

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 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, 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 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. 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.:** **BZA24-001**
Location: **943 MT. PLEASANT AVE. (43215)**, located on the west side of Mount Pleasant Avenue, approximately 320 feet north of East 1st Avenue (010-007943; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the lot width requirement from 50 feet to 30 feet.
3332.15, R-4 area district requirements
To reduce the lot area requirements for a single-unit dwelling from 5,000 square feet to 4,260 square feet.
3332.26(E), Minimum side yard permitted
To reduce the minimum side yard required for a garage from 3 feet to 2 feet.
3332.38(F), Private garage
To increase the maximum allowable lot area dedicated to a detached garage from 720 square feet to 820 square feet.
Proposal: To split an existing parcel containing a single-unit dwelling.
Applicant(s): 943 Mt. Pleasant LLC, c/o Darryl Tanner
605 North High Street, Suite 104
Columbus, Ohio 43215
Attorney/Agent: Rebecca J. Mott, Atty.
Plank Law Firm, LPA, 411 East Town Street, FL 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Dane Kirk, 614-365-1056; DEKirk@Columbus.gov

02. Application No.: BZA24-002
Location: 724 JAEGER ST. (43206), located on the east side of Jaeger Street, approximately 50 feet south of Alexander Alley (010-057384; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines
To reduce the building setback from 10 feet to 1.58 feet.
3332.26, Minimum side yard permitted
To reduce the minimum side yard required for a primary structure from 3 feet to 0.2 feet.
3332.26(E), Minimum side yard permitted
To reduce the minimum side yard required for a detached garage from 3 feet to 1.8 feet.
Proposal: To construct an addition to the rear of an existing single-unit dwelling.
Applicant(s): Simeon Sauders and Mel Pence-Lavy
9802 Olentangy River Road
Powell, Ohio 43065
Attorney/Agent: Richard Taylor, Architect
48 S. High St., Suite B
Dublin, Ohio 43017
Property Owner(s): Applicant
Planner: Dane Kirk, 614-365-1056; DEKirk@Columbus.gov

03. Application No.: **BZA24-004**
Location: **805 EDGECLIFF DR. (43235)**, located on the north side of Edgecliff Drive, approximately 350 feet west of State Route 315 (610-282487; Far Northwest Area Commission).
Existing Zoning: R-Rual District
Request: Variance(s) to Section(s):
3332.06, Rural area district requirements
To reduce the lot size from 5 acres to 1 acre on lot A, from 5 acres to .68 acres on lot B, from 5 acres to .06 acres on lot C, and from 5 acres to .08 acres on lot D.
3332.26(A), Minimum side yard permitted.
To reduce the minimum side yard on Parcels C and D from 7.5 feet to 0 feet.
3332.27, Rear yard.
To reduce the total lot area of the rear yard on Parcel C from 25 percent to 0 percent.
3332.18 (D), Basis of computing area.
To increase the maximum building lot coverage on Parcel C from 50 percent to 100 percent.
3332.25, Maximum side yards required.
To reduce the maximum side yard required on Parcel C from 20% to 0 percent.
Proposal: To split a parcel and construct 2 single-unit dwellings.
Applicant(s): Michael and Linda McGaughey
753 Edfiecliff Drive.
Columbus, Ohio 43235
Attorney/Agent: Elizabeth Seedorf, Atty
52 East Gay Street.
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

- 04. Application No.:** **BZA24-005**
Location: **2077 JOYCE AVE. (43219)**, located at the southwest corner of Joyce Avenue and East Blake Avenue (010-099016; North Central Area Commission).
Existing Zoning: L-M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21(D), Landscaping and screening
To not provide parking lot screening along Joyce Avenue
3312.27, Parking setback line
To reduce the parking setback along East Blake Avenue, Joyce Avenue, and East Maynard Avenue from 25 feet to 10 feet.
3363.24(C), Building lines in an M-manufacturing district
To reduce the building setback along East Blake Avenue from 25 feet to 10 feet, and from 25 feet to 10 feet along East Maynard Avenue.
3363.41(a), Storage
To reduce the setback for outdoor storage from 100 feet to 15 feet from a residentially zoned district, from 20 feet to 0 feet along the alley, and from 30 feet to 10 feet along East Maynard Avenue and East Blake Avenue.
Proposal: To update the site plan of record to bring the property into compliance.
Applicant(s): M.P. Marino LTD
2077 Joyce Avenue
Columbus, Ohio 43219
Attorney/Agent: Jeffrey Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
- 05. Application No.:** **BZA24-010**
Location: **2480 N. HIGH ST. (43202)**, located on the northeast corner of North High Street and Wilcox Street (010-045644; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the number of additional required parking spaces for the new use from 2 to 0.
Proposal: To establish a new retail carryout use.
Applicant(s): Verge Developments LLC, c/o Jianqin Chen
2490 N. High St., Suite 100
Columbus, OH 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Dane Kirk, 614-365-1056; DEKirk@Columbus.gov

06. **Application No.:** **BZA24-011**
Location: **2699 LOCKBOURNE RD. (43207)**, located on the west side of Lockbourne Road, approximately 490 feet north of Watkins Road (010-010489; Far South Columbus Area Commission).
Existing Zoning: C-3, Commercial and R-2, Residential District
Request: Variance(s) to Section(s):
3312.49, Required parking
To reduce the minimum number of parking spaces required from 319 spaces to 249 spaces.
Proposal: To expand the existing Marion Franklin Pool bathhouse.
Applicant(s): OHM Advisors c/o Rhonda Morrison, PE
580 North Fourth Street, Suite 610
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): City of Columbus Recreation and Parks Department
1111 East Broad Street
Columbus, Ohio 43205
Planner: Steven Smedley, 614-645-6130; SFSmedley@Columbus.gov
07. **Application No.:** **BZA24-012**
Location: **1206 OAK STREET (43205)**, located on the north side of Oak Street, approximately 65 feet west of Sherman Avenue (010-318694; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3312.49(C), Required parking.
To reduce the required number of parking spaces from 8 to 5.
Proposal: To construct a five-unit dwelling.
Applicant(s): Kenneth Wilson
103 South 18th Street
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

08. Application No.: BZA24-016
Location: 3452 E. LIVINGSTON AVE. (43227), located on the north side of East Livingston Avenue, approximately 500 feet east of Barnett Road (010-099246; Mideast Area Commission).
Existing Zoning: C-2, Commercial District
Request: Variance(s) to Section(s):
3372.704 (A)(C), Setback requirements
To reduce the minimum building setback from 25 feet to 19 feet on the south side of the property and to increase building setback from the from the west property line at the building frontage from 50 feet to 162 feet and the building setback from the east property line at the front building line from 50 feet to 116 feet.
3372.705(B), Building design standards
To reduce the minimum width of the building frontage from 60% of the lot width to 36% of the lot width.
3372.705(D), Building design standards
To allow the primary entrance door to not be located on the primary building frontage.
3372.705(F), Building design standards
To reduce the minimum amount of required glass from 40% of the area between a height of 2 and 10 feet above grade to 21%.
Proposal: To construct an addition to an existing library branch location.
Applicant(s): Board of Trustees of the Columbus Metropolitan Library c/o Matt Brown
96 South Grant Avenue
Columbus, Ohio 43215
Attorney/Agent: Eric Zartman, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Dane Kirk, 614-365-1056; DEKirk@Columbus.gov

09. Application No.: **BZA23-144**
Location: **186 E. 4th AVE. (43201)**, located on the north side of East 4th Avenue, approximately 110 feet east of Hamlet Street (010-004378; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05 (A)(4), Area district lot width requirements
To reduce the lot width from 50 feet to 35 feet on area A and 34 feet on area B.
3332.15, R-4, Area District Requirements
To reduce lot area from 5,000 SF to 2,825 square feet on Area A and 3,300 Square feet on Area B.
3332.18 (D), Basis of computing area.
To increase permitted lot coverage from 50% to 71% on area A and from 50% to 52% on area B.
3332.19, Fronting.
To permit area B to not front on a public street
3332.21(F), Building Lines.
To reduce the building setback from 10 feet to 3 feet for area A.
3332.25, Maximum Side Yards Required.
To reduce the sum of the side yards for area A from 7.04 feet to 0 feet and to reduce the sum of the side yards for Area B from 6.9 feet to 6 feet.
3332.26(C), Minimum Side Yard Permitted
To reduce for the east and west side yards on Area A from 3 feet to 0 feet.
3332.27, Rear Yard
To reduce the rear yard for Area A and Area B from 25% to 12%.
Proposal: To split a lot and construct two single unit dwellings.
Applicant(s): David Perry Company, Inc
411 E Town St, Fl 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl 2
Columbus, Ohio 43215
Property Owner(s): 186 E. Fourth, LLC; c/o Joel Roby
7100 Muirfield Drive
Dublin, Ohio 43017
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

10. **Application No.:** **BZA24-017**
Location: **2400 CORPORATE EXCHANGE DR. (43231)**, located at the northwest intersection of Corporate Exchange Drive and Community Park Drive (600-183730; Northland Community Council).
Existing Zoning: C-4, Commercial District 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 remain on site for two years.
Applicant(s): DHL Express US
1910 W Rio Saladao Pkwy
Tempe, Az 85181
Attorney/Agent: None
Property Owner(s): IS-CAN 2400 OHIO LP
2400 Corporate Exchange
Columbus, Ohio 43231
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov
11. **Application No.:** **BZA20-003**
Location: **1826 HOLLOW RUN DR. (43223)**, located on the east side of Hollow Run Drive, approximately 380 feet north of Alkire Road (570-160425; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum south side yard from 5 feet 0 feet and the north side yard from 5 feet to 4 feet.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the side yards from 10 feet to 4 feet.
Proposal: To legitimize a carport.
Applicant(s): Parlin, L.L.C., Shabrokh Minoui, Member
P.O. Box 16272
Columbus, Ohio 43216
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** BZA23-084
Location: 948 WHITETHORNE AVE. (43223), located on the east side of Whitethorne Avenue, approximately 245 feet north of Dartmoor Road (010-121798; Greater Hilltop Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 0 feet.
Proposal: To construct a single-unit dwelling with a parking pad in the front yard.
Applicant(s): SVS Home Improvement Design, c/o Stefany Risner
700 Bryden Road
Columbus, Ohio 43215
Attorney/Agent: None
Property Owner(s): S and J Properties, LLC
96 Amity Road
Galloway, Ohio 43119
Planner: Jamie Freise, (614) 404-1836; JFFreise@Columbus.gov