

# RESULTS AGENDA

**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](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.:** **BZA19-145 \*\*APPROVED\*\***
- 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](mailto:JFFreise@Columbus.gov)

**02. Application No.:** BZA19-146 **\*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)

**03. Application No.:** **BZA20-040 ~~\*\*APPROVED\*\*~~ (3332.05, 3332.15, 3332.26 & 3312.09)**  
**~~\*\*DISAPPROVED\*\*~~ (3312.43)**

**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.
- 3312.09 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)

**04. Application No.:** **BZA20-048 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)

**05. Application No.:** BZA20-055 **\*\*APPROVED\*\***

**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](mailto:DJReiss@Columbus.gov)

- 06. Application No.: BZA20-063 \*\*TABLED\*\***  
**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](mailto:MJMaret@Columbus.gov)
- 07. Application No.: BZA20-064 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)

08. **Application No.:** **BZA20-067 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
09. **Application No.:** **BZA20-069 \*\*TABLED\*\***  
**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](mailto:JFFreise@Columbus.gov)

10. **Application No.:** **BZA20-070 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)
11. **Application No.:** **BZA20-072 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)



12. **Application No.:** **BZA20-075 \*\*APPROVED\*\***  
**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; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
13. **Application No.:** **BZA20-076 \*\*TABLED\*\***  
**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):  
3332.43, 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](mailto:JFFreise@Columbus.gov)

14. **Application No.:** **BZA20-078 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)
15. **Application No.:** **BZA20-080 \*\*APPROVED\*\***  
**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.  
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](mailto:DJReiss@Columbus.gov)

16. **Application No.:** **BZA20-081 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
17. **Application No.:** **BZA20-082 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)

18. **Application No.:** **BZA20-083 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)
19. **Application No.:** **BZA20-084 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)

20. **Application No.:** **BZA20-090 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
21. **Application No.:** **BZA20-097 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)