

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 25, 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, FEBRUARY 25, 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.: BZA24-161**
Location: **1247-1259 HILDRETH AVE. (43203)**, located on the south side of Hildreth Avenue, approximately 175 feet west of N. Champion Avenue (010-332724; 010-021665; 010-021666; 010-021667; Near East Area Commission).
Existing Zoning: R-3, 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 24 feet.
3332.13, R-3 area district requirements
To reduce the minimum lot size from 5,000 square feet to 2,880 square feet.
3312.29, Parking space
To reduce the size of a parking space from 9 feet by 18 feet to 8.5 feet by 18 feet.
3321.07, Landscaping
To reduce the number of trees required for a single-unit dwelling from one to zero.
Proposal: To construct 4 single-unit dwellings.
Applicant(s): A2Z Group
605 N. High Street, St. 208
Columbus, OH 43215
Attorney/Agent: None
Property Owner(s): Central Ohio Community Land Trust Corporation
845 Parsons Avenue

Planner:

Columbus, OH 43206
Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 02. Application No.:** **BZA25-001**
Location: **801 BRUCK ST. (43206)**, located at the northwest corner of East Columbus Street and Bruck Street (001-016203; Columbus Southside Area Commission).
Existing Zoning: R-2-F, Residential District
Request: Variance(s) to Section(s):
3332.26(F), Minimum side yard permitted
To reduce the required side yard from 6 feet to 3 feet
Proposal: To convert a two and half story dwelling into a three-story dwelling.
Applicant(s): Devin Gonzales
209 E. Arcadia Ave
Columbus, Ohio 43206
Attorney/Agent: Brett Wedding, Architect
2467 Indiana Ave
Columbus, Ohio 43202
Property Owner(s): Anthony Justice
801 Bruck Street
Columbus, Ohio 43202
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 03. Application No.:** **BZA24-164**
Location: **407-409 S. OHIO AVE. (43205)**, located on the west side of South Ohio Avenue, approximately 40 feet south of McAllister Avenue (010-025568; Near East Area Commission).
Existing Zoning: R-2-F, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the minimum number of required parking spaces from 2 to 1
3332.05(A)(4), Area district lot width requirements
To reduce the required lot width from 50 feet to 28 feet.
3332.13, R-3 area district requirements
To reduce the required lot area from 5,000 square feet to 2,000 square feet.
3332.26(F), Minimum side yard permitted
To reduce the minimum side yard setback from 5 feet 10 inches to 3 feet.
Proposal: To construct a single unit dwelling
Applicant(s): Ojonimi Bako
463 S Champion Ave
Columbus, Ohio 43205
Attorney/Agent: Christopher Pettis, Architect
1201 Dublin Rd #704
Columbus, Ohio 43215
Property Owner(s): S&B VENTURE FUND II LLC
7385 N STATE RT 3 PMB 3023
Westerville, Ohio 43082
Planner: Adam Trimmer, (614)645-1469; ADTrimmer@Columbus.gov

- 04. 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
- 05. Application No.:** **BZA24-168**
Location: **235 WEBSTER PARK AVE. (43214)**, located on the south side of Webster Park Avenue, approximately 270 feet east of Olentangy Boulevard (010-077671; Clintonville 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% (1,720 SF) to 17.9% (1,232 SF).
Proposal: To raze the existing attached garage and to construct a two-story addition including an attached two-car garage.
Applicant(s): Ali Rahimi
235 Webster Park Avenue
Columbus, Ohio 43214
Attorney/Agent: Elizabeth Leidy, Architect
2050 South High Street
Columbus, Ohio 43207
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFsmedley@Columbus.gov

- 06. Application No.:** **BZA24-170**
Location: **1557 & 1561 VIRGINIA AVE (43212)**, located on the west side of Virginia Avenue, approximately 180 feet south of King Avenue (010-061790 & 010-061791; 5th by Northwest Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the maneuvering area for 1557 from 20 feet to 17.1 feet.
3332.26(C), Minimum side yard permitted
To reduce the southern side yard setback from 3 feet to 2.2 feet for the existing garage at 1557.
3312.29, Parking space
To reduce the minimum allowable parking space size from 9'x18' to 8.25'x18' for 1561.
3332.21, Building lines
To reduce the minimum building setback from 25 feet to 23 feet for 1561.
Proposal: To construct a two-unit dwelling on 1561 and to relocate the existing overhead garage door for 1557 to face the alley.
Applicant(s): T. Jordan and Megan Tarrier, Trustees
1968 Devon Road
Columbus, Ohio 43212
Attorney/Agent: Eric Martineau, Atty.
3006 North High Street, Suite 1A
Columbus, Ohio 43202
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
- 07. Application No.:** **BZA24-172**
Location: **8701 LYRA DR. (43240)**, located on the northwest side of Lyra Drive, approximately 600 feet north of Polaris Parkway. (31843401023002; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required Parking
To reduce required parking spaces from 112 to 107.
Proposal: To redevelop a retail store into a commercial center.
Applicant(s): Manam Properties LLC
9302 Waterford Dr.
Powell, OH 43065
Attorney/Agent: L.M. Comek, Attorney
17 S. High St., Suite 700
Powell, OH 43065
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

- 08. Application No.: BZA24-173**
Location: **2365 PERFORMANCE WAY (43207)**, located on the south side of Performance Way, approximately 1,800 feet west of Alum Creek Drive. (010-270839, 010-238254; Far South Area Commission).
Existing Zoning: Limited Manufacturing District
Request: Variance(s) to Section(s):
3363.41, Storage
To reduce the required setback for open storage from 20 feet from a property line to 0 feet.
3312.43, Improved Surface Required
To allow parking on a gravel surface.
Proposal: To update the site plan of record.
Applicant(s): Lockbourne Properties LLC
2440 Lockbourne Rd.
Columbus, Ohio 43207
Attorney/Agent: John Ingwersen, Architect
1050 Bryden Rd.
Columbus, Ohio 43205
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
- 09. Application No.: BZA24-176**
Location: **854 HARD RD. (43235)**, located on the north side of Hard Road, approximately 150 feet west of Ravens Nest Court (610-224619; Far Northwest Coalition).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38(F)(2), Private garage
To increase the maximum allowable garage area from 829 square feet to 1,015 square feet.
3332.38(G), Private garage
To increase the allowable height of a detached garage from 15 feet to 17 feet.
Proposal: To construct a 22'x28' detached garage.
Applicant(s): Jonathan and Roger Weiss
854 Hard Road
Columbus, Ohio 43235
Attorney/Agent: William Mokris
850 Moon Glow Court
Gahanna, Ohio 43230
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

10. **Application No.:** **BZA25-004**
Location: **8295 SANCUS BLVD. (43081)**, located on the west side of Sancus Boulevard, approximately 200 feet south of Lazelle Road (610-138303; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To increase the maximum number of allowed parking spaces from 31 to 33.
Proposal: To provide additional off-street parking spaces.
Applicant(s): Truelieve OH, Inc.
3494 Martin Hurst Road
Tallahassee, Florida 32312
Attorney/Agent: Gateway Engineers, c/o Joshua Scanlon, PE
100 McMorris Road
Pittsburgh, PA 15205
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** **BZA24-156**
Location: **5440 FISHER RD. (43228)**, located at the northwest corner of Fisher Road and Hilliard-Rome Road (010-243357; Far West Side Area Commission).
Existing Zoning: L-C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required parking
To increase the maximum number of parking spaces from 25 to 61.
Proposal: A dual use marijuana dispensary.
Applicant(s): Bo Jack, LLC
1021 Mooreville Road, NW
Dover, Ohio 44622
Attorney/Agent: Laura MacGregor Comek, Atty.
17 South High Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** **BZA24-149**
Location: **1466 S. HAMILTON RD. (43227)**, located at the northeast corner of South Hamilton Road and East Livingston Avenue (010-098699; Mideast 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 food truck to remain on site overnight.
Applicant(s): Tahir Mehmood
436 Ternstedt Lane
Columbus, Ohio 43228
Attorney/Agent: Jeanne M. Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): 1466 S Hamilton, LLC
1466 South Hamilton Road,
Columbus Ohio 43227
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov