

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
OCTOBER 25TH, 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, OCTOBER 25TH, 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.

**POLICY MEMO:**

Zoning Code Update

A brief presentation on the progress of the Zoning Code update by Tony Celebrezze, Assistant Director

- 01. Application No.:** **BZA21-076**  
**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 30 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

- 02. Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- Application No.:** **BZA22-074**
- Location:** **2997 FOOTLOOSE DR. (43231)**, located at the southwest corner of Footloose Drive and Kingpin Drive. (010-242072; Nothland Community Council).
- Existing Zoning:** L-R-2, Residential District
- Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the minimum rear yard from 25% to 10%.
- Proposal:** To construct a rear deck.
- Applicant(s):** Bernardo Carmen Miguel  
2997 Footloose Drive  
Columbus, Ohio 43231
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
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- 03. Application No.:** **BZA22-082**
- Location:** **361 SIEBERT STREET (43206)**, located on the south side of Siebert Street, approximately 128 feet from Bruck Street (010-020485; Columbus Southside Area Commission).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):  
3312.13, Driveway.  
To reduce the width of a residential driveway from 10 feet to 5.4 feet (Area A) and 5.6 feet (Area B)  
3312.25, Maneuvering.  
To reduce the maneuvering area for 90 degree parking spaces from 20 feet to 16 feet for garage parking spaces (Area A).  
3332.05(4), Area district lot width requirements.  
To reduce the lot width from 50 feet to 32.92 feet (Area A and B)  
3332.14, R-2F, Area district requirements.  
To reduce lot area from 6,000 square feet to 3,599 (Area A) and 3,326 square feet (Area B).  
3332.18 (D), Basis of computing area.  
To increase permitted lot coverage from 50% to 52% (Area B)  
3332.21, Building Lines.  
To reduce the building setback from 10 feet to 8 feet 6 inches (Area A and B)
- Proposal:** To split a parcel and construct a single unit dwelling on the new parcel.
- Applicant(s):** GV Partners, LLC; c/o Dave Perry  
411 E Town Street, Fl 1  
Columbus, Ohio 43215
- Attorney/Agent:** Donald Plank  
Plank Law Firm; 411 East Town Street, Fl 2  
Columbus, Ohio 43215
- Property Owner(s):** Blake Arthur DeCrane, Jordan Lindsay Waterhouse  
5534 Ashford Road  
Dublin, Ohio 43017
- Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

**04. Application No.:** **BZA22-083**  
**Location:** **232 THURMAN AVENUE (43206)**, located on the northeast corner of Thurman Avenue and Blackberry Ally (010-000558; Columbus Southside Area Commission.).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05(4), Area district lot width requirements.  
To reduce the lot width from 50 feet to 33 feet.  
3332.14, R-2F, Area district requirements.  
To reduce lot area from 6,000 square feet to 2,624 square feet (Area A) and 3,023 (Area B).  
3332.18(D), Basis of computing area.  
To increase permitted lot coverage on Area A from 50% to 53%  
3332.19, Fronting.  
To permit Area A, the north parcel, to not front on a public street (Blackberry Alley and E. Redbud alley).  
3332.25, Maximum side yard required.  
To reduce the total side yard for both Area A and Area B from 6. 76' to 6.0'.  
3332.27, Rear yard.  
To reduce Rear Yard for Area B from 25% of lot area to 24% of lot area.  
**Proposal:** To split a parcel and construct a single unit dwelling on the new parcel.  
**Applicant(s):** GV Partners, LLC; c/o Dave Perry  
411 E Town Steet, FI 1  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank  
Plank Law Firm; 411 East Town Street, FI 2  
Columbus, Ohio 43215  
**Property Owner(s):** Charlene K. Molli, Tr.  
232 Thurman Avenue  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

**05. Application No.:** **BZA22-117**

**Location:** **151 SHERMAN AVE. (43205)**, located at the northwest corner of Sherman Avenue and Oak Street (010-288059; Near East Area Commission).

**Existing Zoning:** ARLD, Apartment Residential District

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

3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces on Lot A from 23 required to 15 provided.

3312.21(A)(2), Landscaping and Screening.  
To reduce soil area per tree for two (2) parking lot trees from 145 sq.ft. to 117 sq.ft. and 126 sq.ft. and to reduce the soil radius for one tree from 4 feet to 3.5 feet in the 126 sq.ft. island.

3312.25, Maneuvering.  
To allow access and maneuvering area on Area B for three (3) parallel parking spaces on Area A.

3333.11, ARLD area District Requirements.  
To reduce lot area for Lot A from 2,500 square feet per dwelling unit to 827 square feet per dwelling unit for the existing 15 unit building.

3333.18(F), Building lines.  
To reduce the minimum 10' building setback from Sherman Avenue to the existing 7.5' building setback and to reduce the minimum 10' Oak Street building setback to the existing 0' building setback for Lot A.

3333.23, Minimum side yard permitted.  
To reduce the north side yard from 5.83' to 0'.

3321.05(B)(12), Vision clearance.  
To reduce the 30'x30' clear vision triangle at the intersection of Oak Street and Sherman Avenue to 10'x10'.

3332.15, R-4 area district requirements.  
To reduce lot area for Lot B from 7,500 sq.ft. to 3,866 SF +/- (1,285 sq.ft. +/-/DU) for the proposed three (3) unit building (Area B).

3332.18(D), Basis of computing area.  
To increase lot coverage from 50% to 65% for Lot B.

3332.21(F), Building Lines  
To reduce the Oak Street building setback from 10' to 1'.

3332.25, Maximum side yards required.  
To reduce total side yard (20% of 63'-4") from 12'-7" to 2'. 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yard from 5.33' to 1' for both the east and west side yards. 3321.05(B)(1), Vision Clearance, to reduce the height of the 10'x10'x10' clear vision triangle at Oak Street and alley on west side of Area B to 10'x10'x9'. 3321.07(B), Landscaping, to reduce dwelling unit trees from 1 to 0.

**Proposal:** To split an existing .4 acre parcel, containing a three-story 15-unit building with surface parking lot, to construct a three-unit dwelling on the new parcel.

**Applicant(s):** Kentop and Sons, LLC, c/o Dave Perry  
411 East Town Street, Fl. 1  
Columbus, Ohio 43215

**Attorney/Agent:** Plank Law Firm, c/o Donald Plank  
411 East Town Street, Fl. 2  
Columbus, Ohio 43215

**Property Owner(s):** Kentop and Sons, LLC, c/o Shea Wilson  
103 South 18th Street  
Columbus, Ohio 43205

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

- 06. Application No.:** **BZA22-118**  
**Location:** **2200 IKEA WAY (43240)**, located on the north side of Ikea Way, at the terminus of Worthington Road (318-44202025006; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.29, Parking Space  
To reduce the width of all parking spaces in the proposed parking structure from 9' to 8.5'.  
Section 3312.09, Maneuvering  
To reduce aisle widths from 20' to 10' for a property line dividing aisles for surface parking spaces, subject to applicable easements on adjacent abutting property, thereby providing aisles 20' (min.) wide.  
Section 3312.25, Maneuvering  
To reduce maneuvering area for 90 degree and parallel spaces from 20' (min.) and 13' (min.), respectively, to 10' and 10', respectively, subject to applicable easements on adjacent abutting property, thereby providing maneuvering 20' (min.) wide.  
**Proposal:** To construct a six story parking structure.  
**Applicant(s):** NP-FG, LLC; c/o Franz Geiger  
8800 Lyra Drive, st. 650  
Columbus, Ohio 43240  
**Attorney/Agent:** David Perry Company, Inc.  
411 E Town St., Fl 1  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 07. 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:** Variance(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 each for Tracts 2-5.  
3332.05 (A)(4), Area district lot width requirements.  
To reduce the minimum lot width from 50 feet to 34 feet on tract 1 and from 50 feet to 22 feet for Tracts 2-5.  
**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)

- 08. Application No.:** **BZA22-100**  
**Location:** **1611 POLARIS PKWY. (43240)**, located on the south side of Polaris Parkway, approximately 480 feet east of Lyra Drive. (318-43401022001; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3370.07, Conditions and limitations.  
To reduce the established building setback from 50 feet to 19 feet.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the maximum number of required off-street parking spaces from 118 to 94.  
**Proposal:** To legitimize the location of an existing structure.  
**Applicant(s):** TP Ohio Four, LLC c/o Donald Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Chuang Development, LLC  
8080 Summit Point Place  
Lewis Center, Ohio 43235  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 09. Application No.:** **BZA22-101**  
**Location:** **46 W PARK AVENUE (43222)**, located on the east side of West Park Avenue approximately 130 feet south of W Capital Avenue (010-31807; Franklinton Area Commission).  
**Existing Zoning:** R4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26 ©, Minimum side yard permitted.  
To reduce the minimum side yard setback from 5 feet to 4.16 feet.  
**Proposal:** To raze an existing single-unit residential dwelling and construct a two-unit residential dwelling.  
**Applicant(s):** Aaron Walsh  
46 West Park Avenue.  
Columbus, Ohio 43222  
**Attorney/Agent:** James Tate  
101 East Broadway Avenue  
Westerville, Ohio 43081  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

10. **Application No.:** **BZA22-102**  
**Location:** **2081 SMOKYMILL RD. (43016)**, located on the south side of Smokymill Road, 490 feet west of Smoky Row Road (610-184119; Far Northwest Coalition).  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3312.27 (2), Parking setback line.  
To reduce the parking setback from 25 feet to 0 feet.  
**Proposal:** To legitimize the expansion of a driveway.  
**Applicant(s):** Noah and Katlyn Martin  
2081 Smokymill Road  
Columbus, Ohio 43016  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
11. **Application No.:** **BZA22-105**  
**Location:** **5399 RIVERBROOK DRIVE. (43221)**, located on the northwest corner of Riverbrook Drive and Riverport Drive. (560-227053; None).  
**Existing Zoning:** LR1, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05 (A) (2), Vision Clearance  
To increase the height of a fence that abuts a property to the north which has a driveway from 2.5 feet to 6 feet.  
**Proposal:** To legitimize a 6 foot privacy fence within the clear vision triangle.  
**Applicant(s):** Kurt Shulenberger  
5399 Riverbrook Dr  
Columbus, Ohio 43221  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-2749; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

12. **Application No.:** **BZA22-111**  
**Location:** **4840 COSGRAY RD. (43021)**, located the landlocked parcel is located on the east side of Cosgray Road, setback approximately 813 feet from Cosgray Road, and is approximately 950 feet south of Hayden Run Road (010-276232; Hayden Run Civic Association).  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3332.19, Fronting.  
To allow a dwelling to not front a public street.  
**Proposal:** A lot split.  
**Applicant(s):** West Leppert Investments, LLC  
140 Mill Street, Suite A  
Gahanna, Ohio 43230  
**Attorney/Agent:** David Parsley  
140 Mill Street, Suite A  
Gahanna, Ohio 43230  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
13. **Application No.:** **BZA22-113**  
**Location:** **3100 N. HIGH ST. (43202)**, located at the northeast corner of North High Street and Walhala Avenue (010-000907; Clintonville Area Commission).  
**Existing Zoning:** C-4, Commercial & RRR, Residential District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle  
To reduce the aisle width for two-way travel from 20 feet to 9 feet.  
3312.25, Maneuvering  
To reduce the maneuvering area for parking spaces from 20 feet to 10 feet.  
**Proposal:** A lot split.  
**Applicant(s):** Marillian, LLC  
1361 Fountaine Drive  
Columbus, Ohio 43221  
**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](mailto:JFFreise@Columbus.gov)

- 14. Application No.: BZA22-116**  
**Location:** **3111 E. MAIN ST. (43209)**, located at the southwest corner of East Main Street and South James Road (010-088360; Mideast Area Commission).  
**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 Control Program Retail Dispensary.  
**Proposal:** An Ohio Medical Marijuana Control Program Retail Dispensary.  
**Applicant(s):** GNCO 123 LLC, c/o Gali Nuriel  
11652 Mantova Bay Circle  
Boynton Beach, Florida 33473  
**Attorney/Agent:** John Hamlin  
10 North High Street, Ste. 405  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, 614-645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 15. Application No.: BZA22-058**  
**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%.  
3332.38(G), Private garage.  
To increase the allowable height of a detached garage from 15 feet to 26.1 feet.  
**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](mailto:SFSmedley@Columbus.gov)
- 16. 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)