

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
APRIL 28, 2026**

The City 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, April 28, 2026, at 4:30 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>nd</sup> 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 or table an application when a representative is not present.

**Meeting Accommodations:** It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Angie Wise at (614) 645-8029 or email [AMWise@columbus.gov](mailto:AMWise@columbus.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

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**.

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 4:30PM AGENDA:**

- 01. Application No.: BZA25-015**  
**Location: 1201 CHESAPEAKE AVE. (43212),** located on the south side of Chesapeake Avenue, approximately 300 feet east of Northwest Boulevard. (010-087471, 420-304746; 5th by Northwest Area Commission).  
**Existing Zoning: AR-3, Apartment Residential District**  
**Request: Variance(s) to Section(s):**  
3312.29, Parking space  
To allow 34 pairs of stacked parking spaces, and to count each individual stacked space toward the total number of provided parking spaces.  
3312.49(C), Required parking.  
To reduce the number of required parking spaces from 162 to 138.  
3312.25, Maneuvering  
To allow 34 pairs of stacked parking spaces that require maneuvering through another parking space.

**Proposal:** To construct a multi unit apartment building.  
**Applicant(s):** Preferred Living c/o Jared Smith  
750 Communications Parkway, Suite 200  
Columbus, Ohio 43214  
**Attorney/Agent:** David Hodge, attorney  
8000 Walton Parkway, Suite 120  
Columbus, Ohio 43054  
**Property Owner(s):** Chesapeake Avenue Holdings LLC  
750 Communications Parkway, Suite 200  
Columbus, Ohio 43214  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

**02. Application No.:** **BZA25-134**  
**Location:** **42 E. TOMPKINS ST. (43202)**, located on the northwest corner of East Tompkins Street and East Avenue (010-066957; University Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05(B)(1), Vision clearance  
To reduce the 10'x10' clear vision triangle at the corner of East Avenue and Kinear Alley to 0'x0'.  
3321.05(B)(2), Vision clearance  
To reduce the 30'x30' clear vision triangle at the corner of East Avenue and East Tompkins Street to 0'x0'.  
**Proposal:** To construct a 6-foot-tall fence around the property.  
**Applicant(s):** Peter Ahn  
42 East Tompkins Street  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Global Community United Methodist Church  
42 East Tompkins Street  
Columbus, Ohio 43202  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

**03. Application No.:** **BZA25-143**  
**Location:** **3547 LINDSTROM DR. (43228)**, located on the southwest corner of Rosburg Drive and Lindstrom Drive (570221177; West Scioto Area Commission).  
**Existing Zoning:** L-R-2 District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance  
To reduce the setback for a privacy fence in a required yard from 25 feet to 6 feet.  
**Proposal:** To legitimize an existing privacy fence.  
**Applicant(s):** Carmelina Bache  
3547 Lindstrom Drive  
Columbus, OH 43228  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

- 04. Application No.:** **BZA25-148**  
**Location:** **267 REINHARD AVE. (43206)**, located on the southwest corner of Reinhard Avenue and Blackberry Alley (010-000685; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18(D), Basis of computing area  
To increase maximum allowable lot coverage from 50% to 51%.  
3332.25(B)(3), Total combined side yards  
To reduce the total combined side yards from 6 feet to 3.1 feet.  
3332.25(A)(3), Minimum side yard required  
To reduce the eastern side yard setback from 3 feet to 0.1 feet (existing).  
3332.27 Rear Yard  
To reduce the required rear yard from 25% of the total lot area to 5.8% (previously approved under V92-183).  
**Proposal:** To replace an existing fence in the same location and construct a new covered patio, paver patio, and wooden stairs.  
**Applicant(s):** Dave Fox Design Build c/o Evan Little  
3505 West Dublin-Granville Road  
Columbus, Ohio 43235  
**Attorney/Agent:** None  
**Property Owner(s):** Jennifer Barnes  
267 Reinhard Avenue  
Columbus, Ohio 43206  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 05. Application No.:** **BZA26-004**  
**Location:** **410 HAMILTON AVE. (43203)**, located on the east side of Hamilton Avenue, approximately 100 feet north of Bunkingham Street (010-048784; Near East Area Commission).  
**Existing Zoning:** R2-F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required Parking  
To reduce the number of parking spaces from 4 to 2.  
**Proposal:** To construct an ADU  
**Applicant(s):** Simplified Living Architecture  
220 W. Bridge Street, Suite 109  
Dublin, Ohio 43017  
**Attorney/Agent:** Heidi M. Bolyard, Architect  
220 W. Bridge Street, Suite 109  
Dublin, Ohio 43017  
**Property Owner(s):** Brandon Ivery  
1391 Brice Road  
Reynoldsburg, Ohio 43068  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 06. Application No.:** **BZA26-007**  
**Location:** **1574 HARRISBURG PIKE (43223)**, located at the southeast corner of Harrisburg Pike and Midland Avenue (570-301646, 570301647; Southwest Area Commission).  
**Existing Zoning:** CAC, Commerical Activity Center District  
**Request:** Vaariance(s) to Section(s):  
E.20.030.J.1, General requirements, miscellaneous,  
To allow a chin link fence in the Community Activity Center District  
**Applicant(s):** Claribel & Maximo Brito  
4587 Tolbert Avenue  
Grove City, Ohio 43123  
**Attorney/Agent:** None.  
**Property Owner(s):** Applicant.  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 07. Application No.:** **BZA26-010**  
**Location:** **6835 CAINE RD. (43235)**, located on the east side of Sawmill Road, approximately 300 feet north of Snouffer Road (590-191330; Far Northwest Columbus Communities Coalition).  
**Existing Zoning:** CAC, Community Activity Center District  
**Request:** Variance(s) to Section(s):  
E.20.030.C.1.a, General Requirements Ground Floor Design  
To not provide a building entry along each abutting street.  
F40.030.A.1, Large Site Standards Site Plan for Large Development Sites  
To not provide a break in the street frontage.  
E.20.030.H.3, General Requirements Pedestrian Access and Circulation  
To not provide sidewalks or striped crosswalks from buildings to public sidewalk systems.  
E.20.080.C, Community Activity Center (CAC) Building Placement  
To increase the allowable building front setback from 25 feet to 2 feet 5 inches along Caine Road and from 25 feet to 55 feet along Sawmill Road, to reduce the side building setback from 5 feet to 0 feet, and to decrease the total minimum length of façade  
E.20.080.F, Community Activity Center (CAC) Facade  
To reduce the required facade transparency required from 60% minimum to 0% along Caine Road and Sawmill Road  
F.20.050.C.1, Blank Wall Treatment Blank Wall Treatment Standards  
To reduce the percentage of blank walls that must be visually treated from 50% to 0%.  
F.30.030.C, General to Frontage Types  
To not include a building frontage type.  
E.20.080.G, Community Activity Center (CAC) On-Site Parking  
To allow a loading space and maneuvering / drive aisle to be

positioned between the principal building and Caine Road, and to reduce the front parking and loading/maneuvering setback from 30 feet to 9 feet, 9 inches.

G.20.030.A.1, Landscaping Development Site Landscape Requirements

To reduce the minimum percentage of front yard landscaping from 70% to 30% along Caine Road and from 70% to 3% along Sawmill Road.

G.20.020.B, Lighting

To increase the maximum height of light fixtures from 28 feet to 44 feet.

**Proposal:** To expand an existing indoor volleyball court.

**Applicant(s):** DLS Dublin, LLC c/o David Straub  
6835 Caine Rd.  
Columbus, OH 43235

**Attorney/Agent:** Joseph A. Moss, Architect  
221 N. 4th St.  
Columbus, OH 43215

**Property Owner(s):** Applicant

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

**08. Application No.:** **BZA26-011**

**Location:** **2167-2187 E. LIVINGSTON AVE. (43209)**, located on the southwest corner of East Livingston Avenue and Sheridan Avenue (010-004419; Mideast Area Commission).

**Existing Zoning:** CAC, Community Activity Center District

**Request:** Variance(s) to Section(s):

G.20.040.B.4, Screening, Dumpster and Bulk Refuse Pick-Up Area Screening

To allow dumpsters between the principal building and a side street at a 0 foot setback.

3312.09, Aisle

To reduce the drive aisle width from 20 feet to 12 feet for the northern drive aisle.

3312.25, Maneuvering

To reduce maneuvering from 20 feet to 12 feet along E. Livingston Avenue for the current sign and to 0 feet along undeveloped Sheridan Avenue.

**Proposal:** To bring an existing non-conforming property into compliance.

**Applicant(s):** Property Owner

**Attorney/Agent:** Laura Comek, Attorney  
65 East State Street, Suite 850  
Columbus, Ohio 43215

**Property Owner(s):** Real Estate Investments, Inc.  
700 Bryden Road, Suite 219  
Columbus, Ohio 43215

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

- 09. Application No.: BZA26-019**  
**Location:** **411 COMMERCE SQUARE (43229)**, located on the north west side of Commerce Square, approximately 160 feet west of Exchange Drive (010-143090; Greater Hilltop Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.41, Storage  
To reduce the storage setbacks from 20 feet to 10 feet along interior parcel boundaries, and from 30 feet to 20 feet along the public right-of-way.  
**Proposal:** To expand open storage area.  
**Applicant(s):** Rio Property Group LLC  
2834 Fisher Road  
Columbus, Ohio 43204  
**Attorney/Agent:** Ice Miller, c/o Molly Gwin  
250 West Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 10. Application No.: BZA26-021**  
**Location:** **1288 INDIANOLA AVE. (43212)**, located on the east side of Inidanola Avenue, approxiimatly 50 feet south of East 6th Street. (010-063720; Univeristy Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.211, Floor Area Ratio  
To increase the maximum permitted FAR from 0.40 to .7 (.6952).  
**Proposal:** To construct a single unit dwelling and an accessory dwelling unit.  
**Applicant(s):** Charles Fitch  
1575 North Crest Avenue  
Columbus, Ohio 43220  
**Attorney/Agent:** None  
**Property Owner(s):** Brothers for life LLC  
1575 Northcrest Ave  
Columbus, Ohio 43220  
**Planner:** Adam Trimmer, 614-645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)