

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 27, 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, OCTOBER 27th, 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.:** [BZA19-145](#)
Location: **6465 N HAMILTON RD. (43081)**, located at the southwest corner of N Hamilton Rd. and Warner Rd. (010-288950; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3361.07, Affect of the registered development plan.
To increase the lot coverage from 70% to 74% and to reduce the rear yard setback from 10 feet to 0 feet.
3312.49, Minimum number of parking spaces
To reduce the minimum number of required parking spaces from 31 to 25.
Proposal: To develop a convenience store, fuel station, car wash and eating and drinking establishment with a drive-thru window.
Applicant(s): TH Midwest, Inc. (Turkey Hill)
302 W. 3rd St., Floor 3
Cincinnati, Ohio 45202
Attorney/Agent: Rinehart Legal Services, c/o Christopher A. Rinehart, Atty.
PO Box 16308
Columbus, Ohio 43216
Property Owner(s): CVS 75718 OH, LLC
1 CVS Drive Mailcode 1105
Woonsocket, Rhode Island 02895
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: [BZA19-146](#)
Location: **2382 W. DUBLIN-GRANVILLE RD. (43235)**, located on the north side of West Dublin-Granville Road, approximately 60 feet east of Thompson Street (610-213840; Far Northwest Area Commission).
Existing Zoning: L-C-4, Commercial. District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces
To reduce the minimum number of additional parking spaces from 19 to 0.
3372.704(D), Parking setback.
To reduce the minimum parking setback from 25 feet to 0 feet.
3321.05A, Vision clearance
To reduce the vision clearance from 10ft x 10 ft to 7 ft x 7 ft for the southeast corner of the driveway
Proposal: To legitimize a patio expansion for an existing eating and drinking establishment.
Applicant(s): Joe Hartnett
2390 W Dublin-Granville Rd.
Columbus, Ohio 43235
Attorney/Agent: Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.
37 W. Broad St., Ste. 460
Columbus, Ohio 43215
Property Owner(s): Douglas A. & Amy B. Millsap
5121 Kings Hill Drive
Columbus, Ohio 43229
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. **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.
331209 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

04. Application No.: [BZA20-048](#)
Location: **3600 JOHNNY APPLESEED CT. (43231)**, located at the terminus of Johnny Appleseed Court, approximately 1,300 feet east of Westerville Road (600-216507 & 600-216508; Northland Community Council).
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel parking and circulation area.
3363.19, Location requirements.
To reduce the minimum distance requirement of a more objectionable use to a residentially zoned district from 600 feet to 0 feet.
3363.41, Storage.
To reduce the open storage of materials from 100 feet of any residential district to 20 feet.
3312.39, Striping and marking.
To allow a parking lot with no striping or marking.
3389.034, Compost facility.
To grant a Special Permit for a composting facility.
Proposal: To allow the storage and processing of mulched timber.
Applicant(s): Juniper Holdings
3427 E. Dublin-Granville Road
Westerville, Ohio 43081
Attorney/Agent: Josh Fravel, Atty.
522 N. State St.
Westerville, Ohio 43082
Property Owner(s): Adam and Lois J. Reiner
9409 Walnut Hull Drive
Westerville, Ohio 43082
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

05. Application No.: [BZA20-055](#)
Location: **627-655 N. CASSADY AVE. (43219)**, located at the southwest corner of Margaret Street and North Cassady Avenue (010-092913; None).
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 additional parking spaces from 29 to 0. (23 spaces are provided.)
3312.27, Parking setback line.
To reduce the required parking setback line from 10 feet to 0 feet along Cassady Avenue and along Margaret Street.
3312.21 (A, B & C), Landscaping and screening.
A. To reduce the required number of shade trees and landscaped islands from 2 to 1.
B. To not provide parking setback and perimeter landscaping along North Cassady Avenue.
C. To not provide screening along North Cassady Avenue.
3321.07 (A), Landscaping.
To not provide landscaping between the building line and the street line.
3312.25, Maneuvering.
To not provide sufficient maneuvering space (20 feet) for 9 parking spaces along Margaret Street.
3312.29 (A), Parking space.
To reduce the required length dimension for 9 parking spaces along Margaret Street from 18 feet to 7 feet.
Proposal: To convert 2,800 square feet of a commercial building into a gymnasium.
Applicant(s): Create Collaborative
1116 West 2nd Avenue
Columbus, Ohio 43212
Attorney/Agent: Create Collaborative; c/o Kim Mikanik, Architect
1116 West 2nd Avenue
Columbus, Ohio 43212
Property Owner(s): 665 Cassady, L.L.C.
700 Bryden Road
Columbus, Ohio 43206
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 06. Application No.:** [BZA20-063](#)
Location: **148 S. 17TH ST. (43205)**, located at the northeast corner of South 17th Street and Gustavus Lane (010-100758; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow a single-unit dwelling to front on an alley rather than a public street.
3332.25 (B), Maximum side yards required.
To reduce the maximum side yards required from 16 feet to 11 feet.
3332.26(B), Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 2 feet.
3332.28, Side or rear yard obstruction.
To allow a driveway and parking in the eastern required side yard.
Proposal: To construct a single-unit dwelling.
Applicant(s): Stephen Bollinger c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 07. Application No.:** [BZA20-064](#)
Location: **557 & 561 SOUTH LN. (43206)**, located on the south side of South Lane, approximately 105 feet west of Parsons Avenue (010-030455 and 010-094940; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow two single-unit dwellings to front on an alley rather than a public street.
Proposal: To construct two single-unit dwellings.
Applicant(s): Petra Properties, LLC c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Petra Properties, LLC c/o Brian White
5992 Trafalger Lane
Dublin, Ohio 43016
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

08. **Application No.:** [BZA20-067](#)
Location: **3369 INDIANOLA AVE. (43214)**, located on the west side of Indianola Avenue, approximately 70 feet south of Oakland Park Avenue (010-035225; 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 minimum number of required parking spaces from 26 to 16.
Proposal: A change of use from retail to eating and drinking establishment.
Applicant(s): Ohio Food Prep, c/o Erion Permeti
473 Deerwood Ave., E
Gahanna, Ohio 43230
Attorney/Agent: None
Property Owner(s): Klatt Properties
119 Oakland Park Ave.
Columbus, Ohio 43214
Planner: Jamie Freise, (614) 404-1836; JFFreise@Columbus.gov
09. **Application No.:** [BZA20-069](#)
Location: **1320 WILSON AVE. (43206)**, located at the southeast corner of Wilson Avenue and Thurman Avenue (010-017312; Columbus Southside Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel parking and maneuvering area.
Proposal: To legitimize a driveway and parking lot expansion.
Applicant(s): Lionel M. Portis
1320 Wilson Avenue
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** [BZA20-070](#)
Location: **456 E. DUNEDIN RD. (43214)**, located on the south side of East Dunedin Road, approximately 775 feet west of Indianola Avenue (010-058618; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the lot area devoted to a private garage from 720 square feet to 1,008 square feet.
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 20 feet.
Proposal: To rebuild a garage.
Applicant(s): Thomas & Rebecca McKenzie
456 Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
11. **Application No.:** [BZA20-072](#)
Location: **266 E. 5TH AVE. (43201)**, located at the northeast corner of East 5th Avenue and North 5th Street (010-030730; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3321.05(A)(1), Vision clearance.
To allow no vision clearance for ingress and permit a 2' wide post to encroach into the clear vision triangle for egress of the garage entry drive.
3325.213(B), FAR Standards.
To increase the Floor Area Ratio from 1.4 to 3.8.
3325.223, Building Height Standard.
To increase the maximum height of a building from 45 feet to 79 feet.
3356.05(F)(2), C-4 district development standards.
To reduce the length of commercial uses along the property frontage from 100% to no less than 70%.
Proposal: To construct a mixed-use development.
Applicant(s): Marker Development
2011 Riverside Drive
Columbus, Ohio 43221
Attorney/Agent: Jackson B. Reynolds, III, Atty.
37 West Broad St., Suite 460
Columbus, Ohio 43215
Property Owner(s): Richard & Marie Potts
201 South State Route 605
Subury Ohio, 43074
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

12. **Application No.:** [BZA20-075](#)
Location: **4818 AMBER CROSSING DR. (43235)**, located at the southwest corner of Noe Bixby Road and Refugee Road (010-256887; Greater South East Area Commission).
Existing Zoning: L-R-2, Residential District
Request: Variance(s) to Section(s):
3332.21(F), Building line.
To reduce the required building line off Noe Bixby Road for lots 95-98 from 40 feet to 12 feet.
Proposal: To construct 4 single-unit dwellings out of a 40-lot proposed plat.
Applicant(s): The Richard J. Connie Company
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221
Attorney/Agent: Plank Law Firm; c/o Rebecca J. Mott, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): M.H. Murphy Development Company
4442 Professional Parkway
Groveport, Ohio 43125
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov
13. **Application No.:** [BZA20-076](#)
Location: **1444 JOYCE AVE. (43219)**, located at the northeast corner of Joyce Avenue and Windsor Avenue. (010-108438, 010-108436 and 010-108439; North Central Area Commission).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel maneuvering area.
3367.15 (C), M-2 manufacturing district special provisions.
To not provide ground cover and shrubbery.
3367.15 (E), M-2 manufacturing district special provisions.
To allow for storage in the side yard (as may be defined for corner lot).
3367.29(b), Storage.
To reduce the separation of open storage from any residential or apartment residential district from 100 feet to 20 feet and to allow storage to be located in the front and side yards, to reduce the storage setback from a major thoroughfare from 200 feet from center line and from a secondary thoroughfare from 125 feet from centerline and from any other lot line from 25 feet to 20 feet.
Proposal: A truck storage lot.
Applicant(s): Smart Truck Express LLC
c/o Laura MacGregor Comek
17 S. High St., Ste 700
Columbus, Ohio 43215
Attorney/Agent: Laura MacGregor Comek, Atty.
17 S. High St., Ste 700
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** [BZA20-078](#)
Location: **1195 SULLIVANT AVE. (43223)**, located on the south side of Sullivant Avenue, approximately 180 feet east of West Park Avenue (010-038270; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49(A)(1), Minimum numbers of parking spaces required.
To allow bicycle racks to be located behind the building instead of in a highly visible area.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces for a psychological counseling service center from 3 to 2.
Proposal: To convert the existing structure to a psychological counseling service center.
Applicant(s): Sanctuary Collective
154 Hayden Avenue
Columbus, Ohio 43222
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
15. **Application No.:** [BZA20-080](#)
Location: **541 BREHL AVE. (43223)**, located at the terminus of Brehl Avenue, approximately 229 feet north of West Mound Street (010-066562; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3363.24 (B), Building lines in an M-manufacturing district.
To reduce the required building setback line from 25 feet to 1.63 feet along the northeast lot line for the building and from 40 feet to 25 feet along the west property line for an 8 foot tall fence.
3312.21 (A), Landscaping and screening.
To reduce the required number of interior parking lot trees from 3 to 2.
3312.41 (B), Access and circulation.
To not be required to provide a sidewalk from Central Avenue to access the property.
Proposal: To construct a tire store and auto repair facility.
Applicant(s): John Ingwersen, Architect
1050 Bryden Road
Columbus, Ohio 43205
Attorney/Agent: Applicant
Property Owner(s): Caspian Group, L.L.C.; c/o Masood Haghazari
1911 Abbotsford Green Drive
Powell, Ohio 43065
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

16. **Application No.:** [BZA20-081](#)
Location: **3428 ROYAL HILL DR. (43223)**, located on the east side of Royal Hill Drive, approximately 125 feet south of Andy Terrace (010-250404; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 7 feet.
Proposal: To construct a single-unit dwelling with a single-car garage.
Applicant(s): Besco, LLC, c/o Brad Halley
640 Bear Run Lane
Lewis Center, Ohio 43035
Attorney/Agent: Brad Halley, Contractor
640 Bear Run Lane
Lewis Center, Ohio 43035
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
17. **Application No.:** **BZA20-082**
Location: [3465](#) **ROYAL HILL DR. (43223)**, located on the south side of Royal Hill Drive, approximately 300 feet east of Ripple Brook Road. (010-246225; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 7 feet.
Proposal: To construct a single-unit dwelling with a single-car garage.
Applicant(s): Besco, LLC, c/o Brad Halley
640 Bear Run Lane
Lewis Center, Ohio 43035
Attorney/Agent: Brad Halley, Contractor
640 Bear Run Lane
Lewis Center, Ohio 43035
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

18. **Application No.:** [BZA20-083](#)
Location: **61 E. DUNEDIN RD. (43214)**, located on the south side of East Dunedin Road, approximately 485 feet east of North High Street (010-058292; Clintonville Area Commission).
Existing Zoning: R-3, 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 1.8 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Jason Hall & Jill Ford
61 East Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
19. **Application No.:** [BZA20-084](#)
Location: **6015 COOPER RD. (43081)**, located on the west side of Cooper Road, approximately 420 feet north of Forest Hills Boulevard (600-139595; Northland Community Council).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the maximum garage area on a lot from 720 square feet to 1,720 square feet.
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 27.5 feet.
Proposal: To construct a detached garage and in-ground pool.
Applicant(s): Richard & Susan Hardman
6015 Cooper Road
Westerville, Ohio 43081
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

20. **Application No.:** [BZA20-090](#)
Location: **1146 GEMINI PL. (43240)**, located on the north side of Gemini Place, approximately 250 feet east of Antares Avenue. (318-43201018000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of parking spaces from 12 to 20.
Proposal: To construct a bank.
Applicant(s): Huntington National Bank, c/o Matt VanBuren
5555 Cleveland Avenue
Columbus, Ohio 43231
Attorney/Agent: McBride, Dale Clarion, c/o Matt Sweet
5721 Dragon Way, Ste. 300
Cincinnati, Ohio 45227
Property Owner(s): Polaris HB, LLC
8800 Lyra Drive, Ste. 680
Columbus, Ohio 43240
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
21. **Application No.:** [BZA20-097](#)
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):
3321.05, Vision Clearance
To allow a parking space to encroach into the vision clearance triangle
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