

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JANUARY 23, 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, JANUARY 23, 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.:** **BZA23-135** **\*\*\*APPROVED\*\*\***  
**Location:** **247 PRESTON ROAD (43209)**, located on the west side of Preston Road, approximately 99 feet north of Fair Avenue. (010-046137; No Area Commission).  
**Existing Zoning:** RRR, Residential District  
**Request:** Variance(s) to Section(s): 3393.06, Location.  
To allow a swimming pool to be located in the front yard.  
**Proposal:** To install a swimming pool.  
**Applicant(s):** Timothy Smith  
247 Preston Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Simplified Living Architecture, c/o Heidi Bolyard, Architect  
6065 Frantz Road  
Dublin, Ohio 43017  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**02. Application No.:** **BZA23-150** **\*\*\*TABLED\*\*\***  
**Location:** **345 E. 2ND AVE. (43201)**, located on the south side of East 2nd Avenue, approximately 540 feet east of North 6th Street (010-277009; Italian Village Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.29, Parking space  
To reduce the minimum parking space width from 9 feet to 8 feet.  
3312.09, Aisle  
To reduce the aisle for 90 degree parking from 20 feet to 16 feet.  
3363.24(C,1), Building lines in an M-manufacturing district  
To reduce the building setback from 40 feet to 10 feet for a dumpster.  
3321.01, Dumpster area  
To allow a dumpster to be located within the building setback.  
**Proposal:** A change of use from warehouse/storage to a pet-spa with accessory eating and drinking, retail, and office space.  
**Applicant(s):** All Paws Retreat Holdings, Ltd.  
c/o Casie Goldstein  
154 South Yale Street  
Columbus, Oh, 43222  
**Attorney/Agent:** MKC Architects, c/o Carleigh LaFrance  
161 North 4th Street  
Columbus, Ohio 43215  
**Property Owner(s):** Veritas Community Church  
345 East 2nd Avenue  
Columbus, Ohio 43201  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**03. Application No.:** **BZA22-075** **\*\*\*TABLED\*\*\***  
**Location:** **1656 & 1664 WESTBELT DR. (43228)**, located at the southeast corner of Westbelt Drive and Equity Drive (560-210803; West Scioto Area Commission).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15(A), M-2 manufacturing district special provisions  
To reduce the minimum building setback from 50 feet to 10 feet along Westbelt Drive and to 15 feet along Equity Drive.  
**Proposal:** To construct a small scale distribution center.  
**Applicant(s):** Victor Nduaguba, PE  
2320 Brisum Way  
Hilliard, Ohio 43026  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Gabriel Obeng-Agyekum  
223 Harness Way  
Delaware, Ohio 43015  
**Planner:** Steven Smedley, 614-645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

- 04. Application No.:** **BZA23-094** **\*\*\*APPROVED\*\*\***
- Location:** **1445 GRANDVIEW AVE. (43212)**, located at the southwest corner of Grandview Avenue and Ida Avenue (010-062876; 5th x Northwest Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required  
To reduce the total number of parking spaces required from 86 to 30.
- Proposal:** The applicant proposes a change of use for a single tenant but the variance will conform the entire commercial center.
- Applicant(s):** DeRoberts Family, LP  
1270 Marlyn Drive  
Columbus, Ohio 43212
- Attorney/Agent:** David Hodge, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
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- 05. Application No.:** **BZA23-132** **\*\*\*APPROVED\*\*\***
- Location:** **1728 NORTH HIGH ST. (43201)**, located on the east side of North High Street, approximately 350 north of 12th Avenue (010-029660; University Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):  
3312.49(A), Minimum numbers of parking spaces required  
To reduce the number of required bicycle spaces from 10 to zero.  
3312.49, Minimum numbers of parking spaces required  
To reduce the minimum number of parking spaces for 11,892 square feet of restaurant use and 4,775 square feet of patio use from 96 to zero.  
3312.53, Minimum number of loading spaces required  
To reduce the minimum number of loading spaces from 1 to 0.  
3325.361, Landscaping and Screening  
To reduce the dumpster screening requirement to only require dumpster screening on the east side from North Pearl Street.  
3321.05(B)(1) - Vision clearance  
To reduce the clear vision triangle at the south-west intersection of East 13th Ave and North Pearl Street from 10 feet to 2 feet.  
3325.341(C) - Vertical element  
The Applicant requests a variance to waive the requirement for a vertical element on the existing High Street frontage.  
3325.341(D) – Glass  
To reduce the minimum required area of glass on the facade between 2 feet and 10 feet above the nearest sidewalk from 60% to 20% along the primary High Street frontage and 0% along the first ten feet of the secondary 13th Avenue frontage.
- Proposal:** To construct a new event space.
- Applicant(s):** 1728 N LLC, c/o Samir Dahman  
4160 Rutherford Road  
Powell, Ohio 43065
- Attorney/Agent:** David Hodge, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054
- Property Owner(s):** Applicant
- Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**06. Application No.:** **BZA23-136** **\*\*\*TABLED\*\*\***  
**Location:** **994 E MOUND ST. (43205)**, located on the north side of East Mound Street, approximately 155 feet west of South 22nd Street (010-095043; Near East Area Commission).  
**Existing Zoning:** R2-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 0.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Josh Tomey  
1286 E Fulton Street.  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Adam Trimmer, (614)645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

**07. Application No.:** **BZA23-143** **\*\*\*APPROVED\*\*\***  
**Location:** **1025 & 1029 HUNTER AVE. (43201)**, located on the west side of Hunter Avenue, approximately 240 feet north of West 2nd Avenue (010-053655 (A) & 010-038755 (B); Vicotrian Village Commission).  
**Existing Zoning:** ARLD, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23(c),(d), Minimum Side Yard permitted  
To reduce the north side yard for a detached garage on Area A from 3' to 0', to reduce both the north and south side yards of the proposed single-unit dwelling on Area A from 5.83' to 3',  
to reduce the south side yard for a detached garage on Area B from 3' to 0', and to reduce both the north and south side yards for the existing single-unit dwelling on Area B from 5' to 2'.  
**Proposal:** To construct a single-unit dwelling and detached garage on Area A, and a detached garage on Area B.  
**Applicant(s):** Roby Development, c/o 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):** Roby Development, c/o Joel Roby  
1075 West Third Avenue  
Columbus, Ohio 43212  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

08. **Application No.:** **BZA23-145** **\*\*\*APPROVED\*\*\***  
**Location:** **266 LINDA LEE LN. (43035)**, located on the north side of Linda Lee Lane, approximately 120 feet east of Emerald Hill Drive (318-34204033000; Far North Columbus Communities Coalition).  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard  
To reduce the rear yard from 25% to 18%  
**Proposal:** To construct a two story room addition on the rear of the dwelling.  
**Applicant(s):** Ganesan Mahendhiran & Punniaraj Meena  
266 Linda Lee Ln.  
Columbus, Ohio 43035  
**Attorney/Agent:** RAS Construction, c/o Kyle Kocheran)  
351 West South Street  
Worthington, Ohio 43085  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
09. **Application No.:** **BZA23-084** **\*\*\*TABLED\*\*\***  
**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](mailto:JFFreise@Columbus.gov)