

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JULY 23, 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, JULY 23, 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.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.:** **BZA22-120**  
**Location:** **1330 NORTON RD. (43212)**, located on the east side of Norton Avenue, approximately 500 feet south of West 5th Avenue (010-065034; 5th by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 182 to 8.  
3312.53, Minimum Number of Loading Spaces Required  
To reduce loading spaces from 1 to 0.  
**Proposal:** A change of use from industrial to eating and drinking establishment with accessory office, pet grooming and outdoor play area.  
**Applicant(s):** Elford Development, Ltd., c/o Dave Perry  
411 E. Town Street, Floor 1  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm, c/o Donald Plank  
411 E. Town Street, Floor 2  
Columbus, Ohio 43215  
**Property Owner(s):** Sarah Smith Trust  
6180 Deer Cliff Road  
Dublin, Ohio 43017  
**Planner:** Jamie Freise, 614-645-6350; JFFReise@Columbus.gov

**02. Application No.:** **BZA24-032**

**Location:** **82 E. 16TH AVE. (43201)**, located at the northeast corner of Waldeck Avenue and E. 16th Avenue (010-067117, 010-025638, 010-013390; University Area Commission).

**Existing Zoning:** AR-4, Apartment Residential District

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

3312.25, Maneuvering  
To permit vertically stacked parking spaces with car lifts with each space in the lift not having separate maneuvering area.

3325.903(A)(B), Landscape and area treatment  
To reduce the landscaping area behind the rear portion of the building from 5% lot area to 4% and to remove three trees without replacement.

3325.905(A)(B), Maximum lot coverage  
To increase the permitted lot coverage from 30% to 61%.

3325.907, Parking  
To reduce the calculated parking from 337 spaces to 96 spaces and existing building to be retained with 345 spaces for the proposed building and 4 spaces for the existing building.

3325.909(A)(B), Building lines  
To reduce the calculated building setback lines for E 16th Avenue from 25 feet to 20 feet and for Waldeck Avenue from 25 feet to 11 feet.

3325.911(C), Building separation and size  
To increase the maximum building size from 10,200 square feet to 122,627 square feet.

3325.913, Maximum Floor Area Ratio  
To increase the floor area ratio from 0.40 (R-4 area) and 0.8 (AR-4 area) to 2.58 total for the AR-4 and R-4 areas.

3325.915, Height  
To increase the building height from 35 feet to 63 feet.

3321.07(B), Landscaping  
To reduce tree planting from 7 to 0 on-site.

3333.23(D), Minimum side yard permitted  
To reduce the minimum side yard from 10.50' to 10'

3333.24, Rear Yard  
To reduce Rear Yard from 25% of lot area within the AR-4 and R-4 area to 5%.

3332.15, R-4 Area District Requirements  
To allow 102-104 E 16th Avenue to not be on a separate 6,000 square foot lot, but to be on the overall combined parcel area of the development.

3332.27, Rear yard  
To not provide a separately identifiable existing rear yard for 102-104 E 16th Avenue.

**Proposal:** To construct a new apartment building.

**Applicant(s):** Up Campus Properties; c/o Dave Perry  
Dave Perry Co, Inc.; 411 East Town Street, Floor 1  
Columbus, Ohio 43215

**Attorney/Agent:** Donald Plank, Atty.  
Plank Law Firm; 411 East Town Street, Floor 2  
Columbus, Ohio 43215

**Property Owner(s):** Summit United Methodist Church AFDT; c/o Allyssa Graves

**Planner:**

838 Campbell Avenue  
Columbus, Ohio 43223  
Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 03. Application No.:** **BZA22-171**  
**Location:** **988 E. 11TH AVE. (43211)**, located on the north side of East 11th Avenue, approximately 475 feet east of Cleveland Avenue (010-052673; South Linden Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of off-street parking spaces from 2 to 0.  
**Proposal:** To construct a new single-unit dwelling.  
**Applicant(s):** HNHF Realty Collaborative C/O Emily Long Rayfield  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
PO Box 77499  
Columbus, Ohio 43207  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 04. Application No.:** **BZA24-059**  
**Location:** **2444 RENWOOD PL. (43211)**, located on the east side of Renwod Place, approximately 167 feet north of Loretta Avenue (010-062078; North Linden Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.28, Side or rear yard obstruction  
To allow an obstruction in a required yard.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** HNHF Realty Collaborative C/O Emily Long Rayfield  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None.  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
845 Parsons Ave.  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 05. Application No.: BZA24-060**  
**Location:** **2525 RENWOOD PL. (43211)**, located on the west side of Renwod Place, approximately 130 feet north of Briarwood Avenue (010-059994; North Linden Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.28, Side or rear yard obstruction  
To allow an obstruction in a required yard.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** HNHF Realty Collaborative C/O Emily Long Rayfield  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None.  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
845 Parsons Ave.  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 06. Application No.: BZA24-068**  
**Location:** **2357-2359 LINDEN AVE. (43211)**, located on the west side of Linden Avenue, approximately 218 feet southwest of Briarwood Avenue (010-061099; North Linden Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking  
To reduce the number of required parking spaces from 4 to 3.  
**Proposal:** To construct a new single-unit dwelling.  
**Applicant(s):** HNHF Realty Collaborative C/O Emily Long Rayfield  
PO Box 77499  
Columbus, Ohio 43207  
**Attorney/Agent:** None.  
**Property Owner(s):** Central Ohio Community Improvement Corp.  
845 Parsons Ave.  
Columbus, Ohio 43206  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 07. 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; Historic Resources 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 6 inches on the south side and from 3 feet to 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 900 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](mailto:ADTrimmer@Columbus.gov)
- 08. Application No.: BZA24-054**  
**Location:** **1881 KINGSCREEK DR. (43123)**, located on the south side of Kingscreek Drive, approximately 250 feet east of Gantz Road (570-243167; Southwest Area Commission).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard  
To reduce the rear yard from 25% to 6%.  
3332.18(D), Basis of computing area  
To increase the lot area dedicated to structures from 50% to 70%.  
3332.26, Minimum side yards permitted  
To reduce the minimum side yard from 5 feet to 0 feet on the east side of the property and from 5 feet to 1 foot, eight inches on the west side.  
3332.25, Maximum side yard required  
To reduce the maximum side yard from 10 feet to 1 foot, 8 inches.  
**Proposal:** To legitimize an existing deck, shed, above ground pool, and addition.  
**Applicant(s):** Betty Iannicca Griffin  
1881 Kingscreek Drive  
Grove City, Ohio 43123  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

09. **Application No.:** **BZA23-138**  
**Location:** **1030 N. HIGH STREET (43201)**, located on the east side of North High Street, approximately 110 feet south of East 3rd Avenue (010-011682; Italian Village Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable Building  
To grant a Special Permit to allow a portable building.  
**Proposal:** To allow a second portable building to remain on-site overnight.  
**Applicant(s):** William M Sorboro  
2187 Arlington Avenue  
Columbus, Ohio 43221  
**Attorney/Agent:** None  
**Property Owner(s):** NWP V LLC  
2362 N. High Street  
Columbus, Ohio 43202  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
10. **Application No.:** **BZA24-055**  
**Location:** **373 KENDALL PL. (43205)**, located on the west side of Kendal Place, approximately 180 feet north of East Main Street (010-030499; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.28, Side or rear yard obstruction.  
To allow a structure in the required side yard.  
**Proposal:** To replace an 8 foot fence.  
**Applicant(s):** Katherine Swank and Brandon Turner  
373 Kendal Place  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFReise@Columbus.gov](mailto:JFFReise@Columbus.gov)

11. **Application No.:** **BZA24-057**  
**Location:** **1765 DYER RD. (43123)**, located on the southwest corner of Dyer Road and Lazar Road (570-193885; Southwest Area Commission).  
**Existing Zoning:** RURAL District  
**Request:** Variance(s) to Section(s):  
3332.06, R-Rural area district requirements  
To reduce the minimum lot area from 5 acres to .741 acres for one lot and .787 acres for the other lot.  
**Proposal:** To split a lot.  
**Applicant(s):** SeVen Properties of Ohio, LLC c/o Shaun Ford  
6097 Lambright Street  
Westerville, Ohio 43081  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
12. **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 22 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](mailto:ADTrimmer@Columbus.gov)



- 13. Application No.: BZA24-061**  
**Location:** **352 W. LANE AVE. (43201)**, located on the northeast corner of West Lane Avenue and Perry Street (010-077334; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.21(A), Landscaping and screening  
To reduce the number of parking lot shade trees from 2 to 1.  
3312.49, Required parking  
To reduce the number of additional parking spaces required from 5 to 0 (15 spaces currently provided).  
**Proposal:** To legitimize an existing patio on the west side of the building.  
**Applicant(s):** Ed Gaughan  
340 Teteridge Road  
Columbus, Ohio 43211  
**Attorney/Agent:** Jeffrey Brown, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** 93 OHRPT LLC  
7978 Cooper Creek, Suite 100  
University Park, Florida 34201  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 14. 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 6000 square feet to 5004 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](mailto:DEKirk@Columbus.gov)

15. **Application No.:** **BZA24-063**  
**Location:** **838-848 NEIL AVE. (43215)**, located on the east side of Neil Avenue, approximately 70 feet north of Hubbard Avenue (010-010255 & 010-014433; Victorian Village Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To allow maneuvering over parcel lines.  
**Proposal:** To legitimize an existing parking lot.  
**Applicant(s):** Chris Perry  
846 Neil Avenue  
Columbus, Ohio 43215  
**Attorney/Agent:** Jim Saltz, Architect  
2667 Charring Road  
Columbus, Ohio 43221  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFReise@Columbus.gov](mailto:JFFReise@Columbus.gov)
16. **Application No.:** **BZA24-065**  
**Location:** **7500 ALTA VIEW BLVD. (43085)**, located on the southeast corner of Alta View Boulevard and Worthington Woods Boulevard (610-207094; Far North Columbus Communities Coalition).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.21(B)(1), Landscaping and screening  
To allow a paved circulation aisle within between the parking setback line and the right of way along Worthington Woods Boulevard.  
3367.15(A), M-2 manufacturing district special provisions  
To reduce the building setback from 38 feet to 28 feet along Alta View Boulevard.  
**Proposal:** To construct a data center.  
**Applicant(s):** Cologix COL4, LLC  
1601 19th Street, Suite 650  
Denver, Colorado 80202  
**Attorney/Agent:** Nicholas Ovens  
5500 New Albany Road  
Columbus, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

17. **Application No.:** **BZA24-067**  
**Location:** **144 CLINTON HEIGHTS AVE. (43202)**, located on the north side of Clinton Heights Avenue, approximately 870 feet west of Calumet Street (010-055216; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines  
To reduce the building setback from 25 feet to 13 feet 7 inches.  
**Proposal:** To enclose a front porch.  
**Applicant(s):** Thomas D. Macy and Sarah K. Adams  
144 Clinton Heights Avenue  
Columbus, Ohio 43202  
**Attorney/Agent:** Tom Mitchell, Contractor  
6295-A Busch Boulevard  
Columbus, Ohio 43229  
**Property Owner(s):** Applicant  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
18. **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 16'.  
**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](mailto:JFFreise@Columbus.gov)