

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 11, 2012**

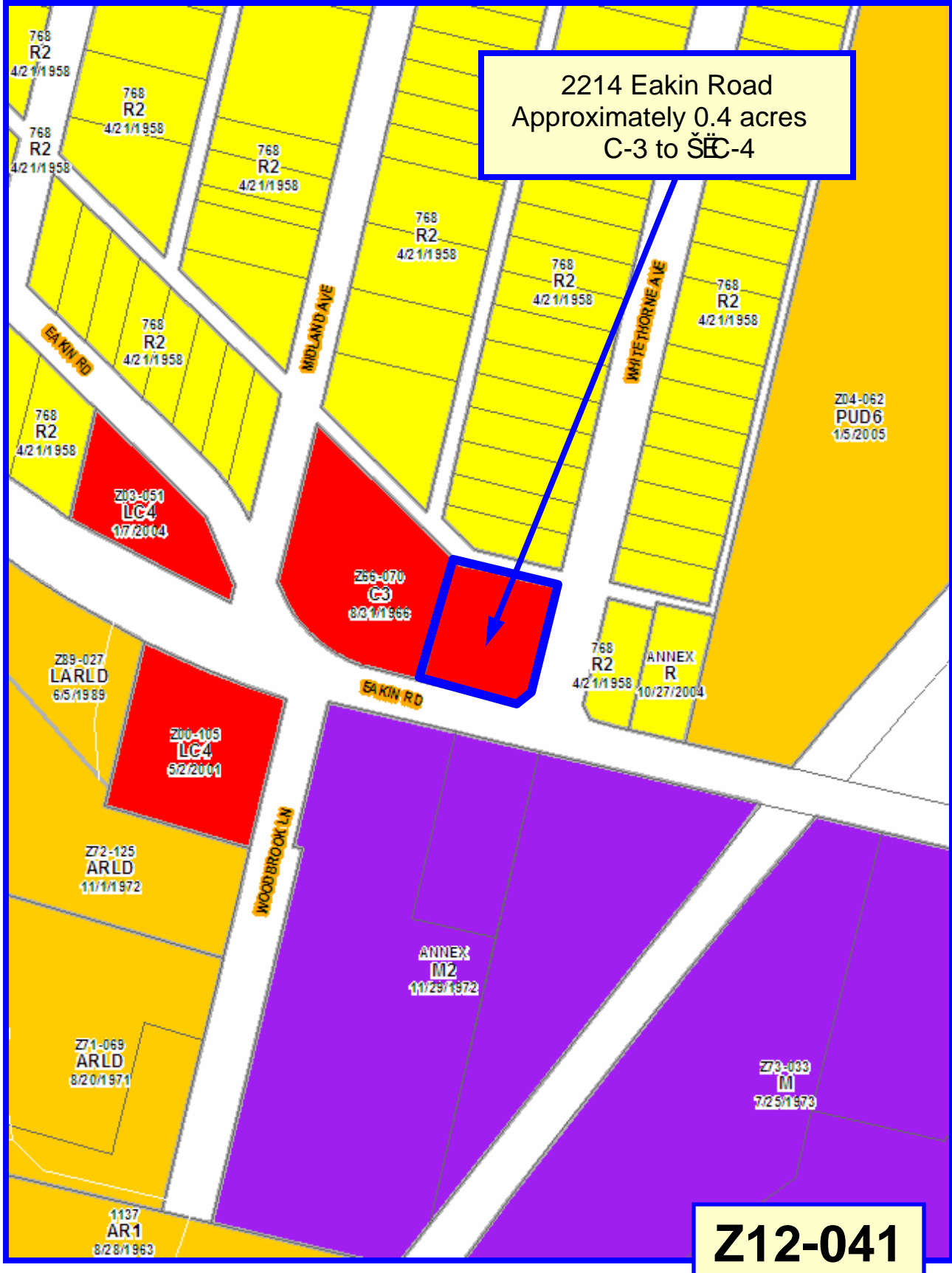
- 5. APPLICATION: Z12-041 (12335-00000-00434)**  
**Location:** **2214 EAKIN ROAD (43223)**, being 0.4± acres located at the northwest corner of Eakin Road and Whitethorne Avenue (010-121772; Greater Hilltop Area Commission).  
**Existing Zoning:** C-3, Commercial District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** Kahlad Jahshan; c/o Omar Tarazi, Atty.; 5635 Sandbrook Lane; Hilliard, OH 43026.  
**Property Owner(s):** Jahshan Properties Inc.; 4797 Britton Farms Drive; Hilliard, OH 43026.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

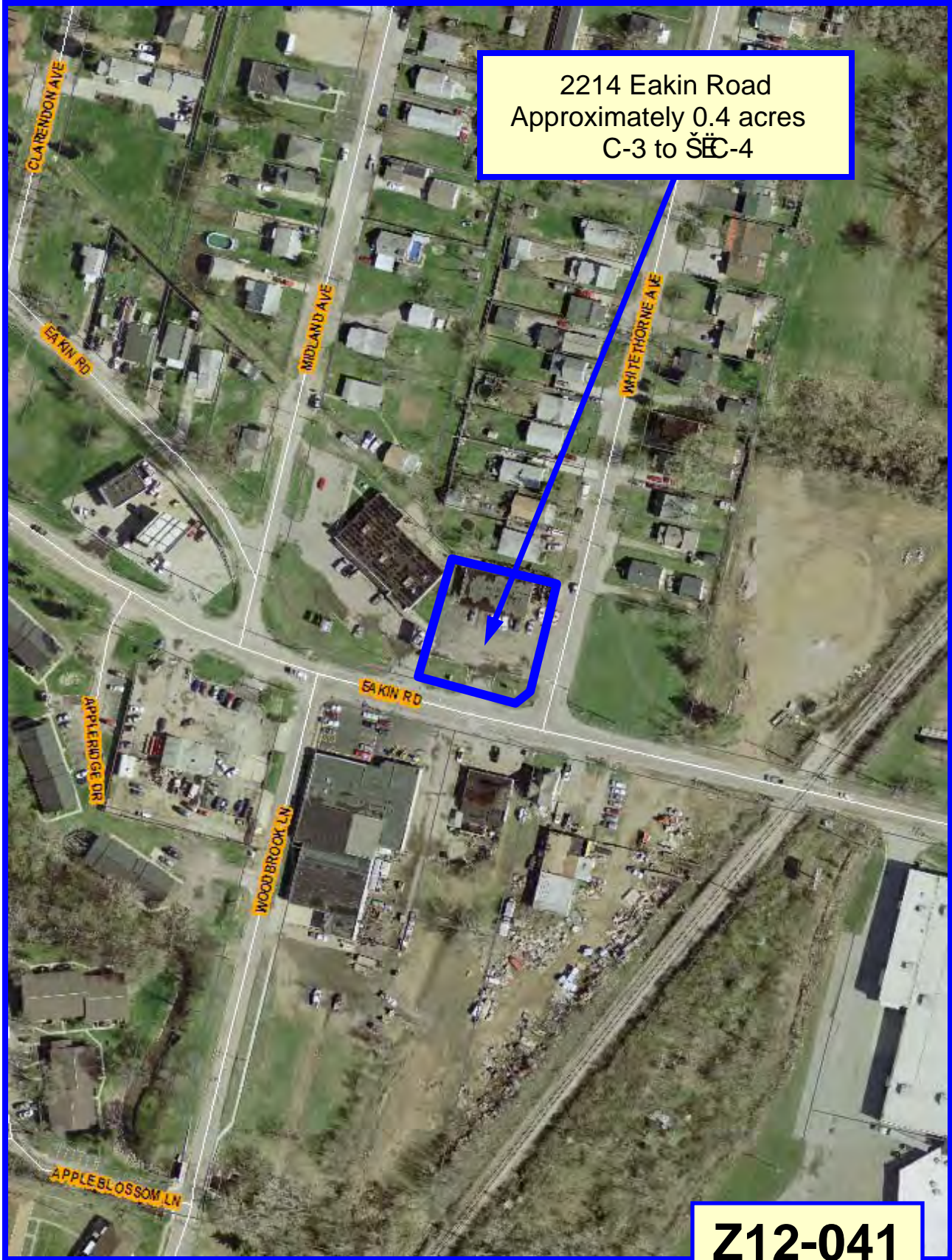
**BACKGROUND:**

- The 0.4± acre site is developed with a two-tenant structure containing a carry-out restaurant and a tire shop zoned in the C-3, Commercial District. The applicant requests the L-C-4, Limited Commercial District to secure proper zoning for the tire shop which has been issued a zoning code violation for lack of Certificate of Zoning Clearance.
- To the north is a single-unit dwelling and to the east across Whitethorne Avenue is undeveloped land, both in the R-2, Residential District. To the south across Eakin Road are an automotive tire and repair facility and an equipment sales company in the M-2, Manufacturing District. To the west is a retail structure in the C-3, Commercial District.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment (2010)* which recommends community commercial uses for this location.
- The limitation text provides appropriate use restrictions and commits to additional landscaping to further buffer the service area from the adjacent single-unit dwelling.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as C arterial requiring 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District will secure proper zoning for an existing tire shop. The limitation text includes appropriate use restrictions which will ensure compatibility with the surrounding development.





2214 Eakin Road  
Approximately 0.4 acres  
C-3 to SEC-4

**Z12-041**



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILTOP AREA COMMISSION MEETING DATE 9/4/2012

CASE NUMBER Z12-041 Case Type  Council Variance  Rezoning

ZONING ADDRESS 2214-2216 EAKIN ROAD APPLICANT JANSHAN PROPERTIES INC

PERSON[S] REPRESENTING APPLICANT AT MEETING OMAR TARAZI, ESQ

### CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

### Applicant Response

	Yes	No
1. <u>PERMANENT OUTDOOR TIRE STORAGE PROHIBITED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>TEMPORARY TIRE DISPLAY OUTSIDE DURING BUSINESS HOURS ONLY</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

### Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 14 Against 0

Signature / Title of Authorized Representative Ray Jantz, ZONING COMMITTEE CHAIR

Daytime Phone Number 614-653-7653

**NOTE TO AREA COMMISSIONS:** Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



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## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 212-041

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Khaled Jahshan  
of (COMPLETE ADDRESS) 4797 BRITTON FARM DR Hilliard, Ohio 43026

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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Jahshan Properties Inc. 4797 BRITTON FARM DR Hilliard, Ohio 43026	2. Nedal Jahshan (50% owner of Jahshan properties Inc.) 4797 BRITTON FARM DR Hilliard, Ohio 43026 <u>419-6289</u>
3. Khaled Jahshan (50% owner of Jahshan Properties Inc.) 3310 Maize Rd., Columbus Ohio 43224 <u>774-3426</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Khaled Jahshan

Subscribed to me in my presence and before me this 20 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

November 23, 2014



My Commission Expires:  
**JAMES F. GINLEY**  
Notary Public, State of Ohio  
My Commission Expires  
November 23, 2014

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.