

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20TH, 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, DECEMBER 20TH, 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.: BZA22-086**
Location: **6065 E. LIVINGSTON AVE. (43232)**, located at the southeast corner of E. Livingston Avenue and Fountainview Court (010-001346; Far East Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3389.12, Portable Building.
To grant a Special Permit for a Portable Building
Proposal: To allow a Portable Building, used as a food truck, to remain on-site over night.
Applicant(s): Aile Aroutiounian
6065 E Livingston Avenue.
Columbus, Ohio 43232
Attorney/Agent: Jeanne Cabral, Architect.
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): AG Auto LLC
6065 E Livingston Avenue
Columbus, Ohio 43232
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

02. Application No.: **BZA22-104**
Location: **1249 W. 3rd AVE. (43212)**, located at the southeast corner of West 3rd Avenue and Northwest Boulevard (010-062945; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 45 to 21.
3321.01(C), Dumpster area.
To not provide a dumpster approach apron.
3372.604(A), Setback requirements.
To increase the building setback from 10 feet at the corner of Third Avenue/Northwest Blvd. to 25 feet.
3372.604(B), Setback requirements.
To reduce the minimum parking setback from 5 feet to 0 feet.
3372.605(B), Building design standards.
To reduce width of a principal building along a primary building frontage (both Third Avenue and Northwest Boulevard) from 60% to 35%.
3372.607(C), Landscaping and screening.
To allow a dumpster to be located to the side rather than behind a principal building.
Proposal: To construct a mixed-use office and retail building.
Applicant(s): H & G, LLC
75 East Gay Street
Columbus, Ohio 43215
Attorney/Agent: Laura MacGregor Comek, Esq.
17 South High Street
Columbus, Ohio 43215
Property Owner(s): Donald and Anna Compton, TR
1100 Urlin Avenue
Grandview Heights, Ohio 43212
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

- 03. Application No.: BZA22-109**
Location: **753 MALVERN AVE. (43219)**, located at the southwest corner of Malvern Avenue and Willamont Avenue (010-008801; North Central Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required
To reduce the required number of parking spaces from 2 to 0.
3332.28, Side or rear yard obstruction.
To allow a deck in the required side yard.
Proposal: To legitimize the conversion of garage to living space and the addition of a deck in a required yard.
Applicant(s): Felicia Manns
753 Malvern Avenue
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Kervin Edwards
4501 Smokey Place
Columbus, Ohio 43230
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov
- 04. Application No.: BZA22-131**
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

05. **Application No.:** **BZA22-134**
Location: **700 S. 3rd ST. (43206)**, located on the east side of South 3rd Street, approximately 120 feet north of East Frankfort Street (010-066894; German Village Commisison).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 88 to 0.
Proposal: To construct an addition to an elementary school.
Applicant(s): Catholic Diocese of Columbus, c/o Kevin Lee
197 E. Gay Street
Columbus, Ohio 43215
Attorney/Agent: William Cody, P.E.
161 North 4th Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov
06. **Application No.:** **BZA22-137**
Location: **1765 DYER RD. (43123)**, located on the southwest corner of Dyer Road and Lazar Road (570-193885; Southwest Area Commission).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.07, LRR Area District requirements.
To reduce the required lot area from 1 acre to 0.741 acres (Tract 1) and to 0.787 acres (Tract 2).
Proposal: To split an existing 1.86 acre lot into 2 lots for development.
Applicant(s): Huyen Ninh
6097 Lambright Street
Westerville, Ohio 43081
Attorney/Agent: Shaun Ford
6097 Lambright Street
Westerville, Ohio 43081
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

- 07. Application No.: BZA22-140**
Location: **898-900 SUNBURY RD. (43219)**, located at the southwest corner of Sunbury Road and Ridgeway Avenue (010-050376; North Central Area Commission).
Existing Zoning: C4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Parking spaces.
To reduce the required number of parking spaces from 39 to 9.
3312.21(B)(1), Landscaping and screening.
To allow pavement for parking and maneuvering within the parking setback.
3312.25, Maneuvering.
To allow maneuvering between the parking setback line and right-of-way line.
3312.27(4), Parking setback line.
To reduce the parking setback line from 10 feet to 8.5 feet.
3356.11(A), C-4 district setback lines.
To reduce the building setback along Sunbury Road and Ridgeway Avenue from 30 feet and 25 feet, respectively, to 0 feet.
Proposal: A change of use from retail to an eating and drinking establishment.
Applicant(s): Ray A. Jones
900 Sunbury Road
Columbus, Ohio 43219
Attorney/Agent: Melva C. Williams-Argaw, Architect
166 Mayfair Boulevard
Columbus, Ohio 43213
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
- 08. Application No.: BZA22-143**
Location: **4960 COMSTOCK DR. (43232)**, located on the north side of Comstock Drive, approximately 575 feet west of the intersection of Comstock Drive and Lisbon Drive (010-132917; Greater South East Area Commission).
Existing Zoning: SR, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 18 feet.
Proposal: To convert an existing attached garage to ADA accessible living space.
Applicant(s): Barbara Vermilyea
4960 Comstock Drive
Columbus, Ohio 43232
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

09. **Application No.:** **BZA22-144**
 Location: **772 E. MOUND ST. (43205)**, located on the north side of East Mound Street, approximately 40 feet east of South Monroe Avenue (010-121676; Near East Area Commission).

 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.26(E), Minimum side yard permitted.
 To reduce the minimum side yard from 3 feet to 0.6 inches.

 Proposal: To construct a detached garage.
 Applicant(s): Tim Lott/Lux Christi Investments
 8370 Hickory Ave.
 Galena, Ohio 43021

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
10. **Application No.:** **BZA22-145**
 Location: **255 E. INNIS AVE. (43207)**, located on the south side of East Innis Avenue, approximately 50 feet from South 8th Street (010-034862; Columbus South Side Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.26(B)(1), Minimum side yard permitted.
 To reduce the minimum required side yard from 3 feet to 1.8 feet.

 Proposal: To split an existing .28 acre lot into two.
 Applicant(s): Supra Investments LLC c/o Andrew Wappner
 PO Box 732
 Worthington, Ohio 43085

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA22-146**
Location: **3645-3665 N. HIGH ST. (43214)**, located on the west side of North High Street between Winthrop Road and Northmoor Place (010-058704; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49 (C), Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 61 to 40.
Proposal: To change the existing use of a tenant space from retail to an eating and drinking establishment and to install a front patio.
Applicant(s): Dominic Orfitelli
7101 Elizabeth Drive
McLean, Virginia 22101
Attorney/Agent: Underhill and Hodge LLC c/o David Hodge, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Clintonville Commons LLC
7101 Elizabeth Drive
McLean, Virginia 22101
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
12. **Application No.:** **BZA22-147**
Location: **3400 N. HIGH ST. (43202)**, located at the southeast corner of North High Street and East North Broadway (010-021499; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.605 (D), Building design standards.
To reduce the amount of clear/non-tinted window glass in the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade from 60 percent to 33 percent along the East North Broadway façade and to 44 percent along the North High Street facade.
Proposal: Minor exterior renovations to an existing first floor tenant space and the addition of a patio.
Applicant(s): Timothy Kaskewsky
159 East Livingston Avenue
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): North Broadway High Professional Building LLC
3400 North High Street, Suite 400
Columbus, Ohio 43202
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

13. **Application No.:** **BZA22-150**
 Location: **1739 W. 3RD AVE. (43212)**, located at the southeast corner of West 3rd Avenue and Westwood Avenue (010-063277; Fifth by Northwest Area Commission).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 28 to 17.
 3312.27 (4), Parking setback line.
 To reduce the parking setback line from 10 feet to 0 feet.
 3312.21, Landscaping and screening.
 To not provide additional parking lot landscaping and screening.

 Proposal: To demolish an existing storage structure to allow for the construction of a single-story addition to the existing structure.

 Applicant(s): Columbus Italian Club
 1739 West 3rd Avenue
 Columbus, Ohio 43212

 Attorney/Agent: Darren Spensiero, Architect
 232 North 3rd Street, Suite 300
 Columbus, Ohio 43215

 Property Owner(s): Applicant
 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
14. **Application No.:** **BZA22-151**
 Location: **1288-1332 BETHEL RD. (43220)**, located on the north side of Bethel Road, approximately 710 feet east of Godown Road (010-150490 & 010-150489; Northwest Civic Association).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 62 to 49.
 3312.27 (4), Parking setback line.
 To reduce the parking setback line from 10 feet to 4 feet.
 3321.05, Vision clearance.
 To reduce the clear vision triangle from 10' x 10' to 4' x 4'.

 Proposal: To re-stripe the existing parking lot to include 2 ADA parking space.

 Applicant(s): Raquel Kwong
 585 Front Street, Suite 200
 Columbus, Ohio 43215

 Attorney/Agent: Steven Fox, Architect
 8415 Pulsar Place
 Columbus, Ohio 43240

 Property Owner(s): Shem Property, LLC
 5011 Stratford Pine Lane
 Dublin, Ohio 43016

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

15. **Application No.:** **BZA22-152**
 Location: **1547 SAFFORD AVE (43223)**, located on the south side of Safford Avenue, approximately 120 feet west of Porter Street (010-053271; Greater Hilltop Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.05 (A)(4), Area district lot width requirements.
 To reduce the minimum lot width of the western lot from 50 feet to 39 feet.
 3332.15, R-4 area district requirements.
 To reduce the minimum lot area of the western lot from 5,000 square feet to 4,563 square feet.
 3332.26 , Minimum side yard permitted.
 To reduce the minimum side yard on the western lot from 3 feet to 1 foot.
 3332.28, Side or rear yard obstruction.
 To allow two off street parking spaces to be located in the side yard.

 Proposal: To split a parcel and construct a single unit dwelling.
 Applicant(s): 220 Parcels LLC c/o Andrew Wappner
 PO Box 732
 Worthington Ohio, 43085

 Attorney/Agent: None
 Property Owner(s): 220 Parcels LLC c/o Sean Knoppe
 PO Box 732
 Worthington Ohio, 43085

 Planner: Adam Trimmer, (614) 645 1469; ADTrimmer@Columbus.gov
16. **Application No.:** **BZA22-153**
 Location: **1220 COURTLAND AVE. (43201)**, located at the northeast corner of Courtland Avenue and East 5th Avenue (010-049712; University Area Commission).

 Existing Zoning: C-3, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum number of parking spaces required.
 To reduce the number of additional parking spaces required from 8 to 0.

 Proposal: Expansion of an eating and drinking establishment.
 Applicant(s): Middle West Spirits
 1230 Courtland Avenue
 Columbus, Ohio 43201

 Attorney/Agent: None
 Property Owner(s): Fifth Real Estate, LLC
 22 East Gay Streetm Ste. 800
 Columbus, Ohio 43215

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

17. **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 14%.
 3332.21, Building lines.
 To reduce the building setback from 10 feet to 5 feet 8 inches.
 3332.18 (D), Basis of computing area.
 To increase the total lot coverage of a dwelling from 50% to 61.3%
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of parking spaces from 2 to 1.

 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#](mailto:ADTrimmer@Columbus.gov)