Appeal Zoning Code Violation Order No. 11470-02784 issued on 7/25/2011 for:

1. 3312.35, Prohibited parking.
2. 3305.01, Certificate of zoning clearance.
3. 3312.37, Parking or keeping inoperable motor vehicle.
4. 3312.03, Administrative Requirements.

**City Staff:** Mark Welling

**City Staff Phone:** 645-0327

**Appellant:** Edward Fetters, 6927 St. Rt. 229, Marengo, Ohio 43334

**Owner:** Leonard F. Waldo, 3185 Vanatta Road, Columbus, Ohio 43011

**Attorney/Agent:** Phillip Lehmkuhl, Esq., 101 N. Mulberry Street, Mt. Vernon, Ohio 43050

1b. 11312-00440  
2527 AGLER ROAD  
Northeast Area Commission  
R-1, Residential

To Appeal Zoning Code Violation Order No. 11470-02784 issued on 7/25/2011 for:

1. 3312.35, Prohibited parking.
2. 3305.01, Certificate of zoning clearance.
3. 3312.37, Parking or keeping inoperable motor vehicle.
4. 3312.03, Administrative Requirements.

**City Staff:** Mark Welling

**City Staff Phone:** 645-0327

**Appellant:** Leonard F. Waldo, 3185 Vanatta Road, Columbus, Ohio 43011

**Owner:** Same as appellant

**Attorney/Agent:** Daniel J. Igoe, 4681 Winterset Drive, Columbus, Ohio 4322

2. 12312-00033  
1887 RED FERN DRIVE  
Northland Community Council  
SR, Suburban Residential

To Appeal Zoning Code Violation Order No. 12470-00255 issued on 1/23/2012 for:

1. 3305.01, Certificate of zoning clearance.

**City Staff:** Mike Schwab

**City Staff Phone:** 645-7936

**Appellant:** John C. Kessler, d.b.a. CABA Ministries, Inc., 1887 Red Fern Dr., Columbus, Ohio 43229

**Owner:** Same as appellant

**Attorney/Agent:** Stephen A. Moyer, 9 E. Kossuth St., Columbus, Ohio 43206

3. 12312-00051  
4524 HARSTON AVENUE  
Far South Area Commission  
R-2, Residential

To Appeal Zoning Code Violation Order No. 12470-00109 issued on 1/11/2012 for:

1. 3312.43, Required surface for parking.

**City Staff:** Rob McNeal

**City Staff Phone:** 645-7928

**Appellant:** Stephen & Cheryl Hale, 4524 Harston Ave., Columbus, Ohio 43207

**Owner:** Same as appellant

4. 11312-00605  
999 BONHAM AVENUE  
South Linden Area Commission  
M, Manufacturing

To Appeal Zoning Code Violation Order No. 11470-03192 issued on 9/30/2011 for:

1. 3305.01, Certificate of zoning clearance.
2. 3389.12, Portable building.
3. 3392.02, License required and expiration.
4. 3389.07, Impound lot, junk yard or salvage yard.

**City Staff:** Jeff Hann

**City Staff Phone:** 645-3299

**Appellant:** Jim Wilson, 1040 Brentnell Ave., Columbus, Ohio 43214

**Owner:** Phil-Ro Land Company, 999 Bonham Ave., Columbus, Ohio 43211

**Attorney/Agent:** Richard G. Butz, 5940 N. High St., Worthington, Ohio 43085

**Drafting Date:** 3/14/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Columbus Building Commission March 20, 2012 Agenda

**Contact Name:** Pam Dawley

**Contact Telephone Number:** 645-2204

**Contact Email Address:** [pjdawley@columbus.gov](mailto:pjdawley@columbus.gov)

**AGENDA  
COLUMBUS BUILDING COMMISSION  
MARCH 20, 2012  
757 CAROLYN AVENUE  
HEARING ROOM - LOWER LEVEL**

- 1. ROLL CALL**
- 2. APPROVAL OF JANUARY 17, 2012 MEETING MINUTES**
- 3. ADJUDICATION ORDER A/O2012-003FXR  
JUST BASEMENTS / ROB ADAMS  
336 TIBET ROAD**
- 4. ITEMS FROM THE FLOOR (as approved by the Board)**

A sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Building Services Division is made aware of this need and given a reasonable notice of at least four (4) hours before the scheduled meeting time. To schedule an interpreter, please call 645-6079 or TDD 645-3293. Should you have any questions regarding this policy, please contact the City of Columbus, Human Resources Department, at 645-6373.

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**Legislation Number:** PN0068-2012

**Drafting Date:** 3/15/2012

**Current Status:** Clerk's Office for Bulletin

**Version:** 1

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Finance Committee Hearing: 2012 Capital Improvements Budget

**Contact Name:** Carl Williams, Legislative Aide, Councilmember Priscilla R. Tyson

**Contact Telephone Number:** 614-645-2932

**Contact Email Address:** [cgwilliams@columbus.gov](mailto:cgwilliams@columbus.gov)

Columbus City Councilmember Priscilla R. Tyson, chair of the Finance Committee, will conduct a public hearing on the 2012 Capital Improvements Budget.

**What:** Finance Committee Hearing: 2012 Capital Improvements Budget

Who: Councilmember Priscilla R. Tyson, chair of the Finance Committee

When: Thursday, March 29, 2012  
5:30 pm

Where: City Hall  
Columbus City Council Chambers  
90 West Broad Street  
Columbus, OH 43215

Public testimony will be accepted at the hearing. Comments will be limited to three (3) minutes. Individuals wishing to offer testimony must fill out a speaker slip between the hours of 8:00 am and 5:30 p.m. at Columbus City Hall on the day of the hearing. Written comments are also welcomed and may be submitted to Columbus City Council, 90 West Broad Street, Columbus, OH 43215 or [cgwilliams@columbus.gov](mailto:cgwilliams@columbus.gov)

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**Legislation Number:** PN0309-2011

**Drafting Date:** 12/5/2011

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** German Village Commission 2012 Meeting Schedule

**Contact Name:** Cristin Moody

**Contact Telephone Number:** (614) 645-8040

**Contact Email Address:** [camoody@columbus.gov](mailto:camoody@columbus.gov)

The German Village Commission has its Regular Meeting the 1st Tuesday of every month (barring Holiday exceptions). Copies of the Agenda may be obtained by calling 645-8040 or by e-mail to [ljpoulton@columbus.gov](mailto:ljpoulton@columbus.gov). A Sign Language Interpreter will be made available provided the Historic Preservation Office is given a reasonable notice of at least forty-eight (48) hours prior to the scheduled Regular meeting time. To schedule, please call 645-8036.

Application Deadline	Business Meeting Dates (1st fl. Conf. Rm, 109 N. Front St.) 12:00pm	Regular Meeting Date German Village Meeting Haus (588 S Third St.) 4:00pm
December 20, 2011	December 27, 2011	January 3, 2012
January 24, 2012	January 31, 2012	February 7, 2012
February 21, 2012	February 28, 2012	March 6, 2012
March 20, 2012	March 27, 2012	April 3, 2012
April 17, 2012	April 24, 2012	May 1, 2012
May 22, 2012	May 29, 2012	June 5, 2012
June 19, 2012	June 26, 2012	July 10, 2012
July 24, 2012	July 31, 2012	August 7, 2012
August 21, 2012	August 28, 2012	September 11, 2012
September 18, 2012	September 25, 2012	October 2, 2012
October 23, 2012	October 30, 2012	November 13, 2012
November 20, 2012	November 27, 2012	December 4, 2012
December 18, 2012	December 20, 2012	January 8, 2013



January 22, 2013

January 29, 2013

February 5, 2013

Mail or deliver completed Certificate of Appropriateness applications to:

City of Columbus  
Historic Preservation Office  
109 N. Front St. - Ground Floor  
Columbus OH 43215-9031

**Legislation Number:** PN0310-2011

**Drafting Date:** 12/5/2011

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Brewery District Commission 2012 Meeting Schedule

**Contact Name:** James Goodman

**Contact Telephone Number:** (614) 645-7920

**Contact Email Address:** jgoodman@columbus.gov

The Brewery District Commission has its Regular Meeting the 1st Thursday of every month (barring Holiday exceptions). Copies of the Agenda may be obtained by calling 645-7920 or by e-mail to ljpoulton@columbus.gov. A Sign Language Interpreter will be made available provided the Historic Preservation Office is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule, please call 645-8036.

Application Deadline	Business Meeting Dates (1st fl. Conf. Rm, 109 N. Front St.) 12:00pm	Regular Meeting Date (Training Center, 109 N. Front St.) 6:15pm
December 22, 2011	December 29, 2011	January 5, 2012
January 19, 2012	January 26, 2012	February 2, 2012
February 16, 2012	February 23, 2012	March 1, 2012
March 22, 2012	March 29, 2012	April 5, 2012
April 19, 2012	April 26, 2012	May 3, 2012
May 24, 2012	May 31, 2012	June 7, 2012
June 21, 2012	June 28, 2012	July 5, 2012
July 19, 2012	July 26, 2012	August 2, 2012
August 23, 2012	August 30, 2012	September 6, 2012
September 20, 2012	September 27, 2012	October 4, 2012
October 18, 2012	October 25, 2012	November 1, 2012
November 21, 2012	November 29, 2012	December 6, 2012
December 20, 2012	December 27, 2012	January 3, 2013
January 24, 2013	January 31, 2013	February 7, 2013

Mail or deliver completed Certificate of Appropriateness applications to:

City of Columbus  
Historic Preservation Office  
109 N. Front St. - Ground Floor  
Columbus OH 43215-9031

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**Legislation Number:** PN0311-2011

**Drafting Date:** 12/5/2011

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Victorian Village Commission 2012 Meeting Schedule

**Contact Name:** James Goodman

**Contact Telephone Number:** (614) 645-7920

**Contact Email Address:** jagoodman@columbus.gov

The Victorian Village Commission has its Regular Meeting the 2nd Thursday of every month (barring Holiday exceptions). Copies of the Agenda may be obtained by calling 645-7920 or by e-mail to [ljpoulton@columbus.gov](mailto:ljpoulton@columbus.gov). A Sign Language Interpreter will be made available provided the Historic Preservation Office is given a reasonable notice of at least forty-eight (48) hours prior to the scheduled Regular meeting time. To schedule, please call 645-8036.

Application Deadline	Business Meeting Dates (1st fl. Conf. Rm, 109 N. Front St.) 12:00pm	Regular Meeting Date (Training Center, 109 N. Front St.) 6:15pm
December 29, 2011	January 5, 2012	January 12, 2012
January 26, 2012	February 2, 2012	February 9, 2012
February 23, 2012	March 1, 2012	March 8, 2012
March 29, 2012	April 5, 2012	April 12, 2012
April 26, 2012	May 3, 2012	May 10, 2013
May 31, 2012	June 7, 2012	June 14, 2012
June 28, 2012	July 5, 2012	July 12, 2012
July 26, 2012	August 2, 2012	August 9, 2012
August 30, 2012	September 6, 2012	September 13, 2012
September 27, 2012	October 4, 2012	October 11, 2012
October 25, 2012	November 1, 2012	November 8, 2012
November 29, 2012	December 6, 2012	December 13, 2012
December 27, 2012	January 3, 2013	January 10, 2013
January 31, 2013	February 7, 2013	February 14, 2013

Mail or deliver completed Certificate of Appropriateness applications to:

City of Columbus  
Historic Preservation Office  
109 N. Front St. - Ground Floor

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**Legislation Number:** PN0312-2011

**Drafting Date:** 12/5/2011

**Version:** 1

**Current Status:** Clerk's Office for Bulletin

**Matter Type:** Public Notice

**Notice/Advertisement Title:** Italian Village Commission 2012 Meeting Schedule

**Contact Name:** Connie Torbeck

**Contact Telephone Number:** (614) 645-0664

**Contact Email Address:** cltorbeck@columbus.gov

The Italian Village Commission has its Regular Meeting the 3rd Tuesday of every month (barring Holiday exceptions). Copies of the Agenda may be obtained by calling 645-0664 or by e-mail to [ljpoulton@columbus.gov](mailto:ljpoulton@columbus.gov). A Sign Language Interpreter will be made available provided the Historic Preservation Office is given a reasonable notice of at least forty-eight (48) hours prior to the scheduled Regular meeting time. To schedule, please call 645-8036.

Application Deadline	Business Meeting Date (1st fl. Conf. Rm, 109 N. Front St.) 12:00pm	Regular Meeting Date (Training Center, 109 N. Front St.) 6:15pm
January 3, 2012	January 10, 2012	January 17, 2012
February 7, 2012	February 14, 2012	February 21, 2012
March 6, 2012	March 13, 2012	March 20, 2012
April 3, 2012	April 10, 2012	April 17, 2012
May 1, 2012	May 8, 2012	May 15, 2012
June 5, 2012	June 12, 2012	June 19, 2012
July 3, 2012	July 10, 2012	July 17, 2012
August 7, 2012	August 14, 2012	August 21, 2012
September 4, 2012	September 11, 2012	September 18, 2012
October 2, 2012	October 9, 2012	October 16, 2012
November 6, 2012	November 13, 2012	November 20, 2012
December 4, 2012	December 11, 2012	December 18, 2012
January 2, 2013	January 8, 2013	January 15, 2013
February 5, 2013	February 12, 2013	February 19, 2013

Mail or deliver completed Certificate of Appropriateness applications to:

City of Columbus  
Historic Preservation Office  
109 N. Front St. - Ground Floor  
Columbus OH 43215-9031

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**Legislation Number:** PN0313-2011













# EXHIBIT A

## NOTICE OF REGULAR MEETINGS

### COLUMBUS RECREATION AND PARKS COMMISSION

The Recreation and Parks Commission, appointed and organized under the Charter of the City of Columbus, Section 112-1 is empowered to equip, operate, direct and maintain all the existing recreational and park facilities. In addition, said Commission exercises certain powers and duties as specified in Sections 112-1 and 112-2 of the Columbus City Charter.

Please take notice that meetings of the Recreation and Parks Commission will be held at 8:30 a.m. on the following dates and locations (unless otherwise posted):

*Wednesday, January 11, 2012 – 1111 East Broad Street, 43205*

*Wednesday, February 8, 2012 – 1111 East Broad Street, 43205*

*Wednesday, March 14, 2012 – 1111 East Broad Street, 43205*

*Wednesday, April 11, 2012 – 1111 East Broad Street, 43205*

*Wednesday, May 9, 2012 – 1111 East Broad Street, 43205*

*Wednesday, June 13, 2012 – 1111 East Broad Street, 43205*

*Wednesday, July 11, 2012 – 1111 East Broad Street, 43205*

*August Recess – No meeting*

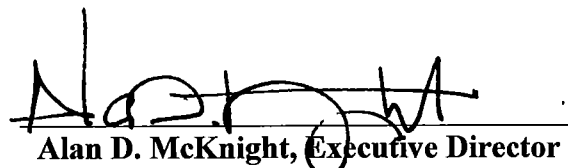
*Wednesday, September 12, 2012 – 1111 East Broad Street, 43205*

*Wednesday, October 10, 2012 – 1111 East Broad Street, 43205*

*Wednesday, November 14, 2012 – 1111 East Broad Street, 43205*

*Wednesday, December 12, 2012 – 1111 East Broad Street, 43205*

In the event no proper business exists the meeting may be cancelled without further notice. For more information you may contact the Columbus Recreation and Parks Department, 1111 East Broad Street, Suite 200, Columbus, Ohio 43205 (Telephone: 614-645-3319).



**Alan D. McKnight, Executive Director  
Columbus Recreation and Parks Department**