

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 25, 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, JUNE 25, 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.:** **BZA22-135** *****APPROVED*****
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.
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.:** BZA23-105 *****APPROVED*****
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 15 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 15 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

03. **Application No.:** **BZA24-041** *****APPROVED*****
Location: **1286 COURTLAND AVE. (43201)**, located on the east side of Courtland Avenue, approximately 140 feet south of East 6th Avenue (010-052325; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the required number of parking spaces from 6 to 5.
3325.801, Maximum lot coverage
To increase the maximum lot coverage from 25% to 38%.
3325.805, Maximum Floor Area Ratio (FAR)
To increase the Floor Area Ratio from 0.4 to 0.81.
3325.809, Landscaped Area and Treatment
To reduce the planted area from 10% to 2%.
3332.05, Area district lot width requirements
To reduce the minimum lot width from 50 feet to 40 feet.
3332.15, R-4 area district requirements
To reduce the minimum lot area from 10,000 square feet to 4,920 square feet.
3332.27, Rear yard
To reduce the required rear yard from 25% to 7.25%.
Proposal: To construct a four-unit residential building with an attached carport.
Applicant(s): Elie Younes
36 King Avenue
Columbus, Ohio 43201
Attorney/Agent: Timothy Bass, Architect
36 King Avenue
Columbus, Ohio 43201
Property Owner(s): Buckeye Housing Network, LLC
1000 Parsons Avenue, Rear
Columbus, Ohio 43206
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
04. **Application No.:** **BZA24-047** *****APPROVED*****
Location: **3100 BROADMOOR AVE. (43209)**, located the North side of Broadmoor Avenue, approximately 40 feet east of Eastmoor Boulevard (010-090613; No Area Commission).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38 (G), Private garage.
To increase the maximum height of a garage from 15 feet to 21 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Nicholas David Boyden
3100 Broadmoor Drive.
Columbus, Ohio 43209
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

05. Application No.: **BZA24-048** *****APPROVED*****
Location: **821 SUMTER ST. (43119)**, located at the terminus of Sumter Street. (570-235100; Westland Area Commission).
Existing Zoning: LR-2, Limited Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the allowable area devoted to a private garage from 720 square feet to 1,100 square feet.
Proposal: To construct a detached garage.
Applicant(s): Igor Fedykiv
821 Sumter Street
Galloway, Ohio 43119
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

06. Application No.: **BZA24-049** *****APPROVED*****
Location: **1637 DEMOREST RD. (43228)**, located at the southwest corner of Demorest Road and Donnegal Court (570-155450; Greater Hilltop Area Commimssion).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the allowable area devoted to a private garage from 720 square feet to 1,350 square feet.
3332.38(G), Private garage.
To increase the maximum height of a detached garage from 15 feet to 17 feet.
Proposal: To construct a detached garage.
Applicant(s): William J. Massey, Jr.
1637 Demorest Road
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

07. Application No.: **BZA24-051** *****APPROVED*****
Location: **6401 MARINELLI DR. N. (43229)**, located on the southeast corner of Marinelli Drive and Doubleday Drive (203-308294; Far West Side Area Commission).
Existing Zoning: PUD-4, 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 17.5 feet.
Proposal: To construct an attached single-unit dwelling.
Applicant(s): D.R. Horton - Indiana LLC
550 Polaris Parkway, Suite 200
Westerville, Ohio 43082
Attorney/Agent: Molly Gwin, Atty.
2 Miranova Place, Suite 700
Columbus, Ohio 43215
Property Owner(s): Property Owner
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

08. Application No.: **BZA24-053** *****TABLED*****
Location: **676 WILSON RD (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 5 feet to 1 foot.
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