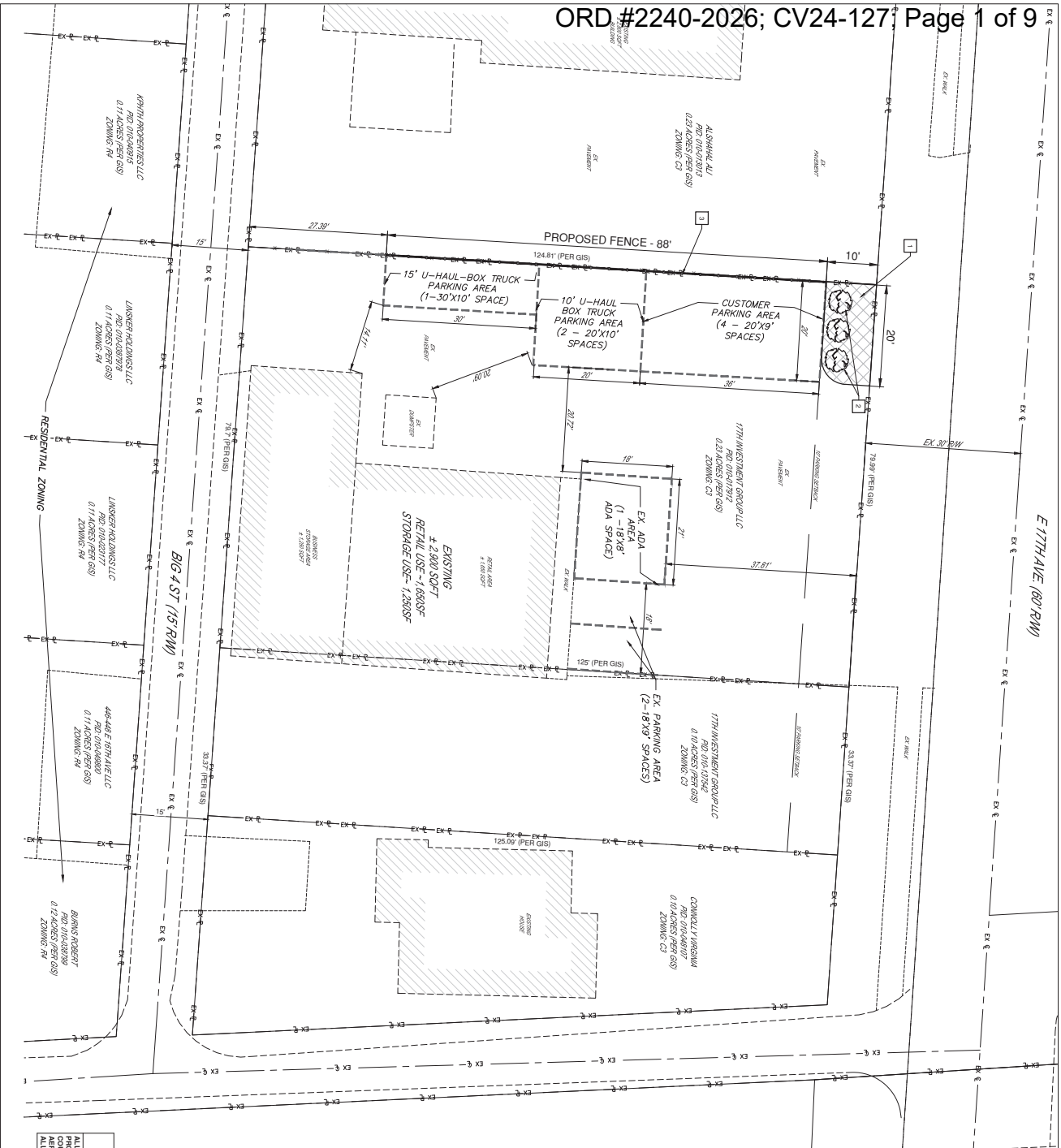


4/12/26

CV24-127



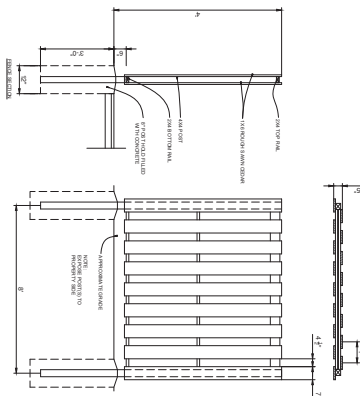
PARKING CALCULATIONS			
USE	SQUARE FOOTAGE (SPACES)	MINIMUM	MAXIMUM
EX. RETAIL	1,550 SQFT	1 PER 200 SQFT	1 PER 200 SQFT
PROPOSED - 3 (U-HAUL TRUCKS)	1,550 SQFT	1 PER 200 SQFT	1 PER 200 SQFT
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KEYED NOTES

- EXISTING LANDSCAPED PARKING LOT SCREENING PER 312.21, TOTAL SHALL BE 75% WHEN PLANTS ARE IN LEAF. APPROPRIATE SHRUBS TO BE SELECTED BY LANDSCAPE CONTRACTOR
- PROPOSED 4' FENCE PARKING LOT SCREENING PER 312.21.

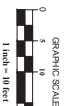
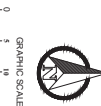
PROPOSED U-HAUL TRUCK SIZE

- U-HAUL, 10-FOOT BOX TRUCKS
- U-HAUL, 10-FOOT BOX TRUCKS



WOOD FENCE DETAIL

EXISTING CONDITIONS / FIELD VERIFICATION NOTE TO CONTRACTOR



REVISIONS	NO.	DATE	DESCRIPTION
DATE			
JOB NO.			
DESIGN			
CHECKED			
SHEET NO.			

SITE PLAN

A & A MINI MART LLC

445 E. 17TH AVENUE, COLUMBUS OHIO 43201

brack engineering

NATHAN HARRINGTON
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

PLANS PREPARED BY:

PLANS PREPARED FOR:

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

APPLICATION: CV24-127
Location: 445 E. 17th AVE. (43201), being 0.33± acres located on the south side of East 17th Avenue, 635± feet east of North 4th Street (010-017912 & 010-137542; University Area Commission).
Existing Zoning: C-3, Commercial District.
Proposed Use: Parking and rental of moving vehicles.
Applicant(s): A&A Mini Mart LLC; c/o Colin McNamee, Atty.; KM Law Firm; 923 East Broad Street; Columbus, OH 43205.
Property Owner(s): 17th Investment Group LLC, c/o Keyur Patel; 536 Riverband Avenue; Powell, OH 43065.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of two parcels developed with a retail establishment in the C-3, Commercial District. The site is subject to NC, Neighborhood Commercial subarea of the University District Zoning Overlay (UDZO). The Council variance request will allow parking and rental of trucks, to rectify a zoning violation for not receiving a Certificate of Zoning Clearance for establishing this use.
- A Council variance is required because the C-3 district does not allow parking, and rental of moving vehicles.
- To the north and south of the site are multi-unit dwellings in the R-4, Residential District. East and west of the site are an undeveloped parcel and a retail use.
- The site is within the planning boundaries of the *Columbus Growth Strategy* (2026), which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.
- Practical difficulties were not taken into consideration since only a use variance is being requested.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The Council variance request will allow parking and rental of moving trucks from the site, a use that they have been cited for with zoning violation #24470-05657. Staff supports the proposal as it is consistent with the *Columbus Growth Strategy*’s land use recommendation and design guidelines by incorporating appropriate fencing and landscape screening of the parking lot as shown on the submitted site plan. Additionally, the Department of Public Service has imposed additional conditions regarding the number and size of vehicle’s stored on-site and the maneuvering of said vehicles.

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

The section of the property in question would otherwise go wasted and unused if it were not for its use as a parking and display area for rental moving vehicles. The neighborhood is well served when parcels are utilized to their highest and best use.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variance requested is not substantial in nature. Variance request for parking surface.

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 essential character of the neighborhood would not be altered by a variance for parking on this parcel. This section of the neighborhood is dotted with commercial and mixed-use properties. Camps Carryout serves the neighborhood by selling essentials and providing rental vehicles for household moving, which are in high demand.

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

☐ Yes ☒ No

The variance would not at all adversely affect the delivery of government services. The
section of the property in question is presently being used as a parking area adjacent to a
structure. There have been no service disruptions to the parcel nor the neighborhood.

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

☐ Yes ☒ No

The current property owner was not aware of the restriction when the property was purchased.
Applicant / tenant was not aware of the restriction when it began operation of the business on the
parcel. Rental moving vehicle activities had been ongoing for some time prior to Application
operating its business

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

☐ Yes ☒ No

Respectfully, there does not appear to be another means by and through which Applicant /
tenant can continue to offer rental moving vehicles to the public on this parcel without a
variance.

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

☒ Yes ☐ No

The spirit and intent behind the zoning would be served by granting a variance. Permitting
the existing use would serve the neighborhood by allowing close and convenient access to
rental moving vehicles.

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):

3355.03 - Permitted Uses C-3 - Allowing the already existing use of this parcel to continue
with a variance would serve the neighborhood by allowing continued access for residents to
low-cost rental moving vehicles. This access supports the character of the neighborhood
(adjacent to University with a population that is somewhat mobile). Allowing Applicant to
continue with existing use and variance for parking of rental U-Haul moving vehicles
supports residents of the neighborhood who utilize these services.

Signature of Applicant

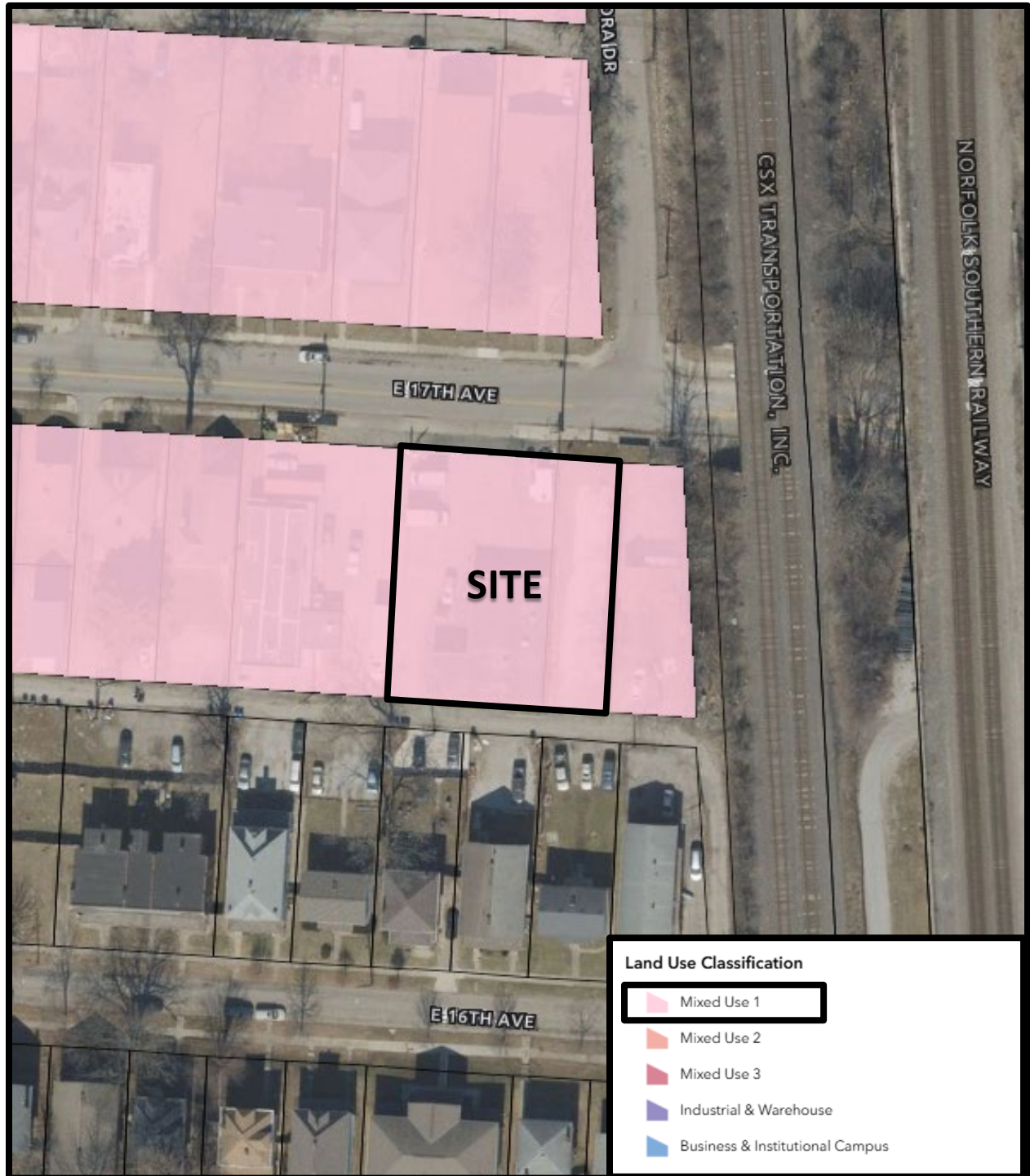


Date

10 / 07 / 2024



CV24-127
445 E. 17th Ave.
Approximately 0.33 acres



Columbus Growth Strategy (2026)

CV24-127
445 E. 17th Ave.
Approximately 0.33 acres



CV24-127
445 E. 17th Ave.
Approximately 0.33 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

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

Case Number CV24-127
Address 445 E. 17th
Group Name A+A Minimart
Meeting Date March 18 2026
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

*Was Approved to park (2) trailers on
the paved surface of lot as
shown to Commission*

Vote Approved 6-yes 4-Abstain
Signature of Authorized Representative Seth Golding Zoning Chair
Recommending Group Title University Area Commission
Daytime Phone Number Seth Golding 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR
MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-127

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) Bikash Tamang
of (COMPLETE ADDRESS) 445 E. 17th Avenue, Columbus, Ohio 43201

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. A&A Mini Mart LLC DBA Camps Carryout 445 E. 17th Avenue Columbus, Ohio 43201 Number of employees = 4	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 28th day of July, in the year 2026

SIGNATURE OF NOTARY PUBLIC

08/26/2029
My Commission Expires



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