AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 22, 2011

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, FEBRUARY 22, 2011 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.: 10310-00568
Location: 470 CANYON DRIVE NE (43214), located the northwest corner of North Canyon Drive and North East Canyon Drive.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines
To reduce the building line from 25' to 3'.
3342.18, Parking setback line
To reduce the parking setback from 25' to 12'.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5' to 4.68' on the western property line.
Proposal: A carport.
Applicant(s): Richard Buchsieb Jr.
2445 Kensington Drive
Columbus, OH 43221
Property Owner(s): Kenneth F. Hewes
470 Canyon Drive, NE
Columbus, OH 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED, WITH CONDITION.
2. Application No.: 10310-00569  
Location: 48 EAST 15TH AVENUE (43201), located on the north side of E. 15th Ave., 50 ft. east of Pearl Al.  
Area Comm./Civic: University Area Commission  
Existing Zoning: AR-4, Apartment Residential District  
Request: Variances(s) to Section(s):  
3333.23, Minimum side yard permitted.  
   To reduce the minimum side yard from 5 ft. to 4.8 ft.  
3333.24, Rear yard.  
   To reduce the minimum rear yard from 25% of the total lot area to 16 +/-%.  
3312.13, Driveway.  
   To reduce the minimum width of a driveway for 2-way travel from 20 ft. to 13+/- ft. along parking spaces #13 & #16.  
3312.21, Landscaping and screening.  
   To reduce the minimum area of a landscaping island from 145 sq. ft. to 112+/- sq. ft. between parking spaces #10 & #11.  
3312.27, Parking setback line.  
   To reduce the minimum parking setback from 25 ft. to 10 ft.  
3372.521, Supplemental parking requirements.  
   To allow the existing parking and maneuvering to continue to occur in the required side yard or required landscaped area and between the building and public street. To not separate the parking area from the required yard or landscaped area by an 8 in. high curb or other permanent barrier.  
3372.562, Landscaped area and treatment.  
   To not plant live vegetation behind the most rear portion of the building or to plant a tree for each ten (10) parking spaces.  
3372.564, Parking.  
   To increase the allowable area of the lot to be devoted to parking and maneuvering of vehicles from 35% of the lot area to 45+/-% of the lot area.  
3372.567, Maximum floor area.  
   To increase the limit of the maximum floor area from 0.60 to be 0.82+/- for an existing building.  
Proposal: To convert an existing building from a property management office and five (5) dwelling units to eight (8) dwelling units only.  
Applicant(s): Garland Properties L.T.D.; c/o Donald Plank; Plank Law Firm  
145 E. Rich St., 3rd Floor  
Columbus, Ohio 43215  
Property Owner(s): Same as applicant.  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov  

APPROVED
3. Application No.: 10310-00571
Location: 5805 FRANTZ ROAD (43016), located on the west side of Frantz Rd., at the terminus of Ballymead Blvd.
Area Comm./Civic: Shannon Heights, Kilbannon, Kildaire Civic Association
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To increase the allowable number of parking spaces from 15 to 25.
Proposal: To construct a bank.
Applicant(s): Brian Quackenbush, P.E.; c/o E.M.H.&T.
5500 New Albany Rd.
Columbus, Ohio 43054
Property Owner(s): Ned Brickman; c/o Karric Square Outlot, L.L.C.
11045 N. Towne Square Rd.
Mequon, Wisconsin 53092
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

APPROVED

4. Application No.: 10310-00572
Location: 5809 RIVERTON ROAD (43232), located on the south side of Riverton Road approximately 360 feet east of Yorkland Road.
Area Comm./Civic: None
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable portion of the lot area devoted to a private garage from 720 feet to 996 feet.
3312.13, Driveway.
To decrease the minimum width of a driveway from 10 feet to 8.8 feet.
Proposal: To construct a new garage.
Applicant(s): Kenneth Steagall
5809 Riverton Road
Columbus, Ohio 43232
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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5. 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

DISMISSED

HOLDOVER CASES:
6. Application No.: 10311-00451
Location: 370 MORRISON ROAD (43213), located at the northeast corner of Westbourne Ave. & Morrison Rd.
Area Comm./Civic: None
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3363.19, Location requirements.
To permit a more objectionable use (recycling facility) to locate within 600 ft. of a residential or apartment residential zoning district, to be at a distance of approximately 200 ft.
3363.27, Height and area regulations.
To permit a recycling use to locate within 600 ft. of a residential or apartment residential use at a distance of approximately 200 ft.
3363.41, Storage.
To not provide the required fence or green belt planting strip for screening. Also, to allow salvage storage to occur within 600 ft. of a residential or apartment residential zoning district at a distance of approximately 200 ft.
3389.07, Impound lot, junk yard or salvage yard.
To grant a special permit for the establishment of a recycling facility.
3392.04, Special permit.
To obtain a special permit for the operation of a recycling facility.
3392.10, Performance requirements.
To increase the allowable height of piled material to be up to 30 ft. instead of 10 ft. Also, to not provide at least a 6 ft. tall, non-transparent fence around an open area where business is conducted.
3392.12, Prohibited location.
To allow a recycling facility to be established within 600 ft. of a residential or institutional zoning district; to be at a distance of approximately 230 ft.
Proposal: To establish a recycling facility.
Applicant(s): Columbus Bituminous Concrete Corp.; c/o Jeffrey L. Brown/David Hodge; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Columbus Bituminous Concrete Corp.; c/o Robert R. Dunn
10 W. Broad St., Suite 2100
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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