

# RESULTS AGENDA

## 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 23<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.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 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)

**02. Application No.:** **BZA21-070 \*\*APPROVED\*\***

**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](mailto:PBennetch@Columbus.gov)

**03. Application No.:** **BZA21-084 \*\*TABLED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)

**04. Application No.:** BZA21-085 **\*\*TABLED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)

- 05. Application No.:** **BZA21-090 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)
- 06. Application No.:** **BZA21-102 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)

07. **Application No.:** **BZA21-103 \*\*TABLED\*\***  
**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](mailto:MJMaret@Columbus.gov)
08. **Application No.:** **BZA21-108 \*\*TABLED\*\***  
**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](mailto:JFFreise@Columbus.gov)

- 09. Application No.:** **BZA21-111 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
- 10. Application No.:** **BZA21-113 \*\*APPROVED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)

11. **Application No.:** **BZA21-114 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
12. **Application No.:** **BZA21-119 \*\*APPROVED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)
13. **Application No.:** **BZA21-121 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)

14. **Application No.:** **BZA21-122 \*\*APPROVED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)
15. **Application No.:** **BZA21-125 \*\*TABLED\*\***  
**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](mailto:PBBennetch@Columbus.gov)

16. **Application No.:** **BZA21-126 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)
17. **Application No.:** **BZA21-127 \*\*TABLED\*\***  
**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](mailto:SLSaumenig@Columbus.gov)

18. **Application No.:** **BZA21-132 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)
19. **Application No.:** **BZA21-133 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)

20. **Application No.:** BZA21-130 **\*\*TABLED\*\***  
**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](mailto:MJMaret@Columbus.gov)