

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 23, 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, FEBRUARY 23th, 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.:** [BZA20-016](#)
Location: **1811 E. LAKEVIEW AVE. (43224)**, located on the south side of Lakeview Avenue, approximately 200 feet east of Cleveland Avenue (010-0729051; North Linden Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05 (A) (4), Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 34 feet for lot A.
Proposal: To allow a lot split resulting in the construction of a single-unit dwelling on the new parcel.
Applicant(s): Rebecca Dixon-Davis
1811 East Lakeview Avenue
Columbus, Ohio 43224
Attorney/Agent: Maple Craft, LLC, c/o Shelley England, Contractor
5863 C Zarley Street
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** [BZA20-091](#)
Location: **1674 RAMBLEWOOD AVE. (43235)**, located at the northeast corner of Ramblewood Avenue and Mercer Street (010-157406; 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): Shawn Delgado
1674 Ramblewood Avenue
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
- 03. Application No.:** [BZA20-105](#)
Location: **5248 WINDFLOWER CT. (43026)**, located at the northwest corner of Windflower Court and Windflower Road (560-214379; Far West Side Area Commission).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.20, Building lines; definitions.
To allow a 10'x10' shed to be located within the required yard along Windflower Drive.
Proposal: To legitimize the location of a shed in a front yard.
Applicant(s): Daniel P. McFarland
5248 Windflower Court
Hilliard, Ohio 43026
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

04. Application No.: [BZA20-107](#)
Location: **2377 E. BROAD ST. (43201)**, located at the southeast corner of East Broad Street and South Broadleigh Road (010-088338; Eastmoor Civic Association).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision Clearance.
 To reduce the vision clearance triangle area at the East Broad Street and South Broadleigh Road intersection from 30 feet to 23 feet.
3333.18, Building lines.
 To reduce the required building setback line along East Broad Street from 60 feet to 3 feet and along Broadleigh and Chesterfield Roads from 25 feet to 12 feet.
3333.24, Rear yard.
 To reduce the required rear yards from 25% of the total lot area to 5% of the total lot area.
Proposal: To alter the multi-unit residential development design.
Applicant(s): Plaza Properties
3016 Maryland Avenue
Columbus, Ohio 43206
Attorney/Agent: Jackson B. Reynolds, III, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Legacy Village Condominiums LLC
3016 Maryland Avenue
Columbus, Ohio 43206
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

05. Application No.: [BZA20-113](#)
Location: **1025 W. 3RD AVE. (43212)**, located at the southeast corner of West 3rd Avenue and Parkway Drive North (010-062387; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To reduce the minimum width of an aisle serving a parking lot from 20 feet to 16 feet.
3312.27(4), Parking setback line.
To reduce the parking setback line along the southern alley 10 feet to 0 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 23 to 5.
3321.05(B)(1), Vision clearance.
To allow parking to obstruct the 10 x 10 foot clear vision triangle along the alley.
3363.19(C), Location requirements.
To reduce the distance of a More Objectionable Use to a residential district from 600 feet to 16 feet.
Proposal: To convert the existing space into a meadery and eating/drinking establishment.
Applicant(s): Sarah Benary
257 Crewstview Road
Columbus, Ohio 43202
Attorney/Agent: Rhythm Architecture; c/o Bradley Blumensheid, Arch.
693 1/2 High Street, Suite H
Worthington, Ohio 43085
Property Owner(s): Oxford Campus I
68 South 4th Street
Columbus, Ohio 43215
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

06. **Application No.:** [BZA20-116](#)
Location: **357 W. 7TH AVE. (43201)**, located on the south side of West 7th Avenue, approximately 120 feet west of Pennsylvania Avenue (010-011994; Univeristy Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 4 to 3.
3332.26(E), Minimum side yard permitted.
To reduce the minimum required side yard on the west from 3 feet to 2 feet.
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 21 feet.
Proposal: To construct a detached garage.
Applicant(s): Charled M. Paros
357 West 7th Avenue
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
07. **Application No.:** [BZA20-117](#)
Location: **2048 WOLVERHAMPTON RD. (43065)**, located at the northeast corner of Wolverhampton Road and Smoky Row Road (610-178079; Far Northwest Coalition).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback along Wolverhampton Road from 25 feet to 0 feet.
Proposal: To construct an addition to the front of a house and convert a garage to living space.
Applicant(s): Nabil Shehata
2048 Wolverhampton Road
Powell, Ohio 43065
Attorney/Agent: Jax Construction; c/o Ryan Salsberry
7609 Norham Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

08. **Application No.:** [BZA20-120](#)
Location: 1219 OAK ST. (43205), located on the south side of Oak Street, approximately 310 feet west of Wilson Avenue (010-019150; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3332.14, AR-3 and AR-O area district requirements.
To reduce the lot area for a two-story, two-unit dwelling from 6,000 square feet (3,000 per dwelling unit) to 4,247 square feet.
3333.25, Side or rear yard obstruction.
To allow the side steps to encroach into the required side yard.
3312.49, Minimum number of parking spaces required.
To reduce the number of required parking spaces from four to two.
3333.22, Maximum side yard required.
To reduce the total required side yards from 20% to 19.35%, (from 6.2 feet to 6.0 feet).
3333.23, Minimum side yard permitted.
To reduce the minimum required sides yard from 5.83 feet to 1 foot.
Proposal: To construct a two-unit dwelling.
Applicant(s): 68 LLC, c/o Shea Wilson
103 South 18th Street
Columbus, Ohio 43205
Attorney/Agent: Brian S. Artz, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

09. **Application No.:** [BZA20-121](#)
Location: **757 CITY PARK AVE. (43206)**, located on the west side of City Park Avenue, approximately 125 south of East Frankfort Street (010-005397; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 31.3 feet.
3332.14, R-2F area district requirements.
To reduce the lot area for a single-unit dwelling from 6,000 square feet to 3,144 square feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 2 to 0.
3332.25, Maximum side yards required.
To reduce the total side yards from 6 feet 3 inches to 5 feet 9 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1 foot 6 inches.
3332.18, Basis of computing area.
To increase the total lot coverage from 50% to 54%.
Proposal: To construct an 843 square foot two-story addition.
Applicant(s): Judith Politi
757 City Park Avenue
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** [BZA20-122](#)
Location: **2080 ARLINGATE LN. (43228)**, located at the northeast corner of Arlingate Lane and Gateway Boulevard (560-233932; West Scioto Area Commission).
Existing Zoning: L-M-2, Limited Manufacturing District
Request: Variance(s) to Section(s):
3312.41, Access and circulation.
To allow a commercial building that contains multiple tenants to be constructed without a pedestrian walkway.
Proposal: To construct an 8,100 sq.ft. office and vocational training center.
Applicant(s): JK&R Property Enterprises
PO Box 2861
Westerville, Ohio 43082
Attorney/Agent: JK&R Property Enterprises, c/o Kenneth W. Cook,
4714 St. Andrews Drive
Westerville, Ohio 43082
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11. **Application No.:** [BZA20-123](#)
Location: **2551 FISHER RD. (43204)**, located on the south side of Fisher Road, at the terminus of Safin Road (010-146233; West Scioto Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21(A), Landscaping and screening.
To reduce the amount of parking lot shade trees from 9 to 0.
Proposal: To add a 90-space visitor parking lot.
Applicant(s): Franklin County Board of Commissioners, c/o Darla Reardon
373 South High Street, 26th Floor
Columbus, Ohio 43215
Attorney/Agent: MS Consultants, c/o Jesse Lee
2221 Schrock Road
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** [BZA20-124](#)
Location: **402 JUNCTION CROSSING DR. (43213)**, located on the east side of Junction Crossing Drive, at the terminus of Casado Drive (520-293593; Far East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development-8 District
Request: Variance(s) to Section(s):
3345.07, Contents of application for establishment of PUD.
To reduce the rear yard setback from 20 feet to 17 feet.
Proposal: To build a 12' x 12' replacement rear deck with stairs.
Applicant(s): Elizabeth & Eric Dinkins
402 Junction Crossing Drive
Columbus, Ohio 43213
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

13. **Application No.:** [BZA20-125](#)
Location: **4216 INDIANOLA AVE. (43214)**, located on the east side of Indianola Avenue, approximately 80 feet south of Springs Drive (010-082407; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.13(B), Driveway.
To reduce the driveway width from 20 feet to 12 feet (existing).
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 12 to 8.
3372.704(A), Setback requirements.
To reduce the required building setback along Indianola Avenue from 25 feet to 15 feet.
Proposal: To construct a 1,776-square-foot addition to an office building.
Applicant(s): Staging Spaces, LLC; c/o Kelly Hartshorn
4165 Olentangy Boulevard
Columbus, Ohio 43214
Attorney/Agent: The Kleingers Group; c/o Jennifer LaPointe, P.E.
350 Worthington Road, Suite B
Westerville, Ohio 43082
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
14. **Application No.:** [BZA20-127](#)
Location: **949 KING AVE. (43212)**, located at the southeast corner of King Avenue and Gerrard Avenue (010-061677; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.09(2b), Aisle.
To reduce the one-way aisle width for 60-degree parking from 17 feet to 15 feet.
3312.27(4), Parking setback line.
To reduce the parking setback from 10 feet to 7.5 feet.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 110 to 61 (58 spaces existing).
Proposal: To add a religious use to an existing commercial building.
Applicant(s): Gang of One LTD
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221
Attorney/Agent: Connie J. Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

15. **Application No.:** [BZA20-129](#)
Location: **243 E. 3RD AVE. (43201)**, located at the southeast corner of East 3rd Avenue and Peru Alley (010-043226; Italian Village Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
 To reduce the required maneuvering area from 20 feet to 19.8 feet.
3332.18(D), Basis of computing area.
 To increase the building lot coverage from 50 percent to 56 percent.
3332.25, Maximum side yards required.
 To decrease the maximum side yards from 6.9 feet to 6.8 feet.
3332.26(F), Minimum side yard permitted.
 To reduce the minimum side yard on both the east and west sides from 5.33 feet to 5 feet and 1.8 feet, respectively.
3332.27, Rear yard.
 To reduce the required rear yard from 25% to 7%.
Proposal: To construct a single-unit dwelling.
Applicant(s): Lykens Companies; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street; 2nd Floor
Columbus, Ohio 43215
Property Owner(s): LCO1, LLC; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

16. **Application No.:** [BZA20-131](#)
Location: **1354 S. 3RD ST. (43207)**, located on the east side of South 3rd Street, approximately 95 feet north of East Neff Avenue (010-038506; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To reduce the required maneuvering area for two spaces on lot B from 20 feet to 16 feet.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces for lot C from 2 to 1.
3332.05(A)(4), Area district lot width requirements.
To reduce the lot widths from 50 feet to 35 feet, 25 feet, and 30 feet for lots A, B, and C, respectively.
3332.14, R-2F area district requirements.
To reduce the lot areas from 6,000 square feet to 3,675 square feet, 1,875 square feet, and 1,810 square feet for lots A, B, and C, respectively.
3332.19, Fronting.
To allow lot C to front on an alley.
3332.25, Maximum side yards required.
To reduce the maximum side yards for lot A from 7 feet to 5 feet.
3332.26 (C(1) & F), Minimum side yard permitted.
To reduce lot A's northern minimum side yard from 3 feet to 0 feet, and lot B's side yards from 5.33 feet to 3 feet.
3332.27, Rear yard.
To reduce the rear yards from 25 percent of the lot area to 20 percent for lots B and C.
Proposal: To split an existing residential lot and construct two single-unit dwellings on two new parcels.
Applicant(s): Lorenz Holdings, LLC; c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm; c/o Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Hulk Investments, LLC; c/o Christopher S. Cisco
2675 Anderson Drive
Hilliard, Ohio 43026
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

17. **Application No.:** [BZA20-132](#)
Location: **5677 ALSHIRE RD. (43232)**, located on the south side of Alshire Road, approximately 675 feet west of Scarborough Boulevard (010-190245; Far East Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.032, Animal kennel or animal shelter.
To grant a Special Permit to allow the use of an animal kennel.
Proposal: To change the use from manufacturing to an animal kennel.
Applicant(s): The American Society for the Prevention of Cruelty to Animals
424 East 92nd Street
New York, New York 10128
Attorney/Agent: Laura MacGregor Comek, Esq.
17 South High Street, Suite 700
Columbus, Ohio 43215
Property Owner(s): Coilplus, Inc.
5677 Alshire Road
Columbus, Ohio 43232
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov