

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 25, 2022**

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, JANUARY 25, 2022 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.: BZA21-110**
Location: 2295 LOCKBOURNE RD. (43207), located on the west side of Lockbourne Road, approximately 320 feet south of Buckeye Park Road (010-113353 & 010-100077; Columbus Southside Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.12, Portable building.
 To allow portable buildings for storage.
3312.21(A), Landscaping and screening.
 To not provide interior landscaping.
3312.21(B), Landscaping and screening.
 To not provide perimeter landscaping.
3312.27(2), Parking setback line.
 To reduce the parking setback line from 25 feet to 0 feet.
3312.39(A), Striping and marking.
 To not provide parking space striping.
3312.41(B), Access and circulation.
 To not provide a pedestrian connection from the building to the public sidewalk.
3312.43, Required surface for parking.
 To allow gravel as a surface for parking.

3312.45, Wheel stop device.
To not provide wheel stop devices for parking spaces.
3321.01(A), Dumpster area.
To not screen a dumpster on all sides.
3363.24(F), Building lines in an M-manufacturing district.
To reduce the building setback for a 7'6" fence along Lockbourne Road from 50 feet to 0 feet.
3363.41(a), Storage.
To reduce the storage setbacks from 20 feet to 0 feet on the north, south, and west sides.

Proposal: To legitimize conditions and expand a concrete business.
Applicant(s): 2295 Lockbourne Road LTD
2295 Lockbourne Road
Columbus, Ohio 43207
Attorney/Agent: Smith & Hale; c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43207
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

02. Application No.: **BZA21-118**
Location: **3028 N. HIGH ST. (43202)**, located on the southeast corner of North High Street and East Weber Road (010-052794; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49(C), Minimum number of parking spaces required.
To reduce the number of required parking spaces from 3 to 0.
Proposal: To legitimize and further expand an existing deck in the rear of the building.
Applicant(s): Jomi, Inc.
3028 N. High Street
Columbus, Ohio 43202
Attorney/Agent: Smith & Hale; c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): HIWEB Ltd.
4643 Olentangy Boulevard
Columbus, Ohio 43214
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

- 03. Application No.: BZA21-124**
Location: **2875 E. LIVINGSTON AVE. (43209)**, located at the southeast corner of East Livingston Avenue and Wellesley Road (010-092223; Mideast Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line along Dover Avenue from 25 feet to 0 feet.
3312.21(B), Landscaping and screening.
To provide no perimeter landscaping to visually buffer a parking lot from residentially zoned property.
3332.26(B), Minimum side yard permitted.
To reduce the side-yard setback line along the west side of the property from 5 feet to 0 feet
Proposal: The installation of a new surface parking lot to be used by an accessory religious structure and to legitimize an existing parking lot used by the primary religious structure.
Applicant(s): Robert Brennan
197 East Gay Street
Columbus, Ohio 43215
Attorney/Agent: Korda/Nemeth Engineering, c/o Cody Free
1650 Watermark Drive
Columbus, Ohio 43215
Property Owner(s): Owner
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 04. Application No.: BZA21-134**
Location: **1439 BOSWALL DR. (43085)**, located on the south side of Boswall Drive, approximately 300 feet southwest of Murrayfield Drive (610-227816; Far North Columbus Communities Coalition).
Existing Zoning: LR-2, Limited Residential District
Request: Variance(s) to Section(s):
3332.28, Side or rear yard obstruction.
To allow a structure (an 8 foot tall fence) in the side yard.
Proposal: To legitimize a 72.5 inch fence in the side yard.
Applicant(s): Ray Masa
1439 Boswall Drive
Worthington, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 05. Application No.: BZA21-149**
Location: **5548 GLASGOW PL. (43235)**, located at the northeast corner of Glasgow Place and Ellinger Street (010-157388; Northwest Civic Association).
Existing Zoning: R-1, 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 the front yard along Ellinger Way.
Proposal: To legitimize a fence constructed within the front yard.
Applicant(s): Sue Gorsuch
5584 Glasgow Place
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
- 06. Application No.: BZA21-150**
Location: **363 THURMAN AVE. (REAR) (43206)**, located at the northeast corner of Thurman Avenue and Nursery Lane (010-057414; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the northern side yard from 5 feet to 1 foot.
Proposal: To construct a room addition to the north side of the dwelling.
Applicant(s): Kara Greitzer
363 Thurman Avenue (Rear)
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.: BZA21-152**
Location: **450 EAST TULANE RD. (43202)**, located on the north side of Tulane Road, approximately 140 feet east of Indianola Avenue (010-048605; 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 24 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Erin & Benjamin Johnson
450 Tulane Road
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.: BZA21-153**
Location: **2590 FINDLEY AVE. (43202)**, located on the east side of Findley Avenue, approximately 120 feet north of Hudson Street (010-033929; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3325.805, Maximum Floor Area Ratio (FAR).
To increase the FAR from .40 to .5747
Proposal: To construct a single-unit dwelling.
Applicant(s): Firas Habli
2057 Decker Court
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 09. Application No.: BZA21-154**
Location: **3306 HAIRST DR. (43068)**, located on the northeast side of Hairst Drive, approximately 160 feet west of O'Heagra Drive (058-0435200; Far East Area Commission).
Existing Zoning: R-2, 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 17 percent.
Proposal: To construct a single-unit dwelling with attached garage.
Applicant(s): Homewood Corporation; c/o Keli Breckenridge
2700 East Dublin-Granville Road
Columbus, Ohio 43231
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 10. Application No.: BZA21-155**
Location: **729 BECK ST. (43206)**, located at the southeast corner of East Beck Street and South 17th Street (010-021692; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(1), Vision Clearance.
To allow a portion of a parking space to fall within the required 10 x 10 clear vision triangle.
3332.14, R-2F area district requirements.
To decrease the required lot area from 6,000 square feet to 2,967 square feet for Parcel A and Parcel B.
3332.27, Rear yard.
To decrease the rear yard setback from 25 percent to 7.1 percent for Parcel A and from 25 percent to 11.7 percent for Parcel B.
3332.28, Side or rear yard obstruction.
To allow parking in the side yard.
3312.49, Minimum number of parking spaces required.

To decrease the required parking spaces from 4 spaces to 0 spaces.

Proposal: To split the parcel and construct a two-unit dwelling on each parcel.
Applicant(s): Maple Craft LLC c/o Gary Dunn
5863-C Zarley Street
New Albany, Ohio 43054
Attorney/Agent: Applicant
Property Owner(s): Svetlana Shaulova
8004 Crescent Drive
Lewis Center, Ohio 43035
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

11. **Application No.:** **BZA21-157**
Location: **4150-4207 WORTH AVE. (43219)**, located at the northeast corner of Stelzer Road and Laet Drive (010-147168; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a special permit for a portable building.
Proposal: To extend installation of a pop-up portable building within Easton.
Applicant(s): DHL Express; c/o Kelly Shepard
1210 South Pine Island Road
Plantation, Florida 33324
Attorney/Agent: None
Property Owner(s): Easton Gateway, LLC
4016 Townsfair Way, Suite 201
Columbus, Ohio 43219
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
12. **Application No.:** **BZA21-158**
Location: **162 E. NORTH BROADWAY (43214)**, located on the north side of East North Broadway, approximately 830 feet west of Calumet Street (010-052366; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 22 feet 3.75 inches.
Proposal: To raze and rebuild a new detached garage.
Applicant(s): Jamee & Bradley Parish
295 East Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBBennetch@Columbus.gov

13. **Application No.:** **BZA21-161**
Location: **245 N. MONROE AVE. (43085)**, located on the west side of North Monroe Road approximately 166 feet south of Talmadge Street (010-012801; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To decrease the required lot width from 50 feet to 30 feet (Lots A, B, C, and D).
3332.14, R-2F area district requirements.
To decrease the required lot size from 6,000 square feet to 5,250 square feet (Lots A, B, C, and D).
Proposal: To split the existing parcel into four parcels and build four single family homes on each.
Applicant(s): New City Ohio c/o Sean Knoppe
P.O. Box 732
Worthington, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
14. **Application No.:** **BZA21-162**
Location: **181 GLENCOE RD. (43214)**, located on the south side of Glencoe Road approximately 115 feet west of East Torrence Road (010-071787; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the allowable lot area of a private garage from 720 square feet to 864 square feet.
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 23 feet.
Proposal: To demolish the existing detached two-car garage and replace it with a new detached garage.
Applicant(s): Heidi Bostelman
181 Glencoe Road
Columbus, Ohio 43214
Attorney/Agent: Seth Trance
94 Chatham Road
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

15. **Application No.:** BZA21-163
Location: 3900 S. HIGH ST. (43207), located on the southwest corner of South High Street and Obetz Road (010-111553; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11(A), C-4 district setback lines.
To reduce the building setback line from 25 feet to 0 feet along Obetz Road.
Proposal: To replace the existing vacuums within the building setback.
Applicant(s): Matt Poindexter
2800 Corporate Exchange Drive, Suite 400
Columbus, Ohio 43231
Attorney/Agent: Applicant
Property Owner(s): TH Midwest Inc. c/o Rob Polo
165 Flanders Road
Westborough, Massachusetts 01581
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov