

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

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

1. **Application No.:** **11311-00010**
 Location: **2101 INTEGRITY DRIVE SOUTH (43209)**, located on the south side of Integrity Drive, approximately 1200 feet east of Alum Creek Drive.
 Area Comm./Civic: Columbus South Side Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Special Permit & Variance(s) to Section(s):
 3389.034, Compost facility.
 To expand an existing compost facility
 3312.43, Required surface for parking.
 To allow an existing gravel access drive.
 Proposal: To expand an existing compost facility and to allow an existing gravel access drive.
 Applicant(s): Ohio Soil Recycling, LLC
 2101 Integrity Drive South
 Columbus, Ohio 43209
 Property Owner(s): SMM Properties, LLC and OSR Land, LLC
 2101 Integrity Drive South
 Columbus, Ohio 43209
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov#<http://JFFreise@Columbus.gov#>

2. **Application No.:** 11310-00015
Location: 5466 ROBERTS ROAD (43206), located at the northwest corner of Roberts & Rome-Hilliard Rds.
Area Comm./Civic: None
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 5.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional required parking spaces from 13 to 0.
Proposal: To convert 1,400 sq. ft. of retail floor space into restaurant space and add a pick-up window.
Applicant(s): David A. Ulrey
3967 F. Presidential Pkwy.
Powell, Ohio 43065
Property Owner(s): Chelsea Properties, L.L.C.
2488 N. High St.
Columbus, Ohio 43202
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 11310-00017
Location: 1407 N. FOURTH STREET (43201), located at the northwest corner of North 4th street and 8th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05 (A)(4) Area district lot width requirements.
To reduce the lot widths from 50 feet to 34.36 feet.
3332.15 R-4 area district requirements.
To reduce each of the lot areas from 5,000 square feet to 4,358.5 square feet.
3321.05 (B)(2) Vision clearance.
To permit a dwelling to encroach within the 30' vision clearance triangle on the proposed lot on the northeast corner of Hamlet and Eighth.
3332.21(D)(1) Building Lines.
To reduce the building line on Hamlet Street from 20.29 feet to 20 feet.
Proposal: To divide 3 existing parcels into single family lots.
Applicant(s): Campus Partners for Community Redevelopment, c/o Jill S. Tangeman
52 E. Gay Street
Columbus, Ohio 43215
Property Owner(s): Campus Partners for Community Redevelopment
1534 North High Street
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 11310-00019
Location: 6440 SAWMILL ROAD (43235), located at the southeast corner of Sawmill Place Blvd. & Sawmill Rd.
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: CPD, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the required minimum number of parking spaces from 219 to 196 (23 spaces).
Proposal: To construct a new restaurant.
Applicant(s): Kirk Paisley; c/o M+A Architects
775 Yard St., Suite 325
Columbus, Ohio 43212
Property Owner(s): Drexel Delaware Limited Partnership
191 W. Nationwide Blvd.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 11310-00020
Location: 297 EAST SCHREYER PLACE (43214), located at the southwest corner of Ingham Ave. & E. Schreyer Pl.
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 required building setback from 10 ft. to 0 ft. for a detached garage.
3332.38, Private garage.
To increase the allowable overall height of a detached garage from 15 ft. to 15 ft. 8 in.
3312.27, Parking setback line.
To reduce the required parking setback from 25 ft. to 13 ft. off of E. Schreyer Pl. and to approximately 17 ft. off of Ingham Ave. for an existing driveway.
3312.13, Driveway.
To increase the maximum width of a driveway serving a single-family residence from 20 ft. to approximately 31 ft.
Proposal: To construct a 498 sq. ft. detached garage & breezeway.
Applicant(s): James & Cathy Lower
297 E. Schreyer Pl.
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 10310-00022
Location: 95 OTTAR ALLEY (43201), located on the south side of Ottar Al., 140 ft. west of Summit St.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4 Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the minimum lot width from 50 ft. to 30 ft. for Lot 1 (1089 Summit St.) with frontage on Summit St. and to reduce the minimum lot width from 50 ft. to 49.5 ft. for Lot 2 (95 Ottar Al.) with frontage on Ottar Al.
3332.15, R-4 area district requirements.
To reduce the minimum lot area for a single-family dwelling from 5,000 sq. ft. to 1,873 sq. ft. for Lot 1 (1089 Summit St.).
3332.19, Fronting.
To allow a single-family dwelling to front upon an alley instead of a public street (95 Ottar Al.).
3312.49, Minimum number of parking spaces required.
To reduce the required number of parking spaces from 2 to 0 for Lot 1 (1089 Summit St.).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 ft. to 1.5 ft. for Lot 2 (95 Ottar Al.).
3332.27, Rear yard.
To reduce the minimum rear yard from 25% of the total lot area to 15% of the total lot area for Lot 1 (1089 Summit St.)

3332.33, Private access and parking requirements.
To not provide for private access and off-street parking facilities on Lot 1 (1089 Summit St.)
Proposal: To separate two single-family dwellings from the same parcel by creating two parcels, each with one dwelling.
Applicant(s): Connie J. Klema
P.O. Box 991
Pataskala, Ohio 43062
Property Owner(s): Emily A. Noble
1087 Summit St.
Columbus, Ohio 43201
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov