

CV23-002 Final Received 4/10/2023 Page 1 of 1

A FINAL SITE COMPLIANCE PLAN
SCALE: 1/8"=1'-0"



ZONING INFORMATION:

SCOPE NARRATIVE:
THE ADDITION OF (2) STORAGE CONTAINERS EXTENSION OF EXISTING SERVICE STATION FOR EXPANDED STORAGE NEEDS FOR AUTOMOTIVE REPAIR

ADDRESS:

1048 PARSONS AVENUE
COLUMBUS, OHIO 43206

PARCEL:

010-048975-00
C4, COMMERCIAL, PARSONS AVENUE UCO

VARIANCE:

IN PROGRESS (COUNCIL VARIANCE)
4-BAY SERVICE STATION (EXISTING) AND ASSOCIATED PARKING

HEIGHT DISTRICT:

H40, PROPOSED HEIGHT NOT TO EXCEED 20'-0"

PARKING:

2 SPACES (SERVICE BAY + 8 SPACES REQUIRED)
8 SPACES PROVIDED (INCLUDED 1 ACCESSIBLE SPACE)

FIRM:

#3848C0328K
EFFECTIVE 8/17/2008

ZONE:

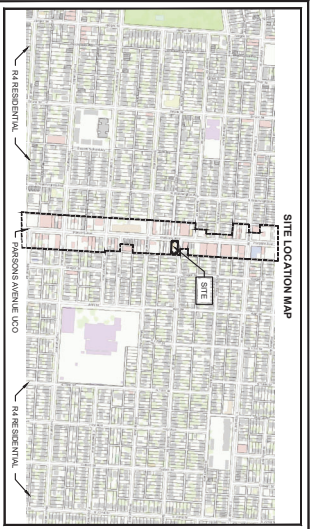
X

NOTES:

- A. CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM, KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. (PFC 506.1)
- B. NO RIGHT OF WAY IMPACTS NEAR COLUMBUS POWER.
- C. THE OBJECTIVE OF THE COLUMBUS DIVISION OF POWER LOCK-OUT-TAG-OUT PROCEDURE IS TO ENSURE THE SAFETY OF ALL CITY OF COLUMBUS EMPLOYEES AND CONTRACTORS FOR ALL PERSONNEL PERFORMING WORK ON CITY OF COLUMBUS STREET LIGHTING FACILITIES. THIS PROCEDURE IS TO BE FOLLOWED BY ALL CONTRACTORS, SUPERVISORS, ENGINEERS OR EMPLOYEES WORKING ON OR NEAR THE DIVISION OF POWER STREET LIGHTING SYSTEM.
- D. STORAGE CONTAINERS TO BE USED FOR STORAGE OF EQUIPMENT, SALE PRODUCTS, GENERAL STORAGE. NOT FOR OCCUPIED SPACE.

Daniel Meyer | Development | Architectural Collaborative
04/10/2023

SITE LOCATION MAP



| FINAL SITE COMPLIANCE PLAN # 22348-00868 | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| DRIVER'S E # | OR | STORM CO. # | RI W/PERMIT |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO OTHER APPROVEMENTS IN THE RIGHT-OF-WAY | | | OTHER ASSOCIATED NOTES |
| <input type="checkbox"/> | | | N/A |

ABDALLAH ALJAKHSI
1048 PARSONS AVE
1048 PARSONS AVENUE, COLUMBUS, OHIO 43206
sheet name:
FINAL SITE COMPLIANCE PLAN



P.O. BOX 12802, COLUMBUS, OHIO 43212 PHONE: (614) 425-9601

AS1.1

project date: 04/10/2023
project number: 22.126
sheet number:

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.

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):

The Applicant is requesting a variance to Columbus Zoning Code Section 3356.03 C-4 Permitted Uses to allow for the placement of (2) metal 8'-0" x 20'-0" metal storage units (160 SF Each) on the existing site that contains an existing operating Automotive Sales and Repair Shop as a permitted use per C-4 zoning. Given the limitations to the existing site and bound geographically by Parsons Avenue, Siebert Street, Lisle Alley, and an existing property owner to the south there is little space for the Applicant to expand the existing facilities without reducing the parking capacity requirements, setback limitations, and site access without causing disruption to the (3) right of way drives and the adjacent property Owner to the South. The metal storage units will be placed out of view of the primary drive of Parson's Avenue and to the rear corner of the existing building and property to avoid significant line of site in the primary right of ways. Additionally, request a variance to the existing parking setback per the Parsons Avenue Urban Commercial Overlay (UCO) Standards to allow the existing accessible parking to remain aligned with Parsons Avenue.

Signature of Applicant

Abdullah Aliakhs

Date

4/11/23

Approximately 0.15 acres



CV23-002
1048 Parsons Ave.
Approximately 0.15 acres



CV23-002
1048 Parsons Ave.
Approximately 0.15 acres

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

Case Number CV23-002

Address 1048 PARSONS AVENUE

Group Name COLUMBUS SOUTHSIDE AREA COMM

Meeting Date 3/28/2023

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 APPROVED

Signature of Authorized Representative 

Recommending Group Title CSSAC Board

Daytime Phone Number 505.746.1103

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, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-002

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) Daniel C Mayer

of (COMPLETE ADDRESS) 1250 Chambers Road, Suite 250, Columbus, Ohio 43212

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. Brian White 151 North Champion Avenue, Columbus OH 43203 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 9 day of December, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



JOHN COLOSIMO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-25-2024

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