

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 27, 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, JUNE 27, 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.: BZA22-067**  
**Location:** **1054-1058 W. MOUND ST. (43223)**, located at the northeast corner of West Mound Street and South Cypress Avenue (010-027597; Franklinton Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building.  
To grant a Special Permit for a portable building.  
**Proposal:** To utilize a portable building (semi trailer) for storage.  
**Applicant(s):** RJ Tire Service, Inc.  
1058 West Mound Street  
Columbus, Ohio 43226  
**Attorney/Agent:** Bryan S. Hunt, Atty.  
3300 Riverside Drive, Suite 125  
Upper Arlington, Ohio 43221  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.: BZA22-166**  
**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.  
**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](mailto:DEKirk@Columbus.gov)
- 03. Application No.: BZA23-024**  
**Location:** **5115 FISHER RD. (43228)**, located on the southeast corner of Fisher Road and Manor Park Drive with a parcel located on the west side on Manor Park Drive. (570-103920; 570-302750; and 570-302752; Far West Side Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.24, Building lines in an M-manufacturing district.  
To reduce the building setback for a fence 7 feet 9 inches in height from 60 feet to 0.5 feet along Fisher Road and from 25 feet to 0.5 feet along Manor Park Drive.  
3312.27, Parking setback line.  
To reduce the parking setback line from 25 feet to 10 feet.  
**Proposal:** To construct a parking lot addition and install security fencing.  
**Applicant(s):** Ventura Engineering c/o Tate Wilson  
7610 Olentangy River Road  
Columbus, Ohio 43235  
**Attorney/Agent:** EMH&T  
5500 New Albany Road  
Columbus, Ohio 43054  
**Property Owner(s):** Project Enzo c/o Shane Watts  
2103 Ovation Parkway  
Franklin, Tennessee 37067  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

04.     **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](mailto:JFFreise@Columbus.gov)
05.     **Application No.:**     **BZA23-028**  
          **Location:**         **962 E. LONG STREET (43203)**, located located on the south side of East Long Street, approximately 150 feet east of N. 17th Street (010-055615; Near East Area Commission).  
  
          **Existing Zoning:**   R-2F, Residential District  
          **Request:**         Variance(s) to Section(s):  
                              3312.29, Parking space.  
                                    To reduce the width of 4 parking spaces from 9 feet to 8 feet.  
                              3332.21 (E) Building Lines.  
                                    To reduce the setback along East Long Street from 14 feet to 13 feet.  
                              3332.25, Maximum side yards required.  
                                    To reduce the total side yard from 6.6 feet to 5 feet  
                              3332.26 (B), Minimum side yard permitted.  
                                    To reduce the east side yard from 5 feet to 2 feet and the west side yard from 5 feet to 3 feet.  
  
          **Proposal:**         To construct a two-unit dwelling.  
  
          **Applicant(s):**     David Perry  
                              411 E Town Street. Fl. 1  
                              Columbus, Ohio 43215  
  
          **Attorney/Agent:** Donald Plank, Atty  
                              411 East Town Street, Floor 2  
                              Columbus, Ohio 43215  
  
          **Property Owner(s):** G&F QOZB, LLC. C/O Paul Ross  
                              240 South Cassady Avenue  
                              Columbus, Ohio 43215  
  
          **Planner:**         Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 06. 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 lines  
To reduce the building setback from 10 feet to 6 inches.  
3332.26, Minimum side yard permitted  
To reduce the required side yard from 5 feet to 1 foot.  
3312.49, Minimum number of parking spaces  
To reduce the required number of parking spaces from 2 to 1.  
**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](mailto:JFFreise@Columbus.gov)
- 07. Application No.: BZA23-036**  
**Location:** **1080 and 1100 OBETZ RD. (43207)**, located on the north side of Obetz Road, approximately 130 feet west of Crosspointe Drive (512-301325 & 512-301945; Far South Columbus Area Commission).  
**Existing Zoning:** RR, Rural Residential District  
**Request:** Variance(s) to Section(s):  
3332.06, R-rural area district requirements.  
To reduce the minimum lot area from 5 acres to 4.39 acres for 1080 Obetz Road.  
**Proposal:** To split 4.61 acres from 1080 Obetz Road to be combined with the parcel located at 1100 Obetz Road.  
**Applicant(s):** Douglas Shreve and Daniel Jones  
1100 Obetz Road  
Columbus, Ohio 43207  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Zion Evangelical Lutheran Church c/o Larry Livingston  
1080 Obetz Road  
Columbus, Ohio 43207  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

08.     **Application No.:**       **BZA23-039**  
           **Location:**         **2897-2899 CRANSTON DR. (43017)**, located on the south side of Cranston Drive, approximately 550 feet west of Sawmill Road (590-172135; Northwest Civic Association).  
           **Existing Zoning:**   AR-12, Residential District  
           **Request:**          Variance(s) to Section(s):  
                                   3321.05, Vision Clearance.  
                                   To allow an opaque fence over one and one-half feet in height within the required yard.  
           **Proposal:**         To allow a privacy fence in a required yard.  
           **Applicant(s):**     Roger Wagner  
                                   2704 West Dublin Granville Road  
                                   Columbus, Ohio 43235  
           **Attorney/Agent:**   None  
           **Property Owner(s):** Applicant  
           **Planner:**         Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
09.     **Application No.:**       **BZA23-041**  
           **Location:**         **993 E. 21ST AVE. (43211)**, located on the south side of East 21ST Avenue, approximately 80 feet west of Lexington Avenue (010-073292; South Linden Area Commission).  
           **Existing Zoning:**   R-3, Residential District  
           **Request:**          Variance(s) to Section(s):  
                                   3332.26, Minimum side yard permitted.  
                                   To reduce the minimum side yard from 3 feet to 0 feet.  
           **Proposal:**         To legitimize a carport.  
           **Applicant(s):**     Barbara Turns  
                                   993 East 21st Street  
                                   Columbus, Ohio 43211  
           **Attorney/Agent:**   None  
           **Property Owner(s):** Applicant  
           **Planner:**         Jamie Freise, 614-645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
10.     **Application No.:**       **BZA23-042**  
           **Location:**         **750 S. 17TH ST. (43206)**, located on the east side of South 17th Street, approximately 50 feet north of East Sycamore Street (010-025776; Columbus South Side Area Commission).  
           **Existing Zoning:**   R-2F, Residential District  
           **Request:**          Variance(s) to Section(s):  
                                   3312.49, Minimum numbers of parking spaces required.  
                                   To reduce the number of minimum required off-street parking spaces from 2 to 1.  
                                   3332.26(C)(1), Minimum side yard permitted.  
                                   To reduce the minimum required side yard from 3 feet to 2 feet 8 inches along the northern property line, and 1 foot 2 inches on the southern property line.  
                                   3332.38(G), Private garage.  
                                   To increase the maximum permitted height of a detached garage from 15 feet to 21 feet.  
           **Proposal:**         To repair and renovate the existing structures.  
           **Applicant(s):**     Geoffrey Gay  
                                   646 Blenheim Road  
                                   Columbus, Ohio 43206  
           **Attorney/Agent:**   None  
           **Property Owner(s):** Applicant  
           **Planner:**         Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

11.     **Application No.:**     **BZA23-046**  
          **Location:**         **391 SIEBERT ST. (43206)**, located on the south side of Siebert Street, approximately 350 feet east of Bruck Street (010-057244; Columbus South Side Area Commission).  
  
          **Existing Zoning:**     R-2F, Residential District  
          **Request:**           Variance(s) to Section(s):  
                                  3332.05(4), Area district lot width requirements.  
                                      To reduce the minimum required lot width from 50 feet to 36.45 feet for both lots.  
                                  3332.14, R-2F area district requirements.  
                                      To reduce the minimum required lot area from 6,000 square feet to 3,280 square feet for both lots.  
                                  3321.05(B)(1), Vision clearance.  
                                      To reduce the required clear vision triangle from 10x10 feet to 8x8 feet for 391 Seibert Street.  
                                  3332.21(D), Building lines.  
                                      To reduce the front building setback from 10 feet to 8 feet for 391 Seibert Street.  
                                  3332.26(C)(1), Minimum side yard permitted.  
                                      To reduce the required minimum side yard from 3 feet to 0 feet for 391 Siebert Street.  
                                  3332.19, Fronting.  
                                      To allow a dwelling to front on an alley for the Zimpfer Street lot.  
                                  3332.28, Side or rear yard obstruction.  
                                      To allow for a parking pad to be located in a side yard for the Zimpfer Street lot.  
  
          **Proposal:**           To split the lot to allow for a new single-unit dwelling to front on Zimpfer Street.  
          **Applicant(s):**       Uriah Martin  
                                  269 Medick Way  
                                  Columbus, Ohio 43085  
          **Attorney/Agent:**   Brenda Parker, Architect  
                                  405 North Front Street  
                                  Columbus, Ohio 43215  
          **Property Owner(s):** Uriah Martin  
                                  269 Medick Way  
                                  Columbus, Ohio 43085  
          **Planner:**           Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

12.    **Application No.:**    **BZA23-047**  
      **Location:**       **811 LOCK AVE. (43207)**, located on the south side of Lock Avenue, approximately 600 feet east of Eagle Avenue (010-115028; Far South Columbus Area Commission).  
  
      **Existing Zoning:**    R-2, Residential District  
      **Request:**        Variance(s) to Section(s):  
                          3332.38, Private garage.  
                          To increase the maximum allowable lot area devoted to a detached garage from 720 square feet to 900 square feet.  
  
      **Proposal:**        To construct a detached garage.  
      **Applicant(s):**     Jose Pinto  
                          811 Lock Avenue  
                          Columbus, Ohio 43207  
  
      **Attorney/Agent:**   None  
      **Property Owner(s):** JNPM Property Management c/o Jose Pinto  
                          811 Lock Avenue  
                          Columbus, Ohio 43207  
  
      **Planner:**        Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
13.    **Application No.:**    **BZA23-048**  
      **Location:**       **5 MERRITT ST. (43207)**, located on the southwest corner of Merritt Street and South Pearl Street (010-038599; Columbus South Side Area Commission).  
  
      **Existing Zoning:**    M, Manufacturing District  
      **Request:**        Variance/Special Permit(s) to Section(s):  
                          3389.083, Manufacturing facilities, specific nature.  
                          To issue a special permit to allow fertilizer manufacture from phosphate or organic matter.  
                          3363.19, Location requirements.  
                          To reduce the residential buffer for more objectionable uses from 600 feet to 145 feet.  
  
      **Proposal:**        To establish a fertilizer manufacturing operation.  
      **Applicant(s):**     John C. Jordan  
                          2780 Brandon Road  
                          Columbus, Ohio 43221  
  
      **Attorney/Agent:**   Beth M. Miller, Atty.  
                          471 East Broad Street, Ste. 1810  
                          Columbus, Ohio 43215  
  
      **Property Owner(s):** Rosie, LLC c/o James Lantry  
                          240 Outerbelt Street, Unit 3  
                          Columbus, Ohio 43213  
  
      **Planner:**        Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

14.    **Application No.:**    **BZA23-049**  
      **Location:**       **1454 BENSON DR. (43219)**, located on the east side of Benson Drive, approximately 600 feet northwest of the intersection of Benson Drive and Country Club Road (010-116721; Mideast Area Commission).  
  
      **Existing Zoning:**    SR, Residential District  
      **Request:**        Variance(s) to Section(s):  
                          3312.49, Minimum numbers of parking spaces required.  
                                  To reduce the minimum number of off-street parking spaces from two to one.  
                          3312.29, Parking space.  
                                  To reduce the required depth of a parking space from 18 feet to 15 feet.  
  
      **Proposal:**        To convert an existing washroom into a kitchen, impacting the garage depth.  
  
      **Applicant(s):**     Alemayehu Gared  
                          3088 Leon Avenue  
                          Columbus, Ohio 43219  
  
      **Attorney/Agent:**   None  
      **Property Owner(s):** Applicant  
      **Planner:**        Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
15.    **Application No.:**    **BZA23-050**  
      **Location:**       **185 BREVOORT RD. (43212)**, located on the south side of Brevoort Road approximately 130 feet east of E. Torrence Road (010-061450; Clintonville Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**        Variance(s) to Section(s):  
                          3332.38 (F)(1), Private garage.  
                                  To increase the maximum square footage of a garage from 720 square feet to 864 square feet.  
                          3332.38 (C), Private garage.  
                                  To allow a detached garage in a retating wall located 10 feet from the property line.  
  
      **Proposal:**        To raze and construct a detached garage  
      **Applicant(s):**     Shawn McNiel, Agent  
                          331 Charleston.  
                          Columbus, Ohio 43214  
  
      **Attorney/Agent:**     
      **Property Owner(s):** Micheal and Carrie Thompson  
                          185 Brevoort Rd.  
                          Columbus, Ohio 43214  
  
      **Planner:**        Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)



16.    **Application No.:**       **BZA23-051**  
      **Location:**           **2344 WOODWARD AVE. (43219)**, located on the north side of Woodward Avenue, approximately 250 feet east of Sunbury Road. (010-243349; North Central Area Commission).  
  
      **Existing Zoning:**     R, Rual District  
      **Request:**            Variance(s) to Section(s):  
                              3332.06, rural area district requirements.  
                              To reduce the minnimum lot area from 5 acres to 1.32 acres  
                              3312.27, Parking setback line.  
                              To reduce the setback from 25 feet to 10 feet  
      **Proposal:**           To change the use of a single unit dwelling to a school  
      **Applicant(s):**       Karen Gaynor  
                              Owner  
  
      **Attorney/Agent:**  
      **Property Owner(s):** Karen Gaynor, East ED LLC  
                              1005 Kinnington Ave  
                              Columbus, Ohio 43220  
  
      **Planner:**           Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
17.    **Application No.:**       **BZA23-052**  
      **Location:**           **4586 STARRET RD. (43214)**, located on the east side of Starret Road, approximately 200 feet south of West Weisheimer Road (010-093659; Clintonville Area Commission).  
  
      **Existing Zoning:**     R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.27, Rear yard.  
                              To reduce the required rear yard from 25% to X%.  
      **Proposal:**           To raze and rebuild a single-unit dwelling.  
      **Applicant(s):**       David Asman  
                              1325 South Main Street  
                              Fond Du Lac, Wisconsin 54935  
  
      **Attorney/Agent:**     Adam Florey, Atty.  
                              5 East Long Street, Ste. 600  
                              Columbus, Ohio 43215  
  
      **Property Owner(s):** Applicant  
      **Planner:**           Jamie Freise, 614-645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)