

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



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Office Use only

Application Number: BZA26-074 Date Received: 6/10/26

Assigned Planner: Dane Kirk Fee: \$350

Contact Information: DEKirk@columbus.gov;614-645-7973

Comments: July 02, 2026, Staff Review

Types of Action Requested (Check all that apply):

Variance Special Permit

Project Description:

In 2019, we hired a contractor to install a parking pad. We believed that the permit had been file. We have no way of obtaining a copy of the permit. Please see attached map with description of the addition.

Location:

Check here if listing additional parcel numbers on separate page

Certified Address: 3947 Marsha Drive City/Zip Code: Columbus 43207

Parcel Number(s): 530169904

Neighborhood Group: Far South Columbus Area Commission Current Zoning: SR

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: Carl & Penny Meier Phone Number: 614-439-9482

Full Address: 3947 Marsha Drive Columbus, Ohio 43207

Email Address: carlmeier9@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: _____

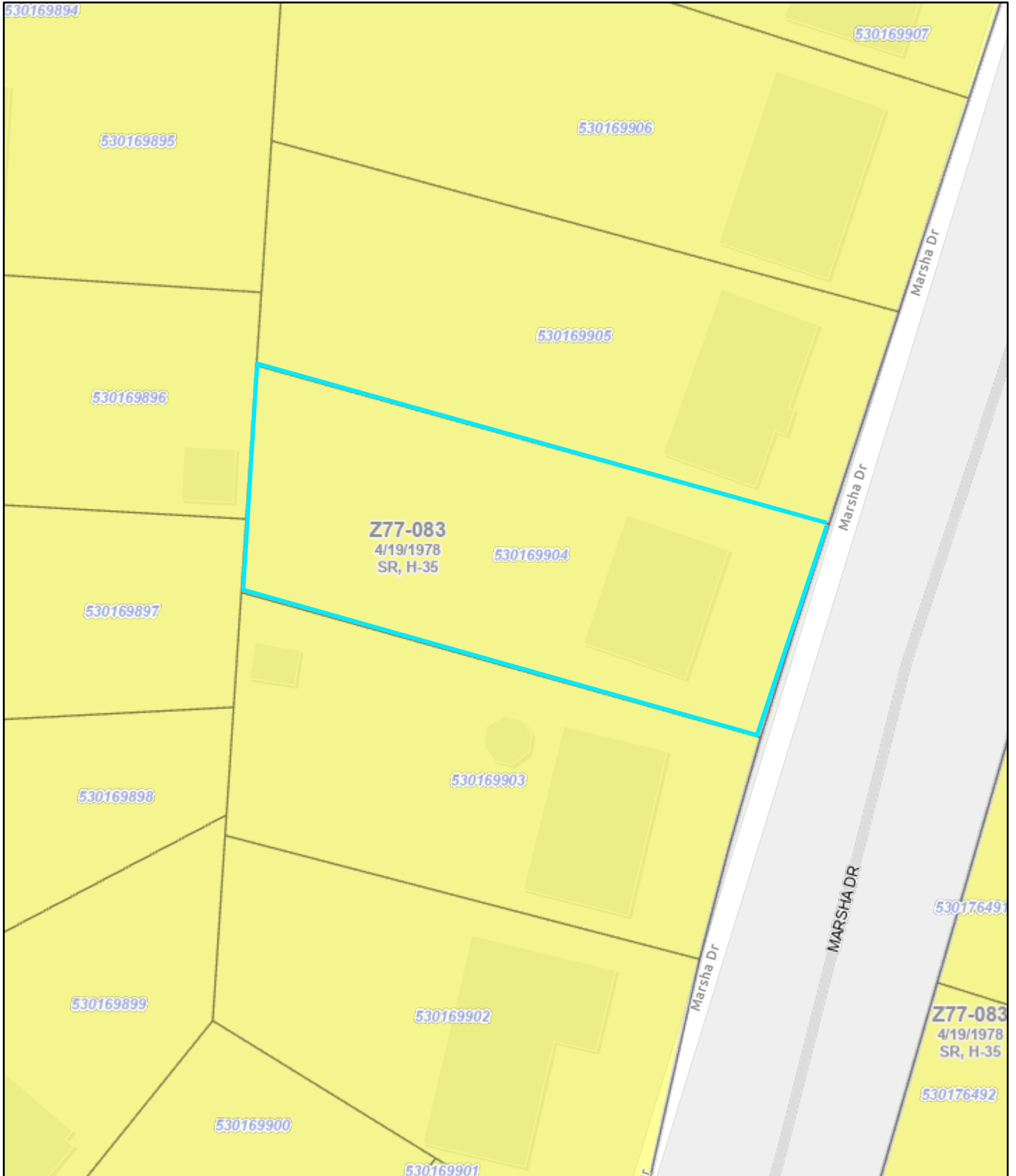
Signatures

Applicant Signature: 

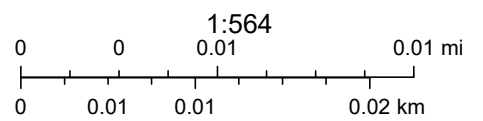
Property Owner Signature: 

Agent Signature: _____

3947 Marsha Drive



6/1/2026, 2:03:34 PM

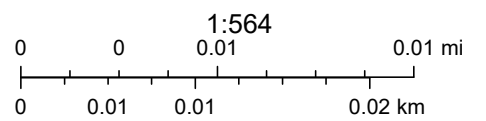


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Columbus GIS

3947 Marsha Drive



6/1/2026, 2:04:01 PM



City of Columbus GIS

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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

We have personally had 4 cars totaled while parked on Marsha Drive and have a fire hydrant directly in front of our home. In 2019 we hired a contractor to install the parking pad to resolve this issue.

2. Whether the variance is substantial. Yes No

Without the variance, we do not have a place to safely park our cars and will further limit the on street parking for the surrounding neighbors.

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

The pad is within our property which opens more available street parking for surrounding neighbors and safer conditions for road traffic.

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

This parking pad does not affect any governmental services.

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

Yes No

We believed the contractor filed all necessary paperwork and obtained the permit(s) that were required.

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

There is no other feasible way to resolve without a variance. This was completed in 2019.

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

