

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 26, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 26, 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.:** **11310-00044**
 Location: **6100 PARK CENTER CIRCLE (43217)**, located at the northwest corner of Paul G. Blazer Pkwy. and Park Center Cir.

 Area Comm./Civic: None
 Existing Zoning: L-C-4, Limited Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum number of parking spaces required.
 To reduce the required number of additional parking spaces from 47 to 0.

 Proposal: A change of use from an existing retail space to restaurant.
 Applicant(s): Northstar Development Group, L.L.C.; c/o Jackson B. Reynolds; Smith & Hale
 37 W. Broad St., Suite 725
 Columbus, Ohio 43215

 Property Owner(s): Park Center Circle Ventures, L.L.C.; c/o Northstar Realty
 150 E. Broad Street
 Columbus, Ohio 43215

 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

2. **Application No.:** 11310-00045
Location: 780 SOUTH HIGH STREET (43206), located at the southeast corner of Columbus & S. High Sts.
Area Comm./Civic: Brewery District Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3312.49, Minimum number of parking spaces required.
To increase the allowable number of parking spaces from 16 to 19.
3372.604, Setback requirements.
To permit the establishment of a parking lot on the north side of the building instead of behind the building.
3372.605, Building design standards.
To reduce the width of a building from 60% of the lot width to 35% of the lot width.
- Proposal:** To construct a bank.
Applicant(s): Huntington National Bank; c/o Bird + Bull Engineering; Andrew Gardner
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235
- Property Owner(s):** Pearl Two, L.L.C.
2164 City Gate Dr.
Columbus, Ohio 43219
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 11311-00046
Location: 3900 SULLIVANT AVENUE (43228), located at the northwest corner of Exchange Dr. & Sullivant Ave.
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances Sections:
3389.07, Impound lot, junk yard or salvage yard.
To establish a recycling facility for electronic device (e-waste) products.
3363.41, Storage.
To permit a recycling operation to be located within 600 ft. of a residential zoning district. Also, to allow open storage of recyclable materials at less than 30 ft. of the street property line, to be as little as 0 ft. setback.
3363.23, Building lines -- Definitions.
To allow an 8 ft. fence surrounding the property to remain at a 0 ft. building setback.
3321.05, Vision clearance.
To not maintain a 10 ft. clear vision triangle at the driveway curb cuts due to an opaque fence.
- Proposal:** To operate a recycling facility for electronic devices.
Applicant(s): Scott B. Birrer; c/o Gallagher & Kavinsky, L.P.A.
8740 Orion Pl., Suite 200
Columbus, Ohio 43240
- Property Owner(s):** Milmer, L.L.C.
3720 Lacon Rd.
Hilliard, Ohio 43026
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 11310-00049
Location: 49-51 WARREN STREET (43215), located on the south side of Warren Street, approximately 150 feet east of Pearl Street.
Area Comm./Civic: Italian Village Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1 foot.
3332.38, Private garage.
To allow habitable space in the second story of the garage.
Proposal: To build a new garage with habitable space.
Applicant(s): Thomas Schultz
2256 Cob Tail Way
Blacklick, Ohio 43004
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 11310-00080
Location: 7506 GATESTONE LANE (43235), located at the southeast corner of Ashler Ct. & Gatestone Ln.
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: RR, Restricted Rural District
Request: Variance Sections:
3332.21, Building lines.
To reduce the required platted building line from 30 ft. to 28 ft.
Proposal: To permit a building addition onto a single-family dwelling.
Applicant(s): Brian Zinglemann, Architect
261 Garden Rd.
Columbus, Ohio 43214
Property Owner(s): Suzanne Miller
7506 Gatestone Ln.
Columbus, Ohio 43235
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 11310-00082
Location: 5501 FISHER ROAD (43228), located at the southeast corner of Fisher Rd. & Rome-Hilliard Rd.
Area Comm./Civic: None
Existing Zoning: C-5, Commercial District
Request: Variance to Section:
3357.04, Building lines in highway oriented commercial districts.
To reduce the required building setback for a canopy over gasoline pumps from 60 ft. to 54 ft. along Rome-Hilliard Rd. and from 50 ft. to 38 ft. along Fisher Rd.
3357.13, Development standards: Lot area, waste storage, and residential buffer.
To reduce the required landscaping buffer from 10 ft. to 5 ft. for parking spaces along the east property line that abut residentially-zoned property.
3312.09, Aisle.
To reduce the minimum width of an aisle from 20 ft. to 10 ft. for the parking spaces beside the stacking spaces accessing the car wash.
3312.27, Parking setback line.
To reduce the minimum parking setback from 10 ft. to 5 ft. for one parking space at the southwest corner of the site.
Proposal: To raze and rebuild a gas station and convenience store.
Applicant(s): Campbell Oil Company; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Campbell Oil Company
P.O. Box 907
Massillon, Ohio 44648
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** 11310-00083
Location: 525 SAWYER BOULEVARD (43203), located at the terminus of Sawyer Blvd., along the south side of Caldwell Pl.
Area Comm./Civic: Near East Area Commission
Existing Zoning: AR-2, Apartment Residential District
Request: Variances to Section(s):
3312.21, Landscaping and screening.
To not provide parking lot screening on the perimeter of the parking lot.
3333.255, Perimeter yard.
To reduce the required perimeter yard from 25 ft. to 10 ft.
Proposal: To create additional parking spaces for an apartment complex.
Applicant(s): George W. Schweitzer; c/o Geo-Graphics, Inc.
3331 E. Livingston Ave.
Columbus, Ohio 43227
Property Owner(s): V.T.T. Skyview Towers, L.L.C.; c/o Paul Mulvaney, Construction & Maintenance Operations Manager, Agent
100 Concord St.
Framingham, Massachusetts 01702
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. Application No.: 11310-00084
Location: 1167 MOUNT PLEASANT AVE. (43201), located on the west side of Mount Pleasant, approximately 100 feet north of Fourth Avenue.
Area Comm./Civic: Italian Village 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 required number of additional parking spaces from 32 to 0.
Proposal: A change of use from a service garage to restaurant.
Applicant(s): Romeo Issa
662 Meyer Drive
Worthington, Ohio 43085
Property Owner(s): Roman Czech
735 Highland Drive
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

9. Application No.: 11310-00085
Location: 5805 CHANTRY DRIVE (43232), located on the south side of Chantry Blvd., approximately 1/4 mile west of Brice Rd.
Area Comm./Civic: None
Existing Zoning: LC-4, Limited Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the required number of parking spaces from 154 to 62 (92) spaces.
Proposal: To allow a lot split to occur for an existing restaurant from an existing shopping center.
Applicant(s): CI-Ross Limited Partnership; c/o Donald Plank, Plank Law Firm
145 E. Rich St., 3rd Fl.
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** 11311-00010
Location: 2101 INTEGRITY DRIVE SOUTH (43209), located on the south side of Integrity Drive, approximately 1200 feet east of Alum Creek Drive.
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.034, Compost facility.
To expand an existing compost facility
3312.43, Required surface for parking.
To allow an existing gravel access drive.
Proposal: To expand an existing compost facility and to allow an existing gravel access drive.
Applicant(s): Ohio Soil Recycling, LLC
2101 Integrity Drive South
Columbus, Ohio 43209
Property Owner(s): SMM Properties, LLC and OSR Land, LLC
2101 Integrity Drive South
Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 10310-00381
Location: 475 SOUTH OHIO AVENUE (43204), located on the west side of South Ohio Avenue, approximately 80 feet north of Fulton Street.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage
To increase the allowable size of a private garage from 720 square feet to 896 square feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 4 feet.
Proposal: To construct a new 896 sq. ft. detached garage.
Applicant(s): Omniscares, c/o Jason Craycraft
2338 Scioto-Harper
Columbus, Ohio 43204
Property Owner(s): Fiery W. Hayes
475 South Ohio Avenue
Columbus, Ohio 43205
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** 11310-00017
Location: 1407 N. FOURTH STREET (43201), located at the northwest corner of North 4th street and 8th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05 (A)(4), Area district lot width requirements.
To reduce the lot widths from 50 feet to 34.36 feet in the R-4 district.
3332.15, R-4 area district requirements.
To reduce the lot areas of each lot from 5000 square feet to 4358.5 sq ft.
3321.05 (B)(2), Vision clearance.
To allow a dwelling to encroach within the 30' vision clearance triangle.
3332.21(D)(1), Building Lines.
To increase the building setback on Hamlet Street from 20 feet to 20.29 feet.
3372.542 - Maximum lot coverage.
To increase the maximum lot coverage from 25% to 26% for Lot#1.
3372.543, Building lines.
To increase the maximum setback from 21.02 feet to 28 feet.
3372.544, Maximum floor area.
To increase the maximum floor areas from 0.40% for the following lots:
* 0.72% Floor Area Ratio for Lot #1 Hamlet Street
* 0.64% Floor Area Ratio for Lot #2 Hamlet Street
* 0.64% Floor Area Ratio for Lot #3 Hamlet Street
* 0.57% Floor Area Ratio for Lot #4 Hamlet Street
* 0.64% Floor Area Ratio for Lot #5 Hamlet Street
* 0.62% Floor Area Ratio for Lot #6 North Fourth
* 0.62% Floor Area Ratio for Lot #7 North Fourth Street
* 0.54% Floor Area Ratio for Lot #8 North Fourth Street
* 0.62% Floor Area Ratio for Lot #9 North Fourth Street
* 0.70% Floor Area Ratio for Lot #North Fourth Street
3372.545, Height.
To increase the average cornice/eave height variance of 10% to 15% for Lot #5 Hamlet and to permit an increase in permitted average cornice/eave height variance of 10% to *18% for Lot #6 North Fourth Street (*Adjacent building is a flat roof so it does not have a cornice/eave.)
Proposal: To divide 3 existing parcels into single family lots.
Applicant(s): Campus Partners for Community Redevelopment, c/o Jill S. Tangeman
52 E. Gay Street
Columbus, Ohio 43215
Property Owner(s): Campus Partners for Community Redevelopment
1534 North High Street
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. **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 & Variances(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

14. **Application No.:** 10310-00372
Location: 52 EAST 15TH AVENUE (43201), located on the north side of E. 15th Ave., approximately 350 ft. east of N. High St. (Includes properties beginning at the southeast corner of Pearl Al. and E. 17th Ave., going east for approximately 430 ft.)

Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variances:
3372.562, Landscaped area and treatment.
To provide landscaping, at a minimum, as shown on the site plan for Buildings A & B instead of the 5% minimum located behind the most rear portion of the principal residential buildings.
3372.563, Maximum lot coverage.
To allow lot coverage of Building A to be 88% and Building B to be 58% (total lot coverage = 64%) while the proposed construction for the replacement of non-contributing buildings will exceed the minimum 40% lot coverage.
3372.564, Parking.
To reduce the minimum number of required parking spaces for Buildings A & B from 588 to 238.
3372.565, Building lines.
To reduce the required building setback for Building A from 25 ft. to 0 ft.
3372.566, Building separation and size.
To increase the allowable maximum of 10,200 sq. ft. of calculated floor area for any building to 165,508 sq. ft. for Building A and to 32,100 sq. ft. for Building B.
3372.567, Maximum floor area.
To increase the maximum floor area ratio for Building A from .6 (43,124 sq. ft.) to 2.3 (165,508 sq. ft.) and to increase the F.A.R. for Building B from .8 (25,090 sq. ft.) to 1.02 32,100 sq. ft.
3372.568, Height.
To increase the allowable mean height of Building A from 35 ft. to 50 ft. and to 40 ft. for Building B.
3333.12, AR-1 and AR-4 area district requirements.
To increase the number of dwelling units permitted as determined by the lot size (1,200 sq. ft. of lot area per unit) from 80 to 119 for Building A.
3333.18, Building lines.
To reduce the minimum building setback from 25 ft. to 0 ft. along E. 16th Ave.
3333.23, Minimum side yard permitted.
To reduce the minimum side yard for Building A from 8.3 ft. to 0 ft.
3333. 24, Rear yard.
To reduce the required rear yard area from 25% of the total yard area to 0% for Buildings A & B.

Proposal: To construct a student housing development.
Applicant(s): Edwards Companies; c/o Michael T. Shannon; Crabbe, Brown & James
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Aby Properties, et. al.; c/o Pella Company
52 E. 15th Ave.
Columbus, Ohio 43210
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov