

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 25, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 25, 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.:** **10310-00472**
 Location: **899 WHITETHORNE AVE. (43223)**, located on the east side of
 Whitethorne Ave., approximately 90 feet south of Whitehead Road.
 Area Comm./Civic: Greater Hilltop Area Commission
 Existing Zoning: R-2, Residential. District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the rear yard from 25% (12,000 square feet) to .046 %
 (560 square feet).
 Proposal: To convert an existing 1,000 square foot accessory structure to a
 permanent dwelling.
 Applicant(s): Daniel Pizzurro
 899 Whitethorne Avenue
 Columbus, Ohio 43223
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

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2. **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: M-1, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3392.04, Special permit.
To establish and operate a concrete/asphalt recycling facility.
3363.41, Storage.
To not provide the required screening fence or landscaped mound for screening.
3392.10, Performance requirements.
(b), To increase the allowable height of piled material to be up to 30 ft. instead of 10 ft.
Proposal: To allow the expansion of 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

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3. Application No.: 10310-00500
Location: 1799 FREBIS AVENUE (43207), located on the south side of Frebis Avenue, approximately 1000 feet east of Fairwood Avenue.
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: L-M & M, Limited Manufacturing and Manufacturing. District
Request: Variances(s) to Section(s):
3312.21, Landscaping and screening.
To provide no interior landscaping.
3312.25, Maneuvering.
To permit car and bus maneuvering into an unimproved alley
3312.39, Striping and marking.
to eliminate striping and marking for gravel surfaces only.
3312.43, Required surface for parking.
To permit bus parking on a gravel surfaced parking lot.
3321.05, Vision clearance.
To permit and existing 8 ft high chain link fence in the clear vision triangle required for Frebis Ave. and Moler Rd. driveways from a public street to a parking lot.
3363.24, Building lines.
To reduce the building line from 35 feet to 14 feet to permit a building (existing guard shack).
3363.24, Building lines.
To reduce the building line from 35 feet to 0 feet to permit a building (existing 8 ft chain link fence).
Proposal: A bus parking lot.
Applicant(s): Schottenstein Stores Corporation/c/o Mark Wright
4300 East 5th Ave.
Columbus, Ohio 43219
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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4. Application No.: 10310-00502
Location: 900 WEST 3RD AVENUE (43212), located at the northwest corner of Edgehill Rd. & W. 3rd Ave.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance:
3363.41, Storage.
To reduce the required setback for open storage along the lot lines from 20 ft. to 0 ft.
Proposal: To develop a contractor's supply business by allowing the open storage of building materials along the property lines in the rear of the lot.
Applicant(s): James Samuelson; c/o Lupton-Rausch Architects
430 S. Front St.
Columbus, Ohio 43215
Property Owner(s): HRI Equity Land Investments, L.L.C.; c/o Joyce Hill
375 N. Front St., Suite 200
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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5. **Application No.:** 10310-00512
Location: 863 CAPE HENRY DRIVE (43228), located on the east side of Cape Henry Drive, approximately 70 feet south of Whitestone Drive.
Area Comm./Civic: None
Existing Zoning: L-SR, Limited Suburban Residential. District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 12 feet to 10 feet 8 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 1 foot 1 inch.
Proposal: To construct a garage addition.
Applicant(s): Michael K. Halter
863 Cape Henry Drive.
Columbus, Ohio 43228
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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6. **Application No.:** 10310-00513
Location: 217-219, 229 EAST BECK STREET (43206), located on the south side of E. Beck St., 27.88 ft. east of S. 5th St.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3312.13, Driveway.
217-219: To reduce the minimum driveway width from 10 ft. to 7 ft. 3 in.; 229: To reduce the width from 10 ft. to 4 ft. 3 in.
3312.25, Maneuvering.
To allow maneuvering to access parking spaces at 217-219 from across the property line from 229.
3312.29, Parking space.
To allow stacked parking spaces at a place on the lot other than between the parking setback line and the street right-of-way line; to allow stacked parking to occur in the rear yard.
3312.43, Required surface for parking.
To not completely pave a driveway by allowing a planting strip between the hard surfaces of the driveway.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of required parking spaces from 4 to 2 at 217-219.
Proposal: To establish parking spaces in the rear yard of a double that are stacked.
Applicant(s): Bill Hugus; c/o William Hugus Architects, Ltd.
750 Mohawk St.
Columbus, Ohio 43206
Property Owner(s): Philip Fankhauser
229 E. Beck St.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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HOLDOVER CASES:

7. **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

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8. **Application No.:** 10310-00392
Location: 4034 CLEVELAND AVENUE (43224), located on the east side of Cleveland Ave., approximately 180 ft. north of the terminus of Ward Rd.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-2, Commercial District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To allow a two-way aisle in the rear lot with angled parking.
3312.13, Driveway.
To reduce the minimum width of a driveway from 20 ft. to 15 ft.
3312.25, Maneuvering.
To not provide sufficient maneuvering area for parking spaces fronting along Cleveland Ave.; to allow maneuvering to parking spaces in the right-of-way.
3312.27, Parking setback line.
To reduce the required parking setback line from 25 ft. to 0 ft.
3312.43, Required surface for parking.
To not pave 7 parking spaces along the Cleveland Ave. frontage.
3312.45, Wheel stop device.
To not provide wheel stop devices.
3312.49 B., Minimum number of parking spaces required.
To reduce the required number of bicycle parking spaces from 3 to 0.
3312.49 C. Minimum number of parking spaces required.
To reduce the required number of parking spaces from 38 to 18.
Proposal: To convert a single-family dwelling into a church.
Applicant(s): Pastor James T. Edwards, Sr.; c/o Banwo Longe, P.E.
1008 E. Main St.
Columbus, Ohio 43205
Property Owner(s): Pyauainde & Moconjaye Edwards
4034 Cleveland Ave.
Columbus, Ohio 43224
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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9. **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

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