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
           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.

RESULTS: APPROVED

VOTE: 4-0-1

MEMBER
James V. Maniac (Chair)  yes
John Behal  yes
Jim Bubutiev  yes
John Haytas  recused
Paul Love  yes

Signature of STAFF MEMBER in attendance, certifying that the outcome of this case was as reported above:

___________________________________________________
Name  Date

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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

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

1. Variance amended at the hearing from 206 to 0 spaces to 296 to 0 spaces.

VOTE: 5-0

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

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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  

RESULTS: APPROVED in consideration of the following CONDITION(S):  
1. The addition will be constructed with fire-rated material.  

VOTE: 5-0  

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

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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.  
Proposal: To increase the allowable garage area from 720 sq. ft. to 975 sq. ft. (255 sq. ft.).  
Applicant(s): William R. & Linda S. Loomis  
2550 Young's Grove Rd.  
Columbus, Ohio 43231  
Property Owner(s): Same as applicant.

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

1. No cooking facilities or habitable space will be established inside the garage.  
2. The garage cannot be used for any business-related purpose.

VOTE: 5-0

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

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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

RESULTS: APPROVED

VOTE: 5-0

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

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

1. Remove habitable floor space in the basements to enhance the Floor Area Ratio.

VOTE: 5-0

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

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BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 27, 2010

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

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

1. The minimum distance of the garage shall be at least two (2) ft. from the north lot line.
2. The use of piers and beams shall be used along the north and at least part of the east side of the garage instead of digging a trench for a continuous footer to help avert potential damage to the neighbor’s magnolia tree roots to the north.
3. The applicant shall enter into a recorded cross-access maintenance easement agreement with the property owner to the east.

VOTE: 5-0

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

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BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 27, 2010

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

RESULTS: APPROVED

VOTE: 5-0

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

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BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 27, 2010

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

RESULTS: APPROVED
VOTE: 5-0

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

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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.

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

1. There shall be no habitable space in the garage.
2. The applicant shall enter into recorded cross-access maintenance easement agreements.

VOTE: 5-0

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

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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  
Proposal: To reduce the minimum number of parking spaces from 34 to 7.  
Applicant(s): Pastor Allan A. Reynolds  
Property Owner(s): Preston O. Ford  

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

1. A time extension of 6 months on the validity of this variance is granted. (Expires: January 27, 2011.)  

VOTE: 5-0  

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

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