

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 28, 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, SEPTEMBER 28TH, 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.: BZA21-050**
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 (lot A) and 2,014 square feet (lot B).
3332.18(D), Basis of computing area.
 To increase the building lot coverages from 50 percent to 54.6 percent (lot A) and 56.2 percent (lot B).
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 (existing).
3332.25, Maximum side yards required.

To reduce the total side yards required from 20 percent to 14 percent (lot A) and 5.5 percent (lot B).

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 (existing) sides.

3332.27, Rear yard.

To reduce the rear yards from 25 percent to 23.2 percent (lot A) and 14 percent (lot B).

Proposal: To split a lot and construct a two-unit dwelling.

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

02. Application No.: **BZA21-066**

Location: **3890 HALSEY PL. (43228)**, located at the northwest corner of Holly Hill Drive and Halsey Place (010-124911; Greater Hilltop Area Commission).

Existing Zoning: R-2, Residential District

Request: Variance(s) to Section(s):

3321.05(A,2), Vision clearance.

To increase the height and opacity of a privacy fence located in a required yard from 2 and one-half feet to 6 feet and from 25 percent opacity to 100 percent opacity.

Proposal: To legitimize an existing privacy fence.

Applicant(s): Eudora L. Bryant
3890 Halsey Place
Columbus, Ohio 43228

Attorney/Agent: None

Property Owner(s): Applicant

Planner: Sierra L. Saumenig, (614) 645 7973; SLSaumenig@columbus.gov

- 03. Application No.: BZA21-074**
Location: **2458 AGLER RD. (43224)**, located on the north side of Agler Road approximately 120 feet east of Northglen Drive (190-002748; Northeast Area Commission).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the minimum lot size for PID 190-002748 from 5 acres to 1 acre.
3312.27(2), Parking setback line.
To reduce the parking setback from 25' to 10'.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum required parking from 22 spaces to 19 spaces.
3332.26(A), Minimum side yard permitted.
To reduce the side yard setback from 7.5 feet to 0 feet to allow for a 8 foot tall fence in the side yard.
3321.05(A)(2), Vision clearance.
To increase the height and of a privacy fence located in a required yard from 2 and one-half feet to 5 feet.
Proposal: To construct a new fire station.
Applicant(s): Mifflin Township Trustees
400 West Johnstown Road
Gahanna, Ohio 43230
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
- 04. Application No.: BZA21-081**
Location: **3285 SULLIVANT AVE. (43204)**, located at the southwest corner of Sullivant Avenue and South Sylvan Avenue (010-031995; Greater Hilltop Area Commission).
Existing Zoning: AR-O, Apartment Office District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To allow maneuvering through parking spaces.
3312.29, Parking space.
To allow parking spaces to be stacked.
Proposal: To construct 9 parking spaces for an apartment building.
Applicant(s): Amazing Living Properties Inc.; c/o Rodolfo Armando Milla
8214 Winchcombe Drive
Dublin, Ohio 43016
Attorney/Agent: Golden & Meizlish; c/o Adam Karl, Atty.
923 East Broad Street
Columbus, Ohio 43205
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

- 05. Application No.:** **BZA21-083**
Location: **3189 SAYBROOK CT. (43016)**, located at the southeast corner of Saybrook Court and Ansonia Way (590-172580; Northwest Civic Association).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2), Vision clearance.
To allow a fence exceeding 2.5 feet in height to exceed 25 percent opacity when located in a required yard along Ansonia Way.
Proposal: To legitimize a privacy fence installed in the front yard.
Applicant(s): Yongping Guo
9855 Hyland-Croy Road
Plain City, Ohio 43064
Attorney/Agent: None
Property Owner(s): 3189 Saybrook LLC
6554 Weston Circle East
Dublin, Ohio 43016
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 06. Application No.:** **BZA21-086**
Location: **33 E. HUBBARD AVE. (43215)**, located at the southeast corner of East Hubbard Avenue and North Pearl Street (010-010941; Italian Village Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow maneuvering through stacked parking spaces.
3312.29, Parking space
To reduce the minimum length of parking spaces from 18 feet to 16 feet.
Proposal: To reconfigure the parking layout in an approved parking garage.
Applicant(s): The Wood Companies
939 North High Street, Ste. 206
Columbus, Ohio 43201
Attorney/Agent: Michael T. Shannon, Atty.
8000 Walton Parkway, Ste. 260
New Albany, Ohio 43054
Property Owner(s): Parkside on Pearl, LLC
939 North High Street, Ste. 206
Columbus, Ohio 43201
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 07. Application No.: BZA21-087**
Location: **52 BREVOORT RD. (43214)**, located on the north side of Brevoort Road, approximately 445 feet east of North High Street (010-058234; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 20'8".
Proposal: To raze and rebuild a garage.
Applicant(s): Anne and Jack Nordholt
52 Brevoort Road
Columbus, Ohio 43214
Attorney/Agent: Kim Mikanik
1116 West 2nd Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 08. Application No.: BZA21-088**
Location: **1750-1760 FEDDERN AVE. (43123)**, located at the northeast corner of Feddern Avenue and Hendrix Drive (570-293514; Southwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit to legitimize an Impound lot, junkyard or salvage yard.
Proposal: To legitimize an impound lot.
Applicant(s): TealJade Hunter LLC; c/o Michael Schoen
4970 Park Avenue West
Seville, Ohio 44273
Attorney/Agent: D.D.P. and Associates; c/o Danny Popp, Arch.
855 East Cook Road
Columbus, Ohio 43224
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

09. **Application No.:** BZA21-089
Location: 3463 SHATTUCK AVE. (43220), located on the west side of Shattuck Avenue, approximately 70 feet north of West North Broadway (010-123706; None).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback from 25 feet to 0 feet.
Proposal: To legitimize and further expand an expanded driveway.
Applicant(s): Benjamin A. Lyons
3463 Shattuck Avenue
Columbus, Ohio 43220
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; [PBBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
10. **Application No.:** BZA21-091
Location: 634 CRESCENT RD. (43204), located on the east side of Crescent Road, approximately 160 feet north of West Mound Street (010-063263; Greater Hilltop Area Commission).
Existing Zoning: R-4, 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 864 square feet.
Proposal: To raze and rebuild a garage.
Applicant(s): Daniel D. Jewell
634 Crescent Road
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

11. **Application No.:** BZA21-093
Location: 3230 W. BROAD ST. (43204), located at the northeast corner of West Broad Street and North Sylvan Avenue (010-067144 & 8 others; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.27(4), Parking setback line.
To reduce both parking setbacks along North Sylvan and Orel Avenues from 10 feet to 5 feet.
3372.704(B), Setback requirements.
To increase the maximum building setback along North Sylvan Avenue from 25 feet to 45 feet.
3372.705(B), Building design standards.
To reduce the minimum width of the principal building along West Broad Street from 60 percent of the lot width to 50 percent.
Proposal: To redevelop the sites with a multi-building collision repair facility.
Applicant(s): My Properties Holdings - 8910 W. 191st St.
14430 South Cicero Avenue
Midlothian, Illinois 60445
Attorney/Agent: Smith & Hale; c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
12. **Application No.:** BZA21-094
Location: 1410 N. 6TH ST. (43206), located on the east side of North 6th Street, approximately 200 feet north of East 8th Avenue (010-000140; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.801, Maximum Lot Coverage.
To increase the maximum lot coverage from 25% (918 square feet) to 29% (1,048 square feet).
3325.805, Maximum Floor Area Ratio (FAR).
To increase the maximum Floor Area Ratio from .4 to .57.
Proposal: To raze and rebuild a single-unit dwelling.
Applicant(s): Christopher A. Owens
6414 Retton Road
Reynoldsburg, Ohio 43068
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** **BZA21-096**
Location: **1177 W. 3RD AVE. (43212)**, located at the southeast corner of West 3rd Avenue and Virginia Avenue (010-062675; 5th by Northwest 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 additional number of required spaces from 1 spaces to 0.
Proposal: To change the use of a portion of the site from office to salon.
Applicant(s): Brylan Real Estate Co.
1177 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Kim Mikanik
1116 West 2nd Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
14. **Application No.:** **BZA21-060**
Location: **210 W. FIFTH AVE. (43201)**, located on the north side of West 5th Avenue between Highland Street and Forsythe Avenue (010-066696; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.285, Perimeter yard
To allow a dumpster to encroach into the required perimeter yard.
Proposal: To allow dumpster to encroach into the perimeter yard.
Applicant(s): Condominiums at Five on Fifth, LLC
3300 Riverside Drive, Ste. 100
Columbus, Ohio 43221
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