

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 28, 2010**

1. **Application No.:** 10310-00244
Location: 5325 TAWNY LANE (43081), located approximately 700 ft. west of the intersection of Heathland Ln. (a private street south of Warner Rd.) & Hamilton Rd.
Area Comm./Civic: Rocky Fork/Blacklick Accord
Existing Zoning: L-AR-12, Apartment Residential District
Request: Variance(s) to Section(s):
3333.16, Fronting.
To permit buildings 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 to not front on a public street.
3333.24, Rear yard.
To reduce the 25% required rear yard area of the total lot size to approximately 16% for building 10; 20% for building 11; 20% for building 14 and; 16% for building 15.
3312.13, Driveway.
To reduce the width of a driveway from 10 ft. to approximately 8 ft. for building 7; 4 ft. for building 8; 6 ft. for building 9; 6 ft. for building 10; 6 ft. for building 11; 6 ft. for building 12; 3 ft. for building 13; 4 ft. for building 14; 8 ft. for building 15 and; 6 ft. for building 16.
3312.25, Maneuvering.
To permit maneuvering for the required parking spaces to occur on another lot for buildings 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16.
Proposal: To construct condominiums.
Applicant(s): The Village at Preston Woods, L.L.C.
c/o Jill S. Tangeman
Vorys, Sater, Seymour & Pease
52 E. Gay St.
Columbus, Ohio 43216
Property Owner(s): The Village at Preston Woods, L.L.C.
470 Olde Worthington Rd.
Westerville, Ohio 43082
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RESULTS: APPROVED

VOTE: 3-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	abstained
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name Date

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NOTICE

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2. Application No.: 10310-00257
Location: 20 EAST 13TH AVENUE (43201), located at the northeast corner of E. 13th Ave. & N. High St.
Area Comm./Civic: University Area Commission/University Area Review Board
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces required from 9 to 0.
Proposal: To provide and indoor dining area and patio dining area for a pizza parlor.
Applicant(s): 3D Group, Inc.
266 N. 4th St.
Columbus, Ohio 43215
Property Owner(s): Oxford Realty; c/o Scott Solomon
68 S. 4th St.
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
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- 3. Application No.:** 10310-00258
Location: 1478 WILSON AVENUE & 1014 FREBIS AVENUE (43206),
located at the northeast corner of Wilson & Frebis Aves.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
1478 Wilson Ave.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard setback from an interior lot line from 3 ft. to 0 ft.
1014 Frebis Ave.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of parking spaces from 4 to 0.
3332.15, R-4 area district requirements.
To allow a two-family dwelling to occupy a lot of 3,777 sq. ft. instead of 6,000 sq. ft.
3332.21, Building lines.
To reduce the minimum distance of the required building line from 30 ft. to 10 ft., reflecting an existing condition.
3332.25, Maximum side yards required.
To reduce the maximum sum of the side yards to be reduced from 10 ft. to 7 ft. 10 in.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard on the east to be reduced from 5 ft. to 2 ft. 6 in., to reflect an existing condition.
Proposal: To allow a single property with two residences to be split into two separate parcels.
Applicant(s): Mary Beth Caine/Samuel Wilcox
1478 Wilson Ave.
Columbus, Ohio 43206
Property Owner(s): Same as applicants.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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

1. A recorded, cross-access maintenance easement agreement shall be provided between the property owners involving any property line closer than 3 ft. to a building, except along the unimproved alley next to 1014 Frebis Ave., at such time as each property becomes under separate ownership.

VOTE: 3-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	recused
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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4. **Application No.:** **10310-00259**
 Location: **2209 WABASH COURT, WEST (43232)**, located at the
 northwest corner of Garnet Pl. & Easthaven Dr., S.

 Area Comm./Civic: Southeast Community Coalition
 Existing Zoning: AR-1, Apartment Residential District
 Request: Variances to Sections:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from
 84 to 0 for a 42 unit apartment building.
 3333.12, AR-1 and AR-4 area district requirements.
 To allow a building on a lot of record which does not
 equal or exceed 1,200 sq. ft. in area per dwelling unit in
 an AR-1 zoning district. To allow a lot area per dwelling
 unit of 551.5 sq. ft.
 3333.15, Basis of computing area.
 To allow a residential building to occupy more than 50%
 of the lot area; to allow a building to occupy 51% of the
 lot area.
 3333.16, Fronting.
 To allow an apartment house to not front upon a public
 street.
 3333.24, Rear yard.
 To reduce the minimum required rear yard of 25% of the
 total lot area to approximately 12% of the total lot area.

 Proposal: To split-out a building from the existing property and create a
 new tax parcel and separate lot.

 Applicant(s): Rebecca A. Smith
 503 S. Front St.; Suite 210
 Columbus, Ohio 43215«applicant_citystzip»

 Property Owner(s): Hawthorne Hall Apartments, L.L.C.
 1209 Hill Rd., N.; #200
 Pickerington, Ohio 43147

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

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

1. The applicant shall enter into a recorded parking lease agreement for at least 84 parking spaces within 750 ft. of the site of the 3-story apartment building to be split from the apartment complex.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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5. **Application No.:** **10310-00270**
 Location: **4949 TUTTLE CROSSING BLVD. (43016)**, located on the south side of Tuttle Crossing Boulevard, approximately 100 feet east of Bradenton Avenue.
- Area Comm./Civic:** None
 Existing Zoning: LC-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 49 to 42.
 3342.09, Dumpster area.
 To locate a dumpster in an area that interferes with a parking space, loading space or other circulation area.
- Proposal:** A change of use from retail to restaurant.
 Applicant(s): Dibella's Old Fashioned Submarines
 20 North Union Street
 Rochester, New York 14607
- Property Owner(s):** GNWLAAC Real Estate Holding LLC
 6220 West Broad Street, Building 3
 Richmond, Virginia 23230
- Case Planner:** Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

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6. Application No.: 10310-00271
Location: 2533-53 CLEVELAND AVENUE (43211), located on the west side of Cleveland Avenue, approximately 50 feet north of Genessee Avenue.
Area Comm./Civic: North Linden 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 minimum number of parking spaces from 92 to 36.
3312.09, Aisle.
To reduce the aisle width from 20 feet to 13 feet.
3312.25, Maneuvering.
To allow stacked parking in a maneuvering area.
Proposal: A change of use from retail to a Mosque.
Applicant(s): Masjid as Sahaba
2535 Cleveland Avenue
Columbus, Ohio 43221
Property Owner(s): Applicant and Darlene Matthews
4519 Crooked Cedar Drive
New Albany, Ohio 43054
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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

1. That stacked parking only be permitted during Friday afternoon service and during holidays.
2. The applicant secure a parking agreement with the owner of the property to the north.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name

Date

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7. **Application No.:** **10310-00272**
 Location: **2432 CLEVELAND AVENUE (43211)**, located at the southeast corner of Myrtle and Cleveland Aves.
 Area Comm./Civic: North Linden Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variances to Sections:
 3312.21, Landscaping and screening.
 To not provide parking lot screening along Myrtle Ave. and along the alley.
 3312.27, Parking setback line.
 To reduce the required parking setback along Myrtle Ave. from 10 ft. to 0 ft.
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of additional parking spaces from 53 to 0.
 3356.11, C-4 district setback lines.
 To reduce the required building setback along Cleveland Ave. from 35 ft. to 20 ft.

 Proposal: To legitimize the conversion of a dentist's clinic into a church.
 Applicant(s): James Monsul for Vergniaud Angrand
 642 Brooksedge Blvd.
 Westerville, Ohio 43081

 Property Owner(s): Ohio Conference Association of Seventh-Day Adventists
 2 Fairgrounds Rd.
 Mt. Vernon, Ohio 43050

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

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

1. The applicant should attempt to find at least 15 off-site parking spaces within 750 ft. of the site with a recorded parking lease agreement.
2. The worship meeting times shall not be held on Sundays at this site.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Date

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9. Application No.: 10310-00277
Location: 239 EAST TORRENCE ROAD (43214), located on the south side of E. Torrence Rd., at the terminus of Glencoe Rd.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3 District
Request: Variances to Sections:
3332.38, Private garage.
To construct a detached garage closer than the required building line to the street line and closer than the minimum side yard requirement to an adjoining lot line.
3332.21, Building lines.
To reduce the required building line for a detached garage from 25 ft. to 4 ft.
Proposal: To construct a detached garage in the front yard of a single-family dwelling.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): Luke Wilson & Sondra MacPherson
239 E. Torrence Rd.
Columbus, Ohio 43214
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
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10. Application No.: 10310-00303
Location: 4286 KARL ROAD (43220), located on the east side of Karl Road, at the terminus of Evaline Drive.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3353.05, C-2 district development limitations.
To allow a cellular tower to be located less than 200% from a residentially zoned district.
Proposal: To construct a cellular tower.
Applicant(s): Marlene Zepkin, c/o FMHC Corporation
8522 Cotter Street
Lewis Center, Ohio 43035
Property Owner(s): Adams Investment Group, LLC
655 Dearborn Park
Worthington, Ohio 43085
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
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11. Application No.: 10310-00053
Location: 39 SOUTH CENTRAL AVENUE (43222), located at the northwest corner of West Town Street and South Central Avenue.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: AR-3, Apartment Residential 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 111 to 86.
Proposal: To raze and rebuild a school.
Applicant(s): BSHM Architects, c/o Melissa Jenoff
130 E. Chestnut Street, Ste 400
Columbus, Ohio 43215
Property Owner(s): Board of Education
270 E. State Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name

Date

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12. Application No.: 10310-00162
Location: 180 REINHARD AVENUE (43206), located on the north side of Reinhard Ave., approximately 90 ft. east of Mohawk St.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 ft. to 1 ft. for a detached garage.
3332.28, Side or rear yard obstruction.
To allow the area in a required side yard to be obstructed by a structure that requires a building permit; to install an air-conditioner unit in the east side yard of the dwelling.
Proposal: To construct a detached garage and an air-conditioner unit.
Applicant(s): Bill Hugus; c/o William Hugus Architects, Ltd.
750 Mohawk St.
Columbus, Ohio 43206
Property Owner(s): Timothy J. Moore/Kenneth A. Hunger
737 S. 6th St.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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

1. The minimum distance of the garage may be 6 in. from the north lot line.
2. The use of piers and beams shall be used along the north and at least part of the east side of the garage instead of digging a trench for a continuous footer.
3. The applicant shall enter into a recorded cross-access maintenance easement agreement with the property owner to the east and to the north.

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name

Date

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13. Application No.: 10310-00213
Location: 10 CLINTON HEIGHTS AVENUE (43202), located northeast corner of High Street and Clinton Heights Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential 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 63 to 55.
3342.13, Loading space.
To reduce the minimum number of loading spaces from 1 to 0.
Proposal: To construct an addition to an existing school.
Applicant(s): Schooley Caldwell Associates, c/o Gerald Sutton
300 Marconi Blvd., suite 100
Columbus, OH 43215
Property Owner(s): Board of Education, City of Columbus Schools
270 E. State Street
Columbus, OH 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	absent
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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