

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JULY 26, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 26, 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.:** 11310-00221  
**Location:** 1629 RUSHING WAY (43235), located on the south side of Rushing Way, approximately 100 feet east of Swift Way.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 3 feet.  
3332.38, Private garage.  
To increase the allowable size of a garage from 720 square feet to 976 square feet.  
**Proposal:** To construct an additional garage.  
**Applicant(s):** Steven & Nicloe Wasosky  
1629 Rushing Way  
Columbus, Ohio 43235  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

2. **Application No.:** 11310-00262  
**Location:** 1735 BETHEL ROAD (43220), located at the southwest corner of Reed & Bethel Rds.  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** RR, Restricted Rural District  
**Request:** Variances to Sections:  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of additional parking spaces from 57 to 0.  
3312.27, Parking setback line.  
To reduce the required parking setback from 25 ft. to 10 ft. for a proposed passenger drop-off driveway along Reed Rd.  
3332.21, Building lines.  
To reduce the minimum building setback line from 60 ft. to 45 ft. along Bethel Rd. (existing condition) and from 50 ft. to 30 ft. along Reed Rd.  
**Proposal:** To construct a church sanctuary and building expansion.  
**Applicant(s):** Heather Roether; c/o M+A Architects  
775 Yard St., Suite 325  
Columbus, Ohio 43212  
**Property Owner(s):** Bethel Presbyterian Church  
1735 Bethel Rd.  
Columbus, Ohio 43220  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** 11310-00263  
**Location:** 3003 NORTH HIGH STREET (43202), located at the northwest corner of W. Tulane Rd. & N. High St.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances to Sections:  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces from 23 to 0.  
**Proposal:** To convert office space in an existing building into restaurant floor space.  
**Applicant(s):** Tim Lai; c/o Tim Lai Architect  
2576 Summit St.  
Columbus, Ohio 43202  
**Property Owner(s):** J.P. Faulkner  
3003 N. High St.  
Columbus, Ohio 43202  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

4. **Application No.:** 11310-00264  
**Location:** 955 WEST 5TH AVENUE (43212), located at the southeast corner of Norton and W. 5th Aves.  
**Area Comm./Civic:** Fifth by Northwest Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variances to Sections:  
3372.607, Landscaping and screening.  
To locate the dumpster area and the ground-mounted electrical equipment on the front side of the building, facing Norton Ave., instead of behind the principal building.  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces from 85 to 69 (16 spaces).  
**Proposal:** To convert a former manufacturing and sales office into a retail strip center.  
**Applicant(s):** Brian Quackenbush; c/o E.M.H.&T.  
5500 New Albany Rd.  
Columbus, Ohio 43054  
**Property Owner(s):** Fifth Avenue Design Center, L.L.C.  
4844 Adele Ct.  
Woodland Hills, California 91364  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
5. **Application No.:** 11310-00265  
**Location:** 66 OAKLAND PARK AVE. (43214), located on the north side of Oakland Park Avenue, approximately 500 feet east of North High Street.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variances(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yard from 10 feet to 8 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 3 feet.  
**Proposal:** To construct a second story addition which will straddle the driveway.  
**Applicant(s):** Doughlas E. Ball, Jr.  
66 Oakland Park Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

6. **Application No.:** 11310-00273  
**Location:** 3539 HINES ROAD (43147), located on the north side of Hines Rd., approximately 500 ft. north of Refugee Rd.  
**Area Comm./Civic:** None  
**Existing Zoning:** R-2, Residential District  
**Request:** Variances to Sections:  
3309.14, Height districts.  
To increase the allowable height of a building or structure from 35 ft. to 170 ft. (135 ft. variance).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 ft. to 0 ft.  
**Proposal:** To construct a 170 ft. tall water tank.  
**Applicant(s):** City of Columbus; Public Utilities Department  
910 Dublin Rd.  
Columbus, Ohio 43215  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
7. **Application No.:** 11310-00290  
**Location:** 1294 NORTH 5TH STREET (43201), located on the east side of N. 5th St., 40 ft. south of E. 7th Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(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 0.53.  
**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, Administrator; Department of Development, Land Redevelopment Office  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

8. **Application No.:** 11310-00291  
**Location:** 1305 NORTH 6TH STREET (43201), located on the west side of N. 6th St., 40 ft. north of E. 7th Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(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 0.53.  
**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, Administrator; Department of Development, Land Redevelopment Office  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
9. **Application No.:** 11310-00292  
**Location:** 1329 NORTH 6TH STREET (43201), located on the west side of N. 6th St., 80 ft. north of E. 7th Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(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 0.53.  
**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, Administrator; Department of Development, Land Redevelopment Office  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**RECONSIDERATION CASE:**

10.    **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](mailto:DJReiss@Columbus.gov)