This improves the parking availability and safety on Marsha Drive.

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):

Please see the attached letter.

Signature of Applicant:



Date: 5/18/2026

Carl Meier/Penny Meier
3974 Marsha Dr.
Columbus, Ohio 43207
5/18/2026

Board of Zoning Adjustment
City of Columbus
111 N. Front Street
Columbus, Ohio 43215

NOTE FROM ASSIGNED PLANNER:

Proposal has been changed during intake to allow single parking space beside house. Variance requested is 3332.25 – Required Side Yard - To reduce the side yard from 5 feet to 4 feet, 6 inches. Documentation of change is included on following page.

Dear Members of the Board,

We are respectfully requesting a variance related to Columbus City Codes 3312.27 and 3321.05 in order to permit the existing driveway addition located at 3947 Marsha Drive, which was installed without a zoning permit in 2019 and extends into the required parking setback area regulated by 3312.27.

Regarding code 3312.27, parking set-back line – We are requesting to have the parking set-back line reduced from 25' to 10'. While the parking addition begins 10' from the road, we do not park on the front section of the addition near the sidewalk (see attached picture) to ensure visual clearance.

The driveway expansion was completed to improve off-street parking availability and safe vehicle access on the property after personally having multiple vehicles totaled while parked on the street at our residence. The configuration of the lot, existing home placement, and limited available parking create practical difficulties in complying strictly with the code requirements while maintaining functional residential parking.

The variance request is limited in scope and does not substantially alter the essential character of the neighborhood. Similar driveway widths and parking arrangements exist on nearby properties, and the improvement does not obstruct visibility, pedestrian access, drainage, or public utilities.

Removal of the driveway addition would create unnecessary hardship and financial burden while providing no practical benefit to the surrounding residents. The paved surface is well maintained, compatible with surrounding residential development, and improves safe off-street parking conditions.

We respectfully request the Board's approval of the variance to allow the existing driveway addition to remain.

Thank you for your time and consideration.

Sincerely,

Carl & Penny Meier

From: [penny.meier](#)
To: [Kirk, Dane E.](#)
Cc: [Carl Meier](#)
Subject: Re: [EXTERNAL] Re: Side Yard Setback Dimensions for 3947 Marsha Drive
Date: Wednesday, June 10, 2026 10:50:02 AM
Attachments: [image001.png](#)

Yes, please proceed.

On Wed, Jun 10, 2026 at 10:18 AM Kirk, Dane E. <DEKirk@columbus.gov> wrote:

Hi Carl,

The bad news is that even though it's a difference of 6" (you had said 4 but unless I am missing something by your measurements line B is a half a foot less than 14), the Code is black and white in that a parking space needs to be 9' wide and still leave at least 5' clear for your side yard totaling 14'. So, we would have to vary either the parking space width requirement or the side yard width requirement.

The *good* news though is that this variance to 3332.25 – Required Side Yards to reduce the side yard from 5 feet to 4 feet, 6 inches would be an easy case and, while I can't speak *for* the Board, I'm confident you would obtain that variance from the Board based on my past experience with them. One of the big things they consider is the degree of variance and, as you stated, the degree that you are varying this code section is minimal which would weigh heavily in your favor.

With your permission, I can go ahead and make the necessary changes to your application and get it processed ASAP.

Respectfully,

Dane Kirk

HE | HIM | HIS

Planner II – Board of Zoning Adjustment / Accelerated Residential Projects

(614) 645-7973

DEKirk@columbus.gov

City of **COLUMBUS**

[111 N. Front St. Columbus. OH 43215](#)

Department of Building and Zoning Services

Track the status of your application at <http://portal.columbus.gov/permits>

From: Carl Meier <carlmeier9@gmail.com>

Sent: Wednesday, June 10, 2026 10:08 AM

To: Kirk, Dane E. <DEKirk@columbus.gov>

Cc: TheMeierGang@gmail.com

Subject: [EXTERNAL] Re: Side Yard Setback Dimensions for 3947 Marsha Drive

With the help of the neighbor we found the property line.

For line A it is 14' and line B 13' 6"

Not sure being off by 4" puts us in a position to need a variance or not, would hope not for 4".

Let me know if you need anything else, thank you for all you help and support.

On Mon, Jun 8, 2026 at 4:25 PM Kirk, Dane E. <DEKirk@columbus.gov> wrote:

Hi Carl,

As discussed over the phone, in order to see if you can fit a parking space beside your home without a variance we will need you to take the following measurement from the house to your property line.

First, we will need the distance from the front corner of your house to the property line (orange line A in the photo). Then, we will need you to go back along your house from the corner 18 feet (blue line) and from that point measure from the house to the property line (orange line B in the photo).



Distances A and B will give us how much space you have between the front of your parking space and the lot line and the back of your parking space and the lot line.

Dane Kirk

HE | HIM | HIS

Planner II – Board of Zoning Adjustment / Accelerated Residential Projects

(614) 645-7973

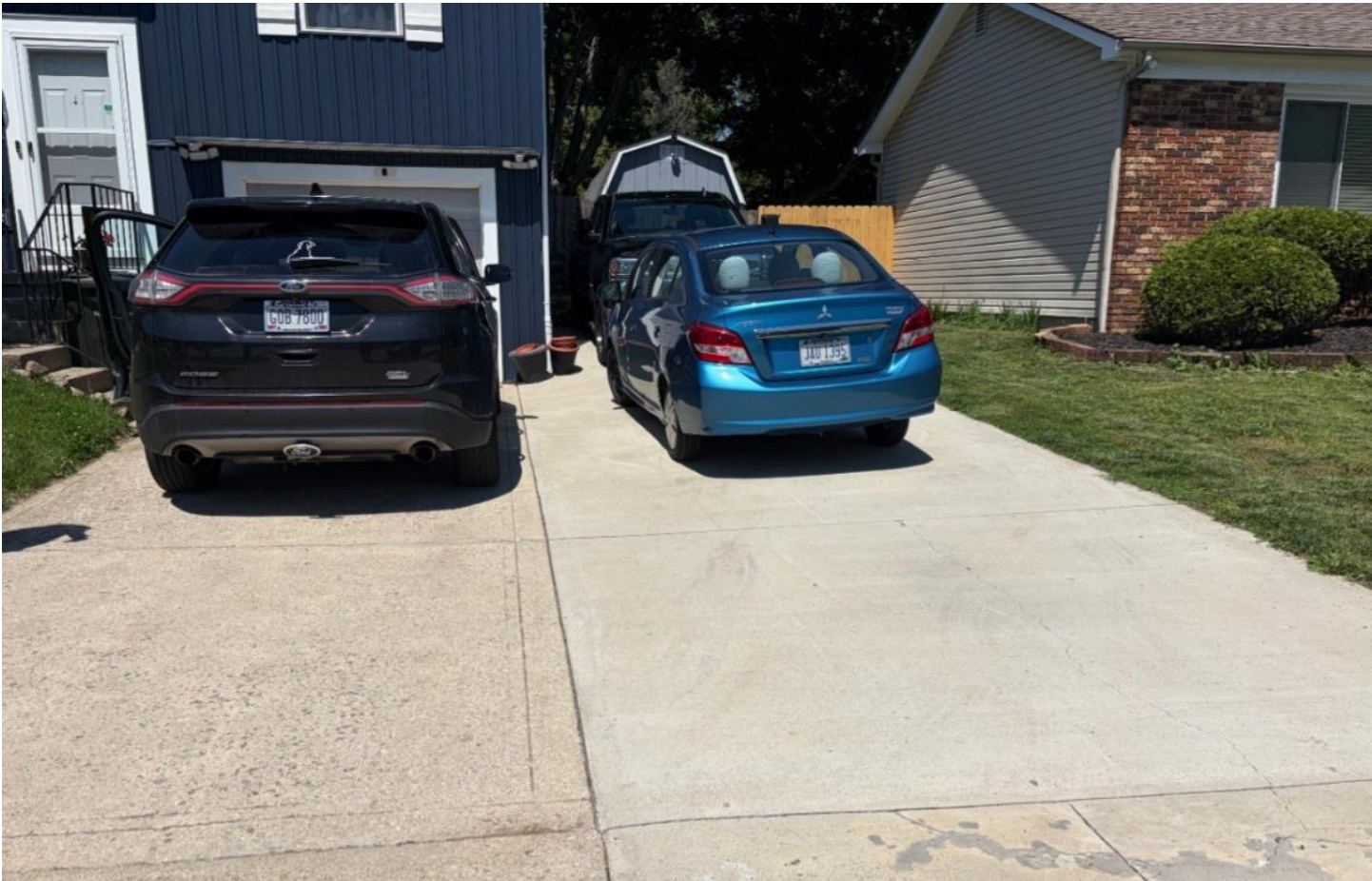
DEKirk@columbus.gov

City of COLUMBUS

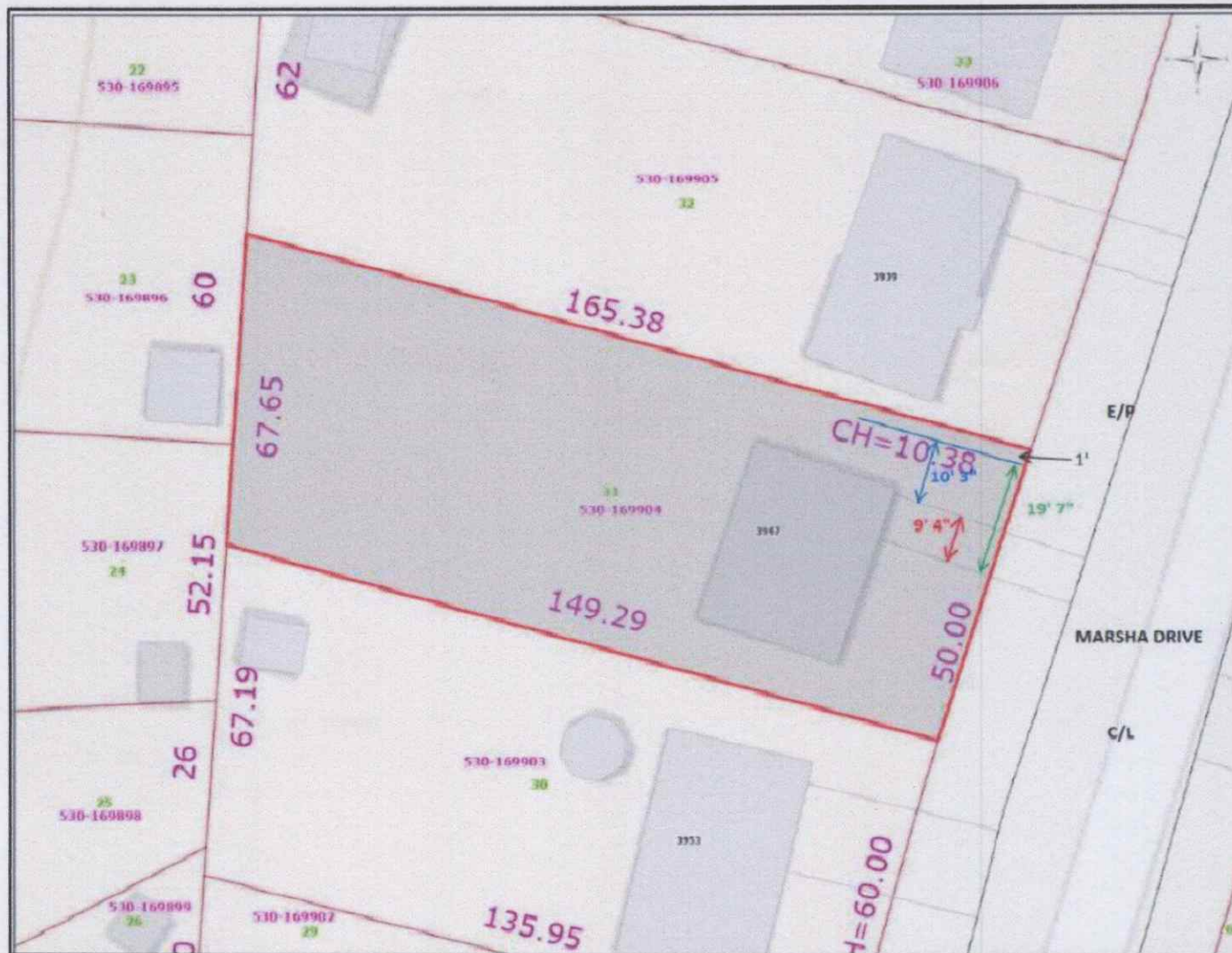
[111 N. Front St. Columbus, OH 43215](http://111.N.Front.St.Columbus.OH.43215)

Department of Building and Zoning Services

Track the status of your application at <http://portal.columbus.gov/permits>



3974 Marsha Drive Map



Original Driveway = 9' 4"

Addition = 10' 3"

Total Width = 19' 7"

Edge of addition to property line = 1'

Addition Depth = 45'

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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 Carl + Penny Meier
of (1) MAILING ADDRESS 3947 Marsha Dr Columbus Oh 43207

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 3947 Marsha Dr Columbus Oh 43207

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: Carl + Penny Meier

Mailing address: 3947 Marsha Dr Columbus Oh 43207

Applicants Name (same as listed on front application): Carl + Penny Meier

Phone Number: 614 439 9482

(4) Neighborhood Group: Far South Columbus Area Commission

Zoning Chair or Contact Person: Sheila Eubanks

Email Address: Sheilaeubanks@aol.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 [Signature]

Date: May 8th, 2026

Sworn to before me and signed in the presence this 8th day of May, in the year 2026.

Notary Seal Here

Signature of Notary Public: [Signature]

My Commission Expires: SEPT. 2, 2030



Tristann Blankenship
Notary Public, State of Ohio
My Commission Expires:
Sept 2, 2030

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

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Date of Service/Posting _____

Order Number: 26470-02794
Parcel Number: 530169904

PENNY MEIER
CARL L MEIER
3947 MARSHA DR
COLUMBUS, OH 43207

ZONING CODE VIOLATION NOTICE

Re: 3947 MARSHA DR

An inspection has been made at the above address on **April 20, 2026**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Code Enforcement Officer. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Mike Reed
Property Maintenance Inspector
Phone: 614-645-2669
MIReed@columbus.gov
111 North Front St.
Columbus Ohio 43215

*3324 Gortz Dr
Reyn*

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3305.01 Certificate of zoning clearance	This property requires a certificate of Zoning Clearance due to the following change: Driveway and parking surface expansion without approval.