

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JULY 27, 2021**

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 City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, JULY 27<sup>TH</sup>, 2021 at 4:30 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the 2ND FLOOR HEARING ROOM. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>

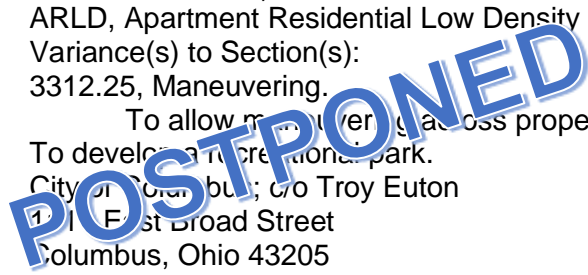
With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

**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

Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/bzs/primary/Zoning/> or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

- 01. Application No.: BZA21-053**  
**Location:** **1260 HAWTHORNE AVE. (43203)**, located at the northeast corner of Hawthorne Avenue & North Champion Avenue (010-066721; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential Low Density District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To allow maneuvering across property lines.  
**Proposal:** To develop a recreational park.  
**Applicant(s):** City of Columbus; Cro Troy Euton  
111 East Broad Street  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** City of Columbus  
90 West Broad Street  
Columbus, Ohio 43215  
**Planner:** Michael Maret, (614) 614-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)



02. **Application No.:** [BZA21-058](#)  
**Location:** 31 E. KOSSUTH RD. (43206), located at the northeast corner of East Kossuth Road and Pearl Street (010-030093; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building Lines.  
To reduce the 10 foot front yard setback to 5.75 feet from the property line.  
3332.25(B), Maximum side yards required.  
To reduce the maximum side yards from 9.37 feet to 5.4 feet.  
3332.18(D), Basis of Computing Area  
To increase the building lot coverage from 50 percent to 54.8 percent.  
**Proposal:** To construct a covered side porch on an existing 1-1/2 story dwelling.  
**Applicant(s):** Brian P. Collins  
62 Hoffman Avenue  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Adam Albrecht and Molly Albrecht  
31 East Kossuth Street  
Columbus, Ohio 43206  
**Planner:** Sierra L. Saumenig, (614) 645 7973; [SLSaumenig@columbus.gov](mailto:SLSaumenig@columbus.gov)

03. **Application No.:** [BZA21-061](#)  
**Location:** **3265 E. BROAD ST. (43209)**, located at the southwest corner of East Broad Street & North James Road (010-090069; Eastmoor Civic Association).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle.  
To allow stacking spaces serving the drive-thru to impede the required 13 feet of maneuvering area for parking spaces as shown on the site plan.  
3372.704(A), Setback requirements.  
To allow a 22-foot building setback along East Broad Street and a 26 to 41-foot building setback along South James Road as shown on the site plan.  
3372.704(D), Setback requirements.  
To reduce the parking setback along from 25 feet to 0 feet along both East Broad Street and South James Road frontages.  
3372.705(B), Building design standards.  
To reduce the minimum width of the principal building from 60 percent of the lot width to 29 percent along East Broad Street and 57 percent along South James Road.  
3372.705(D), Building design standards.  
To not provide a primary entrance door fronting South James Road.  
3372.705(F), Building design standards.  
To reduce the amount of window glass between 2 feet and 10 feet on a building that fronts a primary frontage from 40% to 0% along South James Road.  
3372.705(G), Building design standards.  
To allow a pickup unit that is not located to the side or rear of the principal building.  
3372.709(A), Parking and circulation.  
To allow parking and circulation between the principal building and the right-of-way.  
**Proposal:** To construct a commercial building with drive-thru.  
**Applicant(s):** FIDC 128, LLC; c/o Anthony L. Cocca  
100 DeBartolo Place, Suite 400  
Boardman, Ohio 44512  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 614-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

04. **Application No.:** [BZA21-062](#)  
**Location:** **3045 N. HIGH ST. (43202)**, located on the west side of North High Street, approximately 20 feet north of East Weber Road (010-055906; Clintonville 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 required parking spaces from 9 to 5.  
3372.605(A), Building design standards.  
To not incorporate an entrance into the primary building frontage.  
3372.605(D), Building design standards.  
To reduce the minimum area of window glass on the primary building frontage from 60 percent to 17 percent.  
**Proposal:** To construct an addition onto an existing animal hospital.  
**Applicant(s):** DRBJLB Properties LLC  
3045 North High Street  
Columbus, Ohio 43202  
**Attorney/Agent:** The Cleary Company; c/o Christine Kirk, Arch.  
989 Old Henderson Road  
Columbus, Ohio 43220  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
05. **Application No.:** [BZA21-064](#)  
**Location:** **352 W. LANE AVE. (43201)**, located at the northeast corner of West Lane Avenue and Perry Street (010-077334; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3325.313, FAR Standards  
To reduce the Floor Area Ratio from .21 to .16  
**Proposal:** A change of use from retail to eating and drinking establishment.  
**Applicant(s):** Ed Gaughan  
540 Teteridge Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Smith & Hale, c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste 460  
Columbus, Ohio 43215  
**Property Owner(s):** 93 HRPT, LLC  
7878 Cooper Creek Boulevard, Ste. 100  
University Park, Florida 34201  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

06. **Application No.:** [BZA21-065](#)  
**Location:** **780 S. LAZELLE ST. (43206)**, located at the southeast corner of South Lazelle Street and East Columbus Street (010-044311; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards required from 20 percent of the lot width to 0.6 percent (existing).  
3332.26(C)(2), Minimum side yards permitted.  
To reduce the minimum side yards from 5 feet to 0 feet on the north side, and to 4.5 inches on the south side (existing).  
**Proposal:** To construct an addition and legitimize existing conditions for a single-unit dwelling.  
**Applicant(s):** Andrew S. Grossman, Trustee  
32 West Hoster Street  
Columbus, Ohio 43215  
**Attorney/Agent:** BSD Architects; c/o Nathan Sampson, Arch.  
990 West 3rd Avenue  
Columbus, Ohio 43212  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
07. **Application No.:** [BZA21-067](#)  
**Location:** **576-580 CEDAR ALY. (43206)**, located at the southeast corner of Cedar Alley and Berger Alley (010-192087; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18(D), Basis of computing area.  
To increase the building lot coverage from 50 percent to 54.7 percent.  
3332.25, Maximum side yards required.  
To reduce the maximum side yards required from 20 percent of the lot width to 5 percent (existing).  
3332.26(C)(2), Minimum side yard permitted.  
To reduce the minimum side yards from 5 feet to 1 foot on the north side and to 1.5 feet on the south side (existing).  
**Proposal:** To construct an attached two-car garage and legitimize existing conditions for a dwelling.  
**Applicant(s):** Cedar Alley LLC  
629 North High Street, Unit 500  
Columbus, Ohio 43215  
**Attorney/Agent:** BSD Architects; c/o Nathan Sampson, Arch.  
990 West 3rd Avenue  
Columbus, Ohio 43212  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

08. **Application No.:** [BZA21-036](#)  
**Location:** **1057-1059 WILSON AVE. (43206)**, located on the west side of Wilson Avenue, approximately 103 feet north of East Whittier Street (010-048173; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 4 to 3.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the required side yards on the north and south sides of the dwelling from 5 feet to 3 feet.  
**Proposal:** To construct a two-unit dwelling.  
**Applicant(s):** Central Ohio Community Improvement Corp.; c/o Curtiss Williams, CEO  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Healthy Rental Homes VI LLC; c/o Jordan Henderson  
PO Box 77499  
Columbus, Ohio 43207  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
09. **Application No.:** [BZA21-037](#)  
**Location:** **1246-1248 S. 22ND ST. (43206)**, located on the east side of South 22nd Street, approximately 132 feet north of Thurman Avenue (010-032300; Columbus Southside 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 required number of parking spaces from 4 to 3.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the required side yards on the north and south sides of the dwelling from 5 feet to 3 feet.  
**Proposal:** To construct a two-unit dwelling.  
**Applicant(s):** Central Ohio Community Improvement Corp.; c/o Curtiss Williams, CEO  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Healthy Rental Homes VI LLC; c/o Jordan Henderson  
PO Box 77499  
Columbus, Ohio 43207  
**Property Owner(s):** Applicant  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

10. **Application No.:** [BZA21-040](#)  
**Location:** **1941 STOCKWELL DR. (43235)**, located at the southeast corner of Stockwell Drive and Drew Avenue (590-173057; Northwest Civic Association).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
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 an existing fence.  
**Applicant(s):** Sharon Padron  
1941 Stockwell Drive  
Columbus, Ohio 43235  
**Attorney/Agent:** None  
**Property Owner(s):** 7 Rent.com Ltd.  
PO Box 21177  
Columbus, Ohio 43221  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
11. **Application No.:** [BZA21-045](#)  
**Location:** **2505 SILVER DR. (43211)**, located on the west side of Silver Drive approximately 100 feet north of East Hudson Street (010-199729; North Linden Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** 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 176 feet.  
3312.41 (B), Access and circulation.  
To not require a pedestrian sidewalk from the building to the public sidewalk.  
**Proposal:** To construct a furniture manufacturing business.  
**Applicant(s):** Ninny Properties, LLC  
3897 Ritamarie Drive  
Columbus, OH 43220  
**Attorney/Agent:** Connie J. Klema  
P.O. Box 991  
Pataskala, OH 43062  
**Property Owner(s):** Applicant  
**Planner:** Sierra L. Saumenig, (614) 645-7973; [SLSaumenig@columbus.gov](mailto:SLSaumenig@columbus.gov)

12. **Application No.:** [BZA21-050](#)  
**Location:** **853-857 HAMLET ST. (43215)**, located at the southwest corner of Hamlet Street and East 1st Avenue (010-025001; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(B)(2), Vision clearance.  
    To reduce lot A's clear vision triangle from 30 feet to 11.5 feet.  
3332.05(A)(4), Area district lot width requirements.  
    To reduce the lot B's minimum lot width from 50 feet to 45.4 feet.  
3332.15, R-4 area district requirements.  
    To reduce the lot areas from 6,000 square feet to 4,382 square feet and 2,014 square feet for lots A and B, respectively.  
3332.18(D), Basis of computing area.  
    To increase the building lot coverages from 50 percent to 54.6 percent and 56.2 percent for lots A and B, respectively.  
3332.21(F), Building lines.  
    To reduce lot A's building setbacks from 10 feet to 8 feet along 1st Ave and 1 foot along Hamlet street.  
    To reduce lot B's building setback along Hamlet St from 10 feet to 6 inches.  
3332.25, Maximum side yards required.  
    To reduce the total side yards required from 20 percent to 14 percent and 5.5 percent for lots A and B, respectively.  
3332.26(C)(3), Minimum side yard permitted.  
    To reduce lot A's minimum east side yard from 5 feet to 2 feet.  
    To reduce lot B's minimum side yards from 5 feet to 2.5 feet and 0 feet on the north and south sides, respectively.  
3332.27, Rear yard.  
    To reduce the rear yards from 25 percent to 23.2 percent and 14 percent for lots A and B, respectively.  
**Proposal:** To split a lot and construct a new duplex.  
**Applicant(s):** 853-857 Hamlet Street LLC  
1101 Broadview Avenue  
Grandview, Ohio 43212  
**Attorney/Agent:** Shyft Collective; c/o Elizabeth Leidy, Arch.  
15 East Gay Street, Suite 2A  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)



13. **Application No.:** [BZA21-052](#)  
**Location:** **47 S. WARREN AVE. (43204)**, located on the west side of South Warren Avenue, approximately 420 feet north of Olive Street (010-005189; Greater Hilltop Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(B), Minimum side yard permitted.  
To reduce the minimum north side yard from 5 feet to 1.5 feet.  
3332.27, Rear yard.  
To reduce the rear yard from 25 percent to 10.6 percent.  
**Proposal:** To construct an addition onto the rear of an existing single-unit dwelling.  
**Applicant(s):** Kenton P. & Karissa E. Kauffman  
47 South Warren Avenue  
Columbus, Ohio 43204  
**Attorney/Agent:** Redesigns Architecture; c/o Fred Hutchison, Arch.  
1166 Bryden Road  
Columbus, Ohio 43205  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)