

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 26, 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, NOVEMBER 26, 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.:** **BZA24-106** *****APPROVED*****
Location: **5429 & 5433 BETHEL-SAWMILL CENTER (43235)**, located on the west side of Bethel-Sawmill Center, approximately 240 feet north of Bethel Road (590-283439 & 590-283440; Northwest Civic Association).
Existing Zoning: CAC, Commercial Activity Center District
Request: Special Permit(s) to Section(s):
3389.151, Ohio Marijuana Control Program Retail Dispensary
To grant a Special Permit for a Dual-use Marijuana Retail Dispensary.
Proposal: A Dual-use Marijuana Dispensary.
Applicant(s): Farkas Farms, LLC
19341 Vermont Street
Grafton, Ohio 44044
Attorney/Agent: Mann Parson Gray, Architects, c/o Ian Jones
3660 Embassy Parkway
Fairlawn, Ohio 44333
Property Owner(s): Bethel at Samwill Holdings, LLC
42 Woodcroft Trail, Ste. B
Dayton, Ohio 45430
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** **BZA24-119** *****TABLED*****
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 Dual-use Marijuana Retail Dispensary.
Proposal: A Dual-use 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
03. **Application No.:** **BZA24-120** *****APPROVED*****
Location: **6075 EMERALD PKWY. (43016)**, located on the west side of Emerald Parkway, approximately 270 feet north of Tuttle Crossing Boulevard (010-249861; Hayden Run West Civic Association).
Existing Zoning: L-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 Dual-use Marijuana Retail Dispensary.
Proposal: A Dual-use Marijuana Dispensary.
Applicant(s): Heritage Wellness Ohio, 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): Steak N Shake, Inc.
107 Sout Pennsylvania Street
Indianapolis, Indiana 46204
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** **BZA24-127** *****APPROVED*****
Location: **2375 SILVER DR. (43211)**, located west side of Silver Drive, approximately 850 feet south of East Hudson Street. (010258703; No group).
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 Dual-use Marijuana Retail Dispensary.
Proposal: A Dual-use Marijuana Dispensary.
Applicant(s): Next-Level Operators, LLC
PO Box 828
Pataskala, Ohio 43062
Attorney/Agent: Daniel Zinmaster, Atty.
191 West Nationwide Blvd., Ste 200
Columbus, Ohio 43215
Property Owner(s): Keiser Management Group, Inc.
308 Windcroft Drive
Columbus, Ohio 43081
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 05. Application No.:** **BZA23-071** *****APPROVED*****
Location: **727 E. WEBER RD. (43211)**, located on the southwest corner of East Weber Road and Homecroft Drive (010-050293; North Linden Area Commission).
Existing Zoning: L-C-5, Limited Commercial District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a Special Permit for a Portable Building.
Proposal: To allow a food truck to remain on-site overnight.
Applicant(s): Jaber Al Khader, LLC
3000 Culver Drive
Hilliard, Ohio 43211
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov

06. Application No.: **BZA24-073** *****TABLED*****
Location: **646 E 2ND AVE. (43201)**, located on the north side of East 2nd Avenue, approximately 165 feet east of North 9th Street (010-036885; Milo Grogan Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the Maneuvering area from 20 feet to 16 feet.
Proposal: To legitimize a detached garage.
Applicant(s): Sierra Favors
646 E 2nd Avenue
Columbus, Ohio 43201
Attorney/Agent: None.
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

07. Application No.: **BZA24-101** *****APPROVED*****
Location: **909 W. KING AVE. (43212)**, located on the south side of side West King Avenue approximately 120 feet east of Hess Street (010-061702; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.29, Parking Space
To reduce the minimum parking space size from 9 feet by 18 feet to 9 feet by 16 feet.
3312.49, Required parking
To reduce the minimum number of required parking spaces from 109 to 10.
Proposal: To convert a warehousing facility to an eating and drinking establishment.
Applicant(s): CBUS Holdings LLC
10415 Pagoda Way
Plain City, Ohio 43212
Attorney/Agent: David Hodge, Underhill & Hodge, LLC, Atty
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

08. **Application No.:** BZA24-121 *****APPROVED*****
Location: 510-516 CLINE ST. (43206), located on the northeast corner of Cline Street and Lisle Alley (010-070210; 010-070211; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
 To decrease the number of off-street parking spaces required for 2 two-unit dwellings from 8 to 4.
3332.18(D), Basis of computing area
 To increase maximum building lot coverage from 50% to 51.68% for 510-512 Cline St. and from 50% to 54.55% for 514-516 Cline St.
3332.38(E), Private garage
 To increase lot coverage of detached garage from 45% to 45.83% for 514-516 Cline St.
Proposal: To construct 2 two-unit dwellings.
Applicant(s): SIMCO
4100 Regent St.
Columbus, OH 43219
Attorney/Agent: None
Property Owner(s): Central Ohio Community Land Trust
845 Parsons Ave.
Columbus, OH 43206
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

09. **Application No.:** **BZA24-122** *****APPROVED*****
Location: **2375 REFUGEE PK. (43207)**, located on the west side of Refugee Park, approximately 660 feet south of Refugee Road (010-183427; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance and Special Permit(s) to Section(s):
3312.21(A), Landscaping and screening
To reduce interior parking lot trees from 3 to 0.
3312.27, Parking setback line
To reduce the parking setback line from 25' to 4'.
3312.49, Required parking
To reduce the number of required parking spaces from 31 to 28.
3389.04, Crematory
To grant a Special Permit to allow a pet crematory.
Proposal: To establish a pet crematory facility.
Applicant(s): 2375 Refugee Park, LLC c/o David Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm c/o Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): 2375 Refugee Park, LLC c/o David Bass
P.O. Box 2228
Columbus, Ohio 43216
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
10. **Application No.:** **BZA24-123** *****APPROVED*****
Location: **4120 KENNY RD. (43220)**, located on the east side of Kenny Road, approximately 100 feet north of Woodmere Road (010-126679; 010-131517; Northwest Civic Association).
Existing Zoning: RR, Residential District
Request: Variance(s) to Section(s):
3332.28(F), Private garage
To increase the area dedicated to private detached garage space from 916 square feet to 1,264 square feet.
3332.21, Building lines
to reduce the building setback along Medhurst Road from 25' to 6' for the existing garage and to reduce the building setback along Kenny Road from 50' to 17' for the existing single-family dwelling.
Proposal: To construct a detached garage.
Applicant(s): David Perry
411 E. Town St., Fl. 1
Columbus, OH 43215
Attorney/Agent: Donald Plank, Atty.
411 E. Town St., Fl. 2
Columbus, OH 43215
Property Owner(s): John and Mary Cusato
4110 Kenny Rd.
Columbus, OH 43220
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

11. **Application No.:** **BZA24-136** *****APPROVED*****
Location: **257 E. COMO AVE (43202)**, located on the south side of East Como Avenue, approximately 110 feet east of Calumet Street (0010-050692; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building Lines
To reduce the required building setback along East Como Avenue from 25 feet to 20 feet.
Proposal: To enclose an existing front porch.
Applicant(s): Danial Ketzner & Guru Charan
257 E Como Ave
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
12. **Application No.:** **BZA24-141** *****APPROVED*****
Location: **1855 E. 17TH AVENUE (43219)**, located on the north side of East 17th Avenue, approximately 200 feet east of Taylor Avenue (010-126250; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the minimum maneuvering area from 20 feet to 18 feet.
3312.43, Improved Surface Required
To allow parking spaces to be on a surface made of compacted asphalt millings.
Proposal: To add funeral parlor space to an existing warehouse.
Applicant(s): Evergreen Cemetery Association
1410 Woodland Avenue
Columbus, Ohio 43219
Attorney/Agent: Underhill & Hodge, LLC, c/o David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov