

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 23, 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, NOVEMBER 23TH, 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.: BZA21-128**
Location: **244 E. 4TH AVE. (43201)**, located on the north side of East 4th Avenue, approximately 108 feet west of North 5th Street (010-053661; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
 To reduce the required maneuvering area from 20 feet to 3 feet for 'Area A' subject to an easement on 'Area B' of not less than 20' total.
3332.05(A)(4), Area district lot width requirements.
 To reduce the required lot width for both 'Area A & B' from 50 feet to maintain the existing 28 feet.
3332.15, R-4 area district requirements.
 To reduce the lot area of 'Area A' from 5,000 sf to 2,352 sf (per 3332.18(C)) and of 'Area B' from 5,000 sf to 1,750 sf.
3332.18(D), Basis of computing area.
 To increase the building lot coverage on 'Area A' from 50 percent to 54 percent.
3332.19, Fronting.
 To allow the dwelling on 'Area B' to front on an alley.

3332.26(C)(1) & (E), Minimum side yard permitted.

To reduce the minimum side yard (west side) for the dwellings on 'Area A' and 'Area B' from 3 feet to 1 foot and 2 feet, respectively (existing condition) and for the shared detached garage on both 'Area A & B' from 3 feet to 0 feet along the interior property line.

3332.27, Rear yard.

To reduce the rear yard of 'Area A' from 25% to 22%.

Proposal: To split a parcel to conform separate single-unit dwellings and to allow access to a shared garage.

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): LS Development Systems, LLC; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215

Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

02. 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

03. 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

04. 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

- 05. 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 10.
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
- 06. Application No.: BZA21-102**
Location: **4048 MORSE RD. (43219)**, located on the north side of Morse Road, approximately and 70 feet east of the Service Road to Transit Drive (600-296464; Northland Community Council).
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 44 spaces to 38.
3356.11(A)(2), C-4 district setback lines.
To reduce the building setback line from 110 feet to 13 feet along Morse Road.
Proposal: To construct a medical office building.
Applicant(s): Columbus Retail Management LLC
30200 Telegraph Road, Suite 205
Bingham, Michigan 48025
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): MTA OUTLOT LLC
150 East Broad Street
Columbus, Ohio 43215
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

- 07. Application No.:** **BZA21-103**
Location: **132 W. WEISHEIMER RD. (43214)**, located on the north side of West Weisheimer Road, approximately 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
- 08. Application No.:** **BZA21-108**
Location: **1581 W. BROAD ST. (43211)**, located on the north side of West Town Street, approximately 125 feet east of Interstate 71 (010-209349; Franklinton Area Commission).
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required
To reduce the minimum number of required parking spaces from 171 to 114 spaces.
Proposal: To construct a 52 unit 3 story apartment building.
Applicant(s): Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, Ohio 43211
Attorney/Agent: Korda/Nemeth Engineering, c/o Eric Walsh
1650 Watermark Drive
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 09. Application No.: BZA21-111**
Location: **8100 BREEZEWOOD CT. (43081)**, located on the southeast corner of Breezewood Court and Summertree Lane (610-217614; Far North Columbus Communities Coalition).
Existing Zoning: SR, Suburban 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 4 feet and from 25 percent opacity to 100 percent opacity.
Proposal: To legitimize a fence in a required yard.
Applicant(s): Nishanta Baurah
8100 Breezewood Court
Columbus, Ohio 43081
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 10. 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

11. **Application No.:** **BZA21-114**
Location: **373 E. THIRTEENTH AVE. (43201)**, located on the south side of East 13th Avenue, approximately 360 feet east of North 4th Street (010-009491; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 4 feet.
3325.805, Maximum Floor Area Ratio (FAR).
To increase the FAR from .40 to .73.
Proposal: To construct a two-unit dwelling.
Applicant(s): 373 E. 13th Ave., LLC, c/o Michael Mahaney
1499 Perry Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** **BZA21-119**
Location: **416 MIDGARD RD. (43202)**, located on the northside of Midgard Road approximately 150 feet west of Woodbine Place (010-008548; 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 27 feet.
Proposal: To replace an existing detached garage with a two-story detached garage.
Applicant(s): Eric D. Martineau
3006 North High Street, Suite 1A
Columbus, Ohio 43202
Attorney/Agent: Applicant
Property Owner(s): Bernice Adams and Melaine Mahaffey
416 Midgard Road
Columbus, Ohio 43202
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov
13. **Application No.:** **BZA21-121**
Location: **5856 PASSAGE CREEK DR. (43016)**, located at the northeast corner of Passage Creek Drive and Spring River Avenue (010-295224; Hayden Run Civic Association).
Existing Zoning: NG, Neighborhood General District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision clearance.
To reduce the 30' x 30' vision clearance triangle to 29' 1" x 27' 9".
Proposal: To legitimize a fence on a residential lot adjacent to a street intersection.
Applicant(s): Faith Jones
5856 Passage Creek Drive
Columbus, Ohio 43016
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** **BZA21-122**
Location: **625 MOHAWK ST. (43215)**, located on the west side of Mohawk Street approximately 145 feet south of East Willow Street (010-020558; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18(C), Basis of computing area.
To increase the lot coverage from 50 percent to 53.8 percent.
3332.21(F), Building lines.
To reduce the required building line from 10 feet to 9 feet.
3332.26(C)(1), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1 foot on the north side.
Proposal: To construct a 1-story addition to the rear of an existing single-unit dwelling.
Applicant(s): Artz, Dehirst & Wheeler, LLP c/o Chad M. Draheim
560 E. Town Street
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): Benjamin and Rebecca Ramirez
625 Mohawk Street
Columbus, Ohio 43215
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov
15. **Application No.:** **BZA21-125**
Location: **7700 CROSSWOODS DR. (43235)**, located on the northeast side of Crosswoods Drive, approximately 640 feet north of East Campus View Boulevard (610-201425; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development 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 368 to 77.
Proposal: To construct an expansion to an existing church building.
Applicant(s): St. John AME Church; c/o Kristopher Coombs
7700 Crosswoods Drive
Columbus, Ohio 43235
Attorney/Agent: Underhill & Hodge; c/o Aaron Underhill, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBBennetch@Columbus.gov

16. **Application No.:** **BZA21-126**
Location: **318 S. BROADLEIGH RD. (43209)**, located on the east side of South Broadleigh Road, approximately 70 feet north of Dale Avenue (010-088415; Central Eastmoor Civic Association).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum north side yard for a garage from 3 feet to 2.3 feet.
Proposal: To raze and rebuild a detached garage on an existing foundation.
Applicant(s): Chris Johnson
318 South Broadleigh Road
Columbus, Ohio 43209
Attorney/Agent: SBA Studios LLC; c/o Scott Baker, Arch.
1565 Dale Ford Road
Delaware, Ohio 43015
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
17. **Application No.:** **BZA21-127**
Location: **7460 LADY KIRK DR. (43004)**, located on the northeast corner of Lady Kirk Drive and Glenkirk Drive (010-234339; Far East Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential-12 District
Request: Variance(s) to Section(s):
3332.285, Perimeter yard.
To reduce the width of the perimeter yard from 10 feet to 0 feet.
Proposal: To install an 8 foot privacy fence on the south side of a multi-unit residential development.
Applicant(s): McNeill Farms East Condominium Association
2 Miranova Place, Suite 380
Columbus, Ohio, 43215
Attorney/Agent: Williams & Strohm, LLC c/o Brad J. Terman
2 Miranova Place, Suite 380
Columbus, Ohio 43215
Property Owner(s): All unit Owners / McNeill Farms East Condo c/o Case Bowen
6255 Corporate Center Drive
Dublin, Ohio 43016
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov

18. **Application No.:** **BZA21-132**
Location: **2493-2503 CLEVELAND AVE. (43211)**, located on the west side of Cleveland Avenue, approximately 60 feet south of Genessee Avenue (010-059370, 010-059584, 010-059425; North Linden Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604(B), Setback requirements.
To allow a parking lot to be located at the side of the principal building.
3372.605(B), Building design standards.
To reduce the minimum width of the principal building from 60 percent of the lot width to 32 percent.
Proposal: To change the use from a religious facility to a banquet hall and event space and add parking.
Applicant(s): Farris Ventures LLC; c/o Angela Farris
602 Cherry Road
Gahanna, Ohio 43230
Attorney/Agent: Gunzelman Architects & Interiors; c/o Laurie Gunzelman, Arch.
333 Stewart Avenue
Columbus, Ohio 43206
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
19. **Application No.:** **BZA21-133**
Location: **156 E. LAKEVIEW AVE. (43202)**, located on the north side of East Lakeview Avenue, approximately 600 feet west of Calumet Street (010-015969; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the rear yard area from 25 percent of the lot to 9 percent.
Proposal: To construct a window porch onto the rear of the dwelling.
Applicant(s): Latifa Ayad
156 East Lakeview Avenue
Columbus, Ohio 43202
Attorney/Agent: Suncraft Corporation, Inc.; c/o James Knox
122 West Johnstown Road
Gahanna, Ohio 43230
Property Owner(s): Buckeye Family 2 LLC
5656 Maple Dell Court
Hilliard, Ohio 43026
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

20. **Application No.:** BZA21-130
Location: 234 S. HIGHLAND AVE. (43223), located at the southeast corner of South Highland Avenue and Fairfield Place (010-056048; Greater Hilltop Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(C)(1), Minimum side yard permitted.
To reduce the minimum side yard along the south property line for a stairwell to access the dwelling.
Proposal: To add a stairwell to a newly built dwelling.
Applicant(s): The Sharon Holmes LLC; c/o Stephen Bryant
620 Taylor Station Road, Suite A
Gahanna, Ohio 43230
Attorney/Agent: Daniel Keiser, Arch.
800 Cross Pointe Road
Gahanna, Ohio 43230
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov