

NAME: MACDONATUS REAL ESTATE CO
PARCEL # 01012409
ZONE: DRD

NAME: TOUCHSTONE FIELD PLACE LLC
PARCEL # 01012094
ZONE: UARI

NAME: ANDERSON & WHITE HOLDING LLC
PARCEL # 01020888
ZONE: LZ2

NAME: ANDERSON & WHITE HOLDING LLC
PARCEL # 01013465
ZONE: CZ

SITE KEYNOTES

- 6" W X 4" L X 9.6" H SHIPPING CONTAINER
- STRUCTURES TO BE DEMOLISHED
- EXISTING CONCRETE FOOD PANTRY AREA
- RELOCATED DAMPER ENCLOSURE WITH PAD
- EX. BRK BACKS WITH CONCRETE PAD
- DESIGNATED PARKING SPACES FOR FOOD PANTRY PAD-UP

MBC NOTES

- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MAINTENANCE SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING TO THE A/E LAYOUT DIMENSIONS.
- REFER TO THE ARCHITECTURAL DRAWING FOR BUILDING AND BUILDING CORNER LOCATIONS IN THE FIELD. DIMENSIONS DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL BE REPORTED TO THE A/E IMMEDIATELY BE REPORTED TO THE A/E.
- FOOD PANTRY IS NOT RETAIL SALE OF GOODS.

LEGEND

- EX. CONCRETE PAVEMENT
- CONCRETE PAVEMENT; REFER TO KEYNOTES FOR TYPE & DETAILS.

PARKING CALCULATION			
USE	SEE	MINIMUM	MAXIMUM
DNACARE	4,172 SF	1:500 = 9	N/A
TRAINING CENTER	4,172 SF	1:250 = 17	1:200 = 21
GREENHOUSE	1,800 SF	1:250 = 8	1:200 = 9
STORAGE/EMPLOYEES & COMMUNITY FOOD PANTRY (OUTSIDE)	960 SF	1:1,000 SF FOR THE 1,800 SF FOOD PANTRY = 1	N/A
REQUIRED PARKING (ROUND UP)		22	N/A
PROVIDED PARKING (EXISTING/PROPOSED)		(129/105)	(1/5)
REQUIRED ADA PARKING (VAN/TOTAL)		(1/15)	(1/4)
PROVIDED ADA PARKING (VAN/TOTAL)		(1/4)	(1/4)
BICYCLE PARKING (REQUIRED/PROVIDED)		(11/14)	(1/4)
SHADE TREE (REQUIRED/PROVIDED)			

Jeffrey A Brown 3-13-25

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OFFICES
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-9792
4221 North Broad Street
Lancaster, Ohio 43130
740-882-1740
597 N. Main Street
Zanesville, Ohio 43701
740-450-1640



Jeffrey A. Brown
Registered Engineer D016

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FACES
FAMILY CENTER
2515 LOCKBOURNE RD
COLUMBUS, OHIO 43207

SITE DIMENSION PLAN
C3.0
PROJECT NO. 5161

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-134
Location: 2515 LOCKBOURNE RD. (43207), being 4.05± acres on the west side of Lockbourne Road, 270± feet north of Koebel Road (010-112422; Far South Columbus Area Commission).
Existing Zoning: C-2, Commercial District.
Proposed Use: Commercial.
Applicant(s): FACCES at Starting Point; c/o Jeffery L. Brown, Atty.; 172 East State Street, Suite 550; Columbus, OH 43215.
Property Owner(s): Anderson & White Holding LLC; 2515 Lockbourne Road; Columbus, OH 43207.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a community center in the C-2, Commercial District. The requested Council Variance will allow three shipping containers to be used as accessory storage at this location.
- A Council variance is required because the C-2, Commercial District does not allow accessory storage uses.
- North of the site is a drive-thru eating and drinking establishment in the CPD, Commercial Planned Development District. To the south is an undeveloped parcel in the L-M-2, Limited Manufacturing District, a multi-unit residential development in the L-AR-1, Limited Apartment Residential District, and a school/daycare in the C-2, Commercial District. To the east is undeveloped land in the CPD, Commercial Planned Development District, and single-unit dwellings in the R-2, Residential District and the L-M-2, Limited Manufacturing District. To the west are single-unit dwellings in the R-2, Residential District.
- The site is located within the boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving the requested accessory storage.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

Staff supports the request as the existing community center at this location is consistent with the Plan’s land use recommendation for Mixed Use 2, and the proposed storage is accessory to the existing building and does not introduce and incompatible use to the area.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such 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.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

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

There is an existing greenhouse on the site which is used to grow produce. The proposed storage unit and a market would allow the applicant to expand its food program.

2. Whether the variance is substantial.

Yes No

The variance would add an ancillary use to the existing greenhouse operation.

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 Lockbourne Road corridor is a mixture of commercial, industrial and residential uses. Permitting the storage units and a market would not substantially alter the essential character of the neighborhood nor would adjoining properties suffer a substantial detriment as a result of this variance.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

Permitting these storage units and a market would not adversely affect the delivery of governmental services which already serve this site.

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

Yes No

The applicant did not realize there was an issue until the city reviewed the FCSP.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

The applicant could rezone the property to a M, manufacturing district but that would not be consistent with the current zoning pattern. The council variance would allow only a single additional use to the site.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

The council variance would allow an ancillary use to the greenhouse which is already on the site which would meet the spirit behind the zoning requirement and substantial justice done by allowing the increased use of the greenhouse and expand the food program which is permitted on the site.

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

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.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

A variance to Section 3353.03 Permitted use to permit storage units and a market on the site to complement the existing use of the greenhouse would not change the essential character of the neighborhood nor adversely affect the adjacent property owners. Governmental services would not be negatively affected and the applicant did not know there was an issue until the city reviewed its FCSP submission. The request is for only one additional use so the request is not substantial. Allowing these storage units and the market would allow the expansion of the existing greenhouse and would meet the spirit behind the zoning requirement and allow substantial justice to be done.

Signature of Applicant



Date

12/23/25



THE FAMILY, ADOLESCENT & CHILD COMMUNITY ENGAGEMENT SERVICE®

ORD#0841-2026; CV25-134; Page 5 of 10
614.319.6070

legacydev@thefaces.org

2515 Lockbourne Rd.
Columbus, OH 43207

Request for Approval – Accessory Use

FACCES (Family, Adolescent & Child Community Engagement Service) respectfully requests approval to operate a Marketplace as an accessory use to its existing institutional operations. This Marketplace is an educational, youth-led program designed to support families living in a food desert and to strengthen community stability. The Marketplace will provide fresh produce grown on-site, along with essential household goods, school supplies, and toiletries. FACCES has a longstanding history of serving the Far South community with dignity, respect, and equitable access to resources. This request builds on that commitment while expanding opportunities for youth education and workforce development.

The surrounding area is widely recognized as a food desert, with limited access to fresh and nutritious food. Nearby food options are largely restricted to fast-food and convenience stores, which do not provide the variety of nutrients needed for healthy development. Families in the area face limited access to fresh produce and few opportunities for nutrition education and sustainable food practices. This project directly responds to those challenges by increasing local food production and community access.

Zoning & Land Use Alignment

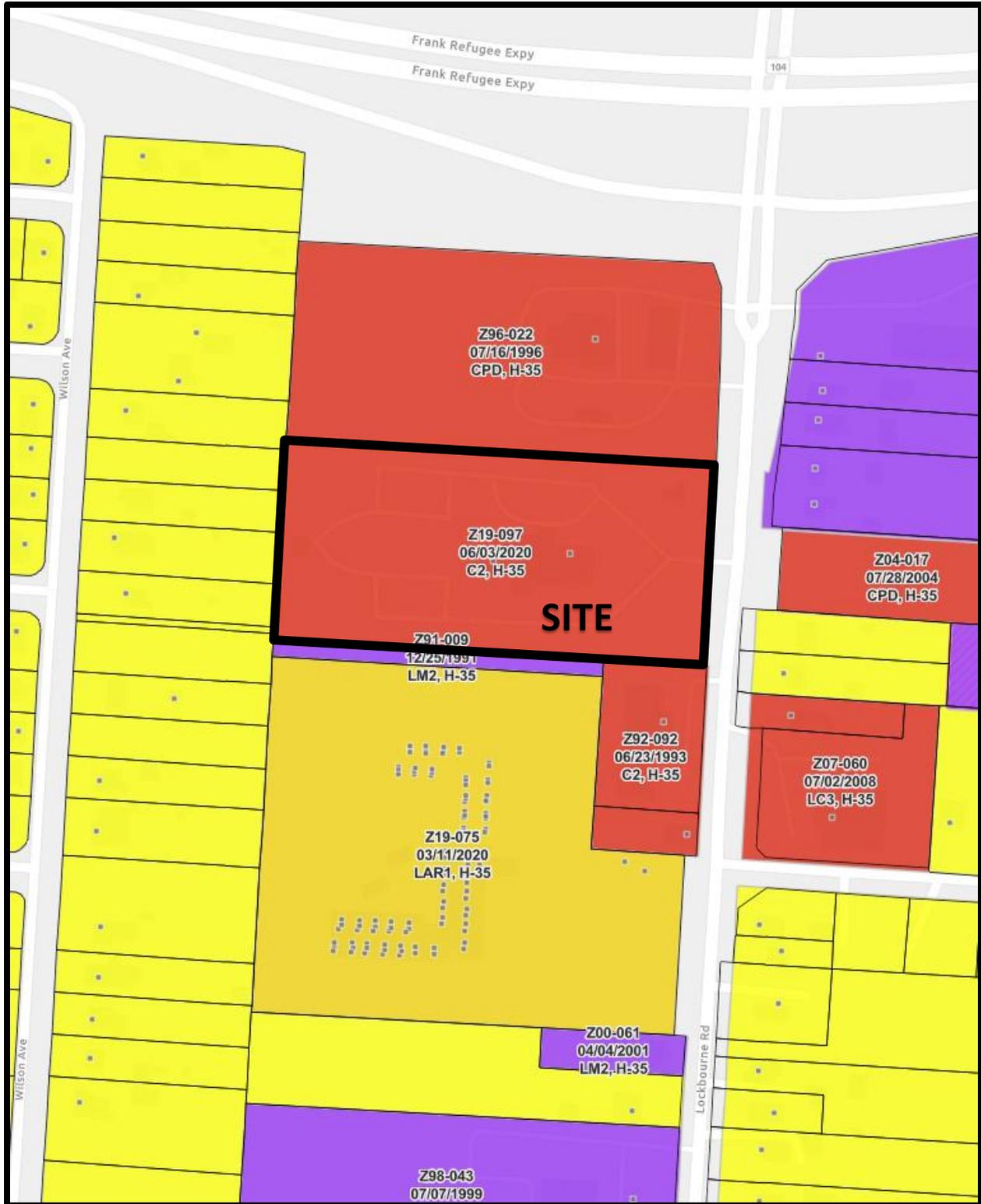
- Accessory to an established institutional/community-serving use
- Supports the well-being of our neighbors and helps keep our community strong and stable.
- Compatible with surrounding residential and institutional uses

Intensity of Use & Site Impact

- No material increase in intensity of use
- Addition of on-site storage units to facilitate safe, organized storage of donated goods in support of Marketplace operations
- Operates within existing building footprint
- Uses existing parking, ingress, and egress
- No land disturbance, or external impacts

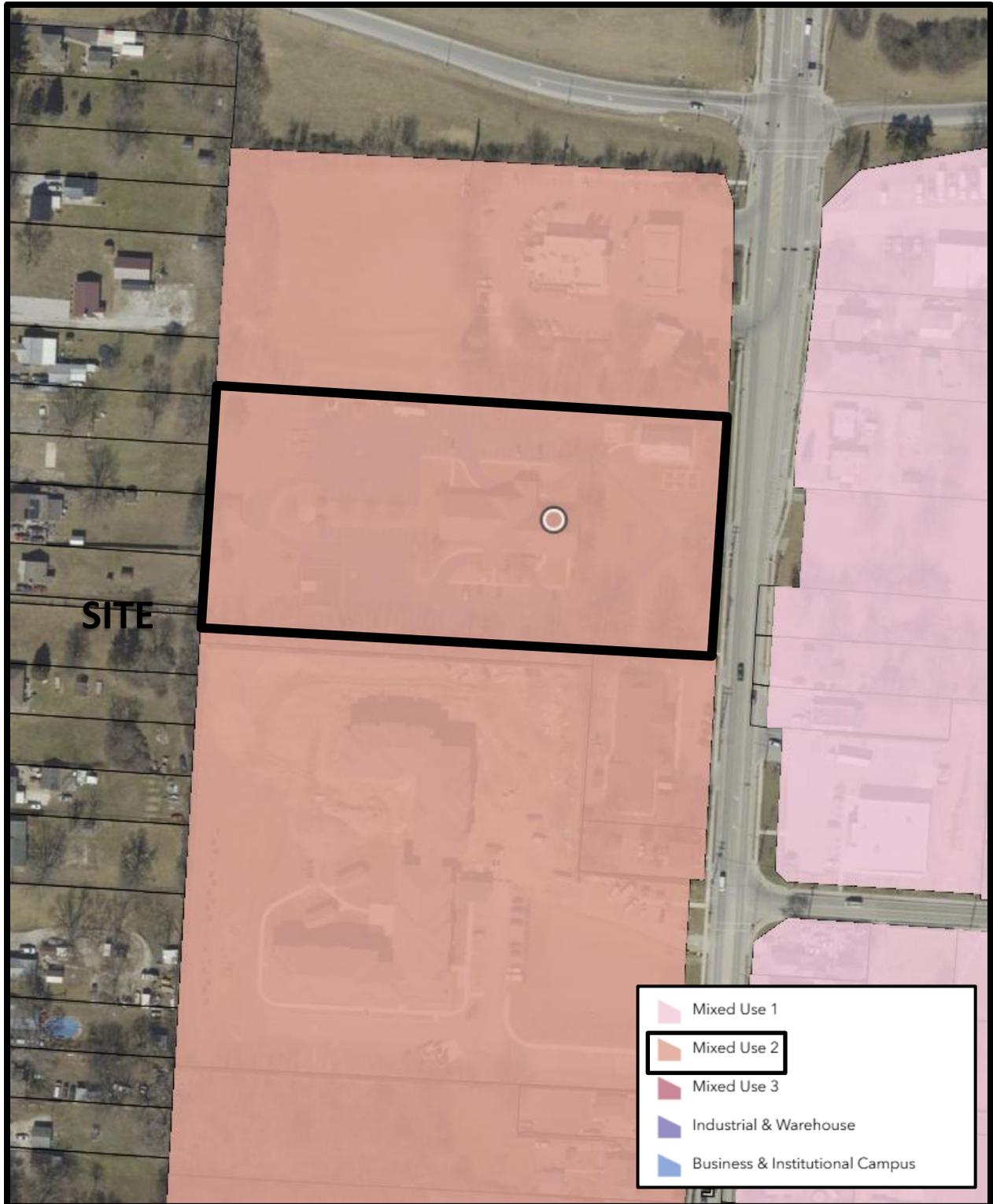
Operations & Oversight

- Scheduled and limited operating hours
- Staffed and volunteer-supervised
- Structured donation intake and distribution
- Managed under existing FACCES safety and site management protocols



CV25-134
2515 Lockbourne Rd.
Approximately 4.05 acres

Columbus Growth Strategy (2026)



CV25-134
2515 Lockbourne Rd.
Approximately 4.05 acres



CV25-134
2515 Lockbourne Rd.
Approximately 4.05 acres

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

Case Number CV25-134

Address 2515 LOCKBOURNE ROAD

Group Name FAR SOUTH COLUMBUS AREA COMM.

Meeting Date 3/5/2026

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:

The commission is in approval of this council variance to allow for the FACCES center to continue to help those in need residing in our community.

The FSCAC would like to make its concern known though that with all of the new development opportunities and multi-unit developments coming to the area there is a major concern with traffic, transportation, & schools capacity to handle all of these properties.

Vote 8 Yays 0 Nays 0 Abstentions

Signature of Authorized Representative  Digitally signed by Douglas W Shreve
Date: 2026.03.05 19:12:45 -05'00'

Recommending Group Title Far South Columbus Area Commission

Daytime Phone Number 614-390-6687

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

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-134

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) 172 East State Street STE 550 Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. FACCES at Starting Point Breanna Rucker 614-319-6070 2515 Lockbourne Road Columbus, OH 43207 Number of Columbus employees 19.	2. Anderson + White Holding LLC. Melissa Johnson. 2515 Lockbourne Road Columbus, OH 43207 No Columbus based employees.
3.	4.

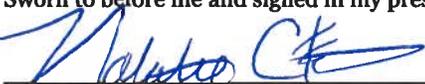
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23rd day of December, in the year 2025

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/2030

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2030

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