

# RESULTS AGENDA

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

- 02. Application No.:** **BZA21-124 \*\*TABLED\*\***  
**Location:** **2875 E. LIVINGSTON AVE. (43209)**, located at the southwest 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 east 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](mailto:JFFreise@Columbus.gov)
- 03. Application No.:** **BZA21-125 \*\*APPROVED\*\***  
**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](mailto: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 parking requirements.  
To decrease the required lot area from 6,000 square feet to 2,967 square feet for Parcel A and Parcel B.  
3332.17, 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](mailto: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 building setbacks within the building setback.  
**Applicant(s):** Matt Poirier  
600 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](mailto:SLSaumenig@columbus.gov)

- 06. Application No.: BZA21-165 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)
- 07. Application No.: BZA21-167 \*\*APPROVED\*\***  
**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](mailto:MJMaret@Columbus.gov)

- 08. Application No.:** **BZA21-168 \*\*APPROVED\*\***  
**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](mailto:PBennetch@Columbus.gov)
- 09. Application No.:** **BZA21-173 \*\*APPROVED\*\***  
**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):  
3321.01, Dumpster area.  
To allow the dumpsters to be located within 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](mailto:PBennetch@Columbus.gov)

10. **Application No.:** **BZA21-174 \*\*APPROVED\*\***  
**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](mailto:JFFreise@Columbus.gov)
11. **Application No.:** **BZA21-177 \*\*APPROVED\*\***  
**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.  
3332.26(E), Private Garage.  
To reduce the minimum side yard for a detached garage from 3 feet to .4 feet.  
3312.25, Maneuvering.  
To reduce the maneuvering area from 20 feet to 19.3 feet.  
**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](mailto:JFFreise@Columbus.gov)

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