

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 24, 2024**

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, SEPTEMBER 24, 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.: BZA24-064** *****APPROVED*****
Location: **1480-88 OAKLAND PARK AVE. (43224)**, located at the northwest corner of Oakland Park and Medina Avenue (010-097083; North Linden Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.21(D,1), Landscaping and screening.
To not provide parking lot screening.
3312.27, Parking setback line.
To reduce the parking setback from 10 feet to 0 feet.
3312.49, Required parking.
To reduce the required number of parking spaces from 24 to 17.
Proposal: To legitimize an existing parking lot.
Applicant(s): Theano Ziss
4210 Reedbury Lane
Columbus, Ohio 43220
Attorney/Agent: Mark Antonetz, PE
1495 Old Henderson Road
Columbus, Ohio 43220
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** **BZA24-075** *****APPROVED*****
 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
03. **Application No.:** **BZA24-076** *****APPROVED*****
 Location: **2114 FENTON ST. (43224)**, located at the northeast corner of Hickman Road and Fenton Street (010-102515; Northland Community Council).

 Existing Zoning: SR, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted
 To reduce the minimum side yard from 5 feet to 0 feet.

 Proposal: To legitimize a covered porch.

 Applicant(s): Pedro Gamino-Saucedo
 2114 Fenton Street
 Columbus, Ohio 43224

 Attorney/Agent: None
 Property Owner(s): Edilberto Gamino-Saucedo
 2114 Fenton Street
 Columbus, Ohio 43224

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

04. **Application No.:** **BZA24-077** ***APPROVED***
 Location: **2287 WOODLAND AVE. (43211)**, located on the west side of Woodland Avenue, approximately 400 feet south of Myrtle Avenue (010-121139; Northeast Area Commission).

 Existing Zoning: R-2, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted
 To reduce the minimum side yard from 5 feet to 3 feet.
 3332.25, Maximum side yard
 To reduce the maximum combined side yard from 12 feet to 8 feet.
 3332.27, Rear yard
 To reduce the rear yard from 25% to 17%

 Proposal: To legitimize an existing room addition.
 Applicant(s): Timothy Ferguson
 2287 Woodland Avenue
 Columbus, Ohio 43211

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
05. **Application No.:** **BZA24-080** ***APPROVED***
 Location: **675 S. WAYNE AVE. (43204)**, located on the southwest corner of South Wayne Avenue and Safford Avenue (010-078120; Greater Hilltop Area Commission).

 Existing Zoning: R-4, 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 40 feet (existing).
 3332.27, Rear yard
 To reduce the rear yard from 25% of the total lot area to 16.7%.
 3312.49, Required parking
 To reduce the number of off-street parking spaces from 6 to 3.

 Proposal: To construct a single-story three-unit residential structure.
 Applicant(s): Austin Rutherford
 947 East Johnstown Road, Suite 154
 Columbus, Ohio 43230

 Attorney/Agent: None
 Property Owner(s): C Holdings LLC
 947 East Johnstown Road, Suite 154
 Columbus, Ohio 43230

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

06. **Application No.:** **BZA24-081** ***TABLED***
 Location: **1077 WALTERS ST. (43209)**, located on the west side of Walters Street, approximately 170 feet north of East 5th Avenue (010-004149, 010-032026; Milo Grogan Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.05, Area district lot width requirements
 To reduce the minimum lot width from 50 feet to 31 feet.
 3312.49, Required parking
 To reduce the minimum number of parking spaces from 6 to 3.
 3332.15, R-4 area district requirements
 To reduce the minimum required lot size for a 3-unit dwelling from 4,500 square feet to 2,883 square feet.
 3332.26, Minimum side yards permitted
 To reduce the minimum side yard width for both side yards from 5 feet to 3.75 feet.

 Proposal: To construct a 3-unit dwelling.
 Applicant(s): Kareem Amr
 243 N. 5th Street, Suite 330
 Columbus, Ohio 43215

 Attorney/Agent: None
 Property Owner(s): C Holdings, LLC
 947 E. Johnstown Road, Suite 154
 Columbus, Ohio 43230

 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
07. **Application No.:** **BZA24-082** ***APPROVED***
 Location: **1079 WALTERS ST. (43201)**, located on the west side of Walters Street, approximately 180 feet north of East 5th Avenue (010-057742; Milo Grogan Area Commission).

 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.05(A)(4), Area district lot width requirements
 To reduce the lot width from 50 feet to 31 feet.
 3312.49, Required parking
 To reduce the number of required parking spaces from 6 to 3.
 3332.26 (C)(3), Minimum Side yards permitted
 To reduce the minimum side yard from 5 feet to 3 feet
 3332.15 , R-4 area district requirements
 To reduce the lot area from 4,500 square feet to 2,883 square feet.

 Proposal: To construct a 3-unit dwelling
 Applicant(s): Kareem Amr
 243 N 5th Street, Suite 330
 Columbus, Ohio 43215

 Attorney/Agent: None.
 Property Owner(s): C Holdings LLC
 947 E Johnstown rd, suite 154
 Columbus, Ohio 43230

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

08. **Application No.:** **BZA24-083** *****APPROVED*****
 Location: **407 BENEDETTI AVE. (43213)**, located at the southwest corner of Stockton Trail Way and Benedetti Avenue (520-286905; Far 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 reduce the established building setback from 20 feet to 13 feet.

 Proposal: To construct a deck.
 Applicant(s): Suncraft Corporation, Inc. c/o James Knox
 122 W. Johnstown Road
 Columbus, Ohio 43230

 Attorney/Agent: None
 Property Owner(s): Eben Djabatey
 407 Benedetti Avenue
 Columbus, Ohio 43213

 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
09. **Application No.:** **BZA24-084** *****DISAPPROVED*****
 Location: **990 OAK ST. (43205)**, located at the northeast corner of Oak Street and South 20th Street (010-012449; Near East Area Commission).

 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the required rear yard from 25% to 6%.

 Proposal: To construct a single-unit dwelling and attached garage.
 Applicant(s): Blake Compton
 998 Oak Street
 Columbus, Ohio 43205

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** **BZA24-089** *****APPROVED*****
 Location: **1180 PENNSYLVANIA AVE. (43201)**, located on the east side of Pennsylvania Avenue, approximately 125 feet south of West 4th Avenue (010-038374; Harrison West Society).

 Existing Zoning: R-2F, 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 18 feet, 7 inches.

 Proposal: To construct a detached garage.
 Applicant(s): Marcello Canova
 1180 Pennsylvania Ave.
 Columbus, Ohio 43201

 Attorney/Agent: None
 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA24-090** *****TABLED*****
 Location: **2950 N. HIGH ST. (43202)**, located at the southeast corner of North High Street and Crestview Road (010-023170; Clintonville Area Commission).
 Existing Zoning: UGN-1, Urban General District
 Request: Special Permit(s) to Section(s):
 3389.151, Ohio Marijuana Control Program Retail Dispensary.
 To grant a Special Permit for a Non-medical Marijuana Retail Dispensary.
 Proposal: A Non-medical Marijuana Dispensary.
 Applicant(s): Harvest of Ohio, LLC c/o Ice Miller LLP
 250 West Street, 7th Floor
 Columbus, Ohio 43215
 Attorney/Agent: Ice Miller LLP, c/o Greg Gorospe, Atty.
 250 West Street, 7th Floor
 Columbus, Ohio 43215
 Property Owner(s): 2950 Clintonville, LLC c/o Ice Miller LLP
 250 West Street, 7th Floor
 Columbus, Ohio 43215
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** **BZA24-091** *****APPROVED*****
 Location: **1243 CASSADY AVE. (43219)**, located at the northwest corner of Cassady Avenue and Johnstown Road (010-294448; No Neighborhood Group).
 Existing Zoning: L-M, Manufacturing District
 Request: Special Permit(s) to Section(s):
 3389.151, Ohio Marijuana Control Program Retail Dispensary.
 To grant a Special Permit for a Non-medical Marijuana Retail Dispensary.
 Proposal: A Non-medical Marijuana Dispensary.
 Applicant(s): Verdant Creations, LLC
 170 North Sunbury Road
 Westerville, Ohio 43081
 Attorney/Agent: Matthew A. LaBuhn, Atty.
 35 North Fourth Street, Ste. 100
 Columbus, Ohio 43215
 Property Owner(s): Strategic Property Concepts 3, LLC
 170 North Sunbury Road
 Westerville, Ohio 43081
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** **BZA24-096** *****APPROVED*****
 Location: **3535, 3555, and 3565 OLENTANGY RIVER RD. (43214)**, located on the west side of Olentangy River Road between Thomas Lane and West North Broadway (010-183740, 010-199999, & 010-200000; No Area Commission).

 Existing Zoning: C-3, Commercial District
 Request: Variance & Special Permit(s) to Section(s):
 3309.14(A), Height districts
 To increase the maximum permitted height of a building from 35 feet to 180 feet.
 3312.29, Parking space
 To reduce the required width of a parking space from 9 feet to 8 feet 9 inches.
 3389.08, Landing field
 To grant a Special Permit to allow a landing field (helipad).
 Proposal: To upgrade and enhance the existing parking facilities, patient-delivery services, and to relocate the existing helipad as well as add a second helipad.
 Applicant(s): Doug Scholl
 3535 Olentangy River Road
 Columbus, Ohio 43214
 Attorney/Agent: Matthew Moberg, Atty.
 41 South High Street, Suite 2800-3100
 Columbus, Ohio 43215
 Property Owner(s): OhioHealth Corp.
 3535 Olentangy River Road
 Columbus, Ohio 43214
 Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

14. **Application No.:** **BZA24-094** *****APPROVED*****
 Location: **4015 S HAMILTON RD. (43215)**, located on the west side of south
 Hamilton Road, approximately 350 feet south of Professional Parkway
 (530-193321; Greater South East Area Commission).

 Existing Zoning: CPD, Commercial District
 Request: Variance(s) to Section(s):
 3356.11 (A)(2), C4 district setback lines
 To reduce the building setback line from 80 feet to 64 feet for the
 building and 32 feet for the canopy.

 Proposal: To construct an eating and drinking establishment.
 Applicant(s): Chic-Fil-A, c/o Shaun Walker
 5200 Buffington Road.
 Alanta, Ga 30340

 Attorney/Agent: Greg Monnig, Architect
 4454 Idea Center Boulevard
 Dayton, Ohio 45430

 Property Owner(s): Savor Motel INC
 4829 StoneHaven Drive
 Columbus, Ohio 43220

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