

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 24, 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, JUNE 24, 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.: BZA24-073 ***APPROVED*****
Location: 646 E 2ND AVE. (43201), located on the north side of East 2nd Avenue, approximately 165 feet east of North 9th Street (010-036885; Milo Grogan Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the Maneuvering area from 20 feet to 16 feet.
Proposal: To legitimize a detached garage.
Applicant(s): Sierra Favors
646 E 2nd Avenue
Columbus, Ohio 43201
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

02. **Application No.:** **BZA24-159** *****APPROVED*****
 Location: **503 ASHWOOD RD. (43207)**, located on the south side of Ashwood Road, approximately 430 feet east of Parsons Avenue (010-111447; Far South Columbus Area Commission).

 Existing Zoning: RRR, Restricted Rural Residential District
 Request: Variance(s) to Section(s):
 3332.08, RRR area district requirements
 To reduce the lot area requirement from 20,000 square feet to 8,228.08 square feet for tract 3, 10,687.8 square feet for tract 2, and 6,489.7 square feet for tract 1.
 3332.05, Area district lot width requirements
 To reduce the required lot width from 100 feet to 46.15 feet for tract 3, 60 feet for tract 2, and 36.50 feet for tract 1.
 3332.26, Minimum side yard
 To reduce the minimum side yard from 7.5 feet to 5.06 feet for the east side yard and 5.38 feet for the west side yard for tract 2.
 3332.25, Maximum side yards required
 To reduce the maximum side yard from 12 feet to 10.5 feet for tract 2.
 3312.13, Driveway
 To reduce the driveway width from 10 feet to 5 feet for tracts 1 and 2.
 3312.25, Maneuvering
 To reduce the maneuvering area from 20 feet to 11 feet for tract 1.

 Proposal: To split a lot into 3 separate parcels.
 Applicant(s): Lyn and Moe LLC
 1702 Bennigan Drive
 Hilliard, OH 43206

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
03. **Application No.:** **BZA25-021** *****TABLED*****
 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

04. **Application No.:** **BZA25-030** *****TABLED*****

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

05. **Application No.:** **BZA25-031** *****APPROVED*****
 Location: **511 W. TOWN ST. (43215)**, located on the south side of West Town Street, approximately 90 feet east of South Gift Street (010-070151; East Franklinton Review Board).

 Existing Zoning: EFD, East Franklinton District
 Request: Variance(s) to Section(s):
 3312.13, Driveway
 To reduce the minimum driveway width for two-way travel from 20' to 16'.
 3312.29, Parking space
 To reduce the width of two (2) parking spaces from 9' to 8.5'
 3323.21(F)(3), Development standards
 To reduce the south parking lot landscaped setback of the Mead Alley parking lot from 4 feet to 0 feet.

 Proposal: A 75 unit apartment building.
 Applicant(s): Rocky Point Partners, 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): Benjamin 2 TH One, LLC; c/o Tom O'Brien
 81 South 4th Street, Ste. 305
 Columbus, Ohio 43215

 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
06. **Application No.:** **BZA25-033** *****APPROVED*****
 Location: **5869-5877 CLEVELAND AVE. (43229)**, located on the west side of Cleveland Avenue, opposite Youngs Grove Road (010-201611; Northland Community Council).

 Existing Zoning: AR-12, Apartment Residential District & CAC, Community Activity Center District

 Request: Variance(s) to Section(s):
 E.20.080(C), Building Placement
 To increase the building setback from 25 feet to 60 feet and to reduce the minimum required amount of façade to be located within the façade zone from 60% to 46%.
 F.30.100(C), Dooryard
 To not provide a low wall, hedge, or fence at the sidewalk for the Dooryard Frontage.

 Proposal: To construct a multi-unit residential development.
 Applicant(s): HG Property Holdings, LLC
 7100 Armscote End
 New Albany, OH 43054

 Attorney/Agent: Craig Moncrief
 411 East Town Street, Fl. 2
 Columbus, OH 43215

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

07. **Application No.:** **BZA25-034** *****DISAPPROVED*****
 Location: **2236 UNION AVE. (43223)**, located on the north side of Union Avenue, approximately 50 feet west of Clarendon Avenue (010-062534; Greater Hilltop Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3312.27, Parking setback line
 To allow parking within the parking setback line.

 Proposal: To allow parking in the parking setback.
 Applicant(s): Premier J&G Properties LLC
 1732 Hopkins Ave.
 Columbus, OH 43223

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
08. **Application No.:** **BZA25-035** *****TABLED*****
 Location: **395 STEWART AVE. (43206)**, located on the south side of Stewart Avenue, approximately 60 feet east of Rex Alley (010-087889; Columbus South Side Area Commission).

 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.05, Area District Lot Width Requirements
 To reduce the required lot width from 50 feet to 36.55 feet for both lots.
 3332.14, R2F Area District Requirements
 To reduce the required lot size of 6,000 sf for a single-family dwelling to 3,106 sf for both resulting lots.
 3332.27, Rear Yard
 To reduce the required rear yard from 776 sf (25%) to 548 square feet (17%) for the lot fronting Stewart Avenue and 255 square feet (8%) for the lot fronting Biehl Alley.
 3312.49, Off-Street Parking & Loading
 To reduce the required off-street parking spaces from two to zero for the lot fronting Stewart Avenue.
 3332.18, Building Coverage
 To increase the building coverage from 1,553 square feet (50%) to 1,930 square feet (62%).
 3332.19, Fronting
 To allow for a dwelling to front onto an alley.
 3332.25, Maximum Side Yard
 To reduce the maximum side yard from 7 feet and four inches (20% of lot width) to 6 feet and two inches (16.8% of lot width).

 Proposal: To split a lot and construct a new 2-unit dwelling.
 Applicant(s): Dustin Growick
 866 S. High St.
 Columbus, OH 43206

 Attorney/Agent: None
 Property Owner(s): Sharon Lynn Properties LLC
 934 Middlebury Dr.
 Worthington, OH 43085

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

09. **Application No.:** **BZA25-036** *****APPROVED*****
 Location: **487,487,491,493 E. MITHOFF ST (43206)**, located on the southeast corner of East. Mitoff Street and Lisle Alley (010-016029, 010-019180; Columbus South Side Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the number of required parking spaces from 8 to 4.
 3332.05 (A)(4), Area district lot width requirements
 To reduce the building lot width from 50 feet to 35 feet.

 Proposal: To construct a two-unit dwelling on each lot.
 Applicant(s): Front Porch Development
 1391 W. 5th AVE #347
 Columbus, Oh 43212

 Attorney/Agent: None.
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov
10. **Application No.:** **BZA25-037** *****APPROVED*****
 Location: **2344 ATWOOD TER. (43211)**, located on the east side of Atwood Terrace, approximately 160 north of Clinton Street (010-075233; South Linden Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage
 To increase the lot area devoted to a private garage from 720 square feet to 1,044 square feet.
 3332.26, Minimum side yard permitted
 To reduce the minimum side yard for a detached garage from 3 feet to 1 foot.

 Proposal: To construct a carport attached to an existing garage.
 Applicant(s): Elmer Gomez
 2344 Atwood Terrace
 Columbus, OH 43211

 Attorney/Agent: Catherine Williamson
 313 W. Fifth Ave.
 Columbus, OH 43201

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

11. **Application No.:** **BZA25-039** *****APPROVED*****
 Location: **56-64 W. 3rd AVE. (43201)**, located on the north side of W. 3rd Avenue, approximately 400 feet west of North High Street (010-045408; Victorian Village Commission).

 Existing Zoning: AR-O, Apartment Residential District
 Request: Variance(s) to Section(s):
 3312.09, Aisle
 To reduce the aisle width and maneuvering area from 20 feet to 18 feet.
 3312.25, Maneuvering
 To reduce the maneuvering area from 20 feet to 18 feet.

 Proposal: To add 4 units to an existing apartment building.
 Applicant(s): Paul Fatkins
 583 Parker Run
 Galena, Ohio

 Attorney/Agent: None
 Property Owner(s): VALC Investments, LLC
 66 S. Chesterfield Rd.
 Columbus, Ohio 43209

 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
12. **Application No.:** **BZA25-042** *****APPROVED*****
 Location: **6152-96 CLEVELAND AVE. (43231)**, located on the north side of Corporate Exchange Drive, approximately 160 feet east of Cleveland Avenue (600-191470; Northland Community Council).

 Existing Zoning: CAC, Community Activity Center District
 Request: Variance(s) to Section(s):
 G.20.040(B)(1), Screening
 To not screen dumpsters.
 G.20.040(B)(4), Screening
 To allow a dumpster to be located between a principal building and an adjacent front or side street

 Proposal: To legitimize the location of unscreened dumpsters.
 Applicant(s): Kohr Royer Griffith, INC., c/o Paul Trautman
 1480 Dublin Road
 Columbus, Ohio 43215

 Attorney/Agent: Michael J. Maistros, Architect
 4740 Reed Road, Ste. 201
 Upper Arlington, Ohio 43220

 Property Owner(s): 6152-6196 Cleveland Avenue, LLC
 7929 Fargo Lane
 Delaware, Ohio 43015

 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** **BZA25-043** *****APPROVED*****
Location: **1750 FEDDERN AVE. (43123)**, located at the northeast corner of Feddern Avenue and Hendrix Avenue (570-293514; Southwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41, Storage
To reduce the outdoor storage setback from any street right-of-way line from 30' to 0' and from 20' to 0' on at the southeast corner.
Proposal: To legitimize the location of outdoor storage and parked vehicles.
Applicant(s): Tealjade Hunter, LLC, c/o Michael Schoen
4970 Park Ave W
Seville, Ohio 44273
Attorney/Agent: Kris Mapes, PE
6121 Huntley Road
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** **BZA25-044** *****APPROVED*****
Location: **1000 N. 9TH ST. (43201)**, located on the east side of N. 9th Street, 150 feet north of Gibbard Avenue (010-056013, 010-013195, and 010-056014; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05(A), Area district lot width requirements
To reduce the minimum lot width from 50 feet to 27 feet for Areas B, C, D, E, F, and G.
3332.15, R-4 area district requirements
To reduce the minimum allowable lot area from 5,000 square feet to 3,850 square feet for Area A, and to 1,620 square feet for Areas B, C, D, E, F, and G.
3332.18(D), Basis of computing area
To increase the maximum allowable building coverage from 50 percent of the lot area to 65 percent of the lot area for Areas B, C, D, E, F, and G.
3332.19, Fronting
To allow dwellings which do not front upon a public street for Areas B, C, D, E, F, and G.
3332.27, Rear yard
To reduce the minimum allowable rear yard from 25 percent of the total lot area to 21 percent of the total lot area for Area A and 5 percent of the total lot area for Areas B, C, D, E, F, and G.
3312.25, Maneuvering
To reduce the minimum required maneuvering area from 20 feet to 19 feet for areas B, C, and D.
Proposal: To allow lot splits and development of six single-unit dwellings.
Applicant(s): Howe Development Company
52 East 4th Ave.
Columbus, Ohio 43201
Attorney/Agent: David Hodge, Underhill and Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

15. **Application No.:** BZA25-045 *****APPROVED*****
Location: 550 W. BROAD ST. (43215), located at the northwest corner of West Broad Street and North Mill Street (010-033856; Franklinton Area Commission).
Existing Zoning: UCR, Urban Core District
Request: Variance(s) to Section(s):
E.20.030, Building Entries
(C,1) To not provide a building entry along Gift Street, Mill Street and Gay Street.
E.20.030, Ground Floor Depth
(C,2) To not provide a ground floor active interior space within 12 feet along Gift Street, Mill Street and Gay Street and to allow parking and a dumpster to be within the 12 foot active interior space.
E.20.070(G), On-Site Parking
N. To reduce the parking setback along a side street from 12 feet to 3 feet for structured parking and from 5 feet to 4 feet for surface parking, and to allow parking to be located between the principal building and adjacent streets.
G.20.030 Landscaping
(D,1) To reduce the number of required shade trees (1/10) for a 12 space surface parking lot from 2 to 0.
G.20.040, Screening
(A,1) To not provide landscape shrubs along a side street, (A,2) to not provide a 4-foot landscape area and (A,3), to increase the height of a headlight screening wall from 48 inches (4 feet) to 132 inches (11 feet) and (B,4) to allow a dumpster to be located between the principal building and adjacent side street.
Proposal: To construct a mixed-use building.
Applicant(s): Fifty Fifty West Broad, LLC
102 West Main Street, PO Box 315
New Albany, Ohio 43054
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

16. **Application No.:** **BZA25-046** *****APPROVED*****
 Location: **897 BERKELEY RD. (43206)**, located on the west side of Berkeley Road, approximately 220 feet south of East Livingston Avenue (010-080591; Livingston Avenue Area Commission).

 Existing Zoning: AR-1, Apartment Residential District
 Request: Variance(s) to Section(s):
 3332.05, Area district lot width requirements
 To reduce lot width from 50' to 41.57' (existing).
 3332.15, R-4 area district requirements
 To reduce the required lot area for a two-story two-unit dwelling from 6,000 square feet to 5,100 square feet.
 3332.18(D), Basis of computing area
 To increase the maximum permitted lot coverage from 50% to 51%.
 3332.25, Maximum side yards required
 To reduce the maximum side yard from 20% of the width of the lot (8.32 feet) to 6 feet.
 3332.26, Minimum side yard permitted
 To reduce the minimum required side yard from 5 feet to 3 feet.
 3312.49, Required parking
 To reduce the required number of parking spaces from 4 spaces to 3 spaces.

 Proposal: To construct a two-unit dwelling on an undeveloped lot.
 Applicant(s): EZ Propertyys, LLC c/o Dave Perry
 411 East Town Street, Floor 1
 Columbus, Ohio 43215

 Attorney/Agent: Plank Law Firm c/o Donald Plank
 411 East Town Street, Floor 2
 Columbus, Ohio 43215

 Property Owner(s): EZ Propertyys, LLC c/o Erez Hagiel
 507 Fairwood Avenue
 Columbus, Ohio 43205

 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
17. **Application No.:** **BZA25-047** *****APPROVED*****
 Location: **1350 ALUM CREEK DR. (43209)**, located on the east side of Alum Creek Drive, approximately 960 feet north of Integrity Drive North (010-005582; Columbus South Side Area Commission).

 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3363.24(B), Building Lines in an M-Manufacturing District
 To reduce the minimum building setback from 25 feet to 13 feet along I-70.

 Proposal: To install ground mounted solar arrays.
 Applicant(s): Helping Hands Center for Special Needs
 1350 Alum Creek DR.
 Columbus, Ohio 43209

 Attorney/Agent: Joseph Recchie, Atty
 1263 E Broad ST.
 Columbus, Ohio 43205

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

18. **Application No.:** **BZA25-048** *****APPROVED*****
- Location:** **257 - 259 MONROE AVE. (43203)**, located on the west side of Monroe Avenue, approximately 300 feet south of Mt. Vernon Avenue (010-032153; Near East Area Commission).
- Existing Zoning:** R-2-F, Residential District
- Request:** Variance(s) to Section(s):
- 3332.05, Area District Lot Width Requirements
 To reduce the lot width from 50' to 40'.
- 3332.14, R-2F, Area District Requirements
 To reduce lot area from 6,000 SF to 3,900 SF (Area A) and 3,050 SF (Area B).
- 3332.19, Fronting
 To allow Area B, abutting Talmadge Street (20'), to not front on a public street.
- Proposal:** A lot split resulting in the development of two single-unit dwellings.
- Applicant(s):** Central Ohio Renovation Experts c/o Dave Perry
 411 East Town Street, Floor 1
 Columbus, Ohio 43215
- Attorney/Agent:** Donald Plank, Atty.
 411 E. Town St., Fl. 2
 Columbus, OH 43215
- Property Owner(s):** Triple Downs, Ltd. c/o M. Scott Downs
 3000 East Main Street, Suite B59
 Columbus, Ohio 43209
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov