

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 22, 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, AUGUST 22, 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** **\*\*\*APPROVED\*\*\***
- 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 and Variance(s) to Section(s):  
3389.12, Portable building.  
To grant a Special Permit for a Portable Building.  
3372.607(B), Landscaping and screening.  
To allow the existing fencing to remain along West Broad Street and South Wheatland Avenue.
- Proposal:** To allow a food truck to remain in a parking lot overnight and to legitimize and existing 3-rail fence along West Broad Street and a chainlink fence along South Wheatland Avenue.
- 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](mailto:SFSmedley@Columbus.gov)

02.    **Application No.:**    **BZA23-015**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **4600 INTERNATIONAL GATEWAY (43219)**, located on the south side of International gateway approximately 800 feet east of Seltzer Road. (010-104436, 010-104443, 010-146764, 010-104618, 010-146781, 010-146767, 010-158414, 010-158415, 010-096157; ).  
  
      **Existing Zoning:**    M, Manufacturing District  
      **Request:**            Variance(s) to Section(s):  
                                 3312.29, Minimum Number of Parking Spaces.  
                                 To reduce the minimum parking space width from 9 feet to 8.5 feet.  
                                 3312.21, Landscaping and screening.  
                                 To reduce the minimum number of shade trees from 466 to 0  
                                 3363.24, Building lines in an M-manufacturing district.  
                                 To reduce the building setback line form 25 feet to 0 feet.  
  
      **Proposal:**            To expand an existing parking lot.  
      **Applicant(s):**        Columbus Regional Airport Association  
                                 4600 International Gateway  
                                 Columbus, Ohio 43219  
  
      **Attorney/Agent:**    Elijah Mehan  
                                 1650 Watermark Drive  
                                 Columbus, Ohio 43215  
  
      **Property Owner(s):** Applicant  
      **Planner:**            Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
03.    **Application No.:**    **BZA23-065**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **384 ARCADIA AVE. (43202)**, located on the northeast corner of Arcadia Avenue and Glen Echo Drive (010-038123; University Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3332.26, Minimum side yard permitted.  
                                 To reduce the minimum required side yard from five feet to three feet along Arcadia Avenue.  
  
      **Proposal:**            To replace an existing covered porch with a new covered open air porch.  
      **Applicant(s):**        Sheri Gunn  
                                 384 East Arcadia Avenue  
                                 Columbus, Ohio 43202  
  
      **Attorney/Agent:**    Erik Maxwell, Architect  
                                 5539 Lock More Court E.  
                                 Dublin, Ohio 43017  
  
      **Property Owner(s):** Applicant  
      **Planner:**            Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

04. **Application No.:** BZA23-066 \*\*\*APPROVED\*\*\*  
**Location:** 4645 GROVES RD. (43232), located on the northwest corner of Groves Road and Eastland Commerce Center Drive (010-211497; Greater South East Area Commission).  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3365.21(B)(1), Height and area regulations.  
To reduce the building setback from 25 feet to 10 feet.  
3365.35, Storage.  
To reduce the setback distance for the open storage of materials other than junk, waste products, salvage, or wrecked automobiles from 25 feet from any lot line to 10 feet.  
**Proposal:** To expand an open storage area for an existing tow truck facility.  
**Applicant(s):** Marshall Acquisitions LLC c/o Don Plank  
Plank Law Firm, LPA, 411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald T. Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Marshall Acquisitions LLC c/o Bob Marshall  
2910 Berwick Boulevard  
Columbus, Ohio 43215  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

05. **Application No.:** BZA23-068 \*\*\*TABLED\*\*\*  
**Location:** 363 COLUMBIAN AVE. (43223), located on the west side of Columbian Avenue, approximately 220 feet north of Sullivant Avenue. (010-012272; Greater Hilltop 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 an 8 foot privacy fence and shed installed in the side yard.  
**Applicant(s):** Ana Medina  
363 Columbian Avenue  
Columbus, Ohio 43223  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 404-1836; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

06. **Application No.:** **BZA23-069** **\*\*\*APPROVED\*\*\***  
**Location:** **199 E SCHREYER PL. (43214)**, located on the south side of East Schreyer Place, approximately 220 feet west of Sellers Avenue (010-084050; 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 18 feet.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Jim Bracken  
199 E Schreyer Place  
Columbus, OH 43214  
**Attorney/Agent:** Andrew M Vogel, Architect  
6745 Merwin Place  
Columbus, Ohio 43235  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
07. **Application No.:** **BZA23-070** **\*\*\*APPROVED\*\*\***  
**Location:** **1117-1119 FRANKLIN AVE. (43205)**, located on the south side of Franklin Avenue, approximately 103 feet west of South Ohio Avenue (010-016598; Near East Area Commission).  
**Existing Zoning:** A-R-L-D, Multi Family 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 2 inches  
**Proposal:** To legitimize the side yard of an existing carport.  
**Applicant(s):** Xavier Medina  
1117-1119 Franklin Ave.  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Xavier Medina  
1003 Oak St.  
Columbus, Ohio 43205  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
08. **Application No.:** **BZA23-072** **\*\*\*TABLED\*\*\***  
**Location:** **4577 PARKWICK DR. (43228)**, located on the west side of Parkwick Drive, approximately 600 feet north of Covina Drive. (570-105219; Greater Hilltop Area Commission).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the total side yard from 10 feet to 7 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard width from 5 feet to 2 feet.  
**Proposal:** To construct a new single-unit dwelling.  
**Applicant(s):** Brian Hartman  
4571 Parkwick Drive  
Columbus, Ohio 43228  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

09.    **Application No.:**    **BZA23-073**    **\*\*\*APPROVED\*\*\***

**Location:**    **1365 - 1371 N. FIFTH ST. (43201)**, located on the west side of North 5th Street, approximately 130 feet south of East 8th Avenue (010-010346 & 010-018092; University Area Commission).

**Existing Zoning:**    R-4, Residential District

**Request:**    Variance(s) to Section(s):

                         3325.805, Maximum Floor Area Ratio (FAR).  
                                To increase the maximum permitted Floor Area Ratio (FAR) from 0.4 to 0.72.

                         3332.05(A)(4), Area district lot width requirements.  
                                To reduce the minimum lot width from 50 feet to 17 feet.

                         3332.15, R-4 area district requirements.  
                                To reduce the minimum lot area from 5,000 square feet to 945 square feet.

                         3332.26, Minimum side yard permitted.  
                                To reduce the minimum side yard permitted from 3 feet to 0 feet.

**Proposal:**    To split the existing lots so they can be developed with attached single-unit dwellings.

**Applicant(s):**    Simmons Development Corporation, LLC  
                         4016 Townsfair Way, Suite 201  
                         Columbus, Ohio 43219

**Attorney/Agent:**    Eric Zartman, Atty.  
                         8000 Walton Parkway, Suite 260  
                         New Albany, Ohio 43054

**Property Owner(s):**    Central Ohio Community Improvement Corporation  
                         845 Parsons Avenue  
                         Columbus, Ohio 43206

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

10. **Application No.:** BZA23-074 \*\*\*APPROVED\*\*\*  
**Location:** 1380 - 1384 N. FIFTH ST. (43201), located on the southeast corner of North 5th Street and East 8th Avenue (010-024562 & 010-019520; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.805, Maximum Floor Area Ratio (FAR).  
To increase the maximum permitted Floor Area Ratio (FAR) from 0.4 to 0.72.  
3332.05(A)(4), Area district lot width requirements.  
To reduce the minimum lot width from 50 feet to 17 feet.  
3332.15, R-4 area district requirements.  
To reduce the minimum lot area from 5,000 square feet to 945 square feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard permitted from 3 feet to 0 feet.  
3321.05(B), Vision clearance.  
To reduce the vision clearance triangle from 10 feet x 10 feet to 7 feet x 7 feet to allow for a parking space.  
**Proposal:** To split the existing lots so they can be developed with attached single-unit dwellings.  
**Applicant(s):** Simmons Development Corporation, LLC  
4016 Townsfair Way, Suite 201  
Columbus, Ohio 43219  
**Attorney/Agent:** Eric Zartman, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**Property Owner(s):** Central Ohio Community Improvement Corporation  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

11. **Application No.:** BZA23-075 \*\*\*APPROVED\*\*\*  
**Location:** 3535 OLENTANGY RIVER RD. (43214), located on the northwest corner of West North Broadway and Olentangy River Road (010-183740; No Area Commission).  
**Existing Zoning:** C-3, Commercial District  
**Request:** Variance and Special Permit(s) to Section(s):  
3309.14 (A), Height districts.  
To increase the maximum permitted height from 35 feet to 180 feet.  
3355.09, C-3 district setback lines.  
To reduce the building setback line from 60 feet to 49 feet for the canopy along Olentangy River Road and to 56 feet for the portion of the building along West North Broadway.  
3389.15, Expansion or relocation of nonconforming uses.  
To expand the existing non-conforming use.  
**Proposal:** To construct a new hospital building and parking garage.  
**Applicant(s):** Ohio Health Corporation  
3535 Olentangy River Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Porter Wright c/o Matthew Moberg, Atty.  
41 South High Street, Suites 2800-3200  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

12. **Application No.:** BZA23-080 \*\*\*APPROVED\*\*\*  
**Location:** 1600 POLARIS PKWY. (43240), located on the north side of Polaris Parkway, approximately 315 feet east of Lyra Drive (318-43401027000; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To increase the maximum number of parking spaces from 10 to 15.  
**Proposal:** To construct a new credit union with a drive-thru ATM canopy.  
**Applicant(s):** Wright-Patt Credit Union, Inc. c/o Dave Fisher  
3560 Pentagon Boulevard  
Beavercreek, Ohio 45431  
**Attorney/Agent:** Jennifer Cahill, Architect  
1398 Goodale Boulevard  
Grandview Heights, Ohio 43212  
**Property Owner(s):** Franz Geiger  
8800 Lyra Drive, Suite 680  
Columbus, Ohio 43240  
**Planner:** Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov



13. **Application No.:** BZA23-083 **\*\*\*APPROVED\*\*\***  
**Location:** 94 N. 21ST ST. (43203), located on the east side of North 21st Street, approximately 225 feet south of East Long Street (010-034249; Near East Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(F), Minimum side yard  
To reduce the minimum side yards from 5.5 feet to 1 .5 feet on the north side of the existing dwelling, 5 feet on the south side of the existing dwelling, and 0 feet for the deck/pergola.  
**Proposal:** To convert an existing attic to third story living space.  
**Applicant(s):** Diana Azaryan and Hiromu Minami  
94 North 21st Street  
Columbus, Ohio 43203  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane kirk, 614-645-7973; DEKirk@Columbus.gov

14. **Application No.:** BZA23-043 \*\*\*APPROVED\*\*\*

**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):** Christopher 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