

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 27, 2024**

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.

The City BOARD OF ZONING ADJUSTMENT will hold a public hearing on the following zoning applications on **TUESDAY, AUGUST 27, 2024 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>

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

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.: BZA23-027**
Location: **1439 OAK ST. (43205)**, located on the south side of Oak Street, approximately 265 feet west of Miller Avenue (010-042530 & 010-049536; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
 To reduce the required lot width from 50 feet to 24 feet.
3332.13, R-3 area district requirements
 To reduce the lot area for a single-unit dwelling from 5,000 sq.ft. to 3,672 sq.ft.
3312.13, Driveway.
 To reduce the driveway width from 10 feet to 9 feet.
*3312.29, Parking space
 To reduce the size of a parking space from 9'x18' to 8' x 17'.
Proposal: To combine two parcels (010-042530 & 010-049536) into one then split into three equal sized lots for the development of three single-unit dwellings.
Applicant(s): The A2Z Group
605 North High Street, Ste. 208
Columbus, Ohio 43215
Attorney/Agent: Chris Sevis, Esq.
370 South 5th Street
Columbus, Ohio 43215
Property Owner(s): COCIC/Land Bank, c/o John Turner

845 Parsons Avenue
Columbus, Ohio 43206
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: **BZA24-044**
Location: **1064 E. DESHLER AVE. (43206)**, located on the north side of East Deshler Avenue, approximately 160 feet west of Linwood Avenue (010-032482; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line
To reduce the parking setback line from 25 feet to 0 feet.
Proposal: To allow a parking space to be located in the front yard.
Applicant(s): Betty T. Reynolds
1064 East Deshler Avenue
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. Application No.: **BZA24-053**
Location: **676 WILSON AVE. (43205)**, located on the east side of Wilson Avenue, approximately 210 feet north of Newton Street (010-0322010; Livingston Avenue Area Commission).
Existing Zoning: R-3, 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 6 inches on the south side and from 3 feet to 1 foot 6 inches on the north side.
3332.35 (F), Private garage
To increase the maximum square footage of a detached garage from 720 square feet to 840 square feet.
Proposal: To construct a detached garage.
Applicant(s): Crenly Marrero
24822 Hiawatha Street.
Columbus, Ohio 43211
Attorney/Agent: None.
Property Owner(s): Rebecca L. Overbeeke
676 Wilson Ave
Columbus, Ohio 43205
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 04. Application No.:** **BZA24-058**
Location: **3134 MEDINA AVE. (43224)**, located on the east side of Medina Avenue, approximately 213 feet north of East North Broadway Street (010-075672; North Linden Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the building setback from 25 feet to 16 feet.
Proposal: To legitimize an uncovered front deck.
Applicant(s): Joseph Herbon
3134 Medina Ave.
Columbus, Ohio 43224
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 05. Application No.:** **BZA24-062**
Location: **1299 CITY PARK AVE. (43206)**, located on the west side of City Park Avenue, approximately 175 feet north of East Moler Street (010-316948; Columbus South Side Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.14, R-2F area district requirements
To reduce the minimum lot area from 6,000 square feet to 5,004 square feet.
3332.05(A)(4), Area district lot width requirements
To reduce the width of a lot from 50 feet to 43 feet.
3332.21(F), Building lines
To reduce the building setback from 25 feet to 10 feet.
3332.26(F), Minimum side yard permitted
To reduce the side yard setback from 5.33 feet to 5 feet.
3332.18(D), Basis of computing area
To increase the lot coverage from 50% to 63%.
Proposal: To construct a two-unit dwelling.
Applicant(s): Donald J Tecco Development, LLC c/o Don Tecco
3006 Parnham Drive
Medina, Ohio 44256
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 06. Application No.:** **BZA24-066**
Location: **103 E. PATTERSON AVE. (43202)**, located on the south side of East Patterson Avenue, approximately 160 feet west of Adams Avenue (010-025650; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3325.801, Maximum Lot Coverage.
To increase the maximum lot coverage from 25% (1,530 sq.ft.) to 40% (2,452 sq.ft.).
3325.805, Maximum Floor Area Ratio (FAR)
To increase the Floor Area Ratio (FAR) from .40 to .63.
3325.807, Height
To increase the height of the dwelling from 35 feet to 36 feet 6 inches.
3332.25, Maximum side yards required.
To decrease the maximum side yards from 8 feet to 6 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a two-unit dwelling.
Applicant(s): Patterson 103, LLC
PO Box 82150
Columbus, Ohio 43202
Attorney/Agent: Bradley Blumensheid, Architect
679 High Street, Ste. D
Worthington, Ohio 43085
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.:** **BZA24-069**
Location: **1639 JEFFERSON AVE. (43211)**, located on the west side of Jefferson Avenue, approximately 100 feet north of East 14th Avenue (010-048437; South Linden Area Commission).
Existing Zoning: R3, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the number of parking spaces from 2 to 0.
Proposal: To construct a single-unit dwelling.
Applicant(s): Emily Long Rayfield
PO Box 77499
Columbus, Ohio 43207
Attorney/Agent: None
Property Owner(s): Central Ohio Community Improvement Corp.
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 08. Application No.:** **BZA24-075**
Location: **701 E. GATES ST. (43206)**, located on the southeast corner of Heyl Avenue and East Gates Street (010-051415; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26(C), Minimum side yard permitted
To reduce the eastern side yard setback from 3 feet to 2 feet.
3332.26(E), Minimum side yard permitted
To reduce the eastern side yard setback for a detached garage from 3 feet to 1 foot.
Proposal: To renovate an existing single-unit residence and construct a new rear addition.
Applicant(s): Ryan Phillips
416 Jackson Street
Columbus, Ohio 43206
Attorney/Agent: Jared Bock, Architect
931 Strimple Avenue
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 09. Application No.:** **BZA24-078**
Location: **721-844 GRIGGS AVE. (43223)**, located at the northeast corner of South Souder Avenue and Griggs Avenue (010-070245; Franklinton Area Commission).
Existing Zoning: AR-3, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 66 to 47.
3312.13(B), Driveway
To reduce the required width of a driveway from 20 feet to 18.5 feet.
Proposal: To legitimize an existing parking layout and driveway.
Applicant(s): Chris Swagerty
3225 McLeod Drive, Suite 100
Las Vegas, Nevada 89121
Attorney/Agent: New Avenue Architects & Engineers
4740 Reed Road, Suite 201
Columbus, Ohio 43220
Property Owner(s): Griggs Village Owner, LLC
11921 Freedom Drive, Suite 860
Reston, Virginia 20190
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

10. **Application No.:** BZA24-079
Location: 2026-2040 NOE BIXBY RD. (43068), located on the east of Noe Bixby Road, approximately 225 feet south of Myers Road (010-179073; Far East Area Commission).
Existing Zoning: ARLD, Apartment Residential District District
Request: Variance(s) to Section(s):
3333.16 Fronting
To allow a dwelling to not front a public street.
Proposal: To split a lot and legitimize two four-unit dwellings.
Applicant(s): BHR Investments Ohio LLC
5046 Baker Avenue NW
Seattle, Washington 98107
Attorney/Agent: John Ranft, agent
41 S. Grant Avenue
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
11. **Application No.:** BZA24-085
Location: 6800 TUSSING RD. (43068), located on the northwest corner of Tussing Road and Americana Parkway Drive (540-203100; Far East Area Commission).
Existing Zoning: M2, 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 30 feet.
Proposal: To construct a building addition.
Applicant(s): Linda Scott
8059 Kingfisher Lane
Pickerington, Ohio 43147
Attorney/Agent: Mark Antonetz, atty
1495 Old Henderson Road
Columbus, Ohio 43220
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

12. **Application No.:** BZA24-088
Location: 8295 SANCUS BLVD. (43081), located on the west side of Sancus Boulevard, approximately 200 feet south of Lazelle Road (610-138303; Far North Columbus Communitis Coalition).
Existing Zoning: L-C-4, Commmercial District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To increase the maximum number of allowed parking spaces from 21 to 31.
Proposal: To add parking spaces to an existing parking lot.
Applicant(s): Trulieve, c/o Robert Joyce
3494 Martin Hurst Road
Tallahassee, Florida 32312
Attorney/Agent: Gateway Engineers, c/o Joshua Scanlon, PE
100 McMorris Road
Pittsburgh, PA 15205
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov