

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 15, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 15, 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.:** **11310-00488**
 Location: **1281 NEIL AVENUE (43201)**, located at the northwest corner of W. 5th Ave. & Neil Ave.
 Area Comm./Civic: University Area Commission
 Existing Zoning: R-4, Residential District
 Request: Variances to Sections:
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 3 ft. to 2.3 ft.
 3332.38, Private garage.
 To increase the allowable height of a detached garage from 15 ft. to 23 ft., 6 in.
 Proposal: To construct a garage addition onto an existing detached garage.
 Applicant(s): Jon R. Hayslip, P.E.; c/o B.R.H. Group
 444 S. Front St.
 Columbus, Ohio 43215
 Property Owner(s): Gary W. Aliff, Jr.
 1067 Perry St.
 Columbus, Ohio 43201
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 11310-00491
Location: 4300 FISHER ROAD (43228), located at the northwest corner of I-270 and the Fisher Rd. viaduct and along the western frontage of I-270, north, to I-70.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Special Permits & Variances to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow a concrete and asphalt recycling operation.
3389.083, Manufacturing facilities, specific nature.
To allow the establishment of a cement manufacturing plant.
3392.10, Performance requirements.
To not install a non-transparent fence at least 6 ft. tall around the area of the salvage yard.
3312.43, Required surface for parking.
To permit the use of gravel for any required hard surface area or parking area on the site.
3389.12, Portable building.
To allow a portable building.
Proposal: To permit the establishment of a concrete and asphalt recycling facility along with a concrete manufacturing use.
Applicant(s): National Lime & Stone Company; c/o Jill S. Tangeman; Vorys, Sater, Seymour & Pease
52 E. Gay St.
Columbus, Ohio 43216
Property Owner(s): Normar Enterprises, L.L.C.
P.O. Box 495
Bath, Ohio 44210
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 11310-00495
Location: 5453 REDWOOD ROAD (43229), located on the west side of Redwood Rd., approximately 222 ft. north of Sandalwood Pl.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Suburban Residential District
Request: Variance to Section:
3312.27, Parking setback line.
To reduce the minimum setback for parking from 25 ft. to 7 ft.
Proposal: To reduce the required parking setback and to legalize an approximate 266 sq. ft. driveway expansion.
Applicant(s): David E. & Mary B. Jones
5433 Redwood Rd.
Columbus, Ohio 43229
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 11310-00496
Location: 1312 WEST FIFTH AVENUE (43212), located on the north side of West Fifth Avenue, approximately 80 feet west of Northwest Boulevard
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
To allow parking on the side of the building.
3372.605, Building design standards.
To reduce the width of a principal building along a primary building frontage from 60 percent of the lot width to 30 percent of the lot width.
3312.11, Drive-up stacking area.
To allow a drive-up window with no by-pass lane.
Proposal: To raze and rebuild a restaurant.
Applicant(s): AJA Restaurant Group, LLC c/o David L. Hodge
37 West Broad Street, Ste. 725
Columbus, Ohio 43215
Property Owner(s): First Regional Bank
28172 Via Del Cerro
San Juan Capistrano, CA 92675
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 11310-00498
Location: 1398-1400 NORTH HIGH STREET (43215), located at the northeast corner of North High Street and East 7th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height for a building from 35 feet to 75 feet.
3372.605(D), Building design standards.
To reduce the amount of glass between the height of two feet and ten feet from 60% to 30%.
3372.605(E), Building design standards.
To allow open air windows on the upper story windows.
3356.05(E), C-4 district development limitations.
To allow a building to not occupy the entire length of at least one property frontage.
Proposal: To construct 86 apartments atop parking and ground-floor retail space to be anchored by a pharmacy.
Applicant(s): Kohr Royer Griffith
1480 Dublin Road
Columbus, Ohio 43215
Property Owner(s): Annlee Investment Company LLC
1480 Dublin Road
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 11310-00500
Location: 1212 BRYSON ROAD (43224), located on the north side of Bryson Rd., approximately 200 ft. west of Blythe Rd.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Suburban Residential District
Request: Variance to Section:
3332.38, Private garage.
To increase the allowable square footage of allowable space dedicated to a garage and carport from 720 sq. ft. to 1,068 sq. ft. (a 348 sq. ft. increase).
Proposal: To construct a 560 sq. ft. detached garage.
Applicant(s): Timothy M. & Katerina K. Leopard
1212 Bryson Rd.
Columbus, Ohio 43224
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** 11310-00501
Location: 200 EAST SEVENTEENTH AVENUE (43201), located at the northeast corner of East 17th Avenue and Indianola Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the amount of additional parking spaces from 4 to 0.
3372.567, Maximum floor area.
To increase the maximum floor area ratio from 80% to 83%.
Proposal: To construct an addition for an existing sorrority.
Applicant(s): Rowland Design, c/o Brent Roberts
701 East New York Street
Indianapolis, IN 46202
Property Owner(s): Buckeyphi Corporation, c/o Andrea Mindrell
22130 Fairmount Blvd.
Shaker Heights, Ohio 44118
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** 11310-00506
Location: 34 MEDBROOK WAY (43214), located at the northwest corner of Medbrook Way and Torrence Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the height of a garage from 15 feet to 23 feet 3 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 1 foot.
Proposal: To raze and rebuild a garage.
Applicant(s): Brad and Stephanie Spence
34 Medbrook Way
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** 11311-00493
Location: 1155 WEST MOUND STREET (43223), located on the south side of West Mound Street approximately half a mile from South Central Avenue.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.087 F Outdoor amphitheaters.
To allow a special permit for an outdoor amphitheater.
Proposal: A special permit to allow stadium seating for an outdoor amphitheater.
Applicant(s): King Holding Corporation, c/o John W. Zeiger
41 South High Street, Ste 3500
Columbus, Ohio 43215
Property Owner(s): Franklin County Board of Commissioners, c/o COCIC
PO Box 6355
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 11310-00388
Location: 272 FALLIS ROAD (43214), located on the north side of Fallis Road, approximately 100 feet west of Granden Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22'6".
Proposal: To raze and rebuild a new garage.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): David Givler
272 Fallis Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 11311-00451
Location: 842 MANSFIELD AVE. (43219), located on the east side of Mansfield Avenue, approximately 300 feet south of East Fifth Avenue.
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07 - Impound lot, junk yard or salvage yard.
To allow an imound lot.
3392.10, Performance requirements.
To not enclose the impound lot with a solid fence.
3392.12, Prohibited location.
To allow an impound lot to be located within 600 feet of any residential or institutional zoning district.
Proposal: To allow an unfenced impound lot within 600 feet of residentially zoned property.
Applicant(s): Jeffrey L. Brown
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Donald & Anna Compton, Tr
1000 Urlin Avenue
Columbus, Ohio 43212
Case Planner: Jamie Freise, 6415-6350
E-mail: JFFreise@Columbus.gov