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

RESULTS: APPROVED

VOTE: 3-0

MEMBER
James V. Maniace (Chair) yes
John Behal yes
Jim Bubutiev abstained
John Haytas absent
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
SEPTEMBER 28, 2010

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

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

VOTE: 4-0

MEMBER
James V. Maniace (Chair) yes
John Behal yes
Jim Bubutiev yes
John Haytas absent
Paul Love yes

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

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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.
3332.26, Minimum side yard permitted.
   To reduce the minimum side yard on the east to be reduced from 5 ft. to 2 ft. 6 in., to reflect an existing condition.

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

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

1. A recorded, cross-access maintenance easement agreement shall be provided between the property owners involving any property line closer than 3 ft. to a building, except along the unimproved alley next to 1014 Frebis Ave., at such time as each property becomes under separate ownership.

VOTE: 3-0
MEMBER
James V. Maniace (Chair)  yes
John Behal               recused
Jim Bubutiev             yes
John Haytas              absent
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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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

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

1. The applicant shall enter into a recorded parking lease agreement for at least 84 parking spaces within 750 ft. of the site of the 3-story apartment building to be split from the apartment complex.

**VOTE:** 4-0
This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

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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  

RESULTS: APPROVED  
VOTE: 4-0  

MEMBER  
James V. Maniace (Chair) yes  
John Behal yes  
Jim Bubutiev yes  
John Haytas absent  
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.: 10310-00271  
Location: 2533-53 CLEVELAND AVENUE (43211), 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

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

1. That stacked parking only be permitted during Friday afternoon service and during holidays.  
2. The applicant secure a parking agreement with the owner of the property to the north.

VOTE: 4-0

MEMBER
James V. Maniace (Chair) yes  
John Behal yes  
Jim Bubutiev yes  
John Haytas absent  
Paul Love yes  

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

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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

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

1. The applicant should attempt to find at least 15 off-site parking spaces within 750 ft. of the site with a recorded parking lease agreement.
2. The worship meeting times shall not be held on Sundays at this site.

VOTE: 4-0

MEMBER
James V. Maniace (Chair) yes
John Behal yes
Jim Bubutiev yes
John Haytas absent
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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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.  
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  
RESULTS: APPROVED  
VOTE: 4-0  
MEMBER  
James V. Maniaci (Chair) yes  
John Behal yes  
Jim Bubutiev yes  
John Haytas absent  
Paul Love yes  
Signature of STAFF MEMBER in attendance, certifying that the outcome of this case was as reported above:  
___________________________________________________  
Name Date  
This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.  
NOTICE  
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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

RESULTS: APPROVED

VOTE: 4-0

MEMBER
James V. Maniace (Chair)  yes
John Behal  yes
Jim Bubutiev  yes
John Haytas  absent
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
SEPTEMBER 28, 2010

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

RESULTS: APPROVED

VOTE: 4-0

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

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

   1. The minimum distance of the garage may be 6 in. 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.  
   3. The applicant shall enter into a recorded cross-access maintenance easement agreement with the property owner to the east and to the north.  

VOTE: 4-0  

MEMBER  
   James V. Maniace (Chair) yes  
   John Behal yes  
   Jim Bubutiev yes  
   John Haytas absent  
   Paul Love yes  

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

________________________________________________________________________  
Name Date
This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

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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

RESULTS: APPROVED

VOTE: 4-0

MEMBER
James V. Maniace (Chair) yes
John Behal yes
Jim Bubutiev yes
John Haytas absent
Paul Love yes

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

________________________________________________________________________
Name                        Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

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