

**OWNER:** RHR2 LLC  
2651 SOUTHTOWN ROAD  
COLUMBUS, OHIO 43219

**SITE ENGINEER:** THE KLEINGERS GROUP  
350 WORTHINGTON ROAD, SUITE 100  
WESTERVILLE, OH 43082  
PHONE: (614) 862-4311  
FAX: (614) 862-4179  
CONTACT: NICK ELWASJAN  
EMAIL: nick.elwasjan@kengrps.com

ENGINE USE: COMMERCIAL WAREHOUSE  
PROPOSED USE: COMMERCIAL WAREHOUSE  
EXIST NO ZONING: RU-1A, RESIDENTIAL  
PROPOSED ZONING: HQ MANUFACTURING  
RELUCT 03/01/11: HAS  
ZONING VARIANCE: FORTHCOMING  
TOTAL SITE AREA: 0.72 AC  
EXISTING BUILDING AREA: 10,000 SF (WAREHOUSE = 8,971 SF & OFFICE = 1,109 SF)  
REQUIRED PARKING SPACES: 100

WAREHOUSE: 1 PER 1,000 SF FOR THE FIRST 20,000 SF + 0.6711 / 1,000  
 REQUIRED PARKING SPACES: 12 (1 ADA REQUIRED)  
 EXISTING PARKING SPACES: 12 (11 STANDARD + 1 ADA)  
 EXISTING BUILDING HEIGHT: 1 STORY BUILDING (20 FT)  
 FLOOD ZONE DESIGNATION: ZONE X  
 MAP 39040C0337R, 6/17/2008

MAP 39049C00037K, 6/17/2006

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

**APPLICATION:** CV24-071  
**Location:** 2622-2624 JOHNSTOWN RD. (43219), being 0.77± acres located on the north side of Johnstown Road, 225± feet southwest of the intersection of Johnstown Road and Lamb Avenue (445-307256; East Columbus Civic Association).  
**Existing Zoning:** R, Rural District.  
**Proposed Use:** Less-objectionable manufacturing.  
**Applicant(s):** Ross Restoration Company LLC; c/o Mathew Starkey; 2651 Johnstown Road; Columbus, OH 43219; and Christian A. Gillikin, Esq., Atty.; 10 West Broad Street, Suite 2100; Columbus, OH 43215.  
**Property Owner(s):** RRH2 LLC; c/o Matthew Starkey; 2651 Johnstown Road; Columbus, OH 43219  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a manufacturing building in the R, Rural District. The site is also within the boundaries of the I-670 Graphics Control Overlay. The requested Council variance will conform the existing building and site layout. Variances to building and parking setbacks, driveway, parking lot landscaping, maneuvering, vision clearance, and dumpster area are included in the request.
- A Council variance is necessary because the requested concurrent rezoning to the M-2, Manufacturing District will create several non-conformities at this location for the existing building and site layout.
- To the north is right-of-way for Interstate-670. To the south and east are manufacturing uses in the M-2, Manufacturing District. To the west is a commercial warehouse in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of *East Columbus Neighborhood Plan* (2012), which recommends “Light Industrial” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the requested reduced building setbacks, landscaping and screening, parking setbacks, maneuvering, parking lot landscaping, dumpster screening, increased driveway, and reduced vision clearance.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance will conform the existing building and site layout at this location as result of concurrent rezoning to the M-2, Manufacturing District. .

**AMENDED AND RESTATED STATEMENT OF HARDSHIP**

**CV 24-071**

Dated: March 25, 2025

**INTRODUCTION**

Ross Restoration Company LLC, an Ohio limited liability company ("**Applicant**"), the owner of CRDN of Greater Columbus<sup>1</sup> ("**CRON**"), hereby submits this council variance application in connection with the Applicant's rezoning application No. Z23-066 to rezone 2622-24 Johnstown Road, Columbus, Ohio 43219 ("**Property**") to the M-2 zoning district.

CRDN is currently located at 2651 Johnstown Road, Columbus, Ohio 43219 in the City's M-2 zoning district. CRDN restores items affected by fire, water, and wind damage for customers making claims under their homeowners, renters, or business insurance policies. The Applicant seeks to rezone the Property to the M-2 zoning district to allow the Applicant to operate its business at the Property as well. However, rezoning the Property to M-2 will result in several new nonconformities with respect to the existing improvements on the Property. Therefore, the Applicant submits this concurrent council variance application to conform those nonconformities, in accordance with the recommendations of City staff.

**REQUESTED VARIANCES**

Specifically, the Applicant requests variances from the following Sections of the Columbus City Code:

1. A variance from Section 3367.15(A)<sup>2</sup> to permit the building setback line to be 30 feet from the street line;
2. A variance from Section 3367.15(C)<sup>3</sup> to not require planting ground cover or shrubbery within 50 feet of the street line;
3. A variance from Section 3367.15(D)<sup>4</sup> to permit a portion of the required 50-foot front yard buffer to be used for off-street parking and loading;

<sup>1</sup> <https://www.crdn.com/locations/ohio/crdn-of-greater-columbus>

<sup>2</sup> Section 3367.15 requires the following: "Any building or structure of any type, shall be located not less than 50 feet from the street line."

<sup>3</sup> Section 3367.15(C) requires the following: "That portion of the lot or parcel abutting the street line and to a depth of 50 feet and extending from one side property line to the other, except for the areas used for driveways and sidewalks, shall be planted with suitable ground cover and shrubbery and maintained in a neat and orderly fashion."

<sup>4</sup> Section 3367.15(C) requires the following: "Off-street parking and loading facilities, together with suitable accesses and maneuvering areas, shall be provided in accordance with the provisions of Chapter 3312, provided, however, that no portion of the required 50-foot buffer shall be used for either off-street parking or loading spaces."

4. A variance from Section 3312.25<sup>6</sup> to allow parking maneuvering to occur between the street right-of-way line and parking setback line, and to allow less than 20 feet of maneuvering space;
5. A variance from Section 3312.21(A)<sup>7</sup> to not require interior parking lot landscaping;
6. A variance from Section and 3312.21(B)<sup>8</sup> to not require parking setback and perimeter landscaping;
7. A variance from Section 3321.01(A)<sup>9</sup> to permit the garbage dumpster and recycling dumpster to not be screened from view;
8. A variance from Section 3312.13(D)<sup>10</sup> to allow vehicles exiting the parking lot to travel in a backward motion;
9. A variance from Section 3312.13(B)<sup>11</sup>, to allow a driveway of more than 35 feet wide; and
10. A variance from Section 3321.05<sup>12</sup>, to allow one reduced clear vision triangle that's less than a 10 foot, right-angle triangle.

<sup>6</sup> Section 3312.25 requires the following: *"Every parking and loading space shall have sufficient access and maneuvering area. Sufficient access and maneuvering area is equivalent to the minimum aisle widths presented in C.C. 3312.09, Aisle. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of way line and the parking setback line."*

<sup>7</sup> Section 3312.21(A) requires the following: *"The interior of any parking lot containing ten parking spaces or more and not in a parking structure shall be landscaped. Interior landscaping shall be provided at a minimum ratio of one shade tree for every ten parking spaces or fraction thereof Interior shade trees shall conform to the [standards set forth in Section 3312.21(A)(1)-(4)]."*

<sup>8</sup> Section 3312.21(B) requires the following: *"Landscaping in the parking setback area shall be required to buffer automobile and pedestrian areas and uses; to provide headlight screening; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. Landscaping in the perimeter shall be required to visually buffer residentially zoned property from parking lots."* The parking setback and perimeter landscaping must conform to the standards set forth in Section 3312.21(B)(1)-(2).

<sup>9</sup> Section 3321.01 requires the following: *"A dumpster shall be screened from view on all sides."*

<sup>10</sup> Section 3312.13(D) requires the following: *"A driveway serving a parking lot shall be designed so that vehicles entering or exiting a parking lot will be traveling in a forward motion."*

<sup>11</sup> Section 3312.13(B) requires the following: *"All other driveways shall have a minimum width of 20 feet for any two-way traffic flow and 13 feet for any one-way traffic flow with a maximum width of 35 feet measured at the street right-of way line or driveway throat, whichever is lesser."*

<sup>12</sup> Section 3321.05(A)(1) requires the following: *"An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of way line."*

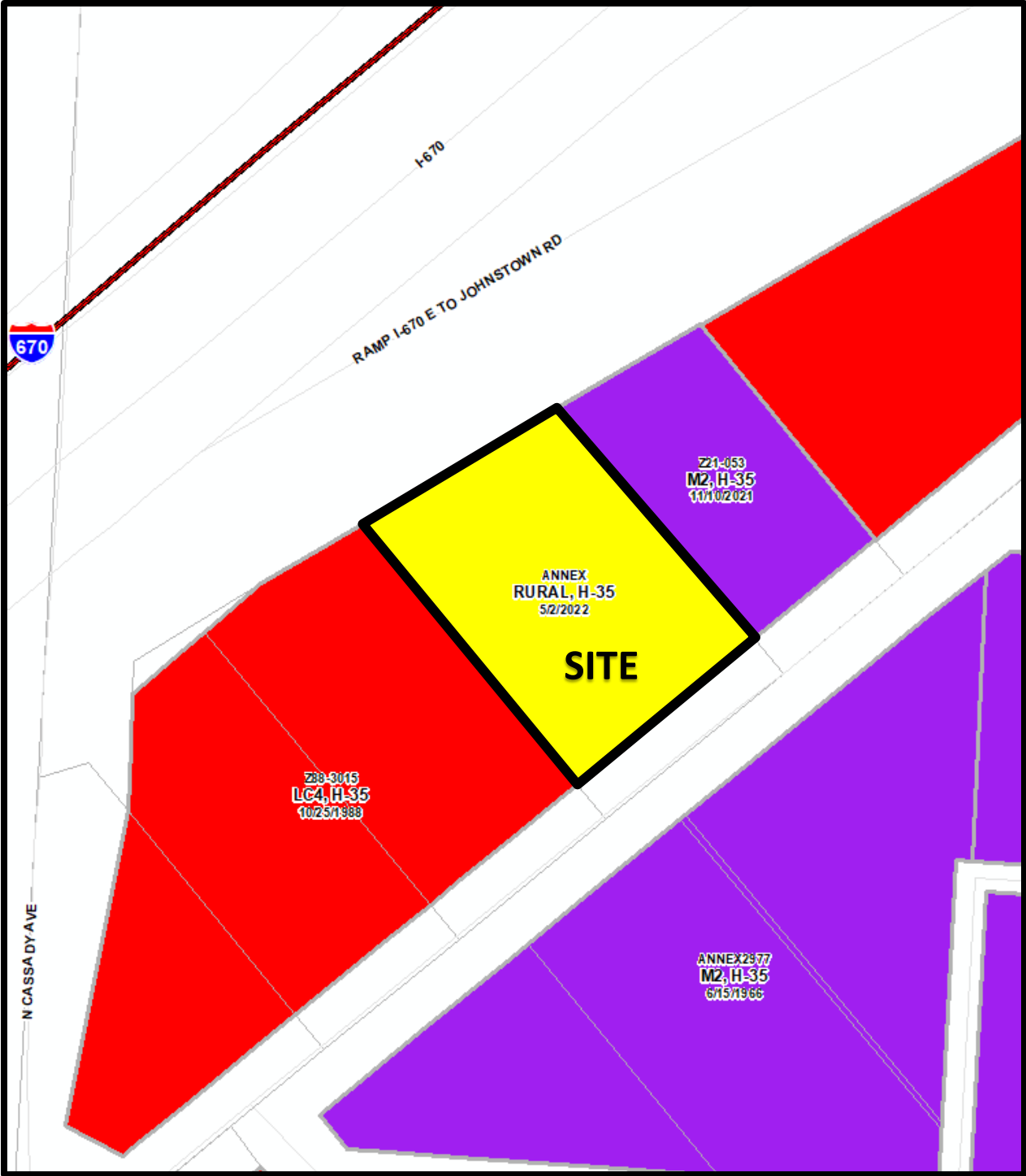
The Applicant has attached a site plan for the Property to assist the City with reviewing the requested variances.

The Applicant appreciates your consideration of this council variance application.

*Christian Gillikin*

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Christian A. Gillikin, Esq., Attorney for the Applicant



CV24-071  
2622-2624 Johnstown Rd.  
Approximately 0.77 acres





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2622-2624 Johnstown Rd.  
Approximately 0.77 acres

## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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 CV24-071

Address 2622-2624 Johnstown Rd

Group Name EAST COLUMBUS CIVIC ASSOCIATION



Meeting Date 08/10/2024

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:**

The East Columbus Civic Association recommends approval of council variance application CV24-071 submitted by Ross Restoration Company LLC, which is being considered concurrently with rezoning application Z23-066. We recommend approval of both the council variance and rezoning application based on the applicant's proposed use for the property being consistent with the East Columbus Neighborhood Plan's recommendation of Light Industrial uses for the property. We believe the applicant has demonstrated the variances are needed in connection with rezoning the property to M-2 to allow for the applicant's proposed use. The East Columbus Civic Association recommends approval of both the council variance and rezoning application because the applicant's proposed use is consistent with the land use recommendations for the property and the variances are required in connection with the rezoning.



Vote 7-0 approved  
Signature of Authorized Representative Michael Johnson  
Recommending Group Title East Columbus Civic Association  
Daytime Phone Number 614-886-5060

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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: **CV24-071**

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) Christian A. Gillikin

of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, Columbus, Ohio 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. Ross Restoration Company LLC; Attn: Matt Starkey 2651 Johnstown Rd, Columbus, Ohio 43219 Columbus Employees: 43    Phone: 614-309-5103	2. RRH2 LLC; Attn: Matt Starkey 2651 Johnstown Rd, Columbus, Ohio 43219 Columbus Employees: 0    Phone: 614-309-5103
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 1st day of May, in the year 2025

Joan Rossman  
SIGNATURE OF NOTARY PUBLIC

never  
My Commission Expires

Notary Seal Here



JOAN ROSSMAN  
Attorney at Law  
Notary Public, State of Ohio  
My Comm. Has No Exp. Date  
R.C. Sec. 147.03

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