

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 26, 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, SEPTEMBER 26, 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.: 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, Rural District
Request: Variance(s) to Section(s):
3332.06, Rural area district requirements.
To reduce the minimum lot area from 5 acres to 1.32 acres
3312.27, Parking setback line.
To reduce the parking setback line 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: None
Property Owner(s): Karen Gaynor, East ED LLC
1005 Kinnington Ave
Columbus, Ohio 43220
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

02. **Application No.:** **BZA23-072**
 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 for the south side yard 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
03. **Application No.:** **BZA23-076**
 Location: **5335 HARVEST ST. (43017)**, located on the west side of Harvest Street, approximately 1,034 south of West Case Road (590-164545; No Group).

 Existing Zoning: R, Rural District
 Request: Variance(s) to Section(s):
 3332.21 (D), Building lines.
 To reduce the building line from 40 feet to 27.8 feet.

 Proposal: To construct an attached garage and a room addition.
 Applicant(s): Suzanne Attwater
 5335 Harvest Street.
 Dublin, Ohio 43017

 Attorney/Agent: none
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 04. Application No.: BZA23-077**
Location: **1625 STERLING AVE. (43219)**, located on the northwest corner of Sterling Avenue and Ole County Lane (010-213799; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District
Request: Variance(s) to Section(s):
3312.21(A), Interior parking lot landscaping.
To not provide interior shade trees.
3312.25, Maneuvering.
To allow stacked parking spaces.
3312.29, Parking space.
To reduce the parking space size from 9 feet x 18 feet to 9 x 9 feet.
3312.39, Striping and Marking.
To not provide striping and marking.
3312.49, Maximum number of parking spaces.
To increase the maximum number of parking spaces from 4 to 468.
Proposal: To construct a rental car parking lot.
Applicant(s): Avis Budget Car Rental LLC
6 Sylvan Way
Parsippany, New Jersey 07054
Attorney/Agent: Eric Zartman, Attorney
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 05. Application No.: BZA23-079**
Location: **254 DAKOTA AVE. (43223)**, located on the east side of Dakota Avenue, approximately 150 feet south of W. Rich Street (010-009552, 010-091659, 010-011649, 010-036353, and 010-026048; Franklinton Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce lot width from 50 feet to 40 feet for lots A and B, and to 20 feet for lots C, D, E, and F.
3332.14, R-2F area district requirements.
To reduce the lot area from 6000 square feet to 4800 square feet for two 2-story 2-unit dwellings, and from 3000 square feet to 1200 square feet for four 2-story single-unit dwellings.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0 feet for the interior side yard of the attached single-unit dwellings.
Proposal: To split/combine 5 parcels into 6 parcels for construction of new single-unit and two-unit dwellings.
Applicant(s): Franklinton Development Association, c/o Dave Perry
David Perry Company, Inc., 411 E Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
Plank Law Firm, 411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Franklinton Development Association, c/o Eric Skidmore
1091 West Broad Street
Columbus, Ohio 43222
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

06. **Application No.:** **BZA23-081**
 Location: **1002 LOCH NESS AVE. (43085)**, located on the northeast corner of Glade Street and Loch Ness Avenue (610-165339; Northwest Civic Association).
 Existing Zoning: R-1, Residential District
 Request: Variance(s) to Section(s):
 3321.05 (A, 2), Vision Clearance
 To reduce the minimum setback of mature plantings with foliage from 12 feet to 3 feet of the street right of way line.
 Proposal: To legitimize existing trees planted within the vision clearance setback.
 Applicant(s): Todd and Katherine Long
 1002 Lochness Avenue
 Columbus, Ohio 43085
 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
07. **Application No.:** **BZA23-082**
 Location: **2135 IUKA AVE. (43201)**, located on the north side of Iuka Avenue, approximately 140 feet west of North Fourth Street (010-014798; University Area Commission).
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3321.01 (A), Dumpster area.
 To allow a dumpster to be located in a required (front) yard.
 Proposal: To legitimize the location of a dumpster.
 Applicant(s): Joe Wilson
 222 E 11th Avenue
 Columbus, Ohio 43201
 Attorney/Agent: None
 Property Owner(s): Hometeam Multifamily LLC
 222 E 11th Avenue
 Columbus, Ohio 43201
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

08. **Application No.:** **BZA23-085**
 Location: **1731 E. COLUMBUS ST. (43206)**, located on the south side of East Columbus Street, approximately 450 feet east of Bulen Avenue (010-045649; Livingston Avenue 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 18.6% of the total lot area.
 3332.28, Side or rear yard obstruction.
 To allow parking spaces to be located in the side yard.

 Proposal: To construct a new single-unit dwelling on an undeveloped parcel.
 Applicant(s): Healthy Homes c/o Emily Long Rayfield
 PO Box 77499
 Columbus, Ohio 43207

 Attorney/Agent: None
 Property Owner(s): Central Ohio Community Improvement Corporation
 845 Parsons Avenue
 Columbus, Ohio 43206

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
09. **Application No.:** **BZA23-087**
 Location: **1415 SIMPSON DR. (43227)**, located at the northwest corner of Simpson Drive and Errington Road (010-100445; Mideast Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3321.05(A)(2), Vision clearance.
 To allow a fence to be taller than two and one-half feet in height and 100% opacity to be located within the clear vision for other driveways.

 Proposal: To legitimize a privacy fence installed on a lot abutting vehicular access.
 Applicant(s): Diamyn Walker
 1415 Simpson Drive
 Columbus, Ohio 43227

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 404-1836; JFFreise@Columbus.gov

10. **Application No.:** **BZA23-089**
 Location: **641 HIGHLAND DR. (43214)**, located on the south side of Highland Drive, approximately 371 feet southwest of Waldeck Avenue (010-108268; No Neighborhood Group).

 Existing Zoning: RRR, Residential District
 Request: Variance(s) to Section(s):
 3332.38 (F), Private garage.
 To increase the maximum square footage of a garage from 791 square feet to 1,245 square feet.

 Proposal: To expand an attached garage.
 Applicant(s): Mark Olson
 529 South Lazelle Street, Unit B
 Columbus, Ohio 43206

 Attorney/Agent: Mark Olson, Architect
 529 South Lazelle Street, Unit B
 Columbus, Ohio 43206

 Property Owner(s): Mike and Karen Tocci
 641 Highland Drive
 Columbus, Ohio 43214

 Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
11. **Application No.:** **BZA23-092**
 Location: **700 GRANDVIEW AVE. (43215)**, located on the southeast corner of Grandview Avenue and Ridge Street (010-129596; West Scioto 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 line from 40 feet to 11 feet along Grandview Avenue and from 25 feet to 5 feet along Ridge Street.

 Proposal: To construct an urgent care clinic and a pharmacy.
 Applicant(s): J&F Construction
 2141 State Route 19
 Bucyrus, Ohio 44820

 Attorney/Agent: Gandee Heydinger Group, LLC
 5676 State Route 521, Suite B
 Delaware, Ohio 43015

 Property Owner(s): Kumail Group LLC
 7081 Palmer Court
 Dublin, Ohio 43017

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

12. **Application No.:** **BZA23-096**
 Location: **358 S. KELLNER RD (43209)**, located on the northwest corner of Dale Avenue and S. Kellner Road (010-090909; No Neighborhood Group).
 Existing Zoning: R-1, Residential District
 Request: Variance(s) to Section(s):
 3332.21 (A), Building lines.
 To reduce the building line from 40 feet to 10 feet.
 3332.27, Rear yard.
 To reduce the total rear yard area from 25 percent to 16 percent.
 Proposal: To enclose an existing porch.
 Applicant(s): Andrew Little
 358 S. Kellner Rd
 Columbus, Ohio 43209
 Attorney/Agent: Justin Santorsola, Agent
 3000 E Main St. suite B68
 Columbus, Ohio 43209
 Property Owner(s): Applicant
 358 S. Kellner Rd
 Columbus, Ohio 43209
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov