

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 23, 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, MAY 23, 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.: BZA22-057**
Location: **3310-3316A REFUGEE RD. (43232)**, located on the north side of Refugee Road approximately 600 feet from Winchester Pike (010-118524; Mideast Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance/ Special Permit(s) to Section(s):
3312.21(A), Landscaping Screening
To reduce the minimum number of required shade trees from 6 to 0.
3312.39, Striping-Marking.
To not provide parking lot striping and marking.
3312.45, Wheel Stop Device.
To not include wheel stop devices.
3312.43, Required surface for parking.
To allow gravel rather than a hard surface for parking.
3363.41 (B), Storage.
To reduce the minimum distance for salvage storage to any lot line from 20 feet to 5 feet.
3392.04, Special permit.
To grant a special permit for a salvage yard.
Proposal: To establish a junk and salvage yard and a permanent parking lot to be used by an off site entity.
Applicant(s): JJR Enterprises LLC
3316A Refugee Road
Columbus, Ohio 43232

Attorney/Agent: Michael Ridge, Architect
3451 Dehlgreen Drive
Westerville Ohio, 43081
Property Owner(s): Applicant
3316A Refugee Road
Columbus, Ohio 43232
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

02. Application No.: **BZA23-017**
Location: **1800 17TH AVE. (43219)**, located on the north side of East 17TH Avenue approximately 815 feet west of Woodland Avenue (010-099101; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum Number of Parking Spaces Required.
To increase the height of a detached garage from 15 feet to 24 feet, 10 inches.
Proposal: To expand an existing parking lot.
Applicant(s): Michael Jones
90 W Broad Street
Columbus, Ohio 43215
Attorney/Agent: Tracy Kameoka (Architect)
2690 W. Dublin Grandview Road
Columbus, Ohio 43235
Property Owner(s): City of Columbus
95 W Broad Street
Columbus, Ohio 43215
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

03. Application No.: **BZA23-020**
Location: **785 E. WOODROW AVE. (43207)**, located on the south side of Woodrow Avenue, approximately 570 feet west of Champion Avenue. (010-104104; Columbus Southside Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To allow a portable building to remain on site.
Proposal: To utilize a portable building as an office.
Applicant(s): Kulwinder Logistics; c/o Dave Perry
411 E Town St, Fl 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank
411 East Town Street, Fl 2
Columbus, Ohio 43207
Property Owner(s): Jatinder Singh
785 East Woodrow Avenue
Columbus, Ohio 43207
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@columbus.gov

- 04. Application No.: BZA23-026**
Location: **837 BELLOWS AVE. (43223)**, located on the southwest corner of Bellows Avenue and South Souder Avenue. (010-022778; Franklinton Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision Clearance.
To reduce the 30 x 30 foot clear vision clearance triangle to 15.25 x 15.25 feet.
3332.22, Building lines on corner lots – Exceptions.
To reduce the building setback along Souder Avenue from 12.6 feet to 2.1 feet for the existing primary structure and to 2.5 feet for the new detached garage.
3332.38 (G), Private garage.
To increase the height of a detached garage from 15 feet to 16 feet.
Proposal: To construct a new detached garage.
Applicant(s): Shirley Alexander
837 Bellows Avenue
Columbus, Ohio 43223
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 05. Application No.: BZA23-027**
Location: **1439 OAK ST. (43205)**, located on the south side of Oak Street, approximately 265 feet west of Miller Avenue (010-042530 & 010-049536; 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 24 feet.
3332.13, R-3 area district requirements
To reduce the lot area for a single-unit dwelling from 5,000 sq.ft. to 3,672 sq.ft.
3312.13, Driveway.
To reduce the driveway width from 10 feet to 9 feet.
Proposal: To combine two parcels (010-042530 & 010-049536) into one then split into three equal sized lots for the development of three single-unit dwellings.
Applicant(s): The A2Z Group
605 North High Street, Ste. 208
Columbus, Ohio 43215
Attorney/Agent: Chris Sevis, Esq.
370 South 5th Street
Columbus, Ohio 43215
Property Owner(s): COCIC/Land Bank, c/o John Turner
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

06. **Application No.:** BZA23-029
Location: 133 E. DUNEDIN RD. (43214), located on the south side of Dunedin Road, approximately 260 feet west of Fredonia Avenue (010-070061; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26 (B), Minimum Side Yard Permitted.
To reduce the minimum side yard from 3 feet to 2 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Lauren Kessinger
133 E Dunedin Road.
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@columbus.gov
07. **Application No.:** BZA23-030
Location: 76 E. KOSSUTH ST. (43206), located on the north side of East Kossuth Street, approximately 45 feet east of City Park Avenue (010-056145; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building setbacks
To reduce the building setback from 10 feet to 6 inches.
3332.23, Minimum side yard permitted
To reduce the required side yard from 5 feet to 0 feet.
3332.49, Minimum number of parking spaces
To reduce the required number of parking spaces from 2 to 0.
Proposal: To remove existing off-street parking spaces and install a swimming pool.
Applicant(s): William Kirk
804 City Park Avenue
Columbus, Ohio 43206
Attorney/Agent: Nathan Sampson, Architect
990 West 3rd Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

08. **Application No.:** **BZA23-031**
 Location: **7620 SMOKETREE CT. (43235)**, located on the northeast corner of Smoketree Court and Surreygate Drive (610-171825; Far Northwest Coalition).

 Existing Zoning: SR, Suburban Residential District
 Request: Variance(s) to Section(s):
 3332.21, Building lines.
 To reduce the building setback line along Smoketree Ct. from 25 feet to 15 feet, and along Surreygate Dr. from 25 feet to 17 feet.
 3332.27, Rear yard.
 To reduce the minimum required rear yard from 25% to 18%.

 Proposal: To convert an existing attached garage to living space and construct a new attached garage.

 Applicant(s): Edward W. Ferguson
 7620 Smoketree Court
 Columbus, Ohio 43235

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
09. **Application No.:** **BZA23-032**
 Location: **557 BLENHEIM RD. (43214)**, located on the southside of Blenheim Road, approximately 275 feet east of Colerain Avenue (010-095322; Clintonville Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.21(A), Building Lines.
 To reduce the building setback from 35 feet to 33 feet.

 Proposal: To construct a single-story addition to the front of the primary structure.

 Applicant(s): Latus Studio c/o Seth Trance
 94 Chatham Road
 Columbus, Ohio 43214

 Attorney/Agent: Applicant
 Property Owner(s): Courtney and Juan Figueroa
 557 Blenheim Road
 Columbus, Ohio 43214

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

10. **Application No.:** **BZA23-033**
Location: **6223 HAYDEN RUN RD. (43026)**, located at the southeast corner of Hayden Run Road and Leppert Road (010-266723; Hayden Run Civic Association).
Existing Zoning: TC, Town Center District
Request: Variance(s) to Section(s):
3320.19, Building Standards Table, TC Build Out
To reduce the building frontage from 80% - to 26% along Leppert Road and to 31% along Hayden Run Road.
Proposal: To construct a fuel station with accessory 4,000 sq.ft. convenience store and a separate 4,000 sq.ft. retail building.
Applicant(s): Singh Main Street, LLC
3140 East Main Street
Columbus, Ohio 43213
Attorney/Agent: Rebecca J. Mott, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Hayden Run Commercial Developers, LLC
140 Mill Street
Gahanna, Ohio 43230
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** **BZA23-045**
Location: **211 NORTHRIDGE RD. (43214)**, located on the south side of Northridge Road, approximately 400 feet east of Foster Street (010-072231; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 21 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Melissa and Tony O'Sullivan
211 Northridge Road
Columbus, Ohio 43214
Attorney/Agent: Jessie Garner, Architect
6525 Busch Boulevard
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov