

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MARCH 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, MARCH 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.: BZA22-001**  
**Location:** **2103 BIG TREE DR. (43223)**, located on the west side of Big Tree Drive, approximately 30 feet south of Carrollton Drive (570-222213; Southwest Area Commission).  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3312.27(2), Parking setback line.  
To reduce the parking setback from 25 feet to 9 feet.  
**Proposal:** To legitimize and pave a driveway expansion.  
**Applicant(s):** Laura Asher  
2103 Big Tree Drive  
Columbus, Ohio 43223  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

**02. Application No.:** **BZA22-004**  
**Location:** **45-53 E. 1ST AVE. (43201)**, located on the south side of East 1st Avenue, at the terminus of Mount Pleasant Avenue (010-031680 & 010-035498; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.03(D), Administrative requirements.  
To allow lot B's parking spaces to be located on lots A and C (existing).  
3312.25, Maneuvering.  
To allow maneuvering for lot A's parking spaces across parcel lines.  
3312.29, Parking space.  
To allow parking spaces to cross the parcel line between lot A and C.  
3332.05(A)(4), Area district lot width requirements.  
To reduce lot B's minimum width from 50 feet to 37 feet (existing).  
3332.15, R-4 area district requirements.  
To reduce lot A's area from 7,200 square feet to 6,750 square feet, and lot B's area from 5,000 square feet to 3,250 square feet.  
3332.19, Fronting.  
To allow lot C to front on an alley.  
3332.25, Maximum side yards required.  
To reduce lot B's total side yards required from 7.5 feet to 5.58 feet (existing).  
3332.26(C), Minimum side yard permitted.  
To reduce lot A's minimum east side yard from 5 feet to 2 feet 2 inches.  
To reduce lot B's east side yard from 3 feet to 2 feet 7 inches (existing).  
3332.27, Rear yard.  
To reduce lots A and B's rear yards from 25 percent of the lot area to 16.7 percent.  
**Proposal:** To split 2 developed lots into 3 and construct a two-unit dwelling on the new lot.  
**Applicant(s):** Horus & Ra Development; c/o Kareem Amr  
1223 East Main Street, Suite 303  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Boss Lifestyle LLC; c/o Tyler Bossetti  
936 North High Street, #602  
Columbus, Ohio 43201  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

- 03. Application No.:** **BZA22-005**  
**Location:** **1332 HIGHLAND ST. (43201)**, located at the northeast corner of Highland Street and West 6th Avenue (010-013082; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.805, Maximum Floor Area Ratio (FAR).  
To increase the maximum floor area ratio from 0.40 to 0.62.  
**Proposal:** To convert the single-unit dwelling attic into habitable space.  
**Applicant(s):** Timothy Wolf Starr & Melissa Starr  
1332 Highland Street  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
- 04. Application No.:** **BZA22-007**  
**Location:** **105 ACTON RD. (43214)**, located on the south side of Acton Road, approximately 150 feet west of Foster Street (010-071286; 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 22.33 feet.  
**Proposal:** To expand the existing detached garage and add a 2nd floor.  
**Applicant(s):** Joseph Krall  
105 Acton Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Brenda Parker, Arch.  
405 North Front Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 05. Application No.:** **BZA22-010**  
**Location:** **1724 W. 5TH AVE. (43212)**, located at the northeast corner of West 5th Avenue and Westwood Avenue (010-062275; 5th by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.604(A), Setback requirements.  
To increase the maximum building setback along West 5th Avenue from 10 feet to 12 feet.  
3372.605(B), Building design standards.  
To reduce the width of the principal building from 60 percent of the lot width to 14.7 percent.  
3372.605(D), Building design standards.  
To reduce the area of window glass on the West 5th Avenue frontage from 60 percent to 16 percent.  
**Proposal:** To redevelop the site with an oil change service facility.  
**Applicant(s):** Valvoline, LLC; c/o Robin Peck  
100 Valvoline Way  
Lexington, Kentucky 40509  
**Attorney/Agent:** CESO, Inc.; c/o Kelly Schwieterman, P.E.  
3601 Rigby Road  
Miamisburg, Ohio 45342  
**Property Owner(s):** 1724 West Fifth Avenue, LLC; c/o John Royer  
1480 Dublin Road  
Columbus, Ohio 43215  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
- 06. Application No.:** **BZA22-011**  
**Location:** **434 KING AVE. (43201)**, located on the north side of King Avenue, approximately 55 feet west of Battelle Boulevard (010-040786; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.801, Maximum Lot Coverage.  
To increase the maximum lot coverage from 25 percent to 26.9 percent.  
3325.805, Maximum Floor Area Ratio (FAR).  
To increase the maximum floor area ratio from 0.40 to 0.547.  
3332.26(C)(1), Minimum side yard permitted.  
To reduce the minimum west side yard from 3 feet to 2 feet 2 inches (existing).  
**Proposal:** To construct an addition onto the rear of a single-unit dwelling.  
**Applicant(s):** Douglas A. Hill  
434 King Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

- 07. Application No.:** **BZA22-013**  
**Location:** **897 W. BROAD ST. (43222)**, located at the southeast corner of West Broad Street and Martin Avenue (010046820; Franklinton Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of parking spaces from 12 to 6.  
**Proposal:** To expand an existing retail space, reconfigure an existing parking lot and to add an outdoor patio/dining area.  
**Applicant(s):** Franklinton Cycle Works  
897 West Broad Street  
Columbus, Ohio 43222  
**Attorney/Agent:** Rich Pontius, Architect  
2011 Riverside Drive  
Columbus, Ohio 43221  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 08. Application No.:** **BZA19-070**  
**Location:** **1079 E. 5TH AVE. (42301)**, located at the southwest corner of East 5th Avenue and the Norfolk and Western Railroad (010-094120; Milo-Grogan Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3392.10(b), Performance requirements.  
To increase the material pile height from 10 feet to 25 feet.  
**Proposal:** To legitimize an increase in pile height for a recycling facility.  
**Applicant(s):** H&P Global LLC; c/o Eugene Wang  
1079 East 5th Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Smith & Hale; c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

- 09. Application No.: BZA21-071**  
**Location:** **5080 CHERRY BLOSSOM WAY (43230)**, located on the north side of Cherry Blossom Way, approximately 230 feet east of Cherry Bottom Road (600-196723; Northland Community Council).  
**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 11 feet.  
**Proposal:** To legitimize an expanded driveway.  
**Applicant(s):** Mohosina Aktar  
5080 Cherry Blossom Way  
Columbus, Ohio 43230  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
- 10. Application No.: BZA21-078**  
**Location:** **1959 & 1963 SULLIVANT AVE. (43223)**, located on the south side of Sullivant Avenue, approximately 40 feet west of Nashoba Avenue (010-012160 & 010-012159; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, 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 from 32 to 5.  
3372.605(D), Building design standards.  
To reduce the area of the first floor window glass from 60 percent to 23 percent (existing).  
3372.605(E)(3), Building design standards.  
To reduce the area of the second floor window glass from 25 percent to 13 percent (existing).  
3372.607(B), Landscaping and screening.  
To allow chain-link fencing and to increase the height of parking lot screening from 4 feet to 6 feet.  
3372.607(C), Landscaping and screening.  
To locate the dumpster on the adjacent parcel to the west.  
**Proposal:** To change the first floor use from office to restaurant.  
**Applicant(s):** K & K Rebab and Rentals LLC; c/o Kenneth Koon  
1977 Sullivant Avenue  
Columbus, Ohio 43223  
**Attorney/Agent:** Redesigns Architecture; c/o Fred Hutchison, Arch.  
1166 Bryden Road  
Columbus, Ohio 43205  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

11. **Application No.:** BZA21-136  
**Location:** 2000-2108 S. HIGH ST. (43207), located at the northeast corner of South High Street and Kingston Avenue (010-104087 & 7 others; Columbus Southside Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle.  
To allow aisles for both lots to cross parcel lines.  
3312.21(A), Landscaping and screening.  
To reduce lot B's number of required shade trees from 2 to 0.  
3312.25, Maneuvering.  
To allow maneuvering for both lots to cross parcel lines.  
3312.27(4), Parking setback line.  
To reduce the parking setback for both lots from 10 feet to 5 feet.  
3312.29, Parking space.  
To allow parking spaces for both lots to cross parcel lines.  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of required vehicle parking spaces for lot A from 901 to 239, and for lot B from 259 to 12.  
3312.53(B)(2), Minimum number of loading spaces required.  
To reduce the required number of loading spaces for lot B from 1 to 0 (previously approved).  
3321.01(A), Dumpster area.  
To not screen dumpsters on lot A.  
3321.05(A)(1), Vision clearance.  
To not provide clear vision triangles on lot B.  
3363.24(F), Building lines in an M-manufacturing district.  
To reduce lot B's minimum building setback from 9 feet to 5 feet.  
**Proposal:** To split and combine lots and renovate, repurpose, and add commercial tenants to a factory facility.  
**Applicant(s):** KDL Properties, LLC; c/o Justin McAllister  
2050 South High Street  
Columbus, Ohio 43207  
**Attorney/Agent:** Underhill & Hodge; c/o David Hodge, 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)

12. **Application No.:** **BZA21-141**  
**Location:** **2091 HENDRIX DR. (43123)**, located at the northwest corner of Hendrix Drive and Feddern Avenue (570-110834; Southwest Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.083, Manufacturing facilities, specific nature.  
To grant a Special Permit for a fat, grease, lard or tallow manufacturing; rendering or refining use.  
3363.19, Location requirements.  
To reduce the separation requirement of a more objectionable use from a residentially zoned district from 600 feet to 435 feet.  
**Proposal:** To legitimize a butter processing facility.  
**Applicant(s):** CRL Leasing, LLC, c/o Rock Strawser  
2136 Hardy Parkway  
Grove City, Ohio 43123  
**Attorney/Agent:** Michael T. Shannon, Atty.  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
13. **Application No.:** **BZA21-148**  
**Location:** **207-215 E. 15TH AVE. (43201)**, located on the south side of East 15th Avenue, approximately 200 feet west of Summit Street (010-002890 & 010-015130; University Area Commission).  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.21(A), Landscaping and Screening.  
To reduce the number of required shade trees from 2 to 1.  
3325.907(B), Parking.  
To reduce the minimum number of required parking spaces from 60 to 15.  
3325.913(A)(1)(c), Maximum Floor Area Ratio (FAR).  
To increase the FAR from 0.6 to 1.1.  
3333.18(F), Building lines.  
To reduce the front setback from 44 feet 3 inches to 39 feet 10 inches.  
3333.26(b), Height district.  
To increase the maximum building height from 35 feet to 37 feet 10 inches.  
**Proposal:** To combine and redevelop parcels with a new religious facility.  
**Applicant(s):** Chabad on Campus at OSU; c/o Levi Andrusier & Darrell Young  
207 East 15th Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** SJM Studio; c/o Sarah Mackert, Arch.  
1580 State Route 55  
Urbana, Ohio 43078  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)



- 14. 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](mailto: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](mailto:SLSaumenig@columbus.gov)

16. **Application No.:** **BZA21-169**  
**Location:** **1800 HILLANDALE AVE. (43229)**, located at the northwest corner of Hillandale Avenue and Hanvey Road (010-160568; Northland Community Council).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05 (A,2), Vision clearance.  
To allow a fence exceeding two and one-half feet in height above the finished lot grade with 25 percent opacity to be located in a required yard having vehicular access to a street.  
**Proposal:** To legitimize a privacy fence in a required yard.  
**Applicant(s):** Michele H. West  
1800 Hillandale Avenue  
Columbus, Ohio 43229  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
17. **Application No.:** **BZA21-170**  
**Location:** **1126-1128 WILSON AVE. (43206)**, located at the southeast corner of Wilson Avenue and Reinhard Avenue (010-002359; Columbus Southside Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.27(1), Parking setback line.  
To reduce the parking setback line from 10 feet to 4.88 feet along Reinhard Avenue.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 4 to 3.  
3321.05(B)(1), Vision clearance.  
To allow parking to obstruct the 10 x 10 foot clear vision triangle along the alley.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the minimum north and south side yards from 5 feet to 3.19 feet.  
**Proposal:** To construct a two-unit dwelling.  
**Applicant(s):** Healthy Rental Homes VI LLC; c/o Emily Long  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Central Ohio Community Improvement Corp.: Franklin County Land Bank  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

18. **Application No.:** **BZA21-171**  
**Location:** **1168-1170 S. 22ND ST. (43206)**, located at the southeast corner of South 22nd Street and Stewart Avenue (010-032284; Columbus Southside Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.27(1), Parking setback line.  
To reduce the parking setback line from 10 feet to 5.5 feet along East Stewart Avenue.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 4 to 3.  
3321.05(B)(1), Vision Clearance.  
To allow parking to obstruct the 10 x 10 foot clear vision triangle along the alley.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the minimum north and south side yards from 5 feet to 3.44 feet.  
**Proposal:** To construct a two-unit dwelling.  
**Applicant(s):** Healthy Rental Homes VI LLC; c/o Emily Long  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** City of Columbus: Land Redevelopment Division  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
19. **Application No.:** **BZA21-172**  
**Location:** **1456 S. CHAMPION AVE. (43206)**, located on the east side of South Champion Avenue, approximately 26 feet north of Frebis Avenue (010-032585; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial 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 4 to 2.  
**Proposal:** To convert a single-unit dwelling to an office.  
**Applicant(s):** Lutheran Social Services of Central Ohio; c/o Rick Davis  
500 West Wilson Bridge Road, Suite 245  
Worthington, Ohio 43085  
**Attorney/Agent:** Christian A. Gillikin, Atty.  
10 West Broad Street, Suite 2100  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

20. **Application No.:** **BZA21-178**  
**Location:** **1050 JAEGER ST. (43206)**, located on the east side of Jaeger Street, approximately 150 feet south of Stewart Avenue (010-001677; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the total side yards required from 5.97 feet to 5.2 feet.  
3332.26(C)(1), Minimum side yard permitted.  
To reduce the minimum north side yard from 3 feet to 1.8 feet.  
**Proposal:** To construct a 2-story addition onto the rear of a dwelling.  
**Applicant(s):** Joseph & Stephanie Wickham  
1050 Jaeger Street  
Columbus, Ohio 43206  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 500-3165; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
21. **Application No.:** **BZA21-124**  
**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)