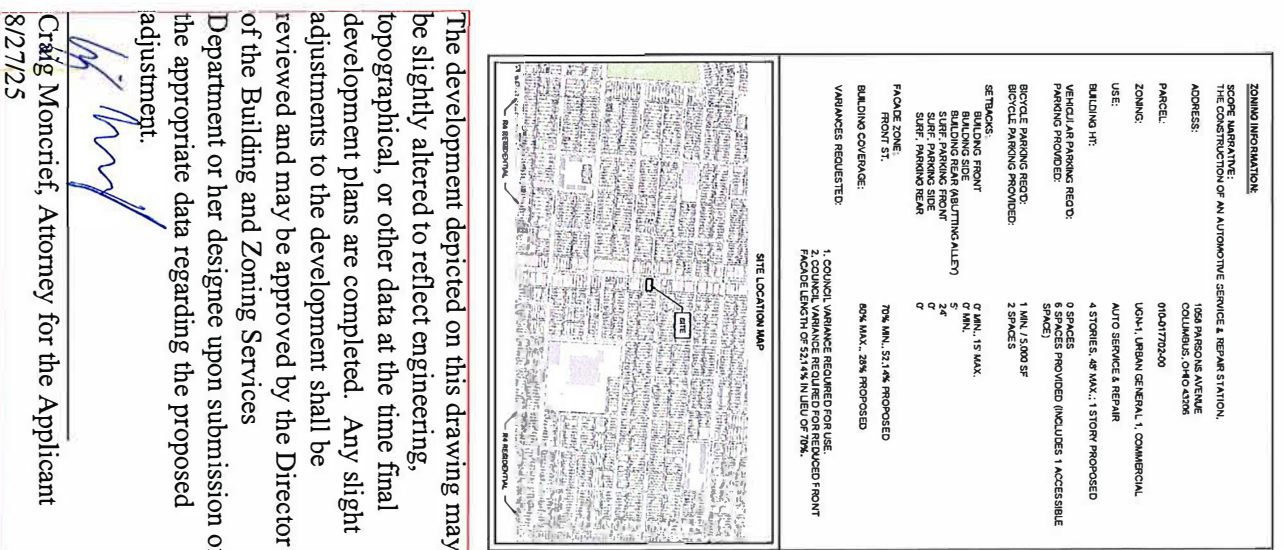




The development depicted on this drawing may be slightly altered to reflect engineering, topographical, or other data at the time final development plans are completed. Any slight adjustments to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or her designee upon submission of the appropriate data regarding the proposed adjustment.

Craig Moncrief, Attorney for the Applicant

8/27/25

AS1.1

project date: 04.28.2025

project number: 25.112

Sheet number

ABDALLAH ALJAKHSI

AUTO REPAIR AND SERVICE STATION
1058 PARSONS AVENUE, COLUMBUS, OHIO 43206

sheet name:

SITE PLAN FOR COUNCIL VARIANCE SUBMITTAL



DEVELOPMENT
ARCHITECTURE
COLLABORATIVE

1200 CHAMBERLAIN RD.
CHICAGO, IL 60642

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

APPLICATION: CV25-032
Location: 1058 PARSONS AVE. (43206), being 0.15± acres located on the east side of Parsons Avenue; 55± feet south of Siebert Street (010-017702; Columbus South Side Area Commission).
Existing Zoning: UGN-1, Urban General District.
Proposed Use: Automobile repair facility.
Applicant(s): Andrew Johnson; c/o Craig Moncrief, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Owner(s): Aljacksy & Aljakhsi Group LTD.; P.O. Box 193; Hilliard, OH 43212.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow the new construction of an automotive repair facility in the UGN-1, Urban General District that supports the existing automobile repair facility located on the adjacent parcel to the north. Variances for a reduced front façade zone from 70 percent to 52.14 percent and reduced front surface parking setback from 24 feet to zero feet are also included in this request.
- A Council variance is required because the UGN-1, Urban General District does not allow automotive repair facilities.
- North of the site is an automotive repair facility in the UGN-1, Urban General District. South and west of the site are single-unit dwellings in the UGN-1, Urban General District. East of the site is a single-unit dwelling in the C-1, Commercial District.
- The site is within the planning area of the *Near Southside Plan* (2011), which recommends “Mixed-Use (Neighborhood)” land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side Area Commission whose recommendation is for approval.
- Staff does not concur with the applicant’s analysis of the seven practical difficulties in achieving this proposed development, and do not support the variances to front façade zone and front surface parking setback.

CITY DEPARTMENTS’ RECOMMENDATION: Disapproval

The requested Council variance will allow a new automobile repair facility in the UGN-1, Urban General District and includes variances to front façade zone and front surface parking setback. While the submitted site plan shows a removed curb cut from Parsons Avenue and includes parking lot screening consisting of black metal tube fencing and landscaping, consistent with

Near Southside Plan and C2P2 Design Guidelines, staff does not support the proposed use because automotive uses do not contribute to a pedestrian-oriented development pattern. The associated standard variances are also not supported as conveyed in the analysis below.

Staff is recommending disapproval of the development standards variances requested based on the following practical difficulties:

1. Beneficial Use Without the Variance: Yes- the site is currently undeveloped which could accommodate a code-compliant building location and design.
2. Is the Variance Substantial: Yes- Reducing the minimum length of the building façade along Parsons Avenue from 70 percent to 52.14 percent is substantial. Reducing the front surface parking setback from 24 feet to zero feet is also substantial.
3. Essential Character of the Neighborhood Altered: No – The site to the north is an existing automotive repair facility, which is leased by the applicant.
4. Governmental Services Affected: No.
5. Knowledge of Zoning Restriction: Yes.
6. Predicament Feasibility Without Variance: Yes- The predicament relates to the footprint of the proposed facility. Reorienting the proposed building on the vacant parcel would increase the proposed façade length, bringing it into compliance. Additionally, removing the pavement within the front surface parking setback would remove the need for a variance. All proposed parking spaces are behind the 24-foot parking setback.
7. Spirit and Intent/Substantial Justice: No- While the spirit and intent of the UGN-1 District is to provide opportunities for infill development of vacant parcels and parking lots, the proposed site design could have included a code-compliant façade zone and parking setback.

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

No, the property owner purchased two lots, which were then combined to allow for additional flexibility when developed. The current Owner also owns the auto repair shop directly to the north but does not own the property, and with the recent increased demand for this service, the Owner wishes to open an additional shop to serve the community.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variance requests are minor. The current Owner owns the auto repair shop directly to the north, and they are asking for the council to allow for the same use on this site. Due to the site width, requirement for two-way vehicular circulation from Parsons Ave., and minimum depth req'd for the shop, a variance is requested for reduction of front facade percentage as well.

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

Due to high demand, the addition of another auto repair shop to service this community and surrounding areas will be a welcomed.

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

☐ Yes ☒ No

Current services are provided for similar uses, and we do not expect this change to adversely affect those services.

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

☒ Yes ☒ No

The Owner purchased the property prior to the new Zoning Overlay (Title 34) that changed the property from allowing the Repair Shop per C-4 in the original zoning, the overlay that went into effect over 9 months after the purchase made the variance request a requirement.

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

☐ Yes ☒ No

The variance allows for the effective use of the site and again, will provided a much needed service to the community.

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 Owner is aware of the newly created zoning classification in this area and will be improving the existing conditions of an existing parking lot site to benefit the community. Beyond the requested variances noted, the Owner will adhere to the requirements within the UGN-1 zoning classification.

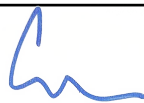
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

The applicant is requesting three variances to build an 1,800 SF automotive service and repair shop on an existing site zoned UGN-1. The first request is a variance to allow for this use on this site, as it's not currently permitted per Table E.20.100.A Use Table in ORD. #2112-2024; Exhibit A - Title 34: 2024 Zoning Code. Additionally, per section E.20.040: Urban General 1 (UGN-1) in the same zoning code exhibit, the second request is for a reduction of the front st. facade of 52.14% in lieu of the required 70% min. to allow for the full functionality and utilization of the proposed building, use, site, vehicular circulation, (see attached sheet for Variance #3)

Signature of Applicant



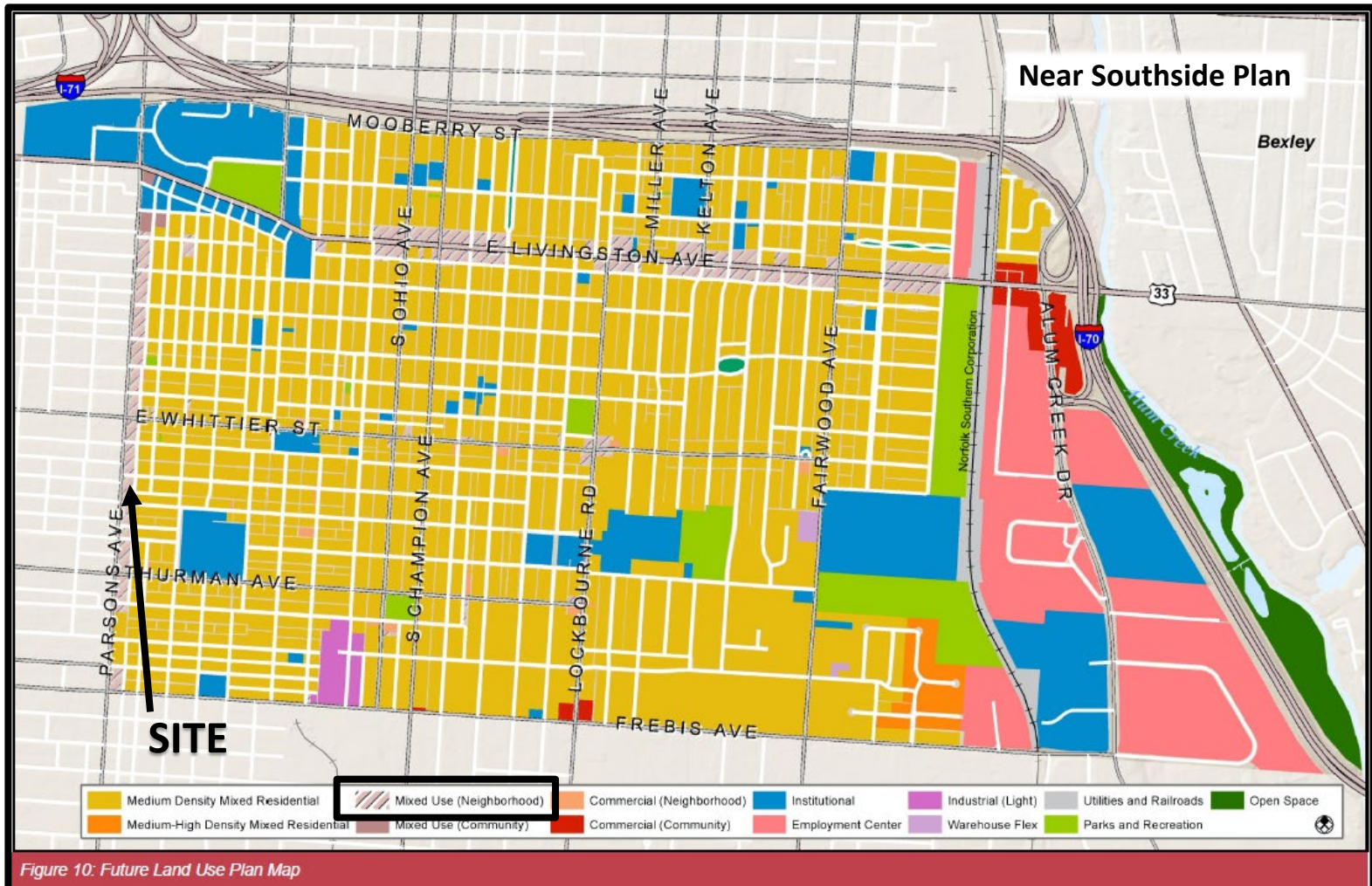
Date 3/24/25

Additional Variance Request

1. Applicant is also requesting a variance from Section E.20.040.G. of the new Columbus Zoning Code which requires surface parking to be at least 24 feet from the front property line. Applicant is requesting a variance to legitimize the existing pavement on the property, which is located 0' from Parsons Avenue. The pavement is merely an existing condition and will not be used for parking spaces or circulation. The parking spaces will be limited to the rear of the property, as generally depicted on the site plan included with this application.



CV25-032
1058 Parsons Ave.
Approximately 0.15 acres



CV25-032
1058 Parsons Ave.
Approximately 0.15 acres



CV25-032
1058 Parsons Ave.
Approximately 0.15 acres

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 CV25-032

Address 1058 PARSONS AVENUE

Group Name COLUMBUS SOUTH SIDE AREA COMM.

Meeting Date June 17, 2025

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:

Multiple speakers expressed support for the business as a good neighbor.

The business owner agreed to use signage to direct all vehicle traffic to enter the business on Siebert versus using the alley one half block east of Parsons Avenue.

Vote 8-0-1

Signature of Authorized Representative James E. Griffin

Recommending Group Title Chair

Daytime Phone Number 614-260-5321

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-032

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) ANDREW JOHNSON
of (COMPLETE ADDRESS) 1200 CHAMBERS RD., STE 110, COLUMBUS, OH 43212
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:

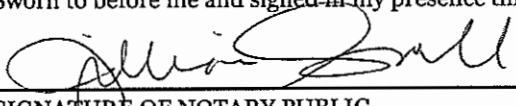
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. ALJACKSY & ALJAKHSI GROUP LTD P.O. BOX 193 HILLIARD, OH 43026 0 EMPLOYEES, INDIVIDUAL OWNER	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 2 day of September, in the year 2025


SIGNATURE OF NOTARY PUBLIC

12/19/2029 Notary Seal Here
My Commission Expires



Jillian Schmall
Notary Public, State of Ohio
My Commission Expires 12-19-2029

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