

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

APPLICATION: CV25-019
Location: 2585 BILLINGSLEY RD. (43235), being 4.8± acres on the south side of Billingsley Road, 1,485± feet east of Sawmill Road (010-291517; Far Northwest Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Proposed Use: Exterior storage of automobile parts.
Applicant(s): RFAM 2585C Properties, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): RFAM 2585C Properties, LLC; 4255 South Hamilton Road; Columbus, OH 43125.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with an automobile dealership in the L-C-4, Limited Commercial District as approved by Ordinance #0984-2013, passed on May 6, 2013. The existing L-C-4 district allows limited C-4 uses and includes text commitments to setbacks, building height, traffic access, landscaping and underground utilities. The requested Council variance will allow exterior storage of automobile parts within storage containers.
- A Council variance is required because exterior storage is not an allowable use in this L-C-4, Limited Commercial District.
- North of the site are office building in the C-2, Commercial District. South of the site is right-of-way for Interstate 270. East of the site is an automobile dealership in the CPD, Commercial Planned Development District. West of the site is an office commercial building in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of *The Northwest Plan* (2016), which recommends “Commercial” land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow exterior storage of automobile parts within storage containers in a designated area as depicted on the submitted site plan. The variance is necessary because storage uses are prohibited in commercial districts. Since the proposed storage is an accessory use to the existing automobile dealership and service facility, will be located within storage containers, and placed in an area on site that is mostly hidden from view, staff is supportive of the request.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

see attached sheet

2. Whether the variance is substantial.

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

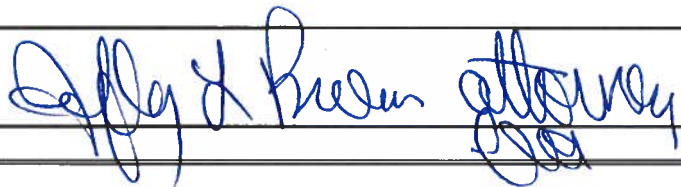
☐ Yes ☐ No

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



Date

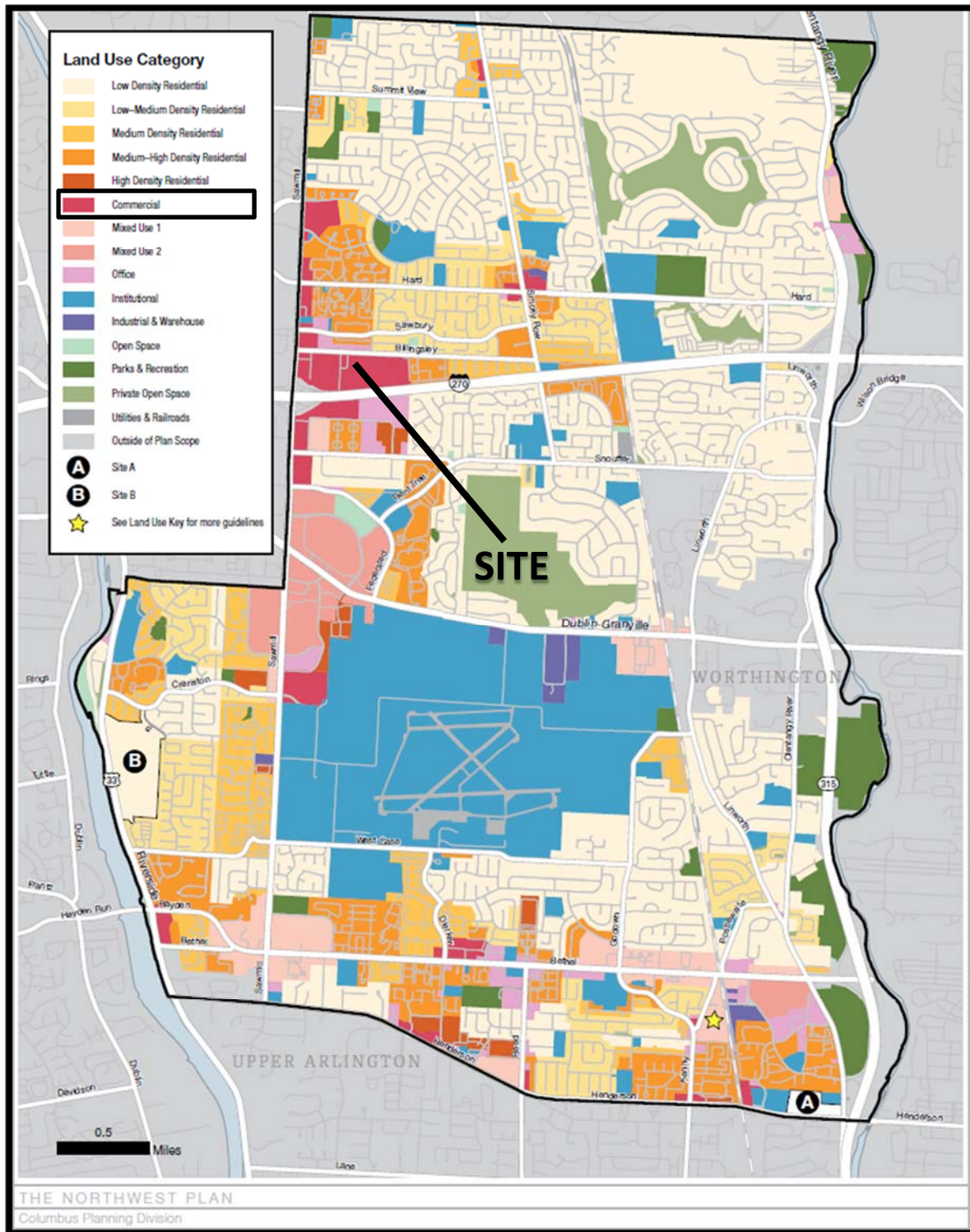
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2585 Billingsley Road Council Variance Statement of Hardship

1. Yes. The applicant continues to operate at this location
2. No. The applicant has run out of space in the existing building and needs more room for inventory of automobile parts.
3. No. The applicant needs more room to store its inventory of parts, especially large items such as transmissions. The existing building is at capacity. The storage containers are located next to the northeast corner of the building which is over 500 feet south of Billingsley Rd. The existing building screens containers from I-270. The containers will be painted the same color as the building to blend into the building. This is an area of automobile dealerships which have large areas of automobile displays. To the west is a utility facility with outdoor storage of vehicles and equipment. The containers would not represent a substantial detriment to the public good nor create significant incompatibility with the general character of the neighborhood of automobile dealerships and utility facility. These containers will not represent a substantial impairment of the general purpose and intent of the L-C-4, commercial district which permits automobile dealerships and outdoor display of automobiles.
4. No. The council variance will not adversely affect the delivery of governmental services to the site.
5. No. The applicant did not know there was a zoning issue until code enforcement came to the site.
6. Yes, a rezoning to the M, manufacturing district, would allow the storage. However, there are no other M zonings on the Columbus parcels in this area.
7. Yes. The applicant has run out of room in the existing building and the containers provide additional space for parts inventory. The intent and spirit behind the zoning code section would be observed given the location of the containers next to the building and more than 500 feet south of Billingsley Road. Substantial justice will be done by granting the requested variance which allows the applicant to continue with its growing business by providing more space for its inventory.
8. The council variance is a request to permit storage containers to be used on the site. (Section 3356.03 C-4 permitted uses). The applicant needs more room to store its inventory of parts, especially large items such as transmissions. The existing building is at capacity. The storage containers are located next to the northeast corner of the building which is over 500 feet south of Billingsley Rd. The existing building screens containers from I-270. The containers will be painted the same color as the building to blend into the building. This is an area of automobile dealerships which have large areas of automobile displays. To the west is a utility facility with outdoor storage of vehicles and equipment. The containers would not represent a substantial detriment to the public good nor create significant incompatibility with the general character of the neighborhood of automobile dealerships and utility facility. These containers will not represent a substantial impairment of the general purpose and intent of the L-C-4, commercial district which permits automobile dealerships and outdoor display of automobiles.



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV25-019
Address: 2585 BILLINGSLEY ROAD, COLUMBUS, OH 43235
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: APRIL 24, 2025

Specify Case Type:

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

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

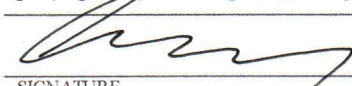
NOTES:

THE BOARD OF THE FAR NORTHWEST COALITION OF COLUMBUS RECOMMENDS APPROVAL OF CV25-019 BASED ON THE APPLICATION AND THE PUBLIC HEARING HELD AT THE REGULAR BOARD MEETING ON APRIL 24, 2025, CONTINGENT ON THE APPLICANT COMMITTING THAT THE STORAGE CONTAINERS IN QUESTION WILL BE SITUATED ONLY AS DISPLAYED IN THE SITE PLAN INCLUDED IN THE APPLICATION, USED ONLY FOR STORAGE, NO LARGER THAN 1,500 SQUARE FEET IN TOTAL AREA, PAINTED TO MATCH THE MAIN BUILDING ON OUTWARD-FACING SURFACES, AND NOT USED FOR STORAGE ON A PROPERTY WITH RESIDENCES AMONG SURROUNDING PROPERTIES.

Vote:

5 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative:



SIGNATURE

AARON NEUMANN, PRESIDENT

RECOMMENDING GROUP TITLE

202-631-3370

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-019

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 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. RFAM 2585C Properties LLC. Jack Reilly 614-836-6567 4255 South Hamilton Road Groveport, OH 43125 No Columbus based employees.	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

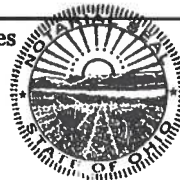
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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