

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 17, 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, DECEMBER 17, 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.

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/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Board-of-Zoning-Adjustment> or by calling the Department of Building and Zoning Services, Public Hearings Section at 614-645-4522.

- 01. Application No.:** **BZA24-105** *****TABLED*****
Location: **1305 HOLLY AVE. (43212)**, located on the west side of Holly Avenue, approximately 240 feet north of West 3rd Avenue (010-064189; 5th by Northwest Area Commission).
Existing Zoning: 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 Marijuana Retail Dispensary.
3312.11, Drive-up stacking area
To reduce the number of stacking spaces from 8 required to 5 provided and to not provide a by-pass lane.
3312.49, Required Parking
To reduce the required number of parking spaces from 30 to 10.
Proposal: A dual-use Marijuana Dispensary with a drive-through window.
Applicant(s): Culture Retail Partners of Ohio, Inc.
1 Corporate Park, Ste. 112
Irvine, CA 92606
Attorney/Agent: Mann Parson Gray, Architects, c/o Ian Jones
3660 Embassy Parkway
Fairlawn, Ohio 44333
Property Owner(s): 1305 Building Group, LLC
3660 Embassy Parkway
Fairlawn, Ohio 44333
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: **BZA24-108** *****APPROVED*****
Location: **3723-3768 & 3800-3873 APRIL LN. (43227)**, located on the west side of Courtright Road, approximately 300 feet north of Kirkwood Road (010-017657 & 010-107963; Mid-East Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41(a), Storage
To reduce the required setback for open storage from 20 feet from a property line to 0 feet and from 100 feet from a residentially zoned district to 0 feet.
3312.43, Improved surface required
To allow parking on a gravel surface.
Proposal: To bring the existing site into compliance with the site plan of record.
Applicant(s): John Ingwersen
1050 Bryden Road
Columbus, Ohio 43205
Attorney/Agent: Applicant
Property Owner(s): April Lynda Co LLC and April Lane Co LLC
7646 Fulmar Drive
Dublin, Ohio 43017
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

03. Application No.: **BZA24-117** *****APPROVED*****
Location: **4260 STELZER DR (43230)**, located at the southeast corner of Seltzer Road and Transit Drive (010-247715; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines
To reduce the building setback from 25 feet to 13 feet.
Proposal: To update a transit center.
Applicant(s): COTA c/o Manasa Vanaparathi
33 N. High St
Columbus, Ohio 43215
Attorney/Agent: DLZ c/o Ken White
6121 Huntley Road
Columbus, Ohio 43229
Property Owner(s): Central Ohio Transit Authority
33 N. High St
Columbus, Ohio 43215
Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

04. Application No.: **BZA24-129** *****TABLED*****
Location: **278 S. GLENWOOD AVE. (43223)**, located on the east side of South Glenwood Avenue, approximately 360 feet south of West Rich Street (010-018394; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To reduce the required number of parking spaces from 112 to 0.
Proposal: A hotel.
Applicant(s): Rob Ellis
PO Box 12128
Miami, Florida 33101
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

05. Application No.: **BZA24-131** *****APPROVED*****
Location: **208 AMAZON PL. (43214)**, located on the north side of Amazon Place, approximately 1,000 feet west of Milton Avenue (010-077657; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38 (F), Private garage
To increase the maximum allowable garage area from 720 square feet to 864 square feet.
3332.38 (G), Private garage
To increase the height of a detached garage from 15 feet to 17 feet 10 inches.
Proposal: To construct a 24' x 36' detached garage.
Applicant(s): Barbara and Bill Seib
208 Amazon Place
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Emily Uphill, Trustee
208 Amazon Place
Columbus, Ohio 43214
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

06. **Application No.:** **BZA24-132** *****APPROVED*****
Location: **6500 N. HAMILTON RD. (43081)**, located at the northeast corner of North Hamilton Road and Warner Road (010-298433; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.151, Ohio Marijuana Control Program Retail Dispensary
To grant a Special Permit for a Marijuana Retail Dispensary.
Proposal: A dual-use Marijuana Dispensary.
Applicant(s): RC Retail 2, c/o Daniel Kessler
1275 Crescent Street
Youngstown, Ohio 44502
Attorney/Agent: Tenax Strategies, c/o Jacob Hicks
100 Franklin Street, Ste. 404
Boston, MA 02110
Property Owner(s): HCFAM, LLC
170 North Sunbury Road
Westerville, Ohio 43081
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
07. **Application No.:** **BZA24-135** *****APPROVED*****
Location: **81 W. EIGHTH AVE. (43201)**, located on the south side of West 8th Avenue, approximately 620 feet west of North High Street (010-028723; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3325.703 (A), Development and Design Guidelines Residential Zoning Districts
To increase the overall building length from (62.5') 2.5 times the building's overall width to (70.33') 2.81 times.
3325.905 (A), Maximum Lot Coverage
To increase the maximum permitted lot coverage from 30% to 36%.
3325.907, Parking
To reduce the number of required parking spaces from 9 to 8.
3325.909 (A)(1), Building Lines
To reduce the front building setback to West 8th Avenue from 22.83 feet to 18.23 feet.
3325.913, Maximum Floor Area Ratio (FAR)
To increase the maximum permitted Floor Area Ratio (FAR) from 0.5 to 0.7.
3333.09, Area requirements
To reduce the required lot width from 50 feet to 35 feet (existing).
3333.23, Minimum side yard permitted
To reduce the minimum side yard permitted from 5 feet to 3.33 feet for the proposed porch along the western property line.
Proposal: To construct a new three-unit dwelling.
Applicant(s): Juliet Bullock Architects
4886 Olentangy Boulevard
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Regal Property Group LLC
6420 Cook Road
Powell, Ohio 43065
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

08. Application No.: BZA24-137
Location: 3985 MORSE CROSSING (43219), located at the northwest corner of Morse Crossing and Easton Market (010-251636; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit(s) to Section(s):
3339.51, Ohio Marijuana Control Program Retail Dispensary
To create a Special Permit for a Marijuana Retail Dispensary.
Proposal: A dual-use Marijuana Dispensary.
Applicant(s): Pure Ohio Wellness, LLC, c/o Karen Beasley, Architect
4020 Dayton-Springfield Road
Springfield, Ohio 45502
Attorney/Agent: Karen Beasley, Architect
109 West Columbus Avenue
Bellefontaine, Ohio 43311
Property Owner(s): Store 5A Properties, LLC
150 East Broad Street, Ste. 200
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

WITHDRAWN

09. Application No.: BZA24-142 *****APPROVED*****
Location: 615 E. NORTH BROADWAY ST (43214), located on the south side of East North Broadway Street, approximately 150 feet east of North Broadway Lane. (010-087386; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(B)(1), Minimum side yard required
To reduce the minimum side yard 3 feet to 2 feet.
Proposal: To construct a two story room addition
Applicant(s): Patrick and Jenny Fowler
615 E North Broadway St
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

10. **Application No.:** **BZA24-144** *****APPROVED*****
Location: **1276 E. FULTON ST. (43205)**, located on the north side of East Fulton Street, approximately 160 feet east of Linwood Avenue (010-027795; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the number of required parking spaces from 2 to 0 for Lot 1 (existing) and from 2 to 1 for Lot 2.
3332.05, Area district lot width requirements
To reduce the minimum required lot width from 50 feet to 37.5 feet (existing) for both lots.
3332.13, R-3 area district requirements
To reduce the minimum lot area from 5,000 square feet to 4,590 square feet for Lot 1 and from 5,000 square feet to 2,435 square feet for Lot 2.
3332.19, Fronting
To allow Lot 2 to front an alley (Engler Street) rather than a public street.
3332.26, Minimum side yard permitted
To reduce the minimum required western side yard from 3 feet to 1 foot (existing) for Lot 1.
Proposal: To split the existing lot into 2 new lots for the construction of a new single-unit dwelling.
Applicant(s): Joshua Tomey, Architect
1286 East Fulton Street
Columbus, Ohio 43205
Attorney/Agent: Applicant
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
11. **Application No.:** **BZA24-119** *****APPROVED*****
Location: **1264 E. DUBLIN-GRANVILLE RD. (43229)**, located on the north side of Dublin-Granville Road, approximately 850 feet east of Interstate 71 (010-143727; Northland Community Council).
Existing Zoning: C-4, Commercial 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): Ohio Griz, LLC
120 North 44th Street, Ste. 410
Phoenix, Arizona
Attorney/Agent: Greg Gorospe, Atty.
250 West Street, 7th Floor
Columbus, Ohio 43215
Property Owner(s): 1264 East Dublin-Granville, LLC
2111 Tulip Way
Lewis Center, Ohio 43035
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

