

RESULTS AGENDA

APPEALS AGENDA BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS OCTOBER 26, 2010

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 26, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Building Services Division Offices, 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 Building and Development Services Section, 757 Carolyn Avenue, 645-7314.

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 to "Sign" this meeting will be made available for anyone with a need for this service, provided the Building Services Division is made aware of this need and given a reasonable notice of at least four (4) hours prior to the scheduled meeting time. To schedule an interpreter, please contact the City of Columbus, Human Resources Department at 645-6373 or TDD 645-3293.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 6:00 P.M.:

1. 10312-00333
253 CHITTENDEN AVENUE
University Area Commission
C-4, Commercial

To Appeal Zoning Code Violation Order No. 10470-02872 issued on 7/26/2010 for:

1. 3312.43, Required surface for parking.
2. 3305.01, Certificate of zoning clearance.

City Staff: Greg Davis
City Staff Phone: 645-5996

Appellant: Robert Newman & Linda Leviton, 2747 East Powell Rd., Lewis Center,
Ohio 43035

Owner: Same as appellant

APPEAL DENIED

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 26, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 26, 2010 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.

PRELIMINARY MATTER; RECONSIDERATION REQUEST:

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

APPROVED: 3-0

PRELIMINARY MATTER; REQUEST FOR POSTPONEMENT:

Application No.: 10310-00340
Location: 1276 NORTON AVENUE (43212), located on the east side of Norton Ave., approximately 220 ft. north of W. 3rd Ave.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances to Sections:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of parking spaces from 100 to 44.
3363.24, Building lines in an M-manufacturing zoning district.
To reduce the required building setback along Norton Ave. from 25 ft. to 0 ft.
Proposal: To construct a 100 unit supportive housing facility.
Applicant(s): National Church Residences; c/o Robert A. Meyer, Jr.; Porter, Wright, Morris & Arthur, L.L.P.
41 S. High St.
Columbus, Ohio 43215
Property Owner(s): Pomar, L.P., F.K.A., Khempton Building Supply Co.
500 W. Wilson Bridge Rd., L.P.
Worthington, Ohio 43085
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

APPROVED: 3-0

3. **Application No.:** 10310-00342
Location: 60 EAST 18TH AVENUE (43221), located on the north side of 18th Avenue, approximately 250 feet east of Pearl Alley.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of computing area.
To increase the lot coverage from 40% to 52%.
3332.27, Rear yard.
To reduce the rear yard from 25% to 6%.
Proposal: Redevelopment of existing structure.
Applicant(s): Barret Jardine
2561 Woodstock Drive
Upper Arlington, Ohio 43221
Property Owner(s): Garland Properties
48 E. 15th Ave.
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED: 3-0