

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
APRIL 23, 2024**

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 23, 2024 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.

- 01. Application No.:** **BZA24-019** **\*\*\*APPROVED\*\*\***  
**Location:** **8619 GOLD LEAF LANE (43016)**, located on the east side of Sawmill Road, approximately 575 south of Summit View Road. (590-203809; Far Northwest Area Commission).  
**Existing Zoning:** LAR-12, Limited Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.10, AR-12 Area district requirements  
To increase the density from 12.1 dwelling units per acre to 13.39 dwelling units per acre.  
**Proposal:** To legitimize an apartment complex.  
**Applicant(s):** CHE Copperleaf Appartments, LLC  
946 Parsons Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Adam F. Sadd, Atty  
500 S. Front Street, Suite 250  
Columbus, Ohio 43215  
**Property Owner(s):** Columbus Metropolitan Housing Authority  
880 East Eleventh Avenue  
Columbus Ohio, 43211  
**Planner:** Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 02. Application No.:** **BZA24-020** **\*\*\*APPROVED\*\*\***  
**Location:** **4540 BLUE LARGO CT. (43212)**, located on the north side of Blue Largo Court, approximately 110 feet west of Hines road. (520-197596; Northland Community Council).  
**Existing Zoning:** PUD-8, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3312.27 (2), Parking setback line  
To reduce the parking setback from 25 feet to 0 feet.  
3312.49, Required Parking  
To reduce the number of required parking spaces from 2 to 1.  
**Proposal:** To legitimize a conversion of a garage into a living space.  
**Applicant(s):** BBarret2, LLC c/o Brian Barrett  
2022 N Devon Road  
Columbus, Ohio 43212  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 03. Application No.:** **BZA24-022** **\*\*\*APPROVED\*\*\***  
**Location:** **84 WEST LONGVIEW AVE. (43202)**, located on the north side of West Longview Avenue, approximately 630 feet west of North High Street. (010-028674; Clintonville Area Commission).  
**Existing Zoning:** R2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yard required  
To reduce the total side yard from 8 feet to 6 feet.  
3332.27, Rear yard  
To reduce the total rear yard from 25% to 15%.  
**Proposal:** To construct a two story addition with an attached garage.  
**Applicant(s):** Ken Scarbro  
80 West Longview Avenue  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

04. **Application No.:** **BZA24-023** **\*\*\*APPROVED\*\*\***  
**Location:** **543-545 S. HIGH ST. (43215)**, located at the southwest corner of Hoster Street and South High Street (010-016758 & 010-052972; Brewery District Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking.  
To reduce the required number of parking spaces from 1 to 0 for the yoga studio and from 7 to 0 for the patio enclosure.  
**Proposal:** A change of use from office to a yoga studio and to enclose a patio.  
**Applicant(s):** DK 547 LLC, c/o Craig Moncrief  
Plank Law Firm, LPA  
411 East Town Street, Fl 2  
Columbus, Ohio 43215  
**Attorney/Agent:** Craig Moncrief  
Plank Law Firm, LPA  
411 East Town Street, Fl 2  
Columbus, Ohio 43215  
**Property Owner(s):** DK 547 LLC, c/o Dino Kasmanovski  
545 South High Street  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
05. **Application No.:** **BZA24-025** **\*\*\*APPROVED\*\*\***  
**Location:** **999 BONHAM AVE. (43211)**, located on the south side of Bonham Avenue at the terminus of Saint Clair Avenue. (010-237389 and 5 others; South Linden Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3309.14, Height districts  
To increase the height limit from 35 feet to 76 feet.  
**Proposal:** To construct multiple silos and domes for the storing of aggregate materials.  
**Applicant(s):** Riverside Construction Materials, Inc.  
355 Newbold Road  
Fairless Hills, Pennsylvania 19030  
**Attorney/Agent:** Rebecca J. Mott, Plank Law Firm, LPA  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** James T. Wilson Co. LLC  
999 Bonham Avenue  
Columbus, Ohio 43211  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

06. **Application No.:** **BZA24-026** **\*\*\*APPROVED\*\*\***  
**Location:** **3275 SYCAMORE KNOLL DR. (43219)**, located on the southwest side of Sycamore Knoll Drive, approximately 200 feet south of Glennoak Drive (010-146598; Northeast Area Commission).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F), Private garage  
To increase the total amount of allowable garage space from 720 square feet to 1,653 square feet.  
3332.38(G), Private garage  
To increase the maximum permitted height of a garage from 15 feet to 16 feet 7 inches.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Matthew Daniel Koehler  
3275 Sycamore Knoll Drive  
Columbus, Ohio 43219  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
07. **Application No.:** **BZA24-027** **\*\*\*APPROVED\*\*\***  
**Location:** **240 W. OAKLAND AVE. (43201)**, located at the terminus of West Oakland Avenue, approximately 430 feet west of Neil Avenue (010-001819; University Area Commission).  
**Existing Zoning:** R-2F, Residentail District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking.  
To reduce the required number of parking spaces from 252 to 184.  
**Proposal:** To reconstruct Tuttle Pool and construct a new bath house and mechanical building.  
**Applicant(s):** City of Columbus, Department of Recreation and Parks  
111 East Broad Street, 1st Floor  
Columbus Ohio, 43215  
**Attorney/Agent:** OHM Advisors, c/o Rhonda Morrison, P.E.  
580 North 4th Street, Ste. 610  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

08. **Application No.:** **BZA24-028** **\*\*\*APPROVED\*\*\***  
**Location:** **412 ST. CLAIR AVE. (43203)**, located on the east side of St. Clair Avenue, approximately 200 feet south of Atcheson Street (010-306048; Near East Area Commission).  
**Existing Zoning:** R-2F, Residentail District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking.  
To reduce the required number of parking spaces from 4 to 2.  
3332.21, Building lines.  
To reduce the building setback from 25 feet to 20 feet.  
3332.26(F), Minimum side yard permitted.  
To reduce the minimum side yard from 5.83 feet to 3.19 feet.  
**Proposal:** A lot split resulting in one two-unit dwelling on each lot.  
**Applicant(s):** Ronald Manley  
1263 Little Bear Loop  
Lewis Center, Ohio 43035  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
09. **Application No.:** **BZA24-029** **\*\*\*APPROVED\*\*\***  
**Location:** **1945 SNOUFFER RD. (43085)**, located on the south side of Snouffer Road between Linworth Road and Shetland Street (610-105158; Far Northwest Coalition).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(C), Private garage  
To reduce the building setback for a garage from 35 feet to 12.8 feet along Snouffer Road.  
3332.38(F), Private garage  
To increase the total amount of allowable garage space from 720 square feet to 1,104 square feet.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Shawn McNeil  
331 Charleston Avenue  
Columbus, Ohio 43214  
**Attorney/Agent:** Shawn McNeil  
331 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Jordan Adams  
1945 Snouffer Road  
Columbus, Ohio 43085  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

10. **Application No.:** **BZA24-030** **\*\*\*APPROVED\*\*\***  
**Location:** **5442 SUNBURY ROAD (43230)**, located on the east side of Sunbury Road, approximately 500 feet southwest of Big Walnutview Drive (600-317158; Northland Community Council).  
**Existing Zoning:** R, Rual District  
**Request:** Varaince(s) to Section(s):  
3332.25 (A), Maximum side yards required  
To reduce the total combined side yards from 32 feet to 29 feet.  
**Proposal:** To expand a parking lot.  
**Applicant(s):** Capitol City Baptist Church c/o Bryan Dahl  
5442 Sunbury Road  
Columbus, Ohio 43230  
**Attorney/Agent:** David Hodge, Underhill and Hodge LLC, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

11. **Application No.:** **BZA24-031** **\*\*\*TABLED\*\*\***  
**Location:** **2101-2103 AVALON PL. (43219)**, located on the south side of Avalon Place, approximately 15 feet west of Ross Avenue. (010-063283, 010-042085; North Central Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Varaince(s) to Section(s):  
3312.27 (2), Parking setback line  
To reduce the parking setback from 25 feet to 10 feet.  
**Proposal:** To construct four 2-unit dwellings.  
**Applicant(s):** Cody Rodgers  
290 Mill Street  
Gahanna, Ohio 43230  
**Attorney/Agent:** Mark Olson, Arch.  
529 South Lazzelle Street, Unit B  
Columbus, Ohio 43206  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

12. **Application No.:** **BZA24-035** **\*\*\*APPROVED\*\*\***  
**Location:** **3592 CORPORATE DR. (43231)**, located on the north side of Corporate Drive, approximately 1,130 feet east of Westerville Road (600-213375; Northland Community Council).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15, M-2 manufacturing district special provisions  
To reduce the building setback along State Route 161 from 50 feet to 20 feet.  
**Proposal:** To construct a gymnasium addition.  
**Applicant(s):** Ernie Kirk  
3592 Corporate Drive  
Columbus, Ohio 43231  
**Attorney/Agent:** Ali Alghothani, PE  
1910 Crown Park Court  
Columbus, Ohio 43235  
**Property Owner(s):** Horizon Educational Services of Columbus, Inc. c/o Ahmet Erdal, Board Member  
3592 Corporate Drive  
Columbus, Ohio 43231  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

13. **Application No.:** **BZA24-009** **\*\*\*APPROVED\*\*\***  
**Location:** **3912 CLIFF RIDGE CT. (43230)**, located on the northeast corner of Cliff Ridge Drive and Cliff Ridge Court (600-213648; Northland Community Council).  
**Existing Zoning:** PUD-8, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard  
To reduce the required rear yard from 25% to 8%.  
**Proposal:** To legitimize a rear deck.  
**Applicant(s):** Nawar Hamandi  
3912 Cliff Ridge Court  
Columbus, Ohio 43230  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

14. **Application No.:** **BZA24-014** **\*\*\*APPROVED\*\*\***  
**Location:** **137 CEDAR ALLY (43204)**, located On the south side of Cedar Alley, approximately 140 feet west of Hamlet Street. (010-006456; Italian Village 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 lot width from 50 feet to 40 feet.  
3332.15, R-4 area district requirements  
To reduce the lot area from 5,000 square feet to 2,546 square feet.  
3332.19, Fronting  
To allow a residential dwelling to front an alley.  
3332.25, Maximum side yards required  
To reduce the total side yard from 8.2 feet to 5 feet  
3332.26, Minimum side yard permitted  
To reduce the minimum side yard on the east side from 5 feet to 4 feet and from 5 feet to 1 foot on the west side.  
3332.27, Rear yard  
To reduce the minimum rear yard area from 25 percent to 21 percent.  
**Proposal:** To construct a room addition and a detached garage.  
**Applicant(s):** Stan Liu  
137 Cedar Alley  
Columbus, Ohio 43215  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
15. **Application No.:** **BZA24-015** **\*\*\*APPROVED\*\*\***  
**Location:** **575 - 587 WEDGEWOOD DR. (43228)**, located on the southwest corner of Sullivant Avenue and Wedgewood Drive (010-240871; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building  
To grant a Special Permit for a Portable Building.  
**Proposal:** To allow a food truck to remain on-site overnight.  
**Applicant(s):** Ghassan Sulieman  
579 Wedgewood Drive  
Columbus, Ohio 43228  
**Attorney/Agent:** Jeanne Cabral, Architect  
2939 Bexley Park Road  
Columbus, Ohio 43228  
**Property Owner(s):** Wedgewood Sullivant Investments, LLC  
579 Wedgewood Drive  
Columbus, Ohio 43228  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)



**16. Application No.:** BZA23-138  
**Location:** 1037 N. HIGH STREET (43201), located on the east side of North High Street approximately 110 feet south of East 3rd Avenue (010-011682; Italian Village Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable Building  
To grant a Special Permit to allow a portable building.  
**Proposal:** To allow a portable building to remain on-site overnight.  
**Applicant(s):** William M Sorboro  
2187 Arlington Avenue  
Columbus, Ohio 43221  
**Attorney/Agent:** None  
**Property Owner(s):** NWP V LLC  
2362 N. High Street  
Columbus, Ohio 43202  
**Planner:** Dane Kirk, (614) 645-7973; [DKirk@Columbus.gov](mailto:DKirk@Columbus.gov)

**17. Application No.:** BZA23-139 **\*\*\*APPROVED\*\*\***  
**Location:** 2519 SUMMIT ST. (43202), located on the southeast corner of East Hudson Street and Summit Street (010-011530; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit & Variance(s) to Section(s):  
3389.12, Portable Building  
To grant a Special Permit to allow four Portable Buildings.  
3312.49, Required parking.  
To reduce the number of parking spaces from 15 to 0.  
**Proposal:** To allow up to four portable buildings, used as food trucks, to remain on site overnight.  
**Applicant(s):** Bubbykins, LLC c/o Nick Wolak  
2520 Summit Street  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

18. **Application No.:** **BZA23-102** **\*\*\*TABLED\*\*\***  
**Location:** **1174 W. 5TH AVE. (43212)**, located on the northeast corner of West 5th Avenue and Doten Avenue (010-061683; 5th x Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking  
To reduce the number of required parking spaces from 32 to 13.  
3309.14, Height district  
To increase the maximum allowable height for a structure from 35 feet to 44 feet.  
**Proposal:** To redevelop an existing lot with a 2 story mixed-use structure.  
**Applicant(s):** Brandon Broadstone  
216 East Main Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Nich Kinney  
2610 East Broad Street  
Columbus, Ohio 43209  
**Property Owner(s):** Lidia & Lev Kucherski  
1174 West 5th Avenue  
Columbus, Ohio 43212  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
19. **Application No.:** **BZA22-075** **\*\*\*APPROVED\*\*\***  
**Location:** **1656 & 1664 WESTBELT DR. (43228)**, located at the southeast corner of Westbelt Drive and Equity Drive (560-210803; West Scioto Area Commission).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15(A), M-2 manufacturing district special provisions  
To reduce the minimum building setback from 50 feet to 10 feet along Westbelt Drive and to 15 feet along Equity Drive.  
**Proposal:** To construct a small scale distribution center.  
**Applicant(s):** Victor Nduaguba, PE  
2320 Brisum Way  
Hilliard, Ohio 43026  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Gabriel Obeng-Agyekum  
223 Harness Way  
Delaware, Ohio 43015  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)