


Hardship Statement

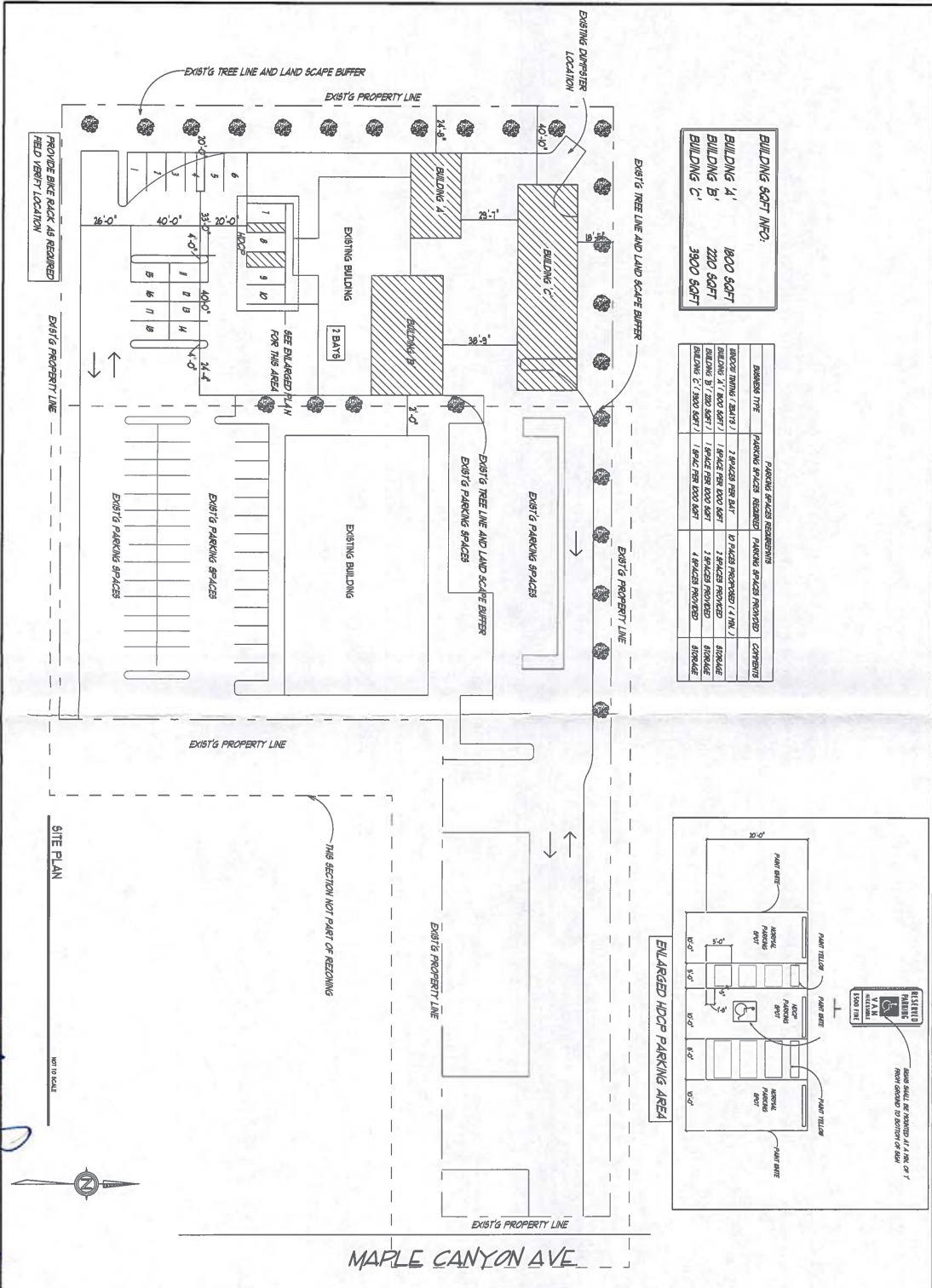
Variance to Section 3356.03 to permit storage of motor vehicles. The applicant is currently operating an automotive window tinting business on the site. Cars have been vandalized when left in the parking lot. The applicant wants to construct additional sq. ft. which would allow him to store motor vehicles in an enclosed building reducing the chance of damage to the motor vehicles. Buildings A, B and C as shown on the site plan shall be used only for storage of motor vehicles.

Having motor vehicles park overnight on a surface lot is a permitted commercial use. Due to previous damage to motor vehicles the applicant wants to store the vehicles inside the new sq. ft. The new buildings provide screening from the adjacent properties along with the existing fencing, trees and setback.

The proposed variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

 4/10/24

Final Site Plan Received 4.3.24 Sheet 1 of 1 Z23-037

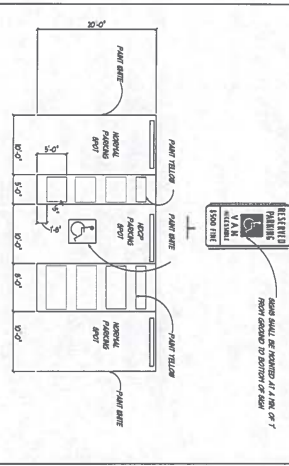


BUILDING SQFT INFO:

BUILDING A'	1800 SQFT
BUILDING B'	2200 SQFT
BUILDING C'	3900 SQFT

PARKING SPACES RESERVING

BUILDING TYPE	PARKING SPACES RESERVING	PARKING SPACES PROVIDED	COMMENTS
BUILDING A' (1800 SQFT)	1 SPACES PER 100 SQFT	18 SPACES PROVIDED (1 IN. 1)	STORAGE
BUILDING B' (2200 SQFT)	1 SPACES PER 100 SQFT	22 SPACES PROVIDED	STORAGE
BUILDING C' (3900 SQFT)	1 SPACES PER 100 SQFT	39 SPACES PROVIDED	STORAGE



For Reference Only

Handwritten signature and date:
 [Signature]
 4/5/24

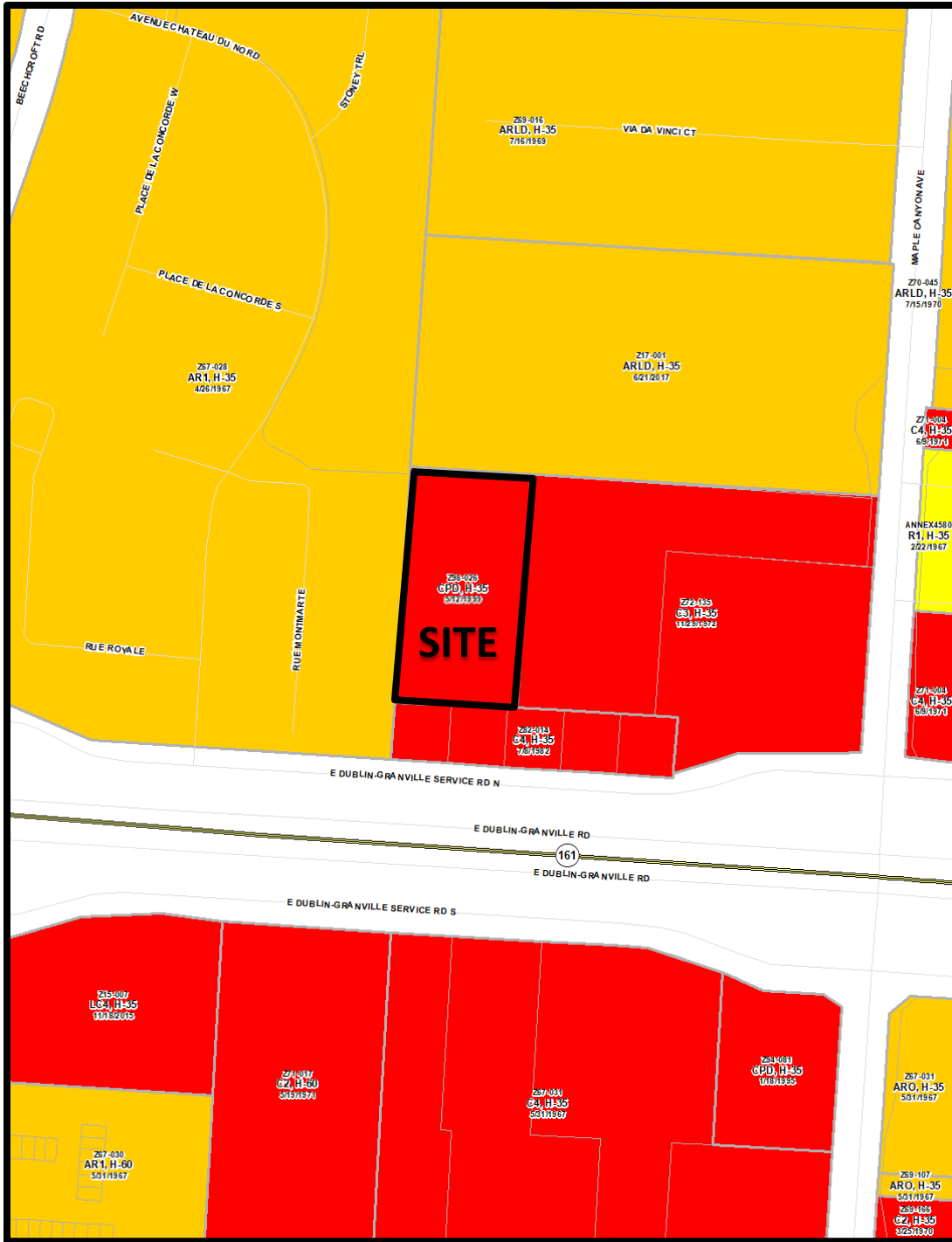
New Garages for
 Orlando Garcia
 2050-2080 E. Dublin Granville Rd
 Columbus, Ohio

McNeil
 Residential Design
 740-819-8200
 www.districtdesigns.com
 email: mnd@districtdesigns.com

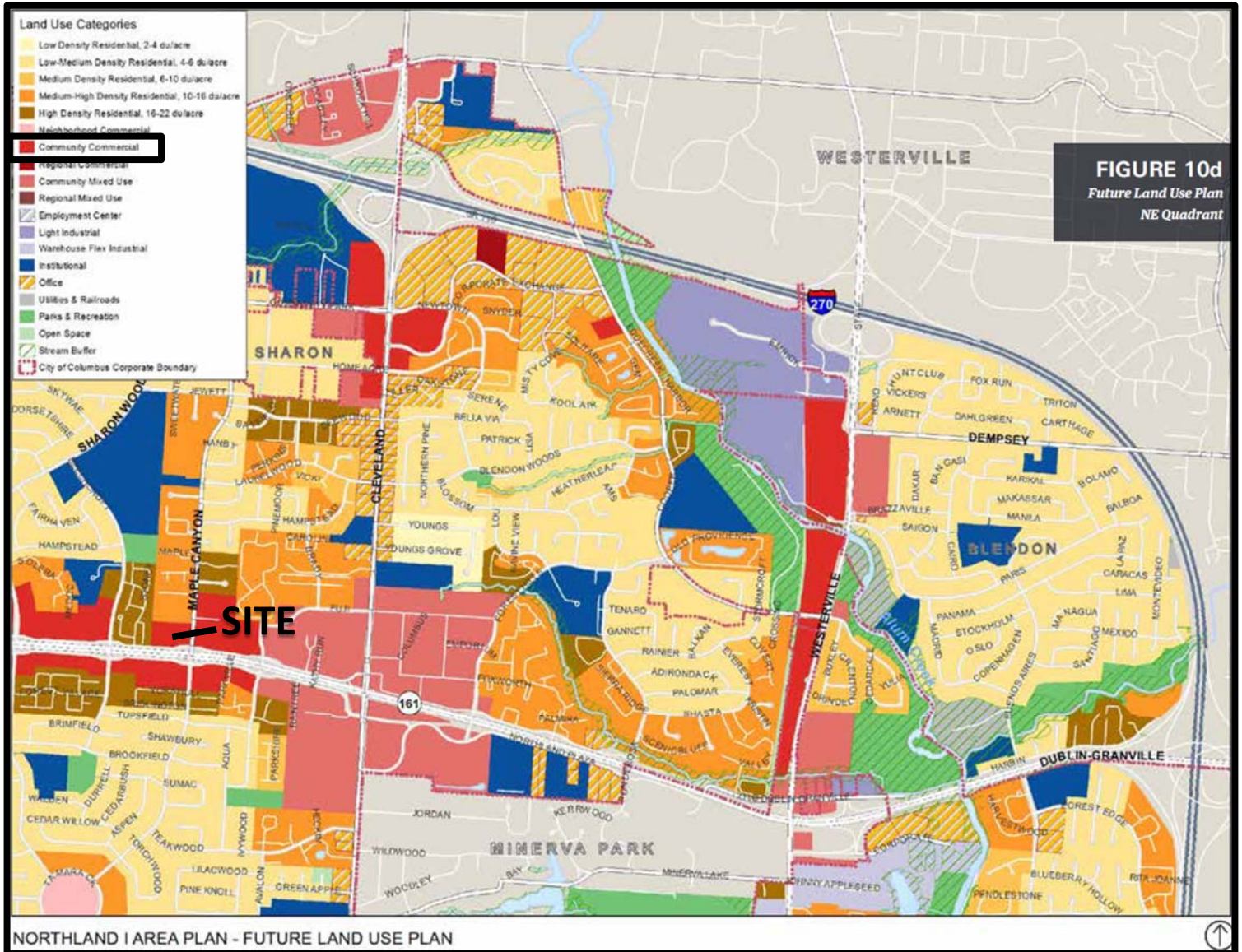
CONSTRUCTION

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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CV23-063
2050 E. Dublin-Granville Rd.
Approximately 1.09 acres



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Northland Community Council
Development Committee

Report

January 31, 2024 6:00 PM
Columbus Metropolitan Library/Rms 1,2,3
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chair Bill Logan

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #Z23-037/CV23-063 (Rezone 1.091 AC± from CPD (car wash only) to LC-4 to permit use for automotive window tinting services; concurrent Council variance to add storage uses)
Jeff Brown/Smith and Hale *representing*
Orlando Garcia/C&O Shopping LLC
2050 E Dublin Granville Rd, 43229 (PID 010-241738 - portion) Dietrich

- *The Committee approved (15-1) a motion (by SWCA, second by FPCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - The L-C-4 Rezoning TEXT Paragraph 2. PERMITTED USES...the EXCLUSION LIST of NON-PERMITTED USES listed shall be expanded to include the following Non-Permitted Uses: Billboards; Monopole Telecommunications Antennas; Motorcycle, boat, and Other Motor Vehicle Dealers; Truck, Utility, Trailer, and RV Sales, Rental, and Leasing; Used Automobile Sales.
 - The existing barbed wire atop the parcel perimeter wooden fence shall be removed and the fence shall comply with all standards as set forth in CoC Title 33, Section 3321.09 - Screening.

Case #2 Application #CV23-093 (Council variance from §3333.02 to permit use of a 0.58 AC± property zoned AR-12 and existing structure for a shared living facility)
Ugo Nwoke/Aurtec Design LLC *representing*
Next Step Recovery Center LLC
2433 Teakwood Dr, 43229 (PID 010-196518) Rose

- *The Committee approved (16-0) a motion (by APHA, second by FPCA) to **TABLE** the application for second time as agreed with the applicant.*

Case #3 Application #BZA23-148 (BZA variance from §3332.38(G) to permit the maximum height of a detached private garage to exceed the Code maximum 15 foot height by 8 feet)
Joshua Brashear/Residential Designed Solutions *representing*
Akinyinka Awosika and Adebomi Omikunle
(Residence) 4607 Edgcote Ct, New Albany 43054 (PID 545-225933) Kirk

- *The Committee approved (16-0) a motion (by APHA, second by LTCA) to **RECOMMEND APPROVAL** of the application.*

Council Variance 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 #: CV23-063

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215
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. C+O Shopping LLC Orlando Garcia 614-217-9788 827 East Dublin Granville Road Columbus, OH 43229.No Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 11th day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC 

Notary Seal Here
My Commission Expires 9/4/2025



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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