

RESULTS

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 25, 2010

1. **Application No.:** **10310-00052**
 Location: **1890 EAST WILLIAMS ROAD (43207)**, located on the
 north side of Williams Road, approximately 300 feet west
 of Behm Road.

 Area Comm./Civic: Far South Columbus Area Commission
 Existing Zoning: LM, Limited Manufacturing District
 Request: Variance and Special Permit(s) to Section(s):
 3363.41, Storage.
 To reduce the storage setback of auto wrecking,
 junk yards and similar salvage storage to a
 residential district from 600 feet to 400 feet.
 3389.07, Impound lot, junk yard or salvage yard.
 To allow a Special Permit for junk or salvage yard.

 Proposal: A junk and salvage yard.
 Applicant(s): Salvage Direct, c/o Schellart H. Los
 42336 Gilbert Drive
 Titusville, PA 16354

 Property Owner(s): Viking Properties
 3663 Alum Creek Drive
 Columbus, Ohio 43207

RESULTS: TABLED

VOTE: 4-0-1

2. **Application No.:** 10310-00057
Location: 772 NORTH HIGH STREET (43201), located at the northeast corner of Warren & N. High Sts.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3342.28, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 17 to 0.
3342.06, Aisle.
To reduce the width of an aisle from 20 ft. to 18 ft. for 90 degree angle parking, to reflect existing conditions.
3356.11, C-4 district setback lines.
To reduce the minimum building setback from 25 ft. to 0 ft. along Warren St. for a temporary cover supported by structures exceeding 6 ft. in height for a portable patio.
3342.18, Parking setback line.
To reduce the minimum parking setback from 10 ft. to 0 ft. to reflect the existing parking lot conditions.
Proposal: To establish a 1,200 +/- sq. ft. patio for a restaurant.
Applicant(s): Chef Concepts L.L.C., D.B.A. L'Antibes Classic French Cuisine Restaurant; c/o Donald Plank, Atty.
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Woods High Street Ltd.; c/o Donald Plank, Atty.; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The applicant shall enter into a parking lease agreement for a minimum of 8 parking spaces within 750 ft. of the site.
2. Two horizontal rows of alternating red and white retroreflective tape shall be installed on the gate on the east end of the patio and on the planters on the west end of the patio. The retroreflective tape shall conform to the standards described in Section 647.06 of the City of Columbus Construction and Materials Specifications. The rows shall cover a minimum of 75% of the width of the gate and planters.
3. The planters on the west end of the patio shall be anchored into the pavement while the patio is in operation by means of a removable anchoring system acceptable to the Division of Planning and Operations.
4. Parking space # 10 will be designated as employee or staff parking during patio operating hours.

VOTE: 5-0

3. **Application No.:** 10310-00059
Location: 5232 CARIFA COURT (43026), located on the north side of Carifa Ct., approximately 275 ft. west of Carifa Dr.
Area Comm./Civic: None
Existing Zoning: SR, Suburban Residential District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yard required from 12 ft. to 11.7 ft.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area (1,819.5 sq. ft.) to 20.7% of the total lot area (1,507 sq. ft.).
Proposal: To construct a 560 sq. ft. room addition onto a single-family dwelling.
Applicant(s): Mark S. & Jeanne A. Middleton
5232 Carifa Ct.
Hilliard, Ohio 43026
Property Owner(s): Same as applicant.

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The applicant will install screening along the west property line (may be fencing or bushes) to shield neighbors from the addition.
2. Addition is to remain at least 7 ft. from the rear property line and 6 ft. from the west property line.
3. Compatible materials to the siding of the house are to be used. White trim and windows to match the existing house.

VOTE: 5-0

4. **Application No.:** 10310-00061
Location: 182 EAST NORTH BROADWAY STREET (43214), located on the north side of East North Broadway, approximately 700 feet west of Calumet Street.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 20 feet.
Proposal: To construct a detached garage.
Applicant(s): Gary J. Alexander, Architect
1324 Dublin Road
Columbus, Ohio 43215
Property Owner(s): John G. and Emelie J. Ritchey
182 E. North Broadway
Columbus, Ohio 43214

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. No space in the garage shall be made habitable for living purposes by the installation of heating and cooking facilities.

VOTE: 5-0

5. **Application No.:** 10310-00075
Location: 377 EAST TULANE ROAD (43202), located on the south side of Tulane Road, approximately 170 feet east of Esmond Street.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a room addition onto a single-family dwelling.
Applicant(s): Paul D. and Terri K. Teasley
377 E. Tulane Road
Columbus, Ohio 43202
Property Owner(s): Same as applicant.

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The form and architectural style of the addition are to be compatible with the existing structure. Similar or compatible materials are to be used as the existing structure.

VOTE: 5-0

6. **Application No.:** 10310-00031
Location: 901-939 EAST DUBLIN-GRANVILLE ROAD (43229),
located at the southwest corner of North Meadows Blvd.
and E. Dublin-Granville Road.
- Area Comm./Civic:** Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3342.28, Minimum number of parking spaces required.
To reduce the minimum number of required parking
spaces from 496 to 246.
- Proposal:** Change of use from retail to restaurant.
Applicant(s): Michael Hrabcak
67 E. Wilson Bridge Rd.
Worthington, OH 43085
- Property Owner(s):** Worthington Center, LP
102 Whitcomb Lane
Carry, NC 27518

RESULTS: APPROVED

VOTE: 5-0