

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 8, 2026**

The City Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33 and 34, 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 **WEDNESDAY, July 8, 2026, 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>.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw or table an application when a representative is not present.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Angie Wise at (614) 645-8029 or email AMWise@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

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 APPLICATIONS WILL BE HEARD ON THE 4:30PM AGENDA:

- 01. Application No.: BZA26-020 ***DISAPPROVED*****
Location: **2693 JOHNSTOWN RD. (43219)**, located on the east side of Johnstown Road, approximately 550 feet north of East 17th avenue (445-287489; East Columbus Civic Association).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15.C, M-2 manufacturing district special provisions.
To reduce the landscape buffer along Johnstown Road from 50 feet to 1.7 feet.
3367.29.B, Storage
To reduce storage setback from 200ft to 1.7ft along Johnstown road, and 5ft from other lot boundaries.
Proposal: To construct a semi-trailer storage/parking lot.
Applicant(s): Sandhill Holdings, LLC
2693 Johnstown Rd.
Columbus, OH 43219

Attorney/Agent: Victor Nduaguba, P.E.
2320 Brisum Way
Hilliard, Ohio 43026
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

02. Application No.: **BZA26-031** *****APPROVED*****
Location: **6000 COOPER RD. (43081)**, located on the east side of Cooper Road, approximately 400 feet north of Old Providence Lane (010-213830; Northland Community Council).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3312.27, Parking setback line
To reduce the parking setback line from 25 feet to 10 feet.
3332.21, Building lines
To reduce the building line from 40 feet to 20 feet.
Proposal: To construct a loading area and dumpster screening.
Applicant(s): Vineyard Christian Fellowship of Columbus
6000 Cooper Rd.
Westerville, OH 43081
Attorney/Agent: Laurie Gunzelman
333 Steward Ave.
Columbus, OH 43206
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

03. Application No.: **BZA26-034** *****APPROVED*****
Location: **25 ALDRICH RD. (43214)**, located on the south side of Aldrich Road, approximately 130 feet west of North High Street (010-086892; Clintonville 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 from 25 feet to 15 feet.
3332.28, Side or rear yard obstruction
To allow a parking pad to encroach into the required side yard.
Proposal: To construct a parking pad.
Applicant(s): Alex Revelos
25 Aldrich Road
Columbus, OH 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil Ashear, (614) 645-1719; PJAshear@Columbus.gov

04. Application No.: **BZA26-036** *****TABLED*****

Location: **155 S. OHIO AVE. (43205)**, located on the west side of S. Ohio Avenue between Oak Street and Elliott Alley (010-007834, 010-042616, 010-007856; Near East Area Commission).

Existing Zoning: R-3, Residential District

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

- 3332.13, R-3 area district requirements
 - To reduce the required lot size from 5,000 square feet to 3,854 square feet for 155 S. Ohio Ave., and to 3,154 square feet for 1105 Oak St. and 1101 Oak St.
- 3332.05, Area district lot width requirements
 - To reduce the required lot width from 50 feet to 37.14 feet for 1105 Oak St. and 1101 Oak St.
- 3332.25(A), Required side yards
 - To reduce the required south side yard from 3 feet to 1.34 feet for 155 S. Ohio Ave.
- 3332.28, Obstructions in required side yard
 - To allow a concrete pad to remain within the required side yard for 155 S. Ohio Ave.
- 3321.05(A)(2), Vision clearance
 - To reduce the parking setback line from 12 feet to 0 feet at 155 S. Ohio Ave. and 1105 Oak St.
- 3321.05(B)(1), Vision clearance
 - To reduce the required clear vision triangle from 10 feet to 8.49 feet at an alley for 155 S. Ohio Ave., and from 30 feet to 25 feet at a corner for 1105 Oak St.
- 3332.21, Building lines
 - To reduce the required building setback from 10 feet to 4.7 feet for 155 S. Ohio Ave., and from 10 feet to 7.3 feet for 1105 Oak St.
- 3312.27, Parking setback line
 - To reduce the parking setback line from 10 feet to 0 feet for 155 S. Ohio Ave. and 1105 Oak St.
- 3312.29, Parking space
 - To allow two compact parking spaces that are 9.0 feet wide by 12.48 feet deep for 155 S. Ohio Ave., and two compact parking spaces that are 9.0 feet wide by 15.19 feet deep for 1105 Oak St., whereas parking spaces are required to be 9.0 feet wide by 18.0

Proposal: To reconfigure a lot split.

Applicant(s): Nate Koffel
155 S. Ohio Ave
Columbus, Ohio 43205

Attorney/Agent: Joshua Tomey
1286 E. Fulton St.
Columbus, Ohio 43205

Property Owner(s): Applicant

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

- 05. Application No.:** **BZA26-038** *****APPROVED*****
Location: **2400 CORPORATE EXCHANGE DR. (43231)**, located at the northwest corner of Corporate Exchange Drive and Community Park Drive (600-183730; Northland Community Council).
Existing Zoning: RAC, Regional Activity Center District
Request: Special Permit(s) to Section(s):
3389.12, Portable Building
To grant a Special Permit to allow a portable building to remain on-site.
Proposal: To locate a mobile popup store in an existing parking lot.
Applicant(s): DHL Express (USA), Inc.
1901 West Rio Salado Parkway
Tempe, Arizona 85281
Attorney/Agent: None
Property Owner(s): IS-CAN 2400 OHIO LP
2400 Corporate Exchange Drive
Columbus, Ohio 43231
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
- 06. Application No.:** **BZA26-040** *****APPROVED*****
Location: **3732-3736 SULLIVANT AVE. (43228)**, located on the west side of Ruffing Lane, approximately 640 feet north of Sullivant Avenue (010-199984; 010-122009; & 010-122021; Greater Hilltop Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard
A Special Permit to allow a limited impound lot on the property.
3363.41(a), Storage
To reduce the setback of open storage of materials other than junk, waste products, salvage or wrecked automobiles from 20 feet from other lot lines to 0 feet (as shown on the Setback Exhibit).
Proposal: To bring an existing towing and storage facility into compliance.
Applicant(s): Property Owner
Attorney/Agent: Plank Law Firm c/o Craig Moncreif, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): BM Recovery & Storage LLC
8820 Honey Ash Road
Lewis Center, Ohio 43035
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

07. **Application No.:** **BZA26-041** *****APPROVED*****
 Location: **3140 ONTARIO ST. (43224)**, located on the east side of Ontario Street, approximately 150 feet north of East North Broadway (010-082160; North Linden Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38.F.1, Private garage
 To increase the maximum area devoted to garage space from 720 square feet to 1363 square feet.

 Proposal: To construct a detached garage.
 Applicant(s): Eugene Johnson
 3140 Ontario Street
 Columbus, Ohio 43224

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
08. **Application No.:** **BZA26-042** *****APPROVED*****
 Location: **5800 W. BROAD ST. (43119)**, located on the northwest corner of West Broad Street and Galloway Road (570-106005; Westland Area Commission).

 Existing Zoning: CAC, Community Activity Center District
 Request: Variance(s) to Section(s):
 34.E.20.080.C, Façade Zone
 To reduce the front street façade zone requirement from 60% to 22.8%.
 34.E.20.080.C, Setback
 To to increase the maximum front setback from 25 feet to 94.8 feet along the eastern property line.
 34.E.20.080.C, Setback
 To reduce the minimum side setback from 10 feet to 3.7 feet along the northern property line.

 Proposal: To construct a 6,550 square foot tire and auto service center.
 Applicant(s): Neal Bates
 1100 East Morehead Street
 Charlotte, North Carolina 28204

 Attorney/Agent: Ben Siembida, P.E.
 4100 Regent Street, Suite M
 Columbus, Ohio 43219

 Property Owner(s): Kroger Co.
 4111 Executive Parkway
 Westerville, Ohio 43081

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

09. **Application No.:** **BZA26-043** *****APPROVED*****
 Location: **9300 LYRA DR. (43240)**, located on the southeast corner of Lyra Drive and East Powell Road (31842403018000 & 31843101016000; Far North Columbus Communities Coalition).

 Existing Zoning: L-C-4, Limited Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the minimum number of parking spaces required from 419 spaces to 340 spaces.

 Proposal: To construct a 125,545 square foot indoor entertainment facility.
 Applicant(s): ARCO / Murray National Holdings, Inc. 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): NP Limited Partnership c/o Franz Geiger
 8800 Lyra Drive, Suite 680
 Columbus, Ohio 43240

 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
10. **Application No.:** **BZA26-044** *****APPROVED*****
 Location: **2164 ONTARIO ST. (43211)**, located at the northeast corner of Ontario Street and Maynard Avenue. (010-075526; South Linden Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.22(A)(1), Building lines on corner lots—Exceptions
 To reduce the building line from 8.3 feet to 5 feet.

 Proposal: To construct a single-unit dwelling.
 Applicant(s): Healthy Homes
 PO Box 77499
 Columbus, Ohio 43207

 Attorney/Agent: None.
 Property Owner(s): Central Ohio Community Land Trust
 845 Parsons Ave
 Columbus, Ohio 43206

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

11. **Application No.:** **BZA26-046** *****APPROVED*****
 Location: **1134 EVERGREEN RD. (43027)**, located on the north side of
 Evergreen Road, approximately 325 feet east of Lockbourne Road
 (010-114945; Far South Columbus Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3332.21, Building line
 To reduce the building setback from 30 feet to 26 feet.

 Proposal: To enclose a porch.
 Applicant(s): Mark S. Miller
 2605 South Cassady Avenue
 Columbus, Ohio 43207

 Attorney/Agent: Steven Schwope, Architect
 886 Critchfield Road
 Columbus, Ohio 43213

 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
12. **Application No.:** **BZA26-047** *****APPROVED*****
 Location: **3469 EAKIN RD. (43204)**, located on the south side of Eakin
 Road, approximately 200 feet west of Demorest Road (010-
 111126; Greater Hilltop Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3332.21, Building lines
 To reduce the building line from 20 feet to 10 feet.

 Proposal: To construct a front deck.
 Applicant(s): R.E. Connors Construction.
 13352 Forest Rd.
 Thornville, Ohio 43076

 Attorney/Agent: Thomas Connors
 13352 Forest Rd.
 Thornville, Ohio 43076

 Property Owner(s): Stephanie Bolek
 3469 Eakin Rd.
 Columbus, Ohio 43204

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

13. **Application No.:** **BZA26-048** *****APPROVED*****
 Location: **1485 SUNBURY RD. (43219)**, located on the west side of Sunbury Road between Holt Avenue and Argyle Drive (010-167441; North Central Area Commission).

 Existing Zoning: L-C-4, Limited Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the minimum number of parking spaces required from 15 to 12.
 3356.11, C-4 district setback lines
 To reduce the building setback along Holt Avenue from 40 feet to 15 feet.

 Proposal: To add a 15 foot x 25 foot external cooler to the Holt Avenue elevation of the existing multi-tenant neighborhood shopping center.

 Applicant(s): Property Owner
 Attorney/Agent: Create Collaborative c/o Kim Ross, Architect
 1116 West 2nd Avenue
 Columbus, Ohio 43212

 Property Owner(s): Husam Abu-Obeid
 1485 Sunbury Road
 Columbus, Ohio 43212

 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
14. **Application No.:** **BZA26-049** *****APPROVED*****
 Location: **4951 DUBLIN RD. (43017)**, located at the northeast corner of Dublin Road and Frantz Road. (590-197871; Hayden Run Civic Association).

 Existing Zoning: PUD-8, Planned Unit Development District
 Request: Variance(s) to Section(s):
 3345.17(B), Private Garages
 To allow a second private garage.
 3345.17(F), Private garages
 To increase the maximum allowable garage space for a single-unit dwelling from 720 square feet to 1,083 square feet.
 3345.17(G), Private Garages
 To increase the maximum height of a detached garage from 15 feet to 20 feet.

 Proposal: To legitimize an existing detached garage.
 Applicant(s): Philip M. Scholler
 4951 Dublin Rd.
 Dublin, Ohio 43017

 Attorney/Agent: None.
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

15. **Application No.:** BZA26-053 *****APPROVED*****
Location: 1877 E. 17TH AVE. (43219), located on the south side of East 17th Avenue, approximately 140 feet west of Woodland Avenue (010-108797; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3389.12, Portable building
To grant a Special Permit for two Portable Buildings.
3363.27(b)(1), Height and area regulations
To reduce the front building setback from 40 feet to 10 feet for the two (2) food trailers.
Proposal: To allow two food trucks to remain on-site overnight.
Applicant(s): ASI Corporation
1877 East 17th Avenue
Columbus, Ohio 43219
Attorney/Agent: Jackson B. Reynolds, III, Atty.
172 East State Street, Suite 550
Columbus, Ohio 43215
Property Owner(s): Aqua Science
1877 East 17th Avenue
Columbus, Ohio 43219
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov