

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 27, 2024**

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, FEBRUARY 27, 2024 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 ***TABLED*****
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

02. **Application No.:** **BZA22-133** *****TABLED*****
 Location: **536 CLINE ST. (43206)**, located on the north side of Cline Street, approximately 350 feet west of Parsons Avenue (010-053545; Columbus South Side Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3312.49 (C), Required parking
 To reduce the required number of parking spaces for 3 dwelling units from 6 spaces to 2 spaces.
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard requirement from 5 feet to 2 feet on the east side of the dwelling.
 3332.25, Minimum side yard required
 To reduce the maximum side yard from 10 feet to 7 feet.
 Proposal: To legitimize an existing parking lot.
 Applicant(s): 536 Cline LLC
 774 Bedford Avenue
 Columbus, Ohio 43206

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

03. **Application No.:** **BZA23-013** *****APPROVED*****
 Location: **1965 MARGARET ST. (43219)**, located on the south side of Margaret Street, approximately 50 feet west of Murray Avenue (010-087046; North Central Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3312.49, Required parking.
 To reduce the required number of parking spaces from 4 to 0.
 3332.27, Rear yard.
 To reduce the minimum allowable rear yard area from 1,534 square feet (25%) to 920 square feet (15%).
 Proposal: To construct a 2-unit dwelling on an undeveloped lot.
 Applicant(s): Ryan Bryson
 1676 Franklin Avenue
 Columbus, Ohio 43205

 Attorney/Agent: Joaquin Serantes
 4700 Reed Road, Suite O
 Columbus, Ohio 43220

 Property Owner(s): Applicant
 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

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| 04. | Application No.: | BZA23-102 ***TABLED*** |
| | Location: | 1174 W. 5TH AVE. (43212) , located on the northeast corner of West 5th Avenue and Doten Avenue (010-061683; 5th x Northwest Area Commission). |
| | Existing Zoning: | C-4, Commercial District |
| | Request: | Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 44 to 13.
3309.14, Height district
To increase the maximum allowable height for a structure from 35 feet to 44 feet. |
| | Proposal: | To redevelop an existing lot with a 2 story mixed-use structure. |
| | Applicant(s): | Brandon Broadstone
216 East Main Street
Columbus, Ohio 43215 |
| | Attorney/Agent: | Nich Kinney
2610 East Broad Street
Columbus, Ohio 43209 |
| | Property Owner(s): | Lidia & Lev Kucherski
1174 West 5th Avenue
Columbus, Ohio 43212 |
| | Planner: | Dane Kirk, 614-645-7973; DEKirk@Columbus.gov |
| 05. | Application No.: | BZA23-107 ***APPROVED*** |
| | Location: | 525 ASHWOOD RD. (43207) , located on the south side of Ashwood Road, approximately 326 feet west of Ferman Road (010-129658; Far South Columbus Area Commission). |
| | Existing Zoning: | RRR, Restricted Rural Residential District |
| | Request: | Variance(s) to Section(s):
3332.08, RRR area district requirements.
To reduce the minimum lot size from 20,000 square feet to 8,466 square feet. |
| | Proposal: | To construct a single-unit dwelling. |
| | Applicant(s): | Walnut Homes For You c/o Ibrahim Aboomar
278 Halligan Ave
Worthington, Ohio 43085 |
| | Attorney/Agent: | None |
| | Property Owner(s): | Applicant |
| | Planner: | Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov |

06.	Application No.:	BZA23-121	***APPROVED***
	Location:	769 MOHAWK ST. (43206) , located on the northwest corner of East Columbus Street and Mohawk Street (010-056119; German Village Commission).	
	Existing Zoning:	R-2F, Residential District	
	Request:	Variance(s) to Section(s): 3332.21(F), Building lines To reduce the required building setback from 10 feet to 0 feet from the Mohawk Street right of way. 3332.26, Minimum side yard permitted To reduce the minimum side yard on the north side of the lot from 3 feet to 1 foot and from 3 feet to 0 feet on the south side. 3332.25, Maximum side yards required To reduce the total combined side yards from 6.3 feet to 1.3 feet.	
	Proposal:	To construct an addition to connect an existing detached garage to a principle dwelling.	
	Applicant(s):	Daniel Morgan 990 West 3rd Avenue Columbus, Ohio 43212	
	Attorney/Agent:	None	
	Property Owner(s):	Nancy Gross 770 S. Lazelle St. Columbus, Ohio 43206	
	Planner:	Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov	

07.	Application No.:	BZA23-124
	Location:	1057 W. 5TH AVE. (43212) , located on the south side of West 5th Avenue, approximately 120 feet east of Oxley Road (010-015168, 010-028189; 5th x Northwest Area Commission).
	Existing Zoning:	M, Manufacturing District
	Request:	Special Permit(s) to Section(s): 3389.032, Animal Kennel or Animal Shelter To allow for an animal daycare facility with outdoor dog run.
	Proposal:	To establish a dog daycare facility with an outdoor dog run.
	Applicant(s):	Leanna Racheleau 1688 Weldon Avenue Columbus, Ohio 43224
	Attorney/Agent:	None
	Property Owner(s):	5 Lions 3300 Riverside Drive, Ste. 100 Columbus, Ohio 43221
	Planner:	Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

08. **Application No.:** **BZA23-128** *****APPROVED*****
 Location: **2046 LOCKBOURNE RD. (43207)**, located on the north side of Marion Road, approximately 280 feet east of Lockbourne Road (010-010143; Columbus South Side Area Commission).
 Existing Zoning: C-4, Commercial, M, Manufacturing District
 Request: Special Permit(s) to Section(s):
 3389.12, Portable building.
 To grant a Special Permit for a portable building.
 Proposal: To allow a food truck to remain on site.
 Applicant(s): Marion Shoppes LLC c/o Catherine Czeisler
 7646 Worsley Place
 Dublin, Ohio 43207
 Attorney/Agent: David Hodge, Attorney
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054
 Property Owner(s): Marion Shoppes LLC
 7646 Worsley Place
 Dublin, Ohio 43207
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
09. **Application No.:** **BZA23-136** *****APPROVED*****
 Location: **994 E MOUND ST. (43205)**, located on the north side of East Mound Street, approximately 155 feet west of South 22nd Street (010-095043; Near East Area Commission).
 Existing Zoning: R2-F, Residential. District
 Request: Variance(s) to Section(s):
 3312.49, Required Parking
 To reduce the minimum number of required parking spaces from 2 to 0.
 Proposal: To construct a single-unit dwelling.
 Applicant(s): Josh Tomey
 1286 E Fulton Street.
 Columbus, Ohio 43205
 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

10. **Application No.:** **BZA23-137** *****APPROVED*****
Location: **1603 S. HIGH ST. (43207)**, located on the west side of South High Street, approximately 75 feet south of Morrill Avenue (010-063795; Columbus South Side Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3332.38, Private garage
To increase the maximum garage area from 720 square feet to 864 square feet.
Proposal: To construct a detached garage.
Applicant(s): Anita Nilavar
96 Lookout Court
Urbana, Ohio 43078
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA23-141** *****APPROVED*****
Location: **1251 S. FRONT ST. (43206)**, located on the west side of South Front Street, approximately 300 feet north of West Moler Street. (010-143108; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow maneuvering across parcel lines and into the right-of-way of Front Street.
3312.27, Parking setback line
To reduce the parking setback line from 25 feet to zero feet.
3312.49, Required parking
To decrease the number of required parking spaces from 15 to 5.
3312.53, Minimum number of loading spaces required
To reduce the number of loading spaces from 1 to 0.
Proposal: A change of use from a warehouse to an industrial dry cleaners.
Applicant(s): M. Simon Holdings, LLC
1092 College Avenue
Westerville, Ohio 43081
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Braod Street, STE 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

12. **Application No.:** **BZA23-142** *****APPROVED*****
Location: **958-960 KING AVE. (43212)**, located on the north side of King Avenue, approximately 700 feet east of Kenny Road (010-020355; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To reduce the minimum number of required parking spaces from 70 to 27.
Proposal: A change of use from retail to a religious facility.
Applicant(s): Contrast Church c/o Trey Gilmore
PO Box 12524
Columbus, Ohio 43212
Attorney/Agent: Archall c/o Dave Kaldy
49 East Third Avenue
Columbus, Ohio 43201
Property Owner(s): Paxton Companies LTD.
960 King Avenue
Columbus, Ohio 43212
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

13. **Application No.:** **BZA23-144** *****TABLED*****

Location: **186 E. 4th AVE. (43201)**, located on the north side of East 4th Avenue, approximately 110 feet east of Hamlet Street (010-004378; Italian Village Commission).

Existing Zoning: R-4, Residential District

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

3332.05 (A)(4), Area district lot width requirements
To reduce the lot width from 50 feet to 35 feet on area A and 34 feet on area B.

3332.15, R-4 Area District Requirements
To reduce lot area from 5,000 square feet to 3,125 square feet on area A and 3,050 square feet on area B.

3332.18, (D), Basic of computing area.
To increase permitted lot coverage from 50% to 70% on area A and from 50% to 56% on area B.

3332.19, Fronting
To permit a lot to not front on a public street

3332.21(F), Building Line
To reduce the building setback from 10 feet to 3 feet for area A.

3332.25, Maximum Side Yards Required.
To reduce the size of the side yards for area A from 7.04 feet to 0 feet and to reduce the sum of the side yards for Area B from 6 feet to 3 feet.

3332.26(C), Minimum Side Yards Permitted
To reduce both minimum side yards for area A from 3 feet to 0 feet and to reduce both minimum side yards for area B from 5.83' to 3.0 feet.

3332.27, Rear Yard
To reduce the rear yard for Area A and Area B from 25% to 13%.

Proposal: To split a lot and construct two single unit dwellings.

Applicant(s): David Perry Company, Inc
411 E Town St, Fl 1
Columbus, Ohio 43215

Attorney/Agent: Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl 2
Columbus, Ohio 43215

Property Owner(s): 186 E. Fourth, LLC; c/o Joel Roby
7100 Muirfield Drive
Dublin, Ohio 43017

Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

14. **Application No.:** **BZA23-155** *****APPROVED*****
Location: **2360 CITYGATE DR. (43219)**, located on the northeast corner of Citygate Drive and Millennium Court (010-260330; Northeast Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the minimum maneuvering area from 20 feet to 12 feet.
3312.09, Aisle
To reduce aisle width for parallel parking spaces on the east side of the building from 20 feet to 12 feet.
3312.49, Required parking.
To increase the maximum required number of parking spaces from 42 to 60.
3321.01, Dumpster area.
To allow the maneuvering area for a dumpster to be approached from off-site.
Proposal: To expand an existing parking lot.
Applicant(s): David Perry Company, Inc
411 E Town St, Fl 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl 2
Columbus, Ohio 43215
Property Owner(s): NJ Association of Shared Aircraft Pilots; c/o Jason Layman
2740 Airport Drive, Suite 330
Columbus, Ohio 43219
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

15. **Application No.:** **BZA23-148** *****APPROVED*****
Location: **4607 EDGCOTE CT. (43054)**, located on the south side of Edgcote Court, approximately 200 feet west of North Gate (545-225933; Northland Community Council).
Existing Zoning: PUD-4, Planned Unit Development District
Request: Variance(s) to Section(s):
3332.38(G), Private garage
To increase the maximum height of a detached garage from 15 feet to 23 feet.
Proposal: To construct a detached garage.
Applicant(s): Joshua Brashear
7844 Flint Road
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Akinyinka Awosika, Adebomi Omikunle
4930 Brooksvew Circle
New Albany, Ohio 43054
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

16. **Application No.:** **BZA23-149** *****APPROVED*****
Location: **739 THURMAN AVE. (43206)**, located on the south side of Thurman Avenue, approximately 190 feet west of Gilbert Street (010-029189; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.38 (G), Private garages
To increase the maximum permitted height of a detached garage from 15 feet to 21 feet.
3332.26(E), Minimum side yard permitted
To reduce the minimum required side yard setback from three feet to one foot for the garage on the west side.
Proposal: To construct an addition to the existing detached garage.
Applicant(s): John Felthouse
739 Thurman Avenue
Columbus, Ohio 43206
Attorney/Agent: Franklin Garage Builders c/o Tracey Parks
1864 Country Road 156
Ashley, Ohio 43003
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
17. **Application No.:** **BZA23-151** *****APPROVED*****
Location: **1522 HESS ST. (43215)**, located on the east side of Hess Street, approximately 150 feet south of King Avenue (010-061700, 010-061708, and 010-061709; Fifth by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3321.07(A), Landcaping
To allow for paving between the building line and the right-of-way.
3312.21(B)(1), Landscaping and screening
To allow for the area between the parking setback line and the right of way to be paved and not landscaped.
3312.21(B)(4), Landscaping and screening
To not provide headlight screening.
3321.05, Vision clearance
To reduce the clear vision distance for parking lot access onto Hess Street from 10 feet to 2 feet on the north side and from 10 feet to 0 feet on the south side.
3312.27(4), Parking setback line
To reduce the parking setback line from 10 feet to 0 feet.
Proposal: To expand an existing building.
Applicant(s): 1522 Hess Street LLC, c/o Jeff Brown
1522 Hess Street
Columbus, Ohio 43212
Attorney/Agent: Plank Law Firm, LPA, c/o Rebecca J. Mott
411 East Town Street, Fl. 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

18. **Application No.:** **BZA23-152** *****APPROVED*****
Location: **276 FAIRWOOD AVE. (43205)**, located on the east side of Fairwood Avenue, approximately 150 feet south of Oak Street (010-029056; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines
To reduce the building line from 25 feet to 4 feet.
3332.18(D), Basis of computing area
To increase the lot coverage from 50% to 89%.
3332.27, Rear yard
To decrease the minimum allowable percentage of the lot area dedicated to a rear yard from 25% to 12%.
3332.26, Minimum side yard permitted
To reduce the minimum south side yard from 3 feet to 0.
3332.28, Side or rear yard obstruction
To allow a detached garage on the neighboring parcel to the north to encroach in the subject parcel's side yard.
3312.49, Required parking
To reduce the required number of off-street parking from 2 spaces to 0.
Proposal: To construct an addition to an existing single-unit dwelling.
Applicant(s): Robert K. Bryson
276 Fairwood Avenue
Columbus, Ohio 43205
Attorney/Agent: Joaquin Serantes
4700 Reed Rd., Ste. O
Columbus, Ohio 43220
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

19. **Application No.:** **BZA23-153** *****APPROVED*****
Location: **3070 N. HIGH ST. (43202)**, located on the southeast corner of North High Street and Walhalla Road (010-015629; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To reduce the minimum number of parking spaces required from 44 spaces to 12.
Proposal: A change of use from retail to an eating and drinking establishment.
Applicant(s): Abiel Kiflu
7404 Sabre Avenue
Reynoldsburg, Ohio 43068
Attorney/Agent: Yeong T. Jiang, P.E.
4639 Aruba Court
Columbus, Ohio 43230
Property Owner(s): Kathy Law
1313 Alum Creek Drive
Columbus, Ohio 43209
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

- 20.**

Application No.:	BZA23-154	***APPROVED***
Location:	449 E. LIVINGSTON AVE. (43215), located on the south side of East Livingston Avenue between South 9th street and South Washington Avenue (010-034597; Columbus South Side Area Commission).	
Existing Zoning:	C-4, Commercial & R-2F, Residential District	
Request:	Variance(s) to Section(s): 3312.11, Drive-up stacking area. To reduce the minimum required number of stacking spaces from 8 to 7.	
Proposal:	To construct a mixed-use development with a first floor eating and drinking establishment containing a pick-up window.	
Applicant(s):	Charlies Corner Livingston LLC c/o Tom Brigdon 387 East Livingston Avenue Columbus, Ohio 43215	
Attorney/Agent:	Underhill and Hodge, LLC c/o Michael Shannon, Atty. 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054	
Property Owner(s):	Applicant	
Planner:	Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov	

21.

Application No.:	BZA23-156	***APPROVED***
Location:	2740 CARIFA DR. (43026), located at the northeast intersection of Carifa Drive and Calhoon Court (560-215566; Far West Side Area Commission).	
Existing Zoning:	SR, Suburban Residential District	
Request:	Varaince(s) to Section(s): 3312.21 Building Lines To reduce the building line along Calhoon Court from 25 feet to 22 feet.	
Proposal:	To expand an existing garage.	
Applicant(s):	Michael and Lisa Pulsfort 2740 Carifa Drive Hilliard, Ohio 43026	
Attorney/Agent:	None	
Property Owner(s):	Applicant	
Planner:	Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov	

22. **Application No.:** BZA23-157 *****APPROVED*****
Location: 855 N. NELSON RD. (43219), located on the southwest corner of North Nelson Road and Ridgeway Avenue (010-032715; North Central Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the number of required parking spaces from 29 to 19.
Proposal: To establish a new funerary services use.
Applicant(s): Dino M. Herbert
 850 Twin Rivers Drive, #2031
 Columbus, Ohio 43216
Attorney/Agent: None
Property Owner(s): Joseph Call & James Call
 853 North Nelson Road
 Columbus, Ohio 43219
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov