Board of Zoning Adjustment Application

Address: 111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522
Email: zoninginfo@columbus.gov
Website: www.columbus.gov/bzs

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Office Use only
Application Number: BZA26-131 Date Received: 10/21/26
Assigned Planner: Adam Trimmer Fee: $700
Contact Information: ADTrimmer@columbus.gov;614-645-1469
Comments: November 5, 2026, Staff Review

Types of Action Requested (Check all that apply):

☑ Variance ☐ Special Permit

Project Description:
Split 273 Reinhard Avenue into two lots, renovate the existing home, and add a 1½-car garage. Build an approximately 1,800-square-foot, two-story home with 3 bedrooms and 2½ baths. The traditional design will complement German Village and meet applicable historic district.

Location:

☑ Check here if listing additional parcel numbers on separate page

Certified Address: 273 Reinhard Avenue City/Zip Code: Columbus, 43206
Parcel Number(s): 010-029239-00
Neighborhood Group: South Side Area Commission Current Zoning: R-2F

Applicant (if different from owner):

Applicant Name: _____ Phone Number: _____
Full Address: _____
Email Address: _____ Fax Number: _____

Property Owner(s)

☑ Check here if listing additional property owners on a separate page

Name: Reinhart Project & Development LLC Phone Number: 614-579-6968
Full Address: 220 Tiller Drive Powell OH 43065 United States
Email Address: kenneth.cornell@gmail.com Fax Number: _____

Agent

Check one if applicable:

☐ Attorney ☐ Agent ☐ Licensed Architect or Engineer ☐ Landscape Architect

Name: _____ Phone Number: _____

Full Address: _____

Email Address: _____ Fax Number: _____

Signatures

Applicant Signature: _____

Property Owner Signature: _____

Agent Signature: _____

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STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances. Please answer in detail the following and check either Y or N.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance. ■ Yes ☐ No

The existing home can continue to provide residential use without a variance. The requested variance would allow the proposed lot split and construction of an additional single-family home.

2. Whether the variance is substantial. ☐ Yes ■ No

No. The proposed 1,800-square-foot home will fit within the newly created lot and meet applicable building requirements. It's size and design will be consistent with surrounding homes.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. ☐ Yes ■ No

No. The proposed home's size and traditional design will complement surrounding homes and are not expected to substantially alter neighborhood character or harm adjoining properties.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service). ☐ Yes ■ No

No. The proposal is not expected to adversely affect water, sewer, or refuse services, subject to confirmation of utility connections and service access.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☑ Yes ☐ No

Yes. We purchased the property with knowledge of the zoning restriction and planned to renovate the existing home regardless of whether the lot split was approved.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. ☑ Yes ☐ No

Yes. A smaller home could be designed to meet zoning requirements without a variance, if required.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. ■ Yes ■ No

Yes. The proposal preserves the existing home and adds a residence compatible with the neighborhood's scale and character, supporting the zoning requirement's intent while allowing reasonable residential development.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

1. Lot size R2F 3332.14 to be 6000 sq. ft — North Lot 2593.75 sq. ft , South Lot 2406.25 sq. ft
2. Lot width 3332.05 to be 50' wide — Both North and South Lot 31.25'
3. ~~2 off street parking required 3312.49~~ — One spot in the garage for both

Signature of Applicant: [signature] Date: 10/19/2026

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DEPARTMENT OF BUILDING AND ZONING SERVICES

STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

3307.06 Special Permits

The board of zoning adjustment shall have the power:

A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.

B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code and to otherwise safeguard the public safety and welfare.

D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.

E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

Signature of Application: _____ Date: 10/19/2026

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THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF BUILDING AND ZONING SERVICES

Affidavit

STATE OF OHIO, COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Reinhart Project & Development LLC

of (1) MAILING ADDRESS 220 Tiller Drive Powell OH 43065 United States

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) per PROPERTY ADDRESS 273 Reinhard Avenue , Columbus OH 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

(3) Subject Property Owner's Name: Reinhart Project & Development LLC

Mailing address: 220 Tiller Drive Powell OH 43065 United States

Applicants Name (same as listed on front application: Reinhart Project & Development LLC

Phone Number: (614) 579-6968

(4) Neighborhood Group: South Side Area Commission

Zoning Chair or Contact Person: Jim Griffin

Email Address: binkycmh@hotmail.com

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

Signature of Affiant _____ Date: _____

Sworn to before me and signed in the presence this 19 day of October, in the year 2026

Notary Seal Here

Signature of Notary Public: _____

My Commission Expires: _____

SHANNON D. CORWIN
Notary Public, State of Ohio
My Commission Expires
September 15, 2028

This affidavit expires six (6) months after date of notarization.

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DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

Name: Kenneth S. Cornell Full Address: 220 Tiller Drive, Powell OH 43065

Name: Devra C. Cornell Full Address: 220 Tiller Drive, Powell OH 43065

Name: Jacob Mason Full Address: 3551 Milla Paul Rd, Galena OH 43021

Name: Joshua Mason Full Address: 6834 Cedar Brook Glen, New Albany, OH 43054

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Name: _____ Full Address: _____

Signature of Affiant _____ Date: _____

Sworn to before me and signed in the presence this 19 day of October, in the year 2026

Notary Seal Here

Signature of Notary Public: _____

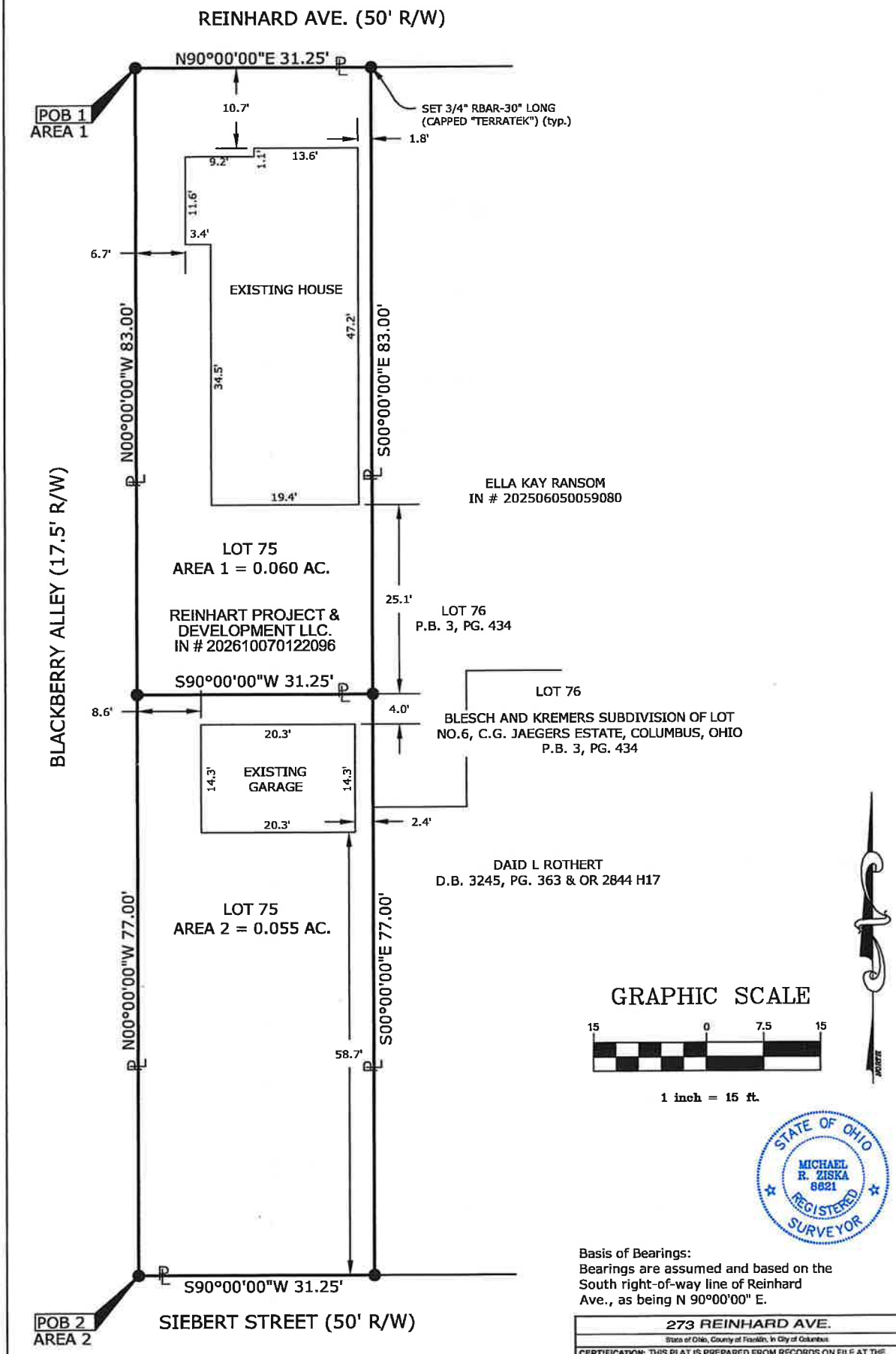
My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO
SHANNON D. CORWIN
Notary Public, State of Ohio
My Commission Expires
September 15, 2028

This affidavit expires six (6) months after date of notarization.

PLAT OF SURVEY

HALF SECTION 28, TOWNSHIP 5, RANGE 22, SCOFIELD'S SURVEY OF THE REFUGEE LANDS



GRAPHIC SCALE

15 0 7.5 15

1 inch = 15 ft.

STATE OF OHIO
MICHAEL R. ZISKA
8621
REGISTERED
SURVEYOR

Basis of Bearings:
Bearings are assumed and based on the South right-of-way line of Reinhard Ave., as being N 90°00'00" E.

273 REINHARD AVE.

State of Ohio, County of Franklin, In City of Columbus

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEERS OFFICES AND PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: Mike Ziska

MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621

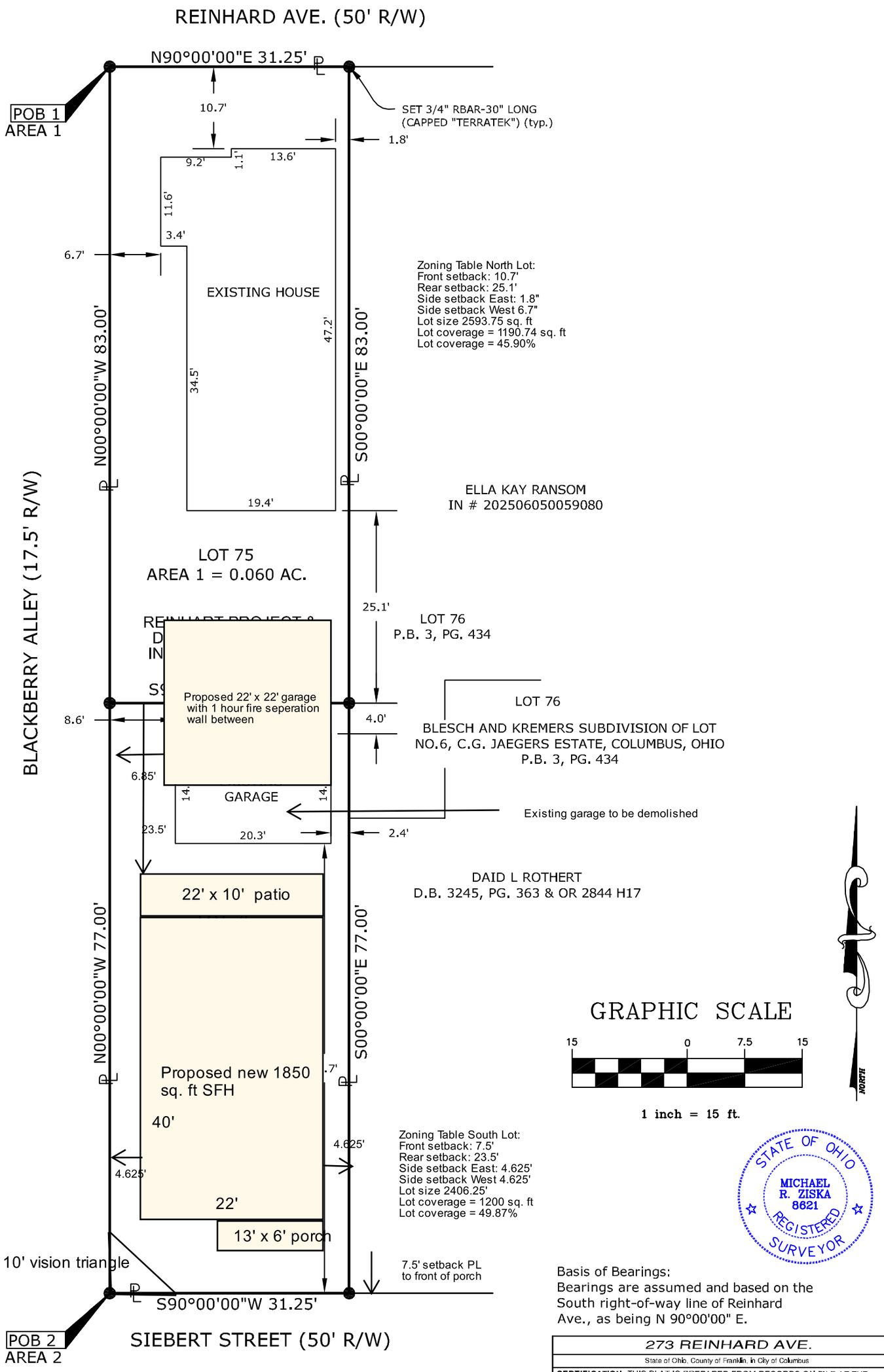
DATE OF PLAT: 10/13/2026

TERRATEK
LAND SURVEYING & MAPPING

Situated in the State of Ohio, County of Franklin, Columbus Ohio, being Lot Numbers Seventy-Five (75), in the Blesch and Kremer's Subdivision, as the same are numbered and delineated, of record in P.B. 3, PG. 434, records of the Recorder's Office, Franklin County, Ohio.

PLAT OF SURVEY

HALF SECTION 28, TOWNSHIP 5, RANGE 22, SCOFIELD'S SURVEY OF THE REFUGEE LANDS



STATE OF OHIO
MICHAEL R. ZISKA 8621
REGISTERED SURVEYOR

Basis of Bearings:
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BY: Mike Ziska

MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 10/13/2026

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Situated in the State of Ohio, County of Franklin, Columbus Ohio, being Lot Numbers Seventy-Five (75), in the Blesch and Kremer's Subdivision, as the same are numbered and delineated, of record in P.B. 3, PG. 434, records of the Recorder's Office, Franklin County, Ohio.

273 Reinhard Ave

10/21/2026, 12:00:05 PM

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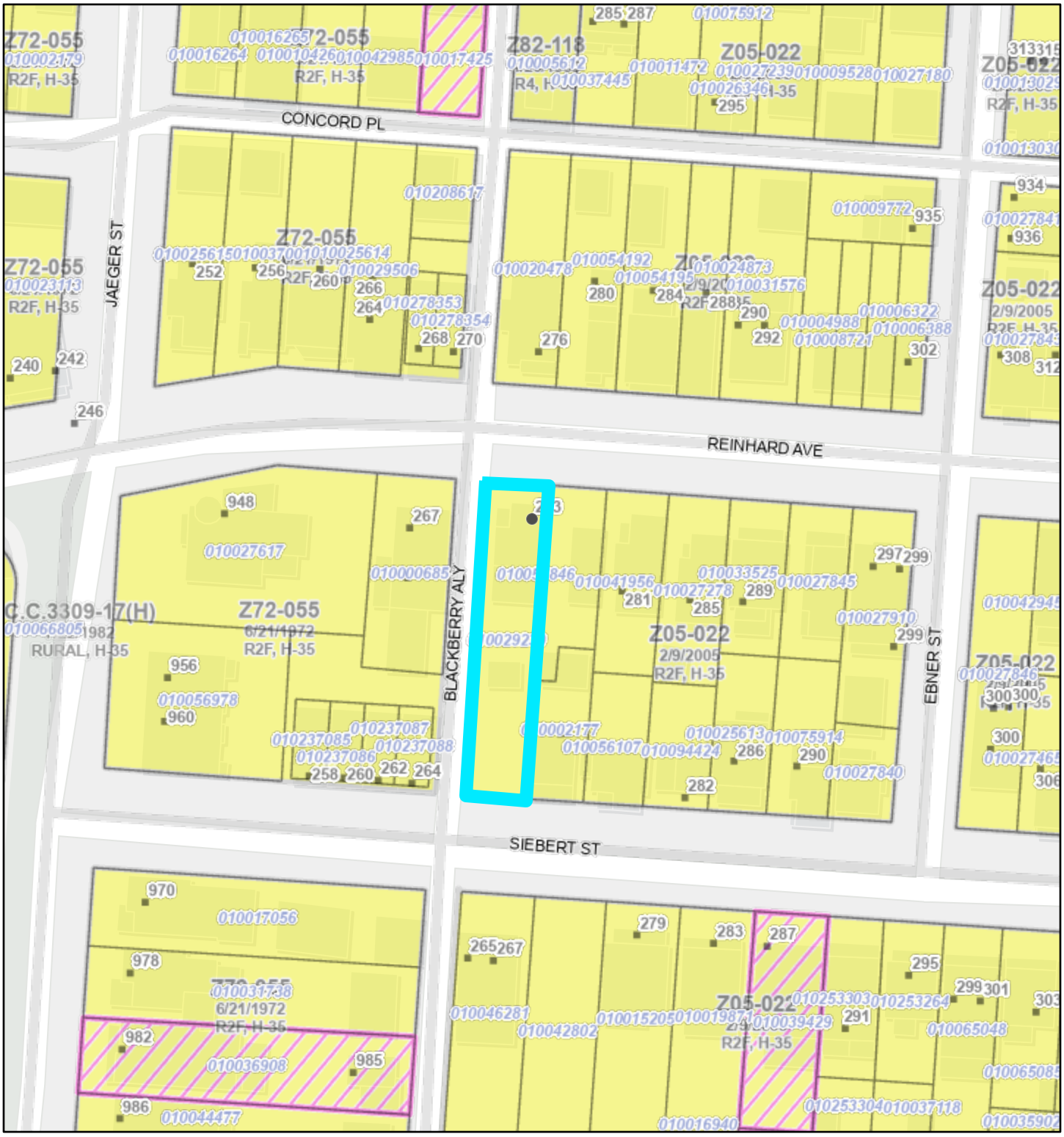
0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

City of Columbus GIS

273 Reinhard Ave



10/21/2026, 11:56:45 AM

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0 0.01 0.02 0.04 km

City of Columbus GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Columbus
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