

SITE DATA:

ZONING: C3 - COMMERCIAL  
ZONING CERTIFIED ADDRESS: 1549 FREEBIS AVE  
PARCEL #: 010-103981

**PROJECT DESCRIPTION:**  
ADDITION OF 2 STORAGE BUILDINGS IN THE REAR OF EXISTING COMMERCIAL PROPERTY.

TOTAL SITE AREA:	1.671 AC
TOTAL DISTURBED AREA:	0.640 AC
PRE-DEVELOPED IMPERVIOUS:	1.179 AC
POST-DEVELOPED IMPERVIOUS:	1.077 AC
RIGHT OF WAY DISTURBANCE:	0.007 AC

ALL RW DISTURBANCE IS ACCOUNTED FOR AND ADDRESSED  
WITH THE DETENTION PROVIDED FOR UNDER STORM CC XXXXXX

FLOOD PLAIN NOTE:  
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP,  
COMMUNITY-PANEL NUMBER 380170-39049C0337K DATED  
6-17-2008 THIS PROPERTY IS IN AN UNSHADED ZONE "X". AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN.

COMPLIANCE NOTES:  
THIS PROPOSED PROJECT WILL COMPLY WITH SECTION 3312.2 LANDSCAPING & SCREENING, SECTION 3312.29 STRIPING/MARKING, 3312.43 SURFACE, SECTION 3312.45 WHEEL STOP/ CURB, CHAPTER 3321

NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. TYPICAL PARKING SPACE IS 9' x 18'.
3. AT NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING.
4. THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS DONE BY A 3RD PARTY, OFC 510, CITY OF COLUMBUS) IS REQUIRED FOR THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. OFC 506.1.

**SANITARY SEWER NOTE:**  
CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT  
OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 111 N.  
FRONT STREET, 1ST FLOOR 614-645-7490.

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS, CONTACT THE DPW PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL.

**PROJECT WILL COMPLY WITH SECTIONS 3312.21 LANDSCAPING & SCREENING; 3321.39 STRIPING/MARKING; 3321.43 SURFACE; 3312.45 WHEEL STOPS/CURB; CHAPTER 3321.**

ASSOCIATED PLANS  
CC PLAN: CC-XXXXXX

### CALCULATIONS:

PARKING:  
EXISTING:  
GENERAL OFFICE (3,623 S.F.) (1/450 S.F.) = 8.

PROPOSED:  
SELF-STORAGE (7,800 S.F.) (1/50 UNITS) =  
(TOTAL OF 45 UNITS)  
10.1 => 11 SPACES

PROVIDED:  
8 SPACES INCLUDING 1 ADA ACCESSIBLE SPACE

BIKE RACK:  
SPACE DEP 20 SPACES (MIN 2) - 2 BIKE PARKING SPACES

OWNER:

OHIO 1 DEVELOPERS, LLC  
SAYAM IBRAHIM  
1549 FREEBIS AVE  
COLUMBUS, OH 43206  
EMAIL: HEROHOMEINC@GMAIL.COM

PLAN DESIGNER:

ELMASIAN ENGINEERING, LLC  
PO BOX 626  
PATASKALA, OH 43062  
PHONE: 614-327-2008  
EMAIL: NICK@ELMASIAN.NET

DIVISION OF POWER (DOP) NOTE

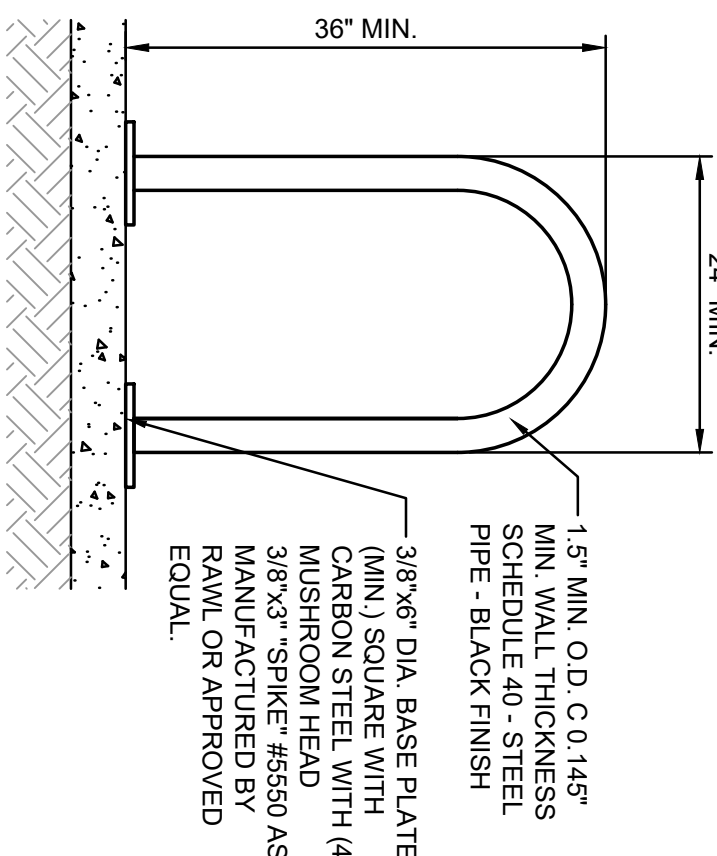
UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT COPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL, AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. CITY OF COLUMBUS STREETLIGHTING SYSTEMS BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS ("MIS") AND THE CITY'S OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS ("CMS"). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/OUT (LOTO) PROCEDURE. MIS-1 COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN A MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS, AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

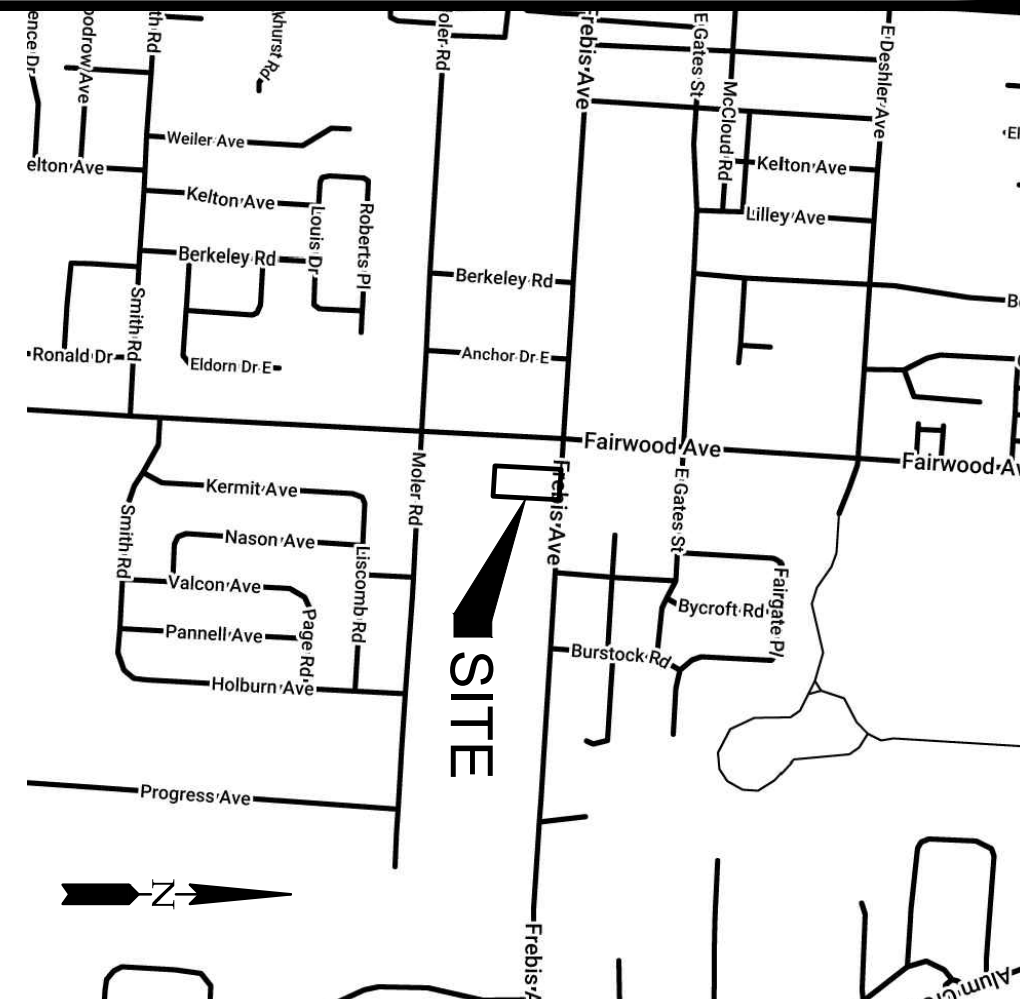
## BIKE RACK DETAIL

NO SCALE



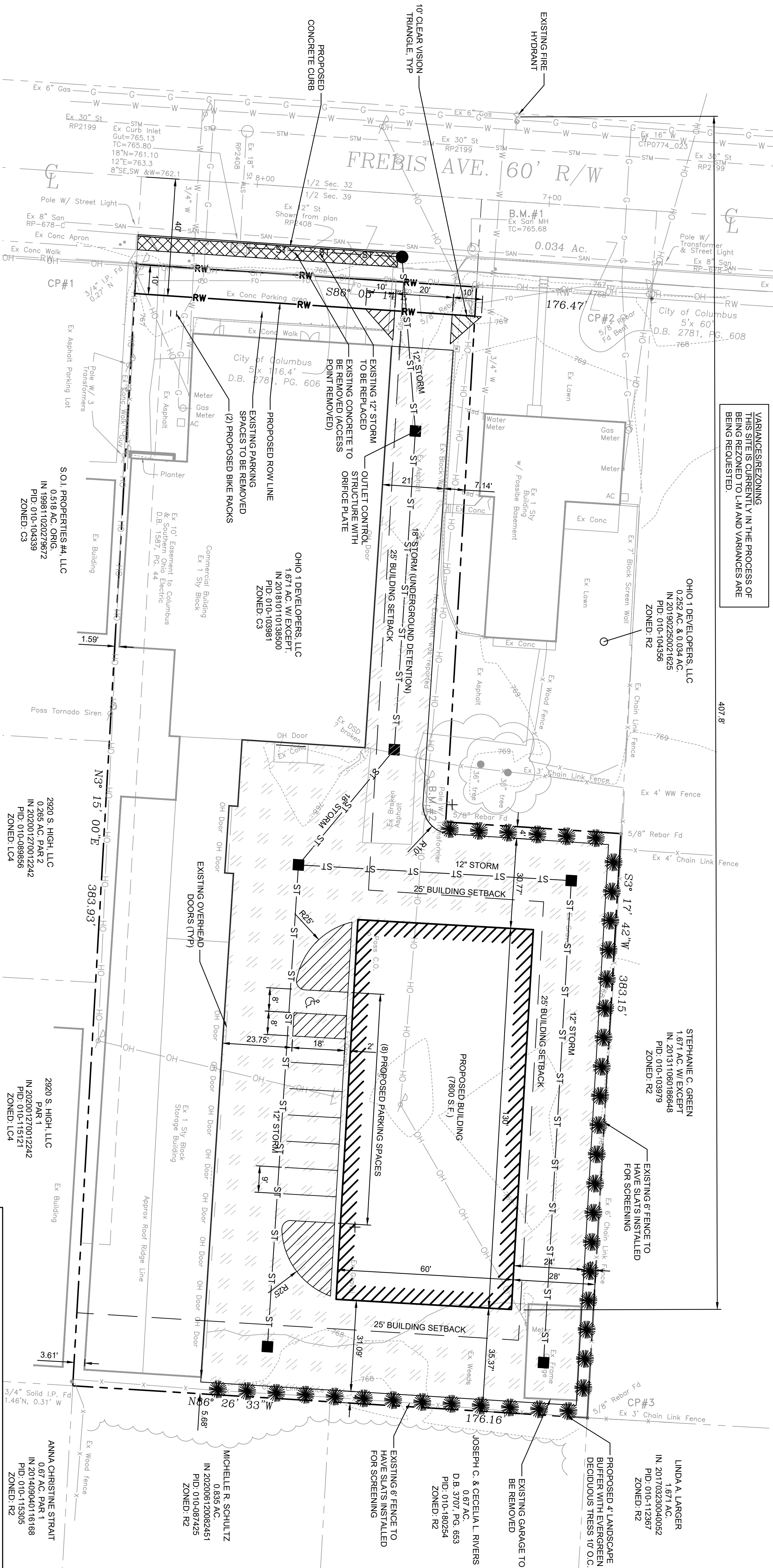
## VICINITY MAP

No

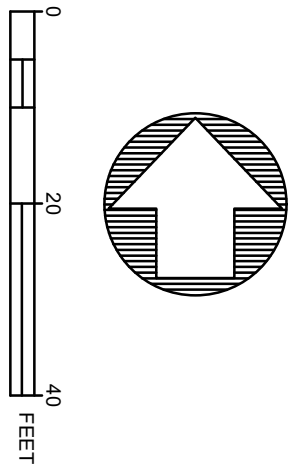


## REVISIONS

DATE	BY	DESCRIPTION



## PAVEMENT LEGEND



DPS IMPROVEMENTS IN THE RIGHT-OF-WAY				NO DPS IMPROVEMENTS IN THE RIGHT-OF-WAY	OTHER ASSOCIATED PLANS
DRAWER E #	OR	STORM CC #	OR	R/W PERMIT	
		CC-XXXXX		<input type="checkbox"/>	
				<input type="checkbox"/>	

PLAN PREPARED BY:



PO BOX 626  
PATASKALA, OH 43062  
PH: 614-349-2002  
[www.elmasian.net](http://www.elmasian.net)



NICHOLAS ELMASIAN, PE

COLUMBUS, OH  
VE STORA  
1549 FREBIS AVE

**1-800-362-2764**  
CALL TWO WORKING DAYS BEFORE YOU DIE  
(NON MEMBERS MUST BE CALLED DIRECT)



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2022**

- 7. APPLICATION: Z22-006**  
**Location:** **1549 FREBIS AVE. (43206)**, being 1.36± acres located on the south side of Frebis Avenue, approximately 135± feet east of Fairwood Avenue (010-103981; Columbus South Side Area Commission).  
**Existing Zoning:** C-3, Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** To permit storage use.  
**Applicant(s):** Ohio 1 Developers LLC; c/o Connie J. Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.  
**Property Owner(s):** The Applicant.  
**Planner:** Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

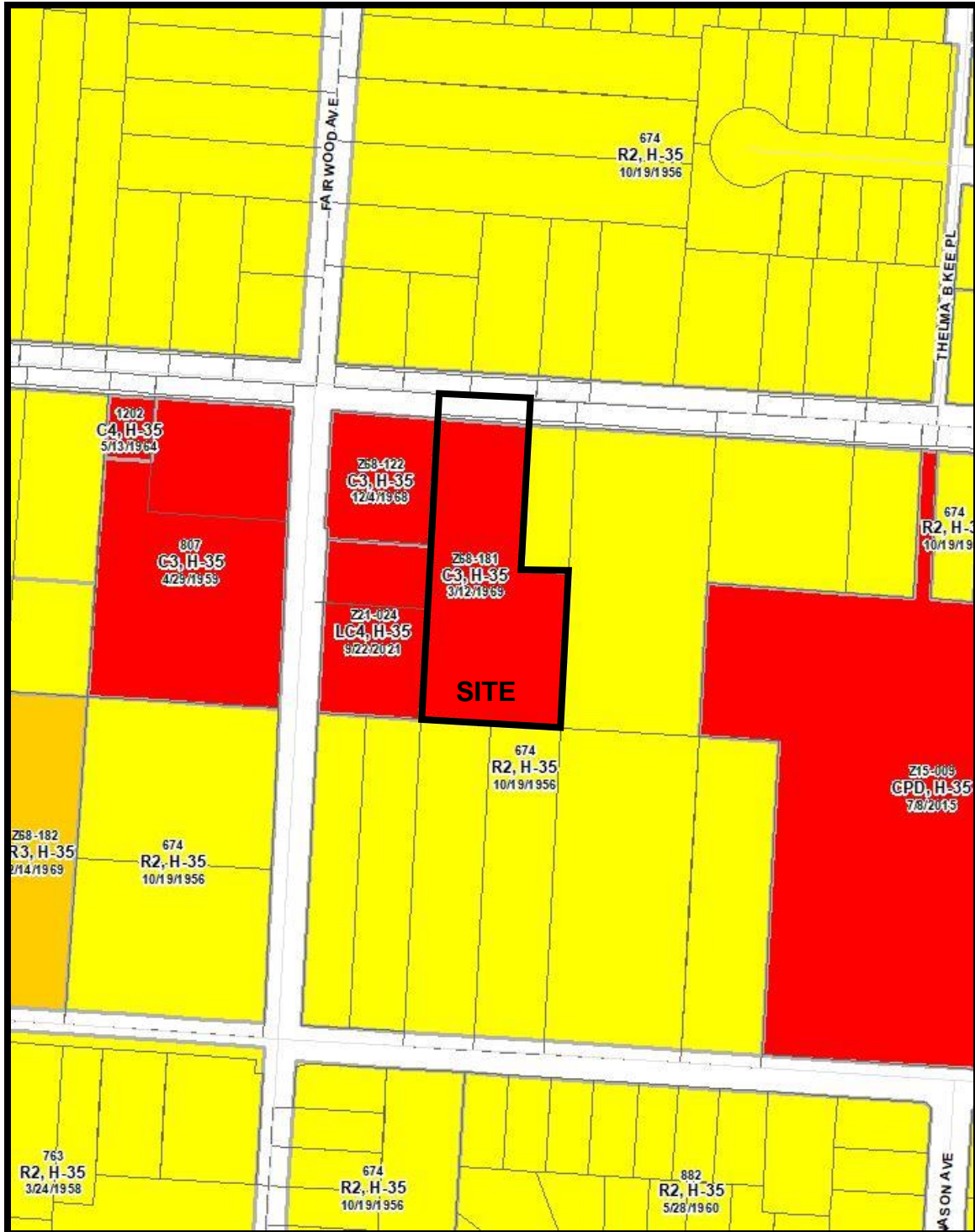
- The 1.36± acre site consists of one parcel developed with 3,623± square feet of commercial/office use, and 15,692± square feet used as self-storage in the C-3, Commercial District. The requested L-M, Limited Manufacturing District will permit the development of an additional self-storage building which is not permitted in the C-3, Commercial District.
- To the north, south, and east of the site are single-unit dwellings in the R-2, Residential District. To the west of the site are commercial retail uses in the C-3, Commercial District, and a production machine shop in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends "Neighborhood Commercial" land uses at this location, and is characterized as local centers of economic activity containing smaller scale retail, office, or institutional uses. The plan includes the adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- Concurrent CV22-004 has been filed to permit the construction of an additional 7,800± square foot self-storage building behind the existing structure on the southeast portion of the parcel. Included are variances to reduce the minimum number of parking spaces required (10 required; 8 provided); to reduce the minimum number of loading spaces required (1 required; 0 provided); building setback line reduction from 40 feet to 10 feet; to permit the existing building to encroach into the area between the building line and street by 30 feet; and reduced minimum distance to a residential district from 25 feet to 3 feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Except for the variances included in the concurrent Council variance, the limitation text

includes use restrictions, screening requirements by adding slats to the existing 6 foot chain link fence bordering the east and south property line, and states that development shall be in accordance with applicable chapters of the Zoning Code.

- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of Frebis Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

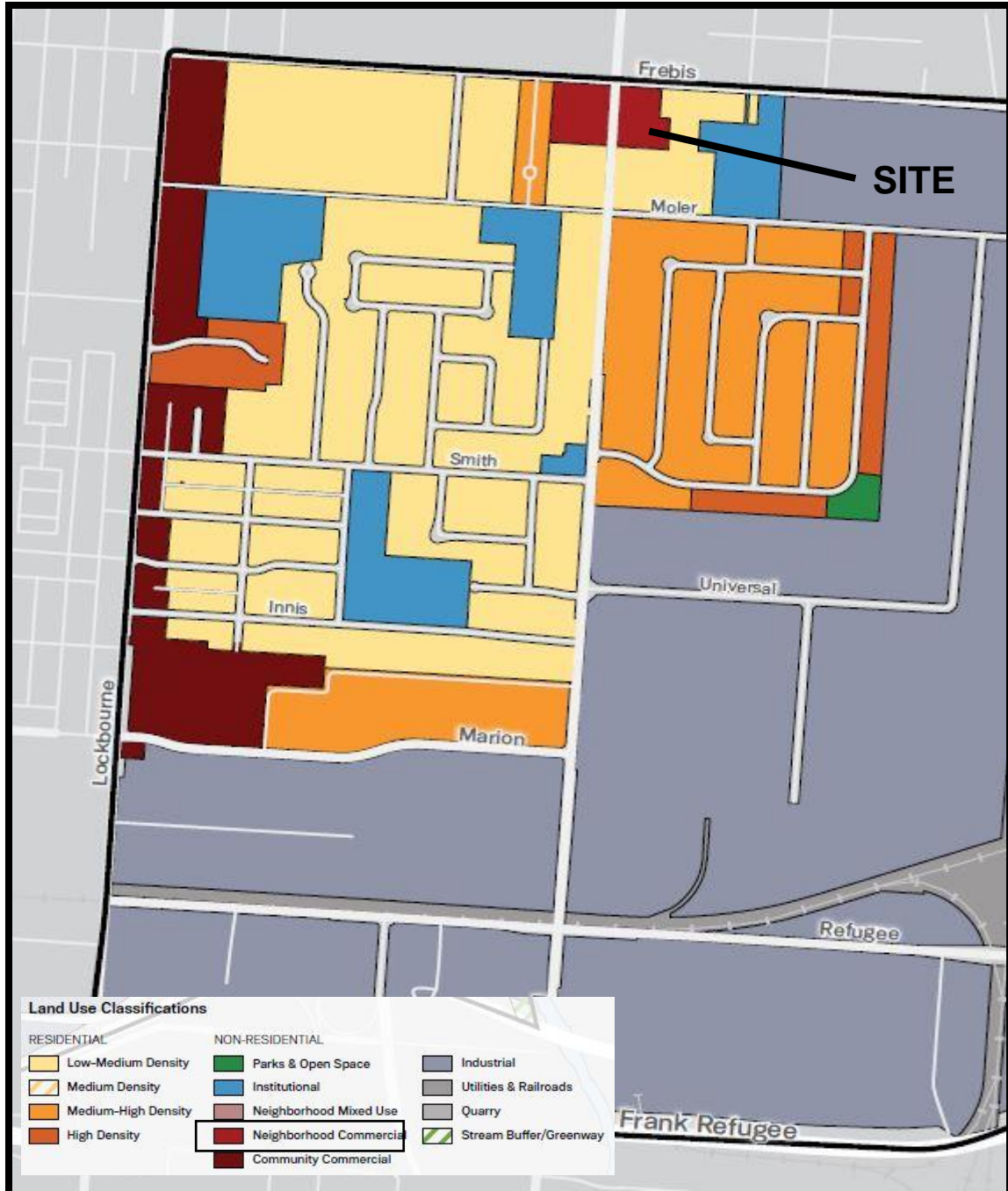
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will permit the development of a self-storage building. Staff recognizes the existing commercial/office component at this location which is consistent with the *South Side Plan* (2014) and its recommendation of "Neighborhood Commercial" land uses at this location. The proposed use is not considered to be an introduction of an incompatible use to the surrounding area, and would bring the existing storage space into conformance. Planning Division staff notes that the site plan relocates parking to the rear of the building, and is consistent with C2P2 design guidelines. Planning Division staff also encourages further landscaping or mounding along the east and south property lines as a buffer between the surrounding residential uses, but does not condition its support on this provision.



Z22-006  
1549 Frebis Ave.  
Approximately 1.36 acres  
C-3 to L-M

South Side Plan (2014) – “Neighborhood Commercial” Recommended







Z22-006  
1549 Frebis Ave.  
Approximately 1.36 acres  
C-3 to L-M

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
 (PLEASE PRINT)

**Case Number** Z22-006 & CV22-004

**Address** 1549 Frebis Ave.

**Group Name** Columbus South Side Area Commission

**Meeting Date** May 24, 2022

**Specify Case Type**

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

**Vote** 11-0

**Signature of Authorized Representative** Curtis Davis

**Recommending Group Title** Southside Area Commission

**Daytime Phone Number** 614-285-4901 x1100

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-006

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) Connie J. Klema, Attorney  
of (COMPLETE ADDRESS) P.O. Box 991, Pataskala Ohio 43062

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 in the following format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Ohio 1 Developers LLC 3899 Sheridan St. Suite 454 Hollywood, FL 33021	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klema

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of August, in the year 2022

Marcy D Green

SIGNATURE OF NOTARY PUBLIC

2-28-2025

My Commission Expires

Notary Seal Here



MARCY D GREEN  
Notary Public  
State of Ohio  
My Comm. Expires  
February 28, 2025

***This Project Disclosure Statement expires six (6) months after date of notarization.***