

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

***THE FOLLOWING POLICY ITEM WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

Zoning code update – progress presentation to the Board of Zoning Adjustment.

Kevin Wheeler – Assistant Director for Growth Policy, Department of Development; 614-645-6057; kjwheeler@columbus.gov

****THE FOLLOWING APPLICATIONS WILL BE HEARD FOLLOWING THE POLICY ITEM:**

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|------------|-------------------------|--|
| 01. | Application No.: | BZA22-057 |
| | Location: | 3310-3316A REFUGEE RD. (43232) , located at the north side of Refugee Road approximately 600 feet from Winchester Pike (010-118524; Mideast Area Commission). |
| | Existing Zoning: | M, Manufacturing District |
| | Request: | Variance/ Special Permit(s) to Section(s):
3312.21(A), Landscaping Screening
To reduce the minimum number of required shade trees from 6 to 0.
3312.39, Striping-Marking.
To not provide parking lot striping and marking. |

3312.45, Wheel Stop Device.
 To not include wheel stop devices.

3312.43, Required surface for parking.
 To allow gravel rather than a hard surface for parking.

3363.41 (B), Storage.
 To reduce the minimum distance for salvage storage to any lot line from 20 feet to 5 feet.

3392.04, Special Permit.
 To grant a special permit for a salvage yard.

Proposal: A vehicle junk and salvage yard.

Applicant(s): JJR Enterprises LLC
 3316A Refugee Road
 Columbus, Ohio 43232

Attorney/Agent: Michael Ridge, Architect
 3451 Dehlgreen Drive
 Westerville Ohio, 43081

Property Owner(s): Applicant
 3316A Refugee Road
 Columbus, Ohio 43232

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

02. Application No.: **BZA22-158**

Location: **1025 OAK ST. (43205)**, located at the southwest corner of Oak Street and South 21st Street (010-055870; Near East Area Commission).

Existing Zoning: R-3, Residential District

Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of onsite parking spaces from 9 to 8.
 3312.21(D)(1), Landscaping and screening.
 To not provide the required 4 feet width landscape area required for parking lot screening.

Proposal: To install an 8 space parking lot.

Applicant(s): Greg Sazdanoff
 394 Arden Road
 Columbus, Ohio 43214

Attorney/Agent: None

Property Owner(s): G&G Equity, LLC
 PO Box 163913, 850 Twin Rivers Drive
 Columbus, Ohio 43216

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

03. **Application No.:** **BZA22-167**
 Location: **1285 ZETTLER RD. (43227)**, located on the southwest corner of East Livingston Avenue and Zettler Road (010-105294; Mideast Area Commission).

 Existing Zoning: S-R, Suburban Residential District
 Request: Variance(s) to Section(s):
 3332.21, Building Lines.
 To reduce the building setback line of a privacy fence along Livingston Avenue from 60 feet to 7 feet.
 33321.05 (A)(2), Vision Clearance.
 To increase the height of a fence with over 25% opacity from 2 and a half feet to 10 feet.

 Proposal: To construct a 232 foot long, 10 foot tall fence.
 Applicant(s): Tim Rarl
 1285 Zettler Road.
 Columbus, Ohio 43227

 Attorney/Agent: None
 Property Owner(s): Diocese of Columbus, C/O Robert Sisson
 197 E. Gay Street
 Columbus, Ohio 43215

 Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
04. **Application No.:** **BZA23-007**
 Location: **1725 BRYDEN RD. (43205)**, located at the southeast corner of Bryden Road and Stoddart Avenue (010-069760; Near East Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the rear yard from 25% to 22%.

 Proposal: To construct a single-story room addition.
 Applicant(s): Susan Wilson-Brooks
 1725 Bryden Road
 Columbus, Ohio 43205

 Attorney/Agent: Trevor Williams, Contractor
 13271 Durham Circle
 Pickerington, Ohio 43147

 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
05. **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

06. **Application No.:** **BZA23-009**
 Location: **1721 WEST 3RD AVE. (43212)**, located on the south side of West 3rd Avenue, approximately 80 feet west of Elmwood Avenue (010-062370; 5th by Northwest Area Commission).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3356.11, C-4 district setback lines.
 To reduce the minimum building setback from 30 feet to 12.5 feet.
 3312.13(B), Driveway.
 To reduce the minimum allowable width for a driveway from 20 feet to 18 feet.
 3312.09, Aisle.
 To reduce the minimum allowable parking aisle width from 20 feet to 18 feet.

 Proposal: An office expansion.
 Applicant(s): Bart Griffin
 1721 West 3rd Avenue
 Columbus, Ohio 43212

 Attorney/Agent: Thomas Pendery, Architect
 3293 Cimmaron Road
 Columbus, Ohio 43221

 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
07. **Application No.:** **BZA23-014**
 Location: **1403 S. 4TH ST. (43207)**, located on the west side of South 4th Street, approximately 110 feet north of East Jenkins Avenue (010-000658; Columbus Southside Area Commission).

 Existing Zoning: R-2F, Residential 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 4 to 3.

 Proposal: To construct a 2-unit dwelling.
 Applicant(s): Carvine Development c/o Jimmy Devine
 1030 Harrison Park Place
 Columbus, Ohio 43201

 Attorney/Agent: Applicant
 Property Owner(s): Applicant
 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

08. **Application No.:** **BZA23-015**
 Location: **4600 INTERNATIONAL GATEWAY (43219)**, located on the south side of International gateway approximately 800 feet east of Seltzer Road. (010-104436, 010-104443, 010-146764, 010-104618, 010-146781, 010-146767, 010-158414, 010-158415, 010-096157;).
- Existing Zoning:** M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.29, Minimum Number of Parking Spaces.
 To reduce the minimum parking space width from 9 feet to 8.5 feet.
 3312.21, Landscaping and screening.
 To reduce the minimum number of shade trees from 466 to 0
- Proposal:** To expand an existing parking lot.
 Applicant(s): Columbus Regional Airport Association
 4600 International Gateway
 Columbus, Ohio 43219
- Attorney/Agent:** Elijah Mehan
 1650 Watermark Drive
 Columbus, Ohio 43215
- Property Owner(s):** Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
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09. **Application No.:** **BZA23-016**
 Location: **5524 N. HAMILTON RD. (43230)**, located on the east side of North Hamilton Road, approximately 700 feet south of Preserve Boulevard. (545-163684 & 010-289595; Northland Community Council).
- Existing Zoning:** L-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 115 to 105.
- Proposal:** To expand an athletic facility.
 Applicant(s): REP Entertainment, Ltd., c/o Adam Trautner
 147 North High Street
 Gahanna, Ohio 43230
- Attorney/Agent:** Andrew Gardner, PE
 3500 Snouffer Road, Ste. 225
 Columbus, Ohio 43235
- Property Owner(s):** Applicant
 Planner: Jamie Freise, 614-645-6350; JFFreise@Columbus.gov

10. **Application No.:** **BZA23-018**
 Location: **217 ERIE RD. (43214)**, located on the south side of Erie Road, approximately 840 feet west of Milton Avenue (010-077545; Clintonville Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38 (G), Private garage.
 To increase the maximum allowable roof height for a detached garage from 18 feet to 24 feet, 10 inches.

 Proposal: To construct an unconditioned storage attic above an existing detached garage.

 Applicant(s): Brent and Catherine LaCount
 217 Erie Road
 Columbus, Ohio 43214

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

11. **Application No.:** **BZA23-019**
 Location: **3494 N HIGH ST. (43214)**, located on the northeast corner of Oakland Park Avenue and North High Street (010-050904; Clintonville 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 additional parking spaces provided as a result of an expansion of use from 7 to 0.

 Proposal: To expand an existing eating and drinking establishment into a abutting tenant space.

 Applicant(s): Seitan's Realm LLC, c/o Kevin Ridenbaugh
 3496 North High Street
 Columbus, Ohio 43214

 Attorney/Agent: Jon Stevenson
 250 East Town Street, Suite 200
 Columbus, Ohio 43215

 Property Owner(s): Oakland Park/High Street Investment Company LLC
 22 East Gay Street, 8th floor
 Columbus, Ohio 43215

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

12. **Application No.:** **BZA23-021**
 Location: **4087 BURNELL CIRCLE (43224)**, located on the southeast corner of Morse and Westerville Road. (010-104560, 010-102591; Northeast Area Commission).

 Existing Zoning: A-R-12, Apartment Residential District District
 Request: Variance(s) to Section(s):
 3333.255, Perimeter yard.
 To reduce the perimeter yard setback from 25 feet to 5 feet.
 Proposal: To legitimize the location of a dumpster and bulk storage facility.
 Applicant(s): JMW Country Club, LLC
 4388 Antmon Round
 New Albany, Ohio 43054

 Attorney/Agent: Jonne I. Goldhand (Agent)
 250 West Steet
 Columbus, Ohio 43215

 Property Owner(s): Easton 98GSOP LLC, et al.
 P.O. Box 686
 New Albany, Ohio 43054

 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
13. **Application No.:** **BZA23-010**
 Location: **2350 MORSE RD. (43229)**, located on the north side of Morse Road, approximately 475 feet west of Cleveland Avenue (600-146331; 010-016012; 010-104717; 600-242136; and 010-242133; Northland Community Council).

 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3356.11 (A), C-4 district setback lines.
 To reduce the building setback from 110 feet from the street right-of-way line to 12 feet.
 Proposal: To construct an addition to the existing Horizon Science Academy building and to expand the existing parking lot.
 Applicant(s): Hassan Akkaya
 2350 Morse Road
 Columbus, Ohio 43229

 Attorney/Agent: Ashley Fowler, PE
 1160 Dublin Road, Suite 100
 Columbus, Ohio 43215

 Property Owner(s): Horizon Science Academy Inc. c/o Hassan Akkaya
 2350 Morse Road
 Columbus, Ohio 43229

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