

STAFF REPORT

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

4. **Application No.:** 11310-00731
Location: 1897 MCKINLEY AVENUE (43222), located on the south side of McKinley Ave., approximately 1,725 ft. west of Grandview Ave.
- Area Comm./Civic:** None
Existing Zoning: M, Manufacturing District
Request: Variances to Sections:
3312.27, Parking setback line.
To reduce the parking and maneuvering setback from 10 ft. to 0 ft.
3312.21, Landscaping and screening.
To be exempt from the requirements for interior landscaping, setback and perimeter landscaping requirements.
3312.43, Required surface for parking.
To permit a gravel surface for parking and maneuvering instead of a required hard surface.
3312.39, Striping and marking.
To not stripe or mark parking spaces or aisles.
3321.05, Vision clearance.
To not maintain two, 10 ft. clear vision triangles at the property line where the driveway and right-of-way intersect.
- Proposal:** To construct a 4,800 sq. ft. automobile storage building.
Applicant(s): John Ingwersen
1050 Bryden Rd.
Columbus, Ohio 43205
- Property Owner(s):** Masood Haghazari
4663 Pine Tree Ct.
Westerville, Ohio 43082
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RELEVANT DATA

- The site is an undeveloped triangular parcel, bounded by I-70 along the southwest property line. The area in general is industrial in nature, with service garages and automobile junkyards nearby.
- The applicant wishes to construct an automobile storage building. Due to the unusual shape of the site, some variances are necessary to make the property viable for development. Others are requested for practical reasons.

- Section 3312.27 requires a minimum parking and maneuvering setback of 10 ft., while the applicant proposes a 0 ft. setback.
- Section 3312.21 requires landscaping for the interior, setback and perimeter of the parking lot, while the applicant does not wish to provide the same.
- Section 3312.43 requires an improved, hard surface for parking and maneuvering areas, while the applicant intends to provide a gravel surface.
- Section 3312.39 requires striping and marking in the parking lot to delineate parking spaces and aisles, while it is impractical to stripe and mark a gravel parking lot.
- Section 3321.05 requires two, 10 ft. clear vision triangles at the property line where the driveway and right-of-way intersect, while there is a 30 ft. distance from the edge of the right of way to the actual property line in this situation.
- The McKinley Avenue Corridor Plan recommends the current mix of manufacturing and industrial uses and that where new development occurs that screening, landscaped buffers and/or there be deep building setbacks to insure that adjoining land uses are not affected. (Taken from Planning Division Staff Review Comments.)
- There is no officially-recognized area commission or civic association serving this section of McKinley Ave.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

The applicant is proposing the construction of a 4,800 sq. ft. automobile storage building at this location. He is asking for several variances relating to the proposed development of the site that would allow an unusual property to be developed effectively.

Staff believes that the proposed construction at this site is appropriate and fits well with the existing uses. Many properties are industrial in nature and the requirement for all of the landscaping is not appropriate for this property. The applicant has, however, agreed to plant a Privet hedge along the McKinley Ave. frontage to provide at least some screening for the site. Because there is 30 ft. between the actual paved surface of McKinley Ave. and the property line where no road widening is proposed, vision clearance is not a concern. The parking and maneuvering setback is also of no concern due to the same reason. Having other than a gravel surface for the lot creates a storm drainage problem and such a surface is common for other uses in the area. Striping is not essential, nor desirable for a gravel surface.

CONDITION(S) RECOMMENDED:

1. The first 30 ft. of driveway from McKinley Ave. to the property line shall be improved with a hard surface.

2. Wheel stops shall be installed to delineate where parking should occur.

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

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

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