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.

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 (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  
   APPROVED: 4-0
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  
APPROVED: 4-0

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. up 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  
APPROVED: 4-0
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
APPROVED: 4-0

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
DISAPPROVED: 0-4
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. To reduce the number of additional parking spaces from 44 to 0.  
Proposal: To convert a cellular phone retail sales establishment into a restaurant.  
Applicant(s): Dragon House Delaware, Inc.; c/o Jian Qin (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  
APPROVED: 4-0

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. To reduce the required rear yard from 25% of the lot area to 20% of the lot area.  
Proposal: To construct an unheated, screened-in porch to the rear of a single-family dwelling.  
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  
APPROVED: 4-0
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.  
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  
TABLED: 4-0

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.  
Proposal: To increase the height of a garage from 15 feet to 20 feet 6 inches.  
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  
APPROVED: 4-0

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.  
Proposal: To reduce the minimum side yard from 3 feet to 10 inches.  
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  
APPROVED: 4-0
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
APPROVED: 4-0

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): Suvit Saelim
3309 Refugee Road
Columbus, Ohio  43232
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
APPROVED: 4-0