AGENDA BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO OCTOBER 25TH, 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, OCTOBER 25TH, 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.https://www.columbus.gov/bzs/primary/Zoning/ or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

POLICY MEMO:

Zoning Code Update

A brief presentation on the progress of the Zoning Code update by Tony Celebrezze, Assistant Director

01. Application No.: BZA21-076 **APPROVED**

Location: 495 S. 4TH ST. (43206), located at the southwest corner of South 4th

Street & East Livingston Avenue (010-002626; German Village

Commission).

Existing Zoning: C-4, Commercial District Variance(s) to Section(s):

3312.49, Minimum numbers of parking spaces required.

To reduce the number of required spaces from 30 spaces to 0.

Proposal: To convert a portion of the existing building for expansion of eating/drinking

establishment use.

Applicant(s): Bristolino

495 South 4th Street Columbus, Ohio 43206

Attorney/Agent: Jeffrey L. Brown, Atty.

37 West Broad Street, Suite 460

Columbus, Ohio 43215

Property Owner(s): Rosemarie B. Keidel

216 Hamilton Avenue Columbus, Ohio 43203

Planner: Jamie Freise, (614) 645-6350; <u>JFFreise@Columbus.gov</u>

02. Application No.: BZA22-074 **APPROVED**

Location: 2997 FOOTLOOSE DR. (43231), located at the southwest corner of

Footloose Drive and Kingpin Drive. (010-242072; Nothland Community

Council).

Existing Zoning: L-R-2, Residential District Variance(s) to Section(s):

3332.27, Rear yard.

To reduce the minimum rear yard from 25% to 10%.

Proposal: To construct a rear deck.

Applicant(s): Bernardo Carmen Miguel
2997 Footloose Drive

Columbus, Ohio 43231

Attorney/Agent: None Property Owner(s): Applicant

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. Application No.: BZA22-082 **APPROVED**

Location: 361 SIEBERT STREET (43206), located on the south side of Siebert

Street, approximately 128 feet from Bruck Street (010-020485; Columbus

Southside Area Commission).

Existing Zoning: R-2F, Residential District Variance(s) to Section(s):

3312.13, Driveway.

To reduce the width of a residential driveway from 10 feet to 5.4

feet (Area A) and 5.6 feet (Area B)

3312.25, Maneuvering.

To reduce the maneuvering area for 90 degree parking spaces from

20 feet to 16 feet for garage parking spaces (Area A).

3332.05(4), Area district lot width requirements.

To reduce the lot width from 50 feet to 32.92 feet (Area A and B)

3332.14, R-2F, Area district requirements.

To reduce lot area from 6,000 square feet to 3,599 (Area A) and

3,326 square feet (Area B).

3332.18 (D), Basis of computing area.

To increase permitted lot coverage from 50% to 52% (Area B)

3332.21, Building Lines.

To reduce the building setback from 10 feet to 8 feet 6inches (Area

A and B)

Proposal: To split a parcel and construct a single unit dwelling on the new parcel.

Applicant(s): GV Partners, LLC; c/o Dave Perry

411 E Town Street, FI 1 Columbus. Ohio 43215

Attorney/Agent: Donald Plank

Plank Law Firm; 411 East Town Street, Fl 2

Columbus, Ohio 43215

Property Owner(s): Blake Arthur DeCrane, Jordan Lindsay Waterhouse

5534 Ashford Road Dublin. Ohio 43017

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

04. Application No.: BZA22-083 **APPROVED**

Location: 232 THURMAN AVENUE (43206), located on the northeast corner of

Thurman Avenue and Blackberry Ally (010-000558; Columbus Southside

Area Commission.).

Existing Zoning: R-2F, Residential District Variance(s) to Section(s):

3332.05(4), Area district lot width requirements.

To reduce the lot width from 50 feet to 33 feet.

3332.14, R-2F, Area district requirements.

To reduce lot area from 6,000 square feet to 2,624 square feet

(Area A) and 3,023 (Area B). 3332.18(D), Basis of computing area.

To increase permitted lot coverage on Area A from 50% to 53%

3332.19, Fronting.

To permit Area A, the north parcel, to not front on a public street

(Blackberry Alley and E. Redbud alley).

3332.25, Maximum side yard required.

To reduce the total side yard for both Area A and Area B from 6. 76'

to 6.0'.

3332.27, Rear yard.

To reduce Rear Yard for Area B from 25% of lot area to 24% of lot

area.

Proposal: To split a parcel and construct a single unit dwelling on the new parcel.

Applicant(s): GV Partners, LLC; c/o Dave Perry

411 E Town Steet, FI 1 Columbus, Ohio 43215

Attorney/Agent: Donald Plank

Plank Law Firm; 411 East Town Street, FI 2

Columbus, Ohio 43215

Property Owner(s): Charlene K. Molli, Tr.

232 Thurman Avenue Columbus, Ohio 43206

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

05. Application No.: BZA22-117 **APPROVED**

Location: 151 SHERMAN AVE. (43205), located at the northwest corner of Sherman

Avenue and Oak Street (010-288059; Near East Area Commission).

Existing Zoning: ARLD, Apartment Residential District

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

3312.49(C). Minimum numbers of parking spaces required.

To reduce the minimum number of parking spaces on Lot A from 23

required to 15 provided.

3312.21(A)(2), Landscaping and Screening.

To reduce soil area per tree for two (2) parking lot trees from 145 sq.ft. to 117 sq.ft. and 126 sq.ft. and to reduce the soil radius for one tree from 4

feet to 3.5 feet in the 126 sq.ft. island.

3312.25, Maneuvering.

To allow access and maneuvering area on Area B for three (3) parallel parking spaces on Area A.

3333.11, ARLD area District Requirements.

To reduce lot area for Lot A from 2,500 square feet per dwelling unit to 827 square feet per dwelling unit for the existing 15 unit building.

3333.18(F), Building lines.

To reduce the minimum 10' building setback from Sherman Avenue to the existing 7.5' building setback and to reduce the minimum 10' Oak Street building setback to the existing 0' building setback for Lot A.

3333.23, Minimum side yard permitted.

To reduce the north side yard from 5.83' to 0'.

3321.05(B)(12), Vision clearance.

To reduce the 30'x30' clear vision triangle at the intersection of Oak Street and Sherman Avenue to 10'x10'.

3332.15, R-4 area district requirements.

To reduce lot area for Lot B from 7,500 sq.ft. to 3,866 SF +/- (1,285 sq.ft. +/-/DU) for the proposed three (3) unit building (Area B).

3332.18(D). Basis of computing area.

To increase lot coverage from 50% to 65% for Lot B.

3332.21(F), Building Lines

To reduce the Oak Street building setback from 10' to 1'.

3332.25, Maximum side yards required.

To reduce total side yard (20% of 63'-4") from 12'-7" to 2'. 3332.26,

Minimum Side Yard Permitted, to reduce the minimum side yard from 5.33'

to 1' for both the east and west side yards. 3321.05(B)(1), Vision

Clearance, to reduce the height of the 10'x10'x10' clear vision triangle at Oak Street and alley on west side of Area B to 10'x10'x9'. 3321.07(B),

Landscaping, to reduce dwelling unit trees from 1 to 0.

Proposal: To split an existing .4 acre parcel, containing a three-story 15-unit building with

surface parking lot, to construct a three-unit dwelling on the new parcel.

Applicant(s): Kentop and Sons, LLC, c/o Dave Perry

411 East Town Street, Fl. 1 Columbus, Ohio 43215

Attorney/Agent: Plank Law Firm, c/o Donald Plank

411 East Town Street, Fl. 2 Columbus, Ohio 43215

Property Owner(s): Kentop and Sons, LLC, c/o Shea Wilson

103 South 18th Street Columbus. Ohio 43205

Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

06. Application No.: BZA22-118 **APPROVED**

Location: 2200 IKEA WAY (43240), located on the north side of Ikea Way, at the

terminus of Worthington Road (318-44202025006; Far North Columbus

Communities Coalition).

Existing Zoning: CPD, Commercial Planned Development District

Request: Variance(s) to Section(s): 3312.29. Parking Space

To reduce the width of all parking spaces in the proposed parking

structure from 9' to 8.5'.

Section 3312.09, Maneuvering

To reduce aisle widths from 20' to 10' for a property line dividing aisles for surface parking spaces, subject to applicable easements on adjacent abutting property, thereby providing aisles 20' (min.)

wide.

Section 3312.25, Maneuvering

To reduce maneuvering area for 90 degree and parallel spaces

from 20' (min.) and 13' (min.), respectively, to 10' and 10',

respectively, subject to applicable easements on adjacent abutting

property, thereby providing maneuvering 20' (min.) wide.

Proposal: To construct a six story parking structure.

Applicant(s): NP-FG, LLC; c/o Franz Geiger

8800 Lyra Drive, st. 650 Columbus, Ohio 43240

Attorney/Agent: David Perry Company, Inc.

411 E Town St., FI 1 Columbus, Ohio 43215

Property Owner(s): Applicant

Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

07. Application No.: BZA22-095 **TABLED**

Location: 125-137 CHICAGO AVE. (43222), located on the west side of Chicago

Avenue approximately 30 feet north of Cable Avenue (010-039783, 010-

012462; Franklinton Area Commission).

Existing Zoning: R-4, Residential District Varivance(s) to Section(s):

3332.15, R-4 area district requirements.

To reduce the minimum lot area from 5,000 square feet to 3,468 square feet for Tract 1, and to 1,452 square feet each for Tracts 2-

5.

3332.05 (A)(4), Area district lot width requirements.

To reduce the minimum lot width from 50 feet to 34 feet on tract 1

and from 50 feet to 22 feet for Tracts 2-5.

Proposal: To construct 4 single-unit dwellings.

Applicant(s): Three 94 Holdings LLC c/o Andrew Wappner

PO Box 732

Worthington, Ohio 43085

Attorney/Agent: none Property Owner(s): Applicant

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

08. **Application No.:** BZA22-100 **TABLED**

> Location: 1611 POLARIS PKWY. (43240), located on the south side of Polaris

> > Parkway, approximately 480 feet east of Lyra Drive. (318-43401022001;

Far North Columbus Communities Coalition).

Existing Zoning: L-C-4, Limited Commercial District

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

3370.07. Conditions and limitations.

To reduce the established building setback from 50 feet to 19 feet.

3312.49, Minimum numbers of parking spaces required.

To reduce the maximum number of required off-street parking

spaces from 118 to 94.

Proposal: To legitimize the location of an existing structure. Applicant(s):

TP Ohio Four, LLC c/o Donald Plank, Attv.

411 East Town Street, Floor 2 Columbus, Ohio 43215

Attorney/Agent: **Applicant**

Property Owner(s): Chuang Development, LLC

> 8080 Summit Point Place Lewis Center, Ohio 43235

Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

BZA22-101 09. Application No.: **APPROVED**

> Location: 46 W PARK AVENUE (43222), located on the east side of West Park

> > Avenue approximately 130 feet south of W Capital Avenue (010-31807;

Franklinton Area Commission).

R4. Residential District **Existing Zoning:** Variance(s) to Section(s): Request:

3332.26 ©, Minimum side yard permitted.

To reduce the minimum side yard setback from 5 feet to 4.16 feet.

To raze an existing single-unit residential dwelling and construct a two-unit Proposal:

residential dwelling.

Aaron Walsh Applicant(s):

> 46 West Park Avenue. Columbus. Ohio 43222

James Tate Attorney/Agent:

> 101 East Broadway Avenue Westerville, Ohio 43081

Property Owner(s): Applicant

Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov 10. Application No.: BZA22-102 **DISAPPROVED**

Location: 2081 SMOKYMILL RD. (43016), located on the south side of Smokymill

Road, 490 feet west of Smoky Row Road (610-184119; Far Northwest

Coalition).

Existing Zoning: SR, Suburban Residential District

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

3312.27 (2), Parking setback line.

To reduce the parking setback from 25 feet to 0 feet.

Proposal: To legitimize the expansion of a driveway.

Applicant(s): Noah and Katlyn Martin

2081 Smokymill Road Columbus, Ohio 43016

Attorney/Agent: None Property Owner(s): Applicant

Planner: Steven Smedley, 614-645-6130; <u>SFSmedley@Columbus.gov</u>

11. Application No.: BZA22-105 **APPROVED**

Location: 5399 RIVERBROOK DRIVE. (43221), located on the northwest corner of

Riverbrook Drive and Riverport Drive. (560-227053; None).

Existing Zoning: LR1, Residentail District Variance(s) to Section(s):

3321.05 (A) (2), Vision Clerance

To increase the height of a fence that abuts a property to the north

which has a driveway from 2.5 feet to 6 feet.

Proposal: To legitimize a 6 foot privacy fence within the clear vision triangle.

Applicant(s): Kurt Shulenberger

5399 Riverbrook Dr Columbus, Ohio 43221

Attorney/Agent: None Property Owner(s): Applicanrt

Planner: Adam Trimmer, (614) 645-2749; ADTrimmer@Columbus.gov

12. Application No.: BZA22-111 **APPROVED**

Location: 4840 COSGRAY RD. (43021), located the landlocked parcel is located on

the east side of Cosgray Road, setback approximately 813 feet from Cosgray Road, and is approximately 950 feet south of Hayden Run Road

(010-276232; Hayden Run Civic Association).

Existing Zoning: R, Rural District

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

3332.19, Fronting.

To allow a dwelling to not front a public street.

Proposal: A lot split.

Applicant(s): West Leppert Investments, LLC

140 Mill Street, Suite A Gahanna, Ohio 43230

Attorney/Agent: David Parsley

140 Mill Street, Suite A Gahanna, Ohio 43230

Property Owner(s): Applicant

Planner: Steven Smedley, 614-645-6130; <u>SFSmedley@Columbus.gov</u>

13. Application No.: BZA22-113 **APPROVED**

Location: 3100 N. HIGH ST. (43202), located at the northeast corner of North High

Street and Walhala Avenue (010-000907; Clintonville Area Commission).

Existing Zoning: C-4, Commercial & RRR, Residential District

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

3312.09, Aisle

To reduce the aisle width for two-way travel from 20 feet to 9 feet.

3312.25, Maneuvering

To reduce the maneuvering area for parking spaces from 20 feet to

10 feet.

Proposal: A lot split.
Applicant(s): Marillian, LLC

1361 Fountaine Drive Columbus, Ohio 43221

Attorney/Agent: Jackson B. Reynolds, III, Atty.

37 West Broad Street, Ste. 460

Columbus. Ohio 43215

Property Owner(s): Applicant

Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

APPROVED 14. **Application No.:** BZA22-116

> Location: **3111 E. MAIN ST. (43209)**, located at the southwest corner of East Main

> > Street and South James Road (010-088360; Mideast Area Commission).

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

Request: Special Permit(s) to Section(s):

3389.151, Ohio Medical Marijuana Control Program Retail Dispensary.

To grant a Special Permit for a Medical Marijuana Control Program

Retail Dispensary.

An Ohio Medical Marijuana Control Program Retail Dispensary. Proposal:

GNCO 123 LLC, c/o Gali Nuriel Applicant(s):

11652 Mantova Bay Circle Boynton Beach, Florida 33473

Attorney/Agent: John Hamlin

10 North High Street, Ste. 405

Columbus, Ohio 43215

Property Owner(s): Applicant

Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

15. **APPROVED** **Application No.: BZA22-058**

> Location: 5499 WALNUT VIEW BLVD. (43230), located on the northwest side of

> > Walnut View Boulevard approximately 60 feet northeast of Cottage Street

(600-155128 & 600-155125; Northland Community Council).

R-1, Residential District **Existing Zoning:**

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

3332.27, Rear yard.

To reduce the required rear yard from 25% to 0%.

3332.38(G), Private garage.

To increase the allowable height of a detached garage from 15 feet

to 26.1 feet.

Proposal: To construct a single-unit dwelling and detached garage.

Valerie Miller Applicant(s):

> 5499 Walnut View Boulevard Columbus, Ohio 43230

Attorney/Agent: Stephen Fountain, Architect

1505 Ashland Avenue, Unit D

Columbus, Ohio 43212

Property Owner(s): Applicant

Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

16. **Application No.:** BZA22-099 **APPROVED**

> Location: 1108 S. HIGH ST. (43206), located on the southeast corner of Thurman

> > Avenue and S. High Street. (010-013891, 010-029959; Columbus

Southside Area Commission).

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

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

3372.609(a), Parking and Circulation.

To allow the parking and circulation area to be located between the

principal structure and the right of way

3372.604(a), Building setback.

To increase the maximum building set back from 10 feet to 36 feet.

3372.605(b) Building Design Standards.

To reduce the minimum building width from 60 percent to 53.23

percent.

Proposal: To construct a drive-through oil change facility.

Applicant(s): Driven Brands

440 South Church St., Suite 700

Charlotte, North Carolina

Attorney/Agent: Molly R. Gwin, Atty.

2 Miranova Place, Suite 700

Columbus, Ohio 43215

Property Owner(s): Lojon Property, LLC

c/o Molly R. Gwin 2 Miranova Place, Suite 700

Columbus, Ohio 43215

Planner: Adam Trimmer, (614) 645-1469; <u>ADTrimmer@Columbus.gov</u>