

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 22, 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, SEPTEMBER 22nd, 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.:** [BZA20-031](#)  
**Location:** **1744 LOCKBOURNE RD. (43207)**, located at the northeast corner of Lockbourne Road and Lockhurst Road (010-134706; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.704(A), Setback requirements.  
To increase the building setback along Lockbourne Road from 25 feet to 70 feet.  
3372.704(B), Setback requirements.  
To increase the building setback along Lockhurst Road from 25 feet to 70 feet.  
3372.704(D), Setback requirements.  
To reduce the parking setback along Lockbourne Road from 25 feet to 0 feet.  
3372.707(F), Landscaping and screening.  
To not locate the dumpster behind the principle building.  
3372.709(A), Parking and circulation.  
To allow parking and circulation between the principle building and the right-of-way.  
**Proposal:** To expand an auto sales building.  
**Applicant(s):** Ana Miriam Alvarez  
206 Stonecroft Court  
Pataskala, Ohio 43062  
**Attorney/Agent:** Dino M. Herbert, Arch.  
732 South 18th Street  
Columbus, Ohio 43206

**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

- 02. Application No.:** [BZA20-046](#)  
**Location:** **395-397 CRESTVIEW RD. (43202)**, located at the southwest corner of Crestview Road and Indianola Avenue (010-003816; Clintonville 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 number of parking spaces from 69 spaces to 17. (21 parking space reduction for the greenhouse)  
3356.11, C-4 district setback lines.  
To reduce the minimum building setback from 40 feet to 1 foot along Indianola Avenue and from 25 feet to 10 feet (existing condition) along Crestview Road.  
**Proposal:** To construct a greenhouse along Indianola Avenue.  
**Applicant(s):** 397 R LLC  
4160 Rutherford Road  
Powell, Ohio 43065  
**Attorney/Agent:** David Hodge, Atty  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

03. **Application No.:** [BZA20-050](#)  
**Location:** **281 & 289 DETROIT AVE. (43201)**, located on the south side of Detroit Avenue, approximately 60 feet east of North 6th Street (010-031575; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To allow unit 281 to maneuver through unit 289 to access its parking space.  
3332.15, R-4 area district requirements.  
To reduce the lot areas required from 5,000 square feet to 1,922 square feet for unit 281, and to 2,363 square feet for unit 289.  
3332.19, Fronting.  
To allow both dwellings to front on an alley.  
3332.25, Maximum side yards required.  
To reduce the maximum side yards required for unit 281 from 9.9 feet to 8 feet, and for unit 289 from 13.9 feet to 13 feet.  
3332.26(F), Minimum side yard permitted.  
To reduce the minimum side yards permitted from 5.06 feet to 3 feet for unit 281, and to 5 feet for unit 289.  
3332.27, Rear yard.  
To reduce the minimum rear yard for unit 281 from 25 percent of the lot area to 19 percent.  
**Proposal:** To split a lot and construct two single-unit dwellings.  
**Applicant(s):** O'Brien Development Company LLC; c/o Thomas O'Brien  
1275 Olentangy River Road, Suite 150  
Columbus, Ohio 43212  
**Attorney/Agent:** Karrick Sherrill, Arch.  
726 Autumn Tree Place  
Westerville, Ohio 43081  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

- 04. Application No.:** [BZA20-057](#)  
**Location:** **2189 N. HIGH ST. (43201)**, located on the west side of North High Street, approximately 125 feet north of Lane Avenue (010-043482; 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 minimum number of required parking spaces from 6 to 0.  
3312.25 - Maneuvering  
To access 7 parking spaces from an adjacent parcel.  
**Proposal:** To expand a patio for an eating and drinking establishment.  
**Applicant(s):** The Library Bar, c/o Quinn Allen  
370 W. 3rd Ave.  
Columbus, Ohio 43201  
**Attorney/Agent:** Sean Mentel, Atty.  
100 S. 4th St., Ste. 100  
Columbus, Ohio 43215  
**Property Owner(s):** Epic Realty of Ohio  
1816 North High Street  
Columbus, Ohio 43201  
**Planner:** Jamie Freise, (614) 404-1836; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 05. Application No.:** [BZA20-059](#)  
**Location:** **2154 GANTZ RD. (43213)**, located on the east side of Gantz Road, approximately 500 feet south of Big Run Road East (146-297507; Southwest 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 size for a single-unit dwelling from 5 acres to 2.3 acres.  
**Proposal:** To legitimize an existing non-conforming lot.  
**Applicant(s):** Jason Watke  
2154 Gantz Rd.  
Columbus, Ohio 43123  
**Attorney/Agent:** Laura MacGregor Comek, Atty.  
17 S. High St., Ste. 700  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 404-1836; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 06. Application No.:** [BZA20-060](#)  
**Location:** **1727 ALUM CREEK DR. (43207)**, located at the southwest corner of Alum Creek Drive and Frebis Avenue (010-116052; Columbus Southside Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Special Permit(s) to Section(s):  
3389.11, Halfway house or "community residential treatment center."  
To grant a special permit for a halfway house.  
**Proposal:** To expand an existing community residential treatment center.  
**Applicant(s):** Alvis, Inc.; c/o Denise Robinson  
2100 Stella Court  
Columbus, Ohio 43215  
**Attorney/Agent:** Martha J. Sweterlitsch, Atty.  
41 South High Street, Suite 2600  
Columbus, Ohio 43215  
**Property Owner(s):** Franklin County Commissioners  
373 South High Street, 26th Floor  
Columbus, Ohio 43215  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
- 07. Application No.:** [BZA20-061](#)  
**Location:** **516 ARDEN RD. (43214)**, located on the north side of Arden Road, approximately 665 feet west of Indianola Avenue (010-071684; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(E), Minimum side yard permitted.  
To maintain the minimum side yard for a detached garage from 3 feet to 0.3 feet along the east property line.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 23.4%.  
3332.38(G), Private garage.  
To increase the maximum height of a garage from 15 feet to 21.  
**Proposal:** To expand a dwelling and garage.  
**Applicant(s):** John & Gail Kelley  
516 Arden Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Erik Maxwell  
6525 Busch Boulevard  
Columbus, Ohio 43229  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

- 08. Application No.:** [BZA20-062](#)
- Location:** **1180 PENNSYLVANIA AVE. (43201)**, located on the east side of Pennsylvania Avenue, approximately 100 feet south of West 4th Avenue (010-038374; Harrison West Society).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the maximum height of a garage from 15 feet to 24.5 feet.
- Proposal:** To construct a two-story detached garage.
- Applicant(s):** Stephanie Stockar & Marcello Canova  
1180 Pennsylvania Avenue  
Columbus, Ohio 43201
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
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- 09. Application No.:** [BZA20-066](#)
- Location:** **680 CIVITAS AVE. (43215)**, located at the far southeast portion of the Jeffrey Park VIII, multi-unit residential development on both sides of Civitas Avenue, to the terminus of Civitas Avenue, bounded by Interstate 670 on the south and the railroad tracks to the east (010-293345 & 010-293342; Italian Village Commission).
- Existing Zoning:** M, Manufacturing District
- Request:** Variance(s) to Section(s):  
3312.21 (A) (3) & (B) (3) & (4), Landscaping and screening.  
Parcel 010-293345 (680 Civitas Avenue): To not place landscaped islands or interior parking lot trees throughout the east and south areas of the parking lot; to provide the total number of parking lot trees on the site outside of the sanitary and storm sewer easements.  
Parcels 010-293342 (711 Civitas Avenue) and 010-293349 (299 Dickenson Street): To not provide interior parking lot landscaping and headlight screening along Civitas Avenue and Dickenson Street for a temporary parking lot for a period of 3 years.  
3312.39 (A), Striping and marking.  
Parcels 010-293342 (711 Civitas Avenue) and 010-293349 (299 Dickenson Street): To not provide pavement striping and marking in a temporary parking lot for a period of 3 years.  
3312.43, Surface.  
Parcels 010-293342 (711 Civitas Avenue) and 010-293349 (299 Dickenson Street): To not provide an asphalt or concrete surface for a temporary parking lot (gravel) for a maximum of 3 years.  
3321.03, Lighting.  
Parcels 010-293342 (711 Civitas Avenue) and 010-293349 (299 Dickenson Street): To not provide parking lot lighting for an unimproved parking lot for a period of 3 years.
- Proposal:** To construct a 310-unit building and establish an off-site parking lot.
- Applicant(s):** Jeffrey New Day, L.L.C.; c/o Dave Perry; David Perry Company, Inc.  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215

**Attorney/Agent:** Joseph Reidy, Attorney; Thrive Cos.  
842 North 4th Street, Suite 200  
Columbus, Ohio 43215  
**Property Owner(s):** Jeffrey New Day, L.L.C.; c/o Sean Cullen  
842 North 4th Street, Suite 200  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

10. **Application No.:** [BZA20-068](#)  
**Location:** **3389 CALUMET ST. (43214)**, located on the west side of Calumet Street, approximately 170 feet north of East North Broadway (010-069963; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26 (B), Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 4 feet.  
**Proposal:** To construct a 414.3 square foot, two-story addition onto a single-unit dwelling that will result in attaching an existing detached garage.  
**Applicant(s):** Jeff & Rebecca Henderson  
3389 Calumet Street  
Columbus, Ohio 43214  
**Attorney/Agent:** John A. Eberts, Architect  
165 Erie Road; Suite B  
Columbus, Ohio 43214  
**Property Owner(s):** Jeff & Rebecca Henderson  
280 Oakland Park Avenue  
Columbus, Ohio 43214  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov