

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 24TH, 2023**

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, JANUARY 24TH, 2023 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.: BZA22-006**
Location: 1089 PERRY ST. (43201), located at the southwest corner of Perry Street and Bradley Street (010-038535; Harrison West Society).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces for both lots from 4 to 2.
3321.05(A)(2), Vision clearance.
To reduce the clear vision at Perry Street driveway from 12x12 feet to 4x4 feet (lot B).
3321.05(B)(1), Vision clearance.
To reduce lot A's southeast clear vision triangle from 10x10 feet to 0x0 feet (existing).
3321.05(B)(2), Vision clearance.
To reduce lot B's northeast clear vision triangle from 30x30 feet to 17 x17 feet.
3332.05(A)(4), Area district lot width requirements.
To reduce the lot widths from 50 to 33 feet for lot A and to 30 feet for lot B.
3332.14, R-2F area district requirements.
To reduce the lot areas from 6,000 square feet to 990 square feet for lot A and to 2,010 square feet for lot B.
3332.18(D), Basis of computing area.

To increase the lot coverages from 50 percent to 66 percent for lot A and to 57 percent for lot B.

3332.21(D), Building lines.
To reduce lot A's building setback along Perry Street from 10 feet to 1 foot (existing).

3332.27, Rear yard.
To reduce the rear yards from 25 percent of the lot area to 3 percent for lot A and to 7 percent for lot B.

Proposal: To split a lot and construct a single-unit dwelling.

Applicant(s): Infiniti Enterprises, LLC; c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215

Attorney/Agent: Plank Law Firm; c/o Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215

Property Owner(s): Infiniti Enterprises, LLC; c/o Michael Finissi
281 East Greenwood Avenue
Columbus, Ohio 43201

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

02. Application No.: **BZA22-025**

Location: **1035 ATCHESON ST (43203)**, located on the Southwest corner of Atcheson Street and N 20th Street (010-086575; Near east Area Commision).

Existing Zoning: AR-3, Apartment Residential District

Request: Variance(s) to Section(s):
3312.49 Minimum number of parking spaces
To reduce the number of parking spaces from 339 to

Proposal: To renovate existing building and legitimize a reduction in parking.

Applicant(s): MVP I-A 2020 L.L.C.
20250 Harper Avenue
Detroit, Michigan 48225

Attorney/Agent: Paul Weber
20250 Harper Avenue
Detroit, Michigan 48225

Property Owner(s): Applicant

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

- 03. Application No.: BZA22-043**
Location: **1062 E. DESHLER AVE. (43206)**, located along an alley 80 feet north of Deshler Avenue, 200 feet west of Linwood Avenue (010-070130; Columbus Southside Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow a dwelling to front on an alley rather than a public street.
3332.27, Rear yard.
To reduce the area devoted to rear yard from 25% to 2%.
Proposal: To construct a single-unit dwelling.
Applicant(s): Michael Smith
PO Box 1545
Reynoldsburg, Ohio 43068
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov
- 04. Application No.: BZA22-044**
Location: **1198 E. RICH ST. (43205)**, located on the north side of East Rich Street, approximately 250 feet west of Wilson Avenue (010-242027; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05(A)(4), Area district lot width requirements.
To reduce the lot width from 50 feet to 23 feet.
3332.13, R-3 area district requirements.
To reduce the lot area from 5,000 square feet to 1,587 square feet.
3332.25, Maximum side yards required.
To reduce the maximum side yard required from 4.6 feet to 3.9 feet.
3332.26(B)(1), Minimum side yard permitted.
To reduce the minimum side yard on a lot less than 40 feet wide from 3 feet to 1 foot on the west side and to 2.9 feet on the east side.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side setback for a garage from 3 feet to 1 foot on the west side and 2 feet on the east side.
3332.28, Side or rear yard obstruction.
To allow steps to be located in the side yard.
Proposal: To construct a new 3,000 square foot single-unit dwelling with a detached garage.
Applicant(s): Denota Stirckland
254 McCutcheon Road
Gahanna, Ohio 43230
Attorney/Agent: Applicant
Property Owner(s): Lasta Ramsey
254 McCutcheon Road
Gahanna, Ohio 43230
Planner: Steven Smedley, 614-645-6130; SFSmedley@columbus.gov

- 05. Application No.: BZA22-091**
Location: **2357 SULLIVANT AVE. (43204)**, located at the southwest corner of Sullivan Avenue and South Wheatland Avenue. (010-019648; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive up stacking area.
To reduce the number of stacking spaces for a drive-thru from 8 to 7.
3312.25, Maneuvering.
To allow 2 parking spaces for the repair shop to be stacked.
3372.607(C), Landscaping and screening.
To allow a dumpster to be located at the side of a building.
3372.604, Setback requirements.
To allow a parking lot to be located along the side rather than rear of a building.
Proposal: To legitimize existing site conditions for a retail space and repair shop.
Applicant(s): Mahde Jallaq
3406 Fisher Road
Columbus, Ohio 43204
Attorney/Agent: Glenn Hambachler, P.E.
207 South Grove Street
Ashley, Ohio 43003
Property Owner(s): 2352 Sullivan Avenue
2220 Orders Road
Columbus, Ohio 43123
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 06. Application No.: BZA22-094**
Location: **914 CLEVELAND AVE. (43201)**, located at the northeast corner of Cleveland Avenue and East Starr Avenue (010-014529; Milo-Grogan Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 1 to 0.
Proposal: A change of use from storage to Medical Marijuana Retail Dispensary.
Applicant(s): Mandy Morton
901 Caniff Place
Columbus, Ohio 43221
Attorney/Agent: Kristina Dahman, Atty.
250 West Street, Ste. 700
Columbus, Ohio 43215
Property Owner(s): Hallock Derickson Davis, III
4826 Edgewood Place
Los Angeles, California 90019
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 07. Application No.: BZA22-108**
Location: **2973 MCCUTCHEON (43219)**, located on the southeast corner of McCutcheon Road and Steltzer Road. (520-146508; Northeast Area Commission).
Existing Zoning: C4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the building setback along Stelzer Road from 60 feet to 10 feet and to reduce the building setback along McCutcheon Road from 50 to 15 feet.
Proposal: To construct a mixed use retail and office building.
Applicant(s): Kim Mikanik, Create Collaborative
1116 W. 2nd Avenue.
Columbus, Ohio 43212
Attorney/Agent: Kim Mikanik, Create Collaborative, Architect
1116 W. 2nd Avenue.
Columbus, Ohio 43212
Property Owner(s): Dezalovsky Investments LLC
7086 Fodor Road
New Albany, Ohio 43054
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
- 08. Application No.: BZA22-110**
Location: **2324 CLEVELAND AVE. (43221)**, located on the east side of Cleveland Avenue, approximately 30 feet south of Mulby Place (010-061055; North Linden Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604(A), Setback requirements
To increase the maximum building setback from 10 feet to 21 feet.
3372.605(B), Building design standards.
To reduce the width of a principal building along a primary building frontage from 60 percent of the lot width to 15 percent.
3372.60(D), Building design standards.
To reduce the amount of clear/non-tinted window glass in the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade from 60 percent to 5 percent.
3372.607(B), Landscaping and screening.
To increase the height of a fence from 4 feet to 6 feet.
Proposal: A car dealership.
Applicant(s): Michael Haastrup
2324 Cleveland Avenue
Columbus, Ohio 43211
Attorney/Agent: None
Property Owner(s): Sunny Hill Properties
1054 Sunny Hill Drive
Columbus, Ohio 43221
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

- 09. Application No.: BZA22-140**
Location: **898-900 SUNBURY RD. (43219)**, located at the southwest corner of Sunbury Road and Ridgeway Avenue (010-050376; North Central Area Commission).
Existing Zoning: C4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Parking spaces.
To reduce the required number of parking spaces from 39 to 9.
3312.21(B)(1), Landscaping and screening.
To allow pavement for parking and maneuvering within the parking setback.
3312.25, Maneuvering.
To allow maneuvering between the parking setback line and right-of-way line.
3312.27(4), Parking setback line.
To reduce the parking setback line from 10 feet to 8.5 feet.
3356.11(A), C-4 district setback lines.
To reduce the building setback along Sunbury Road and Ridgeway Avenue from 30 feet and 25 feet, respectively, to 0 feet.
Proposal: A change of use from retail to an eating and drinking establishment.
Applicant(s): Ray A. Jones
900 Sunbury Road
Columbus, Ohio 43219
Attorney/Agent: Melva C. Williams-Argaw, Architect
166 Mayfair Boulevard
Columbus, Ohio 43213
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
- 10. Application No.: BZA22-143**
Location: **4960 COMSTOCK DR. (43232)**, located on the north side of Comstock Drive, approximately 575 feet west of the intersection of Comstock Drive and Lisbon Drive (010-132917; Greater South East Area Commission).
Existing Zoning: SR, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 18 feet.
Proposal: To convert an existing attached garage to ADA accessible living space.
Applicant(s): Barbara Vermilyea
4960 Comstock Drive
Columbus, Ohio 43232
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA22-146**
Location: **3645-3665 N. HIGH ST. (43214)**, located on the west side of North High Street between Winthrop Road and Northmoor Place (010-058704; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49 (C), Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 61 to 40.
Proposal: To change the existing use of a tenant space from retail to an eating and drinking establishment and to install a front patio.
Applicant(s): Dominic Orfitelli
7101 Elizabeth Drive
McLean, Virginia 22101
Attorney/Agent: Underhill and Hodge LLC c/o David Hodge, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Clintonville Commons LLC
7101 Elizabeth Drive
McLean, Virginia 22101
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
12. **Application No.:** **BZA22-147**
Location: **3400 N. HIGH ST. (43202)**, located at the southeast corner of North High Street and East North Broadway (010-021499; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.605 (D), Building design standards.
To reduce the amount of clear/non-tinted window glass in the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade from 60 percent to 33 percent along the East North Broadway façade and to 44 percent along the North High Street facade.
Proposal: Minor exterior renovations to an existing first floor tenant space and the addition of a patio.
Applicant(s): Timothy Kaskewsky
159 East Livingston Avenue
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): North Broadway High Professional Building LLC
3400 North High Street, Suite 400
Columbus, Ohio 43202
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

13. **Application No.:** **BZA22-151**
 Location: **1288-1332 BETHEL RD. (43220)**, located on the north side of Bethel Road, approximately 710 feet east of Godown Road (010-150490 & 010-150489; Northwest Civic Association).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 62 to 49.
 3312.27 (4), Parking setback line.
 To reduce the parking setback line from 10' x 10' to 4' x 4'
 3321.05, Vision clearance.
 To reduce the clear vision triangle from 10' x 10' to 4'.

 Proposal: To re-stripe the existing parking lot to include 2 ADA parking space.
 Applicant(s): Raquel Kwong
 585 Front Street, Suite 200
 Columbus, Ohio 43215

 Attorney/Agent: Steven Fox, Architect
 8415 Pulsar Place
 Columbus, Ohio 43240

 Property Owner(s): Shem Property, LLC
 5011 Stratford Pine Lane
 Dublin, Ohio 43016

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
14. **Application No.:** **BZA22-160**
 Location: **191 W 8th AVENUE (43201)**, located on the south side of West 8th Avenue, approximately 140 feet east of Worthington Street (010-011862; University Area Commission).

 Existing Zoning: AR-4, Apartment Residential District
 Request: Variance(s) to Section(s):
 3333.22, Maximum side yard required.
 To reduce the maximum side yard from 7.5 feet (20 percent) to 3 feet (8 percent).
 3333.23, Minimum side yard permitted.
 To reduce the minimum side yard from 5 feet to 1.6 feet (on the east) and 1.4 feet (on the west).
 3333.09, Area requirements.
 To reduce the minimum lot width from 50 feet to 37.5 feet.

 Proposal: To construct a room addition to a single-unit dwelling.
 Applicant(s): Micheal Church
 6420 Cook Road
 Powell, Ohio 43065

 Attorney/Agent: None
 Property Owner(s): Regal Property Group
 6420 Cook Road
 Powell, Ohio 43065

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

15. **Application No.:** **BZA22-161**
 Location: **6316 TUSSING RD. (43068)**, located on the north side of Tussing Road, approximately 270 feet east of Brice Road (010-190411; Far East Area Commission).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.11, Drive-up stacking area.
 To provide no bypass lane for a pickup unit with drive-up service.

 Proposal: To install the addition of a pickup window and a stacking lane.
 Applicant(s): Sands Decker c/o Mark Antonetz
 1495 Old Henderson Road
 Columbus, Ohio 43220

 Attorney/Agent: None
 Property Owner(s): Draga Kuzarevski
 8400 Creek Hollow Road
 Blacklick, Ohio 43004

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
16. **Application No.:** **BZA22-162**
 Location: **252 E. BECK ST. (43206)**, located at the northeast corner of Cedar Alley and East Beck Street (010-262391; German Village Commission).

 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.14, R-2F Area district requirements.
 To reduce the minimum required lot size from 6,000 square feet to 5,799 square feet.
 3332.05(A)(4), Area district lot width requirements.
 To reduce the minimum required lot width from 50 feet to 48 feet.

 Proposal: To cede 55 square feet of land to the abutting property to the north in order to allow side yard access for the receiving property.

 Applicant(s): Osprey Inc. Tr.
 252 East Beck Street
 Columbus, Ohio 43206

 Attorney/Agent: Nathan Sampson
 990 West 3rd Avenue
 Columbus, Ohio 43212

 Property Owner(s): Applicant
 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

17. **Application No.:** **BZA22-163**
 Location: **2908-94 HAYDEN RD. (43016)**, located on the north side of Hayden Road, approximately 80 feet west of Bethel Road (590-199059 & 590-129875; Northwest Civic Association).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the number of additional required parking spaces from 8 to 0.

 Proposal: A change of use for three office units (totaling 4,465 square feet) to retail.
 Applicant(s): HR Plaza, LLC
 4635 Aberdeen Avenue
 Dublin, Ohio 43016

 Attorney/Agent: KMFY Law, c/o Jon Stevenson, Atty.
 250 East Town Street, Ste. 200
 Columbus, Ohio 43215

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