

**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 \*\*\*APPROVED\*\*\***  
**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**      **\*\*\*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 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](mailto:DEKirk@Columbus.gov)

03.      **Application No.:**      **BZA23-076**      **\*\*\*APPROVED\*\*\***  
         **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](mailto:ADTrimmer@Columbus.gov)

04. **Application No.:** **BZA23-077** **\*\*\*APPROVED\*\*\***  
**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](mailto:ADTrimmer@Columbus.gov)

05. **Application No.:** **BZA23-079** **\*\*\*APPROVED\*\*\***  
**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](mailto:DEKirk@Columbus.gov)

06.    **Application No.:**    **BZA23-081**    **\*\*\*APPROVED\*\*\***  
      **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](mailto:ADTrimmer@Columbus.gov)
07.    **Application No.:**    **BZA23-082**    **\*\*\*APPROVED\*\*\***  
      **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](mailto:ADTrimmer@Columbus.gov)

08.    **Application No.:**    **BZA23-085**    **\*\*\*APPROVED\*\*\***  
      **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](mailto:SFSmedley@Columbus.gov)
09.    **Application No.:**    **BZA23-087**    **\*\*\*TABLED\*\*\***  
      **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](mailto:JFFreise@Columbus.gov)

10. **Application No.:** **BZA23-089** **\*\*\*APPROVED\*\*\***  
**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](mailto:ADTrimmer@Columbus.gov)

11. **Application No.:** **BZA23-092** **\*\*\*APPROVED\*\*\***  
**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](mailto:SFSmedley@Columbus.gov)

12.    **Application No.:**    **BZA23-096**    **\*\*\*APPROVED\*\*\***  
      **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