

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 28TH , 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, FEBRUARY 28TH , 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.

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| 01. | Application No.:
Location:

Existing Zoning:
Request: | BZA22-006 **TABLED**
1089 PERRY ST. (43201) , located at the southwest corner of Perry Street and Bradley Street (010-038535; Harrison West Society).
R-2F, Residential District
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. |
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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** ****APPROVED****

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

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 106
3312.21, Landscaping and screening.
To reduce the required number of interior shade trees from 11 to 7.
3312.27, Parking setback line.
To reduce the parking setback line-along Atcheson Street from 25 feet to 16 feet.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 19% of the total lot area.

Proposal: To renovate the 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.:** **BZA22-095** ****APPROVED****
 Location: **125 CHICAGO AVE. (43222)**, located on the west side of Chicago Avenue approximately 30 feet north of Cable Avenue (010-039783; Franklinton Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3332.26 - Minimum side yard permitted.
 To reduce the minimum side yard from 5 feet to 2 feet.
 Proposal: To legitimize the side yards on a single-unit dwelling.
 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
04. **Application No.:** **BZA22-096** ****APPROVED****
 Location: **122-128 W. 9TH AVE. (43201)**, located on the north side of West 9th Avenue, approximately 60 feet west of Hunter Avenue (010-003395; University Area Commission).

 Existing Zoning: AR-4, Apartment Residential District
 Request: Variance(s) to Section(s):
 3325.905 (A), Maximum Lot Coverage.
 To increase the maximum lot coverage from 30% to 35%.
 3325.903 (A), Landscaped Area and Treatment.
 To reduce the required rear greenspace from 5% to 4%.
 3333.09, Area requirements.
 To reduce the required lot width from 50 feet to 37.5 feet for both lots.
 3333.23 (A), Minimum side yard permitted.
 To reduce the minimum required side yard from 5 feet to 1.5 feet.
 Proposal: A lot split with variances to conform a four-unit dwelling.
 Applicant(s): Justin Garland
 34 W. 9th Avenue
 Columbus, Ohio 43201

 Attorney/Agent: Justin Garland
 34 W. 9th Avenue
 Columbus, Ohio 43201

 Property Owner(s): Jack K. Beatley, Trustee
 70 W. Northwood, #1E
 Columbus, Ohio 43201

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

05. **Application No.:** **BZA22-142** ****APPROVED****
 Location: **1344-1346 25th AVE. (43211)**, located on the north side of 25th Avenue approximately 350 feet west of Medina Avenue (010-099418; South Linden Area Commission).
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private Garage.
 To increase the area of a garage from 720 square feet to 924 square feet.
 Proposal: To construct a detached garage.
 Applicant(s): New Life Development Group LLC. Eddie Jewell.
 1255 E Main Street.
 Columbus, Ohio 43205
 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
06. **Application No.:** **BZA22-143** ****APPROVED****
 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@Colubus.gov
07. **Application No.:** **BZA22-149** ****TABLED****
 Location: **2140 S. HIGH STREET (43207)**, located on the southeast corner of S High Street and Kingston Avenue (010-104113, 010-104205; Columbus Southside Area Commission).
 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.21 (C), Landscaping and screening.
 To not provide parking lot screening.
 3312.27(4), Parking setback line.
 To reduce the parking setback line from 10 feet to zero feet.
 3312.49 (C), Minimum number of parking spaces required.
 To reduce the minimum number of required parking spaces from 182 to 48.
 3321.01, Dumpster area.
 To allow the dumpster area to be located within the building setback.
 3363.24, Building lines in an M-manufacturing district.

To reduce the building line along South High Street from 50 feet to 25 feet and from 26 feet to zero feet along the Frank Road Expressway.

Proposal: A change of use from industrial/manufacturing use to a mixed use retail and eating and drinking establishment.
Applicant(s): Katz Development
P.O. Box 1828
Westerville, Ohio 43086
Attorney/Agent: David Hodge, Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054.
Property Owner(s): 2140 South High LLC
2050 South High Street.
Columbus, Ohio 43207
Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

08. **Application No.:** **BZA22-151** ****APPROVED****
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' to 4'
3321.05, Vision clearance.
To reduce the clear vision triangle from 10' x 10' to 4' x 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

09. **Application No.:** **BZA22-155** ****APPROVED****
 Location: **671 E GATES ST. (43206)**, located on the south side of Gates Street,
 approximately 150 feet east of Heyl Avenue (010-051410; Columbus South
 Side Area Commission).
 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.25, Maximum side yards required.
 To reduce the total side yard from 7 feet to 5.25 feet.
 3332.26 (B)(1), Minimum side yard permitted.
 To reduce the minimum side yard on the east from 3 feet to 0.5
 feet.
 3332.27, Rear yard.
 To reduce the minimum rear yard from 25 percent of the lot area to
 3.27 percent.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 2
 to 0.
 Proposal: To construct a room addition to an existing single unit dwelling.
 Applicant(s): Darlena & James Montgomery
 671 East Gates Street.
 Columbus, Ohio 43206
 Attorney/Agent: James Montgomery (Agent)
 1154 South Twentysecond Street
 Columbus, Ohio 43206
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov
10. **Application No.:** **BZA22-157** ****APPROVED****
 Location: **3925 S. HAMILTON RD. (43125)**, located on the west side of Hamilton
 Road, approximately 200 feet south of Baylear Drive (530-156578; Greater
 South East Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To increase the maximum number of parking spaces from 14 to 22.
 Proposal: To construct a medical office.
 Applicant(s): Comton Addy
 3805 Edwards Road, Suite 390
 Cincinnati, Ohio 45209
 Attorney/Agent: CESO, Inc.(Agent)
 3601 Rigby Road Suite 300
 Miamisburg, Ohio 45324
 Property Owner(s): Plaza GRB Hamilton Road, LLC
 3016 Maryland Avenue
 Columbus, Ohio 43209
 Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

POSTPONED

11. **Application No.:** **BZA22-164**
Location: **1169 BRYDEN RD. (43205)**, located at the southwest corner of Bryden Road and Oakwood Avenue (010-044593; Near East Area Commission I, Institutional District)
Existing Zoning: I, Institutional District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces
To reduce the minimum number of parking spaces from 62 to 34.
3349.03(w), Permitted uses.
To increase the density for a "Housing for the elderly" from 2,500 square feet/unit to 704 square feet/unit.
Proposal: A change of use from "Nursing Home" to "Housing for the Elderly".
Applicant(s): Continental Senior Communities
150 East Broad Street, 2nd Floor.
Columbus, Ohio 43215
Attorney/Agent: Smith and Hale, c/o Jackson B. Reynolds, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): 1169 Bryden Place, LLC, c/o William Klausman
150 East Broad Street, 2nd Floor.
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** **BZA22-166** ****DISAPPROVED****
Location: **897 LOCK AVE. (43207)**, located on the south side of Lock Avenue, approximately 430 feet east of Wilson Avenue (010-115018; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard setback of a detached garage from 3 feet to 2 feet.
3332.38(F), Private garage.
To increase the maximum allowable area of a detached garage from 720 square feet to 990 square feet.
Proposal: To construct a detached garage.
Applicant(s): Pedro Medina Guia
897 Lock Avenue
Columbus, Ohio 43207
Attorney/Agent: John N. Williams
1348 Deerlick Drive
Columbus, Ohio 43228
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

13. **Application No.:** **BZA22-168** ****APPROVED****
 Location: **7752 WARRINGTON WAY (43235)**, located on the northeast corner of Sawburry Boulevard and Warrington Way (590-198036; Far Northwest Coalition).

 Existing Zoning: AR-12, Apartment Residential. District
 Request: Variance(s) to Section(s):
 3332.21, Building Lines.
 To reduce the building setback from 25 feet to 14 feet.
 3321.05, Vision Clearance.
 To increase the height and opacity of a privacy fence located in a required yard having vehicular access to a street or abutting such access, from 2 and one-half feet to 6 feet, and from 25 percent opacity to 100 percent opacity.

 Proposal: To legitimize the location of a fence and storage shed on a corner lot.
 Applicant(s): Viktor Kurpita
 7752 Warrington Way.
 Columbus, Ohio 43235

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
14. **Application No.:** **BZA22-176** ****APPROVED****
 Location: **284 SOUTH HARDING RD. (43209)**, located on the east side of South Harding Road, approximately 150 feet south of Etna Street (010-090714; No neighborhood group).

 Existing Zoning: R-1, Residential District
 Request: Variance(s) to Section(s):
 3332.38(F,2), Private garage.
 To increase the maximum allowable lot area dedicated to a private garage from 1,195 square feet to 1,299 square feet.
 3332.38(G), Private garage.
 To increase the maximum allowable height for a detached private garage from 15 feet to 19 feet, four inches.

 Proposal: To construct a 3 car detached garage and convert an existing attached garage to living space.
 Applicant(s): Robert Griffith and Pat McJoynt-Griffith
 284 South Harding Road
 Columbus, Ohio 43209

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

15. **Application No.:** **BZA22-177** ****APPROVED****
 Location: **2029 LAKE SHORE DR. (43204)**, located on the south side of Lake Shore Drive, approximately 240 feet southeast of Trabue Road (010-243266; West Scioto Area Commission).

 Existing Zoning: PUD-4, Planned Unit Development District
 Request: Variance(s) to Section(s):
 3345.07 (D), Contents of application for establishment of PUD.
 To reduce the rear setback from 20 feet to 17.583 feet.

 Proposal: To raze and rebuild a rear deck.
 Applicant(s): Deanna Cardenas and Edward Hingsbergen
 2029 Lake Shore Drive
 Columbus, Ohio 43204

 Attorney/Agent: Roger Headings
 2693 Plain City Georgesville Road
 West Jefferson, Ohio 43162

 Property Owner(s): Deanna Cardenas and Edward Hingsbergen
 2029 Lake Shore Drive
 Columbus, Ohio 43204

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
16. **Application No.:** **BZA22-178** ****APPROVED****
 Location: **1975 CLEVELAND AVE. (43211)**, located on the west side of Cleveland Avenue, between East 24th Avenue and East 25th Avenue (010-076516; South Linden Area Commission).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3372.607 (C), Landscaping and screening.
 To allow dumpsters to be located in front of or to the side of the principal structure.

 Proposal: To legitimize the location of two existing dumpsters.
 Applicant(s): New Acre Properties, LLC
 1975 Cleveland Avenue
 Columbus, Ohio 43211

 Attorney/Agent: Dino Herbert
 850 Twin Rivers Drive, Suite 2031
 Columbus, Ohio 43216

 Property Owner(s): New Acre Properties, LLC
 1975 Cleveland Avenue
 Columbus, Ohio 43211

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

17. **Application No.:** **BZA22-180** ****APPROVED****
 Location: **735 HIGHLAND DR. (43214)**, located on the south side of Highland Drive,
 approximately 350 feet east of Pegg Avenue. (010-108275; No
 neighborhood group).
 Existing Zoning: RRR, Restricted Rural Residential District
 Request: Varaince(s) to Section(s):
 3332.26, Maximum side yard.
 To reduce the sum of the side yards from 20% of the lot width to
 18.75% (i.e.; to reduce from 20 feet to 18.75 feet).
 3332.26 (A), Minimum side yard permitted.
 To reduce the minimum western side yard from 7.5 feet to 5 feet.
 Proposal: To construct a room addition.
 Applicant(s): Debbi Czech
 735 Highland Drive
 Columbus, Ohio 43214
 Attorney/Agent: Seth Trance, Architect
 94 Chatham Road
 Columbus, Ohio 43214
 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov