The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 28, 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.

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1. **Application No.:** 10310-00430  
   **Location:** 1557 RICHMOND AVE. (43203), located on the north side of Richmond Avenue, approximately 110 feet east of Parkwood Avenue.  
   **Area Comm./Civic:** Near East Area Commission  
   **Existing Zoning:** R-3, Residential District  
   **Request:** Variance(s) to Section(s):  
     3332.38 (E), Private garage.  
     To allow a garage to cover more than 45% or the rear yard.  
     3332.38 (F), Private garage.  
     To increase the area of a garage from 720 square feet to 759 square feet.  
     3332.26, Minimum side yard permitted.  
     To reduce the minimum side yard from 3 feet to 0 feet.  
   **Proposal:** To construct an addition to an existing garage.  
   **Applicant(s):** Dallas M. Smith  
   1557 Richmond Avenue  
   Columbus, Ohio 43203  
   **Property Owner(s):** Catherine M. Smith  
   1557 Richmond Avenue  
   Columbus, Ohio 43203  
   **Case Planner:** Jamie Freise, 645-6350  
   **E-mail:** JFFreise@Columbus.gov
2. Application No.: 10310-00432
Location: 717 NORTH HIGH STREET (43215), located at the southwest corner of Buttles Ave. & N. High St.
Area Comm./Civic: Victorian Village
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
   To reduce the number of additional parking spaces from 14 to 0 and
to reduce the required number of bicycle parking spaces from 2 to
0.
Proposal: To convert an art gallery into a restaurant.
Applicant(s): Julie Bullock; c/o Behal, Sampson, Dietz
990 W. 3rd Ave.
Columbus, Ohio 43212
Property Owner(s): White Cross Properties; c/o Julie Bullock; Behal, Sampson, Dietz
990 W. 3rd Ave.
Columbus, Ohio 43212
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. Application No.: 10310-00434
Location: 3417 NORTH HIGH STREET (43214), located at the northwest corner of W. North Broadway St. & N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
   To increase the allowable building setback from 10 ft. to from
between 300 to 363 ft. along the High St. frontage.
3372.605, Building design standards.
   To reduce the number of required vertical elements on the south
elevation from 7 to 0 and to reduce the required window glass and
interior visibility on the south elevation from 25% to 0%. Also, to
reduce the required window glass and interior visibility on the east
elevation from 25% to 17.2%.
Proposal: To renovate the exterior of an existing grocery store.
Applicant(s): The Kroger Co., an Ohio Corporation; c/o Bird & Bull; Andrew A. Gardner
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43081
Property Owner(s): R. & M. Family L.P.
2179 S. Parkway Dr.
Columbus, Ohio 43221
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. Application No.: 10310-00439  
Location: 1463 PARSONS AVENUE (43206), located at the southwest corner of Sheldon Ave. & Parsons Ave.  
Area Comm./Civic: South Side Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance to Section: 3372.604, Setback requirements. To permit the establishment of parking on the side of a building.  
Proposal: To construct an automobile parts store.  
Applicant(s): John DelVerne; c/o Bayer Becker  
6900 Tylersville Rd.  
Mason, Ohio 45050  
Property Owner(s): O’Reilly Automotive, Inc.  
233 S. Patterson  
Springfield, Missouri 65082  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

5. Application No.: 10310-00441  
Location: 1887 RED FERN DRIVE (43229), located on the south side of Red Fern Drive, approximately 150 feet west of Johanne Street  
Area Comm./Civic: Northland Community Council  
Existing Zoning: SR, Suburban Residential District  
Request: Variance(s) to Section(s): 3332.26, Minimum side yard permitted. To reduce the minimum side yard from 5 feet to 0 feet.  
3312.29, Parking space. To reduce the size of a parking space from 9’ x 18’ to 8’ x 18’.  
3312.27, Parking setback line. To reduce the minimum parking setback from 25 feet to 0’.  
Proposal: To allow parking in the front yard.  
Applicant(s): John C. Kessler  
1887 Red Fern Drive  
Columbus, Ohio 43229  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
6. Application No.: 10310-00443  
Location: 2760 BRICE ROAD (43068), located on the east side of Brice Rd., at the terminus of Chantry Dr.

Area Comm./Civic: None  
Existing Zoning: C-4, Commercial District  
Request: Variance to Section: 3312.49, Minimum number of parking spaces required.  
Proposal: To reduce the number of additional parking spaces from 44 to 0.

Applicant(s): Dragon House Delaware, Inc.; c/o Jianqin (Vic) Chen  
102 S. Corkwood Ct.  
Pickerington, Ohio 43147

Property Owner(s): Galileo Apollo I Sub, L.L.C.; c/o Karen Lyons/Denise Harris  
2500 Westfield Dr., Ste. 102  
Elgin, Illinois 60124

Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

7. Application No.: 10310-00448  
Location: 4793 WINTERSET DRIVE (43220), located at the northwest corner of Rayne Ln. & Winterset Dr.

Area Comm./Civic: Northwest Civic Association  
Existing Zoning: SR, Suburban Residential District  
Request: Variance to Section: 3332.27, Rear yard.  
Proposal: To reduce the required rear yard from 25% of the lot area to 20% of the lot area.

Applicant(s): Joyce D. Copeland  
4793 Winterset Dr.  
Columbus, Ohio 43220

Property Owner(s): Same as applicant.

Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
8. Application No.: 10310-00449
Location: 39 WEST MAYNARD AVE. (43202), located on the south side of Maynard Avenue, approximately 200 feet west of High Street.

Area Comm./Civic: University Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow parking on a gravel surface.
Proposal: To allow parking on a gravel surface.
Applicant(s): John and Maureen Byrne
3545 Schirtzinger Road
Hilliard, Ohio 43026
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

9. Application No.: 10310-00450
Location: 1091 OAK STREET (43205), located on the south side of Oak Street, approximately 120 feet west of South Ohio Avenue.

Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the height of a garage from 15 feet to 20 feet 6 inches.
Proposal: To construct a garage.
Applicant(s): Hugh A. Greentree and Mae L. Young
1091 Oak Street
Columbus, Ohio 43205
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. Application No.: 10310-00452
Location: 309 EAST COLUMBUS STREET (43206), located on the south side of East Columbus Street, approximately 40 feet west of South Grant Avenue.

Area Comm./Civic: German Village Area 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 feet to 10 inches.
Proposal: To construct a garage.
Applicant(s): Curtis McKenzie
5917 Birch Bank Circle
Grove City, Ohio 43123
Property Owner(s): Sharon and Robert Wentzell
309 East Columbus Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. Application No.: 10310-00453  
Location: 8363 GALLOP DRIVE (43065), located at the northwest corner of Gallop Drive and Highridge Drive.  
Area Comm./Civic: Far Northwest Coalition  
Existing Zoning: S-R, Suburban Residential District  
Request: Variance(s) to Section(s): 3332.26, Minimum side yard permitted.  
Proposal: To reduce the minimum side yard from 5 feet to 3.49 feet.  
Applicant(s): Michael J. Pastore  
8363 Gallop Drive  
Powell, Ohio 43065  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

12. Application No.: 10311-00426  
Location: 3309 REFUGEE ROAD (43237), located on the south side of Refugee Road, approximately 500 feet east of Winchester Pike.  
Area Comm./Civic: Southeast Community Coalition  
Existing Zoning: C-4, Commercial District  
Request: Special Permit(s) to Section(s): 3307.06, Special permits.  
Proposal: To allow the expansion of a non-conforming use.  
Applicant(s): Thomas Barnett  
1791 Fairwood Avenue  
Columbus, Ohio 43207  
Property Owner(s): Suwit Saelim  
3309 Refugee Road  
Columbus, Ohio 43232  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov