

FINAL LOCATION OF AUTO DISPLAY AREA SHALL BE DETERMINED AT THE TIME OF FINAL SITE COMPLIANCE REVIEW

**NOTICE**  
 PLANS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED OR COPIES WITHOUT PRIOR WRITTEN AGREEMENT. UNAUTHORIZED ALTERATION OF THESE PLANS IS A VIOLATION OF THE LAW. ALL DIMENSIONS AND MATERIALS SPECIFICATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

**PROJECT INFORMATION:**  
 OWNER NAME AND ADDRESS:  
 ALSAADI ZAHAN & ALGHAWMI AMQAD  
 2172 CLEVELAND AVE  
 COLUMBUS, OH 43231  
 ARCHITECT NAME AND ADDRESS:  
 ANDREW M. VOGEL, AIA LEED AP  
 6745 WERMIN PLACE, COLUMBUS, OH 43235  
 614 519-9820

**LEGEND**  
 (C-3) COMMERCIAL PROPERTY ZONING OF ADJACENT PROPERTIES  
 6'-0" HIGH CHAIN LINK FENCE LINE  
 PROPERTY LINES  
 4" PAVEMENT MARKING  
 POWER POLE  
 CURB INLET

**SITE NOTE:**  
 PARCEL I.D. NO: 010\_060285\_00

**PARCEL AREA** 8337.6 sf = 0.19 ACRES  
**LAND USE** - 467 - USED AUTO SALES  
**CURRENT ZONING** - (C-3) COMMERCIAL  
**PROPOSED ZONING** - (C-3) COMMERCIAL (NO CHANGE)  
**FLOOD PLAIN INFORMATION** FIRM 39049C0128K  
 ENTIRE SITE IS NOT IN A FLOOD ZONE

**PARKING REQUIREMENTS**  
 CAR AND TRUCK SALES - 15000 SF LOT AREA FOR DISPLAY AND 4500 SF OF BUILDING SPACE  
 OFFICE AREA - 336 SF = 1 SPACE  
 1 VAN ACCESSIBLE SPACE REQUIRED - 1 PROVIDED  
 1 ADDITIONAL SPACE REQUIRED - 1 PROVIDED

**GENERAL NOTES**

SCALE OF REPORT, WORK  
 NO CHANGE OF ZONING FROM C-COMMERCIAL, EXISTING BUILDING OR CHANGING LOTS NOT TO CHANGE COMMERCIAL OFFICE SPACE FROM USED AUTO SALES

**DIRECTIONAL NOTES**

- EXIST. CONCRETE SIDEWALK
- EXIST. CONCRETE STAIRS
- EXIST. CHAIN LINK FENCE
- EXIST. CHAIN LINK DOOR
- EXIST. CHAIN LINK GATE (CLOSED)
- EXIST. CHAIN LINK GATE (OPEN)
- EXISTING CONCRETE PARKING STRUCTURE
- EXISTING BUILDING
- NEW ASPHALT INTERLOCK CONCRETE SURFACE IN LEAD OF DRIVE
- EXISTING ASPHALT DRIVEWAY
- EXISTING STEEL PIPE BOLLARDS (10' OR 2')
- EXISTING DUMPSTER
- EXISTING LIGHT POLE
- AUTO SALES DISPLAY ISLAND - SEE NOTE ABOUT FINAL LOCATION
- AUTO DRIVING CROSS STREET DISPLAY

**ZONING SITE PLAN**

ANDREW M. VOGEL, AIA LEED AP  
 ARCHITECTURAL DESIGN SERVICES  
 4567 WERMIN PLACE  
 COLUMBUS, OHIO 43235

DATE: JUNE 15 2017  
 DRAWN BY: AMV  
 PROJECT NUMBER: 17-5-1

**ST-1**

A SITE PLAN  
 SCALE: 1" = 30'-0"

*Andrew Vogel* 8/4/18 (2/9/18)

CV17-071 Final Received 2/9/2018

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**STATEMENT OF HARDSHIP**

Application Number: CV17-071

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

- A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.  
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

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

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):**

See attached statement of hardship

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Signature of Applicant  Date 09-29-17

### Statement of Hardship

Code sections subject to variance request:

- 1- Section 3355.05 C3 permitted uses
- 2- Section 3372.601
- 3- Section 3372.604-3372.609

The property consists of a fenced in parking lot with a small building that is approximately 22ft X 14ft (308 square feet). The property has no road access from Cleveland Avenue. It is accessible via a small ally way in the back of the property. The property also has a small 22ft X 15 ft open metal carport structure. The current zoning is Z81-068, Commercial, C3, 10/27/1982, H-35. The property is .19 acres according to the Franklin County Auditor. The current owner purchased the property and has been using it as a used car lot since July 13, 2015. He purchased it from the previous owner who also used it as a used car lot since December 13, 2013. It is believed to have been used as a car lot prior to that as well.

Applicant is seeking a variance to allow automobile sales, leasing, and rental on the property, and allow him to continue these operations on the property as is, without modification, for the following reasons:

- 1- The configuration of the property is designed for a used car lot. The structure in the middle of the parking lot property is not economically useful at approximately 308 square feet except for very limited uses such as a dealership office.
- 2- The essential character of the neighborhood and adjoining properties will not suffer a substantial detriment.
- 3- This variance will not affect any government services.
- 4- The property owner purchased the property unaware of the zoning restriction because the previous owner operated it as a used car lot, and there are a number of other used car lots operating on Cleveland Avenue.
- 5- There is no other solution for this property other than a zoning variance. Without a zoning variance his investment in the property will be lost because it will take a complete demolition of the building structure on the property and building a new building for some other use to make the property economically viable. Applicant does not have the funds to make these changes which would impose an undue hardship. Therefore, if he is denied the variance, the property will likely become vacant and economically unusable.
- 6- Cleveland Avenue (and Westerville Rd which branches off Cleveland Ave) have many auto sales and service within a few miles of this property including:

A- 2548 CLEVELAND AVE, COLUMBUS, OH Global Used Cars

B- 1945 Cleveland Ave, Columbus, OH 43211 General Auto Service and Repair

C- 2608 Cleveland Ave, Columbus, Ohio 43211 Madina Auto Sale LLC

D- 2810 Cleveland Ave, Columbus, OH 43224 Via Roma Auto Sales

E- 3000 Westerville Rd, Columbus, OH 43224 Gibson's Auto Sales

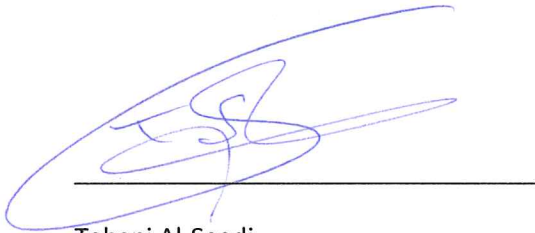
F- 3200 Westerville Rd, Columbus, OH 43224 Daily Auto Sales

G- 3129 Cleveland Ave, Columbus, OH 43224 Top Auto LLC

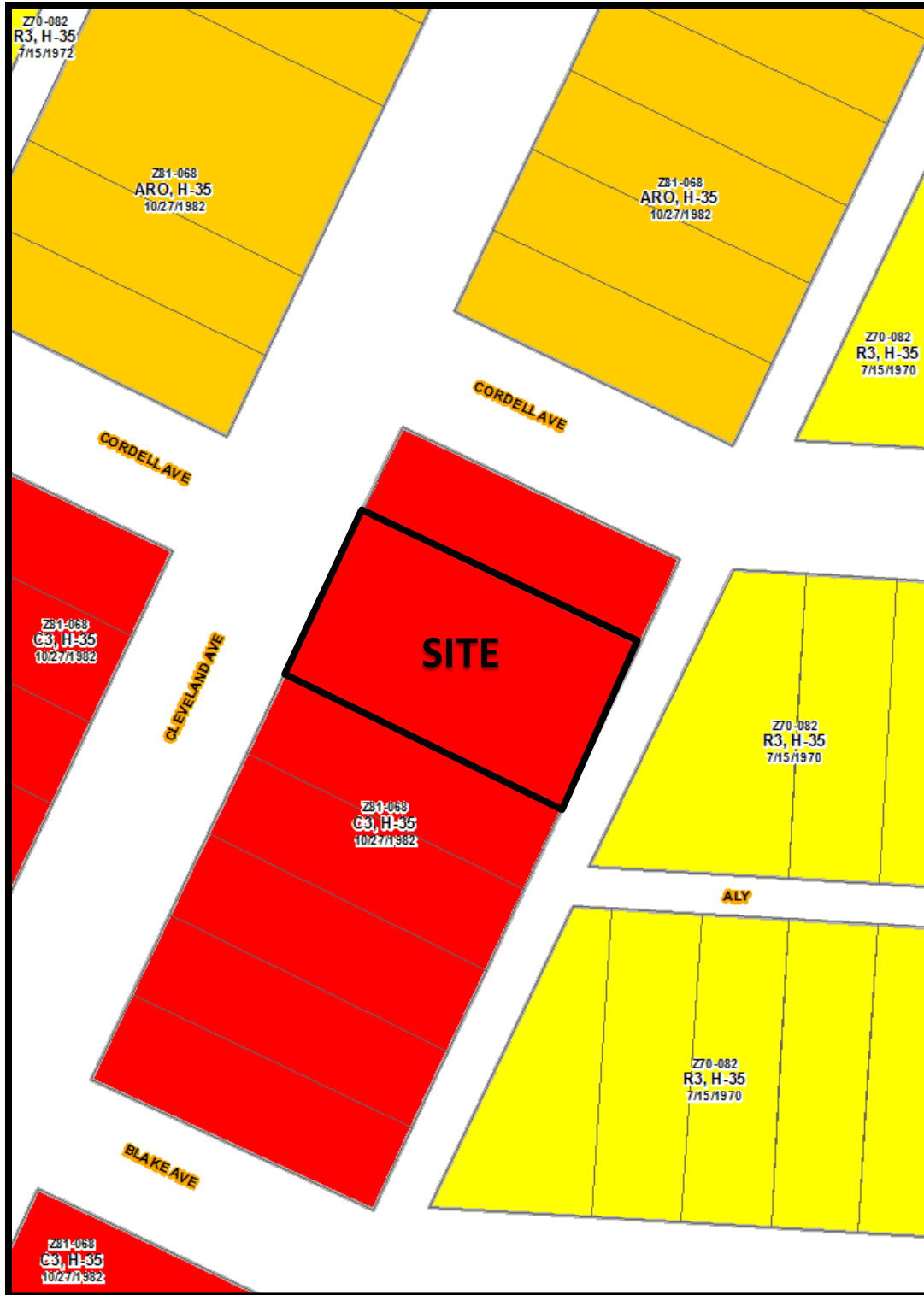
H- 3180 Cleveland Ave, Columbus, OH 43224 Memi Auto Sales

7- The variance requested 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, engager the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

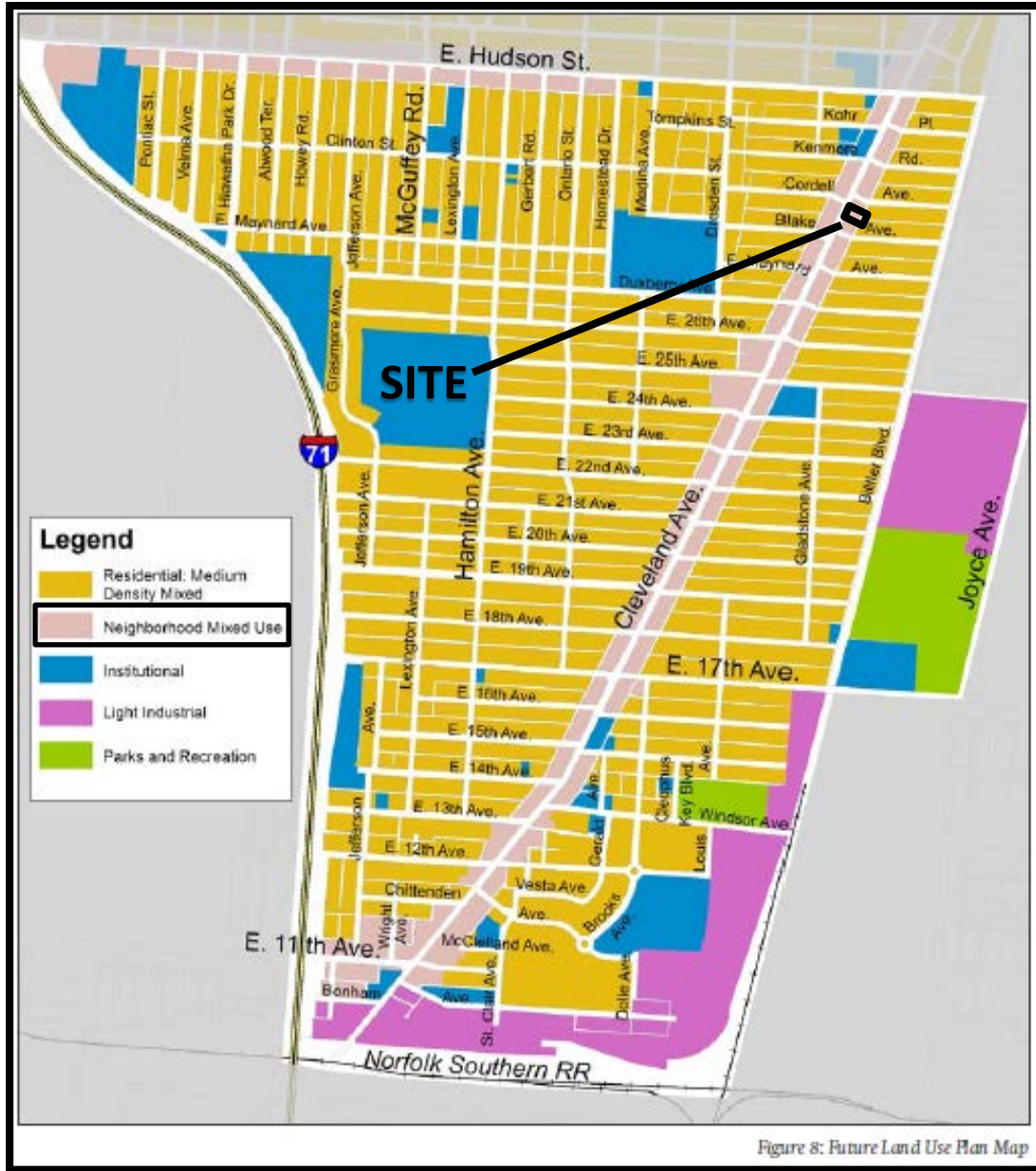
Applicant operates the property in a clean and neat manner bringing much needed economic activity to this area of Cleveland Avenue. His immediate neighbors support him continuing his used car lot business as he operates it in a clean and neat manner.



Tahani Al-Saadi



CV17-071  
2172 Cleveland Avenue  
Approximately 0.19 acres



**South Linden Neighborhood Plan Amendment (2012)**

CV17-071  
2172 Cleveland Avenue  
Approximately 0.19 acres



CV17-071  
2172 Cleveland Avenue  
Approximately 0.19 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

# Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV17-071 / Parcel # 010-060285-00

Address

2172 Cleveland Ave 43211

Group Name

South Linden Area Commission

Meeting Date

11/21/17

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- Approval
- Disapproval

NOTES:

The South Linden Area Commission recommends approval of variance with city permit.

Vote

9 yes / 0 no

Signature of Authorized Representative

Jay Mulally, SLAC chair

Recommending Group Title

South Linden Area Commission

Daytime Phone Number

614 421-9644

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.



THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

Application Number: CV17-071

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tahani Alsaadi of (COMPLETE ADDRESS) 5937 North Pine St Columbus OH 43231

deposes and states that (he/she) is 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:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows for listing property owners. Row 1, Column 1 contains handwritten entry: 1. Tahani Alsaadi, 5937 North Pine St, Columbus OH 43231.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 16 day of Oct, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires 4-28-19 Notary Seal Here



PAMELA J. DAWLEY NOTARY PUBLIC STATE OF OHIO RECORDED IN FRANKLIN COUNTY

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer