

**APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
FEBRUARY 24, 2026**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 24, 2026 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, 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 CASES WILL BE HEARD BEGINNING AT 4:30 P.M.:

01. BZA25-145
3970 FAR HILLS DR.
North Linden Area Commission
SR, Residential

To Appeal Zoning Code Violation Order No. 25470-09610 issued on 10/24/2025 for:

1. 3321.05, Vision Clearance

Code Enforcement Officer: Jill Clevenger

Code Enforcement Officer Phone: (614) 645-9652

Appellant: Anajd Dokaj, 3970 Far Hills Drive, Columbus, Ohio 43224

Owner: Appellant

Attorney/Agent: Anthony J. Damelio Jr., 303 East Broad Street, Columbus, Ohio 43215

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
February 24, 2026**

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, February 24, 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.: BZA25-131**
Location: **2001 INTEGRITY DR. S. (43209)**, located on the south side of Integrity Drive South, approximately 350 feet east of Alum Creek Drive (010-218215; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41(a), Storage
To reduce the setback for the open storage of materials other than junk, waste products, salvage or wrecked automobiles from a residentially zoned property from 100 feet to 0 feet along the northwest property lines and from 30 feet to 5 feet along the Alum Creek Drive right-of-way in the southwest corner of the site.
3312.43, Improved surface required
To allow gravel as an approved parking surface.
Proposal: To establish a new site plan of record for a road construction company.
Applicant(s): M.P. Dory Co., c/o Catherine Cunningham
2001 Integrity Drive South
Columbus, Ohio 43209
Attorney/Agent: Catherine Cunningham, Atty.
65 East State Street, Suite 1800
Columbus, Ohio 43215
Property Owner(s): M.P. Dory Co.
2001 Integrity Drive South
Columbus, Ohio 43209
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

- 02. Application No.:** **BZA25-086**
Location: **421 S. GLENWOOD AVE. (43223)**, located at the southwest corner of South Glenwood Avenue and Campbell Avenue (010-053144; Franklinton Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line
To reduce the parking setback from 10 feet to 3 feet.
3321.05(B)(2), Vision clearance
To reduce the clear vision triangle on the northeast side from 30 feet by 30 feet to 12 feet by 12 feet.
3321.05(B)(1), Vision clearance
To reduce the clear vision triangle on the northwest corner from 10 feet by 10 feet to 4 feet by 4 feet.
3332.28, Side or rear yard obstruction
To allow a covered porch in a required yard
Proposal: To construct a room addition
Applicant(s): Timothy Valentine
28 North Princeton Avenue
Columbus, Ohio 43222
Attorney/Agent: Jeanne M Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 03. Application No.:** **BZA25-140**
Location: **3430 OHIO HEALTH PARKWAY (43202)**, located on the southeast corner of Ohio Health Parkway and West North Broadway (010-183740, 010-297706; No Area Commission).
Existing Zoning: RAC, Regional Activity Center District
Request: Variance(s) to Section(s):
3312.29, Parking space
To reduce the required parking space size from 9 feet by 18 feet to 9 feet by 16 feet 8 inches, to allow stall striping lines on angled parking spaces to be shortened by up to 1 foot 8 inches, to reduce the required width of a 45-degree angled parking spa
E.20.030(C)(2), Ground Floor Depth
To allow drop-off areas, garage entry, and parking to be located in front of the building.
E.20.090(G)(2), On Site Parking
To allow parking, stacking, and circulation aisles to be located between the principal building and the adjacent street.
E.20.090(C), Building Placement
To increase the maximum permitted front building setback from 30 feet to 105 feet.
E.20.090(D), Building Form
To increase the maximum permitted height of roof access structures and parapets from 10 feet to 20 feet.
E.20.090(D), Building Form
To allow reduced minimum floor-to-floor heights of 11 feet 4 inches and 10 feet 8 inches within the parking garage.

- E.20.030(J)(2), Miscellaneous
To increase the maximum height of a fence or wall located between the maximum building setback line and the public street right of way from 4 feet to 10 feet 8 inches, including the decorative railing.
- F.20.030, Modules
To allow a building to not be organized into modules.
- F.30.050, Shopfront
To allow glazing with a finished floor height of 0 inches above finished floor.
- F.30.110, Courtyard
To increase the maximum courtyard depth from 50 feet to 68 feet, and to increase the maximum height of a fence or wall along the front parcel line from 48 inches to 8 feet.
- F.40.030, Site Plan for Large Development Sites
To allow no break in the street frontage and to increase the maximum street frontage to 732 feet.
- G.20.040.C.2, Screening of Mechanical and Utility Equipment
To allow screening height to be less than the equipment

Proposal: To construct a medical facility.

Applicant(s): Doug Scholl
3430 OhioHealth Parkway
Columbus, Ohio 43202

Attorney/Agent: Matthew E- Moberg, Attorney
Porter Wright; 41 South High St
Columbus, Ohio 43215

Property Owner(s): OhioHealth Corporation
3430 OhioHealth Parkway
Columbus, Ohio 43202

Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

04. Application No.: **BZA25-069**

Location: **96 HULL CT. (43215)**, located on the east side of Hull Court, approximately 90 feet south of Gill Alley (010-034755; Italian Village Commission).

Existing Zoning: R-4, Residential District

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

3332.15, R-4 area district requirements

To reduce the minimum lot area for a single-unit dwelling from 5,000 square feet to 4,450 square feet.

3332.19, Fronting

To allow the dwelling to front an alley rather than a public street.

Proposal: To construct a three-story single-unit dwelling with an attached garage and a rooftop terrace.

Applicant(s): F5 Design c/o Todd Parker, Architect
PO Box 86
New Albany, Ohio 43054

Attorney/Agent: F5 Design c/o Todd Parker, Architect
PO Box 86
New Albany, Ohio 43054

Property Owner(s): Bruce and Rachael Lindman
49 Victorian Gate Way, Condo 49
Columbus, Ohio 43215

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

- 05. Application No.:** **BZA25-079**
- Location:** **533 N. NELSON RD. (43219)**, located on the west side of North Nelson Road, approximately 560 feet north of Maryland Avenue (010-066877; Near East Area Commission).
- Existing Zoning:** M, Manufacturing District
- Request:** Variance(s) to Section(s):
- 3363.24, Building lines in an M- manufacturing district
To reduce the building setback from 40 feet to 10 feet for a scale and scale house and to 3 feet for a donation box.
 - 3363.41, Storage
To reduce the setback for open storage from any residential or apartment residential district from 600 feet to 70 feet and from 20 feet to 10 feet from the north, west and south property lines for outside storage; to reduce the setback from 100 feet to 30 feet from the street for cardboard storage; to permit the existing chain link fence without the non-transparent material at 5 foot in height along the north, west and south property lines and to allow the existing chain link fence without the non-transparent material to remain at 10 feet in height on the north property line.
 - 3363.27, Height and area regulations.
To reduce the setback for a recycling center from any residential or apartment residential district from 600 feet to 70 feet and from the north property line 20 feet to 0 feet.
 - 3389.07, Impound lot, junk yard or salvage yard.
To allow a Special Permit for a recycling center.
 - 3312.21, Landscaping and screening.
To provide no headlight screening or interior landscape trees.
 - 3312.27, Parking setback line.
To reduce the parking setback line for loading spaces and pavement from 25 feet to 10 feet.
 - 3392.10, Performance requirements.
To permit the existing chain link fence without the nontransparent material at 5 foot in height along the north, west and south property lines and to allow the existing chain link fence without the non-transparent material to remain at 10 feet in height on the north property line.
 - 3392.12, Prohibited location.
To reduce the setback for a recycling center from any residential district from 600 feet to 70 feet.
- Proposal:** To expand a junk and salvage recycling center.
- Applicant(s):** ABC Corp Holding, LLC.
533 North Nelson Road
Columbus, Ohio 43219
- Attorney/Agent:** Jeffrey L. Brown, Atty. & Jackson B. Reynolds III
172 E. State St., Suite #550
Columbus, Ohio 43215
- Property Owner(s):** Applicant
- Planner:** Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 06. 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
- 07. 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 Drive.
Columbus, Ohio 43220
Attorney/Agent: Matthew Bierlein, Atty.
2245 North Bank Drive.
Columbus, Ohio 43220
Property Owner(s): Clover Glen Land Holding, LLC
2245 North Bank Drive.
Columbus, Ohio 43220
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

08. Application No.: **BZA25-130**
Location: **2482-2488 DEMING AVE (43202)**, located on the east side of Deming Avenue, approximately 85 feet south of East Tompkins Street (010-024288; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Varaince(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from two to zero for 2482 Deming Avenue and from four to two for 2486–2488 Deming Avenue.
3332.05, Area district lot width requirements
To reduce the required lot width from 50 feet to 36.5 feet for 2482 Deming Avenue, from 50 feet to 36.5 feet for 2484 Deming Avenue, and from 50 feet to 32.6 feet for 2486–2488 Deming Avenue.
3332.14, R2F area district requirements
To reduce the required lot area from 6,000 square feet to 2,156 square feet for 2482 Deming Avenue, from 6,000 square feet to 2,406 square feet for 2484 Deming Avenue, and from 3,000 square feet per dwelling unit to 2,041 square feet per dwelling unit for 2486–2488 Deming Avenue.
3332.19, Fronting
To allow 2484 Deming Avenue to not front on a public street.
3332.27, Rear yard
To reduce the required rear yard from 25 percent to 12 percent for 2484 Deming Avenue.
3325.801, Maximum lot coverage
To increase the maximum lot coverage from 25 percent (602 square feet) to 36 percent (855 square feet) for 2482 Deming Avenue, from 25 percent (539 square feet) to 28 percent (592 square feet) for 2484 Deming Avenue, and from 25 percent (539 square feet).
3325.805, Maximum floor area ratio
To increase the maximum floor area ratio from 0.40 to 0.55 for 2482 Deming Avenue and from 0.40 to 0.95 for 2486–2488 Deming Avenue.
Proposal: To split the lot into three parcels and construct a two-unit dwelling.
Applicant(s): Samuel Darland
578 Milford Avenue
Columbus, Ohio 43202
Attorney/Agent: Brenda Parker, Architect
930 Northwest Blvd
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 09. Application No.: BZA25-142**
Location: **2625 WINCHESTER PIKE (43232)**, located on the northeast corner of Refugee Road and Winchester Pike (010-057212, 010-136606, 010112721; Mideast Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.27, Parking setback line
To reduce the parking setback from 10 feet to 5 feet.
3312.21, Landscaping and screening
To reduce the number of parking lot shade trees from 6 to 3.
Proposal: To expand a parking lot.
Applicant(s): Plan 4 Land LLC, c/o Lexus Thornton
1 South Harrison Street, P.O. Box 306
Ashley, OH 43003
Attorney/Agent: Plan 4 Land LLC, c/o Joe Clase
1 South Harrison Street, P.O. Box 306
Ashley, OH 43003
Property Owner(s): Laborers Local 423, c/o Rick Ahle
2625 Winchester Pike
Columbus, OH 43232
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
- 10. Application No.: BZA25-144**
Location: **787 & 791 BASSETT AVE. (43219)**, located on the northwest corner of Bassett Avenue and Bliss Street (010-041862 & 010-081678; North Central 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 within 10 feet of the right-of-way line for both lots.
3312.29, Parking space
To reduce the width of a garage opening from 9 feet to 8 feet for both lots.
3321.05(B)(2), Vision clearance
To reduce the 30'x30' clear vision triangle to 13.5'x13.5' for 787 Bassett Avenue.
Proposal: To construct two new single-unit dwellings.
Applicant(s): Ibrahim Aboomar
6032 Radekin Road
Columbus, Ohio 43232
Attorney/Agent: None
Property Owner(s): City of Columbus
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

11. **Application No.:** **BZA25-149**
Location: **7477 ALTA VIEW BLVD. (43085)**, located on the west side of Alta View Boulevard, approximately 325 feet south of Worthington Woods Boulevard (610-249185; Far North Columbus Communities Coalition).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(a), M-2 manufacturing district special provisions
To reduce the building setback from 50 feet to 28 feet for a security fence.
3367.15(d), M-2 manufacturing district special provisions
To reduce the setback for parking spaces from 50 feet to 28 feet.
Proposal: To install an 8 foot security fence.
Applicant(s): Kimley-Horn
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
Attorney/Agent: Rebecca J. Mott, Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, OH 43215
Property Owner(s): APT Columbus Inc.
8410 West Bryn Mawr, Suite 1100
Chicago, IL 60631
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
12. **Application No.:** **BZA25-128**
Location: **2013 - 2019 E. 5th AVE. (43215)**, located at the southwest corner of E. 5th Avenue and Brunettel Avenue (010-081775, 010-081776; North Central Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the lot width on the western parcel from 50 feet to 42 feet.
3332.15, R-4 area district requirements
To reduce the lot area on the western parcel from 7,500 square feet to 5,040 square feet.
3312.49, Required parking
To reduce the number of required parking spaces from 12 to 6.
Proposal: To construct two 3-unit dwellings.
Applicant(s): Gary Dunn
3060 Abbey Knoll Dr
Lewis Center, Ohio
Attorney/Agent: None
Property Owner(s): City of Columbus
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

13. **Application No.:** **BZA25-146**
Location: **3570 O'DONNELL CT. (43228)**, located at the southwest corner of Bonnie Court and Demorest Road (570-138784; Greater Hilltop Area Commission).
Existing Zoning: ARLD, Apartment Residential Low-Density District
Request: Variance(s) to Section(s):
3333.18, Building Line
To reduce the building line from 40 feet to 35 feet from Demorest Road for the Early Learning Center building, to 5 feet from Demorest Road for the dumpster enclosure, from 25 feet to 0 feet from Bonnie Court for the water meter/backflow enclosure, and to 18 feet from Bonnie Court for the dumpster enclosure.
Proposal: To bring a previously constructed Early Learning Center into compliance.
Applicant(s): Property Owner
Attorney/Agent: Moody Engineering c/o Mark Larrimer, Engineer
300 Spruce Street, Suite 200
Columbus, Ohio 43212
Property Owner(s): Columbus Metropolitan Housing Authority c/o Chris Belcastro
880 East 11th Avenue
Columbus, Ohio 43211
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
14. **Application No.:** **BZA25-152**
Location: **2435 EAKIN RD. (43204)**, located on the south side of Eakin Road, approximately 170 feet east of Swayne Avenue (010-088031; Greater Hilltop Area Commission).
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 135 to 114.
Proposal: To convert a garage to assembly space.
Applicant(s): Timothy Scarberry
2435 Eakin Road
Columbus, OH 43204
Attorney/Agent: None
Property Owner(s): Memorial Baptist Church
2435 Eakin Road
Columbus, OH 43204
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

15. **Application No.:** **BZA25-155**
Location: **1214 JAEGER ST. (43206)**, located at the northeast corner of East Gates Street and Jaeger Street (010-019126; Columbus South Side Area Commission).
Existing Zoning: R2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines
To reduce the building setback along E. Gates Street from 16.5 feet to 11 feet.
3332.22, Building lines on corner lots—Exceptions
To reduce the building setback along Jaeger Street from 6.7 feet to 5.9 feet.
3321.05(B), Vision clearance
To reduce the vision clearance triangle at the intersection of Jaeger Street and E. Gates Street from 30 feet to 16.91 feet.
Proposal: To construct a detached garage.
Applicant(s): Juliet Bullock Architects
4886 Olentangy Boulevard
Columbus, OH 43214
Attorney/Agent: None
Property Owner(s): Kylea Davis and Nazar Zhdan
1214 Jaeger Street
Columbus, OH 43206
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
16. **Application No.:** **BZA25-156**
Location: **915 & 917 MILLER AVE. (43206)**, located on the west side of Miller Avenue, approximately 40 feet south of East Sycamore Street. (010-013007; Livingston Avenue Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the minimum number of off-street parking spaces from 4 spaces to 3 spaces.
Proposal: To construct a duplex.
Applicant(s): Property Owner
Attorney/Agent: None
Property Owner(s): 917MillerAve LLC c/o Letha Pugh
1323 East Cooke Road
Columbus, Ohio 43224
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

17. **Application No.:** **BZA25-157**
Location: **5020 N. HIGH ST. (43214)**, located on the east side of North High Street, approximately 200 feet north of Leland Avenue. (010-110853; Clintonville Area Commission).
Existing Zoning: CAC, Community Activity Center District
Request: Variance(s) to Section(s):
E.20.080G, On-Site Parking
To allow an existing drive aisle between the principal building and North High Street to remain.
G.20.040B, Screening
To allow a dumpster enclosure to be located between the principal building and Arbor Village Drive.
Proposal: To renovate the existing building and site for a dispensary.
Applicant(s): 127OH LLC c/o Corey Collins, Bloom Medicinals
129 Northwest 13th Street
Boca Raton, Florida 33432
Attorney/Agent: Jeffrey L. Brown, Atty.
172 E. State St., Suite 550
Columbus, Ohio 43215
Property Owner(s): Shanghi Enterprises, LLC
10279 Wellington Boulevard
Powell, Ohio 43065
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
18. **Application No.:** **BZA25-161**
Location: **122 W HENDERSON RD. (43214)**, located on the north side of Henderson Road approximately 270 feet west of Rosemary Parkway. (010-086729; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.25 Maneuvering.
To allow maneuvering area between the street right of way line and the parking setback line.
Proposal: To construct a vehicle-turn around.
Applicant(s): John Rutherford
122 W Henderson Road.
Columbus, Ohio 43214
Attorney/Agent: none
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-6350; ADTrimmer@Columbus.gov

19. **Application No.:** **BZA25-164**
Location: **6149 WINCHESTER PIKE (43110)**, located on the south side of Winchester Pike, approximately 250 feet west of Gender Road (010-334552; Greater South east Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 195 to 130.
Proposal: To construct an extended-stay hotel.
Applicant(s): High Draw LLC, c/o Tom Warner
781 Science Boulevard, Suite 100
Gahanna, OH 43230
Attorney/Agent: David Hodge, Atty., Underhill and Hodge LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
20. **Application No.:** **BZA25-165**
Location: **850 OAK ST. (43205)**, located at the northwest corner of Douglass Street and Oak Street (010-056983; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Limited District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 7 to 0.
Proposal: Change of use from a single-unit dwelling to a group home.
Applicant(s): Tyra Martin
7185 E. Main Street, #992
Reynoldsburg, OH 43068
Attorney/Agent: None
Property Owner(s): Betty Crafter
1769 Clifton Avenue, Apt. 5
Columbus, OH 43204
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

- 21. Application No.: BZA25-166**
Location: **1111 POLARIS PKWY. (43240)**, located at the southeast corner of Gemini Parkway and Polaris Parkway (318-34401007000, 318-34401005000, 318-34401004000, 318-34401006000, and 318-34401008000; Far North Columbus Communities Coalition).
Existing Zoning: L-M, Limited Manufacturing District
Request: Variance(s) to Section(s):
3312.29, Parking space
To reduce the size of a parking space from 9 feet by 18 feet to 7 feet 11 inches by 17 feet 5 inches for lots N, M, and Q and garages M and L.
Proposal: To legitimize the size of existing parking spaces.
Applicant(s): Patrick Zhen
2355 E. Camelback Road, Suite 410
Phoenix, AZ 85016
Attorney/Agent: GPD Group, c/o Sarah Honeycutt
520 S. Main Street, Suite 2531
Akron, OH 44311
Property Owner(s): JPMorgan Chase Bank
1111 Polaris Parkway
Columbus, OH 43240
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov
- 22. Application No.: BZA25-168**
Location: **2906-2914 E. MAIN ST. (43212)**, located on the north side of E. Main Street, approximately 300 feet west of Enfield Road. (010-092147; No Area Commission).
Existing Zoning: UGN-1, Urban General District
Request: Variance(s) to Section(s):
3312.29, Parking Spaces
To reduce the parking space size from 9 feet by 18 feet to 9 feet by 17 feet.
3312.25, Manuevering
To reduce the maneuvering area from 20 feet to 11. 5 feet.
E.20.040(G), on site parking
To allow parking between prinicipal building and adjacent street.
G.20.0030(A), Design and Development Standards
To reduce the landscaping from 50% to 0%.
G.20.030, Partking Lot Shade Trees
To reduce the number of required parking lot shade trees from 3 to 0.
G.20.040(A), Headlight screening
To not provide headlight screening.
Proposal: To replace an unapproved dumpster enclosure with a compliant enclosure.
Applicant(s): Rhythm Architecture and Design, LLC
679 High St. Suite D
Worthington, Ohio 43085
Attorney/Agent:
Property Owner(s): 2906 East Main LLC
4 Easton Oval
Columbus, Ohio 43219
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

- 23. Application No.:** **BZA25-170**
Location: **49 W. STARR AVE. (43201)**, located on the south side of West Starr Avenue, approximately 450 feet west of North High Street. (010041395; Victorian Village Commission).
Existing Zoning: AR-L-D, Limited Apartment Residential District
Request: Variance(s) to Section(s):
3333.22(A)(1), Minimum side yard
To reduce the minimum required side yard from 5 feet to 3 feet for a new accessory dwelling unit and to allow a 1.5-foot side yard for the existing single-unit dwelling.
3333.22(B), Total combined side yards
To reduce the required combined side yard width from 8.4 feet to 6 feet.
Proposal: To construct a new accessory dwelling unit above a detached garage.
Applicant(s): Juliet Bullock
4886 Olentangy Blvd
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Mark Johnson and Jason Eng
51 W. Starr Ave
Columbus, Ohio 43201
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
- 24. Application No.:** **BZA26-001**
Location: **565 OLD FARM RD. (43213)**, located on the west side of Old Farm Road, approximately 550 feet south of Wood Ridge Dr. (010-120721; Far East Area Commission).
Existing Zoning: RRR, Residential District
Request: Variance(s) to Section(s):
3332.21 Building Line
To reduce the required front yard building line from 50 feet to 45 feet.
Proposal: To construct a curved driveway and front carport.
Applicant(s): Dolly Almonte
565 Old Farm Rd.
Columbus, Ohio 43213
Attorney/Agent: Dave Mullen
1829 Long St. STE 2A
Columbus, Ohio 43203
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-6350; ADTrimmer@Columbus.gov