

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

APPLICATION: CV26-001
Location: 1905 JETWAY BLVD. (43219), being 2.98± acres located on the west side of Jetway Boulevard; at the western terminus of Runway Street (010-255956; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Proposed Use: Recreation facility.
Applicant(s): Fleet Parking LLC; c/o Jonathan Lange; 1056 Ridge Street; Columbus, OH 43215
Owner(s): Jetway Flex LLC; 2028 East Ben White Boulevard, #240-6325; Austin, TX 78741
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with two warehouses in the L-M, Limited Manufacturing District. The requested Council variance will allow a recreation facility within the existing buildings. No other variances are included in this request.
- A Council variance is required because the limitation text does not allow recreation facilities.
- North of the site are retail stores in the L-M, Limited Manufacturing District. East of the site are manufacturing facilities in the L-M, Limited Manufacturing District. South of the site is an undeveloped parcel in the L-M, Limited Manufacturing District. West of the site are single-unit dwellings in the SR, Suburban Residential District.
- The site is located within the planning boundaries of the *Columbus Growth Strategy* (2026), which recommends “Industrial & Warehouse” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval. This recommendation is conditioned on the proposal including recreational facilities as an allowable use, but omitting the storage and mixing of paint. This condition has been met.
- Practical difficulties were not considered since no standard variances are proposed with this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed use is consistent with the *Columbus Growth Strategy’s* (2026) land use recommendation of “Industrial and Warehouse” at this location. Staff notes the proposed use would otherwise be allowed in the underlying M, Manufacturing District if it were not specifically prohibited by the limitation text included with Z24-061.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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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 property could continue to operate certain commercial businesses without the variance but not a recreational use.

2. Whether the variance is substantial.

☐ Yes ☒ No

I don't feel this is a substantial variance. It is very common for industrial buildings to be used for recreational use around Columbus and Franklin county.

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

We feel the surrounding neighborhoods and community as a whole would benefit more from this use than small individual businesses operating out of the premises. There will be no commercial vehicles or noise issues from the recreational use.

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

☐ Yes ☒ No

No, nothing would be affected by granting this variance.

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

☒ Yes ☐ No

This is a new construction build and they had just changed the intended use not thinking about recreational uses as an option as a tenant.

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

☐ Yes ☒ No

A variance is the only way to allow our intended use on the premises.

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

☒ Yes ☐ No

Yes, all zoning requirements would be observed if granted the variance.

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):

Signature of Applicant

SSR

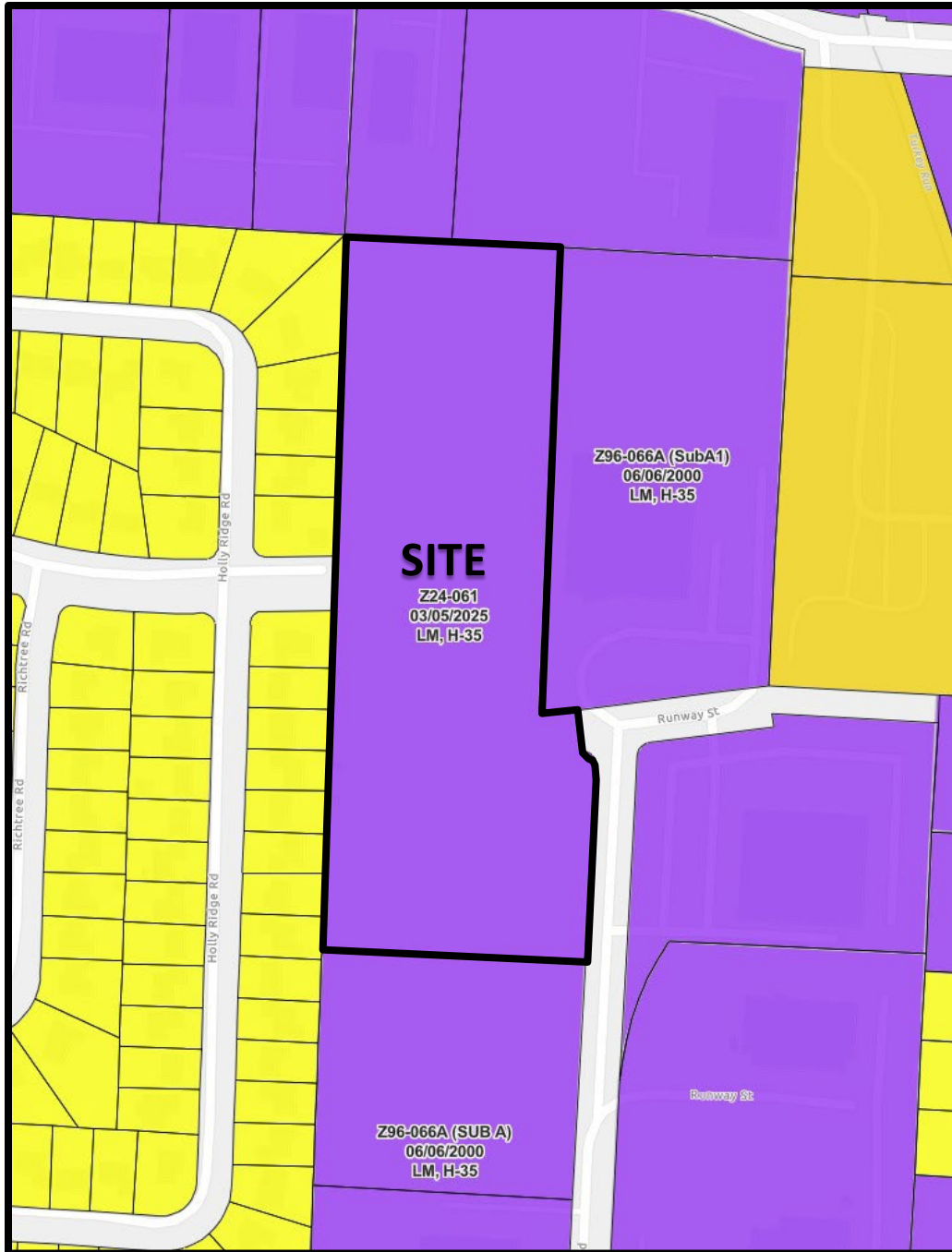
Date

11/24/2025

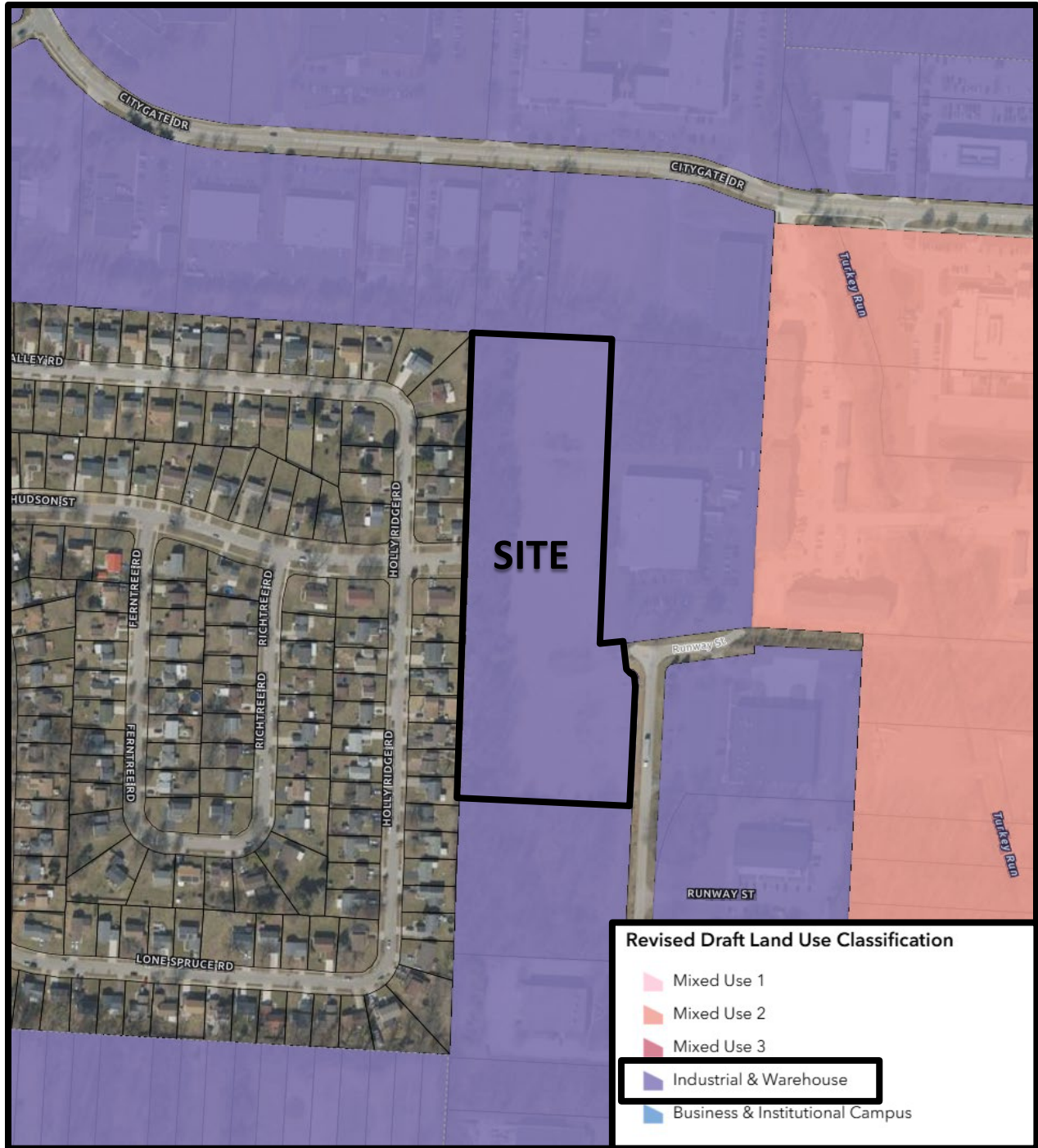
1/3/26

3370.05 Permitted Use

Add allowable permitted use to include **Indoor Recreational Facilities**



CV26-001
1905 Jetway Blvd.
Approximately 2.98 acres



Columbus Growth Strategy (2026)

CV26-001
1905 Jetway Blvd.
Approximately 2.98 acres



CV26-001
1905 Jetway Blvd.
Approximately 2.98 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

Case Number CV26-001

Address 1905 JETWAY BLVD. (43219)

Group Name NORTHEAST AREA COMMISSION

Meeting Date February 12, 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 recommendation for approval is "conditional" in that it INCLUDES the requested parking reduction and the use of recreational facilities (soccer and volleyball only) but it EXCLUDES using any portion of the warehouse/facility space for storage and/or mixing of any paint.

Vote 5 yes, 0 No

Signature of Authorized Representative Commissioner Anna Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: **CV26-001**

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) Fleet Parking LLC by Mohamed Warsame
of (COMPLETE ADDRESS) 1831 Morse Rd, Columbus, OH 43229
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. Fleet Parking Mohamed Warsame, 614-805-5821 1831 Morse Rd, Columbus, Ohio 43229 Columbus Based Employees 20	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 3rd day of January in the year 2026

SIGNATURE OF NOTARY PUBLIC [Signature]

July 16, 2030 Notary Seal Here
My Commission Expires



LAINIE E. MONICA
Notary Public, State of Ohio
My Commission Expires:
July 16, 2030

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