

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 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 **MONDAY, DECEMBER 20TH, 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.: BZA21-084**
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

02. 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 vision clearance 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

03. 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 replace an existing detached garage with a two-story detached 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

04. 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

- 05. Application No.:** **BZA21-120**
Location: **1803 FAIRWOOD AVE. (43207)**, located on the west side of Fairwood Avenue, approximately 620 north of Smith Road (010-115126; Columbus Southside Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback from 25 feet to 22.25 feet.
3332.25, Maximum side yards required.
To reduce the total side yards required from 12 feet to 9 feet.
3332.26(B), Minimum side yard permitted.
To reduce the minimum north side yard from 5 feet to 3 feet.
Proposal: To convert a breezeway and garage into living space.
Applicant(s): Tegan Lehman
2987 Greenvale Drive
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 06. 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

07. Application No.: **BZA21-129**

Location: **151 SHERMAN AVE. (43205)**, located at the northwest corner of Sherman Avenue and Oak Street (010-288059; Near East Area Commission).

Existing Zoning: ARLD, Apartment Residential Low Density District

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

3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces on Lot A from 23 required to 15 provided.

3312.21(A)(2), Landscaping and Screening.
To reduce soil area per tree for two (2) parking lot trees from 145 SF to 117 SF and 126 SF and to reduce the soil radius for one tree from 4 feet to 3.5 feet.

3312.25, Manuevering.
To permit access and maneuvering area on Area B for three (3) parallel parking spaces on Area A.

3333.11, ARLD area District Requirements.
To reduce lot area for Lot A from 2,500 square feet per dwelling unit to 807 square feet per dwelling unit.

3333.18(F), Building lines.
To reduce the minimum 10' building setback from Sherman Avenue to the existing 7.5' building setback and to reduce the minimum 10' Oak Street building setback to the existing 0' building setback for Lot A.

3333.23, Minimum side yard permitted.
To reduce the north side yard from 5.83' to 0'.

3321.05(B)(12), Vision clearance.
To reduce the 30'x30' clear vision triangle at the intersection of Oak Street and Sherman Avenue to 10'x10'.

3332.15, R-4 area district requirements.
To reduce lot area for Lot B from 7,500 square feet to 4,165 square feet for the proposed three (3) unit building.

3332.18(D), Basis of computing area.
To increase lot coverage from 50% to 60% for Lot B. 3332.21(F), Building Lines, to reduce the Oak Street building setback from 10' to 1'.

3332.25, Maximum side yards required.
To reduce total side yard for Lot B (20% of 70') from 14 feet to 7'.

3332.26, Minimum side yard permitted.
To reduce the minimum side yard on Lot B from 5.33' to 4' and 3' for the east and west side yard.

3321.05(B)(1), vision clearance.
To reduce the height of the 10'x10'x10' clear vision triangle at Oak Street and alley on west side of Lot B to 10'x10'x9'

3321.07(B), Landscaping.
To reduce dwelling unit trees from 1 to 0.

Proposal: To split an existing .4 acre parcel, containing a three-story 15-unit building with surface parking lot, to construct a three-unit dwelling on the new parcel.

Applicant(s): Kentop and Sons, LLC, c/o Dave Perry
411 East Town Street, Fl. 1
Columbus, Ohio 43215

Attorney/Agent: Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl. 2
Columbus, Ohio 43215

Property Owner(s): Kentop and Sons, LLC, c/o Shea Wilson
103 South 18th Street
Columbus, Ohio 43205

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. 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
- 09. Application No.:** **BZA21-137**
Location: **3330 INDIANOLA AVE. (43214)**, located on the east side of Indianola Avenue, approximately 240 feet north of East North Broadway (010-024287 & 010-023306; Clintonville 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 42 percent.
Proposal: To raze and rebuild a restaurant with a drive-thru.
Applicant(s): Burger King Corporation
PO Box 020783, General Mail Facility
Miami, Florida 33102-0783
Attorney/Agent: Technical Group Inc, c/o Danielle Bohannon
37716 Hills Tech Drive
Farmington Hills, Michigan 48331
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

10. **Application No.:** **BZA21-140**
Location: **1888 FAIRMONT AVE. (43223)**, located at the southeast corner of West Broad Street and Fairmont Avenue (010-066814; Greater Hilltop Area Commission).
Existing Zoning: R-3, Residential 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 302 to 108
Proposal: To renovate the Glenwood Community Recreation Center swimming pool.
Applicant(s): Williams Architects Aquatics c/o Nancy Weir
1335 Dublin Road, Suite 221-A
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): City of Columbus, Recreation & Parks Department
1111 E. Broad Street, 1st Floor
Columbus, Ohio 43205
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov
11. **Application No.:** **BZA21-142**
Location: **1300 E. WINDSOR AVE. (43215)**, located at the northeast corner of East Windsor Avenue and Cleophus Kee Boulevard (010-003852; South Linden Area Commission).
Existing Zoning: R-3, Residential 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 312 to 85.
Proposal: To renovate the existing Windsor swimming pool and expand the existing bathhouse.
Applicant(s): Williams Architects Aquatics c/o Nancy Weir
1335 Dublin Road, Suite 221-A
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): City of Columbus, Recreation & Parks Department
1111 E. Broad Street, 1st Floor
Columbus, Ohio 43205
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov

12. **Application No.:** **BZA21-143**
Location: **251 JACKSON ST. (43206)**, located at the southwest corner of Jackson Street and Cedar Alley (010-011770; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 18 feet for the garage space and from 20 feet to 16 feet for the surface space.
3332.25(B), Maximum side yards required.
To reduce the maximum side yard from 9.4 feet to maintain the existing 0 feet.
3332.26(C)(2), Minimum side yard permitted.
To reduce the minimum side yard (both east/west sides) from 5 feet to maintain the existing 0 feet.
3332.27, Rear yard.
To reduce the rear yard from 25% of the lot area to 5.73% (195.4 SF).
Proposal: To construct a new attached garage and home addition.
Applicant(s): Scot & Kelly Helton
251 Jackson Street
Columbus, Ohio 43206
Attorney/Agent: Juliet Bullock Architects
1182 Wyandotte Road
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
13. **Application No.:** **BZA21-144**
Location: **969 E. MOUND ST. (43205)**, located on the south side of East Mound Street approximately 50 feet west of Gilbert Street (010-006031; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18(C), Basis of computing area.
To increase the building lot coverage from 50 percent to 62 percent.
3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 16.3 feet.
Proposal: To legitimize a detached garage in the rear yard.
Applicant(s): Zion 615, LLC c/o Mary Murphy
6622 Estate View Drive
Blacklick, Ohio 43004
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov

- 14. Application No.:** **BZA21-145**
Location: **3632-3640 INDIANOLA AVE. (43214)**, located on the east side of Indianola Avenue, east of the intersection with Fallis Road (010-071130; Clintonville Area Commission).
Existing Zoning: C-3, 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 on the following lots: (Lot 2: 75 to 8) (Lot 3: 3 to 0) (Lot 5: 3 to 0) and (Lot 6: 45 to 14)
3309.14, Height districts (Per BZA20-006).
To increase the allowable height of buildings from 35 feet to 40 feet.
3372.705 (B), Building design standards (Per BZA20-006).
To permit the width of the principal building along the primary building frontage to be less than the minimum 60% lot width; to be 43% of the lot width.
3355.09 (A) (2), C-3 district setback lines (Per BZA20-006).
To reduce the building setback from 25 feet to 15 feet.
Proposal: To divide a mixed-use development into separate lots with shared parking.
Applicant(s): Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062
Attorney/Agent: Connie J. Klema, Atty.
P.O. Box 991
Pataskala, Ohio 43062
Property Owner(s): The Avenue Apartments, L.L.C.
3300 Riverside Drive, Suite 100
Upper Arlington, Ohio 43221
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
- 15. Application No.:** **BZA21-146**
Location: **6048 SAWMILL RD. (43017)**, located on the west side of Sawmill Road, approximately 800 feet north of Tuller Parkway (590-214705; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 36 to 18.
Proposal: To convert a retail use to an eating and drinking establishment.
Applicant(s): Jayeshkumar Patel
8166 Amberley Drive
Mentor, Ohio 44060
Attorney/Agent: Michael Nenna, Architect
1924 Rt. 22 East
Bound Brook, New Jersey, 08805
Property Owner(s): Kimberly A. Johnson
6044 Sawmill Road
Dublin, Ohio 43017
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

16. Application No.: **BZA21-147**
Location: **5410 BYERS CIR. E. (43229)**, located on the east side of Byers Circle East approximately 63 feet north of East Lincoln Avenue (010-110208; Northland Community Council).
Existing Zoning: M, Manufacturing 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 40 to 16.
3312.25, Maneuvering.
To allow maneuvering between the parking setback and right-of-way line.
3312.27(3), Parking setback line.
To reduce the parking setback from 10 feet to 6 feet.
3312.21(A), Landscaping and Screening.
To reduce the number of required shade trees from 1 to 0.
Proposal: To construct an infill building between two existing buildings for an automotive repair shop.
Applicant(s): Arcon Construction, Inc. c/o Steve Arend
543 W. Rich Street
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): Luke Walker
5410 Byers Circle East
Columbus, Ohio 43229
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@Columbus.gov

17. **Application No.:** BZA21-156
Location: 233 E. GREENWOOD AVE. (43201), located on the south side of Greenwood Avenue, approximately 120 feet east of North Fourth Street (010-013135; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3309.14, Height Districts
 To increase building height from 35 feet to 38 feet.
3332.18(D), Basis of computing area
 To increase permitted lot coverage from 50% to 64%.
3332.19, Fronting
 To allow a building to not front a public street.
3332.25, Maximum Side Yard Required
 To reduce total side yard from 16 feet to 8 feet.
3332.26, Minimum Side Yard Permitted
 To reduce the south side yard from 5 feet to 3 feet.
3332.27, Rear Yard
 To reduce Rear Yard from 25% of lot area to 12% of lot area.
Proposal: To construct a two-unit dwelling.
Applicant(s): Roby Development, c/o Dave Perry
411 E. Town Street, Fl. 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl. 2
Columbus, Ohio 43215
Property Owner(s): Roby Development, c/o Joel Roby
7100 Muirfield Drive, Ste. 200
Dublin, Ohio 43017
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov