

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

**APPLICATION:** CV24-092  
**Location:** 2025 LEONARD AVE. (43219), being 1.37± acres located at the southwest corner of Leonard Avenue and Brentnell Avenue (010-055122 & 010-047757; North Central Area Commission).  
**Pending Zoning:** L-M, Limited Manufacturing District.  
**Proposed Use:** Bus repair facility and parking lot.  
**Applicant(s):** V.A.T. Inc.; c/o Jackson Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Knot Your Bus LLC; 2407 Leonard Avenue; Columbus, OH 43219.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The requested Council variance will allow for reduced development standards. Variances for landscaping and screening, parking setback line, and building setback line are included in this request.
- A Council variance is required because the pending L-M, Limited Manufacturing District does not allow the reductions of the proposed development standards.
- North of the site is a manufacturing facility in the M, Manufacturing District. South of the site is an undeveloped parcel in the AR-12, Apartment Residential District. East of the site is a bus storage facility in the C-4, Commercial District. West of the site are single-unit dwellings in the C-4, Commercial District.
- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z24-031) to the L-M, Limited Manufacturing District.
- The site is within the planning boundaries of the *North Central Plan* (2002), which recommends “Open Space” land uses at this location.
- The site is located within the boundaries of the North Central Area Commission whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

Staff recognize new plantings and landscaping along Brentnell Avenue as a mitigating factor for support of the requested variances.

# 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

## 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

Yes, but it would reduce the safety and use of the property.

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2. Whether the variance is substantial.

Yes  No

No, the requested variances are not substantial.

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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

No, no harm would be done to the neighborhood.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).  
 Yes  No

No, there would be no affect on governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.  
 Yes  No

No, the owner did not know of the issues until the site compliance application was submitted and reviewed.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.  
 Yes  No

No, the only way to solve the identified issues is through the council variance process.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  
 Yes  No

Yes, the spirit and intent behind the zoning code will be done by granting the variances and justice will be done.

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):

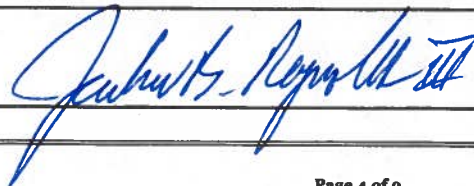
3312.27 to reduce the parking setback from 25' to 10'.

3363.24 to reduce the building setback from 25' to 10' for a 10' high fence along Brentnell Avenue and 40' to 10' along Leonard Avenue.

3312.21(A) to move tree island to end of parking aisle.

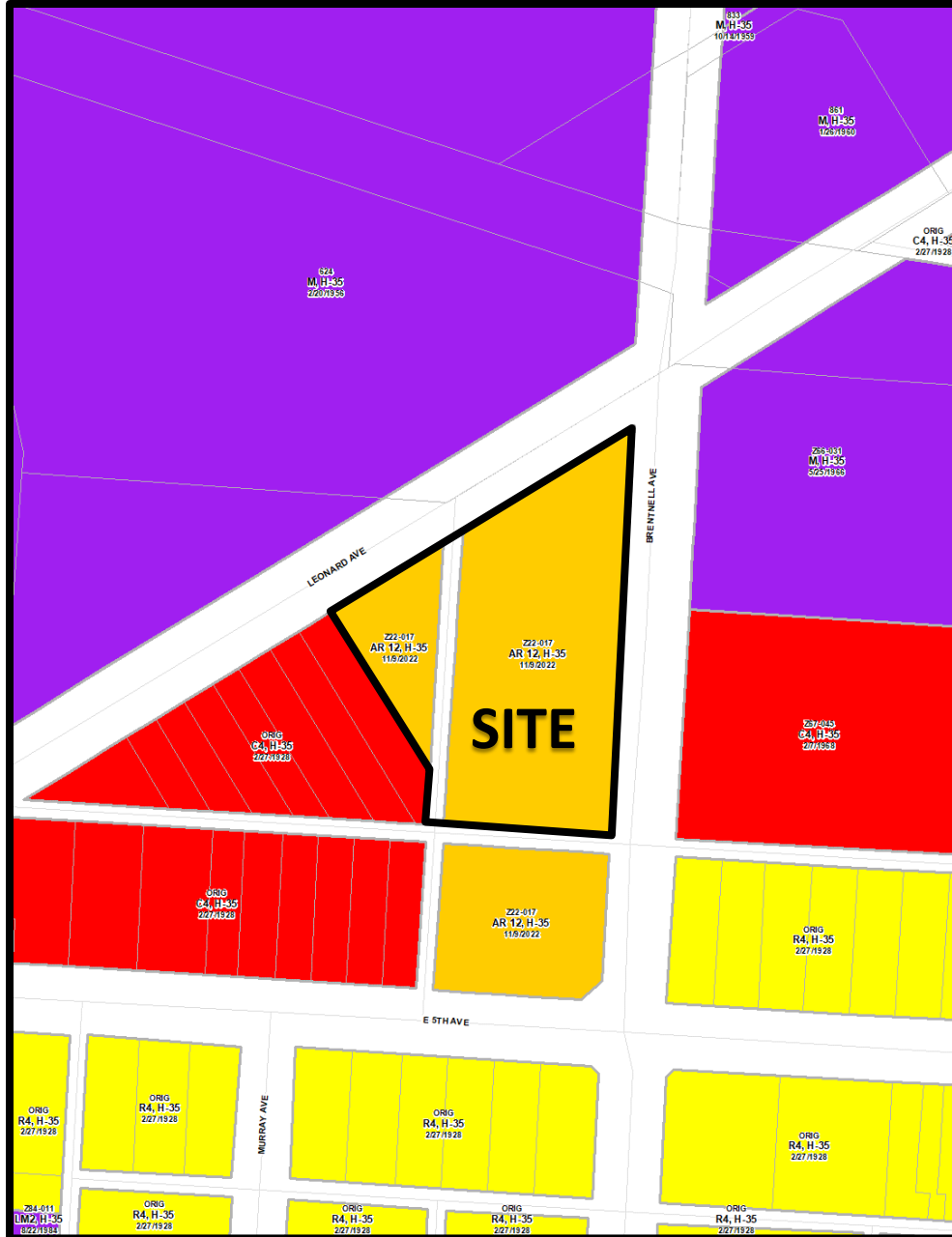
The above variances are requested for security purposes and to maximize areas to park buses within a limited area. The granting of the variances will not adversely affect the surrounding property owners.

Signature of Applicant

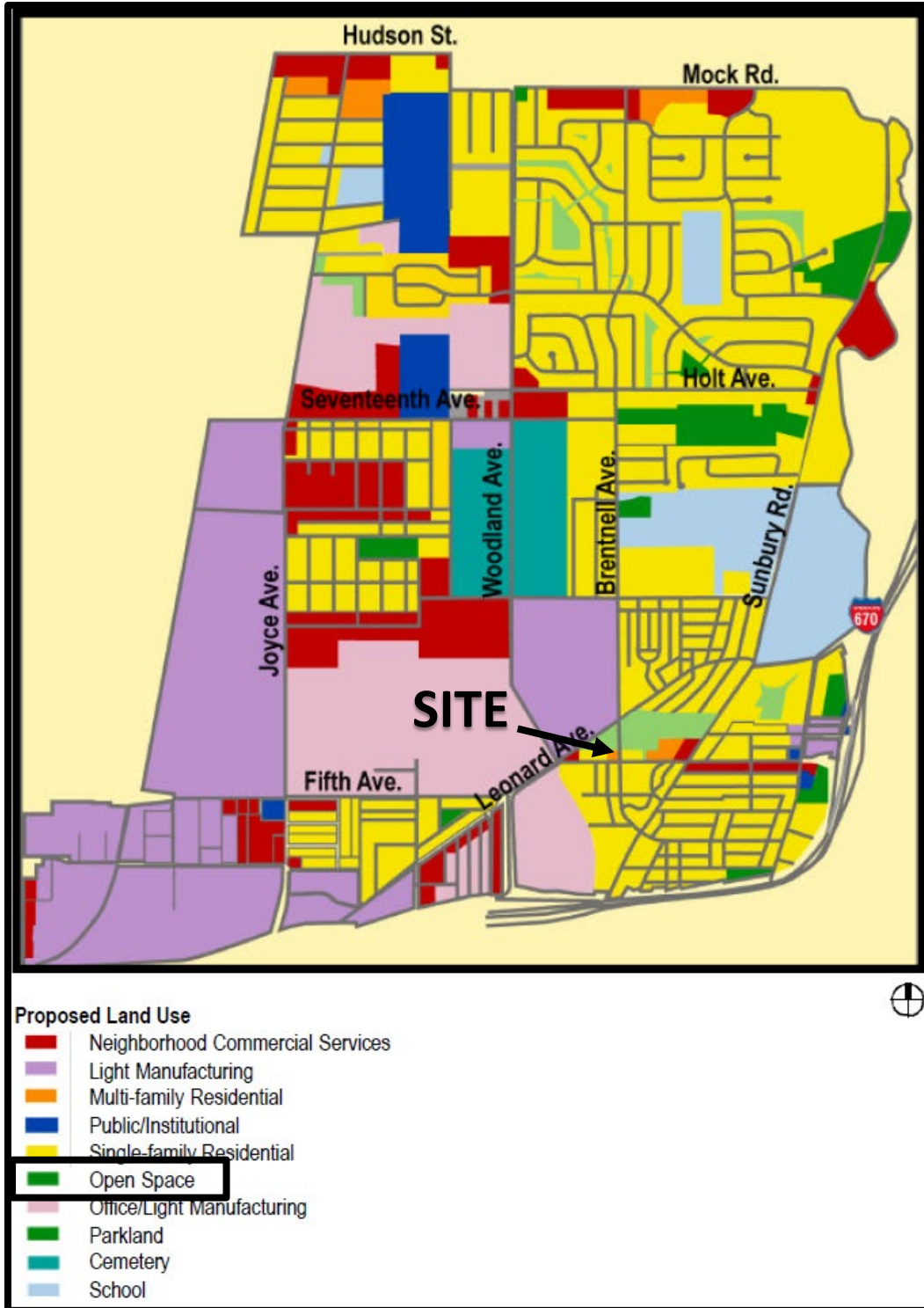


Date

8/5/24



CV24-092  
2025 Leonard Ave.  
Approximately 1.37 acres



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CV24-092  
2025 Leonard Ave.  
Approximately 1.37 acres

# Standardized Recommendation Form

DEPARTMENT OF  
DEVELOPMENT

845 Parsons Ave, Columbus, OH 43206  
Phone: 614-645-5263 • LandRedevelopmentOffice@columbus.gov •  
www.columbus.gov/landbank

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

**Parcel Number** CV24-092 / Z24-031

**Address** 2025 Leonard Avenue

**Group Name** North Central Area Commission on

**Meeting Date** October 3, 2024

**Specify Case Type**

- Residential New Build
- Commercial New Build
- Residential Rehab
- Commercial Rehab

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The North Central Area Commission met with a quorum on Oct. 3, 2024

Approve 7-1 To change zoning from AR12 to LM for the use of maintaining bus maintenance facility and parking of buses

Variances:

7-1 Approval on variance 3312.27 to reduce parking setback from 25' to 10' .

7-1 Approval on variance 3363.23(c) to reduce building setback from 40' to 10' for a 10' high fence.

7-1 Approval on variance 3312.21(a) To move tree island to end of parking aisle. The above variance requested for security purposes and to maximize areas to park buses within limited area. The granting of variances will not adversely affect the surrounding property owners.

**Vote** 7-1

**Signature of Authorized Representative** Tiffany White

**Recommending Group Title** North Central Area Commission, Chairperson

**Daytime Phone Number** \_\_\_\_\_

Please e-mail this form to **Chuck Pardi** at [cjpardi@columbus.gov](mailto:cjpardi@columbus.gov)

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-092

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. V.A.T. Inc. 2407 Leonard Avenue Columbus, OH 43219 Paul Vellani 614-252-5060 Employees: <u>143</u>	2. Knot Your Bus LLC 2407 Leonard Avenue Columbus, OH 43219 Paul Vellani 614-252-5060 Employees - 0
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 15<sup>th</sup> day of July, in the year 2024

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires

9/4/2025

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.**