

**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.:** **BZA22-026**  
**Location:** **1812 W. FIFTH AVE. (43212)**, located (010-062270; Fifth by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle.  
to reduce the minimum aisle for 90 degree parking from 20 feet to 15 feet.  
3312.25, Maneuvering.  
To allow maneuvering through stacked parking spaces and to reduce the maneuvering area from 20 feet to 15 feet.  
3312.29, Parking space.  
to allow stacked parking spaces in a commercial district and to allow those spaces to count toward the minimum number of provided parking spaces.  
3312.49(B), Minimum number of bicycle parking spaces.  
To reduce the minimum number of bicycle parking spaces from 2 to zero (bike racks provided in City Right-of-Way).  
3312.49 Minimum number of parking spaces  
To reduce the number of additional required parking spaces from 23 to 6.  
**Proposal:** To convert an existing building to an eating/drinking establishment.  
**Applicant(s):** Robin Christophersen  
1816 W. Fifth Avenue  
Columbus, Ohio 43212

**Attorney/Agent:** John A. Eberts, Arch.  
165 Erie Road, Suite B  
Columbus, Ohio 43214

**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 02. Application No.:** **BZA22-060**  
**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) Minimum parking setback line  
To reduce the minimum parking setback from 25 feet to 5 feet.  
3365.21, Height and area regulations.  
To reduce the building setback from 200 feet from the centerline to 133 feet.  
**Proposal:** To construct an electrical service station.  
**Applicant(s):** Ohio Power Company (AEP), c/o Joel Sigler  
1 Riverside Plaza  
Columbus, Ohio 43215  
**Attorney/Agent:** John Orli, Architect.  
277 W. Natonwide Blvd  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 03. Application No.:** **BZA22-061**  
**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 4200 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](mailto:ADTrimmer@Columbus.gov)

- 04. Application No.:** **BZA22-077**  
**Location:** **2260 LOCKBOURNE RD. (43207)**, located on the east side of Lockbourne Road approximately 300 feet from Rufegee Road (010-116037; Far South Columbus Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line.  
    To reduce the minimum parking setback from 25' to 8'  
3312.27, Parking setback line.  
    To eliminate requirement for pedestrian walkway connecting the public sidewalk to the building for parcel  
3363.23, Building lines.  
    to reduce the building setback for chain link fence greater than 6' in height from 50 feet to 5 feet.  
3312.49, Minimum numbers of parking spaces required.  
    To reduce the minimum number of required parking spaces from 36 feet to 34 feet.  
3321.05(A), Vision clearance.  
    To reduce the clear vision triangles from 10 feet to 5 feet.  
3312.41 (B), Access and circulation.  
    to eliminate requirement for pedestrian walkway connecting the public sidewalk to the building for parcel  
**Proposal:** To raze and reconstruct a maintenance service center  
**Applicant(s):** City of Columbus  
90 West Broad Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Justin Blood, Architect  
1650 Watermark Drive  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 05. Application No.:** **BZA22-088**  
**Location:** **3501 GROVEPORT RD. (43219)**, located on the east side of Groveport Road, approximately 880 feet northwest of Williams Road (010-112403; Far South Columbus 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 for an automobile salvage yard.  
**Proposal:** To allow an automobile salvage yard.  
**Applicant(s):** John Ingwersen  
1050 Bryden Road  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** 3501 Groveport East LLC  
6277 Buckman Street  
Lewis Center, Ohio 43035  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 06. Application No.:** **BZA22-091**  
**Location:** **2357 SULLIVANT AVE. (43204)**, located at the southwest corner of Sullivan Avenue and South Wheatland Avenue. (010-019648; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.11, Drive up stacking area.  
To reduce the number of stacking spaces for a drive-thru from 8 to 7.  
3312.25, Maneuvering.  
To allow 4 parking spaces for the repair shop to be stacked.  
3372.607(C), Landscaping and screening.  
To allow a dumpster to be located at the side of a building.  
3372.604, Setback requirements.  
To reduce the parking setback for the repair shop from 5 feet to 0 feet.  
**Proposal:** To legitimize existing site conditions for a retail space and repair shop.  
**Applicant(s):** Mahde Jallaq  
3406 Fisher Road  
Columbus, Ohio 43204  
**Attorney/Agent:** Glenn Hambachler, P.E.  
207 South Grove Street  
Ashley, Ohio 43003  
**Property Owner(s):** 2352 Sullivan Avenue  
2220 Orders Road  
Columbus, Ohio 43123  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 07. Application No.:** **BZA22-092**  
**Location:** **130 W HENDERSON RD. (43214)**, located on the north side of Henderson Road approximately 280 feet west of Rosemary Parkway. (010-096175; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25 Maneuvering.  
To allow maneuvering area between the street right of way line and the parking setback line.  
**Proposal:** To construct a vehicle-turn around.  
**Applicant(s):** Kameryn Nickel  
130 W Henderson Road.  
Columbus, Ohio 43214  
**Attorney/Agent:** none  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-6350; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 08. Application No.: BZA22-094**  
**Location:** **914 CLEVELAND AVE. (43201)**, located at the northeast corner of Cleveland Avenue and East Starr Avenue (010-014529; Milo-Grogan Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit & Variance(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.  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of additional parking spaces from 8 to 0.  
**Proposal:** To construct a new Medical Marijuana dispensary.  
**Applicant(s):** Mandy Morton  
901 Caniff Place  
Columbus, Ohio 43221  
**Attorney/Agent:** Kristina Dahman, Atty.  
250 West Street, Ste. 700  
Columbus, Ohio 43215  
**Property Owner(s):** Hallock Derickson Davis, III  
4826 Edgewood Place  
Los Angeles, California 90019  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 09. Application No.: BZA22-095**  
**Location:** **125-137 CHICAGO AVE. (43222)**, located on the west side of Chicago Avenue approximately 30 feet north of Cable Avenue (010-039783, 010-012462; Franklinton Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Varivance(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the minimum lot area from 5,000 square feet to 3,468 square feet for Tract 1, and to 1,452 square feet for Tracts 2-5.  
3332.05 (A)(4), Area district lot width requirements.  
To reduce the minimum lot width of tracts 2, 3, 4, 5, from 50 feet to 22 feet for Tracts 2-5 and from 50 feet to 34 feet on tract 1.  
**Proposal:** To construct 4 single unit dwellings.  
**Applicant(s):** Three 94 Holdings LLC c/o Andrew Wappner  
PO Box 732  
Worthington, Ohio 43085  
**Attorney/Agent:** none  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

10. **Application No.:** BZA22-097  
**Location:** 1334 & 1350 W. 5th AVE. (43212), located on the north side of West 5th Avenue, approximately 300 feet west of Northwest Boulevard (010-061698, 010-061697, 010-061851, & 010-023578; 5th by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49 (A)(1), Minimum numbers of parking spaces required.  
To allow bicycle parking to be located in a not highly visible location (in the parking garage).  
3321.05, Vision clearance.  
To reduce the 10' x 10' vision clearance triangle to 7'1" on the northwest, 7'4" on the northeast, and 3'10" on the southeast at the ingress/egress points.  
3312.25, Maneuvering.  
To allow for stacked parking spaces.  
3312.49 (C), Minimum numbers of parking spaces required.  
To reduce the number of required parking spaces from 319 to 188.  
3309.14, Height districts.  
To increase the maximum allowed height from 35 feet to 82 feet.  
3356.05 (F)(2), C-4 district development limitations.  
To increase the allowable frontage of driveways and pedestrian entrances, to a parking garage, from 20% to 21.2%.  
3312.53 (B)(2), Minimum number of loading spaces required.  
To reduce the required number of loading spaces from 1 to 0.  
**Proposal:** To raze an existing office building and construct a six story mixed use building and parking garage.  
**Applicant(s):** Effler Commercial, LLC c/o Erwin Effler  
1391 West 5th Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Applicant  
**Property Owner(s):** 1350 West 5th Ave, LLC  
4800 Roberts Road  
Columbus, Ohio 43228  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

11. **Application No.:** **BZA22-098**  
**Location:** **5304 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:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of required parking spaces from 206 to 193 (13 to 0).  
**Proposal:** To install a pick-up window.  
**Applicant(s):** Amplify Dispensaries, LLC, c/o Caroline Henry  
33525 Curtis Boulevard  
Eastlake, Ohio  
**Attorney/Agent:** Legacy Commercial Property, c/o Jennifer Rey  
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](mailto:JFFreise@Columbus.gov)
12. **Application No.:** **BZA22-099**  
**Location:** **1108 S. HIGH ST. (43206)**, located on the southeast corner of Thurman Avenue and S. High Street. (010-013891, 010-029959; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.609(a), Parking and Circulation.  
To allow the parking and circulation area to be located between the principal structure and the right of way  
3372.604(a), Building setback.  
To increase the maximum building set back from 10 feet to 36 feet.  
3372.605(b) Building Design Standards.  
To reduce the minimum building width from 60 percent to 53.23 percent.  
3372.607, Landscaping and Screening.  
To not provide stone wall around the entire perimeter.  
**Proposal:** To construct a drive-through oil change facility.  
**Applicant(s):** Driven Brands  
440 South Church St., Suite 700  
Charlotte, North Carolina  
**Attorney/Agent:** Molly R. Gwin, Atty.  
2 Miranova Place, Suite 700  
Columbus, Ohio 43215  
**Property Owner(s):** Lojon Property, LLC  
c/o Molly R. Gwin 2 Miranova Place, Suite 700  
Columbus, Ohio 43215  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

13. **Application No.:** BZA22-107  
**Location:** 1440 KING AVE. (43212), located on the north side of King Avenue approximately 300 feet west of Grandview Avenue. (010-061979; 5th by Northwest Area Commission).  
**Existing Zoning:** C4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking.  
To reduce the minimum parking space size from 9 X 18 feet to 9 X 17.9 feet  
**Proposal:** To legitimize parking area  
**Applicant(s):** JCD Partners LLC  
2407 Tremont Road.  
Columbus, Ohio 43221  
**Attorney/Agent:** Jim Bender, AIAIJL Bender, Inc.  
3040 Riverside Drive, Suite 132  
Columbus, Ohio 43221  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)