

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 24, 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, OCTOBER 24, 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.: BZA22-165 ***APPROVED*****
- Location:** **1717 S. HIGH ST. (43207)**, located on the west side of South High Street, approximately 170 feet north of West Innis Avenue (010-023820 & 010-004577; Columbus South Side Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):
- 3312.25, Maneuvering.
 - To allow maneuvering between the building and the parking setback line.
 - 3312.49, Minimum numbers of parking spaces required.
 - To reduce the minimum number of required parking space from 8 spaces to 7 spaces.
 - 3321.05, Vision clearance.
 - To reduce the clear vision triangle from 10 x 10 feet to 2 x 2 feet.
 - 3372.604, Setback requirements.
 - To reduce the parking setback line from 5' to 2' 6".
 - 3372.609 (A), Parking and circulation.
 - To allow for 2 parking spaces and vehicle maneuvering between the front of a building and the right-of-way.
- Proposal:** To bring an existing automobile repair shop into compliance.
- Applicant(s):** John Ingwersen, Atty.
1050 Bryden Road
Columbus, Ohio 43205
- Attorney/Agent:** John Ingwersen, Architect
1050 Bryden Road

Columbus, Ohio 43205
Property Owner(s): Claudia Realty
1717 South High Street
Columbus, Ohio 43207
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

02. **Application No.:** **BZA23-068** *****APPROVED*****
 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 for an 8 foot tall fence from 3 feet to 0 feet.
 Proposal: To legitimize an 8 foot privacy fence 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
03. **Application No.:** **BZA23-072** *****APPROVED*****
 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

04. **Application No.:** **BZA23-078** *****APPROVED*****
 Location: **697 S. CHAMPION AVE. (43205)**, located on the west side of South
 Champion Avenue, approximately 115 feet south of Newton Street (010-
 017201; Livingston Avenue Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.26 (E), Minimum side yard permitted.
 To reduce the minimum side yard from 3 feet to 2 feet.

 Proposal: To construct a detached garage
 Applicant(s): Francis Michael Curley
 2548 Hackberry Street
 Cincinnati, Ohio 45206

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
05. **Application No.:** **BZA23-084** *****TABLED*****
 Location: **948 WHITETHORNE AVE. (43223)**, located on the east side of
 Whitethorne Avenue, approximately 245 feet north of Dartmoor Road (010-
 121798; Greater Hilltop Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3312.27, Parking setback line.
 To reduce the parking setback line from 25 feet to 0 feet.

 Proposal: To construct a single-unit dwelling with a parking pad in the front yard.
 Applicant(s): SVS Home Improvement Design, c/o Stefany Risner
 700 Bryden Road
 Columbus, Ohio 43215

 Attorney/Agent: None
 Property Owner(s): S and J Properties, LLC
 96 Amity Road
 Galloway, Ohio 43119

 Planner: Jamie Freise, (614) 404-1836; JFFreise@Columbus.gov
06. **Application No.:** **BZA23-087** *****APPROVED*****
 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 area 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

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| 07. | Application No.: | BZA23-088 ***APPROVED*** |
| | Location: | 3847 S. HIGH ST. (43207) , located on the west side of South High Street, approximately 1000 feet north of I-270 East (010-111591; Far South Columbus Area Commission). |
| | Existing Zoning: | C-4, Commercial District |
| | Request: | Variance(s) to Section(s):
3372.809, Parking and circulation
To allow two one-way maneuvering aisles where a two-way aisle would be required.
3372.804(A), Setback requirements.
To reduce the building setback from 20 feet to 13 feet. |
| | Proposal: | To construct a new drive-thru eating and drinking establishment |
| | Applicant(s): | Michele See
1111 N Loop West, Ste. 800
Houston, Texas 77008 |
| | Attorney/Agent: | Eric Abeln
1111 N Loop West, Ste. 800
Houston, Texas 77008 |
| | Property Owner(s): | Great Southern Shopping Center, LLC c/o Spigel Prop.
70 NE Loop 410, Ste. 185
San Antonio, Texas 78216 |
| | Planner: | Dane Kirk, 614-645-7973; DEKirk@Columbus.gov |
| 08. | Application No.: | BZA23-093 ***APPROVED*** |
| | Location: | 665-667 PARSONS AVE. (43213) , located on the northwest corner of Parsons Avenue and E. Beck Street (010-030690; 010-047728; 010-034369; 010-057662; 010-048865; 010-050174; and 010-21121; Columbus Southside Area Commission). |
| | Existing Zoning: | C-4, Commercial District |
| | Request: | Variance(s) to Section(s):
3372.609(B)(1)(2), Parking and circulation.
To reduce the number of parking spaces from 5 to 3.
3356.11 (A)(3), C-4 district setback lines.
To increase the building setback from 10 feet to 67.4 feet.
3372.604(B), Setback requirements.
To allow parking in the front of the principal building.
3372.605(B), Building design standards.
To reduce the primary building frontage from 60 percent to 57 percent of the total lot width.
3372.605(D), Building design standards.
To reduce the amount of clear/non-tinted window glass permitting a view of the building's interior along the primary building frontage between the height of two feet and ten feet above the nearest sidewalk from 60 percent to 49 percent.
3372.607(A)(2), Landscaping and screening.
To not provide parking lot screening
3372.607(C), Landscaping and screening
To allow a dumpster to be placed in front of the building.
3372.609(A), Parking and circulation.
To allow Parking and circulation aisles to be located between the principal building and the street right of way line. |
| | Proposal: | To expand an existing fuel station from 742 square feet to 1,910 square feet. |
| | Applicant(s): | Singh Main Street LLC
3140 East Main Street
Columbus, Ohio 43213 |
| | Attorney/Agent: | Rebecca J. Mott, Plank Law Firm, Attorney
411 East Town Street, Floor 2
Columbus, Ohio 43215 |
| | Property Owner(s): | Applicant |

Planner:

Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

09. **Application No.:** **BZA23-095** *****APPROVED*****
Location: **839 S. 5TH ST. (43206)**, located on the west side of South 5th Street, approximately 75 feet north of Lansing Street (010-047909; German Village Commission).
Existing Zoning: R-2-F District
Request: Variance(s) to Section(s):
3332.26(C)(1) and (E), Minimum side yard permitted
To reduce the north side yard from 3 feet to 10 inches and to reduce the north side yard of the detached garage from 3 feet to 9 inches.
Proposal: To rebuild an existing detached garage.
Applicant(s): Barri Jones; c/o Dave Perry
David Perry Company, Inc.; 411; E. Town Street, Fl. 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
Plank Law Firm; 411 East Town Street, Fl. 2
Columbus, Ohio 43215
Property Owner(s): Barri Jones
2225 Sheringham Road
Columbus, Ohio 43220
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

10. **Application No.:** **BZA23-100** *****TABLED*****
Location: **372 MILLER AVE. (43205)**, located at the northeast corner of Miller Avenue and East Rich Street (010-041289; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision Clearance.
To reduce the 30' x 30' vision clearance triangle to 12' x 12'.
3332.18(D), Basis of Computing Area.
To increase the lot coverage from 50% to 62%.
3332.21(E), Building Lines
To reduce the building setback from 10 feet along Miller Avenue to 5 feet and along East Rich street to 3 feet.
3332.25, Maximum Side Yards Required
To reduce the total side yards from 7.48 feet (20%) to 3.7 feet (7%)
3332.27, Rear Yard.
To reduce the rear yard from 25% of the total lot area to 20%.
Proposal: To construct a single-unit dwelling.
Applicant(s): R G Holdings, LLC, c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm, c/o Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): R G Holdings, LLC, c/o Paul Ross
906 East Broad Street
Columbus, Ohio 43206
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11. **Application No.:** **BZA23-101** *****TABLED*****
Location: **451 LINWOOD AVE (43205)**, located on the west side of Linwood Avenue, approximately 75 feet north of East Mound Street (010-020574; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.29, Height district.
To increase the allowable height from 35 feet to 47.71 feet
3332.26(F), Minimum side yard permitted.
To reduce the side yard from 8 feet to 3 feet.
Proposal: To construct a single-unit dwelling.
Applicant(s): Adrian Frederick
91 North Miami Avenue
Columbus, Ohio 43203
Attorney/Agent: Brenda Parker, Architect
405 North Front Street
Columbus, Ohio 43215
Property Owner(s): FW 451 Linwood LLC
91 North Miami Avenue
Columbus, Ohio 43203
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

12. **Application No.:** **BZA23-103** *****APPROVED*****
Location: **1415 HADDON RD. (43209)**, located on the north side of Haddon Road, approximately 50 feet east of Stafford Place (010-101703; Mideast Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F)(2), Private garage
To increase the lot area devoted to a private garage from 942 square feet to 1,566 square feet.
3332.38(G), Private garage
To increase the maximum roof height for a detached garage from 15 feet to 18 feet.
Proposal: To construct a new detached garage and convert an existing attached garage to living space.
Applicant(s): Yisroel Cousin
1415 Haddon Road
Columbus, Ohio 43209
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

13. **Application No.:** BZA23-106 *****APPROVED*****
Location: 163 **PIEDMONT RD. (43214)**, located on the south side of Piedmont Road, approximately 120 feet west of Fredonia Avenue (010-058374; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(B), Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3.7 feet along the east side.
Proposal: To convert an existing 3-season room into home office space.
Applicant(s): Andrew and Olivia Wodarczyk
163 Piedmont Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

14. **Application No.:** BZA20-003 *****TABLED*****
Location: 1826 **HOLLOW RUN DR. (43223)**, located on the east side of Hollow Run Drive, approximately 380 feet north of Alkire Road (570-160425; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum south side yard from 5 feet to 0 feet and the north side yard from 5 feet to 4 feet.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the side yards from approximately 10 feet to 4 feet.
Proposal: To legitimize a carport.
Applicant(s): Parlin, L.L.C., Shabrokh Minoui, Member
P.O. Box 16272
Columbus, Ohio 43216
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov