

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 23, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 23, 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.

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1.     **Application No.:**     **11310-00288**  
       **Location:**         **1947 SUNBURY ROAD (43219)**, located on the west side of Sunbury Road, approximately 300 feet north of Mock Road.  
       **Area Comm./Civic:**   Northeast Area Commission  
       **Existing Zoning:**   R, Rural District  
       **Request:**            Variance(s) to Section(s):  
                              3312.35, Prohibited parking.  
  To park a commercial vehicle in a residential district.  
                              3312.43, Required surface for parking.  
  To allow a gravel driveway and parking area.  
       **Proposal:**           To house a a Semi-trailer truck on a graveled parking surface in a residential district.  
       **Applicant(s):**       Dorella & James Washington  
                              1947 Sunbury Road  
                              Columbus, Ohio 43219  
       **Property Owner(s):** Applicant  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**             JFFreise@Columbus.gov

**POSTPONED PRIOR TO HEARING. NO NOTICES SENT.**

**2. Application No.:** 11310-00311  
**Location:** 4766 KENNY ROAD (43220), located at the northeast corner of Kenny Road and Circle Drive  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line.  
To reduce the minimum parking setback from 25 feet to 10 feet.  
3365.21, Height and area regulations.  
To reduce the minimum side yard from 25 feet to 15 feet.  
**Proposal:** To construct a 1230 sq.ft. building addition.  
**Applicant(s):** Shawn McAllister  
1679 Old Henderson Road  
Columbus, Ohio 43220  
**Property Owner(s):** George B. & Catherine E. Cleary  
4766 Kenny Road  
Columbus, Ohio 43220  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**APPROVED**

**3. Application No.:** 11310-00312  
**Location:** 3592 & 3660 CORPORATE DRIVE (43231), located at the northeast corner of the eastbound exit and entrance ramps at Dublin-Granville Rd. (State Route 161) and Corporate Dr.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variances to Sections:  
3312.49, Minimum number of parking spaces required.  
To increase the maximum number of parking spaces permitted from 253 to 340; an increase of 87 spaces.  
3367.15, M-2 manufacturing district special provisions.  
To reduce the minimum setback for parking from 50 ft. to 2 ft. along Dublin-Granville Rd. (Route 161).  
**Proposal:** To increase the allowable number of parking spaces for two adjoining office buildings by the same owner.  
**Applicant(s):** Tom Finley; c/o Omni Columbus One, L.L.C.  
29225 Chagrin Blvd.  
Pepper Pike, Ohio 44122  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss5@Columbus.gov

**APPROVED**

4. **Application No.:** 11310-00325  
**Location:** 560 MELROSE AVENUE (43202), located on the north side of Melrose Ave., 200 ft. east of Summit St.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance to Section:  
3332.38, Private garage.  
To increase the maximum allowable height of a detached garage from 15 ft. to 22 ft. (7 ft.).  
**Proposal:** To allow a detached garage to exceed the allowable height for an attic.  
**Applicant(s):** Randy A. & Laura Sanders  
560 Melrose Ave.  
Columbus, Ohio 43202  
**Property Owner(s):** Same as applicants.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

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5. **Application No.:** 11310-00326  
**Location:** 1816 WEST 5TH AVENUE (43212), located at the northeast corner of Wyandotte Rd. & W. 5th Ave.  
**Area Comm./Civic:** Fifth by Northwest Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances to Sections:  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of additional parking spaces from 3 to 0.  
3312.09, Aisle.  
To reduce the minimum aisle width from 20 ft. to 11 ft.  
3312.21, Landscaping and screening.  
To not provide parking lot landscaping at the alley.  
**Proposal:** To convert a second story residence above a commercial use into commercial retail space.  
**Applicant(s):** David Hodge; c/o Smith & Hale, L.L.C.  
37 W. Broad St., Suite 725  
Columbus, Ohio 43215  
**Property Owner(s):** 1816 West Fifth, L.L.C.  
1816 W. 5th Ave.  
Columbus, Ohio 43212  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

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6. **Application No.:** 11311-00348  
**Location:** 477 CLAYCRAFT ROAD (43230), located at the terminus of Claycraft Rd. west of I-270 and east of Big Walnut Creek and the Airport Golf Course.  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Junk or salvage.  
To permit the operation of a recycling facility.  
**Proposal:** To allow a recycling facility to operate.  
**Applicant(s):** Anthony Ruggiero III  
6601 Brock Street  
Dublin, Ohio 43017  
**Property Owner(s):** Claycraft Real Estate, LLC  
3570 South River Road, PO Box 1585  
Zanesville, Ohio 43702  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

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7. **Application No.:** 11310-00170  
**Location:** 5990 GODOWN ROAD (43235), located on the east side of Godown Road, approximately 500 feet north of Le Anne Marie Circle.  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** R-1, Rural District  
**Request:** Variance(s) to Section(s):  
3332.19, Fronting.  
To allow a dwelling to not front a public right of way.  
**Proposal:** A lot split and construction of 2 new dwellings.  
**Applicant(s):** Benjamin B. Nelson, Esq.  
67 E. Wilson Bridge Road  
Worthington, Ohio 43085  
**Property Owner(s):** Morad Kalil  
5990 Godown Road  
Columbus, Ohio 43235  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

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8. **Application No.:** 11310-00321  
**Location:** 2411 SOVRON COURT (43016), located on the south side of Sovron Ct., approximately 120 ft. east of Stonehurst Dr.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** PUD-6, Planned Unit Development District  
**Request:** Variance to Section:  
3332.38, Private garage.  
To allow the overall area of a garage to be 912 sq. ft.; to exceed the allowable garage area for a single-family residence by 192 sq. ft. (720 sq. ft. maximum allowable.)  
**Proposal:** To construct a 384 sq. ft. attached garage onto an existing 528 sq. ft. attached garage.  
**Applicant(s):** Jeffrey B. Greetham  
4540 Faneuil Hall Pl.  
Columbus, Ohio 43230  
**Property Owner(s):** John H. Albrecht & Heidi Sorin  
2411 Sovron Ct.  
Columbus, Ohio 43016  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**APPROVED**

9. **Application No.:** 11310-00392  
**Location:** 14 EAST POPLAR AVENUE (43215), located at the northeast corner of Poplar Ave. & N. High St.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance to Section:  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of additional parking spaces from 16 to 0 and to reduce the required number of bicycle parking spaces from 2 to 0.  
**Proposal:** To convert retail floor space into a restaurant.  
**Applicant(s):** Karen Williams  
2784 Frazell Rd.  
Hilliard, Ohio 43026  
**Property Owner(s):** C. & W. Investment Company, L.L.C.  
92 W. 5th Ave.  
Columbus, Ohio 43201  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**APPROVED**