

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 24<sup>TH</sup>, 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, MAY 24<sup>TH</sup>, 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.: BZA21-139 **\*\*APPROVED\*\*****  
**Location: 1860-1920 HARD RD. (43065),** located at the corner of Hard Road and Smoky Row Road (610-204664; Far Northwest Coalition).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.21(A), Landscaping and screening.  
To reduce the number of required shade trees from 25 to 0 (existing).  
3312.25, Maneuvering.  
To reduce the maneuvering area from 20 feet to 14.3 feet.  
3312.27(4), Parking setback line.  
To reduce the parking setback along Hard Road from 10 feet to 9.5 feet (existing).  
3312.09, Aisle.  
To reduce the minimum aisle width from 20 feet to 14.3 feet.  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of require parking spaces from 246 to 163.  
3321.01, Dumpster area.  
To not screen certain dumpsters from view on all sides (existing).

**Proposal:** To reduce the lot size in response to an expansion of adjacent out-lot, and legitimize existing conditions.  
**Applicant(s):** United Dairy Farmers, Inc./c/o Rebecca Mott, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm, LPA; c/o Rebecca Mott, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Smoky Row Plaza LLC  
PO Box 8830  
Toledo, Ohio 43623  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**02. Application No.:** **BZA21-057 \*\*TABLED\*\***  
**Location:** **1967 JACKSON RD. (43223)**, located at the terminus of Jackson Road, approximately 215 feet west of Geneva Avenue (570-105108; Southwest Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To grant a Special Permit to store a junked and salvaged vehicles.  
3389.12, Portable building.  
To grant a Special Permit for a portable building.  
3363.19(C), Location requirements.  
To reduce the separation requirement of a more objectionable use to a residentially zoned lot from 600 feet to 0 feet.  
3363.41(b), Storage.  
To reduce the separation requirement of outdoor storage to a residentially zoned lot from 600 feet to 0 feet.  
**Proposal:** A junk and salvage yard and a portable building.  
**Applicant(s):** GRK Auto Property, LLC  
1967 Jackson Road  
Columbus, Ohio 43223  
**Attorney/Agent:** Bryan D. Thomas, Atty.  
490 City Park Avenue  
Columbus, Ohio 43215  
**Property Owner(s):** Harry McDermitt  
8430 Patterson Road  
Hilliard, Ohio 43026  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

03. **Application No.:** BZA22-008 **\*\*APPROVED\*\***  
**Location:** 1445 NEIL AVE. (43201), located on the west side of Neil Avenue, approximately 135 feet north of King Avenue (010-055024; University Area Commission).  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3325.905, Maximum Lot Coverage (Exception).  
To increase the maximum lot coverage from 40 percent to 45 percent.  
3325.907(B), Parking.  
To reduce the number of required parking spaces from 21 to 12 (existing).  
3325.911(C), Building Separation and Size.  
To increase the maximum calculated floor area from 10,200 square feet to 16,076 square feet.  
3325.913(A)(1)(a), Maximum Floor Area Ratio (FAR).  
To increase the maximum floor area ratio from 0.80 to 0.91.  
3333.22, Maximum side yards required.  
To reduce the total side yards required from 16 feet to 11 feet (existing).  
3333.23(a), Minimum side yard permitted.  
To reduce the north side yard from 5.75' to 1' on the existing building and from 5.45' to 3.4' for the north side yard of the addition, as depicted on the Site Plan.  
3321.21(A), Landscaping and Screening.  
To not provide 2 interior parking lot trees.  
**Proposal:** To rehabilitate a 10-unit dwelling and construct a rear addition resulting in 3 new units.  
**Applicant(s):** Buckeye Real Estate; c/o Dave Perry  
411 East Town Street, Floor 1  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm; c/o Donald Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Sliver, LTD; c/o Justin Garland  
PO Box 8310  
Columbus, Ohio 43201  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 04. Application No.:** **BZA22-009** **\*\*APPROVED\*\***  
**Location:** **1503-1511 HUNTER AVE. (43201)**, located on the west side of Hunter Avenue, approximately 80 feet south of West 9th Avenue (010-014314; University Area Commission).  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3325.905, Maximum Lot Coverage.  
To increase the maximum lot coverage from 40 percent to 54 percent.  
3325.907(B), Parking.  
To reduce the required number of parking spaces from 7 to 0.  
3333.22, Maximum side yard required.  
To reduce the maximum side yard from 15.5 feet to 5.5 feet.  
3333.23(a), Minimum side yard permitted.  
To reduce the minimum north and south side yards from 5 feet to 4.5 feet and 1 foot, respectively.  
3333.24, Rear Yard.  
To reduce rear yard from 25% to 21%.  
**Proposal:** To rehabilitate a 6-unit dwelling and construct a rear addition for amenity space.  
**Applicant(s):** Buckeye Real Estate c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** 8'Snuff, Ltd.; c/o Justin Garland  
PO Box 8310  
Columbus, Ohio 43201  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 05. Application No.:** **BZA22-019** **\*\*APPROVED\*\***  
**Location:** **225 TIBET RD. (43202)**, located at the southeast corner of Tibet Road and Calumet Street (010-039865; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential, District  
**Request:** Variance(s) to Section(s):  
3321.05(B,2), Vision Clearance  
To increase the height of a wall within the 30 foot x 30 foot vision clearance triangle from 2.5 feet to 4 feet  
**Proposal:** To legitimize a retaining wall  
**Applicant(s):** Connor J. Tomich  
560 E. Town Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Timothy Yulish & Jennifer L. Robb  
225 Tibet Road.  
Columbus, Ohio 43202  
**Planner:** Adam Trimmer, (614)645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 06. Application No.:** **BZA22-020** **\*\*APPROVED\*\***  
**Location:** **1642-1644 WYANDOTTE RD. (43212)**, located East Side of Wyandotte rd. Approximately 240 ft north of W 5th Avenue (010-062054-00; 5th by Northwest Area Commission).  
**Existing Zoning:** R-4 District  
**Request:** Variance(s) to Section(s):  
3332.38 Private Garage  
To increase allowable area from 720 feet to 748 feet  
3312.49 Minimum number of parking spaces required  
To reduce the minimum number of parking spaces from 4 to 2 per dwelling unit  
**Proposal:** To increase allowable garage area from 720 feet to 748 feet  
**Applicant(s):** Brenda Parker  
405 N Front st  
Columbus, Ohio 43215  
**Attorney/Agent:** None  
**Property Owner(s):** Demare Properties LLC (Marilyn Marashall Long)  
1885 Tewsbury Rd  
Columbus, Ohio 43221  
**Planner:** Adam Trimmer, (614) 645-2749; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 07. Application No.:** **BZA22-023** **\*\*APPROVED\*\***  
**Location:** **654 MITHOFF ST. (43206)**, located at the northwest corner of Mithoff Street and South 18th Street (010-029147; Columbus Southside Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.27(3), Parking setback line.  
To reduce the parking setback from 10 feet to 6 feet.  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 6 to 3.  
3321.05(B)(2), Vision clearance.  
To reduce the clear vision triangle at an intersection from 30x30 feet to 16x16 feet.  
3332.05(A)(4), Area district lot width requirements.  
To reduce the minimum lot width from 50 feet to 33 feet.  
3332.15, R-4 area district requirements.  
To reduce the minimum lot area for a corner lot from 1,500 square feet per unit to 1,089 square feet.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the minimum east side yard from 5 feet to 3 feet.  
**Proposal:** To construct a three-unit dwelling.  
**Applicant(s):** James A. Kirk  
1625 Cambridge Boulevard  
Columbus, Ohio 43212  
**Attorney/Agent:** None  
**Property Owner(s):** Front Porch Development LLC; c/o J. Alex Kirk, Arch.  
1391 West 5th Avenue, #347  
Columbus, Ohio 43212  
**Planner:** Adam Trimmer, (614) 645-2749; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

08. **Application No.:** **BZA22-032** **\*\*APPROVED\*\***  
**Location:** **373 THURMAN AVE. (43206)**, located on the south side of Thurman Avenue, approximately 245 feet west of South Washington Avenue (010-053066; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(C)(2), Minimum side yard permitted.  
To reduce the minimum west side yard from 5 feet to 3 feet 2 inches.  
**Proposal:** To construct a 2-story addition onto a single-unit dwelling.  
**Applicant(s):** Miles & Monica Thomas  
373 Thurman Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Charles M. Paros, Arch.  
357 West 7th Avenue  
Columbus, Ohio 43201  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-2749; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
09. **Application No.:** **BZA22-034** **\*\*APPROVED\*\***  
**Location:** **112 SOUTH GLENWOOD AVENUE (43222)**, located on the east side of South Glenwood Avenue approximately 105 feet south of West State Street (010-006821; Franklinton Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.24 Building Lines  
To legitimize reduced front yard setback line from 25 feet to 11.3 feet  
3312.27 Parking Setback line  
To legitimize reduced parking setback line from 10 feet to 0 feet  
3312.21 Landscaping and screening  
To legitimize absence of headlight screening  
3312.12 Maneuvering  
To allow stacked parking spaces to maneuver through each other  
3312.49 Minimum number of parking spaces required  
To reduce minimum number of parking spaces from 12 to 10  
**Proposal:** To raze and rebuild a portion of a building.  
**Applicant(s):** Stauf's Roastery  
705 Hadley Drive  
Columbus, Ohio 43228  
**Attorney/Agent:** Sarah Mackert  
119 Miami Street  
Urbana, Ohio 43078  
**Property Owner(s):** 112 Glenwood LLC  
2205 Tremont Road  
Columbus, Ohio 43221  
**Planner:** Adam Trimmer, (614) 645-2749; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

10. **Application No.:** BZA22-036 **\*\*APPROVED\*\***

**Location:** 766 E. FULTON STREET (43205), located on the northwest corner of Fulton Street and South Monroe Avenue (010 - 046446; Near East Area Commission).

**Existing Zoning:** R-2F, Residential District

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

3312.B{A), Driveway.  
To reduce the driveway width of Area B, Single family dwelling, from 10' to 7', subject to a 3' easement on Area A to provide total driveway width of 10'.

3332.05(4), Area District Lot Width Requirements  
To reduce the lot width from 50 feet to 40' (Area A) and and to 44' (Area B).

3332.14, R-2F, Area District Requirements  
To reduce lot area from 6,000 SF to 3,400 +/- SF (west parcel) and to 1,750 +/- SF (east parcel).

3332.18(D), Basis of Computing Area  
To increase the allowable lot coverage from 50% to 66% (Area A) and to 58% (Area B).

3332.21(D1) and (D2), Building Lines  
To reduce the East Fulton Street building setback line from 10' (min.) to 3' (Area A) and 9' (Area B).

3332.25, Maximum Side Yards Required,  
To reduce total side yard from 8' to 6' (Area A).

3332.26(F), Minimum Side Yard Permitted  
To reduce the minimum side yard from 5.84 feet to 3.0' for the north side yard of Area A, to reduce the east side yard of Area B from 5' to 4' and to 0' for the existing porch on the east side of the single family dwelling, and to permit parked cars in the west side yard of Area B.

3332.27, Rear Yard  
To reduce the Rear Yard from 25% of lot area to 5% (Area A) and 6% (Area B).

3321.05, Vision Clearance  
To reduce the 30' x 30' clear vision triangle at the intersection of South Monroe Avenue and E. Fulton Street for Area A to 15' x15' and to reduce the 10' x 10' clear vision triangle at E. Fulton Street and the alley from 10' x 10' to 7' x 7' (existing).

**Proposal:** A lot split allowing the existing single-unit dwelling to remain and the construction of a new two (2) unit dwelling.

**Applicant(s):** Horus & Ra, Ltd.; c/o Dave Perry  
411 East Town Street, Floor 1  
Columbus, Ohio 43215

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

**Property Owner(s):** Boss Lifestyle, LLC; c/o Tyler Bossetti  
936 North High Street, #602  
Columbus, Ohio 43201

**Planner:** Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

11. **Application No.:** BZA22-037 **\*\*APPROVED\*\***  
**Location:** 209 DESANTIS DRIVE (43214), located on the south side of Desantis Drive, approximately 192 feet west of Sellers Avenue (010-093921; Clintonville Area Commission).  
**Existing Zoning:** R3, Residential, District  
**Request:** Variance(s) to Section(s):  
3332.26 (B), Side Yard  
To reduce minimum side yard setback from 5 feet tot 3 feet  
**Proposal:** To construct a rear room addition  
**Applicant(s):** Owner  
**Attorney/Agent:** None  
**Property Owner(s):** Jason Turpening  
209 Desantis Drive  
Columbus, Ohio 43214  
**Planner:** Adam Trimmer, (614)645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
12. **Application No.:** BZA22-038 **\*\*APPROVED\*\***  
**Location:** 583 E. TULANE RD. (43202), located on the south side of East Tulane Road, approximately 575 feet east of Summit Street (010-063824; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the height of a detached garage from 15 feet to 22 feet.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Robert Crane  
583 Tulane Road  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)



13. **Application No.:** **BZA22-039** **\*\*APPROVED\*\***  
**Location:** **1880 SNOUFFER ROAD (43235)**, located on the north side of Snouffer Road approximately 1,077 feet west of Olentangy River Road (610-210810; Far Northwest Coalition).  
**Existing Zoning:** R, Rural Resideintial District  
**Request:** Variance(s) to Section(s):  
3332.06, R-rural area district requirements  
To reduce the minimum lot area for a single-unit dwelling from 5 acres to 1.39 acres.  
3332.27, Rear Yard  
to reduce the minimum rear yard from 25% of the total lot area to 7%  
**Proposal:** To construct a single-unit dwelling  
**Applicant(s):** Owner  
**Attorney/Agent:** Eric Zartman  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**Property Owner(s):** Pamela Lubbers  
6916 Longview Beach Road  
Jeffersonville, Indiana 47130  
**Planner:** Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov
14. **Application No.:** **BZA22-040** **\*\*APPROVED\*\***  
**Location:** **116 E. MOLER ST. (43206)**, located at the northwest corner of East Moler Street and South 4th Street (010-037613; Columbus Southside Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 113 to 4.  
**Proposal:** A change of use from office to event space.  
**Applicant(s):** Moler and 4th, LLC, c/o Alex Purtell  
40 East Gates Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Carly Maggio, Architect  
410 East Kossuth Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov