

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 28, 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, MAY 28, 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.:** **BZA22-135** *****TABLED*****
- Location:** **536 CLINE ST. (43206)**, located on the north side of Cline Street, approximately 350 feet west of Parsons Avenue (010-053545; Columbus South Side Area Commission).
- Existing Zoning:** R-4, Residential District
- Request:** Variance(s) to Section(s):
3312.29, Parking space
 To reduce the parking space size from 18 x 9 feet to 18 x 8.67 feet
3332.26, Minimum side yard permitted.
 To reduce the minimum side yard requirement from 5 feet to 2 feet on the east side of the dwelling.
3332.25, Maximum side yard required
 To reduce the maximum side yard from 10 feet to 7 feet.
3312.43, Maneuvering
 To reduce the maneuvering area from 20 feet to 13 feet
- Proposal:** To legitimize an existing three-unit dwelling and parking area.
- Applicant(s):** 536 Cline LLC, c/o Mitchell Levine
774 Bedford Avenue
Columbus, Ohio 43206
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

02. **Application No.:** **BZA23-067** *****APPROVED*****
Location: **2281 SULLIVANT AVE (43223)**, located on the southeast corner of Sullivant Avenue and South Highland Avenue (010-044351; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.607(C), Landscaping and screening.
To allow a dumpster to be located in front of the principal building.
Proposal: To legitimize a dumpster location.
Applicant(s): Abbas Azizi LLC
2281 Sullivat Ave
Columbus, Ohio 43223
Attorney/Agent: Gillett Law, C/O Gary Gillett
175 3rd St, Suite 1010
Columbus, Ohio 43215
Property Owner(s): Fuel Plus INC.
4191 Orders Road.
Grove City, Ohio 43123
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
03. **Application No.:** **BZA23-086** *****APPROVED*****
Location: **2100 ADVANCE AVE. (43207)**, located on the east side of Advance Avenue, approximately 540 feet south of Universal Road (010-005984; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To reduce the minimum number of parking spaces required from 127 to 65.
3321.01, Dumpster area.
To not provide dumpster screening.
Proposal: To utilize 27,708 square feet of the existing parking lot as outdoor storage.
Applicant(s): DSA Architects c/o Chris Vallette
72 Mill Street
Gahanna, Ohio 43230
Attorney/Agent: Jeffery Willis, Atty.
1600 Universal Road
Columbus, Ohio 43207
Property Owner(s): LA Transport LTD.
2100 Advance Avenue
Columbus, Ohio 43207
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

04. Application No.: BZA23-105 *****TABLED*****

Location: 3245 E. 5TH AVE. (43219), located on the south side of East 5th Avenue, opposite Krumm Avenue (010-045246 plus 13 others; East Columbus Civic Association).

Existing Zoning: M, Manufacturing District

Request: Variance/Special Permit(s) to Section(s):

- 3392.12, Prohibited location
 - To reduce the residential buffer for an impound lot from 600 feet to 90 feet.
- 3392.10, Performance requirements
 - To allow for the operation of an impound lot in an open area enclosed by a transparent fence and without paving all driveways, access corridors, and customer and employee parking.
- 3363.19(C), Location requirements
 - To reduce the residential buffer for an impound lot from 600 feet to 90 feet.
- 3363.24(A), Building lines in an M-manufacturing district
 - To reduce the building setback from 25 feet to 7 feet.
- 3363.41(A), Storage
 - To reduce the residential buffer for open storage of vehicles from 100 feet to 35 feet.
- 3363.41(B), Storage
 - To reduce the residential buffer for a vehicle salvage yard from 600 feet to 130 feet and reduce the street/property line setback for such use from 30 feet to 0 feet.
- 3312.21(A), Landscaping and screening
 - To allow for 30 parking spaces with no shade trees provided where 3 would be required.
- 3312.27, Parking setback line
 - To reduce the parking setback from 25 feet to 2 feet.
- 3389.07, Impound lot, junk yard or salvage yard
 - To grant a special permit to establish an impound lot.

Proposal: To establish a vehicle towing, impounding, and storage lot.

Applicant(s): Calkar, LLC c/o Donald T. Plank
411 East Town Street, Fl. 2
Columbus, Ohio 43215

Attorney/Agent: Donald T. Plank, Atty.
411 East Town Street, Fl. 2
Columbus, Ohio 43215

Property Owner(s): Calkar, LLC
3245 East Fifth Avenue
Columbus, Ohio 43215

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

05. Application No.: **BZA24-024** *****APPROVED*****
Location: **1392 DOTEN AVE. (43212)**, located on the east side of Doten Avenue, approximately 100 feet north of Thornwood Place (010-062575; 5th by Northwest).
Existing Zoning: R4, Residential District
Request: Variance(s) to Section(s):
3332.38, Private Garage
To increase the height of a detached garage from 15 feet to 21 feet 10 inches.
Proposal: To construct a new detached garage.
Applicant(s): David Neill
1392 Doten Avenue
Columbus, Ohio 43212
Attorney/Agent: Robert Pomante
3392 Trabue Road
Columbus, Ohio 43204
Property Owner(s): Applicant
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

06. Application No.: **BZA24-031** *****APPROVED*****
Location: **2101-2103 AVALON PL. (43219)**, located on the south side of Avalon Place, approximately 15 feet west of Ross Avenue (010-063283, 010-042085; North Central Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26 (C)(3), Minimum side yard permitted
To reduce the minimum side yard from 5 feet to 3 feet on the east side of parcel 010-063283 and the west side of parcel 010-042085 .
3312.13, Driveway
To reduce the shared drive width from 10 feet to 5 feet on each parcel.
3312.25, Maneuvering
To allow maneuvering across parcel lines.
3312.49, Required parking
To reduce the number of required parking spaces from 4 to 2 per lot.
Proposal: To construct 2 two-unit dwellings.
Applicant(s): Cody Rodgers
290 Mill Street
Gahanna, Ohio 43230
Attorney/Agent: Mark Olson, Arch.
529 South Lazzelle Street, Unit B
Columbus, Ohio 43206
Property Owner(s): Central Ohio Community Improvement Corp.
845 Parsons Avenue
Columbus, Ohio 43206
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

07. Application No.: **BZA24-033** *****APPROVED*****
Location: **1619 SULLIVANT AVE (43223)**, located on the south side of Sullivant Avenue, approximately 150 feet south of Ryan Avenue (010-029321; Grater Hilltop Area Commission).
Existing Zoning: AR-1, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Required Parking
To reduce the required number of parking spaces from 2 to 0
Proposal: To construct a single-unit dwelling.
Applicant(s): Sullivant Avenue Holdings, c/o, Chris Knoppe
850 Twin Rivers Dr. PO Box 2018
Columbus, Ohio
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

08. Application No.: **BZA24-034** *****APPROVED*****
Location: **1501 E. 26TH AVE. (43211)**, located on the south side of East 26th Avenue, approximately 460 feet west of Billiter Road (010-060273; South Linden Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard
To reduce the rear yard from 25% to 15%.
Proposal: To construct a new single-unit dwelling
Applicant(s): Mayo Makinde
2024 Cleveland Avenue
Columbus, Ohio 43211
Attorney/Agent: Kelton Waller
32 N. 17th Street
Columbus, Ohio 43203
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

09. **Application No.:** **BZA24-037** *****APPROVED*****
Location: **581 CRESTVIEW RD. (43202)**, located at the terminus of Crestview Road, approximately 640 feet east of Summit Street (010-048622; Clintonville Area Commission).
Existing Zoning: R3, Residential District
Request: Variance(s) to Section(s):
3332.13 , R-3 area district requirements
To reduce the lot area from 5,000 square feet to 4,511 square feet.
3332.05 (A)(4), Area district lot width requirements
To reduce the lot width from 50 feet to 40 feet.
3332.19, Fronting
To allow a dwelling to not front a public street.
Proposal: To split a lot and construct a single-unit dwelling.
Applicant(s): Timothy C. Hawk
1215 Westwood Avenue
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
10. **Application No.:** **BZA24-036** *****APPROVED*****
Location: **33 E. FRANKFORT ST. (43214)**, located at the southeast corner of South Pearl Street and East Frankfort Avenue (010-054727; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18 (D), Basis of Computing Area
To increase the allowable lot coverage from 50% to 58%.
3332.26(E), Private Garage
To decrease the setback for a garage from 3 feet to 1 foot.
3332.21, Building Line
To reduce the building setback from 10 feet to 0 feet along E. Frankfort Street.
3332.26, Minimum Side Yard
To reduce the minimum side yard from 5 feet to 1 foot along Pearl Street.
3332.27, Rear Yard
To reduce the minimum rear yard from 25%(546.75 square feet) to 9% (208.74 square feet).
3321.05(A)(2), Vision Clearance
To allow a 5 foot tall wall to remain within the vision clearance triangle for the existing driveway.
3321.05(B)(1), Vision Clearance
To reduce the vision clearance distance from 10 feet to 0 feet for the corner of Frankfort and Pearl.
Proposal: To construct a new detached garage.
Applicant(s): Juliet A. Bullock
4886 Olentangy Boulevard
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Michael Tutko
33 E. Frankfort Street
Columbus, Ohio 43206
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA24-038** *****APPROVED*****
Location: **116 W. LAKEVIEW AVE. (43202)**, located on the north side of West Lakeview Avenue, approximately 880 feet west of North High Street (010-001085; Clintonville Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05(A)(4), Area district lot width requirements
To reduce the minimum width of a lot from 50 feet to 28 feet for the western parcel and to 43 feet for the eastern parcel.
Proposal: To split the existing lot in two to allow for construction of a single-unit residence on the resulting lot.
Applicant(s): Benjamin DeBacco
266 East Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: Juliet Bullock
4886 Olentangy Boulevard
Columbus, Ohio 43202
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
12. **Application No.:** **BZA24-039** *****APPROVED*****
Location: **400 W. FIRST AVE. (43201)**, located on the north side of West 1st Avenue, approximately 120 feet east of Pennsylvania Avenue (010-004190; Harrison West Area Society).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21 (F), Building lines
To reduce the building setback from 15.5 feet to 11.7 feet.
3332.25, Maximum side yards required
To reduce the maximum side yard from 4 feet 8 inches to 3 feet 4 inches.
3332.26 (C), Minimum side yard permitted
To reduce the minimum side yard from 5 feet to 1 foot 8 inches.
Proposal: To split a lot and construct a two-unit dwelling.
Applicant(s): Constantine and Petra Souhleris
9171 Indian Mound Road
Pickerington, Ohio 43147
Attorney/Agent: Juliet Bullock, Architect
4886 Olentangy Boulevard.
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

13. **Application No.:** **BZA24-040** *****APPROVED*****
Location: **1570 FRANKLIN AVE. (43205)**, located on the north side of Franklin Avenue, approximately 150 feet east of Kelton Avenue (010-000004; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage
To increase the height of a detached garage from 15 feet to 21.5 feet.
Proposal: To construct a new detached garage.
Applicant(s): Gary Janchenko
1570 Franklin Avenue
Columbus, Ohio 43205
Attorney/Agent: Shawn McNeil
331 Charleston Avenue
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
14. **Application No.:** **BZA24-043** *****APPROVED*****
Location: **1155 N CASSADY AVE. (43219)**, located on the west side of Cassady Avenue, approximately 200 feet south of Johnstown Rd (010-126701, 010-137426, 010-126788, 010-126796; No Area Commission).
Existing Zoning: L-M, Limited Manufacturing District
Request: Variance(s) to Section(s):
3363.41(A), Storage
To reduce the setback of storage materials from a residentially zoned district from 100 feet to 50 feet.
Proposal: To allow a trailer storage lot.
Applicant(s): Fisher Holdings Company, LLC
8616 Euclid Chardon Rd.
Kritland, Ohio 44094
Attorney/Agent: Jack Reynolds, Atty
37 W Broad Street Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

15. **Application No.:** BZA24-045 *****APPROVED*****
Location: 1071 BEECHVIEW DR. N. (43085), located on the south side of Beechview Drive North, approximately 400 feet west of Stuart Lane (610-118426; Northwest Civic Association).
Existing Zoning: RRR, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yard
To reduce the combined side yard from 21 feet 3 inches to 19 feet 2 inches.
3332.26 , Minimum side yard
To reduce the minimum side yard from 7 feet 6 inches to 5 feet 5 inches on the western side of the property.
Proposal: To construct an addition to an existing single-unit dwelling.
Applicant(s): Rich and Julie Hunt
1071 N. Beechview Drive
Columbus, Ohio 43085
Attorney/Agent: Todd Parker, Architect
PO Box 86
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov