

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 19, 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, DECEMBER 19, 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.: BZA22-075**  
**Location:** **1656 & 1664 WESTBELT DR. (43228)**, located at the southeast corner of Westbelt Drive and Equity Drive (560-210803; West Scioto Area Commission).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15(A), M-2 manufacturing district special provisions.  
To reduce the minimum building setback from 50 feet to 10 feet along Westbelt Drive and to 15 feet along Equity Drive.  
**Proposal:** To construct a small scale distribution center.  
**Applicant(s):** Victor Nduaguba, PE  
2320 Brisum Way  
Hilliard, Ohio 43026  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Gabriel Obeng-Agyekum  
223 Harness Way  
Delaware, Ohio 43015  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 02. Application No.: BZA23-100**  
**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 15' x 15'.  
3332.18(D), Basis of Computing Area.  
To increase the lot coverage from 50% to 57%.  
3332.21(E), Building Lines  
To reduce the building setback from 10 feet 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 6 feet (16%)  
3332.27, Rear Yard.  
To reduce the rear yard from 25% of the total lot area to 12%.  
**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](mailto:JFFreise@Columbus.gov)
- 03. Application No.: BZA23-111**  
**Location:** **458 W. 3RD AVE. (43201)**, located on the north side of West 3rd Avenue, approximately 140 feet west of Michigan Avenue (010-008941; Harrison West Society).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yard setback from 2.8 feet to 0 feet.  
3332.26(F), Minimum side yards permitted.  
To reduce the minimum side yard setback from 3 feet to 0 feet.  
3312.49, Required parking.  
To reduce the number of required parking spaces from 2 to 1.  
3312.25, Maneuvering.  
To allow a parking space to be split by a property line.  
3321.29, Parking space.  
To reduce the size of a parking space split by a property line from 9 feet x 18 feet to 4.5 feet x 18 feet.  
3321.05(B)(1), Vision Clearance.  
To reduce the clear vision triangle from 10 x 10 feet to 0 x 0 feet.  
**Proposal:** To remodel an attached one-unit dwelling that was damaged by a fire and to construct a two-story addition at the rear of the structure.  
**Applicant(s):** Residential Designed Solutions c/o Dominic Luppino, AIBD  
7844 Flint Road  
Columbus, Ohio 43235  
**Attorney/Agent:** None  
**Property Owner(s):** Claire Adams  
2118 Ashinger Boulevard  
Columbus, Ohio 43212  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

**04. Application No.:** **BZA23-118**  
**Location:** **267 GREENWOOD AVE. (43201)**, located on the southeast corner of East Greenwood Avenue and North 5th Street (010-049274; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.19, Fronting.  
To allow the dwelling on the northern lot to not face a public street.  
3332.26 (F), Minimum side yard permitted.  
To reduce the side yard on the northern parcel from 5.75 feet to 3 feet at the west property line.  
3332.05 (A)(4), Area district lot width requirements.  
To reduce the minimum required lot width of the southern parcel from 50 feet to 27.5 feet.  
3332.15, R-4 area district requirements.  
To reduce the minimum required lot area from 6,000 square feet to 4,340.80 square feet on the north lot.  
3332.26 (F), Minimum side yard permitted.  
To reduce the minimum side yard setback from 5.75 feet to 5 feet at the east property line and to 3 feet at the west property line on the southern parcel and to reduce the minimum side yard setback from 5.75 feet to 3 feet on the northern parcel.  
3332.18 (D), Basis of computing area.  
To increase the maximum building lot coverage from 50% to 66.29%.  
**Proposal:** To split a lot and construct 2 two-unit dwellings.  
**Applicant(s):** Charles M. Paros (Architect)  
357 W. 7th Avenue.  
Columbus, Ohio 43201  
**Attorney/Agent:** Charles M. Paros (Architect)  
357 W. 7th Avenue.  
Columbus, Ohio 43201  
**Property Owner(s):** 267 Greenwood Ave LLC  
783 Summit Street.  
Columbus, Ohio 43215  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 05. Application No.: BZA23-123**  
**Location:** **1980 N. HIGH ST. (43201)**, located on the east side of North High Street, approximately 100 feet north of West 18th Avenue (010-026573; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3325.341, Building Design Standards  
To reduce the minimum percentage of a store frontage to be occupied by transparent windows from 60% to 40%.  
**Proposal:** To install an ATM on a building frontage.  
**Applicant(s):** Marla Slater  
3232 Newmark Drive  
Miamisburg, Ohio 45342  
**Attorney/Agent:** Rachel E. Dreiding  
520 S. Main Street, Ste. 2531  
Akron, Ohio 44311  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 06. Application No.: BZA23-127**  
**Location:** **3588 INDIANOLA AVE. (43214)**, located on the east side of Indianola Avenue, opposite Arden Road (010-071519; Clintonville Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.21, Landscaping and screening  
To reduce the number of required parking lot trees from 24 to 15.  
3312.49, Minimum number of parking spaces required  
To reduce the number of required parking spaces from 276 to 257.  
3321.01, Dumpster area  
To allow a dumpster to remain unscreened.  
**Proposal:** To legitimize an existing parking layout after the termination of a previous mutual parking agreement.  
**Applicant(s):** Joshua Wilhelm  
2000 W. Henderson Rd. Ste. 500  
Columbus, Ohio 43220  
**Attorney/Agent:** Michael Maistros, Architect  
4740 Reed Rd. Ste. 201  
Upper Arlington, Ohio 43220  
**Property Owner(s):** Suburban Centers Inc.  
2000 W. Henderson Rd. Ste. 500  
Columbus, Ohio 43220  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

07.    **Application No.:**    **BZA23-129**  
      **Location:**       **7500 ALTA VIEW BLVD (43085)**, located on the southeast corner of Alta View Boulevard and Worthington Woods Boulevard (610-207094; Far North Columbus Communities Coalition).  
  
      **Existing Zoning:**    M-2, Manufacturing District  
      **Request:**       Special Permit(s) to Section(s):  
                          3365.21(b), Height and area regulations.  
                                  To reduce the building setback from 50 feet to 5 feet.  
                          3312.49, Minimum numbers of parking spaces.  
                                  To reduce the required number of parking spaces from 88 to 77.  
  
      **Proposal:**       To allow a portable electrical substation to remain on-site.  
      **Applicant(s):**    Cologix COL4, LLC  
                          1601 19th Street, Suite 650  
                          Denver Colorado, 80202  
  
      **Attorney/Agent:**   Nicholas Ovens, Architect  
                          5500 New Albany Road  
                          Columbus, Ohio 43054  
  
      **Property Owner(s):** Applicant  
      **Planner:**       Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
08.    **Application No.:**    **BZA23-130**  
      **Location:**       **6481 NICHOLAS DR. (43235)**, located on the west side of Nicholas Drive, approximately 320 feet south of Dublin-Granville Road (610-201959; Northwest Civic Association).  
  
      **Existing Zoning:**    M-2, Manufacturing District  
      **Request:**       Variance(s) to Section(s):  
                          3367.15(D), M-2 manufacturing district special provisions.  
                                  To reduce the parking setback from 50 feet to 5 feet.  
  
      **Proposal:**       To install parking spaces within the parking setback.  
      **Applicant(s):**    Nicholas Property Holdings LLC  
                          7235 Bride Water Boulevard  
                          Columbus, Ohio 43235  
  
      **Attorney/Agent:**   Jackson B. Reynolds, Atty.  
                          37 West Broad Street, Suite 460  
                          Columbus, Ohio 43215  
  
      **Property Owner(s):** Applicant  
      **Planner:**       Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

09.    **Application No.:**    **BZA23-131**  
      **Location:**       **2101 INTEGRITY DR. (43209)**, located on the south side of Integrity Drive, approximately 1200 feet east of Alum Creek Drive. (010-012582 and two others; Columbus Southside Area Commission).  
  
      **Existing Zoning:**    M, Manufacturing District  
      **Request:**        Variance & Special Permit(s) to Section(s):  
                          3312.49, Minimum numbers of parking spaces required.  
                              To reduce the required number of parking spaces from 2 to 0.  
                          3389.12, Portable building.  
                              To grant a Special Permit for a Portable Building.  
  
      **Proposal:**        To allow a 720 sq.ft. portable building to be used an office.  
      **Applicant(s):**    OSR Land, LLC  
                          2101 Integrity Drive  
                          Columbus, Ohio 43209  
  
      **Attorney/Agent:** David Hodge, Atty.  
                          8000 Walton Parkway, Ste. 260  
                          New Albany, Ohio 43054  
  
      **Property Owner(s):** OSR Land, LLC & SMM Properties, LLC  
                          2101 Integrity Drive  
                          Columbus, Ohio 43209  
  
      **Planner:**        Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
10.    **Application No.:**    **BZA23-133**  
      **Location:**       **1790 CLEVELAND AVE. (43211)**, located at the northeast corner of East 19th Avenue and Cleveland Avenue (010-060315; South Linden Area Commission).  
  
      **Existing Zoning:**    C-3, Commercial District  
      **Request:**        Variance(s) to Section(s):  
                          3312.49, Minimum numbers of parking spaces required  
                              To reduce the number of additional required parking spaces from 120 spaces to 0.  
                          3321.05, Vision clearance  
                              To reduce the clear vision triangle at the westernmost corner of the parking access onto E 19th Ave. from 10 feet to 4 feet, to legitimize an existing condition.  
                          3312.27, Parking setback line  
                              To reduce the parking setback along E 19th Ave. from 10 feet to 0 feet to legitimize an existing condition.  
  
      **Proposal:**        To legitimize an existing parking deficiency.  
      **Applicant(s):**    Stanford Crocket, Jr.  
                          6300 Alissa Lane  
                          Columbus, Ohio 43213  
  
      **Attorney/Agent:** None  
      **Property Owner(s):** Applicant  
      **Planner:**        Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

11.    **Application No.:**    **BZA23-135**  
      **Location:**       **247 PRESTON ROAD (43209)**, located on the west side of Preston Road, approximately 99 feet north of Fair Avenue. (010-046137; No Area Commission).  
  
      **Existing Zoning:**    RRR, Residential District  
      **Request:**        Variance(s) to Section(s):  
                              3393.06, Location.  
                              To allow a swimming pool to be located in the front yard.  
  
      **Proposal:**        To install a swimming pool.  
      **Applicant(s):**    Timothy Smith  
                              247 Preston Road  
                              Columbus, Ohio 43209  
  
      **Attorney/Agent:**   Simplified Living Architecture, c/o Heidi Bolyard, Architect  
                              6065 Frantz Road  
                              Dublin, Ohio 43017  
  
      **Property Owner(s):** Applicant  
      **Planner:**        Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov