

# **RESULTS AGENDA**

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 25, 2021**

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.

The Board of Zoning Adjustment will hold a virtual public hearing (due to Covid-19), via WebEx, on **TUESDAY, MAY 25th, 2021 at 4:30 p.m.**

To join the meeting send an email to the case manager listed at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>. Further information may be obtained by visiting the City of Columbus Zoning Office website at [www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment](http://www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment) or by calling the Department of Building and Zoning Services, Public Hearings section at 614-645-4522.

**SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING.** It is the rule of the Commission to withdraw an application when a representative is not present.

**SIGN LANGUAGE INTERPRETER:** A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

- 01. Application No.:** **BZA20-074 \*\*APPROVED\*\***  
**Location:** **3487 WESTERVILLE RD. (43224)**, located on the west side of Westerville Road, approximately 200 feet south of Woodsedge Road (010-087435; Northeast Area Commission).  
**Existing Zoning:** L-M-2, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building.  
To grant a special permit for a portable building.  
**Proposal:** To add screening and legitimize existing conditions for a portable building.  
**Applicant(s):** HMD Investment Properties; c/o Brahim Djafi  
2491 East Dublin-Granville Road  
Columbus, Ohio 43229  
**Attorney/Agent:** Terrain Evolution; c/o Mike Williamson, P.E.  
720 East Broad Street, Suite 203  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

- 02. Application No.:** **BZA20-118 \*\*APPROVED\*\***  
**Location:** **560 CLAYCRAFT RD. (43230)**, located at the terminus of Claycraft Road, approximately 1,960 feet southwest of Morrison Road (010-299636; None).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3392.10(b), Performance requirements.  
To increase the material pile height from 10 feet to 40 feet.  
**Proposal:** To allow pile heights up to 40 feet on the site.  
**Applicant(s):** 560 Claycraft LLC  
560 Claycraft Road  
Columbus, Ohio 43230  
**Attorney/Agent:** Valerio Dalicandro  
3497 Summit Road  
Pataskala, Ohio 43062  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 03. Application No.:** **BZA20-128 \*\*APPROVED\*\***  
**Location:** **300 KELTON AVE. (43205)**, located on the east side of Kelton Avenue, approximately 90 feet north of Bryden Road (010-001700; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21(F), Building lines.  
To reduce the required building line along Kelton Avenue from 10 feet to 7 feet.  
3332.26(F), Minimum side yard permitted.  
To reduce the north side yard from 5.33 feet to 3.0 feet and to reduce the south side yard from 5.33 feet to 2 feet to accommodate parking.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 20%.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Tuxedo Holdings, LLC; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Tuxedo Holdings, LLC; c/o Jon Lorenz  
350 East 1st Avenue, Suite 120  
Columbus, Ohio 43201  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

**04. Application No.:** **BZA21-018 \*\*APPROVED\*\***

**Location:** **5455 N. HIGH ST. (43214)**, located at the southwest corner of North High Street and Cemetery Drive (010-123448; Clintonville Area Commission).

**Existing Zoning:** C-4, Commercial District

**Request:** Variance(s) to Section(s):

3312.21(A), Landscaping and screening.  
To reduce the required number of interior parking lot trees from 9 to 7.

3372.704(A), Setback requirements.  
To increase the building setback along North High Street from 25 feet to 125.1 feet for the entrance canopy and 134.4 feet to the building façade (as shown on site plan).

3372.704(C), Setback requirements.  
To permit building setbacks not at the front building line, and increase the maximum setback from the southern interior lot line from 50 feet to 60.9 feet for the entrance canopy and 69.5 feet for the building façade (as shown on site plan).

3372.704(D), Setback requirements.  
To reduce the parking setback along North High Street from 25 feet to 10 feet.

3372.705(B), Building design standards.  
To reduce the minimum width of the principal building from 60 percent of the lot width to 50.7 percent.

3372.707(F), Landscaping and screening.  
To locate the dumpster on the north side of the principal building.

3372.709(A), Parking and circulation.  
To allow parking and circulation between the principal building and the right-of-way.

**Proposal:** To redevelop the site with a grocery store.

**Applicant(s):** Aldi, Inc.; c/o Russ White  
4400 South Charleston Pike  
Springfield, Ohio 45502

**Attorney/Agent:** DLC c/o Ken White  
6121 Huntley Road  
Columbus, Ohio 43229

**Property Owner(s):** Applicant

**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

**05. Application No.:** **BZA21-020 \*\*APPROVED\*\***  
**Location:** **5400 HARVEST ST. (43017)**, located at the south east corner of Harvest Street and West Case Road (590-164571; Northwest Civic Association).  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3321.05(A,2), Vision clearance.  
To allow a fence exceeding two and one-half feet in height above the finished lot grade with 25 percent opacity to be located in a required yard having vehicular access to a street.  
3321.05(B,2), Vision clearance.  
To reduce the 30' x 30' vision clearance triangle to 13' x 13'.  
3332.06, R-rural area district requirements.  
To reduce the lot area from 5 acres to .54 acres (23,800 sq.ft.)  
3332.27, Rear yard.  
To reduce the rear yard area from 25% to 12%.  
**Proposal:** To construct an addition to an existing dwelling and a second attached garage.  
**Applicant(s):** Thomas A. Morley  
5400 Harvest Street  
Columbus, Ohio 43017  
**Attorney/Agent:** Karrick Sherrill, Architect  
726 Autumn Tree Place  
Westerville, Ohio 43081  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 06. Application No.:** **BZA21-021 \*\*APPROVED\*\***
- Location:** **304 WOODLAND AVE. (43203)**, located at the southeast corner of Woodland Avenue and Greenway Avenue (010-009498; Near East Area Commission).
- Existing Zoning:** ARLD, Apartment Residential Low-Density District
- Request:** Variance(s) to Section(s):
- 3312.21(D)(1), Landscaping and screening.  
To reduce the required landscaped buffer width from 4 feet to 3 feet on the south side of the parking lot.
- 3312.27(3), Parking setback line.  
To reduce the Woodland Avenue parking setback from 15 feet to 10 feet.
- 3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 41 to 28.
- 3333.11, ARLD area district requirements.  
To reduce the required area per dwelling unit from 2,500 square feet to 887 square feet.
- 3333.18(C), Building lines.  
To reduce the building setback lines for Woodland Avenue and Greenway Avenue from 25 feet to 15 feet and 14 feet, respectively.
- Proposal:** To construct a 24-unit apartment building.
- Applicant(s):** Samuel E. McDaniel, c/o Dave Perry  
411 East Town Street, Floor 1  
Columbus, Ohio 43215
- Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215
- Property Owner(s):** Samuel E. McDaniel,  
69 Miami Avenue, Unit C  
Columbus, Ohio 43203
- Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
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- 07. Application No.:** **BZA21-026 \*\*APPROVED\*\***
- Location:** **1053 OAK ST. (43205)**, located on the south side of Oak Street, approximately 70 feet east of South 22nd Street (010-006851; Near East Area Commission.).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):
- 3332.05, Area district lot width requirements.  
To reduce the required lot width from 50 feet to 30.5 feet.
- 3332.13, R-3 area district requirements.  
To reduce lot area from 5,000 square feet to 4,178.5 square feet.
- Proposal:** To split a lot.
- Applicant(s):** Alisa M. Becker  
1311 Belcross Drive  
New Albany, Ohio 43051
- Attorney/Agent:** Access Title, c/o Shelly B. Long  
130 E. Main Street  
New Albany, Ohio 43051
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

08. **Application No.:** **BZA21-027 \*\*APPROVED\*\***  
**Location:** **414 JUNCTION CROSSING DR. (43213)**, located at the northeast corner of Junction Crossing Drive and Casado Drive (520-292412; Far East Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development-8 District  
**Request:** Variance(s) to Section(s):  
3345.07, Contents of application for establishment of PUD.  
To reduce the rear yard setback from 20 feet to 12 feet.  
**Proposal:** To build a 12' x 16' replacement rear deck with stairs.  
**Applicant(s):** Willie Price  
414 Junction Crossing Drive  
Columbus, Ohio 43213  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
09. **Application No.:** **BZA21-028 \*\*APPROVED\*\***  
**Location:** **4150-4207 WORTH AVE. (43219)**, located at the northeast corner of Stelzer Road and Laet Drive (010-147168; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building.  
To grant a special permit for a portable building.  
**Proposal:** To install a pop-up portable building within Easton.  
**Applicant(s):** DHL Express; c/o Kelly Shepard  
1210 South Pine Island Road  
Plantation, Florida 33324  
**Attorney/Agent:** None  
**Property Owner(s):** Easton Gateway, LLC  
4016 Tonsfair Way, Suite 201  
Columbus, Ohio 43219  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
10. **Application No.:** **BZA21-030 \*\*APPROVED\*\***  
**Location:** **364 E. TULANE RD. (43202)**, located on the north side of East Tulane Road, approximately 53 feet east of Esmond Street (010-077481; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the maximum height of a garage from 15 feet to 25 feet.  
**Proposal:** To construct a detached two-car garage.  
**Applicant(s):** Brandon & Regan Schnug  
364 East Tulane Road  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

11. **Application No.:** **BZA21-031 \*\*APPROVED\*\***  
**Location:** **6130 WEXFORD PL. (43228)**, located at the north east corner of Wrothston Drive and Wexford Place. (560-226917; Far West Side Area Commission).  
**Existing Zoning:** L-R-2, Limited Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(A,2), Vision clearance.  
To increase the height and opacity of a privacy fence located in a required yard from 2 and one-half feet to 6 feet and from 25 percent opacity to 100 percent opacity.  
3332.21(A), Building lines.  
To reduce the platted building line along Wrothston Drive from 25 feet to 8 feet.  
**Proposal:** To legitimize the location of a privacy fence and shed.  
**Applicant(s):** Joshua D. Eastman  
6130 Wexford Place  
Columbus, Ohio 43225  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
12. **Application No.:** **BZA21-032 \*\*APPROVED\*\***  
**Location:** **40 E. WHITTIER ST. (43206)**, located on the north side of East Whittier Street, approximately 63 feet east of South Pearl Street (010-051738; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To reduce the required maneuvering area from 20 feet to 18 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard for a detached garage from 3 feet to 1.5 feet.  
**Proposal:** To replace the existing detached garage.  
**Applicant(s):** Thomas A. Robinson; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Thomas A. Robinson & Laura C. Hart  
40 East Whittier Street  
Columbus, Ohio 43206  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

13. **Application No.:** BZA21-033 **\*\*APPROVED\*\***  
**Location:** 1350 HAMLET ST. (43201), located on the east side of Hamlet Street, approximately 185 feet north of East 7th Avenue (010-077889; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.805, Maximum Floor Area Ratio (FAR).  
To increase the maximum floor area ratio from 0.40 to 0.53.  
**Proposal:** To construct a single-unit dwelling on a vacant lot.  
**Applicant(s):** New City Homes; c/o Sean Knoppe  
PO Box 732  
Worthington, Ohio 43085  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)