

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 27, 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, MAY 27, 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.

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.: BZA24-125** **\*\*\*APPROVED\*\*\***  
**Location:** **1361 CRISFIELD DR. (43204)**, located on the southwest corner of Crisfield Drive and Medoma Drive (570-202195; West Scioto Area Commission).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(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 along Crisfield Drive and Medoma Drive.  
3332.21; Building lines  
To reduce the building setback for a shed along Medoma Drive from 25' to 13'.  
**Proposal:** To legitimize the location of a fence.  
**Applicant(s):** Philip and Michelle Walden  
1361 Crisfield Drive  
Columbus, Ohio 43204  
**Attorney/Agent:** Jackson Reynolds, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

02.    **Application No.:**    **BZA24-128**    **\*\*\*TABLED\*\*\***  
      **Location:**            **1389 CRISFIELD DR. (43204)**, located on the north west 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.  
                                 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)
03.    **Application No.:**    **BZA24-177**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **3690 FISHINGER BLVD. (43026)**, located on the southeast side of Fishinger Boulevard, approximately 500 feet south of Ridge Mill Drive (COA; West Scioto Area Commission).  
      **Existing Zoning:**    CPD, Commercial Planned Development District  
      **Request:**            Variance(s) to Section(s):  
                                 3312.49, Required parking  
                                 To reduce the minimum required number of parking spaces from 573 to 443 spaces.  
      **Proposal:**            To construct a fast food restaurant.  
      **Applicant(s):**        Chick-Fil-A c/o Shaun Walker  
                                 5200 Buffington Road  
                                 Atlanta, Georgia 30349  
      **Attorney/Agent:**    Sarah Kramer, PE  
                                 1203 Walnut Street, 2nd Floor  
                                 Cincinnati, Ohio 45202  
      **Property Owner(s):** Skip Weiler  
                                 10 North High Street, Suite 401  
                                 Columbus, Ohio 43215  
      **Planner:**            Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

04.     **Application No.:**     **BZA25-025**     \*\*\***APPROVED**\*\*\*  
       **Location:**         **1201 E. WHITTIER ST. (43206)**, located on the south side of East Whittier Street, approximately 104 feet west of Lockbourne Road (010-051769; South Side Area Commission).  
  
       **Existing Zoning:**     AR-1, Apartment Residential District  
       **Request:**             Variance(s) to Section(s):  
                                  3332.12, R-4 area district requirements  
                                      To reduce the lot area from 6,000 square feet to 4,137 square feet  
                                  3333.23(d), Minimum side yard permitted  
                                      To reduce the east and west side yards from 5 feet to 3 feet.  
  
       **Proposal:**             To construct a 2-unit dwelling  
       **Applicant(s):**         Dream Living LLC  
                                  6956 E. Broad Street  
                                  Columbus, Ohio 43213  
  
       **Attorney/Agent:**     Brenda Parker, Architect  
                                  405 N. Front Street  
                                  Columbus, Ohio 43215  
  
       **Property Owner(s):**   City of Columbus Land Bank  
                                  845 Parsons Avenue  
                                  Columbus Ohio, 43206  
  
       **Planner:**             Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
05.     **Application No.:**     **BZA25-026**     \*\*\***APPROVED**\*\*\*  
       **Location:**         **283 DAKOTA AVE. (43223)**, located on the west side of Dakota Avenue, approximately 250 feet north of Sullivant Avenue (010-032110; Franklinton Area Commission).  
  
       **Existing Zoning:**     R2-F, Residential District  
       **Request:**             Variance(s) to Section(s):  
                                  3312.49, Required Parking  
                                      To reduce the required number of parking spaces from 4 to 3.  
                                  3332.26, Building Lines  
                                      To reduce the south side yard from 5 feet to 0 feet.  
                                  3312.25, Maneuvering  
                                      To reduce the maneuvering area from 20 feet to 16 feet.  
  
       **Proposal:**             To convert a single-unit dwelling into a two-unit dwelling.  
       **Applicant(s):**         Paul Navarro  
                                  4103 Jonquil Street  
                                  Columbus, Ohio 43224  
  
       **Attorney/Agent:**     None  
       **Property Owner(s):**   Applicant  
       **Planner:**             Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

06.    **Application No.:**    **BZA25-028**    **\*\*\*TABLED\*\*\***  
      **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 food truck to remain on site over night.  
  
      **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)
07.    **Application No.:**    **BZA25-029**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **162 E. NORTH BROADWAY (43214)**, located on the north side of E. North Broadway, approximately 850 feet west of Calumet Street (010-052366; Clintonville Area Commission).  
  
      **Existing Zoning:**    R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3332.38, Private garage  
                                 To increase the height of a detached accessory building from 15 feet to 19 feet and 1 inch.  
  
      **Proposal:**            To construct a shed.  
  
      **Applicant(s):**        Brad and Jamee Parish  
                                 162 E. North Broadway St.  
                                 Columbus, OH 43214  
  
      **Attorney/Agent:**    None  
      **Property Owner(s):** Applicant  
      **Planner:**            Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

08.    **Application No.:**    **BZA25-032**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **1041 SUMMIT ST. (43201)**, located at the northeast corner of Summit Street and East 3rd Avenue (010-008895; Italian Village Commission).  
  
      **Existing Zoning:**    R-4, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                 3312.21(D)(1), Landscaping and screening  
                                        To not provide a 4 foot wide screening buffer.  
                                 3312.27, Parking setback line  
                                        To reduce the minimum parking setback along East 3rd Avenue from 25 feet to 20 feet.  
                                 3321.01, Dumpster area.  
                                        To allow a dumpster to be located in a required side yard.  
                                 3332.28, Side or rear yard obstruction  
                                        To allow two parking spaces to encroach into the 5 foot minimum north side yard.  
  
      **Proposal:**            A retail food and beverage business.  
      **Applicant(s):**        Italian Village Market, LLC; c/o Molly Gwin  
                                 250 West Street, Ste 700  
                                 Columbus, Ohio 43215  
  
      **Attorney/Agent:**    Molly Gwin, Atty.  
                                 250 West Street, Ste 700  
                                 Columbus, Ohio 43215  
  
      **Property Owner(s):** Italian Village Market, LLC  
                                 1041 Summit Street  
                                 Columbus, Ohio 43201  
  
      **Planner:**            Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
09.    **Application No.:**    **BZA25-041**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **6611 BROUGHTON AVE. (43213)**, located on the south side of Broughton Ave, approximately 500 feet east of McCormick Boulevard (010-241763; Far East Area Commission).  
  
      **Existing Zoning:**    M-2, Manufacturing District  
      **Request:**            Variance(s) to Section(s):  
                                 3367.29(b)(2), Storage  
                                        To reduce the open storage setback along Brice Road from 125 feet to 90 feet.  
  
      **Proposal:**            To allow open storage in advance of the building setback.  
      **Applicant(s):**        Gudenkauf LLC  
                                 2679 McKinley Avenue  
                                 Columbus, Ohio  
  
      **Attorney/Agent:**    David Hodge, Attorney, Underhill and Hodge LLC  
                                 8000 Walton Parkway, Suite 260  
                                 New Albany, Ohio 43054  
  
      **Property Owner(s):** Bouthton Investments LLC  
                                 3 Easton Oval, Suite 120  
                                 Columbus, Ohio 43219  
  
      **Planner:**            Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)