

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 25, 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, JULY 25, 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.: BZA22-159**
Location: **2317 W. BROAD ST. (43204)**, located on the southwest corner of West Broad Street and South Wheatland Avenue (010-005247; Greater Hilltop 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 allow a food truck to remain in a parking lot overnight.
Applicant(s): El Huarache Veloz
765 West Stephen Drive
Columbus, Ohio 43204
Attorney/Agent: Neighborhood Design Group
1445 Summit Street, Suite 300
Columbus, Ohio 43201
Property Owner(s): Patricio Alejandro Morales
765 West Stephen Drive
Columbus, Ohio 43204
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

- 02. Application No.: BZA23-023**
Location: **1692 ALUM CREEK DRIVE (43207)**, located on the east side of Alum Creek Drive, approximately 300 feet north of Frebis Avenue (010-268560; Columbus Southside Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 13 to 6.
3363.24, Building lines in an M-manufacturing district.
To reduce the building setback from 80 feet to 50 feet.
3312.39 (A), Striping and marking.
To eliminate striping and marking of parking spaces.
3312.43, Required surface for parking.
To allow a gravel surface for parking and maneuvering areas.
Proposal: To construct 9,000 square foot warehouse.
Applicant(s): Cohen-Merchant LLC.
267 N PARKVIEW AVE
Columbus, Ohio 43209
Attorney/Agent: Laura McGregor Comek, (Agent)
17 S. High Street suite 700
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 03. Application No.: BZA23-043**
Location: **5455 COTTAGE ST. (43206)**, located on the west side of Cottage Street, approximately 250 feet south of Walnut View Boulevard (600-155162; Northland Community Council).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the percentage of total lot width dedicated to side yards from 20% to 15%.
3332.26, Minimum side yard permitted.
To reduce the minimum width of a side yard from 5 feet to 4 feet.
3332.27, Rear yard.
To reduce the minimum percentage of the total lot area dedicated to rear yard from 25% to 15%.
Proposal: To convert a detached garage to an attached garage with above living space.
Applicant(s): Cristopher Will
5455 Cottage Street
Columbus, Ohio 43230
Attorney/Agent: Stephen A. Fountain, Architect
1505 Ashland Avenue, Unit D
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

- 04. Application No.: BZA23-044**
Location: **153 MONTROSE WAY (43214)**, located on the southwest side of Montrose Way, approximately 70 feet southeast of Irving Way (010-058848; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.28, Side or rear yard obstruction.
To allow a car to be parked in the side yard.
Proposal: To replace the existing sunroom with a new 2-story addition.
Applicant(s): Bridget DeCaria
153 Montrose Way
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 05. Application No.: BZA23-053**
Location: **1888 E. 17TH AVE. (43219)**, located on the north side of East 17TH Avenue, approximately 300 feet west of Woodland Avenue (010-108783; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit for a junk and salvage yard.
3389.12, Portable building.
To grant a Special Permit for up to two years for two portable buildings.
3312.43, Required surface for parking.
To not provide a hard surface for maneuvering and parking.
3363.19(C), Location requirements.
To reduce the separation requirement of a more objectionable to a residential or apartment residential zoning district from 600 feet to 350 feet.
3392.12, Prohibited location.
To reduce the separation requirement of junk and/or salvage yard to a residential or institutional zoning district from 600 feet to 350 feet.
Proposal: A demolition junk and salvage yard.
Applicant(s): Tons of Fun Construction, LLC
3470 Compton Drive
Columbus, Ohio 43219
Attorney/Agent: Smith & Hale, c/o 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

06. **Application No.:** **BZA23-054**
 Location: **2910 SCIOTO DARBY EXECUTIVE COURT (43026)**, located on the east side of Scioto Darby Executive Court, approximately 366 feet north of Scioto Darby Creek Road (560-239363; West Scioto Area Commission).

 Existing Zoning: M-2, Manufacturing District
 Request: Variance/ Special permit(s) to Section(s):
 3389.032, Animal kennel or animal shelter.
 To allow an animal kennel with open air confinement.
 3367.15 (a), M-2 manufacturing district special provisions.
 To reduce the building setback from 50 feet to 45 feet.

 Proposal: A change use from an office and warehouse facility to an animal kennel with open air confinement of animals.

 Applicant(s): Craig Moncrief, Atty. DBT Group LLC
 411 East Town Steet, Fl 2
 Columbus, Ohio 43215

 Attorney/Agent: Applicant
 Property Owner(s): Chirp Dog Reality, LLC
 2910 Scioto Darby Executive Court
 Hillard, Ohio 43215

 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
07. **Application No.:** **BZA23-057**
 Location: **1741 MARSHLYN CT. (43220)**, located on the south side of Marshlyn Court, approximately 285 feet east of Reed Road (010-106643; Northwest Civic Association).

 Existing Zoning: R-1, Residential District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the required rear yard from 25% to 14.5%.

 Proposal: To construct a front deck and a split level rear deck.

 Applicant(s): Bryan Miller
 8440 State Route 93 NW
 Dundee, Ohio 44624

 Attorney/Agent: Ryan Stefani
 4805 East Main Street, PO Box 347
 Berlin, Ohio 44610

 Property Owner(s): Joan Cavin
 1741 Marshlyn Court
 Columbus, Ohio 43220

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

- 08. Application No.: BZA23-058**
Location: **5085 REED RD. (43220)**, located on the west side of Reed Road, approximately 680 feet south of Bethel Road (010-122538; Northwest Civic Association).
Existing Zoning: C-2, Commercial District
Request: Variance(s) to Section(s):
3312.21 (B)(C)(D), Landscaping and screening.
To not provide parking lot and headlight screening.
Proposal: To convert an office building to a charter school.
Applicant(s): Sands Decker c/o Mark Antonetz, PE
1495 Old Henderson Road
Columbus, OH 43220
Attorney/Agent: Sands Decker c/o Mark Antonetz, PE
1495 Old Henderson Road
Columbus, OH 43220
Property Owner(s): School Development Reed Road, LLC
6457 Sunset Drive
Miami, FL 33143
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 09. Application No.: BZA23-059**
Location: **118 W. 9TH AVE. (43201)**, located on the north side of W. 9th Avenue, approximately 50 feet west of Hunter Avenue (010-317153; University Area Commission).
Existing Zoning: AR-4, Residential District
Request: Variance(s) to Section(s):
3325.905(A), Lot coverage.
To increase the maximum lot coverage from 30% (1,800 s.f.) to 39.5% (2371 s.f.).
3325.907, Parking.
To reduce the minimum parking from 14 spaces to 8 spaces.
3325.913, Floor Area Ratio.
To increase the maximum floor are ratio from 0.6 to 0.82.
3325.915(B), Height.
To increase the maximum cornice eave height from 35 feet to 35 feet, 6 inches.
3333.23(D), Side yard.
To reduce the minimum side yard from 5.4' to 3'.
Proposal: To remove an existing freestanding garage and construct a new 3 dwelling unit residential building.
Applicant(s): Justin Garland
PO Box 8310
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Silver, LTD.
34 W. 9th Avenue
Columbus, Ohio 43201
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

10. **Application No.:** **BZA23-061**
 Location: **5785 CENTRAL COLLEGE ROAD (43054)**, located on the southeast corner of Central College Road and Harlem Road (010-292896; Northland Community Council).

 Existing Zoning: R, Rural District
 Request: Variance(s) to Section(s):
 3312.27, Parking setback line.
 To reduce the parking setback line from 25 feet to 4 feet.
 3312.21 (A)(2) Landscaping and Screening.
 To not provide parking lot shade trees.
 3332.06, R-rural area district requirements.
 To reduce the lot size from 5 acres too 3.67 acres

 Proposal: To construct a fire station
 Applicant(s): City of Columbus, c/o Matt Klingler
 90 W Broad Street
 Columbus, Ohio 43215

 Attorney/Agent: Alexis Gauthier, NCAB
 4525 Indianola Avenue
 Columbus, Ohio 43214

 Property Owner(s): City of Columbus
 90 W Broad Street
 City of Columbus

 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
11. **Application No.:** **BZA23-062**
 Location: **915 GREENRIDGE RD. (43235)**, located on the southeast corner of Stoney Creek Road and Greenridge Road (010-131806; Northwest Civic Association).

 Existing Zoning: RR-Residential District
 Request: Variance(s) to Section(s):
 3321.05(A)(2)
 To allow a fence with height greater than 2.5 feet and opacity greater than 25% in a required yard.

 Proposal: To install a fence in a required yard.
 Applicant(s): Rob and Tina Weller
 915 Greenridge Road
 Columbus, Ohio 43235

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

12. **Application No.:** **BZA23-063**
 Location: **1110 E. FULTON ST. (43205)**, located on the north side of East Fulton Street, approximately 150 feet east of South Champion Avenue (010-200915; Near East Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.13, R-3 Area Requirements.
 To allow a principle building to be constructed on a lot that is less than 5,000 square feet in size.
 3332.27, Rear Yard.
 To reduce the minimum required rear yard area from 25% (610 square feet) to 20% (490 square feet).
 3332.21, Building Lines.
 To reduce the building setback line from 10 feet to 5 feet, 6 inches.

 Proposal: To construct a single unit dwelling.
 Applicant(s): Jennifer Rufener and Maxwell Hentosh
 480 West Broad Street, Unit 207
 Columbus, Ohio 43215

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