

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 24, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 24, 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.:**     **10310-00189**  
       **Location:**         **1685 BUCKSGLEN DRIVE (43119)**, located at the southwest corner of Bucksglen Drive and Melon Court.  
       **Area Comm./Civic:** Westland Area Commission  
       **Existing Zoning:** R-2, Residential District  
       **Request:**         Variance(s) to Section(s):  
                              3332.21, Building lines  
  To reduce the building line from 25 feet to 9 feet.  
                              3332.26, Minimum side yard permitted.  
  To reduce the minimum side yard from 5 feet to 3 feet.  
  
       **Proposal:**         To construct a carport.  
       **Applicant(s):**     William A. Taylor  
                              1685 Bucksglen Drive  
                              Galloway, Ohio 43119  
  
       **Property Owner(s):** Applicant

2.     **Application No.:**     **10310-00199**  
       **Location:**           **2455 WATKINS ROAD (43207)**, at the southwest corner of  
                                  Watkins Rd. & Alum Creek Dr.  
       **Area Comm./Civic:**   Far South Side Area Commission  
       **Existing Zoning:**    M, Manufacturing  
       **Request:**            Variances to Sections:  
                                  3309.14, Height district.  
                                      To allow the overall height of a building to exceed  
                                      55 ft.; to increase the overall height to 130 ft. (75  
                                      ft.).  
                                  3312.21, Landscaping and screening.  
                                      To reduce the parking setback landscaping  
                                      requirement for the temporary truck parking along  
                                      Watkins Rd. from 25 ft. to 0 ft.  
                                  3312.25, Manuevering.  
                                      To allow maneuvering within the required 25 ft.  
                                      parking setback, at the site of the temporary truck  
                                      parking provided along Watkins Rd.  
                                  3312.27, Parking setback.  
                                      To reduce the parking setback for the temporary  
                                      truck parking along Watkins Rd. from 25 ft. to 0 ft.  
                                  3312.49, Minimum number of parking spaces required.  
                                      To reduce the additonal number of required parking  
                                      spaces from 46 to 37 (9 spaces).  
       **Proposal:**            To construct a building addition onto a soft drink syrup  
                                  plant.  
       **Applicant(s):**        The Coca-Cola Company  
                                  c/o Robert A. Meyer, Jr.  
                                  Porter, Wright, Morris & Arthur, L.L.P.  
                                  41 S. High St.  
                                  Columbus, Ohio 43215  
       **Property Owner(s):**   The Coca-Cola Company  
                                  2455 Watkins Rd.  
                                  Columbus, Ohio 43207

3. **Application No.:** 10311-00200  
**Location:** 3485 EAST FULTON STREET (43227), located on the south side of E. Fulton St., approximately 413 ft. east of Barnett Rd.  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit to Section: 3389.07, Impound lot, junk yard or salvage yard.  
To expand an existing recycling facility.  
**Proposal:** Increased storage for an existing recycling facility.  
**Applicant(s):** Mitch Schwartz; c/o Benjamin S. Zacks  
33 S. James Rd., 3rd Floor  
Columbus, Ohio 43213  
**Property Owner(s):** SIJ Partnership, L.L.C.  
P.O. Box 27248; 3540 E. Fulton St.  
Columbus, Ohio 43227
4. **Application No.:** 10310-00201  
**Location:** 898 HEYL AVENUE (43206), located on the east side of Heyl Avenue, approximately 80 feet south of Columbus Street.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R2F, Residential District  
**Request:** Variance(s) to Section(s): 3332.26, Minimum side yard permitted.  
To reduce the northern minimum side yard from 5 feet to 3 feet.  
**Proposal:** To construct an addition to an existing dwelling.  
**Applicant(s):** HNHF Realty Collaborative, c/o Robert Williams  
946 Parsons Ave.  
Columbus, OH 43206  
**Property Owner(s):** City of Columbus Land Bank  
109 N. Front Street  
Columbus, OH 43215

5. **Application No.:** 10311-00203  
**Location:** 2296 ALUM CREEK DRIVE (43207), located at the northeast corner of State Route 104 and Alum Creek Dr.
- Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variances & Special Permit to Section(s):
- 3363.19, Location requirements.  
To permit the establishment of a recycling facility within 600 ft. of a residential zoning district.
  - 3363.41, Storage.  
To permit the open storage of junk, waste products salvaged or wrecked automobiles (recycling materials) within 100 ft. of a residential zoning district.
  - 3389.07, Impound lot, junk yard or salvage yard.  
To establish a concrete/asphalt recycling facility.
  - 3392.12, Prohibited location.  
To allow the operation of a junk yard, impound lot or salvage yard (recycling center) within 600 ft. of a residential zoning district.
  - 3312.43, Required surface for parking.  
To not provide a hard surface for parking, circulation aisles and driveways; to allow a gravel surface.
  - 3312.39, Striping and marking.  
To not stripe and mark parking spaces on a gravel surface.
- Proposal:** To allow the establishment of a concrete and asphalt recycling facility.
- Applicant(s):** Donald Plank; c/o Plank Law Firm  
145 E. Rich St., 3rd Floor  
Columbus, Ohio 43215
- Property Owner(s):** Louis and Harriette C. Zuckerman, Co-Tr.; c/o Stephen P. Samuels; Schottenstein, Zox & Dunn  
250 W. State St.  
Columbus, Ohio 43215

6. **Application No.:** 10310-00208  
**Location:** 2012 LOCKBOURNE ROAD (43016), located on the east side of Lockbourne Road, approximately 100 feet south of Innis Avenue.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.705(B), Building design standards.  
To reduce the width of a principal building from 152 (60%) feet to 72 feet (28%).  
3372.705(F), Building design standards.  
To reduce the percent of the area between the height of two (2) feet and ten (10) feet (572sq.ft.) from 40% (228sq.ft.) to 14% (86sq.ft.).  
**Proposal:** To construct a Dollar General  
**Applicant(s):** Jerry Lee, Lockbourne DG, LLC  
7434 Wyndle Court  
Dublin, OH 43016  
**Property Owner(s):** National Association for Uniformed Services  
2012 Lockbourne Road  
Columbus, OH 43207
7. **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

- 8. Application No.:** 10310-00262
- Location:** 1245-1247 FORSYTHE AVENUE (43215), located on the west side of Forsythe Ave., 62.33 ft. south of W. 5<sup>th</sup> Ave.
- Area Comm./Civic:** Victorian Village Area Commission
- Existing Zoning:** ARLD, Apartment Residential District
- Request:** Variances to Sections:  
3333.09, Area requirements.  
To reduce the minimum lot width from 50 ft. to 38 ft. along Forsythe Ave. and 46 ft. at the rear, to reflect existing conditions.  
3333.11, ARLD area district requirements.  
To reduce the minimum lot area per dwelling unit from 2,500 sq. ft. to 1,094 sq. ft., to reflect existing conditions.  
3333.15, Basis of computing area.  
To raise the lot coverage for a building from the maximum of 50% of the lot area to 66.27% of the lot area, to reflect an existing condition.  
3333.17, Building lines; definitions.  
To allow the front building line to be reduced from a minimum of 10 ft. to 4 ft., to reflect an existing condition.  
3333.22, Maximum side yard required.  
To reduce the maximum side yard requirement from 20% (7.78 ft.) of the lot width to 13.88% (5.4 ft.) for unit 1245 and to 13.37 ft% (5.2 ft.) for unit 1247, to reflect an existing condition.  
3333.23, Minimum side yard permitted.  
To reduce the minimum side yard from 5 ft. to 0 ft. at the shared interior lot line, to reflect an existing condition.  
3333.24, Rear yard.  
To reduce the minimum rear yard required from 25% of the total lot area (547 sq. ft.) to 5.58% (122 sq. ft.), to reflect an existing condition.  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces from 4 to 0, to reflect an existing condition.
- Proposal:** To allow an existing, non-conforming use to be reconstructed in the event of a catastrophe.
- Applicant(s):** Chris Bernard  
199 Wilbur Ave.  
Columbus, Ohio 43201
- Property Owner(s):** Same as applicant and Lyndsay Greer  
1245 Forsythe Ave.  
Columbus, Ohio 43201

9. **Application No.:** 10310-00264  
**Location:** 697 NORTH 4<sup>TH</sup> STREET (43201), located at the northwest corner of Lincoln St. and N. 4<sup>th</sup> St.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance to Section:  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of additional parking spaces from 76 to 0 for a re-developed former bakery into a mixed-use studio/exhibit/retail/restaurant and office building.  
**Proposal:** To convert a former commercial bakery into artist's studios, exhibition hall, retail, restaurant and office space.  
**Applicant(s):** L.S. Development Systems, L.L.C.  
994 Dennison Ave.  
Columbus, Ohio 43201  
**Property Owner(s):** Same as applicant.