

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 28TH , 2023**

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, MARCH 28TH , 2023 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.: BZA22-104**
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 33 to 20.
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 reconsider a previously approved mixed-use office and retail building.
Applicant(s): H & G, LLC
75 East Gay Street

Attorney/Agent: Columbus, Ohio 43215
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

02. **Application No.:** **BZA22-006**
Location: **1089 PERRY ST. (43201)**, located at the southwest corner of Perry Street and Bradley Street (010-038535; Harrison West Society).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 2 to 0 for lot A.
3321.05(A)(2), Vision clearance.
To reduce the clear vision at Perry Street driveway from 12x12 feet to 4x4 feet (lot B).
3321.05(B)(1), Vision clearance.
To reduce lot A's southeast clear vision triangle from 10x10 feet to 0x0 feet (existing).
3321.05(B)(2), Vision clearance.
To reduce lot B's northeast clear vision triangle from 30x30 feet to 17 x17 feet.
3332.05(A)(4), Area district lot width requirements.
To reduce the lot widths from 50 to 30 feet for both Lots A and B.
3332.14, R-2F area district requirements.
To reduce the lot areas from 6,000 square feet to 930 square feet for lot A and to 2,070 square feet for lot B.
3332.18(D), Basis of computing area.
To increase the lot coverages from 50 percent to 70 percent for lot A and to 61 percent for lot B.
3332.21(D), Building lines.
To reduce lot A's building setback along Perry Street from 10 feet to 0 feet (existing).
3332.27, Rear yard.
To reduce the rear yards from 25 percent of the lot area to 5 percent for lot A and to 4 percent for lot B.
Proposal: To split a lot and construct a single-unit dwelling.
Applicant(s): Infiniti Enterprises, LLC; c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm; c/o Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Infiniti Enterprises, LLC; c/o Michael Finissi
281 East Greenwood Avenue
Columbus, Ohio 43201
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
03. **Application No.:** **BZA22-148**

Location: **976 ELLSWORTH AVE. (43206)**, located on the east side of Ellsworth Avenue, approximately 220 feet north of East Columbus Street (010-023767; Livingston Avenue Area Commission).

Existing Zoning: R-4, Residential District

Request: Variance(s) to Section(s):
 3332.26 (E), Minimum side yard permitted.
 To reduce the required side yard of a detached garage from 3 feet to 2 feet for Lot 149.
 3332.38 (E), Private garage.
 To increase the allowable area of the rear yard that a garage can occupy from 45 percent to 50 percent for Lot 149.
 3332.38 (F), Private garage.
 To increase the allowable size of a garage from 720 square feet to 1,210 square feet for Lot 149.

Proposal: To split an existing parcel into three separate parcels.

Applicant(s): Three Housing LLC c/o Andrew Wappner
 PO Box 732
 Worthington Ohio, 43085

Attorney/Agent: None

Property Owner(s): Three Housing LLC c/o Sean Knoppe
 PO Box 732
 Worthington Ohio, 43085

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

04. Application No.: **BZA22-149**

Location: **2140 S. HIGH STREET (43207)**, located on the southeast corner of S High Street and Kingston Avenue (010-104113, 010-104205; Columbus Southside Area Commission).

Existing Zoning: M, Manufacturing District

Request: Variance(s) to Section(s):
 3312.21 (C), Landscaping and screening.
 To not provide parking lot screening.
 3312.27(4), Parking setback line.
 To reduce the parking setback line from 10 feet to zero feet.
 3312.49 (C), Minimum number of parking spaces required.
 To reduce the minimum number of required parking spaces from 182 to 48.
 3321.01, Dumpster area.
 To allow the dumpster area to be located within the building setback.
 3363.24, Building lines in an M-manufacturing district.
 To reduce the building line along South High Street from 50 feet to 25 feet and from 26 feet to zero feet along the Frank Road Expressway.

Proposal: A change of use from industrial/manufacturing use to a mixed use retail and eating and drinking establishment.

Applicant(s): Katz Development
 P.O. Box 1828
 Westerville, Ohio 43086

Attorney/Agent: David Hodge, Underhill & Hodge LLC
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054.

Property Owner(s): 2140 South High LLC
 2050 South High Street.
 Columbus, Ohio 43207

Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

05. **Application No.:** **BZA22-169**
Location: **2275 MEDINA AVE. (43211)**, located on the west side of Medina Avenue, approximately 450 feet south of East Hudson Street (010-075421; South Linden Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback line from 25 feet to 0 feet.
Proposal: To legitimize a permanent awning which is blocking driveway access to parking in the rear yard.
Applicant(s): Claudia Lagos Cruz
2275 Medina Avenue
Columbus, Ohio 43211
Attorney/Agent: Kim Mikanik, Architect
1116 West 2nd Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
06. **Application No.:** **BZA22-173**
Location: **1005 CLAN CT. (43085)**, located on the southwest corner of Glade Street and Clan Court (610-166012; Far Northwest Coalition).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision Clearance.
To increase the height and opacity of a privacy fence located in a required yard having vehicular access to a street or abutting such access, from 2 and one-half feet to 6 feet, and from 25 percent opacity to 100 percent opacity.
Proposal: To legitimize a privacy fence on a corner lot.
Applicant(s): Joseph T. Streb & Lisa Streb
105 Clan Ct.
Columbus, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicants
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

07. **Application No.:** **BZA22-175**
Location: **2670 INDIANOLA AVE. (43202)**, located on the east side of Indianola Avenue, approximately 125 feet north of Arcadia Avenue (010-009416; University Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building setback line from 24.5 feet to 16.5 feet.
3321.05(A)(2), Vision clearance.
To allow an opaque fence taller than 2.5 feet and shorter than 6 feet in a required yard, to legitimize an existing condition.
3332.27, Rear yard.
To reduce the minimum allowable rear yard area from 25% of the total lot area to 12%, to legitimize an existing condition.
Proposal: To enclose an existing open front porch.
Applicant(s): James Wilcox
2670 Indianola Avenue
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
08. **Application No.:** **BZA22-179**
Location: **2145 EARL AVE. (43211)**, located on the south side of Earl Avenue, approximately 103 feet west of Perdue Avenue (010-013292; Northeast Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26 (B), Minimum side yard permitted.
To reduce minimum side yard setback of both the dwelling and storage building from 5 feet to 0 feet
3332.25, Maximum side yards required.
To reduce the maximum side yard area from 6 feet to 0 feet on the west side of the dwelling and from 6 feet to 3 feet on the east side of the dwelling.
Proposal: To legitimize the location of a storage shed.
Applicant(s): Dana Harding
2145 Earl Avenue
Columbus, Ohio 43211
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

09. **Application No.:** **BZA23-001**
Location: **141-143 E. NORWICH AVE. (43201)**, located on the south side of Norwich Avenue, approximately 70 feet west of Waldeck Avenue (010-014429; University Area Commission).
Existing Zoning: AR-4, Apartment residential District
Request: Variance(s) to Section(s):
3333.23, Minimum side yard permitted.
To reduce the minimum side yard along the west side from 5 feet to 1 foot 9 inches.
3325.907, Parking.
To reduce the required number of parking spaces from 5 to 0.
3325.913, Maximum Floor Area Ratio (FAR).
To increase the FAR from 0.60 to 0.71.
Proposal: To add a third unit to a two-unit dwelling
Applicant(s): Angela M Potts
3200 Hilliard Cemetery Road
Hilliard, Ohio 43206
Attorney/Agent: Brenda Parker
405 N Front Street.
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
10. **Application No.:** **BZA23-003**
Location: **777 HEYL AVE. (43206)**, located at the northeast corner of Heyl Avenue and East Sycamore Street (010-027652; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision clearance.
To reduce the 30 feet x 30 feet vision clearance triangle to 13 x 13 feet.
3332.26 (E), Minimum side yard permitted.
To reduce the required side yard for a garage from 3 feet to 2.5 feet along both the north and south sides.
3332.28, Side or rear yard obstruction.
To allow a structure requiring a building permit (stoop) to be located in the side yard.
Proposal: To construct a single-unit dwelling.
Applicant(s): Suzanne M. Brown
382 E. 11th Avenue
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Suzanne M. Brown
382 E. 11th Avenue
Columbus, Ohio 43201
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

11. **Application No.:** **BZA23-004**
Location: **5906 CHATTERTON RD. (43232)**, located on the north side of Chatterton Road, approximately 1,100 feet west of Brice Road (530-261092; Greater South East Area Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.16, Fronting.
To allow several town houses to front along private streets.
Proposal: To construct 59 town houses as an expansion of an existing complex.
Applicant(s): Maronda Homes, LLC of Ohio
5900 Wilcox Place
Dublin, Ohio 43016
Attorney/Agent: Rebecca Mott, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
12. **Application No.:** **BZA23-005**
Location: **1790 CLEVELAND AVE. (43211)**, located at the northeast corner of East 19th Avenue and Cleveland Avenue (010-060315; South Linden Area Commission).
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 238 to 7.
3321.05, Vision clearance.
To reduce the clear vision triangle at the westernmost corner of the parking access onto E 19th Ave. from 10 feet by 10 feet to 10 feet by 4 feet, 8.5 inches.
3355.09, C-3 district setback lines.
To reduce the building setback line from 25 feet to 0 feet.
3312.27, Parking setback line.
To reduce the parking setback line along E 19th Ave. from 10 feet to 0 feet.
Proposal: To establish a child day care within an existing religious building.
Applicant(s): Ryagen Reggins
1790 Cleveland Avenue
Columbus, Ohio 43211
Attorney/Agent: Jason McGee
800 Cross Pointe, Ste. M
Gahanna, Ohio 43230
Property Owner(s): People With a Vision Ministry, c/o Pastor Crocket
1790 Cleveland Avenue
Columbus, Ohio 43211
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

13. **Application No.:** **BZA23-006**
 Location: **1172 TRENTWOOD RD. (43221)**, located on the north side of Trentwood Road, approximately 430 feet east of North Star Road (010-107466;).
 Existing Zoning: SR, 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 single-story room addition.
 Applicant(s): Carole R. Mathews
 1172 Trentwood Road
 Columbus, Ohio 43221
 Attorney/Agent: Rick Wheeler, Contractor
 4555 Groves Road, Ste. 29
 Columbus, Ohio 43232
 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
14. **Application No.:** **BZA23-008**
 Location: **7260 LONG RD. (43110)**, located on the east side of Long Road approximately 243 north of Abbie Trails Drive(530-166400; Greater South East Area Commission).
 Existing Zoning: R, RURAL District
 Request: Variance(s) to Section(s):
 3332.06, R-rural area district requirements.
 To reduce the minimum lot area from 5 acres to 3.248 Acres
 Proposal: To split an existing parcel.
 Applicant(s): Karen Widmayer
 15733 London Road
 Orent, Ohio 43146
 Attorney/Agent: Robert K. DiCuccio
 503 S. High Street, Suite 100
 Columbus, Ohio 43215
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbs.gov

15. **Application No.:** **BZA23-011**
 Location: **422 E. 15TH AVE. (43201)**, located on the north side of East 15th Avenue, approximately 600 feet east of North Fourth Street (010-052126; University Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3325.805, Maximum Floor Area Ratio (FAR).
 To increase the maximum Floor Area Ratio (FAR) from 0.40 to 0.447.

 Proposal: To renovate an existing single-unit dwelling.
 Applicant(s): Linsker Holdings, LLC
 1066 North High Street
 Columbus, Ohio 43201

 Attorney/Agent: Dustin Mondrach
 300 East Long Street
 Columbus, Ohio 43215

 Property Owner(s): Linsker Holdings, LLC
 1066 North High Street
 Columbus, Ohio 43201

 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
16. **Application No.:** **BZA23-012**
 Location: **451 LINWOOD AVE. (43205)**, located on the west side of Linwood Avenue, approximately 75 feet north of East Mound Street (010-020574; Near East Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the required rear yard from 549 square feet (25%) to 355 square feet (16%).

 Proposal: To construct a single-unit dwelling.
 Applicant(s): Adrian Frederick
 91 North Miami Avenue
 Columbus, Ohio 43203

 Attorney/Agent: Brenda Parker, Architect
 405 North Front Street
 Columbus, Ohio 43215

 Property Owner(s): FW 451 Linwood LLC
 91 North Miami Avenue
 Columbus, Ohio 43203

 Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov