

**APPEALS AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS  
MAY 26, 2026**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 26, 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](http://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. BZA26-030  
5210 BAGLEY RD.  
Far East Area Commission  
SR, Residential

To Appeal Zoning Code Violation Order No. 26470-01121 issued on 02/27/2026 for:

1. 3312.37, Parking or keeping inoperable motor vehicle
2. 3312.43, Required surface for parking

**Code Enforcement Officer:** Jill Clevenger

**Code Enforcement Officer Phone:** (614) 645-9652

**Appellant:** Gary Miller, 5210 Bagley Road, Columbus, Ohio 43232

**Owner:** Appellant

**Attorney/Agent:** None

**AGENDA  
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CITY OF COLUMBUS, OHIO  
MAY 26, 2026**

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The City Board of Zoning Adjustment will hold a public hearing on the following zoning applications on **TUESDAY, May 26, 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.: BZA25-172**  
**Location: 2033 ELLSWORTH AVE. (43207),** located at the southern terminus of Ellsworth Avenue (010-318661; Columbus South Side Area Commission).  
**Existing Zoning:** UGN-1, Urban General District  
**Request:** Variance(s) to Section(s):  
34.E.20.040.C, Facade Zone  
To reduce the percentage of facade in the facade zone from 70% to 65%.  
34.G20.030.B.2, Landscaping, Residential Landscape Buffer  
To reduce the landscape buffer from 5 feet to 0 feet and only include a 6-foot solid fence.  
34.G20.040.A.3, Landscaping, Development Site Landscape Requirements

To increase the allowable height of headlight screening from 4 feet to 6 feet.

34.E.20.040.C, Urban General 1 (UGN-1), Building placement  
To reduce the rear setback from 10 feet to 2 feet.

**Proposal:** To construct a group home complex.  
**Applicant(s):** Lockbourne RH LLC, c/o Elliot Hilaman  
423 Westland Avenue  
Columbus, OH 43209  
**Attorney/Agent:** Preform Design, LLC c/o Jose Amaya-Rosales  
300 East Long Street  
Columbus, OH 43215  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**02. Application No.:** **BZA26-006**

**Location:** **1134 SHOEMAKER AVE. (43201)**, located at the terminus of Shoemaker Avenue. (010-260332; 010-006724; 010-006725; & 010-040672; Milo-Grogan Area Commission).

**Existing Zoning:** M, Manufacturing District

**Request:** Variance & Special Permit(s) to Section(s):

3389.034, Compost facility

To grant a Special Permit to allow a compost facility in an M District.

3363.19(C), Location requirements

To reduce the setback for more objectionable uses from residential districts to the north and west from 600 feet to 0 feet.

3363.41(a), Storage

To reduce the eastern storage setback from 20 feet to 0 feet along the railroad tracks.

**Proposal:** To establish a Class II EPA certified composting facility.

**Applicant(s):** Kelley Companies c/o Dave Perry  
411 East Town Street, Floor 1  
Columbus, Ohio 43215

**Attorney/Agent:** Kelley Companies c/o Michael Kelley, Atty.  
175 South 3rd Street, Suite 1020  
Columbus, Ohio 43215

**Property Owner(s):** Columbus Compost Coalition, LLC c/o Michael Kelley  
175 South 3rd Street, Suite 1020  
Columbus, Ohio 43215

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

- 03. Application No.:** **BZA26-009**  
**Location:** **1010 OAK ST. (43205)**, located on the north side of Oak Street, approximately 75 feet east of South 20th Street (010-014586; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage  
To increase the allowable area for a detached garage from 720 square feet to 1,422 square feet and increase the height of a detached garage from 15 feet to 25 feet.  
3332.25, Maximum side yards required  
To reduce the minimum required side yard from 16' to 10'.  
**Proposal:** To construct a detached garage, workshop, and ADU.  
**Applicant(s):** Patrick Russell & Tammana Bharakhda  
1010 Oak St.  
Columbus, OH 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 04. Application No.:** **BZA26-013**  
**Location:** **847-851 S. OGDEN AVE. (43204)**, located at the northwest corner of Vanderberg Avenue and South Ogden Avenue (010-075819; Greater Hilltop Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.21(D)(1), Landscaping and screening  
To not provide parking lot screening.  
3312.49, Required parking  
To reduce the number of parking spaces from 6 to 3  
3312.57, EV parking minimum requirements effective January 1, 2024  
To reduce the number of required EV outlets from 3 to 0.  
**Proposal:** To construct a 3-unit dwelling.  
**Applicant(s):** Manuel Garcia  
867 Hart Rd.  
Columbus, OH 43223  
**Attorney/Agent:** None  
**Property Owner(s):** M.R.G Framing, LLC  
867 Hart Rd.  
Columbus, OH 43223  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**05. Application No.:** **BZA26-017**  
**Location:** **1354 GRANDVIEW AVE. (43212)**, located at the northeast corner of Grandview Avenue and West 3rd Avenue (010-062546; 5th by Northwest Area Commission).  
**Existing Zoning:** UGN-1 District  
**Request:** Variance(s) to Section(s):  
34.E.20.040(C), Building Placement, Footprint  
To increase the maximum allowable building coverage from 80% to 86%.  
34.E.20.040(D), Building Form, Stories  
To increase the maximum number of stories from four to five.  
34.E.20.040(D), Building Form, Height  
To increase the maximum allowable building height from 48 feet to 56 feet.  
**Proposal:** To construct a multi-unit condominium building.  
**Applicant(s):** Brexton LLC, c/o Mary Beatty  
1123 Goodale Blvd., Suite 500  
Columbus, OH 43212  
**Attorney/Agent:** Daniel Mayer, Architect  
1200 Chambers Rd., Suite 110  
Columbus, OH 43212  
**Property Owner(s):** Carlo Lombardi  
1476 Westwood Ave.  
Columbus, OH 43212  
**Planner:** Phil Ashear, (614) 645-1719; [PJAshear@Columbus.gov](mailto:PJAshear@Columbus.gov)

- 06. Application No.:** **BZA26-020**  
**Location:** **2693 JOHNSTOWN RD. (43219)**, located on the east side of Johnstown Road, approximately 550 feet north of East 17th avenue (445-287489; East Columbus Civic Association).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15.C, M-2 manufacturing district special provisions.  
To reduce the landscape buffer along Johnstown Road from 50 feet to 1.7 feet.  
3367.15.B, M-2 manufacturing district special provisions.  
To reduce the off-street parking and loading facilities, together with suitable access and maneuvering area from 50ft to 1.7ft along Johnstown Road.  
3367.29.B, Storage  
To reduce storage setback from 200ft to 1.7ft along Johnstown road, and 5ft from other lot boundaries  
**Proposal:** To construct a semi-trailer storage/parking lot.  
**Applicant(s):** Sandhill Holdings, LLC  
2693 Johnstown Rd.  
Columbus, OH 43219  
**Attorney/Agent:** Victor Nduaguba, P.E.  
2320 Brisum Way  
Hilliard, Ohio 43026  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 07. Application No.:** **BZA26-023**  
**Location:** **4873 CLEVELAND AVE. (43231)**, located on the northwest corner of Cleveland Avenue and Edmonton Road (010-138823; Northland Community Council).  
**Existing Zoning:** C-2, Commercial District  
**Request:** Variance(s) to Section(s):  
3353.09, C-2 district setback lines  
To reduce the building setback from Cleveland Avenue from 60 feet to 10 feet.  
**Proposal:** To construct a medical office.  
**Applicant(s):** Property Owner  
**Attorney/Agent:** Victor Nduaguba, P.E.  
2320 Brisum Way  
Hilliard, Ohio 43026  
**Property Owner(s):** Shirwa Farhiya  
4321 Cricket Place  
Columbus, Ohio 43231  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 08. Application No.:** **BZA26-024**  
**Location:** **4247 TOWN PARK DR. (43110)**, located on the west side of Town Park Drive, approximately 350 feet north of Town Hill Drive (010-280949; Greater South East Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3345.07, Contents of application for establishment of PUD  
To vary the required setback for a garage in the PUD text from 27 feet to 25 feet.  
**Proposal:** To construct an addition to an existing attached garage.  
**Applicant(s):** Hary Wisnieski  
4247 Town Park Dr.  
Canal Winchester, OH 43110  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
- 09. Application No.:** **BZA26-026**  
**Location:** **1668 GENESSEE AVE. (43211)**, located on the north side of Genessee Avenue, approximately 270 feet west of Cleveland Avenue (010-059155; North Linden Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25(A)(3), Required side yards  
To reduce the eastern side yard from 3 feet to 2 feet.  
**Proposal:** To convert an existing detached garage into an Accessory Dwelling Unit (ADU).  
**Applicant(s):** Juan Maya Samano  
1668 Genessee Avenue  
Columbus, Ohio 43211  
**Attorney/Agent:** None  
**Property Owner(s):** Yeimi Gonzalez Mireles  
1668 Genessee Avenue  
Columbus, Ohio 43211  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 10. Application No.:** **BZA26-027**  
**Location:** **6909 OLENTANGY RIVER RD. (43235)**, located on the west side of Olentangy River Road, approximately 250 south of Curleys Court (610-231815; Far Northwest Coalition of Columbus).  
**Existing Zoning:** Rural, Residential District  
**Request:** Variance(s) to Section(s):  
3332.355(C)(1), Accessory dwelling units  
To allow a detached accessory dwelling unit to be located in the front yard.  
**Proposal:** To construct an an accessory dwelling unit.  
**Applicant(s):** Theodore J. Lin & Min Li Yong  
6909 Olentangy River Road  
Columbus, Ohio 43235  
**Attorney/Agent:** Milhoan Architects, LLC  
300 E. Long St.  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 11. Application No.:** **BZA26-032**  
**Location:** **3176 S. HIGH ST. (43207)**, located on the east side of South High Street, approximately 500 feet north of Rumsey Road (010-016845; Far South Columbus Area Commission).  
**Existing Zoning:** CAC, Community Activity Center District  
**Request:** Variance(s) to Section(s):  
34.E.20.080.C, Building Placement, Facade Zone  
To reduce the minimum front facade zone from 60% to 30%.  
**Proposal:** To construct a multi-unit residential development with reduced front facade zone.  
**Applicant(s):** Elminton c/o Joe Horowitz  
1030 16th Avenue South, Suite 500  
Nashville, Tennessee 37212  
**Attorney/Agent:** David Hodge, attorney  
8000 Walton Parkway, Suite 120  
New Albany, Ohio 43054  
**Property Owner(s):** Judah Tabernacle  
3176 South High Street  
Columbus, Ohio 43207  
**Planner:** Phil Ashear, (614) 645-1719; [PJAshear@Columbus.gov](mailto:PJAshear@Columbus.gov)

**12. Application No.:** **BZA26-033**  
**Location:** **841 S. FRONT ST. (43206)**, located at the corner of West Whittier Street and South Front Street (010-024973; Brewery Historic Resources Commission).  
**Existing Zoning:** UCT, Urban Center District  
**Request:** Variance(s) to Section(s):  
3312.29, Parking space  
    To reduce the width of a parking space from 9 feet to 8 feet.  
34.E.20.060.D, Building Form  
    To reduce the ground floor depth requirement from 12 feet to 0 feet to allow parking and storage.  
34.E.20.060(G), On-Site Parking  
    To reduce the number of required bicycle parking spaces from 55 to 26.  
**Proposal:** To convert a former factory to a 110-unit apartment complex.  
**Applicant(s):** Whittier Park Limited  
147 N. High St.  
Gahanna, OH 43203  
**Attorney/Agent:** James Leeseberg, Architect  
950 Goodale Blvd., Ste. 180  
Grandview Heights, OH 43212  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**13. Application No.:** **BZA25-122**  
**Location:** **6125 CLEVELAND AVE. (43231)**, located on the southwest corner of Cleveland Avenue and Home Acre Drive (600-202557; Northland Community Council).  
**Existing Zoning:** CAC, Community Activity Center District  
**Request:** Variance(s) to Section(s):  
F.20.050, Blank Wall Treatment  
To not provide required blank wall treatment.  
E.20.080.C, Community Activity Center, Building Placement  
To increase the maximum front and side street setbacks from 25 feet to 108.75 feet.  
E.20.080.C, Community Activity Center, Facade Zone  
To reduce the façade zone from 50% to 39% along Home Acre Drive and to reduce the façade zone from 60% to 52% along Cleveland Avenue.  
E.20.080.F, Community Activity Center, Transparency  
To reduce required ground floor transparency from 60 percent to 40 percent along Cleveland Avenue, and from 50 percent to 30 percent along Home Acre Drive.  
G.20.030.A.1, Landscaping  
To reduce required landscaping from 70 percent to 15 percent.  
F.30.030.C, Frontage Type Standards  
To allow no building frontage type to be provided along the required frontage.  
**Proposal:** To construct a garage addition.  
**Applicant(s):** Andrew M. Vogel, Architect  
6745 Merwin Place  
Columbus, Ohio 43231  
**Attorney/Agent:** None  
**Property Owner(s):** Buckeye State Auto Sales CO  
6125 Cleveland Ave.  
Columbus, Ohio 4230  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Coumbus.gov](mailto:ADTrimmer@Coumbus.gov)