

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 26TH, 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, JULY 26TH, 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.:** **BZA21-076 ****TABLED******
- Location:** **495 S. 4TH ST. (43206)**, located at the southwest corner of South 4th Street & East Livingston Avenue (010-002626; German Village Commission).
- 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 required spaces from 31 spaces to 0.
- Proposal:** To convert a portion of the existing building for expansion of eating/drinking establishment use.
- Applicant(s):** Bristolino
495 South 4th Street
Columbus, Ohio 43206
- Attorney/Agent:** Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
- Property Owner(s):** Rosemarie B. Keidel
216 Hamilton Avenue
Columbus, Ohio 43203
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** **BZA22-056** ****APPROVED****
Location: **308 CARPENTER STREET (43205)**, located on the northeast corner of Carpenter Street and Cherry Street (010-016255, 010-000516, 010-053719, 010-005905; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum Numbers of parking spaces required to reduce the required number of parking spaces from 12 to 8.
3333.09, Area Requirements to reduce the lot width requirement on Carpenter Street from 50 feet to 45 feet.
3333.23, Minimum Side Yard Permitted to reduce the minimum north and south side yards from 5.5 feet to 5 feet and west side yards at the dumpster enclosure from 5.5' to 5.0'.
3312.31, Parking Space for ADA compliance, to approve a van accessible parking space, # 1, with an 8'-0" access aisle.
Proposal: To construct 8-unit apartment building
Applicant(s): Arch City Development/Brian Higgins
P.O.Box 8159
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): City of Columbus
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
03. **Application No.:** **BZA22-058** ****TABLED****
Location: **5499 WALNUT VIEW BLVD. (43230)**, located on the northwest side of Walnut View Boulevard approximately 60 feet northeast of Cottage Street (600-155128 & 600-155125; Northland Community Council).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 0%.
Proposal: To construct a single-unit dwelling and detached garage.
Applicant(s): Valerie Miller
5499 Walnut View Boulevard
Columbus, Ohio 43230
Attorney/Agent: Stephen Fountain, Architect
1505 Ashland Avenue, Unit D
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
04. **Application No.:** **BZA22-061** ****TABLED****
Location: **928 SIEBERT ST. (43206)**, located on the north side of Siebert Street approximately 140 feet east of Ohio Avenue (010-034761; Columbus Southside Area Commission).
Existing Zoning: R4, Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 Area District Requirements.

To reduce the minimum lot area from 5,000 square feet to 4,200 square feet.

3332.26, Minimum side yard requirements.

To reduce the minimum required side yard from 5 feet to 3.5 feet.

3332.27, Rear yard.

To reduce the minimum rear yard area from the required 25% to 20.3%.

Proposal: To construct a single-unit dwelling.
Applicant(s): Al Khatib Hussein
1290 E Cooke RD, Columbus, OH 43206
Columbus, Ohio 43206

Attorney/Agent: None

Property Owner(s): Applicant

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

05. **Application No.:** **BZA22-068** ****APPROVED****
- Location:** **5304 N. HAMILTON RD. (43230)**, located at the northeast corner of North Hamilton Road and Thompson Road (010-226263; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development 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):** Amplify Dispensaries, LLC, c/o Caroline Henry
33525 Curtis Boulevard
Eastlake, Ohio
- Attorney/Agent:** Legacy Commercial Property
2500 Lehigh Avenue
Glenview, Illinois 60026
- Property Owner(s):** Longvalley I, LLC
2701 West Lawrence Avenue, Suite A
Springfield, Illinois 62704
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov