

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 28, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JUNE 28, 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.

RECONSIDERATION REQUEST:

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:
3312.29, Parking space.
To reduce the minimum dimensions for parking spaces from 9 ft. by 18 ft. to 8 ft. by 16 ft. for two parking spaces.
3332.27, Rear yard.
To reduce the minimum rear yard from 25% of the total lot area (3,190 x 25% = 797.5 sq. ft.) to 17.3% (552 sq. ft.) of the total lot area; a reduction of 7.7%.
Proposal: To create two 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

RECONSIDERATION REQUEST APPROVED; NO OFFICIAL ACTION ON REQUESTED VARIANCES

1. **Application No.:** 11310-00170
Location: 5990 GODOWN ROAD (43235), located on the east side of Godown Road, approximately 500 feet north of Le Anne Marie Circle.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow a dwelling to not front a public right of way.
3312.43, Required surface for parking.
To allow a gravel driveway.
Proposal: A lot split and construction of 3 new dwellings.
Applicant(s): Benjamin B. Nelson, Esq.
67 E. Wilson Bridge Road
Worthington, Ohio 43085
Property Owner(s): Morad Kalil
5990 Godown Road
Columbus, Ohio 43235
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

TABLED

2. **Application No.:** 11310-00205
Location: 1523 HILLIARD & ROME ROAD (43026), located at the northwest corner of Hilliard-Rome Road and Renner Road
Area Comm./Civic: None
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 29 to 0.
Proposal: A change of use from retail to restaurant.
Applicant(s): Northstar Realty, c/o Jackson B. Reynolds
37 W. Broad Street
Columbus, Ohio 43215
Property Owner(s): Georges Korner TKT II, LLLC
150 E. Broad Street, Suite 100
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED

- 3. Application No.:** 11310-00206
Location: 288 WALHALLA ROAD (43202), located at the southwest corner of Lakeview Ave. & Morningside Dr.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance to Section: 3332.21, Building lines.
To reduce the required building setback from 10 ft. to 8 ft. for the existing residence (current condition) and from 10 ft. to 6 ft. for a new porch and new garage.
Proposal: To construct a new front porch to an existing single-family dwelling and a new 720 sq. ft., detached garage.
Applicant(s): David H. Jones
252 Walhalla Rd.
Columbus, Ohio 43202
Property Owner(s): Same as applicant
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

APPROVED

- 4. Application No.:** 11310-00215
Location: 409 MCNAUGHTEN ROAD (43213), located on the west side of McNaughten Rd., between Whitman Rd. and McNaughten Grove Ln.
Area Comm./Civic: None
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance to Section: 3312.49, Minimum number of parking spaces required.
To reduce the required number of parking spaces from 147 to 120.
Proposal: To construct a new church sanctuary and additional classroom and accessory space.
Applicant(s): Laurel Canyon Church of Christ; 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

5. **Application No.:** 11310-00210
Location: 300 E. LIVINGSTON AVE. (43215), located at the northwest corner of Livingston Avenue and Grant Avenue.
Area Comm./Civic: None.
Existing Zoning: I, Institutional District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the required number of parking spaces from 184 to 115..
3349.04, Height, area and yard regulations.
To increase the height of a building from 35 feet to 46 feet.
3349.04, Height, area and yard regulations.
To reduce the building setback from 50 feet to 25 feet.
3349.04, Height, area and yard regulations.
To reduce the rear yard setback from 50 feet to 23 feet.
Proposal: To raze and rebuild a school addition.
Applicant(s): WSA Studio, c/o Brian Rezentes
350 E. Fair Avenue
Columbus, Ohio 43201
Property Owner(s): Columbus Board of Education
270 E. State Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED

6. **Application No.:** 11311-00209
Location: 2380 MORSE ROAD (43229), located on the north side of Morse Rd., approximately 175 ft. west of Cleveland Ave.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Special Permit to Section:
3389.12, Portable building.
To allow the ongoing use of portable buildings as offices for a used car sales lot.
Proposal: To allow portable buildings to be used as offices.
Applicant(s): Miracle Realty Limited, L.L.C.; c/o Steve Cuckler; Rinehart & Rishel, Ltd.
300 E. Broad St., Suite 190
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

APPROVED W/CONDITIONS; VALID 3 YEARS ONLY

HOLDOVER CASES

7. **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

APPROVED

8. **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

APPROVED