

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 25, 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, AUGUST 25th, 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 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.:** [BZA20-011](#)
Location: **416 W. 6TH AVE. (43201)**, located on the north side of West 6th Avenue, approximately 120 feet east of Battelle Boulevard (010-024171; University Area Commission).
Existing Zoning: R-4, 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 6 inches.
Proposal: To expand an existing detached garage.
Applicant(s): Suzanne Taggart
416 West 6th Avenue
Columbus, Ohio 43201
Attorney/Agent: Branko Stankovic, Arch.
72 Mill Street
Gahanna, Ohio 43230
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

02. **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
03. **Application No.:** [BZA20-053](#)
Location: **8740 LYRA DR. (43240)**, located on the east side of Lyra Drive, approximately 960 feet north of Polaris Parkway (318-43401025000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 144 to 28.
Proposal: To split a lot and construct a 144-room hotel.
Applicant(s): RBH Acquisition, LLC; c/o Ben Pierson
4100 Regent Street, Ste. G
Columbus, Ohio 43219
Attorney/Agent: The Kleingers Group; c/o Kyle Weber, Eng.
350 Worthington Road, Ste. B
Westerville, Ohio 43082
Property Owner(s): 8800 Lyra, LLC; c/o Franz Geiger
8800 Lyra Drive, Ste. 680
Columbus, Ohio 43240
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

04. **Application No.:** [BZA20-054](#)
Location: **2020 POLARIS PKWY. (43240)**, located on the north side of Polaris Parkway, approximately 570 feet east of Orion Place (318-44302002004; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District
Request: Variance(s) to Section(s):
3356.11(B), C-4 district setback lines.
To reduce the required building setback from 15 feet per Z91-018C to 8.5 feet for two dumpster enclosures along the east property line.
Proposal: Commercial development.
Applicant(s): Ohm Patel
600 Enterprise Drive
Lewis Center, Ohio 43035
Attorney/Agent: Jackson B. Reynolds, III, Atty.
37 West Broad St., Suite 460
Columbus, Ohio 43215
Property Owner(s): Sakshi Gopal LLC
600 Enterprise Drive
Lewis Center, Ohio 43035
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
05. **Application No.:** [BZA20-058](#)
Location: **2420 ADVANCED BUSINESS CENTER DR. (43228)**, located on the south side of Roberts Road, approximately 360 feet west of Charter Street (560-158113; Far West Side Area Commission).
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit(s) to Section(s):
3389.04, Crematory.
To grant a special permit for a crematory.
Proposal: To change the use to a pet crematory.
Applicant(s): J. Chris Lowe
7517 Acela Street
Columbus, Ohio 43235
Attorney/Agent: Zachary Swisher, Atty.
153 South Liberty Street
Powell, Ohio 43065
Property Owner(s): Advanced Business Center LLC
2426 Advanced Business Center Drive
Columbus, Ohio 43228
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov