

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
NOVEMBER 24, 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, NOVEMBER 24th, 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.:** [BZA20-021](#)  
**Location:** **3008-3056 SULLIVANT AVE. (43204)**, located on the northeast and northwest corners of Sullivant Avenue and South Huron Avenue. (010-077116 & 010-070738; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, Commercial & AR-2, Apartment Residential. District  
**Request:** Variance(s) to Section(s):  
3312.09(2b), Aisle.  
To not provide 17 feet of maneuvering for 60 degree angled parking.  
3312.21(A,B), Landscaping and screening.  
To provide no interior parking lot landscaping (shade trees) or perimeter parking lot landscaping (headlight screening).  
3312.49, Minimum number of parking spaces provided  
To reduce the required number of parking spaces from 75 to 42.  
3312.51, Loading space  
To reduce the required size of a loading space from 12' x 50' to 12' x 30'.  
3321.01(A,C), Dumpster Area  
To allow a dumpster door to encroach into an aisle, driveway, parking space, loading space or other circulation area and to not provide a concrete pad for a dumpster.  
3372.607 (A,C), Landscaping and screening.  
To not provide a four-foot high solid masonry or stone wall, or a four-foot high metal tube or solid metal bar fence for parking lot screening, and to allow for dumpsters (accessory structures) to be located adjacent to the principal structure.  
**Proposal:** To legitimize existing conditions for a daycare and accessory playground.

**Applicant(s):** Impalla Capital, LLC., c/o Mike Zhang  
PO Box 110962  
Campbell, California 95011  
**Attorney/Agent:** DES Engineering, LLC., c/o Daneil E. Samiec, P.E.  
121 Richland Road  
Xenia, Ohio 45385  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**02. 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)

03. **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.  
3332.13, R-3 area district requirements.  
To reduce the lot area from 5,000 square feet to 4,854 square feet.  
3332.25 (B), Maximum side yards required.  
To reduce the maximum side yards required from 16 feet to 5.5 feet.  
3332.26(B), Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 2 feet along the west property line and 5 feet to 3.5 feet along the east property line.  
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)

- 04. Application No.:** [BZA20-086](#)  
**Location:** **530 NORTON RD. (43228)**, located on the east side of Norton Road, approximately 170 feet north of Brandenberry Road (570-122549, 570-122635 & 570-100989; Westland Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number additional parking spaces from 159 to 0. (202 spaces are provided.)  
3312.09, Aisle.  
To reduce the required aisle width on the lot for two parking spaces along property line from 20 feet to 0 feet.  
3312.25, Maneuvering.  
To not provide sufficient maneuvering space on the lot along the property line to access two parking spaces. (20 feet required.)  
3312.03 (B), Administrative requirements.  
To not provide additional parking spaces for a change-of-use.  
**Proposal:** To convert 5,390 square feet of retail tenant space into an eating & drinking establishment.  
**Applicant(s):** Gilnando Properties, L.L.C.; c/o Gildardo Saucedo  
534 Norton Road  
Columbus, Ohio 43228  
**Attorney/Agent:** Clarke Architects; c/o David Jamison  
7844 Flint Road  
Columbus, Ohio 43235  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
- 05. Application No.:** [BZA20-087](#)  
**Location:** **2399 SUMMIT VIEW RD. (43065)**, located on the south side of Summit View Road, approximately 132 feet west of Heritage Woods Court (590-200878; Far Northwest Coalition).  
**Existing Zoning:** SR, Suburban Residential 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 1,386 square feet.  
**Proposal:** To expand the attached garage.  
**Applicant(s):** Randall Woodruff  
2399 Summit View Road  
Columbus, Ohio 43065  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

06. **Application No.:** [BZA20-088](#)  
**Location:** **1066 RIDGE ST. (43215)**, located on the north side of Ridge Street, approximately 325 feet east of Grandview Avenue (010-129598; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.09(2d), Aisle.  
To reduce the parking space dimension from 17 feet to 16 feet.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 18 to 11.  
**Proposal:** To legitimize an existing parking lot.  
**Applicant(s):** 1066 Ridge, LLC  
22 East Gay Street, Ste. 800  
Columbus, Ohio 43215  
**Attorney/Agent:** Connie J. Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
07. **Application No.:** [BZA20-089](#)  
**Location:** **1731 RAMBLEWOOD AVE. (43235)**, located at the southwest corner of Ramblewood Avenue and Wiloughby Street (010-157502; Northwest Civic Association).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the platted setback from 25 feet to 13 feet for a fence and to 16 feet for a storage shed.  
3321.05(A,2), Vision clearance.  
To increase the height of a privacy fence from two and one-half feet in height above the finished lot grade to six feet and to increase the maximum 25 percent opacity to 100 percent to be located in a required yard having vehicular access to a street or abutting such access.  
**Proposal:** To legitimize the location of an existing fence and shed.  
**Applicant(s):** Sean and Gabriella Finneran  
1731 Ramblewood Avenue  
Columbus, Ohio 43235  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**08. Application No.:** [BZA20-092](#)  
**Location:** **328 W. 7TH AVE. (43201)**, located at the northeast corner of West 7th Avenue and Pennsylvania Avenue (010-010897; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
3325.801, Maximum lot coverage.  
    To increase the allowable lot coverage from 25% of the lot area (1,208.24 square feet) to 33.834% (1,634.99 square feet).  
3325.803 (A), Building lines.  
    To reduce the building setback from 10 feet to 3 feet for the dwelling along Pennsylvania Avenue and to 7 feet for the detached garage.  
3325.805, Maximum floor area ratio (FAR).  
    To increase the maximum floor area ratio from 0.40 to 0.84.  
3332.05 (A) (4), Area district lot width requirements.  
    To reduce the minimum lot width requirement from 50 feet to 40 feet.  
3321.05 (B) (2), Vision clearance.  
    To allow a structure to encroach into the 30 x 30 foot clear vision triangle by 7.6 feet.  
3332.15, R-4 area district requirements.  
    To reduce the lot area from 5,000 square feet to 4,832 square feet.  
3332.25 (B), Maximum side yards required.  
    To reduce the maximum side yards required from 8 feet (20%) to 6.5 feet (16.25%).  
3332.38 (G), Private garage.  
    To increase the height of a detached garage from 15 feet to 26 feet.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Bryan Clark & James Chen  
1008 Hunter Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Applicants  
**Property Owner(s):** Applicants  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

- 09. Application No.:** [BZA20-093](#)  
**Location:** **2552 WINDFLOWER RD. (43026)**, located at the northeast corner of Wildflower Road and Roberts Road (560-211561; Far West Side Area Commission).  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(A)(2), Vision clearance. Clear vision for other driveways.  
To allow a fence to be taller than two and one-half feet in height and 100% opacity to be located within the clear vision for other driveways.  
3332.21, Building lines.  
To reduce the building line from 25 feet to 0 feet along Roberts Road.  
**Proposal:** To legitimize the location of a fence and shed.  
**Applicant(s):** Jose Campos  
2552 Wildflower Road  
Columbus, Ohio 43026  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 10. Application No.:** [BZA20-100](#)  
**Location:** **2950 E. MAIN ST. (43209)**, located at the northeast corner of East Main Street and Enfield Road (010-088342; Eastmoor Civic Association).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit & Variance(s) to Section(s):  
3389.151, Special Permit.  
To allow an Ohio Medical Marijuana Control Program Retail Dispensary.  
3312.43, Required surface for parking.  
To allow a gravel parking area.  
3312.21(A), Interior parking lot landscaping  
To reduce the number of parking lot shade trees from 2 to 0.  
3312.21(B), Perimeter parking lot landscaping  
To provide no parking lot screening.  
3312.39, Striping and marking  
To not provide striping for a gravel parking lot.  
3312.45, Wheel stop device  
To provide no wheel stop devices for a gravel parking lot.  
**Proposal:** A Special Permit for a Medical Marijuana dispensary.  
**Applicant(s):** CannAscend Ohio Columbus, LLC  
312 Walnut Street, Ste. 2120  
Cincinnati, Ohio 45202  
**Attorney/Agent:** Michael T. Shannon, Atty.  
8000 Walton Pkwy, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** Foremost Re, LLC  
702 E. Main Street  
Jackson, Ohio 45640  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)