

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 28, 2025**

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, JANUARY 28, 2025 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.: BZA24-071**
Location: **1155 WEST MOUND AVE. (43223)**, located on the south side of West Mound Street, approximately 700 feet east of Dana Avenue (425-286329; Southwest Area Commission).
Existing Zoning: CPD, Commercial Planned Development 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 portable building to be used as an office.
Applicant(s): 160 Driving Academy
2 N. Riverside Place, Suite 2100
Chicago, Illinois 60606
Attorney/Agent: Jeffery L. Brown, Atty
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): SPARC Holding LLC
107 South High Street, Suite 300
Columbus, Ohio 43215
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

02. **Application No.:** **BZA24-155**
 Location: **2207 PERFORMANCE WAY (43207)**, located on the south side of Performance Way, approximately 1,870 feet west of Alum Creek Drive (010-215041; Far South Columbus Area Commission).

 Existing Zoning: M-1, Manufacturing District
 Request: Variance(s) to Section(s):
 3321.01(A), Dumpster area
 To not provide dumpster screening.
 3365.21(b)(1), Height and area regulations
 To reduce the building setback from 125 feet to 66 feet from Performance Way.
 3365.21(b)(2), Height and area regulations
 To reduce the side yard setback from 25 feet to 7 feet on the east side, from 25 feet to 1 foot on the west side, and to reduce the rear yard from 25 feet to 5 feet.
 3365.35, Storage
 To reduce the open storage setback from 25 feet to 0 feet.
 3312.49, Required parking
 To reduce the minimum number of parking spaces required from 26 to 13.
 3312.53 (B), Minimum number of loading spaces required
 To reduce the minimum number of loading spaces from one to zero.

 Proposal: To construct a new office and warehouse building with outdoor storage.
 Applicant(s): Trevcor Development, LTD.
 P.O. Box 440
 Carroll, Ohio 43112

 Attorney/Agent: Jeffery L. Brown, Atty.
 37 West Broad Street, Suite 460
 Columbus, Ohio 43215

 Property Owner(s): Applicant
 Planner: Steven Smedley, (614) 645-6130; SFsmedley@Columbus.gov
03. **Application No.:** **BZA24-099**
 Location: **4267 PORTWATCH DR. (43110)**, located on the northwest corner of Portwatch Drive and Town Hill Drive (010-306008; Greater South East Area Commission).

 Existing Zoning: PUD-8, Planned Unit Development District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard
 To reduce the rear lot area from 25% to 15%.

 Proposal: To construct a rear deck
 Applicant(s): Stefany Risner
 700 Bryden Road
 Columbus, Ohio 43215

 Attorney/Agent: None
 Property Owner(s): Delgado Yoliz Vasquez
 4267 Portwatch Drive
 Columbus, Ohio 43110

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

- 04. Application No.: BZA24-105**
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
- 05. Application No.: BZA24-129**
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 59 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

06. **Application No.:** **BZA24-130**
 Location: **5400 BACHMAN RD. (43110)**, located at the northwest corner of Bachman Road and Winchester Pike (433-319444; Greater South East Area Commission).

 Existing Zoning: L-ARLD, Limited Apartment Residential District
 Request: Variance(s) to Section(s):
 3333.41(H), Standards
 To allow a townhouse complex to front on private streets.

 Proposal: To construct a townhome complex.
 Applicant(s): Tamarack Land Properties II, LLC
 712 Vista Blvd., Suite 303
 Waconia, Minnesota 55387

 Attorney/Agent: Molly Gwin, Atty.
 2 Miranova Pl., Suite 700
 Columbus, Ohio 43215

 Property Owner(s): Applicant
 Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
07. **Application No.:** **BZA24-138**
 Location: **245 E. LAKEVIEW AVE. (43202)**, located on the southeast corner of East Lakeview Avenue and Calumet Street (010-029453; Clintonville 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 3 feet to 1 foot for the east and west side yards.
 3332.25, Maximum side yard required.
 To reduce the combined side yards from 7.06 feet to 2 feet.

 Proposal: To convert a detached garage to an attached garage.
 Applicant(s): Casey & Christine Goff
 245 E. Lakeview Avenue
 Columbus, OH 43202

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

08. Application No.: **BZA24-145**
Location: **1877 E. 17th AVE (43219)**, located on the southwest corner of Woodland Avenue and East 17th Avenue (010-108797; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3321.01(A), Dumpster area
To not screen a dumpster.
3312.43, Improved surface required
To allow gravel parking areas for semi-truck trailer parking.
3363.41(a), Storage
To reduce the storage setback from a residentially zoned district from 100 feet to 0 feet.
3312.21 (D)(1)(a), Landscaping and screening
To reduce the landscaped area for screening for parking from 4 feet to 0 feet.
3312.25, Maneuvering
To reduce the maneuvering area along East 17th Avenue from 20 feet to 16 feet.
3389.12, Portable building
To grant a Special Permit to allow a food truck to remain onsite year-round.
3312.27(A)(2),
To reduce the parking setback from 25 feet to 16 feet for spaces along East 17th Avenue.
Proposal: To allow a food truck to remain on site permanently and update the site plan of record.
Applicant(s): ASI Corporation
1877 East 17th Avenue
Columbus, Ohio, 43219
Attorney/Agent: Jackson B. Reynolds III, Atty
37 West Broad Street, Suite 460
Columbus, Ohio, 43215
Property Owner(s): Aqua Science
1600 Woodland Avenue
Columbus, Ohio, 43219
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 09. Application No.: BZA24-147**
Location: **3905 SULLIVANT AVE. (43228)**, located at the southwest corner of Sullivant Avenue and Holly Hill Drive (010-111020; Greater Hilltop Area Commission).
Existing Zoning: CAC, Community Activity Center District
Request: Special Permit(s) to Section(s):
3389.151, Ohio Medical Marijuana Control Program Retail Dispensary.
To grant a Special Permit for a dual-use marijuana dispensary.
Proposal: A dual use marijuana dispensary.
Applicant(s): Theory Wellness of Ohio Retail, LLC c/o Brandon Pollock
38 Montvale Ave, #210
Stoneham, MA 02180
Attorney/Agent: None
Property Owner(s): Sedra Properties
3981 Sullivant Avenue
Columbus, Ohio 43228
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 10. Application No.: BZA24-151**
Location: **3464 SULLIVANT AVE (43228)**, located on the north side of Sullivant Avenue, approximately 58 feet west of Derrer Road (010-121729; Greater Hilltop Area Commission).
Existing Zoning: CAC, Community Activity Center 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 Portable Building used as a foodtruck to remain on site over night.
Applicant(s): Sullivant Ave. LLC -AtefJallaq
3464 Sullivant Ave.
Columbus, Ohio 43228
Attorney/Agent: Jeanne M. Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Tahir Mehmood
436 Ternstedt Lane
Columbus, Ohio 43228
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

11. **Application No.:** **BZA24-160**
 Location: **2295 E. LIVINGSTON AVE. (43209)**, located at the southeast corner of East Livingston Avenue and Berwick Boulevard (010-088063; Mideast Area Commission).

 Existing Zoning: CAC, Community Activity Center District
 Request: Variance(s) to Section(s):
 E.20.080.G., Surface parking
 To reduce the front parking setback along East Livingston Avenue from 30 feet to 0 feet, to reduce the rear parking setback along Berwick Boulevard from 5 feet to 0 feet and to allow stacking and circulation aisles to be located between the principal building and adjacent streets.
 G.20.040 A., Headlight Screening
 To not provide headlight screening.
 G.20.040.B.4., Dumpster and Bulk Refuse Pick-Up Area Screening
 To reduce the rear building setback for a dumpster from 10 feet to 0 feet and to allow the dumpster to be located between principal building and an adjacent front or side street.
 3312.11, Drive-up stacking area
 To reduce the required number of stacking spaces for 2 drive up teller units (9) and one atm (4) from 13 to 8.

 Proposal: A bank with two drive-thru tellers and one drive-thru atm.
 Applicant(s): Telhio Credit Union, Inc.
 330 Rush Alley, Ste. 500
 Columbus, Ohio 43215

 Attorney/Agent: Matthew Cull, Atty.
 207 North Fourth Street
 Columbus, Ohio 43201

 Property Owner(s): Applicant
 Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** **BZA24-146**
 Location: **1361 DYER RD (43123)**, located on the south side of Dyer Road, approximately 1800 feet west of State Route 104 (010-208642; Southwest Area Commission).

 Existing Zoning: R, Rural District
 Request: Varaince(s) to Section(s):
 3332.38 (F), Private garage
 To increase the maximum allowable garage area from 720 square feet to 2,440 square feet.
 3332.38 (G), Private garage
 To increase the height of a detached garage from 15 feet to 16 feet.

 Proposal: To construct a detached garage.
 Applicant(s): Paige Thomas
 1361 Dyer Road
 Grove City, Ohio 43123

 Attorney/Agent: None.
 Property Owner(s): Applicant
 Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

