

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JULY 22, 2025**

The 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 **TUESDAY, JULY 22, 2025, 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. **\*\*Due to some in-house remodeling, the meeting will be held in the first-floor conference room located within the parking garage located at 141 North Front Street\*\***

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/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Board-of-Zoning-Adjustment> or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

- 01. Application No.: BZA24-128**  
**Location:** **1389 CRISFIELD DR. (43204)**, located on the northwest corner of Crisfield Drive and Vasalboro Way (570-202187; West Scioto Area Commission).  
**Existing Zoning:** R2, Residential District  
**Request:** Varaince(s) to Section(s):  
3321.05(A)(2); Vision clearance  
To allow a fence taller than two and one-half feet in height and 100% opacity to be located in a required yard having vehicular access to a street and to allow tree taller than 6 feet within the 12 feet of the right of way line (10 feet).  
3321.05(B)(2); Vision Clearance  
To allow a fence to encroach into the 30 x 30 vision triangle (8 feet).  
**Proposal:** To legitimize the location of a fence.  
**Applicant(s):** Lisa Tompkins  
1389 Crisfield Drive  
Columbus, Ohio 43204  
**Attorney/Agent:** Jack B. Reynolds III  
37 W. Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Phillip And Elizabeth Bowen  
1389 Crisfield Drive  
Columbus, Ohio 43204

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

**02. Application No.:** **BZA24-165**  
**Location:** **1106 COLE ST. (43205)**, located at the northeast corner of Cole Street and Oakwood Avenue (010-087943; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking  
To reduce the minimum number of required parking spaces from 2 to 1.  
3321.05(B), Vision Clearance  
To reduce the vision clearance triangle on the southwest corner from 10 feet by 10 feet to 6 feet 5 inches by 6 feet 5 inches.  
3332.05(A)(4), Area district lot width requirements  
To reduce the lot width from 50 feet to 40 feet.  
3332.13, R-3 area district requirements  
To reduce the lot area from 5,000 square feet to 1,300 square feet.  
3332.18(D), Maximum lot coverage  
To increase the maximum allowable lot coverage from 50% to 65%.  
3332.21(D), Building Lines  
To reduce the required building line from 10 feet to 1 foot 3 inches.  
3332.25(B), Maximum side yard required  
To reduce the maximum side yard from 8 feet 5 inches to 5 feet 8 inches.  
3332.26(F), Minimum side yard permitted  
To reduce the minimum side yard setback from 5 feet 10 inches to 4 feet on the west side and from 5 feet 10 inches to 5 feet 8 inches on the east side.  
3332.27, Rear Yard  
To reduce the rear yard from 25% to 10%.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Ojonimi Bako  
463 S. Champion Ave  
Columbus, Ohio 43205  
**Attorney/Agent:** Christopher Pettis, Architect  
1201 Dublin Rd #704  
Columbus, Ohio 43215  
**Property Owner(s):** S&B Venture Fund II, LLC  
7385 N STATE RT 3 PMB 3023  
Westerville, Ohio 43082  
**Planner:** Adam Trimmer, (614)645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

03.    **Application No.:**    **BZA25-021**  
      **Location:**            **2740 AIRPORT DR. (43219)**, located on the west side of Airport Drive, approximately 330 feet south of Demonye Drive (010-239285; Northeast Area Commission).  
  
      **Existing Zoning:**    M-2, Manufacturing District  
      **Request:**            Variance(s) to Section(s):  
                                 3367.29(B)(3), Storage  
                                 To reduce the storage setback from 25 feet to 10 feet.  
                                 3312.09, Aisle  
                                 To reduce the minimum width of an aisle from 20 feet to 0 feet.  
                                 3312.25, Maneuvering  
                                 To allow maneuvering across a property line and to provide no maneuvering area.  
  
      **Proposal:**            To conform previously installed parking spaces as well as establish two existing storage containers and a proposed 45' x 24' storage shed.  
  
      **Applicant(s):**        Raymond Wang  
                                 2740 Airport Drive, Suite 190  
                                 Columbus, Ohio 43219  
  
      **Attorney/Agent:**    None  
      **Property Owner(s):** Port Columbus Holdings LLC  
                                 P.O. Box 405  
                                 Sunset Beach, California 90742  
  
      **Planner:**            Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
04.    **Application No.:**    **BZA25-028**  
      **Location:**            **2729 SAWBURY BLVD (43235)**, located on the south side of Sawbury Boulevard, approximately 623 feet east of Sawmill Road. (590-187908; Far Northwest Coalition).  
  
      **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 Portable Building used as a foodtruck to remain on site overnight.  
  
      **Applicant(s):**        Fernando Osorio  
                                 23678 Sunladen Dr.  
                                 Columbus, Ohio 43235  
  
      **Attorney/Agent:**    None  
      **Property Owner(s):** Dublin Bilingsley LLC, c/o Bary Chan  
                                 2696 Bilingsley Rd.  
                                 Columbus, Ohio 43235  
  
      **Planner:**            Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

**05. Application No.:** **BZA25-030**  
**Location:** **6285 CLEVELAND AVE. (43231)**, located on the west side of Cleveland Avenue, approximately 40 feet north of Community Park Drive (600-249531; Northland Community Council).  
**Existing Zoning:** CAC, Community Activity Center District  
**Request:** Variance(s) to Section(s):  
E.20.30(C), General Requirements  
To not provide a pedestrian entrance on the Cleveland Avenue side of the building.  
E.20.080(C), Building Placement (Setback)  
To increase the maximum permitted building setback from 25' to 80'.  
E.20.080(C), Building Placement (Façade Zone)  
To reduce total length of the building façade from 60% to 19%.  
E.20.080(F), Transparency  
To reduce minimum amount of transparency for a non-residential building from 60% to 19%.  
E.20.080(G), On-Site Parking  
To allow car wash stacking and two (2) parking spaces and drive/aisle maneuvering between the principal building and Cleveland Avenue.  
3321.01, Dumpster area  
To permit truck maneuvering off-site but within a large parking lot for servicing a dumpster box at the southwest corner of the site.  
**Proposal:** To construct a car wash.  
**Applicant(s):** Moo Moo Exp Car Wash, c/o Dave Perry  
David Perry Co, Inc.; 411 East Town Street, Floor 1  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank Atty.  
Plank Law Firm; 411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Van Columbus, LLC; c/o Greg Nowak  
400 Carillon Parkway, Ste. 230  
Saint Petersburg, Florida 33716  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

06.    **Application No.:**    **BZA25-053**  
      **Location:**            **5900 SHANNON RD. (43110)**, located on the north side of Shannon Road, opposite Sycamore Oak Avenue (010-262405, 010-308996; Greater Southeast Area Commission).  
  
      **Existing Zoning:**    PUD-8 District  
      **Request:**            Variance(s) to Section(s):  
                                3332.27, Rear yard  
                                    To reduce the rear yard requirement from 25% of total lot area to 22%.  
  
      **Proposal:**            To develop a single-unit dwelling subdivision.  
      **Applicant(s):**        Dave Perry  
                                411 E. Town St. Fl. 1  
                                Columbus, OH 43215  
  
      **Attorney/Agent:**    Donald Plank, Atty.  
                                411 E. Town St., Fl. 2  
                                Columbus, OH 43215  
  
      **Property Owner(s):** Turning Branch, LLC c/o Rich Conie  
                                3300 Riverside Dr., Ste. 100  
                                Upper Arlington, OH 43221  
  
      **Planner:**            Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
07.    **Application No.:**    **BZA25-057**  
      **Location:**            **6057 E. MAIN ST. (43213)**, located on the south side of East Main Street, approximately 450 feet east of McNaughten Road (010-294645; Far East Area Commission).  
  
      **Existing Zoning:**    CAC, Community Activity Center District  
      **Request:**            Variance(s) to Section(s):  
                                E.20.080(C), Building Placement, Setback  
                                    To increase the front setback from 25 feet to 30 feet.  
                                E.20.080(C), Building Placement, Façade Zone  
                                    To reduce the total length of facade required within or abutting facade zone from 60% (1,015' +/-) to 5.5% (56' +/-)  
  
      **Proposal:**            To construct an eating and drinking establishment with drive-through services.  
  
      **Applicant(s):**        GOC Realco, LLC c/o Dave Perry  
                                411 E. Town St Floor 1  
                                Columbus, Ohio 43215  
  
      **Attorney/Agent:**    Donald Plank, Attorney  
                                411 E. Town St Floor 2  
                                Columbus, Ohio 43215  
  
      **Property Owner(s):** SRL East Main Center LLC c/o Tod H. Freidman  
                                4300 East Fifth Avenue  
                                Columbus, Ohio 43219  
  
      **Planner:**            Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 08. Application No.: BZA25-040**  
**Location:** **4925 POSTLEWAITE RD. (43235)**, located on the west side of Postlewaite Road, approximately 530 feet north of Bethel Road (010-283620; Northwest Civic Association).  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3332.06, R-rural area district requirements  
To reduce the lot area for the resulting lots from 5 acres to 0.576 acres for the northern lot and 0.353 acres for the southern lot.  
3332.26, Minimum side yard permitted  
To reduce the northern side yard setback (for the southern lot) from 7.5' to 0.4'.  
**Proposal:** To lot split the property to combine the resulting southern portion with the adjacent parcel to allow the existing natural gas regulator station to be rebuilt.  
**Applicant(s):** Campos EPC c/o Corey Oliver  
1 Carriage Lane, Building D  
Charleston, North Carolina 29407  
**Attorney/Agent:** NiSource c/o Janine White  
4580 Bridgeway Avenue, Suite C  
Columbus, Ohio 43219  
**Property Owner(s):** Jeffrey and Pamela Lanum  
4925 Postlewaite Road  
Columbus, Ohio 43235  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 09. Application No.: BZA25-051**  
**Location:** **260 W. KENWORTH RD. (43214)**, located on the North side of West Kenworth Road, approximately 200 feet east of Olentangy Boulevard (010-014290; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the square footage of an attached garage from 720 square feet to 968 square feet.  
3332.26(E), Minimum side yard permitted.  
To reduce the east side yard from 3 feet to .83 feet.  
**Proposal:** To construct a garage addition.  
**Applicant(s):** Jackerit & Anna Mongkollusana  
260 W. Kenworth Rd.  
Columbus, Ohio 43214  
**Attorney/Agent:** Klingensmith Construction & Development  
470 Olde Worthington Rd, Suite 200  
Westerville, Ohio 43082  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

10.   **Application No.:**    **BZA25-052**  
      **Location:**       **233 S. OAKLEY AVE. (43204)**, located at the southwest corner of Ray Street and S. Oakley Avenue (010-005462, 010-005463, 010-005465; Greater Hilltop 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 10 feet to 5 feet for Lot F.  
                          3321.05, Vision clearance  
                              To reduce the required vision clearance triangle from 30 feet to 14 feet at the corner of Ray Street and S. Oakley Avenue for Lot F.  
                          3332.21, Building lines  
                              To reduce the front building setback from 10 feet to 0 feet along Ray Street for Lot F.  
                          3332.13, R-3 Area district requirements  
                              To reduce the minimum lot size from 5,000 square feet to 2,380 square feet for Lot A and 1,785 square feet for Lots B, C, D, E, and F.  
                          3332.05, Area district lot width requirements  
                              To reduce the minimum lot width from 40 feet to 20 feet for Lot A and 15 feet for Lots B, C, D, E, and F.  
                          3332.25, Maximum side yards required  
                              To reduce the total side yards from 4 feet to 0 feet for Lot A, and from 3 feet to 0 feet for Lots B, C, D, E, and F.  
                          3332.26, Minimum side yard permitted  
                              To reduce the minimum side yards from 3 feet to 0 feet for Lots A, B, C, D, E, and F.  
  
      **Proposal:**       To construct 6 attached dwelling units.  
      **Applicant(s):**   Jeffery L. Glavan, AIA  
                          92 Hanford Street  
                          Columbus, Ohio 43206  
  
      **Attorney/Agent:**   None  
      **Property Owner(s):** Ashley Sattler  
                              30 E. Markison Avenue  
                              Columbus, Ohio 43207  
  
      **Planner:**       Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

11. **Application No.:** **BZA25-055**  
**Location:** **21 RICHARDS RD. (43214)**, located on the south side of Richards Road, approximately 200 feet east of North High Street (010-071493; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted  
To reduce the side yard on the east side from 5 feet to 3 feet.  
3332.25, Maximum side yard required  
To reduce the total side yard from 13 feet 2 inches to 12 feet 5 inches.  
**Proposal:** To construct a 540 square foot room addition on the rear of the house.  
**Applicant(s):** Adam & Christina Gonyeau  
21 Richards Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Anthony Kosec, Architect  
1150 Shady Hill Drive  
Columbus, Ohio 43221  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
12. **Application No.:** **BZA25-059**  
**Location:** **1524 TIFFANY CT. (43209)**, located at the terminus of Tiffany Court Road (010-123570; Mideast Area Commission).  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines  
To reduce the building setback along College Avenue from 25 feet to 0 feet.  
**Proposal:** To construct a 7 foot tall privacy fence.  
**Applicant(s):** Jennifer Seale  
1524 Tiffany Court  
Columbus, OH 43209  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)



13.   **Application No.:**    **BZA25-060**  
      **Location:**       **1467 SUNFLOWER DR. (43204)**, located on the northwest corner of Sunflower Drive and Clime Road (570-149433; Greater Hilltop Area Commission).  
  
      **Existing Zoning:**   R-1, Residential District  
      **Request:**        Variance(s) to Section(s):  
                          3332.21, Building lines  
                              To reduce the building setback along Clime Road from 25' to 10' for a room addition.  
  
      **Proposal:**        To replace the existing rear porch with a 22'x14' addition.  
      **Applicant(s):**    Suncraft Corporation, Inc. c/o James Knox  
                          122 West Johnstown Road  
                          Columbus, Ohio 43230  
  
      **Attorney/Agent:**   None  
      **Property Owner(s):** Asha Adam  
                              1467 Sunflower Drive  
                              Columbus, Ohio 43204  
  
      **Planner:**        Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)