

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 14, 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 **MONDAY, DECEMBER 14th, 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.: BZA20-069 **\*\*APPROVED\*\*****  
**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:**  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**02. Application No.:** **BZA20-071 \*\*APPROVED\*\***  
**Location:** **43-45 W. MARKISON AVE. (43207)**, located on the south side of West Markison Avenue, approximately 300 feet west of South High Street (010-018361; Columbus Southside Area Commission).  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3332.14, R-2F area district requirements.  
To reduce the minimum lot size for a two-unit dwelling from 7,200 square feet to 5,360 square feet.  
3333.15(c), Basis of computing area.  
To increase the building coverage on the lot from 50 percent to 53 percent.  
3333.22, Maximum side yard required.  
To reduce the maximum side yard required from 6 feet 8 inches to 6 feet.  
3333.23(a), Minimum side yard permitted.  
To reduce the minimum side yard on both sides from 5 feet to 3 feet.  
3333.35(G), Private garage.  
To increase the garage height from 15 feet to 20 feet 1 inch.  
**Proposal:** To construct a two-unit dwelling and a detached garage.  
**Applicant(s):** Guy Marshall  
1970 Riverside Drive  
Upper Arlington, Ohio 43221  
**Attorney/Agent:** Brenda Parker, Arch.  
405 North Front Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

**03. Application No.:** BZA20-076 **\*\*APPROVED\*\***  
**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):  
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 secondary thoroughfare from 125 feet from centerline and from any other lot line from 25 feet to 50 feet to the North, to 10 feet to the east, to 20 feet to the south and to 20 feet to the west.  
**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)

**04. Application No.:** **BZA20-079 \*\*APPROVED\*\***  
**Location:** **4815 E. MAIN ST. (43213)**, located on the south side of East Main Street, approximately 504 feet west of Country Club Road (010-009118; Mideast Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances & Special Permit(s) to Section(s):  
3321.05 (A) (1), Vision clearance.  
To allow three existing parking spaces in the clear vision triangles.  
3312.27 (4), Parking setback line.  
To reduce the required parking setback for existing parking spaces from 10 feet to 4 feet.  
3389.12, Portable building.  
To grant a special permit for a portable, mobile food vendor.  
**Proposal:** To modify parking lot standards to allow existing conditions to remain and to allow a portable food vendor to be established.  
**Applicant(s):** Family Thrift; c/o Sammy Kash  
4815 East Main Street  
Columbus, Ohio 43213  
**Attorney/Agent:** Jeffrey L. Brown, Attorney  
37 West Broad Street; Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Columbus Homes Limited; c/o Lynn Edelman  
3923 East Main Street  
Columbus, Ohio 43213  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**05. Application No.:** **BZA20-094 \*\*APPROVED\*\***  
**Location:** **242 THURMAN AVE. (43206)**, located on the south side of Thurman Avenue, approximately 68 feet east of Blackberry Alley (010-026163; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To not provide complete on-site maneuvering for vehicles and to provide maneuvering via easements on adjacent parcels.  
3332.05(A)(4), Area district lot width requirements.  
To reduce the required lot width for both parcels from 50 feet to maintain the existing 36 feet.  
3332.14, R-2F area district requirements.  
To reduce the lot sizes from 6,000 sf to 3,600 sf for the south parcel and 2,520 sf for the north parcel.  
3332.19, Fronting.  
To allow a dwelling on the north parcel to front on an alley.  
3332.26(C)(1), Minimum side yard permitted.  
To reduce the minimum side yard (west side) for the south parcel from 3 feet to 1 foot (existing condition).  
3332.27, Rear yard.  
To reduce the rear yards from 25 percent of the lot area to 6 on the south parcel and 18 percent for the north parcel.  
**Proposal:** To split the existing parcel for separate detached single-unit dwellings.  
**Applicant(s):** Alexander Marsh 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):** Alexander Marsh  
242 Thurman Avenue  
Columbus, Ohio 43206  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

- 06. Application No.:** **BZA20-095 \*\*APPROVED\*\***
- Location:** **3721 WESTON PL. (43214)**, located at the southwest corner of Weston Place and Winthrop Road (010-058898; Clintonville Area Commission).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 15.6%.
- Proposal:** To construct a 2-story addition to the rear of the dwelling.
- Applicant(s):** Thomas E. Decker  
3721 Weston Place  
Columbus, Ohio 43214
- Attorney/Agent:** John A. Eberts, Architect  
165 Erie Road, Ste. B.  
Columbus, Ohio 43214
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
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- 07. Application No.:** **BZA20-098 \*\*APPROVED\*\***
- Location:** **2786 WALCUTT RD. (43228)**, located on the east side of Walcutt Road, approximately 1,350 feet north of Roberts Road (560-189900; Far West Area Commission).
- Existing Zoning:** M, Manufacturing District
- Request:** Special Permit & Variances(s) to Section(s):  
3307.06 (A), Special permits.  
To grant a special permit for a portable building.  
3389.12, Portable building.  
To grant a special permit for a portable building.  
3312.21 (A) (3), Landscaping and screening.  
To not place landscaped islands or interior parking lot trees in the gravel area depicted on the site plan.  
3312.39 (A), Striping and marking.  
To not delineate parking in the gravel area by striping, marking or some other system.  
3312.43, Required surface for parking.  
To permit the existing gravel surface area, as noted on the site plan.  
3312.45, Wheel stop device.  
To not place wheel stop devices in the gravel parking area.
- Proposal:** To allow an office trailer and to permit an unimproved surface for truck & trailer parking.
- Applicant(s):** American Marine Express, Inc.; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215
- Attorney/Agent:** Plank Law Firm; c/o Donald Plank, Attorney  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215
- Property Owner(s):** PSV Capital, L.L.C.; c/o Jeremy Fultz  
P.O. Box 816  
Hilliard, Ohio 43026
- Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

- 08. Application No.:** **BZA20-099 \*\*APPROVED\*\***  
**Location:** **506 CLINE ST. (43206)**, located at the northwest corner of Cline Street and Lisle Alley (010-007609; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of additional parking spaces required from 14 to 0.  
**Proposal:** To convert the existing structure to an athletic training facility.  
**Applicant(s):** Legacy U, LLC  
506 Cline Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Ashley Ingram  
98 Hamilton Park  
Columbus, Ohio 43203  
**Property Owner(s):** Prim Painting Holdings Ltd  
1080 Gibbard Avenue  
Columbus, Ohio 43201  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 09. Application No.:** **BZA20-101 \*\*APPROVED\*\***  
**Location:** **1114 CAMDEN AVE. (43201)**, located at the terminus of Camden Avenue, approximately 920 feet east of Saint Claire Avenue (010-258776; Milo-Grogan Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.41(a), Storage.  
To reduce the storage setback of materials adjacent to residential property from 100 feet to 30 feet and from any other lot line from 20 feet to 0 feet (as shown on site plan).  
**Proposal:** To construct a warehouse and industrial park.  
**Applicant(s):** East Milo Partners, LLC; c/o John Howarth  
691 Parsons Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Bob Lester  
875 Gray Street  
Columbus, Ohio 43201  
**Property Owner(s):** DSC Holding Ltd  
1050 N. Fourth Street  
Columbus, Ohio 43201  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

10. **Application No.:** BZA20-103 **\*\*APPROVED\*\***  
**Location:** 1675 SCOTTSDALE AVE. (43235), located at the southeast corner of Scottsdale Avenue and Mercer Street (010-157437; Northwest Civic Association).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(A)(2), Vision clearance.  
To allow a fence exceeding two and one-half feet in height to exceed 25 percent opacity when located in a required yard along Mercer Street.  
**Proposal:** To legitimize existing conditions for a privacy fence.  
**Applicant(s):** Jon and Debra Juracich  
1675 Scottsdale Avenue  
Columbus, Ohio 43235  
**Attorney/Agent:** John A. Gleason, Atty.  
P.O. Box 768  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)



11. **Application No.:** BZA20-056 **\*\*TABLED\*\***  
**Location:** 6235 WESTERVILLE RD. (43230), located on the south and west sides of the terminus of Emrick Road (600-104693, 600-277648, and 600-277649; Northland Community Council).  
**Existing Zoning:** L-M, Limited Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3363.19(C), Location requirements.  
To reduce the distance of a More Objectionable Use to a residential district from 600 feet to 300 feet.  
3363.21, Fencing lines in an M-manufacturing district.  
To reduce the minimum required building line from 25 feet to 10 feet for a portable lab building.  
3363.41(a), Storage.  
To reduce the storage setback to adjacent residential property from 100 feet to 75 feet and to the interior lot lines of the project area from 20 feet to 0 feet.  
3363.41(b)(1), Storage.  
To reduce the separation requirement from adjacent residential property from 600 feet to 300 feet and to the interior lot lines of the project area from 20 feet to 0 feet and to not provide a tight unpierced fence not less than six feet in height or green belt planting strip not less than 20 feet in width and eight feet in height.  
3389.07, Junk or salvage.  
To grant a special permit for the recycling and storage of concrete, asphalt and dirt.  
3389.08, Landing field.  
To permit a helipad on the site.  
3389.12, Portable building.  
To grant a special permit for a portable building to be used as a lab on the site.  
3392.10(b), Performance requirements.  
To eliminate the requirement of a fence around the perimeter of the site and to increase the maximum height of piled materials from 10 feet to 60 feet.  
**Proposal:** To legitimize current conditions at an existing asphalt recycling center.  
**Applicant(s):** Scioto Materials, LLC  
6235 Westerville Road  
Westerville, Ohio 43230  
**Attorney/Agent:** Jon Stevenson, Atty.  
100 South Fourth Street, Suite 100  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)