

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 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, MARCH 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.: BZA24-143 ***APPROVED*****
Location: **5472 ENGLECREST DR. (43110)**, located on the northwest corner of Englecrest Drive and Canal Highlands Boulevard (490-271815; Greater Southeast Area Commission).
Existing Zoning: L-R-2, Limited Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance
To allow a 6-foot privacy fence to remain in the clear vision area.
Proposal: To allow a 6-foot tall privacy fence to remain in a required yard.
Applicant(s): Dalibor Milanovic
5472 Englecrest Drive
Canal Winchester, OH 43110
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

02. **Application No.:** **BZA24-164** *****TABLED*****
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.
3332.21, Building lines
To reduce the building setback from 25 feet to 15 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
03. **Application No.:** **BZA24-167** *****DENIED*****
Location: **1011 SULLIVANT AVE. (43223)**, located on the south side of Sullivant Avenue, approximately 90 feet east of Dakota Avenue (010-026790; Franklinton Area Commission).
Existing Zoning: UGN-1, Urban General District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To provide no maneuvering area.
Proposal: A parking structure for an off-site hotel.
Applicant(s): Robert Ellis
485 Brickell Avenue, #2303
Miami, Florida 33131
Attorney/Agent: None
Property Owner(s): C TWO HOUSING, LLC
850 Twin Rivers Drive
Columbus, Ohio 43216
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

04. **Application No.:** **BZA24-175** *****APPROVED*****
Location: **518 W. 1ST AVE. (43201)**, located on the north side of W. 1st Avenue, approximately 30 feet west of Oregon Avenue (010-045781; Harrison West Society).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the number of parking spaces required from four to two.
Proposal: To construct a two-unit dwelling with a detached garage.
Applicant(s): Carvine Development
1030 Harrison Park Pl.
Columbus, OH 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov
05. **Application No.:** **BZA24-178** *****APPROVED*****
Location: **2388 HALKIRK ST. S. (43229)**, located at the northwest corner of Halkirk Street South and Edinburgh Lane (600-146156; Northland Community Council).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2); Vision clearance
To allow a fence taller than two and one-half feet in height and 100% opacity to be located in a required yard along Halkirk Street South.
Proposal: To bring the existing fencing into compliance.
Applicant(s): Cara Powell
2388 Halkirk Street S.
Columbus, Ohio 43229
Attorney/Agent: Craig K. Tuthill
1555 Alton Darby Creek
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

06. Application No.: BZA25-002

APPROVED

Location: 521, 611, 659 MARION RD. (43207), located on the south side of Performance Way, approximately 1,800 feet west of Alum Creek Drive (010-001345 010-103964, 010-103968; Southside Area Commission).

Existing Zoning: M, Manufacturing District

Request: Special Permit & Variance(s) to Section(s):

- 3312.49, required parking
To reduce the minimum number of parking spaces required for 521 Marion Road from 63 spaces to 50 spaces.
- 3312.25, Maneuvering
To reduce the aisle width from 20 feet to 0 feet to allow double stack parking at the rear of 521 Marion Road.
- 3363.41, Storage
To reduce the setback for open storage from 20 feet to zero feet from interior lot lines.
- 3312.37, Parking or keeping inoperable motor vehicle
To allow up to 10 inoperable vehicles to be stored on site.
- 3389.12, Portable building
To allow a portable building to remain on site permanently to act as the dwelling unit for a resident security person.
- 3363.24, Building lines in an M-manufacturing district
To provide a 14 foot setback for a 24,000 square foot building along Marion Road and an 8 foot perimeter fence.
- 3392.10, Performance requirements
To allow outdoor storage of materials to be piled to height of 17 feet.
- 3389.07, Impound lot, junk yard or salvage yard
To permit the continuation of a salvage business for 529, 611, and 659 Marion Rd.

Proposal: To bring an existing recycling facility with a salvage storage lot into compliance.

Applicant(s): John Ingwersen, Architect
1050 Bryden Rd.
Columbus, Ohio 43205

Attorney/Agent: James Gilbert, Attorney
6065 Frantz Rd. Suite 105
Dublin, Ohio 43017

Property Owner(s): 521 Marion LLC, c/o Ebrahim Hooshiarnejad
659 Marion Rd
Columbus Ohio, 43207

Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

07. **Application No.:** **BZA25-003** *****APPROVED*****
Location: **2097 THISTLEWOOD DR. (43235)**, located on the south side of Thistlewood Drive, approximately 515 feet east of Lakebrook Boulevard (610-208194; Far Northwest Coalition).
Existing Zoning: L-SR, Limited Suburban Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted
To reduce the western side yard setback from 5 feet to 4 feet.
Proposal: To construct an addition including a third car garage space.
Applicant(s): Robert Davidge
2097 Thistlewood Drive
Columbus, Ohio 43235
Attorney/Agent: Brenda Parker, Architect
405 North Front Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Steven Smedley, (614) 645-6130; SFsmedley@Columbus.gov
08. **Application No.:** **BZA25-007** *****APPROVED*****
Location: **376 E. DESHLER AVE. (43206)**, located on the north side of E. Deshler Avenue, approximately 400 feet east of Bruck Street (010-033418; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(F), Minimum side yard permitted
To reduce the minimum side yard from 5.25 feet to 3 feet.
Proposal: To convert a 2.5 story building into a 3 story building.
Applicant(s): Applicant
Attorney/Agent: Evan Little
3505 W. Dublin Granville Road
Columbus, Ohio 43235
Property Owner(s): Joyce Salizzoni and Michael Brachocki
376 E. Deshler Avenue
Columbus, Ohio 43206
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

09. **Application No.:** **BZA25-008** *****APPROVED*****
Location: **2135 IUKA AVE. (43201)**, located on the north side of Iuka Avenue, approximately 140 feet west of North Fourth Street (010-014798; University Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking.
To reduce the number of required parking spaces from 23 to 16.
3312.13(B), Driveway
To reduce the minimum driveway width from 20 feet to 19 feet.
Proposal: To reconfigure an existing parking lot.
Applicant(s): Joe Wilson
222 E 11th Avenue
Columbus, Ohio 43201
Attorney/Agent: New Avenue Architects & Engineers, c/o Michael Maistros
4740 Reed Road, Ste. 201
Upper Arlington, Ohio 43220
Property Owner(s): Hometeam Multifamily LLC
222 E 11th Avenue
Columbus, Ohio 43201
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov