

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 27TH , 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, SEPTEMBER 27TH , 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.: BZA22-026 **APPROVED****
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

Attorney/Agent: Columbus, Ohio 43212
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

02. Application No.: **BZA22-060 **APPROVED****
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

03. Application No.: **BZA22-061 **APPROVED****
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

- 04. Application No.:** **BZA22-077 **APPROVED****
- Location:** **2260 LOCKBOURNE RD. (43207)**, located on the east side of Lockbourne Road approximately 300 feet from Rugee 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
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- 05. Application No.:** **BZA22-088 **APPROVED****
- 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

06. **Application No.:** **BZA22-081 **APPROVED****
Location: **1454 OAK ST. (43205)**, located on the north side of Oak Street, approximately 235 feet west of Miller Avenue. (010-003566; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the lot width from 50 feet to 37.4 feet for parcel A and to 34.6 feet for parcel B.
Proposal: A lot split.
Applicant(s): William Fiske
1454 Oak Street
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbusgov
07. **Application No.:** **BZA22-092 **APPROVED****
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
08. **Application No.:** **BZA22-094 **APPROVED****
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:
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): 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

09. Application No.: **BZA22-095 **POSTPONED****
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

10. **Application No.:** BZA22-097 ****APPROVED****
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

11. **Application No.:** **BZA22-098** ****APPROVED****
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
12. **Application No.:** **BZA22-099** ****TABLED****
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

13. **Application No.:** BZA22-107 ****APPROVED****
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