

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

2. **Application No.:** 11310-00726
Location: 6086 RIVERSIDE DRIVE (43017), located on the east side of Riverside Drive, approximately 300 feet south of Marin Road.
- Area Comm./Civic:** Northwest Civic Association
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3333.18, Building lines.
To reduce the building line from 25' to 15' for two brick piers.
3333.18, Building lines.
To reduce the building line from 25' to 4'6" for an iron fence.
- Proposal:** to construct two (2) brick piers and install an iron fence in front of the building setback.
- Applicant(s):** Edsall & Associates, c/o Deborah C. Edsall
754 Neil Avenue
Columbus, Ohio 43215
- Property Owner(s):** Friendship Village of Dublin, Ohio, Inc.
6000 Riverside Drive
Dublin, Ohio 43017
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a senior living community including multi-family apartments. The proposed entry features and fence are located at the intersection of Canaan Drive and Brighton Street to the northeast of the campus.
- The applicant requests a variance to reduce the building lines from 25 feet to 15' (brick piers) and 4'6" (the least dimension for the proposed fence) respectively.
- The applicant proposes to construct two (2) brick piers taller than 6 feet and install an iron fence that ranges in height from 6' to 7'4".
- 3333.18, Building lines- Where a building line is established on a recorded plat or by ordinance, the maximum distance as established by the recorded plat or ordinance; in this case 25 feet.
- The Division of Planning & Operations has reviewed this case and has no issues.

- The Northwest Civic Association voted to recommend approval.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the reduced setback will be for entry features only, not habitable structures.

CONDITION(S) RECOMMENDED:

The reduced building lines are for the brick piers and fence only.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov