

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 14, 2025**

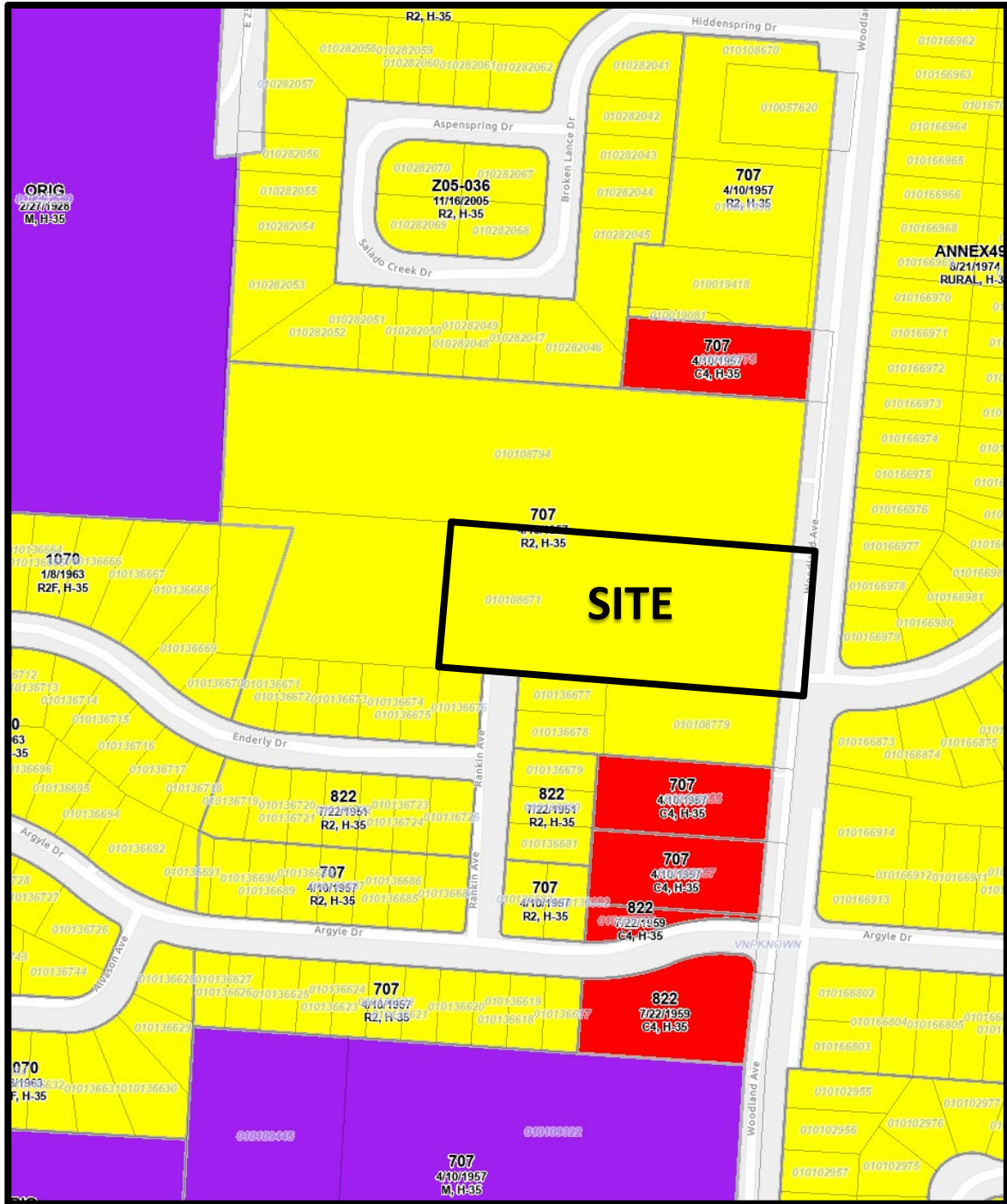
- 3. APPLICATION: Z25-018**  
**Location:** **1815 WOODLAND AVE. (43219)**, being 2.31± acres located on the west side of Woodland Avenue, 331± north of Argyle Drive (part of 010-108671; North Central Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Limited commercial uses.  
**Applicant(s):** NJEH Real Estate LLC c/o Jackson B. Reynolds; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

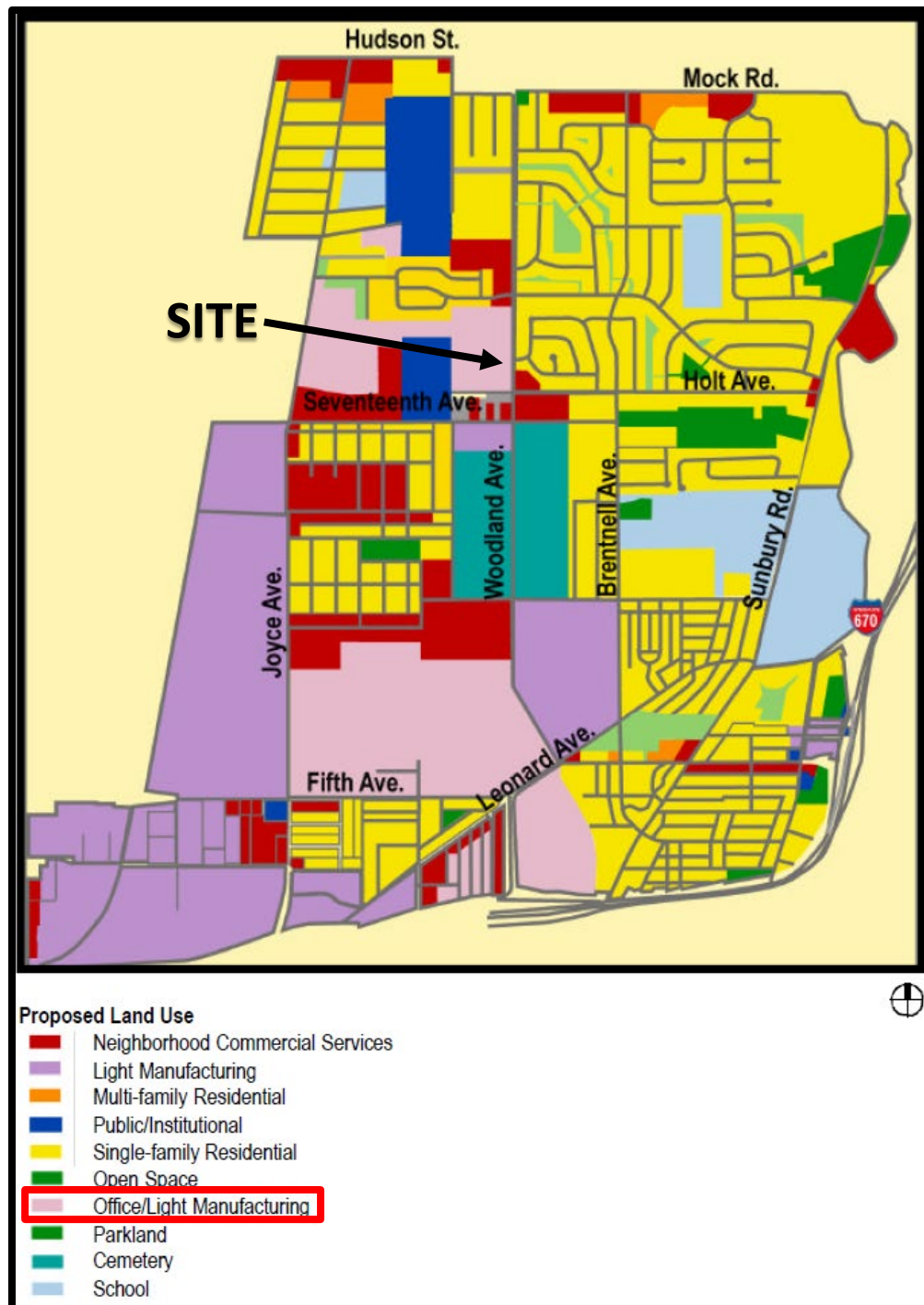
- This application was tabled at the July 10, 2025 Development Commission meeting. The site consists of the eastern 2.31± acres of one parcel developed with a religious facility in the R-2, Residential District. The requested L-C-4, Limited Commercial District will allow limited commercial uses, including event and assembly space.
- To the north and south of the site are single-unit dwellings and a religious facility in the R-2, Residential District. To the east are single-unit dwellings in the R, Rural District. To the west are single-unit dwellings in the R-2F, Residential District.
- The site is within the planning boundaries of the *North Central Plan* (2002), which recommends “Neighborhood Commercial Services” land uses at this location.
- The limitation text includes use restrictions allowing limited commercial uses, including event and assembly space.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District will allow limited commercial uses, including event and assembly space. Staff supports the proposal as it is consistent with the *North Central Plan's* recommendation of “Neighborhood Commercial Services” land uses at this location.



Z25-018  
1815 Woodland Ave.  
Approximately 2.31 acres  
R-2 to L-C-4



Z25-018  
1815 Woodland Ave.  
Approximately 2.31 acres  
R-2 to L-C-4





Z25-018  
1815 Woodland Ave.  
Approximately 2.31 acres  
R-2 to L-C-4

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

|                                    |   |
|------------------------------------|---|
| Case Number                        | <u>Z25-018</u>  |
| Address                            | <u>1815 WOODLAND AVENUE</u>   |
| Group Name                         | <u>NORTH CENTRAL AREA COMMISSION</u>  |
| Meeting Date                       | <u>July 10, 2025</u>  |
| Specify Case Type                  | <input type="checkbox"/> BZA Variance / Special Permit<br><input type="checkbox"/> Council Variance<br><input checked="" type="checkbox"/> Rezoning<br><input type="checkbox"/> Graphics Variance / Plan / Special Permit |
| Recommendation<br>(Check only one) | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Disapproval  |

**LIST BASIS FOR RECOMMENDATION:**

The North Central Area Commission met on July 10, 2025 with a quorum.  
The parking agreement, rental agreement for the space, as well as a good neighbor agreement.  
The concern for alcohol consumption was addressed we asked that property owner speak with cementary regarding control of alcohol.

There are community members that spoke of employment opportunities they have been able to secure with this facility.

|  |                                      |
|--|--------------------------------------|
| Vote                                   | <u>4-1-3</u>                         |
| Signature of Authorized Representative | <u><i>Tiffany White</i></u>          |
| Recommending Group Title               | <u>North Central Area Commission</u> |
| Daytime Phone Number                   | <u>614 570 5369</u>                  |

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 #: Z25-018

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, Ohio 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. NJEH Real Estate LLC<br>4290 Macsway Avenue<br>Columbus, Ohio 43232<br>Martin Temenu - 614-937-2314<br>0 employees | 2. |
| 3.  | 4. |

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

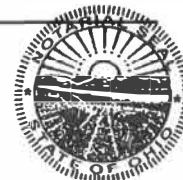
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20<sup>th</sup> day of March, 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.**