

**APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
DECEMBER 16, 2025**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 16, 2025, at 5:00 P.M.** in the Second Floor Hearing Room of the Department of Building and Zoning Services Offices, 111 N. Front Street.

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. Specific case information may be obtained by contacting the Department of Building and Zoning Services, 111 N. Front Street. 614-645-7314.

SPECIAL NOTE TO THE APPELLANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

Further information may be obtained by visiting the City of Columbus Zoning Office website at **www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment** or by calling the Department of Building and Zoning Services, Public Hearings section at 614.645.4522.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 5:00 P.M.:

01. BZA25-123
219 E. 17TH AVE.
University Area Commission
AR-4, Apartment Residential

To Appeal Zoning Code Violation Order No. 25470-08399 issued on 9/12/2025 for:

1. 3305.01, Certificate of Zoning clearance
2. 3305.03, Authority and compliance

Code Enforcement Officer: Greg Hedrick

Code Enforcement Officer Phone: (614) 645-0668

Appellant: Jack Beatley, 70 West Northwood Avenue, 1E, Columbus, Ohio 43201

Owner: 219-229 E 17TH AVENUE LLC, 70 West Northwood Avenue, 1E, Columbus, Ohio 43201

Attorney/Agent: Kevin Humphreys, 332 West 6th Avenue, Columbus, Ohio 43201

02. BZA25-126
1891 CLEVELAND AVE.
South Linden Area Commission
UGN-1, Mixed-Use

To Appeal Zoning Code Violation Order No. 25470-07838 issued on 9/18/2025 for:

1. 3305.01, Certificate of Zoning clearance
2. 3305.03, Authority and compliance
3. 34.E.20.100, Uses
4. 3355.03, C-3 permitted uses

Code Enforcement Officer: Matthew Mercer

Code Enforcement Officer Phone: (614) 645-5693

Appellant: Frontier Investments, 2264 South Hamilton Road, Columbus, Ohio 43232

Owner: Appellant

Attorney/Agent: Aaron Glasgow, 2 Miranova, Place 7th Floor, Columbus, Ohio 43215

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 16, 2024**

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The City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, DECEMBER 16, 2025, at 5:00 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 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.: BZA24-054**
Location: **1881 KINGSCREEK DR. (43123)**, located on the south side of Kingscreek Drive, approximately 250 feet east of Gantz Road (570-243167; Southwest Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard
To reduce the rear yard from 25% to 6%.
3332.18(D), Basis of computing area
To increase the lot area dedicated to structures from 50% to 70%.
3332.26, Minimum side yards permitted
To reduce the minimum side yard from 5 feet to 0 feet on the east side of the property and from 5 feet to 1 foot, eight inches on the west side.
3332.25, Maximum side yard required
To reduce the maximum side yard from 10 feet to 1 foot, 8 inches.
Proposal: To legitimize an existing deck, shed, above ground pool, and addition.
Applicant(s): Betty Iannicca Griffin
1881 Kingscreek Drive
Grove City, Ohio 43123
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 02. Application No.: BZA24-126**
Location: **56 N. OAKLEY AVE. (43204)**, located on the east side of North Oakley Avenue, approximately 350 feet north of West Broad Street (010-001113; Greater Hilltop Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage
To increase the maximum square footage of garage space from 720 square feet to 1,278 square feet.
Proposal: To bring an existing 24'x30' accessory structure into compliance.
Applicant(s): Steven Canter
56 North Oakley Avenue
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
- 03. Application No.: BZA25-058**
Location: **1579 JOYCE AVE. (43219)**, located on the southwest corner of Joyce Avenue and East 17th Avenue (010-108394; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard
To grant a Special Permit for an automobile salvage yard.
3363.41(b), Storage
To reduce the distance of a salvage yard from a residential parcel from 600 feet to 375 feet to the east.
3392.12, Prohibited location
To reduce the distance of a salvage yard from any residential or institutional zoning district from 600 feet to 375 feet to the east and 60 feet to the north.
Proposal: To allow the existing car repair facility to also operate as a salvage yard.
Applicant(s): AAMF3 LLC c/o Gebeyehu Mamay
4900 Reed Road, Suite 324
Columbus, Ohio 43220
Attorney/Agent: Jeanne M. Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

04. Application No.: **BZA25-086**
Location: **421 S. GLENWOOD AVE (43223)**, located at the southwest corner of South Glenwood Avenue and Campbell Avenue (010-053144; Franklinton Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.27(3), Parking setback line
To reduce the parking setback from 10 feet to 3 feet.
3321.05(B)(2), Vision clearance
To reduce the clear vision triangle on the northeast side from 30 feet by 30 feet to 12 feet by 12 feet.
3321.05(B)(1), Vision clearance
To reduce the clear vision triangle on the northwest corner from 10 feet by 10 feet to 4 feet by 4 feet.
Proposal: To construct a room addition
Applicant(s): Timothy Valentine
28 N. Princeton Avenue
Columbus, Ohio 43223
Attorney/Agent: Jeanne M Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

05. Application No.: **BZA25-071**
Location: **6252 SAWMILL RD. (43017)**, located on the east side of Sawmill Road, approximately 400 feet south of Martin Road (590-158966; Northwest Civic Association).
Existing Zoning: CAC, Community Activity Center District
Request: Variance(s) to Section(s):
E.20.080(C), Setbacks
To increase the maximum setback of a side street from 25 feet to 400 feet.
E.20.080 (C), Façade Zone
To reduce the minimum required façade zone from 60% to 4% along the front street (Sawmill Road) and from 50% to 1.8% along the side street (Martin Road).
E.20.080 (F), Façade Transparency
To reduce the front street façade transparency requirement from 60% to 18%.
E.20.030.A.3.B, Accessory Building Location
To allow an accessory walk-in cooler to be placed in front of the principal building.
F.30.050, Frontage Type Standard
To increase the shopfront frontage type maximum base bulkhead from 32 inches to 36 inches.
G.20.030 (A), Landscaping
To reduce the required percentage of landscaping along a front or side street outside of the 7 Brew lease area from 70% to 0%.
Proposal: To construct a drive-thru coffee shop.
Applicant(s): Motley 7 Brew, c/o David Gray
111 West 39th Street
Vancouver, Washington 98660
Attorney/Agent: CBC Design, Inc., c/o Allan Wiley, P.E.
565 White Pond Drive
Akron, Ohio 44320
Property Owner(s): FB Festival Center, LLC
4145 Powell Road
Powell, Ohio 43065
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

06. **Application No.:** **BZA25-084**
 Location: **1462 BRYDEN RD. (43205)**, located on the northwest corner of Bryden Road and Miller Avenue (010-036129; Near East Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3321.05, Vision clearance
 To reduce the 30'x30' vision clearance triangle to 10'x10' for the new porch.
 3332.22, Building lines on corner lots – Exceptions
 To reduce the building setback along Miller Avenue from 4.3' to 0' 10".

 Proposal: To replace the existing concrete stoop with a wrap-around porch.
 Applicant(s): Thomas Creter
 1462 Bryden Road
 Columbus, Ohio 43205

 Attorney/Agent: Blostein/Overly Architects c/o Bart Overly
 922 West Broad Street
 Columbus, Ohio 43222

 Property Owner(s): Thomas Creter and Stephany McMillin
 1462 Bryden Road
 Columbus, Ohio 43205

 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
07. **Application No.:** **BZA25-117**
 Location: **1668 GENESSEE AVE. (43211)**, located on the north side of Genessee Avenue, approximately 270 feet west of Cleveland Avenue (010-059155; North Linden Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38(G), Private garage
 To increase the maximum permitted height of a detached garage from 15' to 20'.

 Proposal: To construct a detached garage.
 Applicant(s): Juan Maya Samano
 1668 Genessee Avenue
 Columbus, Ohio 43211

 Attorney/Agent: None
 Property Owner(s): Yeimi Gonzalez Mireles
 1668 Genessee Avenue
 Columbus, Ohio 43211

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

- 08. Application No.: BZA25-118**
Location: **844 N. CASSADY AVENUE (43219)**, located on the east side of Cassady Ave., approximately 255 ft. north of E. 7th Ave. (010-132260; East Columbus Civic Association).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Junk or salvage.
To expand an existing salvage yard.
3363.41, Storage
To reduce the setback of a storage area from an interior parcel line from 20 feet to 3 feet.
3392.12, Prohibited location.
To reduce the setback of a salvage yard from a residential district from 600 feet to 100 feet.
Proposal: To extend an auto salvage yard.
Applicant(s): Sepher Parvin
844 N. Cassady Avenue
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 09. Application No.: BZA25-125**
Location: **100 GALLOWAY RD. (43119)**, located on the east side of Galloway Road, approximately 650 feet south of West Broad Street (246-266632; Westland Area Commission).
Existing Zoning: CAC, Community Activity Center District District
Request: Variance(s) to Section(s):
E.20.080(C), Building Placement
To increase the maximum building setback from 25 feet to 110 feet
E.20.080(C), Building Placement
To reduce the length of the façade required within the façade zone from 60% to 35%.
E.20.080(G), On-Site Parking
To reduce the number of bicycle parking spaces from 48 to 10.
Proposal: To construct an independent living facility.
Applicant(s): National Church Residences
2245 North Bank Dr.
Columbus, Ohio 43220
Attorney/Agent: Matthew Bierlein, Atty.
2245 North Bank Dr.
Columbus, Ohio 43220
Property Owner(s): Clover Glen Land Holding, LLC
2245 North Bank Dr.
Columbus, Ohio 43220
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

10. **Application No.:** **BZA25-129**
 Location: **1457 MEADOWBANK DR. (43085)**, located at the northwest corner of Oakmeadows Drive and Meadowbank Drive (610-224389; Far North Columbus Communities Coalition).

 Existing Zoning: L-R-2 District
 Request: Variance(s) to Section(s):
 3321.05, Vision clearance
 To allow a fence to encroach 15 feet into a required yard with abutting driveway access.

 Proposal: To install a 6 foot privacy fence.
 Applicant(s): Adam Young
 1457 Meadowbank Drive
 Columbus, OH 43085

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
11. **Application No.:** **BZA25-132**
 Location: **4255 N. HIGH ST. (43214)**, located on the west side of North High Street, approximately 140 feet south of West Cooke Road (010-094064; Clintonville Area Commission).

 Existing Zoning: UGN-1, Urban General District
 Request: Variance(s) to Section(s):
 E.20.040(D), Building Form
 To reduce the first-floor ceiling height from 12 feet to 8 feet 10 inches.
 E.20.040(F), Façade
 To reduce the ground floor façade transparency from 60% to 43%.
 E.20.030(C)(1), Building Entries
 To not provide a building entrance on the front street façade.

 Proposal: To construct a 1,531 square foot addition to the front of an existing building for the relocation of a pediatric dentist.

 Applicant(s): Jillian Gray
 148 Amazon Place
 Columbus, Ohio 43214

 Attorney/Agent: Troy Reynolds, Engineer
 PO Box 360445
 Columbus, Ohio 43236

 Property Owner(s): EJ Gray Property Management, LLC
 4255 North High Street
 Columbus, Ohio 43214

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

12. **Application No.:** **BZA25-133**
 Location: **1466 CLARA ST. (43211)**, located on the east side of Clara Street, approximately 175 feet north of E. 11th Avenue (010-029336; No Area Commission).

 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the required number of parking spaces from 3 to 2.

 Proposal: To construct an un-manned storage warehouse.
 Applicant(s): Gary Dunn
 3060 Abbey Knoll Drive
 Lewis Center, OH 43035

 Attorney/Agent: None
 Property Owner(s): Mollica Funds, LLC
 1376 Castleton Road N.
 Columbus, OH 4320

 Planner: Dane Kirk, (614) 645-7974; DEKirk@Columbus.gov
13. **Application No.:** **BZA25-136**
 Location: **3042 MIDGARD RD. (43202)**, located on the east side of Midgard Road, approximately 40 feet south of Mimring Avenue (010-049708; Clintonville Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage
 To increase the allowable height for a detached garage from 15 feet to 18 feet.
 3332.38, Private garage
 To increase the allowable area for a garage from 748 square feet to 768 square feet.

 Proposal: To construct an extension to a garage.
 Applicant(s): Prime Construction, LLC
 3840 Lacon Road, Suite 5
 Hilliard, Ohio 43026

 Attorney/Agent: None
 Property Owner(s): Eric Olsavsky
 3042 Midgard Road
 Columbus, OH 43202

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

14. **Application No.:** **BZA25-138**
Location: **180 Reinhard Ave (43206)**, located on the north side of Reinhard Avenue, approximately 120 feet east of Mohawk Street (010-012540; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of computing area
To increase the building lot coverage from 50% (1272 square feet) to 53% (1347 square feet)
3332.27, Rear yard
To reduce the total rear yard area from 25% to 19%
3332.25, Maximum side yards required
To reduce the maximum side yard from 6.25 feet to 2 feet
3332.26, Minimum side yard permitted
To reduce the minimum side yard on the northeast side from 3 feet to 2 feet.
3312.49, Required parking
To reduce the required number of parking spaces from 2 to 1.
Proposal: To raze an existing detached garage and construct a room addition.
Applicant(s): Jessie Garner and Britain Meyers
6525 Busch Blvd
Columbus, OH 43229
Attorney/Agent: None
Property Owner(s): Jessica Gentile and Joel Gustafson
180 Reinhard Ave
Columbus, OH 43206
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
15. **Application No.:** **BZA25-139**
Location: **1813 HOLLOW RUN DR. (43223)**, located on the west side of Hollow Run Drive, approximately 60 feet south of Rockledge Drive (570-160484; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.28(F)(4), Private garage
To increase the allowable area for a garage from 720 square feet to 800 square feet.
3312.25, Maneuvering
To reduce the maneuvering area in front of a garage from 20 feet to 12 feet.
Proposal: To legitimize a detached garage and shed.
Applicant(s): Jorge Rodriguez
1813 Hollow Run Drive
Columbus, OH 43223
Attorney/Agent: Jackson B. Reynolds III
37 W. Broad Street, #460
Columbus, OH 43215
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

16. **Application No.:** **BZA25-141**
 Location: **2725 W. BROAD ST (43204)**, located on the southwest corner of West Broad Street and South Harris Avenue (010-006158; Greater Hilltop Area Commission).

 Existing Zoning: UCT, Urban Center District
 Request: Variance(s) to Section(s):
 E.20.60 (C)(A), Building Placement, setback
 To increase the setback on a front street (W. Broad Street) from 15 feet to 89 feet
 E.20.60 (C)(B), Building Placement, setback
 To increase the setback on a side street (S. Harris Avenue) from 15 feet to 62 feet
 G.20.30(A)(1), Development Site Landscape Requirements
 To reduce the required landscaped area from 50 percent to 6.4 percent on a side street (S. Harris Avenue) and from 50 percent to 2 percent on a front street (W. Broad Street).
 E.20.060(F), Façade
 To reduce the side street facade transparency requirement from 25% to 0%
 E.020.060(C), Building Placement
 To remove facade zone coverage requirements for the front and side street building facades

 Proposal: To update the site plan of record.
 Applicant(s): Mohammad Bashir
 420 Alice Kelton Dr.
 Delaware, Ohio 43015

 Attorney/Agent: Victor Nduaguba, P.E., Architect
 2320 Brisum Way
 Hilliard, Ohio 43026

 Property Owner(s): Mohamed Mobarak
 536 Riverbend Ave
 Powel, Ohio 43065

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

17. **Application No.:** **BZA25-128**
 Location: **2013 & 2019 E. 5th AVE. (43219)**, located at the southwest corner of E. 5th Avenue and Brentnell Avenue, (010-081775, 010081776; North Central Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.05, Area district lot width requirements.
 To reduce the lot width on the western parcel from 50 feet to 42 feet.
 3332.15, R-4 area district requirements.
 To reduce the Lot Area on the western parcel from 7,500 square feet to 5,040 square feet
 3312.49, Required parking
 To reduce the number of required parking spaces from 12 to 6

 Proposal: To construct two 3-unit dwellings.
 Applicant(s): Gary Dunn
 3060 Abbey Knoll Dr,
 Lewis Center, Ohio

 Attorney/Agent: None
 Property Owner(s): City of Columbus
 109 N. Front St.
 Columbus, Ohio 43215

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