

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
NOVEMBER 25, 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, NOVEMBER 25, 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. 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.: BZA25-080**  
**Location:** **4260 GROVES RD. (43232)**, located on the north side of Groves Road, approximately 715 feet west of South Hamilton Road (010-238237; Mideast Area Commission).  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Special Permit & Variance(s) to Section(s):  
3312.21, Landscaping and screening  
To not provide perimeter landscaping or internal parking lot landscaping.  
3389.12, Portable Bbuilding  
To grant a Special Permit for a Portable Building (a container office).  
**Proposal:** To reorganize and stripe the existing parking lot.  
**Applicant(s):** Property Owner  
**Attorney/Agent:** Frost Brown Todd c/o Thaddeus Boggs, Atty.  
10 West Broad Street, 23rd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Archer-Daniels-Midland Company  
4260 Groves Road  
Columbus, Ohio 43232  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 02. Application No.: BZA25-085**  
**Location:** **1530 ELAINE RD. (43227)**, located on the east side of Elaine Road, approximately 160 feet north of Dundee Road (010-105344; Mideast Area Commission).  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking  
To reduce the required number of parking spaces from 39 to 23.  
**Proposal:** To construct a religious facility and accessory parking lot.  
**Applicant(s):** Vision of Life Ministries, c/o Sandra Carter  
7878 Fairfax Loop Drive  
Blacklick, Ohio 43004  
**Attorney/Agent:** Sands Decker, c/o Glenn Decker, P.E.  
1495 Old Henderson Road  
Columbus, Ohio 43220  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 03. Application No.: BZA25-097**  
**Location:** **3581 SNOUFFER RD. (43235)**, located on the south side of Snouffer Road, approximately 800 feet west of Skyline Drive (590-214662; No Area Commission).  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3332.06, R-rural area district requirements  
To reduce the minimum lot area from 5 acres to .75 acres.  
3312.27, Parking setback  
To reduce the parking setback from 25 feet to 0 feet.  
**Proposal:** A change of use to a religious facility.  
**Applicant(s):** 3571 Snouffer Road Inc.  
1401 Kinnards Place  
Columbus, Ohio 43235  
**Attorney/Agent:** Yeong T. Jiang  
4639 Aruba Court  
Gahanna, Ohio 43230  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

- 04. Application No.: BZA25-107**  
**Location:** **267 LECHNER AVE. (43223)**, located on the west side of Lechner Avenue, approximately 270 feet south of Doren Avenue (010-006889; Greater Hilltop Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(A)(2), Vision clearance  
To allow a car to be parked in the driveway within 10 feet of the right-of-way line.  
**Proposal:** To construct a 1-story single-unit dwelling.  
**Applicant(s):** Stanis Liu  
PO Box 44276  
Columbus, Ohio 43204  
**Attorney/Agent:** Matt Habermehl  
4970 Linkous Court  
Hilliard, Ohio 43026  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 05. Application No.: BZA25-109**  
**Location:** **6050 E. MAIN ST. (43213)**, located on the northeast corner of East Main Street and McNaughten Road. (010-129706; Far East Area Commission).  
**Existing Zoning:** CAC, Community Activity Center District  
**Request:** Variance(s) to Section(s):  
E.20.080 (C), Façade Zone  
To reduce the façade zone from 60% to 18%.  
E.20.080,(D), Building form  
To reduce the ground floor height from 12 feet to 11 feet.  
E.20.080 (D), Building form  
To reduce the front façade transparency from 60% to 45%.  
E.20.080 (C), Maximum front building setback  
To increase the maximum building setback from 25 feet to 30 feet  
**Proposal:** To construct an eating and drinking establishment  
**Applicant(s):** AJ Soloman  
4300 W. 5th Avenue  
Columbus, Ohio 43219  
**Attorney/Agent:** Dustin Doherty  
255 Silver Branch Drive  
Delaware, Ohio 43015  
**Property Owner(s):** Trustee's Main 270 LLC  
4300 W. 5th Avenue  
Columbus, Ohio 43219  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 06. Application No.: BZA25-110**  
**Location:** **3500 W. BROAD ST. (43204)**, located on the northeast corner of West Broad Street and North Wilson Road. (010-041526; Greater Hilltop Area Commission).  
**Existing Zoning:** RAC, Regional Activity Center District  
**Request:** Variance(s) to Section(s):  
E.20.090 (G), On-Site Parking  
To allow parking and maneuvering in the building setback.  
G.20.040,(A)(3), Screening  
To not provide headlight screening and fence.  
**Proposal:** To change the use of a financial institution to a retail establishment.  
**Applicant(s):** Eliyas Ali, Attorney  
1495 Henderson Road  
Columbus, Ohio 43204  
**Attorney/Agent:** Steve Arend, Architect  
543 Rich Street  
Columbus, Ohio 43215  
**Property Owner(s):** Cookies Investments, LLC  
4041 Attucks Drive  
Powell, Ohio 43065  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 07. Application No.: BZA25-111**  
**Location:** **3168 13TH AVE. (43219)**, located on the north side of 13th Avenue, approximately 50 feet west of Sterling Avenue (010-092321; East Columbus Civic Association).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard  
To reduce the required rear yard from 25% (1,307 sq. ft.) of the total lot area to 19% (993.32 sq. ft.).  
**Proposal:** To construct an 875 sq. ft. rear addition to the existing single-unit dwelling.  
**Applicant(s):** Monday Akora  
3168 Thirteenth Avenue  
Columbus, Ohio 43219  
**Attorney/Agent:** Ugo Nwoke  
39 East Main Street  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 08. Application No.: BZA25-112**  
**Location:** **4252 TRURO STATION RD. (43232)**, located on the north side of Truro Station Road, 2,850 feet west of Cloverleaf Street East (010-040496; Mideast Area Commission).  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line  
To reduce the parking setback line from 25' to 5' along the northern property line.  
3365.21, Height and area regulations  
To reduce the building setback from 25' to 5' along the northern property line.  
3365.35, Storage  
To reduce the storage setback for the site from 25' to 2'.  
**Proposal:** To update the site plan of record for a concrete business.  
**Applicant(s):** Steve Geiger  
993 Falls Creek Drive  
Vandalia, Ohio 45377  
**Attorney/Agent:** Plank Law Firm, LPA c/o Craig Moncrief, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Eagle Materials, LLC c/o Steve Geiger  
PO Box 5055  
Vandalia, Ohio 45377  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 09. Application No.: BZA25-113**  
**Location:** **62-64 FENWAY RD. (43214)**, located on the north side of Fenway Road, approximately 450 feet east of North High Street. (010-110797; Clintonville Area Commission).  
**Existing Zoning:** SR, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49(C), Required Parking  
To reduce the number of required parking spaces at 62 and 64 Fenway from 4 to 2.  
3332.10, SR district requirements  
To reduce the lot area from 7200 square feet to 6680 square feet at 70 Fenway.  
3332.28, Side or rear yard obstruction  
To allow parking in the required yard on 62 and 64 Fenway  
3332.25(B), Maximum Side Yard  
To reduce the maximum side yard on 70 Fenway from 10.7 feet to 10 feet on 70 Fenway.  
3332.05(A)(3), Area district lot width requirements  
To reduce the lot width from 60 feet to 53 feet at 70 Fenway  
**Proposal:** To split a lot and relocate an existing house  
**Applicant(s):** Lina Bozzelli & Steven Dykes  
62-64 Fenway Road  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

10. **Application No.:** **BZA25-114**  
**Location:** **510-516 CLINE ST. (43206)**, located at the northwest corner of Cline Street and Lisley Alley (010-070210, 010-070211; Columbus South Side Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required Parking  
To reduce the required number of parking spaces from 2 spaces to 1 space on all four lots (510, 512, 514, and 516).  
3332.05(A)(4), Area District Lot Width Requirements  
To reduce the minimum lot width from 50 feet to 17.5 feet on all four lots (510, 512, 514, and 516)..  
3332.15, R-4 Area District Requirements  
To reduce the minimum lot area from 5,000 square feet to 1,662 square feet on all four lots (510, 512, 514, and 516).  
3332.26(C) and (E), Minimum Side Yard Permitted  
To reduce the east side yard on Lots 510 and 514, and the west side yard on Lots 512 and 516, from 3 feet to zero feet.  
**Proposal:** To split two parcels to create four lots for single-unit dwellings.  
**Applicant(s):** Simmons Corporation  
4100 S. Regent St., Suite U  
Columbus, Ohio 43219  
**Attorney/Agent:** None  
**Property Owner(s):** Central Ohio Community Land Trust Corporation  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
11. **Application No.:** **BZA25-115**  
**Location:** **2330 HIAWATHA PARK DR (43211)**, located at the northeast corner of Hiawatha Park Drive and Clinton Street (010-075305; South Linden Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the total side yard from 8.2 feet to 6 feet.  
3332.26, Minimum side yard permitted  
To reduce the southern side yard from 5 feet to 2 feet..  
3332.22 - Building lines on corner lots—Exceptions  
To reduce the building line on the south side from 8.2 feet to 6 feet.  
**Proposal:** To construct a room addition and extend the front and rear porches.  
**Applicant(s):** Sondra Mendoza Garcia  
2330 Hiawatha Park Drive  
Columbus, Ohio 43211  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

12. **Application No.:** BZA25-118  
**Location:** 844 NORTH CASSADY AVENUE (43215), located on the east side of Cassady Ave., approximately 155 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 and Salvage Yard.  
To expand existing salvage yard.  
**Proposal:** To expand existing salvage yard.  
**Applicant(s):** Sepher Herwin  
844 N. Cassady Avenue  
Columbus, Ohio 43219  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
13. **Application No.:** BZA25-120  
**Location:** 3344 ALLEGHENY AVE. (43209), located on the north side of Allegheny Avenue, approximately 380 feet west of North James Road (010-215639; Mideast Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s): 3389.12, Portable buildings  
To allow a food truck to remain on a property overnight.  
**Proposal:** To legitimize a food truck.  
**Applicant(s):** Francisco Arredondo  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm LPA, c/o Craig Moncrief  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Marshall Acquisitions LLC, c/o Bob Marshall  
2910 Berwick Boulevard  
Columbus, Ohio 43209  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

14. **Application No.:** **BZA25-121**  
**Location:** **6504 E. BROAD ST. (43213)**, located on the north side of East Broad Street, approximately 200 feet east of Chris Perry Lane (520-103377; Far East Area Commission).  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3365.21, Height and area regulations  
To reduce the side lot line setback from 25 feet to 11 feet.  
3365.085(B)(1)(b), Telecommunication antennas  
To allow a monopole that does not allow other entities to rent or lease space for additional telecommunication antennas.  
3365.085(B)(2), Telecommunication antennas  
To allow a telecommunication antenna monopole to not be screened.  
3365.085(B)(5), Telecommunication antennas  
To allow a telecommunication antenna to be exempt from CC 3312 and CC 3509.14 up to a maximum height of 200 feet though it is being built for a single provider.  
**Proposal:** To construct a telecommunication antenna.  
**Applicant(s):** City of Columbus  
90 East Broad Street, Room 425  
Columbus, Ohio 43215  
**Attorney/Agent:** GPD Group Inc., c/o Sean Gilley  
520 South Main Street, Suite 2531  
Akron, Ohio  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
15. **Application No.:** **BZA25-124**  
**Location:** **1969 IKEA WAY (43240)**, located at the southwest corner of Worthington Road and Ikea Way, the parcel being divided by Ceres Drive (31844202025017; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4 District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering  
To reduce the maneuvering area for 90 degree parking spaces from 20 feet to 12 feet.  
3312.49, Required parking  
To increase the number of parking spaces from 63 to 133 for the eastern resulting parcel and from 47 to 99 for the western resulting parcel.  
**Proposal:** To split a lot and construct a new commercial building.  
**Applicant(s):** Polaris 91, LLC; c/o Franz Geiger, Atty.  
8800 Lyra Drive, Suite 680  
Columbus OH, 43240  
**Attorney/Agent:** Dave Perry; David Perry Co, Inc.  
411 E. Town Street, Fl. 1  
Columbus, OH 43240  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)



16.   **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  
      **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](mailto:DEKirk@Columbus.gov)