



**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2024**

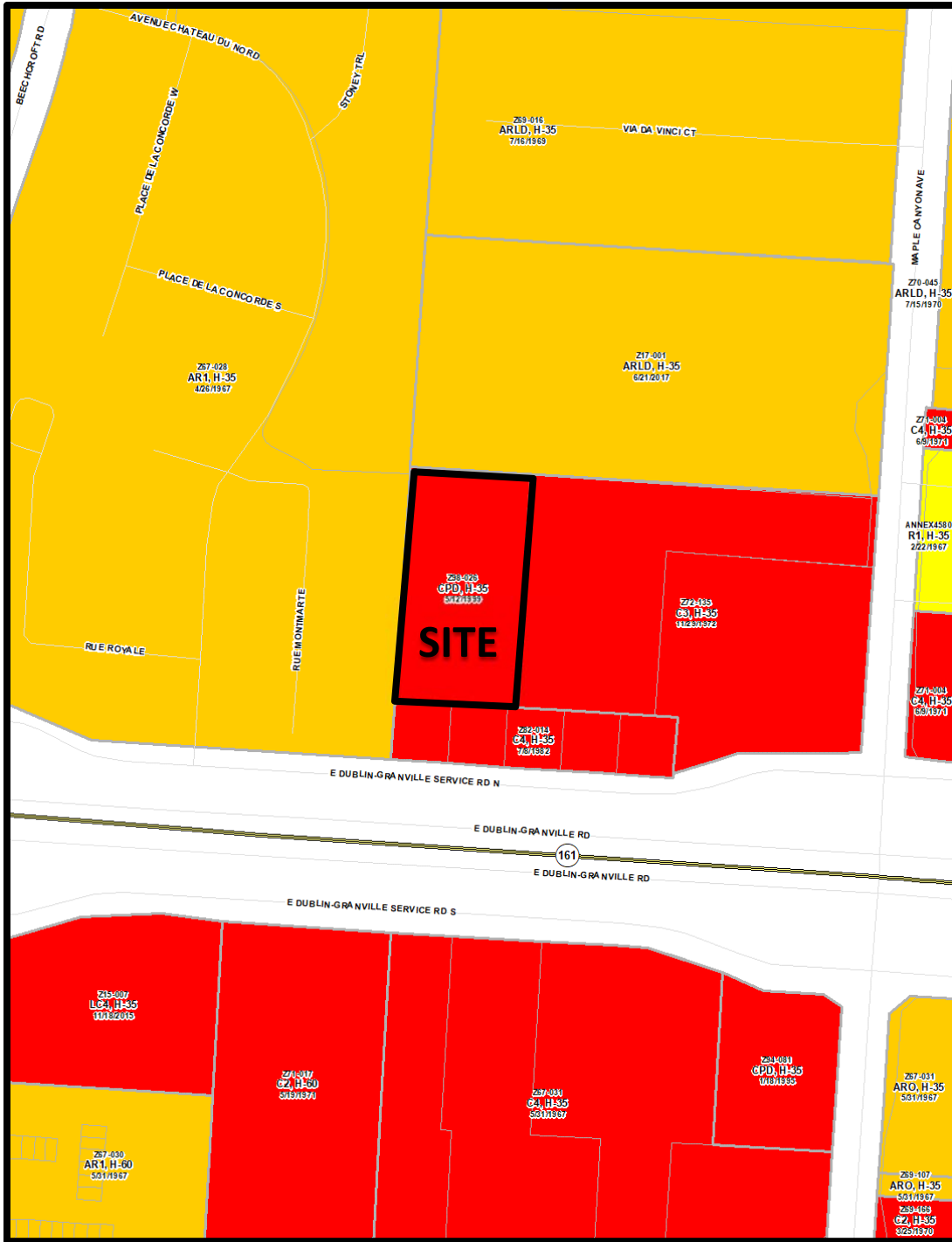
- 2. APPLICATION: Z23-037**  
**Location:** **2050 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.09± acres located on the north side of East Dublin-Granville Road, 430 feet± west of Maple Canyon Avenue (part of 010-241738; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** C+O Shopping, LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** C+O Shopping, LLC; 825 East Dublin-Granville Road; Columbus, OH 43220.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

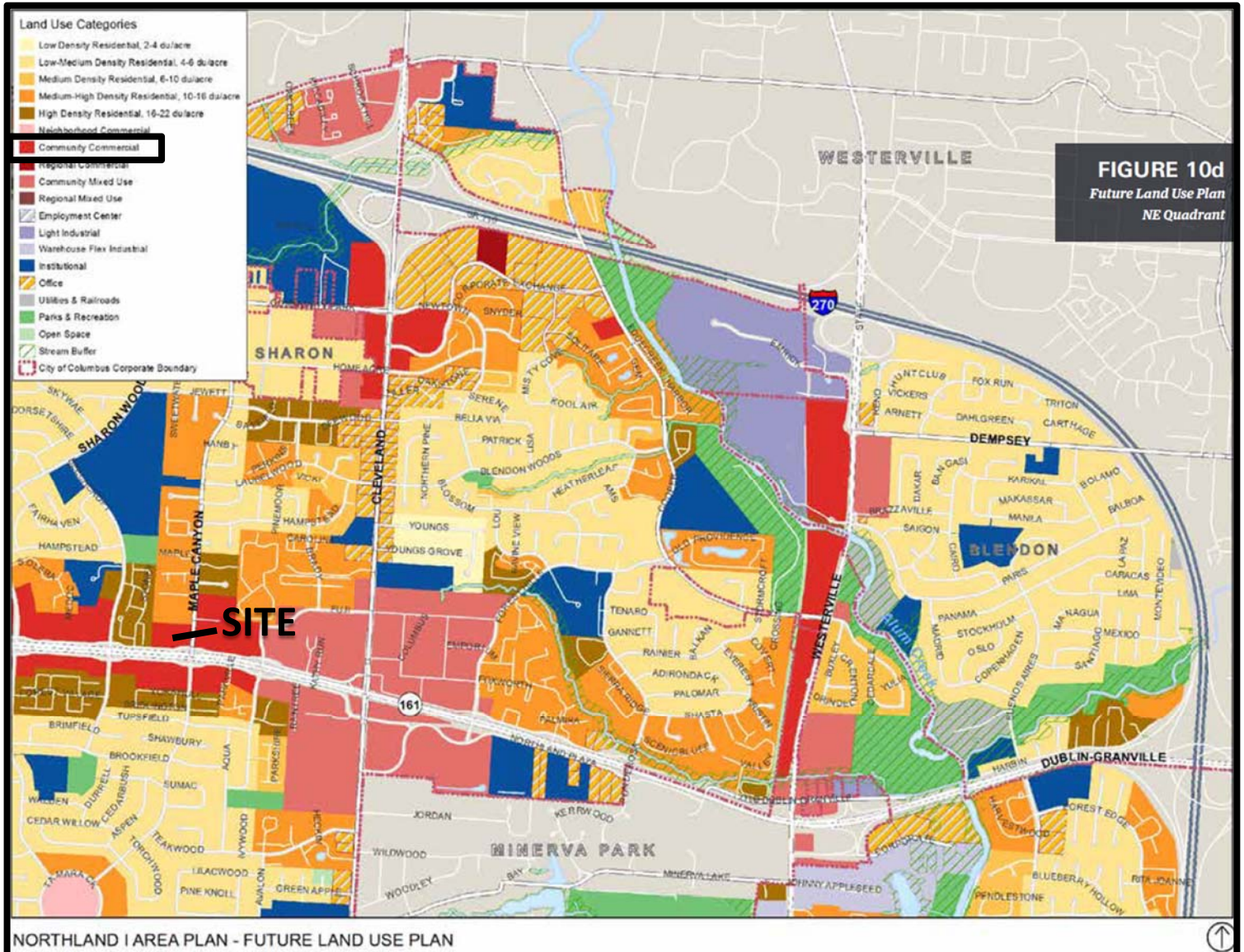
- The site consists of part of a parcel developed with a car-wash facility in the CPD, Commercial Planned Development District. The property owner received a work order violation (VIOL2200186) for trying to convert the existing car wash into a car window tinting business. The applicant requests an L-C-4, Limited Commercial District to allow such a business with a concurrent Council variance also allow certain storage uses.
- North and west of the site are multi-unit residential development in the ARLD and AR-1, Apartment Residential Districts. South and east of the site are various commercial businesses in the CPD, Commercial Planned Development District and C-4, Commercial District.
- Concurrent Council variance CV23-063 has been filed to allow the storage of motor vehicles. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the *Northland I Area Plan* (2014), which recommends “Community Commercial” land uses for this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- The limitation text includes use restrictions, and supplemental development standards addressing traffic access, screening and includes a commitment to develop the site in accordance with the submitted site plan.

**CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ **Approval.****

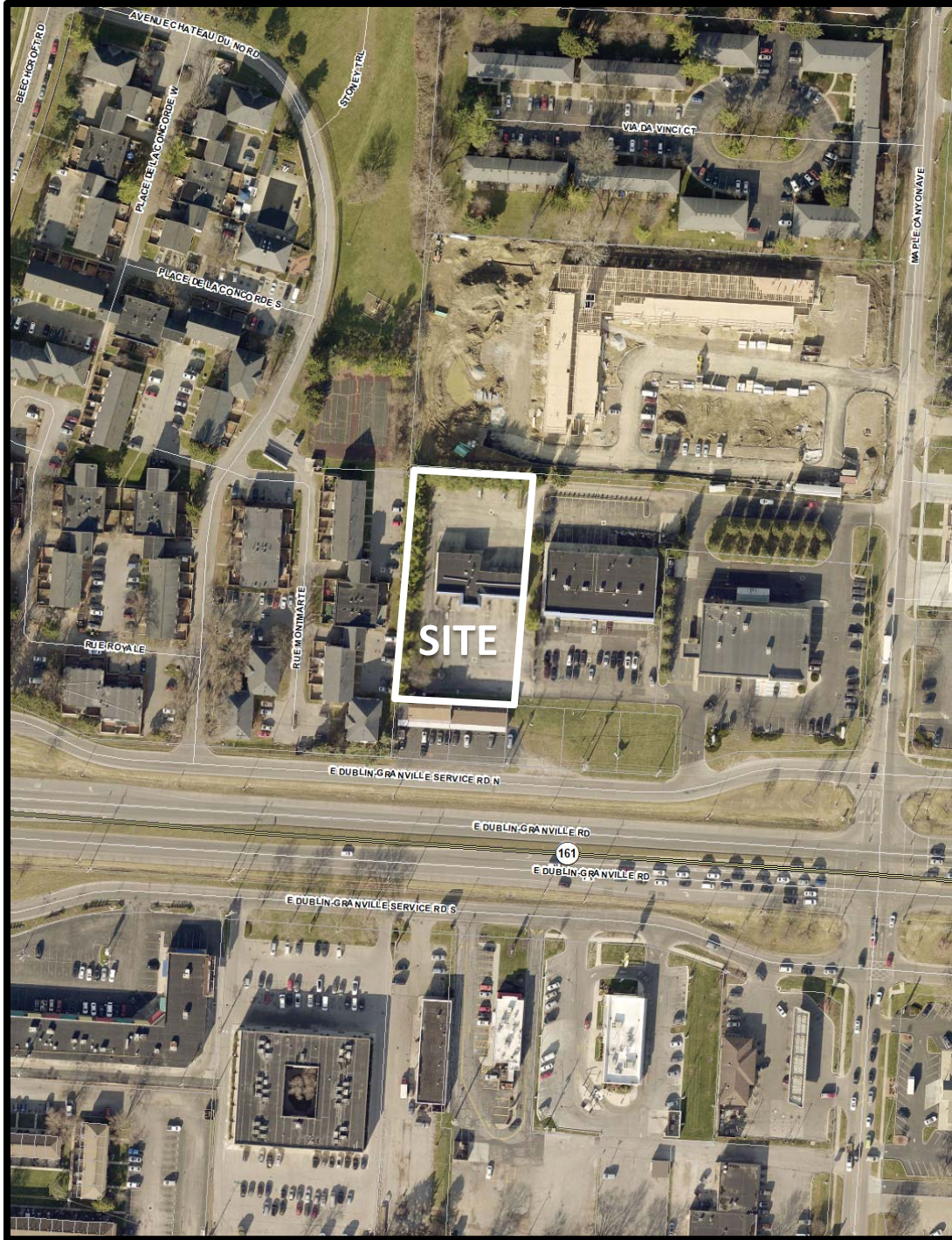
The proposed L-C-4, Limited Commercial District will allow limited commercial uses, including window tinting at this location. The text includes appropriate use restrictions and supplemental development standards. Additionally, the site will be developed in accordance with the submitted site plan. The *Northland I Area Plan* recommends "Community Commercial" land uses, consistent with those uses allowed within this L-C-4 district. ~~The Department of Public Service has the following unresolved comment: the submitted site plan does not demonstrate ADA-compliant parking. Upon resolution of this comment, City Departments' recommendation will be for full approval.~~ **Subsequent site plan submittal has been reviewed and approved by the Department of Public Service resulting in City Departments' Recommendation of approval.**



Z23-037  
2050 E. Dublin-Granville Rd.  
Approximately 1.09 acres  
CPD to L-C4



Z23-037  
2050 E. Dublin-Granville Rd.  
Approximately 1.09 acres  
CPD to L-C4



Z23-037  
2050 E. Dublin-Granville Rd.  
Approximately 1.09 acres  
CPD to L-C4



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.*

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 #: Z23-037

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

Natalie C Timmons  
SIGNATURE OF NOTARY PUBLIC

9/4/2025  
My Commission Expires

Notary Seal Here



**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.***