

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
FEBRUARY 22, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 22, 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.:**     **10310-00568**  
       **Location:**         **470 CANYON DRIVE NE (43214)**, located the northwest corner of North Canyon Drive and North East Canyon Drive.  
  
       **Area Comm./Civic:** Clintonville Area Commission  
       **Existing Zoning:** R-3, Residential District  
       **Request:**            Variance(s) to Section(s):  
                              3332.21, Building lines  
                                  To reduce the building line from 25' to 3'.  
                              3342.18, Parking setback line  
                                  To reduce the parking setback from 25' to 12'.  
                              3332.26, Minimum side yard permitted.  
                                  To reduce the minimum side yard from 5' to 4.68' on the western property line.  
  
       **Proposal:**            A carport.  
       **Applicant(s):**       Richard Buchsieb Jr.  
                              2445 Kensington Drive  
                              Columbus, OH 43221  
  
       **Property Owner(s):** Kenneth F. Hewes  
                              470 Canyon Drive, NE  
                              Columbus, OH 43214  
  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**             JFFreise@Columbus.gov

2. **Application No.:** 10310-00569  
**Location:** 48 EAST 15TH AVENUE (43201), located on the north side of E. 15th Ave., 50 ft. east of Pearl Al.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3333.23, Minimum side yard permitted.  
To reduce the minimum side yard from 5 ft. to 4.8 ft.  
3333.24, Rear yard.  
To reduce the minimum rear yard from 25% of the total lot area to 16 +/-%.  
3312.13, Driveway.  
To reduce the minimum width of a driveway for 2-way travel from 20 ft. to 13+/- ft. along parking spaces #13 & #16.  
3312.21, Landscaping and screening.  
To reduce the minimum area of a landscaping island from 145 sq. ft. to 112+/- sq. ft. between parking spaces #10 & #11.  
3312.27, Parking setback line.  
To reduce the minimum parking setback from 25 ft. to 10 ft.  
3372.521, Supplemental parking requirements.  
To allow the existing parking and maneuvering to continue to occur in the required side yard or required landscaped area and between the building and public street. To not separate the parking area from the required yard or landscaped area by an 8 in. high curb or other permanent barrier.  
3372.562, Landscaped area and treatment.  
To not plant live vegetation behind the most rear portion of the building or to plant a tree for each ten (10) parking spaces.  
3372.564, Parking.  
To increase the allowable area of the lot to be devoted to parking and maneuvering of vehicles from 35% of the lot area to 45+/-% of the lot area.  
3372.567, Maximum floor area.  
To increase the limit of the maximum floor area from 0.60 to be 0.82+/- for an existing building.  
**Proposal:** To convert an existing building from a property management office and five (5) dwelling units to eight (8) dwelling units only.  
**Applicant(s):** Garland Properties L.T.D.; c/o Donald Plank; Plank Law Firm  
145 E. Rich St., 3rd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

3. **Application No.:** 10310-00571  
**Location:** 5805 FRANTZ ROAD (43016), located on the west side of Frantz Rd., at the terminus of Ballymead Blvd.  
**Area Comm./Civic:** Shannon Heights, Kilbannon, Kildaire Civic Association  
**Existing Zoning:** District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To increase the allowable number of parking spaces from 15 to 25.  
**Proposal:** To construct a bank.  
**Applicant(s):** Brian Quackenbush, P.E.; c/o E.M.H.&T.  
5500 New Albany Rd.  
Columbus, Ohio 43054  
**Property Owner(s):** Ned Brickman; c/o Karric Square Outlot, L.L.C.  
11045 N. Towne Square Rd.  
Mequon, Wisconsin 53092  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
4. **Application No.:** 10310-00572  
**Location:** 5809 RIVERTON ROAD (43232), located on the south side of Riverton Road approximately 360 feet east of Yorkland Road.  
**Area Comm./Civic:** None  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable portion of the lot area devoted to a private garage from 720 feet to 996 feet.  
3312.13, Driveway.  
To decrease the minimum width of a driveway from 10 feet to 8.8 feet..  
**Proposal:** To construct a new garage.  
**Applicant(s):** Kenneth Steagall  
5809 Riverton Road  
Columbus, Ohio 43232  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

5. **Application No.:** 10310-00449  
**Location:** 39 WEST MAYNARD AVE. (43202), located on the south side of Maynard Avenue, approximately 200 feet west of High Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.43, Required surface for parking.  
To allow parking on a gravel surface.  
**Proposal:** To allow parking on a gravel surface.  
**Applicant(s):** John and Maureen Byrne  
3545 Schirtzinger Road  
Hilliard, Ohio 43026  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**HOLDOVER CASES:**

6. **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:** L-M, Limited Manufacturing District  
**Request:** Special Permit & Variances(s) to Section(s):  
3363.19, Location requirements.  
To permit a more objectionable use (recycling facility) to locate within 600 ft. of a residential or apartment residential zoning district, to be at a distance of approximately 200 ft.  
3363.27, Height and area regulations.  
To permit a recycling use to locate within 600 ft. of a residential or apartment residential use at a distance of approximately 200 ft.  
3363.41, Storage.  
To not provide the required fence or green belt planting strip for screening.  
Also, to allow salvage storage to occur within 600 ft. of a residential or apartment residential zoning district at a distance of approximately 200 ft.  
3389.07, Impound lot, junk yard or salvage yard.  
To grant a special permit for the establishment of a recycling facility.  
3392.04, Special permit.  
To obtain a special permit for the operation of a recycling facility.  
3392.10, Performance requirements.  
To increase the allowable height of piled material to be up to 30 ft. instead of 10 ft. Also, to not provide at least a 6 ft. tall, non-transparent fence around an open area where business is conducted.  
3392.12, Prohibited location.  
To allow a recycling facility to be established within 600 ft. of a residential or institutional zoning district; to be at a distance of approximately 230 ft.  
**Proposal:** To establish 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](mailto:DJReiss@Columbus.gov)