

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 26, 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, OCTOBER 26TH, 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.:** [BZA21-014](#)
Location: **411 S. 17TH ST. (43205)**, located at the southwest corner of South 17th Street and East Engler Street (010-051925; Near East Area Commission).
Existing Zoning: Pending I, Institutional District
Request: Special Permit & Variance(s) to Section(s):
3349.04(b), Height, area and yard regulations.
To reduce the lot area from 1 acre to .24 acres and the frontage from 100 feet to 76 feet.
3349.04(c), Height, area and yard regulations.
To reduce the building setback along South 17th Street and East Engler Street from 50 feet to 25 feet and 11.66 feet, respectively.
3349.04(c), Height, area and yard regulations.
To reduce the southern side yard from 20 feet to 11.25 feet and the rear yard from 50 feet to 6.75 feet.
3389.12, Portable building.
To grant a special permit for two portable generators to be placed permanently on the site.
Proposal: To construct a portable back-up generator enclosure.
Applicant(s): American Electric Power Service Corporation
1 Riverside Plaza
Columbus, Ohio 43215

Attorney/Agent: Kevin Kindy, Arch.
172 East State Street, Suite 600
Columbus, Ohio 43215

Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

02. Application No.: [BZA21-056](#)

Location: **4645 GROVES RD. (43232)**, located at the southwest corner of Groves Road and Eastland Commerce Center Drive (010-211497; Greater Southeast Area Commission).

Existing Zoning: M, Manufacturing District

Request: Special Permit and Variance(s) to Section(s):

3389.07, Impound lot, junk yard or salvage yard.

To grant a special permit for an impound lot

3389.12, Portable building.

To grant a special permit for a portable building.

3392.10, Performance requirements.

To allow the existing six foot tall nontransparent chain link fence and landscaping surrounding the property.

3392.12, Prohibited location.

To reduce the separation distance from a residential district from 600 feet to 385 feet.

3365.21(b), Height and area regulations.

To reduce the setback along Groves Road from 100 feet to 40 feet.

3392.10, Performance requirements.

To allow unimproved surface as the property surface including a portion of the driveway, access corridors, and parking on the property.

3312.43, Required surface for parking.

To allow a parking area on an unimproved surface.

3365.21(b)(1), Area regulations.

To reduce the building setback from 125 feet to 119 feet for the warehouse and 57 feet for three storage containers.

3365.35(A), Storage.

To reduce the separation distance from a residential zoning district from 100 feet to 25 feet for open storage of materials.

3312.21(A), Landscaping and screening.

To reduce the required number of interior parking lot trees from 2 to 0.

3312.21(B)(1)(4), Landscaping and screening.

To not provide parking lot landscaping between the right-of-way and the parking setback line.

Proposal: To legitimize existing conditions for an impound lot and permit a portable building.

Applicant(s): Marshall Acquisitions LLC c/o Don Plank
2910 Berwick Boulevard
Columbus, Ohio 43209

Attorney/Agent: Donald Plank
411 East Town Street, Floor 2
Columbus, Ohio 43215

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

03. **Application No.:** [BZA21-070](#)
Location: **767 McALLISTER AVE. (43205)**, located at the southeast corner of McAllister Avenue and South Monroe Avenue (010-007346; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.14, R-2F area district requirements.
To reduce the minimum lot area from 3,000 square feet per dwelling unit to 2,500 square feet.
3332.25, Maximum side yards required.
To reduce the total required side yards from 16 feet to 9 feet.
3332.26(C)(3), Minimum side yard permitted.
To reduce the minimum south side yard from 5 feet to 4 feet.
3332.27, Rear yard.
To reduce the rear yard area from 25 percent of the lot to 20 percent.
Proposal: To construct a two-unit dwelling.
Applicant(s): Paul Ross
31 East Gates Street
Columbus, Ohio 43206
Attorney/Agent: Terry S. Boutet, Arch.
2592 Washington Road South
Mansfield, Ohio 44903
Property Owner(s): City of Columbus, Land Bank Center
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
04. **Application No.:** [BZA21-079](#)
Location: **1353 E. GATES ST. (43206)**, located on the south side of East Gates Street, approximately 100 feet west of Berkeley Road (010-104242; Columbus Southside Area Commission).
Existing Zoning: R-2, 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 1,059 square feet.
Proposal: To construct a second garage.
Applicant(s): Dorothy Ragland
1353 East Gates Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

05. Application No.: [BZA21-084](#)
Location: **919 BELLOWS AVE. (43223)**, located on the north side of Bellows Avenue approximately 140 feet east of Hawkes Avenue (010-010548; Franklinton 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 for both Lot A and Lot B from 50 feet to 31 feet.
3332.15, R-4 Area district Requirements.
To reduce Lot B's square footage from 7,500 square feet to 2,883 square feet.
3332.18(C), Basis of computing area.
To increase the building lot coverage from 50 percent to 50.9 percent (lot B).
3332.25, Maximum side yards required.
To reduce the total required side yards from 6.2 feet to 6 feet for Lot A.
3332.26, Minimum side yard.
To reduce the required minimum sideyard from 5 feet 10 inches to 4 feet on the western side of Lot B and to reduce it for Lot A to 0 feet and 1 foot 7 inches for the detached garage.
3332.27, Rear yard.
To reduce Lot B's rear yard from 25 percent to 8.6 percent.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 6 to 3.
Proposal: To split a lot and construct a three-unit dwelling.
Applicant(s): R & M Real Property, LLC c/o Ryan Mainwaring
1587 Climbing Fig Drive
Blacklick, Ohio 43004
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

06. **Application No.:** [BZA21-085](#)
Location: **612-614 E. 2ND AVE. (43201)**, located at the northwest corner of East 2nd Avenue and North 9th Street (010-030376; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(1), Vision clearance.
To reduce the required clear vision triangle from 10 feet to 8 feet for Lot B.
3332.05(A)(4), Area district lot width requirements.
To reduce the minimum lot width for Lot B from 50 feet to 35 feet.
3332.15, R-4 area district requirements.
To reduce Lot B's square footage from 4,500 square feet to 3,675 square feet.
3332.21(F), Building lines.
To reduce Lot A's 18 foot building setback to 16 feet (existing).
3332.26(C)(3), Minimum side yard permitted.
To reduce Lot A's minimum side yard (east) from 5 feet to 2.1 feet.
3332.27, Rear yard.
To reduce Lot B's rear yard from 25 percent to 6.6 percent.
3312.27(3), Parking setback line.
To reduce parking pad setback from 10 feet to 8 feet for Lot B.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 6 to 3 spaces for Lot B and for from 4 to 2 spaces for Lot A (existing building).
Proposal: To split a lot and construct a three-unit dwelling.
Applicant(s): BSH RE Hold, LLC c/o Jack Millman
1071 N. 4th Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

07. **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
08. **Application No.:** [BZA21-090](#)
Location: **5566-5568 N. HIGH ST. (43214)**, located at the southeast corner of North High Street and Chase Road (010-109639; Clintonville 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 number of required spaces from 24 spaces to 13.
3356.05(A)(2), C-4 district development standards.
To reduce the minimum distance between an animal shelter and residential district from 100 feet to 0 feet.
Proposal: To change the use of a portion of the site from retail to animal kennel and eating/drinking establishment.
Applicant(s): Yu Hou
2894 Pleasant Colony Drive
Lewis Center, Ohio 43035
Attorney/Agent: Ad Astra Design; c/o Amanda Dunfield, Arch.
3126 Derby Road
Columbus, Ohio 43221
Property Owner(s): Core Acquisitions LLC
PO Box 82560
Columbus, Ohio 43202
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

09. **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(A), Setback requirements.
To reduce the building setback along West Broad Street from 25 feet to 15 feet.
3372.704(B), Building design standards.
To increase the maximum building setback along North Sylvan Avenue from 25 feet to 45 feet.
3372.704(D), Setback requirements.
To reduce the parking setback along West Broad Street from 25 feet to 15 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.
3372.709(A), Parking and circulation.
To allow parking and circulation between the principal building and North Sylvan Avenue.
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
10. **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

11. **Application No.:** [BZA21-098](#)
Location: **264 CARPENTER ST. (43205)**, located on the east side of Carpenter Street approximately 123 feet south of Bryden Alley (010-004897; Near East Area Commission).
Existing Zoning: R-3 Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard
 To reduce the rear yard from 25 percent to 11.5 percent.
3332.26(F), Minimum side yard permitted.
 To reduce the minimum side yard on the north side from 5.33 feet to 5 feet and the side yard on the south side from 5.33 feet to 3.25 feet.
Proposal: To construct a single-unit dwelling.
Applicant(s): Laurie Gunzelman
333 Stewart Avenue
Columbus, Ohio 43205
Attorney/Agent: Applicant
Property Owner(s): ALT Ohio Capital I LLC c/o Ojonimi Bako
463 S Champion Avenue
Columbus, Ohio 43205
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
12. **Application No.:** [BZA21-099](#)
Location: **3660 FIESTA DR. (43235)**, located on the east side of Fiesta Drive approximately 1,200 feet south of West Dublin-Granville Road (610-201260; Northwest Civic Association).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(d), M-2 manufacturing district special provisions.
 To reduce the parking setback line from 50 feet to 11 feet.
Proposal: To construct an additional parking area with associated landscaping and striping revisions.
Applicant(s): Mark Antonetz
1495 Old Henderson Road
Columbus, Ohio 43220
Attorney/Agent: None
Property Owner(s): Dave Fox Remodeling Inc. c/o Greg Reis
3505 West Dublin-Granville Road
Columbus, Ohio 43235
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

13. **Application No.:** [BZA21-100](#)
Location: **47 N. MONROE AVE. (43203)**, located on the west side of North Monroe Avenue, approximately 350 feet north of East Broad Street (010-028303; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the sum of the required side yards from 8 feet to 3 feet, 8 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 6 inches on the south side.
3332.38, Private garage.
To increase the height of a detached garage from 15 feet to 19 feet, 6 inches.
Proposal: To convert an attached garage to living space and construct a detached garage.
Applicant(s): Phillip Wells/David Dagg
47 North Monroe Avenue
Columbus, Ohio 43203
Attorney/Agent: Juliet Bullock Architects
1182 Wyandotte Road
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
14. **Application No.:** [BZA21-101](#)
Location: **6143 WROTHSTON DR. (43228)**, located on the southwest corner of Wrothston Drive and Lloret Court (560-226881; Far West Side Area Commission).
Existing Zoning: L-R-2, Limited 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.
3332.21(A), Building lines.
To reduce the required building line along Lloret Court from 25 feet to 15 feet.
Proposal: To legitimize an existing privacy fence and shed.
Applicant(s): Nathaniel and Kimberly Reed
6143 Wrothston Drive
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

15. **Application No.:** [BZA21-103](#)
Location: **132 W. WEISHEIMER RD. (43214)**, located on the north side of West Weisheimer Road, approximately and 120 feet west of Rustic Bridge Road (010-086307; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 20 feet.
Proposal: To construct a detached two-car garage.
Applicant(s): Tyler Kocher
132 West Weisheimer Road
Columbus, Ohio 43214
Attorney/Agent: Douglas Morgan, Esq.
784 Marburn Drive
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
16. **Application No.:** [BZA21-104](#)
Location: **7540 ALTA VIEW BLVD. (43085)**, located at the southeast corner of Alta View Boulevard and Worthington Woods Boulevard (610-207094; Far North Columbus Communities Coalition).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(a), M-2 manufacturing district special provisions.
To reduce the minimum building setback for a 10-foot fence from 50 feet to 28 feet along Worthington Woods Boulevard and to 38 feet along Alta View Boulevard.
Proposal: To construct a new data center with a 10-foot security fence.
Applicant(s): Cologix Col4 LLC
225 East 16th Avenue, Suite 900
Denver, Colorado 80203
Attorney/Agent: EMH&T; c/o James Peltier, P.E.
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

17. **Application No.:** [BZA21-105](#)
Location: **2675 SAWMILL FOREST AVE. (43016)**, located at the terminus of Sawmill Forest Avenue and Blackjack Court (590-174373; Far Northwest Coalition).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2), Vision clearance.
To increase the height of a stone wall located in a front yard from 30 inches to 39 inches.
Proposal: To legitimize a stone wall constructed within the front yard.
Applicant(s): Creative Housing, Inc.; c/o Jason Sherman
2233 Citygate Drive
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
18. **Application No.:** [BZA21-106](#)
Location: **2200 SPIEGEL DR. (43125)**, located at the northeast corner of Spiegel Drive and Shook Road (495-233211; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a special permit for a 24' x 68' temporary portable building along Spiegel Drive.
Proposal: To install a temporary portable building as a breakroom for a warehouse.
Applicant(s): Lululemon USA Inc.; c/o Romaine Howell
2200 Spiegel Drive
Columbus, Ohio 43125
Attorney/Agent: None
Property Owner(s): Lululemon USA Inc.; c/o Jordan Caruso
400-1818 Cornwall Avenue
Vancouver, British Columbia V6J1C7
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
19. **Application No.:** [BZA21-107](#)
Location: **364 W. LANE AVE. (43201)**, located on the northwest corner of West Lane Avenue and Perry Street (010-207999; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3325.361(B), Landscaping and Screening
To allow a chain link fence.
3325.361(D), Landscaping and Screening
To allow an emergency generator in the side yard.
Proposal: To legitimize an emergency generator and chain link fence.
Applicant(s): Riverwatch Tower Condo Association c/o Robbin Culbertson
364 West Lane Avenue
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

20. **Application No.:** [BZA21-113](#)
Location: **807 HAMLET ST. (43215)**, located on the west side of Hamlet Street approximately 300 feet north of Warren Street (010-037473; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05(A)(4), Area district lot width requirements.
To reduce lot width from 50 feet to 27.4 feet (existing non-conformity).
3332.26(C), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 2 feet (existing non-conformity).
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 22.9 feet.
Proposal: To replace an existing detached garage with a two story detached garage.
Applicant(s): Horus & Ra Development c/o Kareem Amr
1223 E. Main Street, Suite 303
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Tyler Bossetti
367 Anden Avenue, #202
Columbus, Ohio 43215
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov