

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 28TH, 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, JUNE 28TH, 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.:** **BZA21-007 ****APPROVED******
- Location:** **2290 MCKINLEY AVE. (43204)**, located on the east side of McKinley Avenue, approximately 1100 feet south of Fisher Road (010-146231; West Scioto Area Commission).
- Existing Zoning:** M, Manufacturing District
- Request:** Varianc(s) to Section(s):
- 3312.49, Minimum number of parking spaces.
 - To reduce the minimum number of parking spaces from 14 to 10.
 - 3321.01, Dumpster.
 - To not provide dumpster screening.
 - 3363.24, Building lines.
 - To reduce the building setback along McKinley Avenue from 50 feet to 3 feet.
 - 3363.41(b), Storage.
 - To not provide a tight unpierced fence along the north, east and a portion of the west property line.
 - 3392.10, Performance requirements.
 - To increase the pile height from 10 feet to 25 feet.
- Proposal:** To allow materials to be piled up to 30 feet high.
- Applicant(s):** Colvin Gravel Co.
2290 McKinley Avenue

Attorney/Agent: Columbus, Ohio 43204
Smith & Hale, c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215

Property Owner(s): Applicant

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** **BZA21-057** ****WITHDRAWN****

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

- 03. Application No.:** **BZA21-161** ****APPROVED****
Location: **245 N. MONROE AVE. (43085)**, located on the west side of North Monroe Avenue 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 unit dwellings 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
- 04. Application No.:** **BZA22-012** ****APPROVED****
Location: **168 PARKWOOD AVE. (43203)**, located at the northeast corner of Parkwood Avenue and Hawthorne Park (010-050148; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building setback along Parkwood Avenue from 19.2' to 14'.
3332.38(G), Private Garage
To increase the height of a detached garage from 15 feet to 24 feet.
3332.26(E), Minimum side yard
To reduce the minimum east side yard from 3 feet to 1.8 feet.
Proposal: To construct a 1,285 sq.ft. addition to an existing 1,775 sq.ft. accessory building.
Applicant(s): Capitol Holdings East
1570 Hawthorne Park
Columbus, Ohio 43203
Attorney/Agent: Sarah Mackert, Architect
1580 State Route 55
Urbana, Ohio 43078
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

05. Application No.: **BZA22-024** ****APPROVED****
Location: **1655 MOOBERRY ST. (43205)**, located on the south side of Mooberry Street, approximately 90 feet east of Seymour Avenue (010-007099; Livingston Avenue Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(1), Vision clearance.
To allow a parking space to encroach by 2 feet 3 inches into the northeast clear vision triangle.
3332.21, Building lines.
To reduce the building setback from 10 feet to 6 feet 3 inches.
3312.27, Parking setback line.
To reduce the minimum number of required parking spaces from 4 to 2.
Proposal: To construct a two-unit dwelling.
Applicant(s): Lasting Legacy Real Estate
7224 West Campus Road
New Albany, Ohio 43054
Attorney/Agent: Michael Neiman, Atty.
175 South 3rd Street, Suite 200
Columbus, Ohio 43215
Property Owner(s): City of Columbus, Land Redevelopment Division
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Adam Trimmer, (614) 645-2749; ADTrimmer@Columbus.gov

- 06. Application No.:** **BZA22-027** ****APPROVED****
Location: **240 MIAMI AVE. (43203)**, located on the east side of Miami Avenue, approximately 230 feet north of East Spring Street (010-016976; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05(A)(4), Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 35 feet.
3332.26(C)(3), Minimum side yard permitted.
To reduce both minimum side yards from 5 feet to 3 feet.
3312.49, Minimum number of parking spaces.
To reduce the required number of parking spaces from 4 to 2.
Proposal: To construct a two-unit dwelling.
Applicant(s): Joss Construction Group, LLC; c/o Ankur Gupta
6631 Commerce Parkway, Suite E
Dublin, Ohio 43017
Attorney/Agent: Plank Law Firm; c/o Rebecca J. Mott, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.:** **BZA22-045** ****APPROVED****
Location: **3460 S. HIGH ST. (43207)**, located on the northeast corner of South High Street and Rockwell Road (010-111434; Far South Columbus Area Commission).
Existing Zoning: AR-O, Apartment Office; and C-4, Commercial District District
Request: Variance(s) to Section(s):
3372.704(A), Setback requirements.
To reduce the building setback along a primary street from 23 feet to 12 feet.
3372.704 (D), Setback requirements.
To reduce the setback for a parking lot along a primary street from 10 feet to 5 feet.
3372.705 (B), Building design standards.
To reduce the minimum width of a principal building along a primary building frontage from 60% to 45% of the lot.
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of parking spaces from 21 spaces to 26 spaces.
Proposal: To raze an existing office building and construct an urgent care facility.
Applicant(s): Brad Copp
3805 Edwards Road, Suite 390
Cincinnati, Ohio 45209
Attorney/Agent: Matt Poindexter
2800 Corporate Exchange Drive, Suite 400
Columbus, Ohio 43231
Property Owner(s): Fifth Third Bank of Columbus
3640 South High Street
Columbus, Ohio 43207
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

08. **Application No.:** **BZA22-046** ****TABLED****
Location: **1550 E. CHERRY ST. (43205)**, located on the north side of East Cherry Street approximately 221 feet west of Kelton Avenue (010-003637; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.13, R-3 area district requirements.
To reduce the lot area from 5,000 square feet to 2,803 square feet.
3332.19, Fronting.
To allow a dwelling to front on an alley rather than a public street.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 2 to 1
Proposal: To construct a single-unit dwelling
Applicant(s): Kohr Royer Griffith, Inc.
1480 Dublin Road,
Columbus, Ohio 43215
Attorney/Agent: David Hodge, Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054
Property Owner(s): Applicant
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
09. **Application No.:** **BZA22-047** ****APPROVED****
Location: **4066 MORSE RD. (43230)**, located at the terminus of Service Road 7A, approximately 460 feet north of Morse Road. (600-150025; Northland Community Council).
Existing Zoning: C-4, Commercial District
Request: Special Permit(s) to Section(s):
3389.151, Ohio Medical Marijuana Control Program Retail Dispensary.
To grant a Special Permit for a Medical Marijuana Retail Dispensary.
Proposal: To permit an Ohio Medical Marijuana Retail Dispensary.
Applicant(s): Ickes Holt, LLC
4301 Darrow Road, Suite 1100
Stow, Ohio 44224
Attorney/Agent: Development/Architecture Collaborative, c/o Andrew Johnson
PO Box 12802
Columbus, Ohio 43212
Property Owner(s): Solomon Oil Company
4066 Morse Road
Columbus, Ohio 43230
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

10. **Application No.:** BZA22-048 ****APPROVED****
Location: 1600 WEST 5TH AVE. (43212), located on the northwest corner of West 5th Avenue and North Star Avenue (010-067227, 010-062277, & 010-062278; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604(A), Building Setback.
to increase the maximum building setback from 10 feet to 13 feet.
3372.604(B), Parking Areas.
to allow parking areas to be located on the side of the building and
to reduce the parking setback from 5 feet to zero feet.
3372.605(A), Primary Building Frontage Door.
to eliminate the requirement for a door on West Fifth Avenue.
3372.605(B), Building Width Along Primary Frontage.
to reduce the minimum building width along West Fifth Avenue from
60% of the lot width to 15.41% of the lot width.
3372.607(C) – Dumpster Location.
to allow a dumpster to be located to the side of a building.
Proposal: To construct an 880 Square-foot resturant with a drive thru window.
Applicant(s): Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215
Attorney/Agent: David Hodge, Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): KRG Associates, Inc.
1480 Dublin Road
Columbus, Ohio 43215
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

11. **Application No.:** **BZA22-050** ****APPROVED****
Location: **2970 HAYDEN RD. (43016)**, located on the north east side of Hayden Road, approximately 80 feet north west of Bethel Road (590-199059; Northwest Civic Association).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional required parking spaces from 11 to 0.
Proposal: To expand an existing 2,374 sq.ft. eating and drinking establishment by 1,157 sq.ft.
Applicant(s): Slick Whiskers Front Yard BBQ, Inc.
2021 Smokymill Road
Dublin, Ohio 43016
Attorney/Agent: KMFY Law, c/o Jon Stevenson, Atty.
250 East Town Street, Ste. 200
Columbus, Ohio 43215
Property Owner(s): HR Plaza, LLC
4635 Aberdeen Avenue
Dublin, Ohio 43016
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov
12. **Application No.:** **BZA22-051** ****APPROVED****
Location: **40 LIGHTSHINE LN. (43235)**, located on the west side of Flint Road on a private street (Lightshine Lane) approximately 1,115 feet south of Park Road (610-241149; Far North Columbus Communities Coalition).
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow a dwelling to not front a public street.
3332.38(F), Private garage.
To increase the allowable total garage area from 1,016 SF to 1,806 SF.
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 25 feet.
Proposal: To construct a 27 foot by 42 foot (1,106 SF) detached 3 car garage.
Applicant(s): Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Larry Clark and Helen MacMurray
40 Lightshine Lane
Columbus, Ohio 43235
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

13. **Application No.:** BZA22-052 ****APPROVED****
Location: 742 HARMON AVE. (43223), located on the northeast corner of Harmon Avenue and Griggs Avenue (010-011642;).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.04, Crematory.
To grant a Special Permit for a pet crematory.
Proposal: A change of use from comercial warehouse to a pet crematory.
Applicant(s): Misty Sirch
2 Daniels Way
Cranston, Rhode Island, 02921
Attorney/Agent: None
Property Owner(s): Applicant
1226 Manning Parkway, Unit H
Powell, Ohio 43065
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
14. **Application No.:** BZA22-055 ****APPROVED****
Location: 80 N. 20th ST. (43203), located on the east side of North 20th Street approximately 80 feet north of East Gay Street (010-035718; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(C) (3), Minimum side yard permitted.
To reduce the minimum side yard setbacks from 5 feet to 3.5 feet
3332.18(D), Basis of computing area.
To increase the maximum lot coverage from 50% to 52.3%
3332.27, Rear yard.
To reduce the rear yard area from the required 25% to 15%
Proposal: To construct a two-unit dwelling with an attached garage.
Applicant(s): Maple Craft LLC c/o Gary Dunn
5863-C Zarley Street
New Albany, Ohio 43054
Attorney/Agent: None
Property Owner(s): City of Columbus
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

15. **Application No.:** BZA22-059 ****APPROVED****

Location: 919 BELLOWS AVE. (43223), located on the south side of Bellows Avenue approximately 140 feet east of Hawkes Avenue (010-010548; Franklinton Area Commission).

Existing Zoning: R-4, Residential District

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

- 3332.25, Maximum side yards required.
To reduce the total side yard requirement from 6.2 feet to 5.1 feet.
- *3332.05(A)(4), Area district lot width requirements.
To reduce the minimum lot width for both Lot A and Lot B from 50 feet to 31 feet.
- *3332.15, R-4 Area district Requirements.
To reduce Lot B's square footage from 7,500 square feet to 2,883 square feet.
- *3332.18(C), Basis of computing area.
To increase the building lot coverage from 50 percent to 50.9 percent (Lot B).
- *3332.26, Minimum side yard.
To reduce the required minimum side yard from 5 feet 10 inches to 4 feet on the western side of Lot B and to reduce it for Lot A to 0 feet and 1 foot 7 inches for the detached garage.
- *3332.27, Rear yard.
To reduce Lot B's rear yard from 25 percent to 8.6 percent.
- *3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 6 to 3.
- *Previously approved.

Proposal: To construct a three-unit dwelling.

Applicant(s): R & M Real Property LLC c/o Ryan Mainwaring
1587 Climbing Fig Drive
Blacklick, Ohio 43004

Attorney/Agent: None

Property Owner(s): Applicant

Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

16. **Application No.:** BZA22-062(A) ****APPROVED****
Location: 2000-2060 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 reduce the minimum drive aisle width for those drive aisles and parking spaces impacted by parcel lines, as shown on the stamped site plan.
3312.25, Maneuvering.
To allow maneuvering across parcel lines and to allow parking spaces divided by parcel lines
3312.27, Parking setback line.
To reduce the minimum parking setback line from 10 feet to 0 feet.
3312.29, Parking space.
To reduce the minimum parking space size for those spaces impacted by parcel lines, as shown on the stamped site plan.
3312.39, Striping and marking.
To eliminate the striping requirement for 119 existing parking unimproved surface parking spaces.
3312.43, Required surface for parking.
To allow parking on an unimproved surface for 119 existing parking unimproved surface parking spaces.
3312.49(C), Minimum number of vehicular parking spaces.
To reduce the minimum number of vehicular parking spaces from 912 to 236.
3321.01(A), Dumpster area screening.
To eliminate the dumpster screening requirement.
Proposal: A lot combination and maintenance of some manufacturing space and a change of use to office, retail, restaurant, and event space.
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: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

17. **Application No.:** BZA22-062(B) ****APPROVED****

Location: 2000-2060 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 reduce the minimum drive aisle width for those drive aisles and parking spaces impacted by parcel lines, as shown on the stamped site plan.
- 3312.21(A), Interior landscaping and screening.
To reduce the minimum number of interior landscaping trees from 2 to zero.
- 3312.25, Maneuvering.
To allow maneuvering across parcel lines and to allow parking spaces divided by parcel lines
- 3312.27, Parking setback line.
To reduce the minimum parking setback line from 10 feet to 0 feet.
- 3312.29, Parking space.
To reduce the minimum parking space size for those spaces impacted by parcel lines, as shown on the stamped site plan.
- 3312.49(C), Minimum number of vehicular parking spaces.
To reduce the minimum number of vehicular parking spaces from 266 to 15.
- 3312.53, Minimum number of loading spaces.
To reduce the minimum number of loading spaces from 1 to zero.
- 3321.05(A)(1), Clear vision for driveways to parking lots.
To reduce the minimum vision clearance triangle from 10 feet to zero feet on the west side of the driveway access from Kingston Avenue..
- 3363.24(F), Building line
To reduce the minimum building line to zero feet.

Proposal: A lot split and change of use to event space.

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: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

18. **Application No.:** **BZA22-063** ****APPROVED****
Location: **1351 E. MOUND ST. (43205)**, located on the south side of East Mound Street approximately 115 feet east of Kimball Place (010-032454; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05(A) (4), Area district lot width requirements
To reduce the required lot width from 50 feet to 31.5 feet.
3332.13, R-3 area district requirements
To reduce the minimum lot area from 5,000 square feet to 3,000 square feet.
Proposal: A lot combination from land split from the lot located at 494 Kimball Place resulting in the addition of an attached garage and a rear driveway.
Applicant(s): Bexton Mack Properties, LLC c/o Beatrice Nokuri
1457 Bexton Loop
Columbus, Ohio 43209
Attorney/Agent: Applicant
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
19. **Application No.:** **BZA22-064** ****APPROVED****
Location: **494 KIMBALL PL. (43205)**, located on the east side of Kimball Place approximately 55 feet south of East Mound Street (010-019064; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05(A) (4), Area district lot width requirements
To reduce the required lot width from 50 feet to 39.5 feet (existing condition).
3332.13, R-3 area district requirements
To reduce the minimum lot area from 5,000 square feet to 3,046 square feet.
Proposal: A lot split that will contribute land to the lot located at 1351 East Mound Street.
Applicant(s): Bexton Mack Properties, LLC c/o Beatrice Nokuri
1457 Bexton Loop
Columbus, Ohio 43209
Attorney/Agent: Applicant
Property Owner(s): Ashley Lomax
494 Kimball Place
Columbus, Ohio 43205
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

20. **Application No.:** **BZA22-065** ****APPROVED****
Location: **724 W. GAY ST. (43222)**, located at the northeast corner of West Gay Street and Foos Street. (010-046816; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.151, Ohio Medical Marijuana Control Program Retail Dispensary.
To grant a Special Permit for an Ohio Medical Marijuana Control Program Retail Dispensary.
Proposal: Medical Marijuana dispensary.
Applicant(s): OPC Retail II, LLC
2300 University Drive, E.
Huron, Ohio 44839
Attorney/Agent: Kevin Oliver, Architect
7100 Euclid Avenue, Suite 200
Cleveland, Ohio 44103
Property Owner(s): JB Wright Company, LLC.
4251 Lockbourne Industrial Parkway
Columbus, Ohio 43207
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
21. **Application No.:** **BZA20-126** ****APPROVED****
Location: **1588 FRANKLIN AVE. (43205)**, located on the north side of Franklin Avenue, approximately 245 feet east of Kelton Avenue (010-014818; Near East 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 17 feet.
3312.35, Prohibited parking.
To allow a recreational vehicle to be parked in a required parking space.
Proposal: To construct a detached garage.
Applicant(s): 108 Investment LLC; c/o Jianshen Cai
4698 Trabue Road
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov