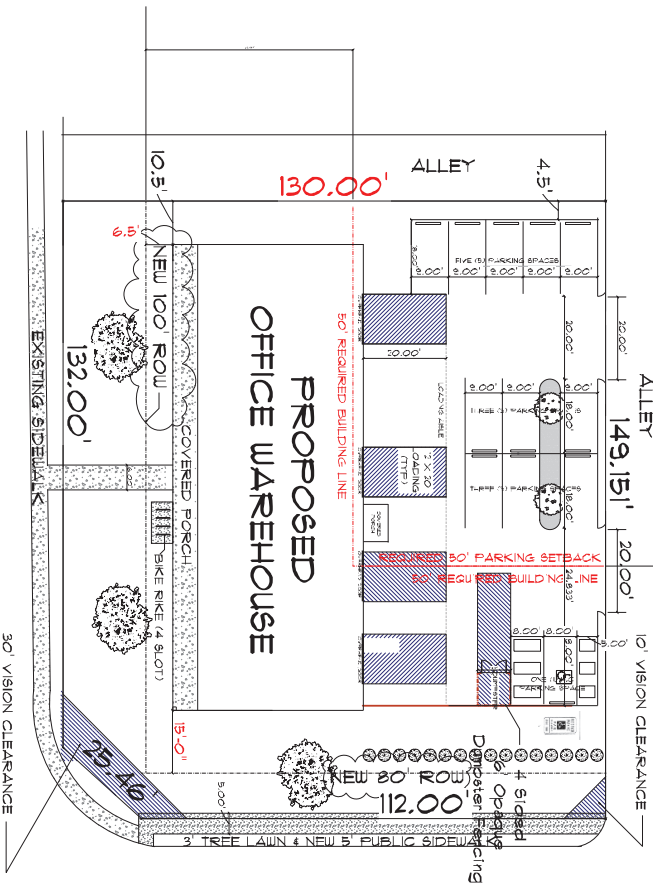


# 2006 - 2008 E Fifth Ave Parcel # 010-027403-00

1" = 30'-0"



FLOODPLAIN TABLE	
FIRM PANEL	39049C032K
DATE	6/17/2008
ZONE	X
FLOODWAY FILL/OBSTRUCTION	NO

SITE DATA	
TOTAL SITE AREA	19,698 SF
TOTAL DISTURBED AREA	14,500 SF
TOTAL IMPERVIOUS DISTURBED	882 SF
PREDEVELOPMENT IMPERVIOUS AREA	882 SF
POST DEVELOPMENT IMPERVIOUS AREA	11,308 SF

## Proposed Site Plan

SCALE: 1" = 30'-0"

**PROJECT DESCRIPTION:**  
Project will consist of the construction of a new 8,042 Square foot combination Offices/Warehouse with 3 1 Bedroom, 1 Bath Living Units on an existing vacant property.

CURRENT ZONING DISTRICT	AR-12
PROPOSED ZONING DISTRICT	M-2
HEIGHT DISTRICT	35'
AREA (SQUARE FEET)	19,698
AREA (ACRES)	.45

PARKING CALCULATIONS			
USE	SQUARE FOOTAGE	MINIMUM (SPACES)	MAXIMUM (SPACES)
OFFICE	PROP: 3061 SF	1480 SF	1,300 SF = 15
REQUIRED PARKING		1	
WAREHOUSE	PROP: 2,346 SF	1,000 SF (HEFT 20,000 SF) = 3	N/A
REQUIRED PARKING		1	
LIV UNITS	3 UNITS	2 SPACES/UNIT	
REQUIRED PARKING		6	
REQUIRED PARKING TOTAL		20	
REQUIRED PARKING		12	
REQUIRED ADA PARKING		1	
REQUIRED BICYCLE PARKING		1 REQUIRED/4 PROVIDED	

LEGEND	
	NEW ASPHALT PARKING
	CONCRETE SIDEWALK/PORCH
	DRIVE-ENTER PAD/APPROACH

*Gary Dunn* 5/21/2026

### 5th-Brentnell Warehouse

<b>S-2</b> SHEET	2 / 6 PAGE
DRAWN BY: GKD	
SCALE: 1" = 30'-0"	
DATE: Thursday, May 21, 2026	

CHBC LLC  
5200 - 99th, Keokuk, Iowa  
52240-1000, IA 52240  
(641) 458-0353  
chbc@chbc.com

**CHBC**  
PROJECT MANAGEMENT SOLUTIONS

Plans are the property of the Client. Home Building Consultant. Use by anyone other than the architect or a Project team is prohibited.

These plans are drawn in substantial conformity to the 2015 Ohio Building Code. The Client and architect shall be SOLELY RESPONSIBLE for having the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes and other applicable codes and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2026**

- 4. APPLICATION:** [Z25-070](#)
- Location:** **2006 E. 5TH AVE. (43119)**, being 0.44± acres located at the northwest corner of East 5th Avenue and Brentnell Avenue (010-027403; North Central Area Commission).
- Existing Zoning:** AR-12, Apartment Residential District.
- Request:** L-M-2, Limited Manufacturing District (H-35).
- Proposed Use:** Limited less-objectionable manufacturing uses.
- Applicant(s):** Custom Home Building Consultants; c/o Gary Dunn; 3060 Abbey Knoll Drive; Lewis Center, OH 43035.
- Property Owner(s):** WJ3ENTERPRISES LTD; 694 Harmon Plaza; Columbus, OH 43223.
- Planner:** Brandon Carpenter;614-645-1574;[bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 0.44± acre site consists of one undeveloped parcel in the AR-12, Apartment Residential District. The requested L-M-2, Limited Manufacturing District will allow limited less-objectionable manufacturing uses.
- North of the site is an undeveloped parcel in the L-M, Limited Manufacturing District. West of the site are single-unit dwellings and undeveloped parcels in the C-4, Commercial District. South and east of the site are single-unit dwellings in the R-4, Residential District.
- The site is within the planning area of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 2” land uses for this location.
- Concurrent CV26-030 has been filed to allow three dwelling units on the second floor of the proposed building, and to reduce required parking, parking setback, loading space, building setback, landscaping, and buffering requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions, and supplemental development standards that address building setbacks, building height, maximum unit count, loading spaces, vehicle parking, bicycle parking, and lighting. The text includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of 5th Avenue Road as an Urban Commuter Corridor requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M-2, Limited Manufacturing District will allow limited less-objectionable manufacturing uses. The limitation text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan. The request is consistent with the "Mixed-Use 2" land use recommendation of the *Columbus Growth Strategy*.





Z25-070  
2006 E. 5th Ave.  
Approximately 0.44 acres  
AR-12 to L-M-2



Z25-070  
2006 E. 5th Ave.  
Approximately 0.44 acres  
AR-12 to L-M-2

# 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** Z25-070 and CV26-030

**Address** 2006 East 5th Avenue

**Group Name** NORTH CENTRAL AREA COMMISSION

**Meeting Date** 05/07/2026

**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:**

The property in question will yield a reasonable return; there can be beneficial use of the property with the variance. The essential character of the neighborhood would not be substantially altered or the adjoining properties would not suffer a substantial detriment as a result of the variance(s). The variance will not impair an adequate supply of light and air to the adjacent property. The variance will not unreasonably diminish or impair established property values with the surrounding area.

**Vote** 7-Yes

**Signature of Authorized Representative** Melodie A. Cook Digitally signed by Melodie A. Cook  
Date: 2026.05.11 22:34:12 -04'00'

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

**Daytime Phone Number** 614-209-7972The

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.



# Online Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N. Front St., 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 #: Z25-070

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) Gary K. Dunn  
of (COMPLETE ADDRESS) 3060 Abbey Knoll Drive, Lewis Center, OH 43035

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. WJ3 Enterprises 694 Harmon Plaza Columbus, OH 430223	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23rd day of December, in the year 2025

[Signature]  
SIGNATURE OF NOTARY PUBLIC

10-06-20  
My Commission Expires



**ANDREW MAURER**  
Notary Seal Here  
Notary Public, State of Ohio  
My Commission Expires  
**10/06/2029**

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