

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
NOVEMBER 22ND, 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, NOVEMBER 22ND, 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.

**PRELIMINARY MATTER:** Reconsideration of **BZA22-094**, 914 Cleveland Avenue. To reduce the minimum number of parking spaces from 2 to 1.

**01. Application No.: BZA22-127                      \*\*APPROVED\*\***  
**Location:** **1361 GEORGESVILLE RD. (43228)**, located on the southeast corner of Georgesville Road and Parkwick Drive (570-266003; Greater Hilltop 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 retroactively grant a Special Permit for an existing Medical Marijuana Control Program Retail Dispensary.  
**Proposal:** To legitimize and expand an existing Medical Marijuana Control Program Retail Dispensary.  
**Applicant(s):** 127 OH, LLC, dba Bloom Medicinals  
129 NW 13th Street, #26  
Boca Raton, Florida 33487  
**Attorney/Agent:** Daniel G. Rohletter, Atty.  
41 South High Street, 21st Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Georgesvill Center Columbus, LLC  
8306 Wilshire Blvd., #2058  
Beverly Hills, California 90211

**Planner:**

Jamie Freise, 614-645-6350; JFFReise@Columbus.gov

02.      **Application No.:**                      **BZA22-138**                      **\*\*APPROVED\*\***  
            **Location:**                            **2765 BRICE RD. (43068)**, located on the west side of Brice Road, approximately 220 feet south of Chantry Drive (530-221357; Far East Area Commission).  
  
            **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 a proposed Medical Marijuana Control Program Retail Dispensary.  
  
            **Proposal:**                            An Ohio Medical Marijuana Control Program Retail Dispensary.  
            **Applicant(s):**                        Parkland Ventures, LLC  
   4900 Market Street  
   Youngstown, Ohio 43213  
  
            **Attorney/Agent:**                   Scott North, Atty.  
   41 South High Street, Ste. 2900  
   Columbus, Ohio 43215  
  
            **Property Owner(s):**                LLIJMASG, LLC  
   3446 East Main Street  
   Columbus, Ohio 43213  
  
            **Planner:**                             Jamie Freise, 614-645-6350; [JFFReise@Columbus.gov](mailto:JFFReise@Columbus.gov)

03.      **Application No.:**                      **BZA22-141**                      **\*\*APPROVED\*\***  
            **Location:**                            **7520 HIGH CROSS BLVD. (43235)**, located at the southeast corner of High Cross Boulevard and Dimension Drive (610-244101; Far North Columbus Communities Coalition).  
  
            **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 a proposed Medical Marijuana Control Program Retail Dispensary.  
  
            **Proposal:**                            An Ohio Medical Marijuana Control Program Retail Dispensary.  
            **Applicant(s):**                        Elevated Growth OH, LLC  
   6545 Market Ave., North, Ste. 100  
   North Canton, Ohio 44721  
  
            **Attorney/Agent:**                    Eliza Solowiej  
   601 South California Avenue  
   Chicago, Illinois 60612  
  
            **Property Owner(s):**                JBALL, LLC  
   141 Wagon Train N  
   Powell, Ohio 43065  
  
            **Planner:**                             Jamie Freise, 614-645-6350; [JFFReise@Columbus.gov](mailto:JFFReise@Columbus.gov)

04.      **Application No.:**      **BZA22-100**      **\*\*APPROVED\*\***  
         **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)

05.      **Application No.:**      **BZA22-122**      **\*\*APPROVED\*\***  
         **Location:**      **3995 S. HAMILTON RD. (43232)**, located at the northwest corner of South Hamilton Road and US Route 33 (530-307064; 530-307065; & 530-307066; Greater South East Area Commission).  
  
         **Existing Zoning:**      CPD, Commercial Planned Development District  
         **Request:**      Variance(s) to Section(s):  
              3356.11 (A)(3), C-4 district setback lines.  
              To reduce the building setback from 25 feet to 24.1 feet.  
  
         **Proposal:**      To legitimize the location of an existing extended stay hotel.  
         **Applicant(s):**      Metropolitan House LLC  
              470 Olde Worthington Road  
              Westerville, Ohio 43082  
  
         **Attorney/Agent:**      Elizabeth Seedorf, Atty.  
              52 East Gay Street  
              Columbus, Ohio 43215  
  
         **Property Owner(s):**      Applicant  
         **Planner:**      Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

06. **Application No.:** **BZA22-114** **\*\*APPROVED\*\***  
**Location:** **334 WOODLAND AV. (43222)**, located on the east side of Woodland Avenue, approximately 55 feet north of Greenway Avenue (010-054764; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05(A)(4), Area district lot width requirements.  
To reduce the lot width from 50 feet to 21.25 feet.  
3332.13, R-3 area district requirements.  
To reduce the required lot area from 5,000 square feet to 1,354 square feet.  
3332.21(F), Building Lines.  
To reduce the front setback line from 25 feet to 20 feet.  
**Proposal:** To split an existing vacant lot into 4 lots for development as single-unit dwellings.  
**Applicant(s):** Supra Investments LLC c/o Andrew Wappner  
PO Box 732  
Worthington, Ohio 43085  
**Attorney/Agent:** None  
**Property Owner(s):** Supra Investments LLC c/o Sean Knoppe  
PO Box 732  
Worthington, Ohio 43085  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

07. **Application No.:** **BZA22-124** **\*\*APPROVED\*\***  
**Location:** **838 MURRAY AVENUE (43219)**, located at the northeast corner of Margaret Steet, and Murray Avenue. (010-081765; North Central Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Varaince(s) to Section(s):  
3332.21, (A) Building Lines.  
To reduce the minimum side yard setback on Margaret Street from 10 feet to 5 feet 7 inches and to reduce the side yard setback on Murray Street from 25 feet to 23 feet 2 inches.  
3321.05, (B) Vision clearance.  
To reduce the clear vision triangle of a corner lot from 30 feet x 30 feet to 29 feet x 29 feet.  
**Proposal:** To raze an existing fire damaged porch and replace with a room addition.  
**Applicant(s):** Deborah Banks  
815 Bretnell Avenue  
Columbus, Ohio 43219  
**Attorney/Agent:** None.  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

08.    **Application No.:**    **BZA22-121**    **\*\*APPROVED\*\***  
      **Location:**    **23 POCONO RD. (43235)**, located on the south side of Pocono Road, approximately 190 feet southeast of the intersection of Flint Road and Pocono Road (610-193329; Far North Columbus Communities Coalition).  
  
      **Existing Zoning:**    R, Rural District District  
      **Request:**    Variance(s) to Section(s):  
                              3332.06, R-rural area district requirements.  
                              To reduce the minimum lot area from 5 acres to .474 acres.  
  
      **Proposal:**    To construct a single-unit dwelling.  
      **Applicant(s):**    Ryan Plowman, Stefanie Plowman  
                              36 Pocono Road  
                              Columbus, Ohio 43235  
  
      **Attorney/Agent:**    None.  
      **Property Owner(s):**    Applicant  
      **Planner:**    Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
09.    **Application No.:**    **BZA22-125**    **\*\*APPROVED\*\***  
      **Location:**    **289 LENAPPE DR. (43214)**, located on the south side of Lenappe Drive, approximately 320 feet west of the intersection of Lenappe Drive and Overbrook Drive (010-084908; Clintonville Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**    Variance(s) to Section(s):  
                              3332.21(E), Building lines.  
                              To reduce the required building setback from 25 feet to 0 feet.  
  
      **Proposal:**    To convert an existing garage into living space and construct a new attached garage between the dwelling and the right of way.  
  
      **Applicant(s):**    Nicholas R. Giester and Raeal J. Moore  
                              289 Lenappe Drive  
                              Columbus, Ohio 43214  
  
      **Attorney/Agent:**    None.  
      **Property Owner(s):**    Applicant  
      **Planner:**    Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

10.    **Application No.:**       **BZA22-126**                               **\*\*APPROVED\*\***  
      **Location:**           **2850 LAZAR RD (43123)**, located on the east side of of Lazar Road, approximately 150 feet north of Lewis Center Drive (570-193901; Southwest Area Commission).  
  
      **Existing Zoning:**     Residential, RURAL, District  
      **Request:**            Variance(s) to Section(s):  
                              3332.38 (F), Private garage.  
                              To increase the area of an attached garage from 720 square feet to 1,500 square feet.  
                              3312.43, Required Surface for parking  
                              To allow a gravel driveway.  
  
      **Proposal:**           To construct a 1,200 square foot detached garage.  
      **Applicant(s):**       Lamar Stevens  
                              2850 Lazar Road  
                              Grove City, Ohio 43123  
  
      **Attorney/Agent:**   None  
      **Property Owner(s):** Applicant  
      **Planner:**           Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
11.    **Application No.:**       **BZA22-128**                               **\*\*APPROVED\*\***  
      **Location:**           **1994 MARYLAND AVENUE (43219)**, located on the northeast corner of Maryland Avenue and Sunbury Road (010-070987; Near East Area Commission).  
  
      **Existing Zoning:**     R-4, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3312.49 (C), Minimum numbers of parking spaces required.  
                              To reduce to minimum number of parking spaces from 206 to 177.  
                              3332.285, Perimeter yard.  
                              To reduce the prrimeter yard from 20 feet to 2 feet.  
  
      **Proposal:**           To rehabilitate an existing appartment complex.  
      **Applicant(s):**       NPA Associates Ltd.  
                              23925 Commerce Park  
                              Beachwood, Ohio 44122  
  
      **Attorney/Agent:**   Jackson B. Reynolds, III Attorney  
                              37 West Broad Street, Suite 460  
                              Columbus, Ohio 43215  
  
      **Property Owner(s):** Renewal Housing Associates LLC  
                              1 Canal Plaza, Suite 805  
                              Portland, Maine 04101  
  
      **Planner:**           Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

12. **Application No.:** BZA22-130 **\*\*APPROVED\*\***  
**Location:** 251 W. 3rd AVE. (43201), located at the southwest corner of West 3rd Avenue and Sunside Alley (010-016055; Victorian Village Commission).  
**Existing Zoning:** ARLD, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To reduce maneuvering area from 20 feet to 16 feet.  
3333.24, Rear yard.  
To reduce the rear yard from 651 square feet (25%) to 413 square feet (15%) (existing condition).  
3333.23, Minimum side yard permitted.  
To reduce the side yard setback from 5 feet 0 inches to 1 foot 3 inches at the east side (existing condition).  
3333.15(C), Basis of computing area.  
To increase the building coverage from 1,302 sq. ft (50%) to 1,304 sq. ft (50.1%) (existing condition).  
**Proposal:** To reconfigure the existing driveway and parking area.  
**Applicant(s):** Ericka Bruns  
251 W Third Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Brenda Parker, Architect  
405 N Front Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; DEKirk@Columbus.gov



13.     **Application No.:**     **BZA22-131**                             **\*\*TABLED\*\***  
          **Location:**         **1295 CITY PARK AVE. (43222)**, located on the west side of City Park  
                                  Avenue, approximately 160' north of East Moler Street (010-010231 & 010-  
                                  250521; Columbus Southside Area Commission).  
  
          **Existing Zoning:**     R-2F, Residential District  
          **Request:**            Variance(s) to Section(s):  
                                  3312.13(A), Driveway.  
                                      To reduce the minimum driveway width from 10 feet to 6 feet for the  
                                      southern lot.  
                                  3312.25, Maneuvering.  
                                      To reduce the maneuvering area from 20 feet to 17 feet for the  
                                      southern lot.  
                                  3332.05 (A)(4), Area district lot width requirements.  
                                      To reduce the required lot width from 50 feet to 34 feet (northern  
                                      lot) and 43 feet (southern lot).  
                                  3332.14, R-2F area district requirements.  
                                      To reduce the required lot area from 6,000 square feet to 3,468  
                                      square feet (northern lot) and 5,547 square feet (southern lot).  
                                  3332.21 (F), Building Lines.  
                                      To reduce the front setback line from 25 feet to 20 feet for the  
                                      southern lot.  
  
          **Proposal:**           A lot split resulting in the construction of a new single-unit dwelling.  
          **Applicant(s):**       Supra Investments LLC c/o Andrew Wappner  
                                  PO Box 732  
                                  Worthington, Ohio 43085  
  
          **Attorney/Agent:**   None  
          **Property Owner(s):** Supra Investments LLC c/o Sean Knoppe  
                                  PO Box 732  
                                  Worthington, Ohio 43085  
  
          **Planner:**           Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

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|---------------------------|--|---------------------|
| <b>Application No.:</b>   | <b>BZA22-132</b>   | <b>**APPROVED**</b> |
| <b>Location:</b>          | <b>5895 CHATTERTON ROAD (43232)</b> , located located on the south side of Chatterton Road approximately 150 feet east of Legion Lane (530-299757; Greater South East Area Commission).  |                     |
| <b>Existing Zoning:</b>   | ARLD, Apartment Residential Low Density District   |                     |
| <b>Request:</b>           | Variance(s) to Section(s):<br>3312.09, Aisle.<br>To reduce the parking lot aisle for parking spaces number 1, 2, and 3 from 20 feet to 10 feet.<br>3312.25, Maneuvering.<br>To reduce the maneuvering area for parking spaces number 1, 2, and 3 from 20 feet to 10 feet.<br>3312.49 (C), Minimum numbers of parking spaces required.<br>To reduce minimum number of parking spaces from 66 to 20. |                     |
| <b>Proposal:</b>          | To construct a three story 44 unit apartment building.   |                     |
| <b>Applicant(s):</b>      | Community Housing Network, Inc.; c/o Dave Perry<br>411 E Town St, Fl, 1<br>Columbus, Ohio 43215  |                     |
| <b>Attorney/Agent:</b>    | Donald Plank, Attorney<br>411 East Town Street, Fl 2<br>Columbus, Ohio 43215   |                     |
| <b>Property Owner(s):</b> | Community Housing Network, Inc.; c/o Laurie Sutherland<br>1680 Watermark Drive.<br>Columbus, Ohio 43215  |                     |
| <b>Planner:</b>           | Adam Trimmer, (614) 645-1469; <a href="mailto:ADTrimmer@Columbus.gov">ADTrimmer@Columbus.gov</a>   |                     |
|                           |  |                     |
| <b>Application No.:</b>   | <b>BZA22-133</b>   | <b>**APPROVED**</b> |
| <b>Location:</b>          | <b>933 ALMOND ALLEY (43203)</b> , located on the south side of Almond Alley, approximately 80 feet west of the intersection of Almond Alley and North 18th Street (010-008163; Near East Area Commission).   |                     |
| <b>Existing Zoning:</b>   | R2F, Residential District  |                     |
| <b>Request:</b>           | Variance(s) to Section(s):<br>3332.19, Fronting.<br>To allow the structure to front onto an alley.<br>3332.26, Minimum side yard permitted.<br>To reduce the minimum side yard setback from 5 feet to 3 feet.<br>3332.27, Rear yard.<br>To reduce the required rear yard from 460 sf (25%) to 317 sf (17%).  |                     |
| <b>Proposal:</b>          | To construct a two-unit dwelling.  |                     |
| <b>Applicant(s):</b>      | Adrian Fredrick<br>91 N Miami Avenue<br>Columbus, Ohio 43203   |                     |
| <b>Attorney/Agent:</b>    | Brenda Parker, Architect<br>405 N Front Street<br>Columbus, Ohio 43215   |                     |
| <b>Property Owner(s):</b> | FW Investment Group LLC<br>91 N Miami Avenue<br>Columbus, Ohio 43203   |                     |
| <b>Planner:</b>           | Dane Kirk, 614-645-7973; <a href="mailto:DEKirk@Columbus.gov">DEKirk@Columbus.gov</a>  |                     |

16.    **Application No.:**       **BZA22-136**                               **\*\*APPROVED\*\***  
      **Location:**           **1225 FISHINGER RD. (43221)**, located on the south side of Fishinger  
                                  Road, approximately 270 feet east of Easton Place (010-107458; None).  
      **Existing Zoning:**       SR, Suburban Residential District  
      **Request:**            Variance(s) to Section(s):  
                                  3332.27, Rear yard.  
                                  To reduce the rear yard from 25% to 20%  
      **Proposal:**           To construct a rear addition.  
      **Applicant(s):**       Brian & Christine Young  
                                  1225 Fishinger Road  
                                  Columbus, Ohio 43221  
      **Attorney/Agent:**     None  
      **Property Owner(s):** Applicant  
      **Planner:**           Jamie Freise, 614-645-6350; JFFReise@Columbus.gov