

**APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
OCTOBER 28, 2025**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 28, 2025, at 4:30 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 and 34, 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 POLICY PRESENTATION WILL BEGIN AT 4:30 P.M.:

Parking Information Presentation

Justin Goodwin
Administrator, Division of Mobility and Parking Services
jmgoodwin@columbus.gov
(614) 724-1893

THE FOLLOWING CASE WILL BE HEARD IMMEDIATELY AFTER THE POLICY PRESENTATION:

01. BZA25-127
187 S. Ashburton RD
Mideast Area Commission
R-3, Residential

To Appeal Zoning Code Violation Order No. 25470-08934 issued on 9/29/2025 for:

1. 3312.43, Required surface for parking
2. 3312.35, Prohibited parking

Code Enforcement Officer: Joseph L. Bricker
Code Enforcement Officer Phone: (614) 645-1524
Appellant: Bret A. Newman, 187 S. Ashburton Rd., Columbus, Ohio 43213
Owner: Appellant
Attorney/Agent: None

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The City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, OCTOBER 28, 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.: BZA25-049**
Location: 2333 HARRISBURG PI. (43123), located on the west side of Harrisburg Pike at the terminus of Blue Rock Boulevard (570-155376; Southwest Area Commission).
Existing Zoning: L-M, Limited Manufacturing District
Request: Variance(s) to Section(s):
3363.27(b)(2), Height and area regulations
To reduce the minimum setback of a building from any residential or apartment residential district from 25 feet to 3.3 feet from the southern property line for the pole barn addition.
3312.43, Improved surface required
To allow gravel as an approved parking surface.
3363.41(a), Storage
To reduce the minimum setback for open storage from any residential district from 100 feet to 20 feet along the southern property line.
3312.21(A), Landscaping and screening
To not provide parking lot shade trees or interior landscape areas or islands.
3363.41(a), Storage
To reduce the minimum setback for open storage from 30 feet to 14 feet from the right-of-way line.
Proposal: To legitimize an addition to the existing pole barn.
Applicant(s): Buckeye Truck and Trailer Service LLC c/o Craig Moncrief
411 East Town Street, Floor 2
Columbus, Ohio 43215
Attorney/Agent: Craig Moncrief, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215

Property Owner(s): Buckeye Truck and Trailer Service LLC
3482 Big Run S. Road
Grove City, Ohio 43123
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

02. Application No.: **BZA25-099**
Location: **3100 LEWIS RD. (43207)**, located on the east side of Lewis Road, approximately 320 feet north of Carolann Avenue (010-143137; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26(B), Minimum side yard permitted
To reduce the minimum side yard permitted from 5 feet to 3 feet 2 inches for the existing dwelling along the southern property line, and to 2 feet 10 inches for the carport along the northern property line.
3332.25, Maximum side yards required
To reduce the maximum side yard permitted from 20% of the width of the lot (13.2 feet) to 6 feet.
3332.38(F), Private garage
To increase the maximum permitted amount of garage space from 720 square feet to 2,065 square feet.
3332.38(G), Private garage
To increase the maximum permitted height of a garage from 15 feet to 17 feet.
Proposal: To legitimize a previously constructed carport and detached garage.
Applicant(s): Gregory and Leanna Blackburn
3100 Lewis Road
Columbus, Ohio 43207
Attorney/Agent: Plank Law Firm, LPA c/o Craig Moncrief, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

- 03. Application No.: BZA25-062**
Location: **187 W. 8TH AVE. (43201)**, located on the south side of West 8th Avenue, approximately 180 feet east of Washington Street. (010-045455; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3325.095 (A), Maximum Lot Coverage,
To increase the maximum lot coverage from 30% (1576 square feet) to 38% (1996.52 square feet)
3325.907 (B), Parking
To reduce the number of required parking spaces from 10 to 6.
3325.913, Maximum Floor Area Ratio (FAR)
To increase the maximum floor area ratio from 50%(2627 square feet) to 75% (3940 square feet).
3333.09, Area requirements
To reduce the lot width from 50 feet to 37 feet.
3333.23(a), Minimum side yard permitted
To reduce the western side yard from 5 feet to 3 feet.
Proposal: To construct a 3-unit dwelling.
Applicant(s): Regal Property Group, LLC
6420 Cook Road
Powell, Ohio 43065
Attorney/Agent: Juliet Bullock, agent
6886 Olentangy Blvd
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 04. Application No.: BZA25-076**
Location: **45 W. BARTHMAN AVE (43207)**, located located on the west side of South Wall Street at the terminus of Barthman Avenue (010-007536; Columbus South Side Area Commission).
Existing Zoning: UCT, Mixed-Use District
Request: Variance(s) to Section(s):
E.20.060(C), Front Façade Zone
To increase the Façade Zone from 15 feet to 75 feet and to decrease the required façade coverage on the east elevation from 75% to 56%.
E.20.060(D), Building Form
To increase the maximum permitted building height from 60 feet to 62 feet.
E.20.060(F), Façade Transparency
To reduce the required ground floor transparency from 40% to 17% and upper floor transparency from 25% to 22% for residential use.
E.20.060(G), On-Site Parking
To reduce required bicycle parking from 76 spaces to 20 spaces and to reduce the east parking setback from 24 feet to 5 feet.
G.20.040(6)(4), Dumpster
To permit two dumpsters
Proposal: To construct a new mixed-use development

Applicant(s): NPR Properties, c/o Dave Perry
411 E Town St, Floor 1
Columbus, Ohio 43206
Attorney/Agent: Donald Plank
411 E Town St, Floor 2
Property Owner(s): OSC I, LLC c/o James D. Gilbert
6065 Frantz Road
Dublin, Ohio 43215
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

05. Application No.: **BZA25-095**
Location: **3255 MORSE RD. (43224)**, located on the south side of Morse Road behind 3245 Morse Road, approximately 130 feet west of Dunbridge Street (010-318698; Northeast Area Commission).
Existing Zoning: CAC, Community Activity Center District
Request: Variance(s) to Section(s):
E.20.080(C), Front Façade Zone
To increase the maximum Front Façade Zone from 25' to 75' – 115' +/- , as shown on the Site Plan.
E.20.080(F), Façade Transparency
To decrease ground floor transparency from 40% to 14% for residential use.
E.20.080(G), On-Site Parking
To reduce the north front surface parking setback from 30' to 5', and to permit parking, maneuvering and circulation aisles between the principal building and the front (north) property line.
G.20.030(A)(1), Landscaping
To reduce the landscaping between the northern elevation of the building and the north property line from 70% to 33%.
G.20.040(B)(4), Dumpster
To permit two (2) dumpsters between the front (north) property line and the primary building.
Proposal: To construct a 60-unit apartment building.
Applicant(s): Community Housing Network, Inc c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Deer Hill Place, LLC c/o Laurie Sutherland
1680 Watermark Drive
Columbus, Ohio 43215
Planner: Steven Smedley, (614) 645-6130; SFSmedley@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.:** **BZA25-091**
 Location: **1175 WAGER ST. (43206)**, located on the west side of Wager Street, approximately 150 feet south of East Deshler Avenue (010-039127; Columbus South Side Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage
 To increase the maximum height of a detached garage from 15' to 21'.

 Proposal: To construct a 20'x24' two-story two-car garage.
 Applicant(s): Property Owner
 Attorney/Agent: Fernando Cabrera
 6047 Frantz Road, Unit 202
 Columbus, Ohio 43016

 Property Owner(s): Rekha Asokan
 1175 Wager Street
 Columbus, Ohio 43206

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

08. **Application No.:** **BZA25-096**
 Location: **618 INTERNET DR. (43207)**, located on the north side of Internet Drive, (010-225279; Far South Columbus Area Commission).
 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.27; Parking setback line
 To reduce the required parking setback from 25 feet to 5 feet along SR-104.
 3363.41(a), Open storage
 To reduce the open storage setback from 30 feet to 10 feet along SR-104.
 Proposal: To bring existing parking and open storage conditions into compliance.
 Applicant(s): CRG Construction, LLC
 618 Internet Drive
 Columbus, OH 43207
 Attorney/Agent: Adam F. Saad, Saad & Saad LLP
 500 S. Front Street, Suite 250
 Columbus, Ohio 43215
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
09. **Application No.:** **BZA25-098**
 Location: **3395 EASTON WAY (43219)**, located on the southeast corner of Easton Way and Sunbury Road (010-310617; Northeast Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District
 Request: Variance(s) to Section(s):
 3312.49(C), Required parking
 To increase the maximum number of parking spaces permitted from 60 spaces to 118 spaces.
 Proposal: To construct a 15,000 square foot police substation with 118 parking spaces.
 Applicant(s): City of Columbus Police Department
 90 North Broad Street
 Columbus, Ohio 43215
 Attorney/Agent: Korda/Nemeth Engineering, Inc. c/o Daniel Van Fleet
 1650 Watermark Drive
 Columbus, Ohio 43215
 Property Owner(s): Applicant
 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

10. **Application No.:** **BZA25-103**
 Location: **2280 CITYGATE DR. (43219)**, located on the west side of Citygate Drive, approximately 300 feet north of Four Oaks Court (010-282804; Northeast Area Commission).

 Existing Zoning: L-M, Limited Manufacturing District
 Request: Variance(s) to Section(s):
 3312.49(C), Required parking
 To increase the maximum number of parking spaces permitted from 77 to 134 spaces.

 Proposal: To expand an existing parking lot.
 Applicant(s): IBEW Local 71
 3403 Fram Bank Way
 Grove City, Ohio 43213

 Attorney/Agent: Korda//Nemeth Engineering Inc, c/o Danial Van Fleet
 1650 Watermark Dr
 Columbus, Ohio 43215

 Property Owner(s): IBEW Local Union 71 Building Group
 2280 City Gate Drive
 Columbus, Ohio 43219

 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
11. **Application No.:** **BZA25-101**
 Location: **483 PIEDMONT RD (43214)**, located on the south side of Piedmont Road, approximately 650 feet west of Indianola Avenue. (010-058390; Clintonville Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38 (G), Private garage
 To increase the maximum permitted amount of garage space from 720 square feet to 1,010 square feet.
 3332.38 (F), Private garage
 To increase the height of a detached garage from 15 feet to 21 feet and
 3312.25, Maneuvering
 To reduce the maneuvering area from 20 feet to 18 feet.

 Proposal: To expand an existing garage.
 Applicant(s): Ruben and Kristin Sotelo
 483 Piedmont Road
 Columbus, OH 43214

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

12. **Application No.:** **BZA25-102**
 Location: **525 SAWYER BLVD. (43203)**, located on the south side of Caldwell Place, approximately 570 feet north of Old Leonard Avenue (010-288512; Near East Area Commission).

 Existing Zoning: AR-2, Apartment Residential District
 Request: Variance(s) to Section(s):
 3312.49, Required parking
 To reduce the minimum number of required parking spaces from 570 spaces to 275 spaces.
 3312.21(A), Landscaping and screening
 To reduce the number of required parking lot trees from 28 to 18.
 3333.255, Perimeter yard
 To reduce the perimeter yard from 25' to 0', at its closest point (setback varies as shown on the Site Plan).
 3312.21(D)(1), Landscaping and screening
 To not provide a landscaped buffer along the eastern and southern property lines.

 Proposal: To raze the existing buildings and construct an 8-building 380-unit multi-unit apartment complex.
 Applicant(s): 525 Sawyer Partners LP c/o Max Zarin
 909 Third Avenue
 New York, New York 10022
 Attorney/Agent: Vorys, Sater, Seymour and Pease LLP c/o Elizabeth Seedorf, Atty.
 52 East Gay Street
 Columbus, Ohio 43215
 Property Owner(s): Paxe Latitude LP c/o New Perspective Asset Management
 139 Ocean Avenue
 Lakewood, New Jersey 08701
 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
13. **Application No.:** **BZA25-104**
 Location: **393 DERRER RD. (43204)**, located at the northwest corner of Derrer Road and Westway Drive (010-111159; Greater Hilltop Area Commission).

 Existing Zoning: SR, Suburban Residential District
 Request: Variance(s) to Section(s):
 3321.05(A,2), Vision clearance
 To allow a fence that is taller than 2 and one half feet and exceeds 25% opacity to be located in a required yard having vehicular access to a street or abutting a residential lot having such access to a street.

 Proposal: To legitimize a fence.
 Applicant(s): Haley Stroud
 393 Derrer Road
 Columbus, Ohio 43204
 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

14. **Application No.:** **BZA25-105**
Location: **1192 W. MOUND ST. (43223)**, located on the north side of West Mound Street, approximately 170 feet west of South Yale Street. (010-18788, 010-027110, & 010-052219; Franklinton Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49(C), Required parking
To reduce the required number of parking spaces from 7 to 3.
3356.11, C-4 district setback lines
To reduce the building setback from 50 feet to 7 feet.
Proposal: To renovate and convert an existing single-story building for use as an automotive sales facility.
Applicant(s): Abdallah Aljakhsi
7771 Concord Road
Delaware, Ohio 43015
Attorney/Agent: Daniel Mayer, Architect
1200 Chambers Road
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
15. **Application No.:** **BZA25-108**
Location: **1055 BELLOWS AVE. (43223)**, located on the south side of Bellows Avenue, approximately 100 feet east of South Cypress Avenue (010-052085; Franklinton Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the minimum required lot width from 50 feet to 30 feet for both parcels.
3332.26, Minimum side yard permitted
To reduce the minimum permitted eastern side yard from 3 feet to 2 feet 3 inches for the existing primary structure on parcel 1 and to 6 inches for the existing detached garage on parcel 1.
Proposal: To split the lot into 2 lots for the construction of a 2-story single-unit dwelling.
Applicant(s): Abdallah Aljacksy
PO Box 193
Hilliard, Ohio 43026
Attorney/Agent: Daniel Mayer, Architect
1200 Chambers Road
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

16. **Application No.:** **BZA25-106**
 Location: **1728 N. HIGH ST. (43201)**, located at the southeast corner of East 13th Avenue and North High Street (010-029660; University Area Commission).
 Existing Zoning: UCR, Urban Core District
 Request: Special Permit(s) to Section(s):
 3389.12, Portable building
 To grant a special permit to allow for a portable building to remain on-site permanently.
 Proposal: To replace the existing wooden bar structures with a shipping container bar.
 Applicant(s): 1728 N LLC
 4160 Rutherford Road
 Powell, Ohio 43065
 Attorney/Agent: Abdul Mouneimne
 343 Flint Ridge Drive
 Gahanna, Ohio 43230
 Property Owner(s): Applicant
 Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
17. **Application No.:** **BZA25-119**
 Location: **1038 JAEGER ST. (43206)**, located on the east side of Jaeger Street, approximately 60 feet south of Stewart Avenue (010-017365; German Village Commission).
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted
 To reduce the minimum side yard from 3 feet to 1 foot.
 Proposal: To construct a 2 story addition.
 Applicant(s): Carli Kessler & Nils Root
 1038 Jaeger Street
 Columbus, Ohio 43206
 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

18. **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