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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, JUNE 22, 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.: 10310-00098
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
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.  
To increase the allowable garage space from 720 sq. ft. to 986 sq. ft.  
Proposal: To construct a 266 sq. ft. addition onto an existing 720 sq. ft. garage.  
Applicant(s): Joseph S. & Lisa M. Lewis  
411 E. North Broadway St.  
Columbus, Ohio 43214  
Property Owner(s): Same as applicants.

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

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 yard having access to a street.  
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
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.

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.  
To reduce the minimum lot width in an R-2F district from 50 ft. to 46.5 ft.  
**Proposal:** To create a lot in an R-2F zoning district that does not meet the minimum width requirement to construct a single-family dwelling.  
**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
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

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

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
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

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  
14855 Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

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  
14855 Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
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

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

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
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

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

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
HOLDOVER CASE:

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