

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
APRIL 26, 2022**

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 City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, APRIL 26, 2022 at 4:30 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the 2ND FLOOR HEARING ROOM. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

**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

Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/bzs/primary/Zoning/> or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

- 01. Application No.: BZA22-002    **\*\*APPROVED\*\*****  
**Location:** **146-164 S. YALE AVE. (43222)**, located at the northeast corner of South Yale Avenue and West Town Street (010-018398; Franklinton Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit & Variance(s) to Section(s):  
3356.05(A)(2), C-4 district development standards.  
To reduce the minimum distance between an animal shelter and residential district from 100 feet to 80 feet.  
3389.032, Animal kennel or animal shelter.  
To grant a Special Permit for an animal daycare with outdoor runs (or outdoor space for the confinement of animals).  
**Proposal:** To expand and conform an animal daycare with outdoor runs.  
**Applicant(s):** All Paws Retreat c/o Casie Goldstein  
154 South Yale Avenue  
Columbus, Ohio 43222  
**Attorney/Agent:** Kim Mikanik, Arch.  
1116 West 2nd Avenue  
Columbus, Ohio 43212  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02.    **Application No.:**    **BZA22-003    \*\*APPROVED\*\***  
      **Location:**            **3655 WESTON PL. (43214)**, located on the west side of Weston Place, approximately 50 feet north of Irving Way West (010-058912; Clintonville Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3332.26(E), Minimum side yard permitted.  
                                 To reduce the minimum northern side yard for a garage from 3 feet to 1 foot.  
  
      **Proposal:**            To raze and rebuild a detached garage.  
      **Applicant(s):**        John W. Herbert  
                                 3655 Weston Place  
                                 Columbus, Ohio 43214  
  
      **Attorney/Agent:**    Michael B. Schulte, Arch.  
                                 3605 Milton Avenue  
                                 Columbus, Ohio 43214  
  
      **Property Owner(s):** Applicant  
      **Planner:**            Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
03.    **Application No.:**    **BZA22-014    \*\*APPROVED\*\***  
      **Location:**            **2174 RANKIN AVE. (43211)**, located on the east side of Rankin Avenue, approximately 120 feet south of East Hudson Street (010-108723; Northeast Area Commission).  
  
      **Existing Zoning:**    R-2, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3332.27, Rear yard.  
                                 To reduce the rear yard area from 25 percent of the lot to 12 percent.  
  
      **Proposal:**            To construct an addition onto the rear of a single-unit dwelling.  
      **Applicant(s):**        Alejandro Capula San Juan  
                                 2170 Rankin Avenue  
                                 Columbus, Ohio 43211  
  
      **Attorney/Agent:**    Dehlco Construction Services LLC; Matthew C. Dehlendorf  
                                 149 Eastcherry Avenue  
                                 Gahanna, Ohio 43230  
  
      **Property Owner(s):** Applicant  
      **Planner:**            Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

04.    **Application No.:**    **BZA22-015    \*\*APPROVED\*\***  
      **Location:**            **2341 VELMA AVE. (43211)**, located at the northwest corner of Velma Avenue and Clinton Street. (010-074667; South Linden Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3321.05(B,2), Vision clearance.  
                                 To allow the dwelling to encroach 2 feet into the 30' x 30' Vision Clearance Triangle.  
                                 3332.22, Building lines on corner lots—Exceptions.  
                                 To reduce the building setback along Clinton Street from 8 feet to 5 feet 4 inches.  
  
      **Proposal:**            To construct a single-unit dwelling.  
      **Applicant(s):**        Healthy Linden Homes; c/o Patrice Allen Brady  
                                 PO Box 77499  
                                 Columbus, Ohio 43207  
  
      **Attorney/Agent:**    None  
      **Property Owner(s):** Central Ohio Community Improvement Corp.  
                                 845 Parsons Avenue  
                                 Columbus, Ohio 43206  
  
      **Planner:**            Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
05.    **Application No.:**    **BZA22-016    \*\*APPROVED\*\***  
      **Location:**            **1036 26TH AVE. (43211)**, located on the north side of 26th Avenue, approximately 170 feet west of Lexington Avenue (010-096524; South Linden Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3332.28, Side or rear yard obstruction.  
                                 To allow parking in the eastern required side yard.  
  
      **Proposal:**            To construct a single-unit dwelling.  
      **Applicant(s):**        Healthy Linden Homes; c/o Patrice Allen Brady  
                                 PO Box 77499  
                                 Columbus, Ohio 43207  
  
      **Attorney/Agent:**    None  
      **Property Owner(s):** Central Ohio Community Improvement Corp.  
                                 845 Parsons Avenue  
                                 Columbus, Ohio 43206  
  
      **Planner:**            Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

06. **Application No.:** **BZA22-017** **\*\*APPROVED\*\***  
**Location:** **1029 26TH AVE. (43211)**, located on the south side of 26th Avenue, approximately 180 feet west of Lexington Avenue (010-096516; South Linden Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.28, Side or rear yard obstruction.  
To allow parking in the eastern required side yard.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Healthy Linden Homes; c/o Patrice Allen Brady  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
07. **Application No.:** **BZA22-018** **\*\*APPROVED\*\***  
**Location:** **1520 SUMMIT ST. (43201)**, located on the east side of Summit Street, approximately 160 feet south of East 11th Avenue (010-022677; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.21(D), Landscaping and screening.  
To not provide parking lot screening.  
3325.801, Maximum Lot Coverage.  
To increase the maximum lot coverage from 25 percent to 42 percent.  
3325.805, Maximum Floor Area Ratio (FAR).  
To increase the maximum floor area ratio from 0.40 to 0.54.  
3332.25, Maximum side yards required.  
To reduce the total side yards required from 6.02 feet to 5 feet.  
3332.26©(3), Minimum side yard permitted.  
To reduce the minimum side yards from 5 feet to 2.5 feet.  
**Proposal:** To construct a rear addition to an existing two-unit dwelling.  
**Applicant(s):** BG 98 LTD; c/o Justin Garland  
PO Box 8310  
Columbus, Ohio 43201  
**Attorney/Agent:** Rhythm Architecture; c/o Daniel Ferdelman, Arch.  
679 North High Street, Suite D  
Worthington, Ohio 43085  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

08. **Application No.:** **BZA22-021** **\*\*APPROVED\*\***  
**Location:** **1254 CARAVEL DR. (43207)**, located on the north side of Caravel Drive, approximately 200 feet west of Catamaran Drive (510-247246; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3312.27(2), Parking setback line.  
To reduce the parking setback from 25 feet to 8 feet.  
**Proposal:** To legitimize the conversion of an attached garage to living space and create new parking spaces.  
**Applicant(s):** Paige Berry & Tarin Tippet  
1254 Caravel Drive  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
09. **Application No.:** **BZA22-022** **\*\*APPROVED\*\***  
**Location:** **4729 GROVES ROAD (43232)**, located at the Southeast corner of Groves Road and Baynes Drive (010-118849; Greater South East Area Commission).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05 - Vision clearance.  
To reduce the clear vision triangle at intersection of Baynes Road and Groves Road from 30 x 30 feet to 20 X 20 feet  
3312.49 (C) Minimum number of parking spaces  
To reduce the minimum number of required parking spaces from 2 to 1.  
3332.27, Rear yard  
To reduce the rear yard from 25 percent to 15 percent  
**Proposal:** To raze and rebuild single-unit dwelling  
**Applicant(s):** Lauren Gallagher PAC LLC  
4497 Valley Quail Boulevard North  
Westerville, Ohio 43081  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469;  
[ADTrimmer@columbuADTrimmer@columbus.gov#](mailto:ADTrimmer@columbuADTrimmer@columbus.gov#)

10.    **Application No.:**    **BZA22-024    \*\*TABLED\*\***  
      **Location:**        **1655 MOOBERRY ST. (43205)**, located on the south side of Mooberry Street, approximately 90 feet east of Seymour Avenue (010-007099; Livingston Avenue Area Commission).  
  
      **Existing Zoning:**    R-2F, Residential District  
      **Request:**         Variance(s) to Section(s):  
                              3321.05(B)(1), Vision clearance.  
                                      To allow a parking space to encroach on the alley and street clear vision triangle.  
                              3332.21(F), Building lines.  
                                      To reduce the building setback from 10 feet to 6.25 feet.  
  
      **Proposal:**         To construct a two-unit dwelling.  
      **Applicant(s):**     Lasting Legacy Real Estate  
                              7224 West Campus Road  
                              New Albany, Ohio 43054  
  
      **Attorney/Agent:**   Michael Neiman, Atty.  
                              175 South 3rd Street, Suite 200  
                              Columbus, Ohio 43215  
  
      **Property Owner(s):** City of Columbus, Land Redevelopment Division  
                              845 Parsons Avenue  
                              Columbus, Ohio 43206  
  
      **Planner:**         Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
11.    **Application No.:**    **BZA22-028    \*\*APPROVED\*\***  
      **Location:**        **5679 MAPLE CANYON AVE. (43229)**, located West side of Maple Canyon Avenue (010-143761; Northland Community Council).  
  
      **Existing Zoning:**    AR-1, Apartment-Residential District  
      **Request:**         Variance(s) to Section(s):  
                              3333.18, Building setback line  
                                      To reduce the required setback from 25' to 10'  
  
      **Proposal:**         To conform a reduced building setback from 25 feet to 10 feet  
      **Applicant(s):**     The Fritsche Corporation  
                              6245 Sunderland Drive  
                              Columbus, Ohio 43229  
  
      **Attorney/Agent:**   Jackson B. Reynolds, III  
                              37 West Broad Street  
                              Columbus, Ohio 43229  
  
      **Property Owner(s):** Granville Manor Properties Company  
                              6245 Sunderland Drive  
                              Columbus, Ohio 43229  
  
      **Planner:**         Adam Trimmer, 614-645-6530; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

12. **Application No.:** **BZA22-029   \*\*APPROVED\*\***  
**Location:** **3650 SUNBURY RD. (43219)**, located (010-146570; Northeast Area Commission).  
**Existing Zoning:** I, Institutional District  
**Request:** Variance(s) to Section(s):  
3312.49 Minimum number of parking spaces  
To reduce the number of required parking spaces from 252 to 200.  
3349.04(C), Height, area and yard regulations  
To reduce the building setback on Sunbury Road from 50 to 20 feet and on McCutcheon Road from 50 to 12 feet.  
3312.27, Parking setback line.  
To reduce the parking setback for McCutcheon Road from 25 feet to 0.5 feet.  
**Proposal:** To add an additional 8 classrooms to an existing school.  
**Applicant(s):** Michael Lentz, ASLA  
1160 Dublin Road, Suite 100  
Columbus, Ohio 43215  
**Attorney/Agent:** Lincoln Construction c/o Brian Winkler  
4790 Shuster Road  
Columbus, Ohio 43214  
**Property Owner(s):** Allegheny West Conferences  
1339 E. Broad Street  
Columbus, Ohio 43205  
**Planner:** Sierra L. Saumenig, (614) 645-7973; [SLSaumenig@columbus.gov](mailto:SLSaumenig@columbus.gov)
13. **Application No.:** **BZA22-030   \*\*APPROVED\*\***  
**Location:** **2200 SPIEGEL DR. (43125)**, located at the northeast corner of Spiegel Drive and Shook Road (495-233211; Far South Columbus Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building.  
To grant a special permit for a 24' x 64' temporary portable building.  
**Proposal:** To install a 24' x 64' temporary portable building as a breakroom for a warehouse.  
**Applicant(s):** Lululemon USA Inc.; c/o Romaine Howell  
2200 Spiegel Drive  
Columbus, Ohio 43125  
**Attorney/Agent:** None  
**Property Owner(s):** Lululemon USA Inc.; c/o Jordan Caruso  
400-1818 Cornwall Avenue  
Vancouver, British Columbia V6J1C7  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@columbus.gov](mailto:JFFreise@columbus.gov)

14.    **Application No.:**    **BZA22-031    \*\*TABLED\*\***

**Location:**       **853-857HAMLET ST. (43215)**, located at the southwest corner of Hamlet Street and E 1st Avenue (010-025001; Italian Village Commision).

**Existing Zoning:**    R-4, Residential District

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

                              3312.49 Minimum number of parking spaces  
                                     To reduce the number of required parking spaces from 4 to 0

                              3321.05(B)(2), Vision clearance.  
                                     To reduce the clear vision triangle at an intersection from 30x30 feet to 14.2 x 14.2 feet

                              3332.15 - R-4 area district requirements.  
                                     To reduce minimum square footage of parcel A from 6,000 square feet to 3,839.88 square feet

                              3332.15 - R-4 area district requirements.  
                                     To reduce minimum square footage of parcel B from 6,000 square feet to 2,865.31 square feet

                              3332.21 (F) Building lines  
                                     To reduce the building setback from 10 feet to 5 feet.

                              3332.21 (F) Building lines  
                                     to reduce building setback line on parcel A from 10' feet to 6 inches

                              3332.26(C)(3), Minimum side yard permitted.  
                                     To reduce building sideyard setback from 5 feet to 1 inch

                              3332.27, To reduce the minimum number of required parking spaces from 7 to 5.  
                                     To reduce the total yard area from 25 percent to 23.2 percent

**Proposal:**        To split lot and construct a duplex

**Applicant(s):**    853-857 Hamlet Street LLC  
                                   1101 Broadview Avenue  
                                   Grandview, Ohio 43212

**Attorney/Agent:** Elizabeth Leidy  
                                   15 E Gay Street suite 2A  
                                   Columbus, Ohio 43215

**Property Owner(s):** Applicant

**Planner:**       Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov