



FOR THE DIVISION OF POWER (DOP)

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY AND STREET LIGHTING AT THIS WORK LOCATION.

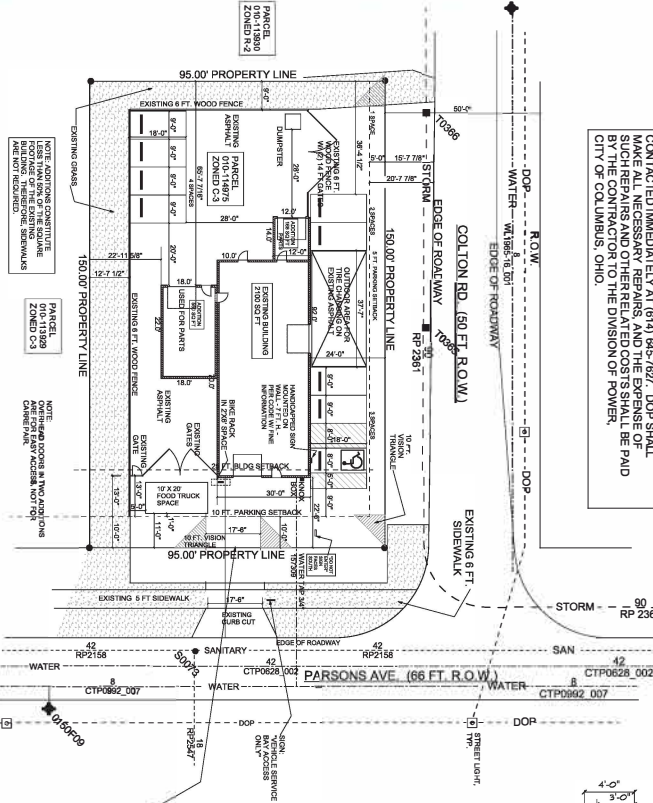
THE DOP MAY BE NECESSARILY REQUIRED TO CONTACT CUPS AT 611 OR 1-800-382-784 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT PROTECTION, OR ANY OTHER ACTION REQUIRED BY THE DOP SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/OUT PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

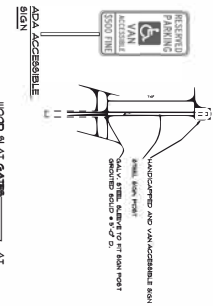
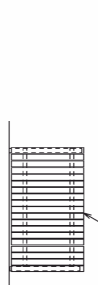
IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED BY ANY MEMBER OF THE CONSTRUCTION TEAM'S SERVICES OR EMPLOYEES AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7827. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF ANY DAMAGE TO OR REPAIR OF ELECTRIC FACILITIES SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

NOTE: OVERNIGHT PARKING AND DAYTIME USE OF FOOD TRUCK BEING APPLIED FOR.

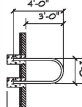
SITE PLAN
1" = 20'-0"



6 FT. H. FENCE AND MATCHING GATES



BIKE RACK DETAILS
www.treetopproducts.com



SITE DATA TABLE

TOTAL SITE AREA	14,376 SQ. FT. (0.33 AC)
TOTAL DISTURBED AREA	956 SQ. FT. (0.0219 AC)
IMPERVIOUS DISTURBED AREA	0 SQ. FT. 0 AC
PRE-DEVELOPED IMPERVIOUS	48,312 SQ. FT. (1.1063 AC)
POST-DEVELOPED IMPERVIOUS	48,028 SQ. FT. (1.1068 AC)
PRE-DEVELOPED PERVIOUS	11,698 SQ. FT. (0.2678 AC)
POST-DEVELOPED PERVIOUS	12,274 SQ. FT. (0.2807 AC)

PARKING CALCULATIONS

AREA	SQ. FT.	PKG. RATIOS/SPACES REQ.
CAR REPAIR & THE SALES BAYS PER BAY 4	1000	1/250
FOOD TRUCK	175	1/75
TOTAL REQUIRED SPACES	1175	4
TOTAL PROVIDED SPACES	9	8
H.C. SPACES	1	1 OF THE 9
BIKE RACK FOR 2 BIKES	1	1 RACK

NOTES:

- THE ABOVE DISTURBANCE IS UNDER CONSTRUCTION AND WILL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
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FINAL SITE COMPLIANCE PLAN # 23345-00888				
DATE IMPROVEMENTS IN THE SUBJECT PLAN				OTHER ASSOCIATED PLANS
COMMENTS				
DATE	BY	REVIEWED BY	REVIEWED DATE	
		<input type="checkbox"/>		<input checked="" type="checkbox"/>

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

APPLICATION: CV24-003
Location: 3439 PARSONS AVE. (43207), being 0.34± acres located on the southwest corner of Colton Road and Parsons Avenue (010-114975; Far South Columbus Area Commission).
Existing Zoning: C-3, Commercial District.
Proposed Use: Automotive maintenance and sales, tire sales, and food truck.
Applicant(s): Sabino Rubio; c/o Jeanne Cabral, Agent; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): Sabino Rubio; 3439 Parsons Avenue; Columbus, OH 43207.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of an existing automotive maintenance and retail facility within the C-3, Commercial District. The requested Council variance will allow the expansion to the existing facility along with the permanent placement of a food truck on the site to be legitimized. The site is subject to a Zoning Code violation for lack of Zoning Clearance for expansions that have occurred to the facility.
- A Council variance is required because the R-3 district does not allow automotive maintenance and retail use along with permanent placement of a food truck on the site. The request includes an additional variances for reduced building line, maneuvering into the right-of-way, and for not requiring a Special Permit from the Board of Zoning Adjustment for the food truck, which is considered to be a portable building when it is not moved nightly.
- To the north of the site is a religious facility in the R-2, Residential District. To the east and west are single-unit dwellings in the R-2, Residential District. To the south is a single-unit dwelling in the C-3, Commercial District.
- The site is located within the planning boundaries of the *Scioto Southland Plan* (2007), which recommends “Commercial” uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Parsons Avenue as a Suburban Community Corridor requiring 100 feet of right-of-way.
- Staff recognizes that there are practical difficulties with the expansion of existing facilities and the permanent placement of a food truck included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow the expanded automotive maintenance and sales operation along with permanent placement of a food truck on the site to be legitimized. Staff

supports the proposal as it is consistent with the *Scioto Southland Plan*'s recommendation for "Commercial" land uses at this location and also includes a commitment to limit vehicular access to Parsons Avenue to those vehicles entering or exiting the existing garage door facing Parsons Avenue.

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.

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

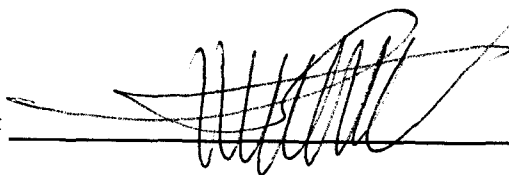
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

Variance from 3355.03 C-3 Permitted Uses to allow the continued use of the parcel as car repair and tire sales, to allow for expansion of the building after obtaining the variance and a Special Permit Variance for a food truck. All future development to also be car repair and tire sales. To allow use of site for overnight parking of company trucks and other company vehicles inside the fence. To allow current site access from Colton Road and Parsons Ave without closure. Reducing access to Colton Road with a 35 ft. curb cut would restrict all maneuverability to the historic parking for customers and access to the overhead garage door.

This has been, since the beginning, a car repair facility with tire sales and does not adversely affect the surrounding property owners. The future expansion will be to the south of the existing building and will not affect the sight lines from Colton Rd. and Parsons Ave. This will also bring more of the activities inside the building and under a roof. Parsons Avenue is a mixed use street with industrial, service companies, fire departments, houses, and many other car repair businesses. The site is fenced.

Signature of Applicant



Date

9-26-23

STATEMENT OF HARDSHIP

4-24-25

3439 PARSONS AVE.

CV24-003

PARCEL 010-114975

C-3 ZONING

The subject property is currently zoned C-3. It is a parcel with an existing automotive building at the SW corner of Colton Rd. and Parsons Ave.

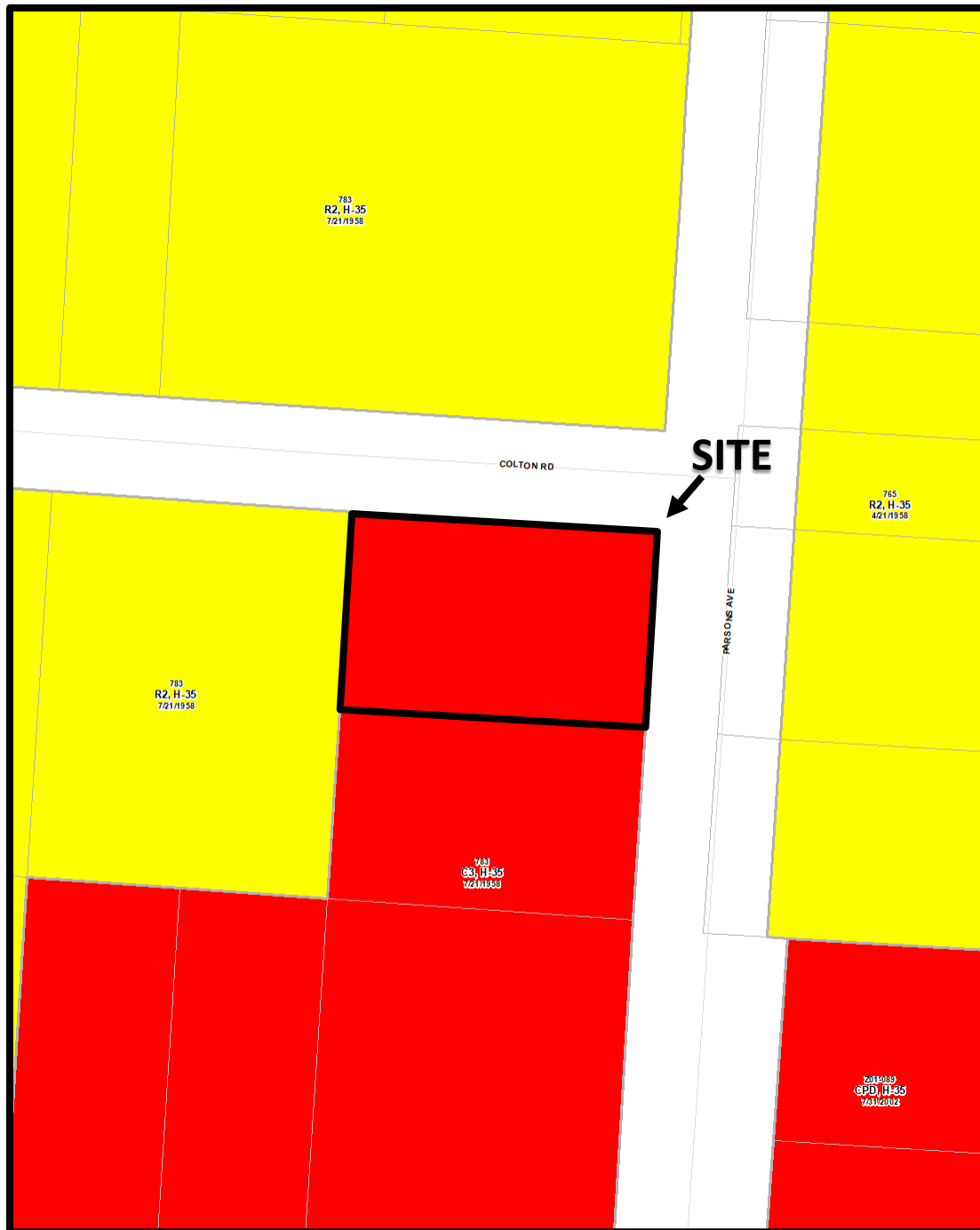
Automotive uses have been in place since 1949. The owner wishes to continue the automotive use, add on to the building and allow a Special Permit for a family owned food truck to remain on the property overnight.

In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

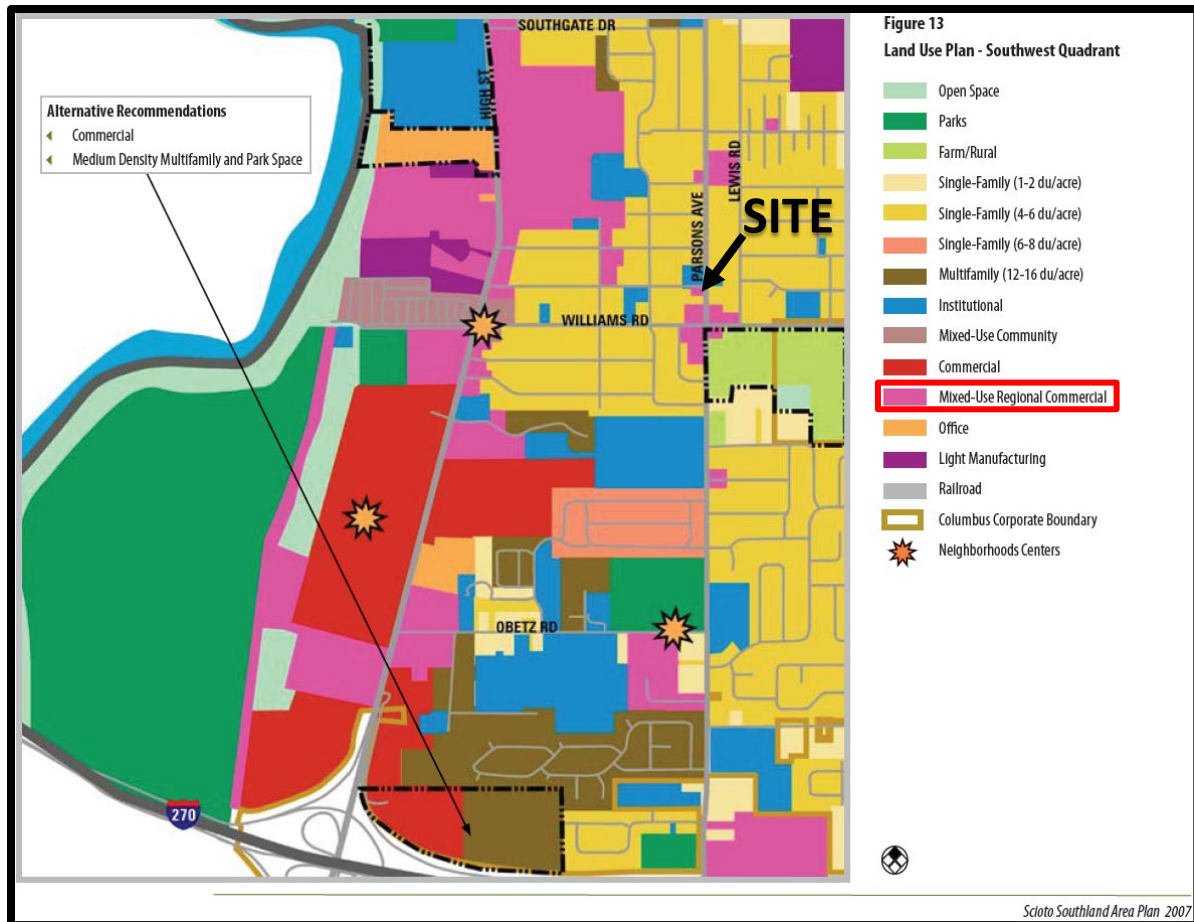
1. Variance from Section 3389.12 to allow a food truck to remain on-site overnight.
2. Variance from Section 3312.25, Maneuvering, requires parking spaces to have sufficient access and maneuvering area on the lot where parking spaces are located. The applicant proposes to permit maneuvering over parking spaces, over ROW and to cross parcel lines with providing the code required parking spaces.
3. Variance from Section 3355.03 to allow continued use of automotive related sales as the C-3 zone does not allow this type of use.
4. Variance from 3356.11 (B) to allow the food truck to be set 4 ft. forward of the 25 ft. building setback line and be 11 ft. from the Parsons Rd property line.

The proposed variances will not have any significant impact on the existing conditions of the site as the site is an automotive use and has been so since 1949. All parking requirements, as to number, are being met. Applicant agrees to stipulations not to park in front of the building facing Parsons Ave.

The proposed variances will not be harmful to neighboring properties or contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, endanger the public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.



CV24-003
3439 Parsons Ave.
Approximately 0.34 acres



CV24-003
3439 Parsons Ave.
Approximately 0.34 acres



CV24-003
3439 Parsons Ave.
Approximately 0.34 acres

Standardized Recommendation Form

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 _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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 #: CV24-003

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) Jeanne M. Cabral

of (COMPLETE ADDRESS) 2939 Bexley Park Road Columbus, OH 43209

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. Sabino and Lorena Rubio 614-915-6460 3439 Parson Ave. Columbus, OH 43207 5 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jeanne M Cabral

Sworn to before me and signed in my presence this 21st day of April, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Matthew Allen Puterbaugh

Aug 7th, 2029
My Commission Expires

Notary Seal Here



MATTHEW ALLEN
PUTERBAUGH
Notary Public
State of Ohio
My Comm. Expires
August 7, 2029

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