

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 28, 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, NOVEMBER 28, 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.:** **BZA23-069** *****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 19 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

02. **Application No.:** **BZA23-099** *****APPROVED*****
 Location: **1322 S. 4TH ST. (43206)**, located on the east side of South 4th Street, approximately 130 feet north of East Moler Street (010-011414; Columbus South Side Area Commission).

 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard setback on the north side from five feet to two feet.
 3332.25, Maximum side yards required.
 To reduce the maximum side yard required from 10 feet to 7 feet.

 Proposal: To construct an attached two-story garage.
 Applicant(s): Jed Haldeman
 1322 South Fourth Street
 Columbus, Ohio 43206

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
03. **Application No.:** **BZA23-101** *****APPROVED*****
 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 48feet
 3332.26(F), Minimum side yard permitted.
 To reduce the required minimum side yard from 8 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

04. **Application No.:** **BZA23-120** *****APPROVED*****
 Location: **421 W. 6TH AVE. (43201)**, located on the south side of West 6th Avenue, approximately 150 feet east of Battelle Boulevard (010-048098; 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 allowable FAR from 0.40 to 0.58.

 Proposal: To construct a two story addition to the rear of an existing dwelling.
 Applicant(s): Stephen Hersey & Kent Kroger
 421 W. Sixth Avenue
 Columbus, Ohio 43201

 Attorney/Agent: Brenda Parker
 405 N. Front Street
 Columbus, Ohio 43215

 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
05. **Application No.:** **BZA23-110** *****APPROVED*****
 Location: **123 E. DESHLER AVE. (43206)**, located on the south side of East Deshler Avenue, approximately 100 feet west of South 4th Street (010-016191; German Village Commission).

 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.26(E), Minimum side yard permitted.
 To reduce the minimum required side yard from 3 feet to 1 foot.

 Proposal: To construct an addition to an existing garage.
 Applicant(s): Barry Wolinetz Trust
 123 East Deshler Avenue
 Columbus, Ohio 43206

 Attorney/Agent: Juliet Bullock Architects
 4886 Olentangy Boulevard
 Columbus, Ohio 43214

 Property Owner(s): Applicant
 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

06. **Application No.:** BZA23-112 ***APPROVED***

Location: 1701 UNION AVE. (43223), located on the south side of Union Avenue, approximately 80 feet west of Helen Street (010-253416; Greater Hilltop Area Commission).

Existing Zoning: R-4, Residential District

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

- 3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 33 feet.
- 3332.25, Maximum side yards required.
To reduce the maximum required side yard setback from 20% (11.8 feet) to 9% (5.2 feet).
- 3332.26, Minimum side yard permitted.
To reduce the minimum side yard setback from 3 feet to 0 feet along the northern property line.
- 3332.21, Building lines.
To reduce the building setback from 25 feet to 1 foot for the dwelling and to 12 feet for the detached garage.
- 3312.49, Minimum numbers of parking spaces required.
To reduce the number of parking spaces provided from two to one.
- 3312.29, Parking space.
To reduce the existing garage parking space size from 9 x 18 feet to 9 x 17.5 feet.
- 3321.05(B)(1), Vision clearance.
To reduce the 10 foot x 10 foot vision clearance triangle to 1 foot x 1 foot.
- 3332.26(E), Minimum side yard permitted.
To reduce the existing garage setback from 3 feet to 2 feet along the southern property line.

Proposal: To add a second story to an existing single-unit residence.

Applicant(s): Luis Pacheco
154 South Harris Avenue
Columbus, Ohio 43204

Attorney/Agent: Charles Paros, AIA
357 West 7th Avenue
Columbus, Ohio 43201

Property Owner(s): Applicant

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

07. **Application No.:** **BZA23-114** *****APPROVED*****
Location: **475-477 JENKINS (43207)**, located on the south side of E. Jenkins Ave, approximately 120 feet west of Wagner Sreet. (010-011811; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 4 to 2.
Proposal: To split a lot and construct a two-unit dwelling.
Applicant(s): Healthy Homes
P.O. Box 77499
Columbus, Ohio 43207
Attorney/Agent: Emily Long-Rayfield, Agent
P.O. Box 77499
Columbus, Ohio 43207
Property Owner(s): Central Ohio Community Improvement Corp.
845 Parsons Ave.
Columbus, Ohio 43207
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

08. **Application No.:** **BZA23-115** *****APPROVED*****
Location: **550 S. HIGH ST. (43215)**, located located at the southeast corner of South High Street and Hoster Street. (010-066592; Brewery District Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the number of parking spaces from 41 to 31
Proposal: To expand an existing patio
Applicant(s): Plank Law Firm,
411 East Town Street, Floor 2
Columbus, Ohio 43215
Attorney/Agent: Rebecca J. Mott (Atty)
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): FIVE FIVE OH, LLC
231 East Sycamore Street.
Columbus, Ohio 43215
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- | | | |
|-----|---------------------------|---|
| 09. | Application No.: | BZA23-117 ***APPROVED*** |
| | Location: | 321 DERING AVE. (43207) , located at the southeast corner of Parsons Avenue and Dering Avenue. (010-115959; Far South Columbus Area Commission). |
| | Existing Zoning: | M, Manufacturing District |
| | Request: | Variance(s) to Section(s): 3312.49(B), Minimum numbers of parking spaces required. To reduce the minimum number of parking spaces from 47 to 21 3312.13 (B), Driveway. To reduce the width of a driveway from 20 feet to 17 feet 3312.49(A), Minimum numbers of parking spaces required. To reduce the number of bicycle parking spaces from 3 to 0 3321.09(B), Screening. To not provide parking lot screening 3363.41(a), Storage. To reduce the minimum distance of an outdoor storage area from to a street line from 30 feet to 5 feet, and to any other lot line from 20 feet to 5 feet. 3312.21 (A), Landscaping and screening. To reduce the amount of parking lot shade trees required from 2 to 0 |
| | Proposal: | To expand an outdoor storage area. |
| | Applicant(s): | Plank Law Firm, 411 East Town Street, Floor 2 Columbus, Ohio 43215 |
| | Attorney/Agent: | Rebecca J. Mott (Atty) 411 East Town Street, Floor 2 Columbus, Ohio 43215 |
| | Property Owner(s): | Rumpke of Ohio, Inc. 3990 Generation Drive Cincinnati, Ohio 45251 |
| | Planner: | Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov |
| 10. | Application No.: | BZA23-116 ***APPROVED*** |
| | Location: | 2965 LEE ELLEN PLACE (43207) , located at the southwest corner of Lee Ellen Place and Amsterdam Avenue. (010-115959; Far South Columbus Area Commission). |
| | Existing Zoning: | R2, Residential District |
| | Request: | Variance(s) to Section(s): 3321.05, Vision clearance. To allow a fence exceeding two and one-half feet in height that exceeds 25 percent opacity to be located in a required yard. |
| | Proposal: | To construct a 6-foot privacy fence. |
| | Applicant(s): | Reba Dameron Jones 2965 Lee Ellen Place Columbus, Ohio 43207 |
| | Attorney/Agent: | None |
| | Property Owner(s): | applicant |
| | Planner: | Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov |

11. **Application No.:** **BZA23-122** *****APPROVED*****
Location: **1038 JAEGER ST. (43206)**, located on the east side of Jaeger Street, approximately 100 feet south of Stewart Avenue (010-017365; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted
To reduce the setback for the north side yard from 3 feet to 1 foot.
Proposal: To construct a two story addition to the rear of an existing dwelling
Applicant(s): Carli Kessler & Nils Root
1038 S. Jaeger Street
Columbus, Ohio 43206
Attorney/Agent: Megan Dixon, LArch
51 W. Long St.
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

12. **Application No.:** **BZA23-125** *****APPROVED*****
Location: **1512 NEWCOMER RD. (43235)**, located on the north side of Newcomer Road, approximately 100 feet east of Markhaven Drive (610-260573; Far Northwest Coalition).
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard
To reduce the required rear yard from 25% to 2.5%.
Proposal: To construct a single-unit dwelling.
Applicant(s): Hickory Bluff Farms, c/o Barbara Hadden
943 Mulberry Drive
Columbus, Ohio 43235
Attorney/Agent: Stephen Hadden, Agent
1536 Newcomer Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov