

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JULY 28, 2020**

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 Board of Zoning Adjustment will hold a virtual public hearing (due to Covid-19), via WebEx, on **TUESDAY, July 28th, 2020 at 4:30 p.m.**

To join the meeting send an email to the case manager listed at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>. Further information may be obtained by visiting the City of Columbus Zoning Office website at [www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment](http://www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment) or by calling the Department of Building and Zoning Services, Public Hearings section at 614-645-4522.

**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.

- 01. Application No.:** [BZA19-038](#)  
**Location:** **1085 HARRISON AVENUE (43201)**, located at the southwest corner of Harrison Avenue and West 3rd Avenue (010-219945; Harrison West Society).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18(D), Basis of computing area.  
To increase the lot coverage from 50% to 60%.  
3332.27, Rear Yard.  
To reduce the rear yard from 25% to 10%.  
3332.21, Building Lines.  
To reduce the required building line from 10 feet to 9 feet 6 inches.  
3332.30(b), Vision Clearance  
To allow a portion of the existing building as well as an existing fence, taller than 2'6", to encroach into the vision clearance triangle.  
**Proposal:** To construct a 10 ft wide second story deck.  
**Applicant(s):** The Villages on the Avenue Condominium Association.  
1085 Harrison Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Kooperman Mentel Ferguson Yaross, Ltd., c/o Jon Stevenson, Atty.  
100 Sout 4th Street, Ste. 100  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

02. **Application No.:** [BZA19-085](#)  
**Location:** 1014 PARSONS AVE. (43206), located on the east side of Parsons Avenue, approximately 25 feet north of Siebert Street (010-004155; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial 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 31 to 18.  
3372.604, Setback requirements.  
To allow parking to be located to the side of the building.  
3372.607(C), Landscaping and screening.  
To allow a dumpster to be located to the side of the building.  
3372.607(A), Landscaping and screening.  
To not provide parking lot screening.  
3312.09, Aisle.  
To reduce the aisle width for one-way travel from 17 feet to 16 feet.  
**Proposal:** To allow a change of use from office to restaurant.  
**Applicant(s):** Parsons Two LLC; c/o Andrew L. Gogan Sr.  
P.O. Box 9206  
Columbus, Ohio 43209  
**Attorney/Agent:** Jeanne Cabral, Architect  
2939 Bexley Park Road  
Columbus, Ohio 43209  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**03. Application No.:** [BZA20-014](#)  
**Location:** **45 CLARENDON AVE. (43223)**, located on the west side of Clarendon Avenue, approximately 112 feet south of West Capital Street (010-299751; Greater Hilltop Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variances(s) to Section(s):  
3332.21 (D), Building lines.  
To reduce the required building line from 21 feet 2-1/2 inches to 0 feet.  
3332.25 (B), Maximum side yards required.  
To reduce the maximum side yards required from 20% of the width of the lot (38.28 square feet) to 14% of the width of the lot (26.79 square feet).  
3332.27, Rear yard.  
To reduce the required rear yard from 25% of the lot area (34.786 square feet) to 14% of the lot area (2,886 square feet).  
3332.28 (A), Side or rear yard obstruction.  
To allow an obstruction by a second floor activity room extending over the main entrance at approximately 11 feet above grade.  
3332.18 (D), Basis of computing area.  
To increase the allowable lot coverage of the building from 50% of the lot area (17.393 square feet) to 58% of the lot area (20,176 square feet).  
3312.49 (C), Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 35 to 5.  
3312.21 (D) (1), Landscaping and screening.  
To not provide parking lot screening.  
**Proposal:** To construct an early childhood learning center.  
**Applicant(s):** BBCO Architecture\Interiors; c/o Bhakti Bania  
2029 Riverside Drive; Suite 202  
Columbus, Ohio 43221  
**Attorney/Agent:** None  
**Property Owner(s):** City of Columbus; c/o Barry N. Bryant  
90 West Broad Street; Room 416  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

- 04. Application No.:** [BZA20-018](#)  
**Location:** **844 FRANKLIN AVE. (43205)**, located at the northwest corner of Franklin Avenue and South 17th Street (010-055663; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the allowable height of a detached garage from 15 feet to 27.5 feet.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Tom & Marianne Davis  
824 Franklin Avenue  
Columbus, Ohio 43205  
**Attorney/Agent:** The Arcaro & LaRussa Co.; c/o Krista LaRussa  
PO Box 30887  
Gahanna, Ohio 43230  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 05. Application No.:** [BZA20-029](#)  
**Location:** **1102-1104 WILSON AVE. (43206)**, located on the east side of Wilson Avenue, approximately 133 feet south of East Whittier Street (010-007821; 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 required number of parking spaces from 4 to 3.  
3332.26 (C) (3), Minimum side yard permitted.  
To reduce the required side yards on the north and south sides of the dwelling from 5 feet to 3 feet, 4 inches.  
**Proposal:** To construct a two-unit dwelling.  
**Applicant(s):** City of Columbus Land Bank; c/o John Turner  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Healthy Rental Homes V, L.L.C.; c/o Jordan Henderson  
945 Parsons Avenue  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

06. **Application No.:** [BZA20-030](#)  
**Location:** **262 E. STEWART AVE. (43206)**, located on the north side of East Stewart Avenue, approximately 225 feet east of Jaeger Street (010-028512; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(E), Minimum side yard permitted.  
To reduce the minimum eastern side yard for a garage from 3 feet to 8 inches.  
3332.38(G), Private garage.  
To increase the maximum height of a garage from 15 feet to 21 feet 8 inches.  
**Proposal:** To expand above a private garage for a home office and gym.  
**Applicant(s):** Aaron Fanaff  
729 Elati Street  
Denver, Colorado 80204  
**Attorney/Agent:** Milhoan Architects, LLC; c/o Dustin Mondrach, Arch.  
300 East Long Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
07. **Application No.:** [BZA20-032](#)  
**Location:** **1100 OBETZ RD. (43207)**, located on the north side of Obetz Road, approximately 100 feet west of Crosspointe Drive (150-000678; Far South Columbus Area Commission).  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3332.06, R-rural area district requirements.  
To reduce the minimum lot area from 5 acres to 1 acre.  
**Proposal:** To split off a 1.105 acre corner of an existing lot.  
**Applicant(s):** Zion Evangelical Lutheran Church  
1080 Obetz Road  
Columbus, Ohio 43207  
**Attorney/Agent:** Smith & Hale, LLC, c/o Jackson B. Reynolds, III, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 08. Application No.:** [BZA20-036](#)  
**Location:** **606 INDIAN MOUND RD. (43213)**, located on the east side of Indian Mound Road, approximately 466 feet north of Plumb Orchard Road (010-120746; Far East Area Commission).  
**Existing Zoning:** RRR, Restricted Rural Residential District  
**Request:** Variances(s) to Section(s):  
3332.38 (F) (1), Private garage.  
To increase the allowable area for garage space from 772 square feet (based on the net habitable living space) to 1,200 square feet. (A 428 square foot increase).  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Jeanne M. Cabral, Architect  
2939 Bexley Park Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Quan L. Sullivan  
606 Indian Mound Road  
Columbus, Ohio 43213  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
- 09. Application No.:** [BZA20-037](#)  
**Location:** **28 E. 13TH AVE. (43201)**, located at the northeast corner of North Pearl Street and East 13th Avenue (010-013955; University Area Commission & University Impact District Review Board).  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3333.22, Maximum side yard required.  
To reduce the sum of the widths of the side yards of the existing building from 8 feet (20% of the lot width) to the existing sum of the east and west side yards of 2.5 feet.  
3333.23, Minimum side yard permitted.  
To reduce the minimum east and west side yards of the existing building from 5 feet to 2 feet (east side yard) and 0.50 feet (west side yard) and to reduce the east side yard of the rear addition from 5 feet to 2.5 feet.  
**Proposal:** To convert a 3-unit dwelling into a 4-unit dwelling and to construct a building addition.  
**Applicant(s):** Buckeye Real Estate; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm; c/o Donald Plank, Attorney  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Silver, Ltd.; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

10. **Application No.:** [BZA20-040](#)  
**Location:** **1364 IDA AVE. (43212)**, located on the north side of Ida Avenue, approximately 420 feet west of Northwest Boulevard (010-063079; 5th by Northwest Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the lot width from 50 feet to 45 feet 1 inch.  
3332.15, R-4 area district requirements.  
To reduce the required lot area for 3 units (2,500 square feet/unit) from 7,500 square feet to 6,091 square feet.  
3332.26, Minimum side yard permitted.  
To reduce the western side yard from 5 feet to 3 feet 10 inches.  
3312.25, Aisle.  
To reduce the aisle width for two way travel from 20 feet to 11 feet 3 inches.  
3312.43, Surface.  
To allow a gravel surface for parking and maneuvering.  
**Proposal:** To convert attic space, in an existing attached garage, to a dwelling unit.  
**Applicant(s):** Stephanie Matson  
1364 Ida Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Kramer Engineers, c/o Scott McKnight, PE  
394 Oak Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

11. **Application No.:** [BZA20-041](#)  
**Location:** **340 GREENLAWN AVE. (43223)**, located on the north side of Greenlawn Avenue, approximately 840 feet east of Interstate 71 (010-005872; None).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle.  
To reduce the minimum aisle width from 17 feet to 13 feet for the eastern aisle, from 17 feet to 13 feet 11 inches for the northern aisle and from 17 feet to 15 feet 6 inches for the western aisle.  
3312.25, Maneuvering  
To reduce the maneuvering area from 17 feet to 13 feet for the eastern aisle, from 17 feet to 13 feet 11 inches for the northern aisle and from 17 feet to 15 feet 6 inches for the western aisle.  
3312.29, Parking space.  
To reduce the size of a parking space from 18 feet x 9 feet to 16 feet 6 inches x 10 feet for spaces along the eastern lot line, from 18 feet x 9 feet for the northern aisle to 14 feet 8 inches x 11 feet 2 inches and from 18 feet x 9 feet to 14 feet 10 inches x 10 feet 5 inches for the western building spaces and from 18 feet x 9 feet to 15 feet 2 inches x 9 feet along the western property line.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of spaces from 49 to 42.  
3312.27, Parking setback line.  
To reduce the parking setback line from 10 feet to 0 feet.  
**Proposal:** To legitimize the configuration of a parking lot.  
**Applicant(s):** Left Field Tavern, LLC  
340 Greenlawn Avenue  
Columbus, Ohio 43223  
**Attorney/Agent:** Triad Architects, c/o Brent Foley  
172 E. State Street, Ste. 600  
Columbus, Ohio 43215  
**Property Owner(s):** Copenhagen Capital, Ltd., c/o Clyde Henry  
3583 Pamela Drive  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)



12. **Application No.:** [BZA20-042](#)  
**Location:** **99 E. COOKE RD. (43214)**, located at the southwest corner of Foster Street and East Cooke Road (010-043016; Clintonville Area Commission).  
**Existing Zoning:** AR-1, Apartment Residential; R-3, Residential & C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking lot setback.  
To reduce the required setback for a parking lot from 25 feet to 11 feet (14 feet).  
3321.03 (C) (1), Lighting.  
To not provide lighting in the parking lot.  
**Proposal:** To legitimize an existing parking lot serving a high school.  
**Applicant(s):** Kegler, Brown, Hill & Ritter; c/o Catherine A. Cunningham, Attorney  
65 East State Street; Suite 1800  
Columbus, Ohio 43215  
**Attorney/Agent:** Kegler, Brown, Hill & Ritter; c/o Catherine A. Cunningham, Attorney  
65 East State Street; Suite 1800  
Columbus, Ohio 43215  
**Property Owner(s):** Bishop Robert J. Brennan, Columbus Diocese of the Holy Roman Catholic Church  
197 East Gay Street  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
13. **Application No.:** [BZA20-043](#)  
**Location:** **509-511 E. COLUMBUS ST. (43206)**, located on the south side of East Columbus Street, approximately 60 feet east of Harrison Avenue (010-002343; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(E), Minimum side yard permitted.  
To reduce the minimum side yard for a detached garage from 3 feet to 0 feet along the west property line.  
3332.38(E), Private garage.  
To increase the occupiable rear yard from 45% to 67%  
3332.38(F), Private garage.  
To increase the lot area devoted to a private garage from 720 square feet to 937 square feet.  
**Proposal:** To construct a detached four-car garage.  
**Applicant(s):** Brandon & Jennifer Baker  
6571 Masefield Street  
Worthington, Ohio 43085  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

14. **Application No.:** [BZA20-044](#)  
**Location:** **6065 CHANNINGWAY BLVD. (43068)**, located on the southeast corner of Channingway Boulevard and Lake Club Drive (010-016135; Far East Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.21(A), Landscaping and screening.  
To reduce the required number of interior parking lot trees from 6 to 1.  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 68 to 59.  
**Proposal:** To legitimize existing conditions for a nightclub and bar.  
**Applicant(s):** D&S Life LLC; c/o Dwayne Robinson  
2772 Salem Hills Court  
Pickerington, Ohio 43147  
**Attorney/Agent:** Jeanne M. Cabral, Arch.  
2939 Bexley Park Road  
Columbus, Ohio 43209  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
15. **Application No.:** [BZA20-047](#)  
**Location:** **4655 RUSTIC BRIDGE RD. (43214)**, located at the southwest corner of Nottingham Road and Rustic Bridge Road (010-086377; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the required building setback from 35 feet to 21.5 feet (a 13.5 foot setback reduction) along Nottingham Road.  
**Proposal:** To construct a 1st floor master bedroom addition onto an existing single-unit dwelling.  
**Applicant(s):** George Andy Patterson & Jayne M. Vandenburg  
4655 Rustic Bridge Road  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

16. **Application No.:** [BZA20-049](#)  
**Location:** **543 FALLIS RD. (43214)**, located on the south side of Fallis Road, approximately 520 feet west of Indianola Avenue (010-071568; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To reduce the required maneuvering area from 20 feet to 18 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard for a detached garage from 3 feet to 1.5 feet.  
**Proposal:** To raze and rebuild a detached garage.  
**Applicant(s):** Mike Halteman  
543 Fallis Road  
Columbus, Ohio 43214  
**Attorney/Agent:** David K. Eppard  
425 Walhalla Road  
Columbus, Ohio 43202  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
17. **Application No.:** [BZA20-052](#)  
**Location:** **1565-1571 N. 4TH ST. (43201)**, located at the southwest corner of North Fourth Street and Chittenden Avenue (010-025414; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of required spaces from 8 spaces to 0.  
**Proposal:** To convert a parking lot to an accessory patio for an eating and drinking establishment.  
**Applicant(s):** Oldfield's North Fourth Tavern, c/o Daniel Starek  
432 E. Rich Street  
Columbus, Ohio 43215  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)