

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 22, 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, FEBRUARY 22, 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.:** BZA21-151
Location: 1055 W. 5TH AVE. (43212), located on the south side of West 5th Avenue, approximately 65 feet east of Oxley Road (010-015168; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 28 to 15.
Proposal: To convert a portion of the building to a veterinary office.
Applicant(s): Dr. Jane Flores
1250 North High Street
Columbus, Ohio 43201
Attorney/Agent: Blostein / Overly Architects; c/o Bart Overly
922 West Broad Street
Columbus, Ohio 43222
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

- 02. 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
- 03. 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; PBennetch@Columbus.gov

- 04. 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
- 05. 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 6 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

- 06. Application No.:** **BZA21-165**
Location: **6080 N. HAMILTON RD. (43081)**, located on the east side of of North Hamilton Road, north of East Dublin-Granville Road (010-304257; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To increase the maximum number of required parking spaces from 14 to 18.
Proposal: To construct a credit union with drive-thru.
Applicant(s): Kemba FCU; c/o Bryan Balemain
550 Office Center Place
Columbus, Ohio 43230
Attorney/Agent: Kramer Engineers; c/o Matthew Dicken
394 Oak Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov
- 07. Application No.:** **BZA21-167**
Location: **2864 N. HIGH ST. (43202)**, located on the east side of North High Street, approximately 270 feet north of Olentangy Street (010-015659; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.13(B), Driveway.
To reduce the minimum driveway width from 20 feet to 19 feet.
3312.21(A)(2), Landscaping and screening.
To reduce the soil area for a parking lot tree from 145 square feet and a 4 foot radius to 127 square feet and a 2.5 foot radius.
3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 19 feet.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of required parking spaces from 14 to 10.
Proposal: To change the use of an existing building from retail/automotive repair to exclusively retail.
Applicant(s): High St. Kitchens LLC
402 Ocean Avenue
Encinitas, California 92024
Attorney/Agent: Walter Rubio
6593 Riverdale Street
San Diego, California 92120
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

- 08. Application No.:** **BZA21-168**
Location: **1600 HANSEN AVE. (43224)**, located on the north side of Hansen Avenue, approximately 890 feet west of Dresden Street (010-232902; North Linden Area Commission).
Existing Zoning: L-R-2, Limited 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 20 percent.
Proposal: To construct a single-unit dwelling.
Applicant(s): Susan Kirkman
690 Brice Road
Reynoldsburg, Ohio 43068
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
- 09. Application No.:** **BZA21-173**
Location: **5979 E. MAIN ST. (43213)**, located at the southwest corner of East Main Street and McNaughten Road (010-016622; Far East Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.27(4), Parking setback line.
To reduce the minimum parking setback along East Main Street from 10 feet to 3 feet.
3321.01, Dumpster area.
To allow the dumpsters to be located with the building setback, 10 feet from East Main Street.
3356.11(A)(2), C-4 district setback lines.
To reduce the minimum building setback along East Main Street from 60 feet to 40 feet.
Proposal: To raze and rebuild a restaurant with associated parking.
Applicant(s): City BBQ; c/o Keith Willis
5168 Blazer Parkway
Dublin, Ohio 43017
Attorney/Agent: CESO, Inc.; c/o Jeffrey Lonchor, P.E.
2800 Corporate Exchange Drive, Suite 400
Columbus, Ohio 43231
Property Owner(s): W&D Davis Investment Co., LTD.
102 County Line Road West #A
Westerville, Ohio 43082
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

10. **Application No.:** BZA21-174
Location: 118 S. YALE AVE. (43222), located on the east side of Yale Avenue, at the terminus of West State Street (010-013682; Franklinton Area Commission).
Existing Zoning: M, Manufacturing 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 50 to 40.
3363.19, Location requirements.
To reduce the separation requirement of a more objectionable use to a residentially zoned district from 600 feet to 50 feet.
Proposal: To expand an existing furniture production and storage facility.
Applicant(s): Furniture Bank of Central Ohio, c/o Philip R. Washburn, President and CEO
118 South Yale Avenue
Columbus, Ohio 43222
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** BZA21-177
Location: 333 W. 6TH AVE. (43201), located on the south side of West Sixth Avenue, approximately 40 feet east of Pennsylvania Avenue (010-001092; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.38(F,G), Private garage.
To increase the area devoted to a garage from 720 sq.ft to 1,080 sq.ft and to increase the height from 15 feet to 26 feet.
UPDATE PER EMAILS
Proposal: To legitimize the square footage of an existing garage and to add a second story.
Applicant(s): Jared Herschell
333 West 6th Avenue
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov