

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 24, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 24, 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.:** **11310-00116**
 Location: **3048 SMARTWEED LN. (43123)**, located on the west side of Smartweed Lane, approximately 200 feet north of Caties Way.

 Area Comm./Civic: Westland Area Commission
 Existing Zoning: R-1, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private Garage
 To increase the allowable area of a garage from 720 square feet to 2,120 square feet.
 3332.38, Private Garage
 To increase the allowable height of a garage from 15 feet to 20 feet.

 Proposal: To construct a new (second) garage.
 Applicant(s): Eric Parsels
 3048 Smartweed Lane
 Grove City, Ohio 43123

 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

TABLED

2. **Application No.:** **11310-00133**
 Location: **21 EAST FIFTH AVE. (43201)**, located on the southside of East 5th Avenue, approximately 140 feet east of North High Street.
Area Comm./Civic: Italian Village Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of automobile parking spaces from 14 to 11 and bicycle parking spaces from 1 to 0.
 3312.21, Landscaping and screening.
 To provide no landscaping for a parking lot containing ten parking spaces or more.
Proposal: To renovate a building resulting in mixed use residential and office space.
Applicant(s): Bhakti Bania
 2276 Johnston Road
 Columbus, Ohio 43220
Property Owner(s): Stickmen Properties, Ltd.
 22 East Gay Street
 Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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3. **Application No.:** **11310-00134**
 Location: **1269 KENWICK ROAD (43209)**, located on the west side of Kenwick Drive, approximately 60 feet north of Wellesley Road.
Area Comm./Civic: Berwyn West Civic Association
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the rear yard from 25% to 22%.
Proposal: To construct a home addition.
Applicant(s): Jeanne Cabral
 2939 Bexley Park Road
 Columbus, Ohio 43209
Property Owner(s): Stephen A. Urell
 1269 Kenwick Road
 Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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4. **Application No.:** 11310-00137
Location: 5500 RENNER ROAD (43228), located at the northwest corner of Renner Road and Hilliard-Rome Road.
Area Comm./Civic: None
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of allowed parking spaces from 90 to 112.
Proposal: To split a lot for a restaurant.
Applicant(s): Icebreaker Development, LLC, c/o Patrick M. O'Leary
1024 S. 6th Street, Suite 201
Terra Haute, Indiana 47807
Property Owner(s): George's Korner TKT, LLC.
150 East Broad Street, Suite 100
Columbus, Ohio 43215

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5. **Application No.:** 11310-00144
Location: 27-29 EAST 2ND AVENUE (43201), located on the south side of E. 2nd Ave., 42 ft. east of Pearl Al.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3312.25, Maneuvering.
To not provide sufficient maneuvering area (20 ft.) for access to parking spaces (<20 ft.).
3312.29, Parking space.
To reduce the minimum dimensions for parking spaces from 9 ft. by 18 ft. to 9 ft. by 16 ft. for spaces 1 & 2 and to 8.5 ft. by 16 ft. for spaces 3 & 4.
3332.05, Area district lot width requirements.
To reduce the minimum lot width requirement from 50 ft. to 34 ft. (existing condition).
3332.14, R-2F area district requirements.
To reduce the minimum lot area requirement from 6,000 sq. ft. to 3,190 sq. ft. (existing condition).
3312.13, Driveway.
To reduce the minimum width of a driveway from 10 ft. to 8 ft.
3332.25, Maximum side yards required.
To reduce the maximum side yard required from 6.8 ft. to 5.4 ft. (1.4 ft.) (existing condition).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 2.4 ft. on the east side and to 3 ft. on the west side (existing condition).
3332.27, Rear yard.
To reduce the minimum rear yard from 25% of the total lot area (3,190/25 = 797.5 sq. ft.) to 13.1% of the total lot area (417 sq. ft.).
Proposal: To create four parking spaces in the rear yard of a 2-family dwelling.
Applicant(s): Tony McCleery
6253 Post Rd.
Dublin, Ohio 43017
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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6. **Application No.:** 11311-00141
Location: 2296 ALUM CREEK DRIVE (43207), located on the east side of Alum Creek Dr., at the terminus of Refugee Rd.
Area Comm./Civic: Columbus South Side Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances to Sections:
3389.12, Portable building.
To permit the use of a portable building as an office trailer for a period of two (2) years.
3392.10, Performance requirements.
To not erect a 6 ft., non-transparent fence around the salvage area and to allow the permitted pile height of ten (10) ft. to be as high as thirty (30) ft.
Proposal: To permit the use of a portable building as an office and to vary screening and height standards at an asphalt & concrete recycling facility.
Applicant(s): Val Dalicandro, 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
APPROVED

7. **Application No.:** 11310-00142
Location: 1492 HAMLET STREET (43201), located on the east side of Hamlet St., 30 ft. north of E. 9th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variance to Section:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.60.
Proposal: To construct a single-family dwelling.
Applicant(s): Habitat for Humanity; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): City of Columbus; c/o John Turner, Interim Administrator; Department of Development, Land Redevelopment Office
109 N. Front St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
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8. **Application No.:** 11310-00145
Location: 1253 NORTH 5TH STREET (43210), located on the west side of N. 5th St., 69.25 ft. north of E. 6th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variance to Section:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.53.
Proposal: To construct a single-family dwelling.
Applicant(s): Habitat for Humanity; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): City of Columbus; c/o John Turner, Interim Administrator; Department of Development, Land Redevelopment Office
109 N. Front St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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9. **Application No.:** 11310-00146
Location: 1259 NORTH 5TH STREET (43201), located on the west side of N. 5th St., 103.75 ft. north of E. 6th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variance to Section:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.53.
Proposal: To construct a single-family dwelling.
Applicant(s): Habitat for Humanity; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): City of Columbus; c/o John Turner, Interim Administrator; Department of Development, Land Redevelopment Office
109 N. Front St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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10. **Application No.:** 11310-00147
Location: 1425 NORTH 5TH STREET (43201), located on the west side of N. 5th St., 219 ft. north of E. 8th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4 Residential District
Request: Variances (s) to Section(s):
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.59.
3372.545, Height.
To increase the average cornice/eave height of a building from within 10% of the average cornice/eave height, as defined, to 16% less than the average cornice/eave height; to reduce the average height from 22.82 ft. to 19.3 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): Weinland Park Homes, L.L.C.; 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
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11. **Application No.:** 11310-00150
Location: 1438 NORTH 5TH STREET (43201), located on the east side of N. 5th St., 146.2 ft. south of E. 9th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.53.
3372.545, Height.
To increase the average cornice/eave height of a building from within 10% of the average cornice/eave height, as defined, to 12.5% less than the average cornice/eave height; to reduce the average height from 22.05 ft. to 19.3 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): Weinland Park Homes, L.L.C.; 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
APPROVED

12. **Application No.:** 11310-00151
Location: 1265 NORTH 6TH STREET (43201), located on the west side of N. 6th St., 208.9 ft. south of E. 7th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.58.
3372.543, Building lines.
To reduce the minimum building setback established by the average setback of the adjacent buildings on each side of the subject lot (11.15 ft.) to 10 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): Weinland Park Homes, L.L.C.; 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

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13. **Application No.:** 11310-00152
Location: 1267 NORTH 6TH STREET (43201), located on the west side of N. 6th St., 174.4 ft. south of E. 7th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4 Residential District
Request: Variances to Sections:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.60.
3372.543, Building lines.
To reduce the minimum building setback established by the average setback of the adjacent buildings on each side of the subject lot (15.5 ft.) to 10 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): Weinland Park Homes, L.L.C.; 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

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- 14. Application No.:** 11310-00153
Location: 1470 NORTH 6TH STREET (43201), located on the east side of N. 6th St., 69 ft. north of E. 9th Ave.
Area Comm./Civic: University District Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3372.544, Maximum floor area.
To increase the maximum total calculated floor area as a ratio to lot area from 0.40 to 0.75.
3372.543, Building lines.
To reduce the minimum building setback established by the average setback of the adjacent buildings on each side of the subject lot (15.5 ft.) to 10 ft.
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% of the lot area to 30% of the lot area.
3372.545, Height.
To increase the average cornice/eave height of a building from within 10% of the average cornice/eave height, as defined, to 20% less than the average cornice/eave height; to reduce the average height from 23.95 ft. to 19.3 ft.
Proposal: To construct a single-family dwelling.
Applicant(s): Weinland Park Homes, L.L.C.; 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

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- 15. Application No.:** 11310-00159
Location: 326 REINHARD AVENUE (43206), located on the north side of Reinhard Ave., approximately 85 ft. east of Ebner St.
Area Comm./Civic: South Side
Existing Zoning: R-2F, Residential District
Request: Variances to Sections:
3332.18, Basis of computing area.
To increase the allowable lot coverage by buildings from 50% (1,860 sq. ft.) to 55.24% (2,055 sq. ft.).
3332.38, Private garage.
To allow an existing, detached garage to occupy more than 45% of the total rear yard; to increase the allowable area to 49.5% of the total rear yard.
Proposal: To construct a 453 sq. ft. addition onto a single-family dwelling.
Applicant(s): Anthony B. Keefer
P.O. Box 456
Pickerington, Ohio 43147
Property Owner(s): Don H. Galbraith
326 Reinhard Ave.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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16. **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

POSTPONED PRIOR TO HEARING

17. **Application No.:** 10310-00207
Location: 395-97 CRESTVIEW ROAD (43214), located at the southwest corner of Crestview Road and Indianola Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of automobile parking spaces from 35 (required) to 19 existing or 16 (additional) to 0 and bicycle: from 4 to 0.
3312.27, Parking setback line.
To reduce the parking setback line from 10 feet to 3 feet.
Proposal: To install a smoking patio.
Applicant(s): Upper Crest LLC DBA Crestview Tavern
73 Garden Road
Columbus, Ohio 43214
Property Owner(s): Crestview Real Estate Venture LLC
73 Garden Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED

18. **Application No.:** 11310-00189
Location: 847 CARPENTER STREET (43206), located at the southwest corner of Carpenter Street and Forest Street.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building line from 10 feet to 3.75 feet.
3332.25, Maximum side yards required.
To reduce the maximum side yards from 9.02 feet to 6.875 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yards from 5 feet to 3 feet.
3321.05, Vision clearance.
To allow a building to encroach into the vision clearance triangle.
Proposal: To construct a single family dwelling
Applicant(s): HNHF Realty Collaborating
946 Parsons Ave.
Columbus, Ohio 43206
Property Owner(s): City of Columbus Landbank, c/o John Turner Administrator
109 N. Front Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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19. **Application No.:** 10310-00570
Location: 20 E. ARCADIA AVE. (43202), located at the northeast corner of Arcadia and High Street.
Area Comm./Civic: University 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 automobile parking spaces from 43 to 0.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of bicycle parking spaces from 4 to 0.
Proposal: To establish a hookah bar and restaurant.
Applicant(s): Galalm Radawan
1152 Abbots GR Circle
Columbus, Ohio 43204
Property Owner(s): Manuel & Judy Vela
2720 Airport Drive
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED PRIOR TO HEARING

20. **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

APPROVED WITH TIME LIMITATION OF 1-YEAR FROM JULY 31, 2011