

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 23RD , 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, AUGUST 23RD , 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.:** **BZA21-076 **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.: BZA22-046 **APPROVED****
Location: **1550 E. CHERRY ST. (43205)**, located on the north side of East Cherry Street apoximently 22 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): Denota Strickland
254 Mccutcheon Road.
Gahanna, Ohio 43230
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
- 03. Application No.: BZA22-060 **TABLED****
Location: **5500 ALKIRE RD. (43228)**, located at the northeast corner of Norton Road and Alkire Road (570-122651; Westland Area Commission).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3312.27 (3) Minimun parking setback line
To reduce the minimum parking setback from 25 feet to 17 feet.
3365.21, Height and area regulations.
To reduce the building setback from 200 feet from the centerline to 136 feet.
Proposal: To construct an electical service station.
Applicant(s): Ohio Power Company (AEP), c/o Joel Sigler
1 Riverside Plaza
Columbus, Ohio 43215
Attorney/Agent: John Ortli, Architect.
277 W. Natonwide Blvd
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

- 04. Application No.:** **BZA22-066 **APPROVED****
Location: **446 STANLEY AVE. (43206)**, located on the north side of Stanley Avenue approximately 170 feet west of South Washington Avenue (010-029868; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21(D), Building lines
To reduce the building setback from 10 feet to 6.3 feet.
3332.26(C) (3), Minimum side yard permitted
To reduce the minimum west side yard from 5 feet to 2 feet for a mudroom connector and the minimum west side yard to 0 feet for the existing structure.
3332.27, Rear yard
To reduce the required rear yard from 25% of the total lot to 8.37%.
3312.49, Minimum numbers of parking spaces required
To reduce the minimum number of required parking spaces from 4 to 3.
Proposal: To convert an existing detached two-car garage into an attached three-car garage with an additional dwelling unit with two bedrooms above.
Applicant(s): Zachary Guenin
446 Stanley Avenue
Columbus, Ohio 43206
Attorney/Agent: Tom Lemon
3753 Beechway Boulevard
Toledo, Ohio 43614
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 05. Application No.:** **BZA22-072 **APPROVED****
Location: **42 GARDEN RD. (43214)**, located on the north side of Garden Road, approximately 270 feet east of North High Street. (010-084716; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum western side yard from 5 feet to 2.2 feet.
3332.28, Side or rear yard obstruction.
To allow a vehicle to be parked in the required side yard.
Proposal: To legitimize an existing reduced side yard.
Applicant(s): Peter and Rachel Panfil
42 Garden Road
Columbus, Ohio 43214
Attorney/Agent: Jamee Parish, Architect
295 East Dunedin Road
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 06. Application No.:** **BZA22-073 **APPROVED****
Location: **2364 SAWBURY BLVD. (43235)**, located at the northwest corner of Sawbury Boulevard and Warrington Way. (590-198037; Far North Columbus Communities Coalition).
Existing Zoning: AR-12, Residential District
Request: Variance(s) to Section(s):
3321.05(A,2), Vision clearance.
To legitimize a fence exceeding two and one-half feet in height above the finished lot grade with greater than 25 percent opacity located in a required yard having vehicular access to a street or abutting such access.
Proposal: To legitimize a fence located in a required yard.
Applicant(s): Afuma and Courtney Porter
2364 Sawbury Boulevard
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.:** **BZA22-075 **TABLED****
Location: **1656 & 1664 WESTBELT DR. (43228)**, located at the southeast corner of Westbelt Drive and Equity Drive (560-210803; West Scioto Area Commission).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(A), M-2 manufacturing district special provisions.
To reduce the minimum building setback from 50 feet to 10 feet along Westbelt Drive and 5 feet along Equity Drive and the railroad tracks.
Proposal: To construct a self-storage facility consisting of two separate buildings.
Applicant(s): Gabriel Obeng-Agyekum
1640 Westbelt Drive
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

- 08. Application No.:** **BZA22-076 **APPROVED****
Location: **4048 MORSE RD. (43230)**, located on the north side of Morse Road, approximately 650 feet east of Stelzer Road (600-296464; Nothland Community Council).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To allow maneuvering accross parcel lines.
3312.49, Minimum number of parking spaces required.
To increase the maximum number of parking spaces from 29 to 33.
3356.11(A)(2), C-4 district setback lines.
To reduce the building setback from 110 feet to 11 feet along Morse Road.
Proposal: To construct a medical office building for an emergency veterinary clinic.
Applicant(s): Thomas English Retail Real Estate
841 E. 64th Street, STE 201
Indianapolis, Indiana 46220
Attorney/Agent: Jeffery Brown, Atty.
37 West Broad Street, STE 460
Columbus, Ohio 43215
Property Owner(s): MTA Outlot LLC
150 East Broad Street
Columbus, Ohio 43215
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 09. Application No.:** **BZA22-079 **APPROVED****
Location: **757-767 MACON ALY. (43206)**, located on the west side of Macon Alley, approximately 140 feet north of East Columbus Street. (010-032165 & 010-049641; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To allow a dwelling to front an alley rather than a public street.
3332.25, Maximum side yards required.
To reduce the maximum side yards from 16 feet to 7.1 feet.
3332.26, Minimum side yard permitted.
To reduce the eastern minimum side yard from 5 feet to 2.1 feet.
Proposal: To combine two lots, each with a single-unit dwelling, and then adjoin the two dwellings.
Applicant(s): Robert and Kylie Whitman
767 Macon Alley
Columbus, Ohio 43206
Attorney/Agent: Nathan Sampson, Architect
990 West 3rd Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** **BZA22-080 **APPROVED****
Location: **1533 CLEVELAND AVE. (43211)**, located at the southwest corner of Cleveland Avenue and East 13th Street. (010-077951 and seven others.; South Linden Area Commission).
Existing Zoning: AR-O, Apartment Residential District
Request: Variance(s) to Section(s):
3333.18, Building lines
To reduce the building setback along Cleveland Avenue from 50 feet to 11 feet and along East 13th from 25 feet to 5 feet.
3312.27, Parking setback line
To reduce the parking setback line along Cleveland Avenue from 25 feet to 4 feet and along East 13th Avenue from 25 feet to 0 feet.
3312.21(D), Landscaping and screening
To provide no parking lot screening for the north parking lot south of 13th Avenue.
3321.01(A), Dumpster area
To reduce the building setback for a dumpster along the north property line from 25 feet to 0 feet.
3312.49, Minimum numbers of parking spaces required
To reduce the required number of parking spaces from 224 to 51.
Proposal: To combine seven lots surrounding a religious facility to be used for additional parking.
Applicant(s): Traveler's Rest Baptist Church
1533 Cleveland Avenue
Columbus, Ohio 43211
Attorney/Agent: Jackson B. Reynolds, III, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** **BZA22-084 **APPROVED****
Location: **64 OVERBROOK DRIVE. (43214)**, located on the north side of Overbrook Drive, approximately 220 feet east of North High Street (010-267926 and 010-086073; 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 24.6 feet.
Proposal: To raze an existing detached garage and construct a two story garage.
Applicant(s): Adam Valente
64 Overbrook Drive
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Krisy Valente
64 Overbrook Drive
Columbus, Ohio 43214
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

12. **Application No.:** **BZA22-085 **APPROVED****
Location: **233 ERIE RD. (43214)**, located on the south side of Erie Road, approximately 370 feet southeast of Webster Park Avenue (010-077628; 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 25.5 feet.
Proposal: To raze an existing 2 story detached garage to allow for the construction of a 26' x 24' detached garage in the same location.
Applicant(s): Shawn McNeil
331 Charleston Avenue
Columbus, Ohio 43214
Attorney/Agent: Applicant
Property Owner(s): Andrea and Michael Costello
233 Erie Road
Columbus, Ohio 43214
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
13. **Application No.:** **BZA22-089 **APPROVED****
Location: **44 WEST TORRENCE RD. (43214)**, located at the northwest corner of West Torrence Road and Medbrook Way (010-058738; 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 3 inches.
3332.21, Building lines.
To reduce the building line along West Torrence Road from 25 feet to 22 feet for a garage.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Bill and Nancy Hoza
44 West Torrence Road
Columbus, Ohio 43214
Attorney/Agent: Matt Randal
6400 Huntley Road, Ste. 107
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** BZA22-093 ****APPROVED****
Location: 8295 SANCUS BLVD. (43081), located on the west side of Sancus Boulevard, approximately 220 feet south of Lazelle Road. (610-138303; Far North Columbus Communities Coalition).
Existing Zoning: L-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 an Ohio Medical Marijuana Control Program Retail Dispensary.
Proposal: To construct a new Medical Marijuana dispensary.
Applicant(s): Truelieve OH, Inc.
3494 Martin Hurst Road
Tallahassee, Florida 32312
Attorney/Agent: Jill S.Tangeman, Atty.
52 East Gay Street
Columbus, Ohio 43215
Property Owner(s): Giuseppe A. Pinque
7839 Katie's Way Lane
Worthington, Ohio 43085
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov