

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2021**

1.     **APPLICATION:**                   **Z19-071**  
       **Location:**                   **4509 CLEVELAND AVE. (43230)**, being 0.13± acres located at the southwest intersection of Cleveland Avenue and Brooklyn Road (600-146409; Northland Community Council).  
  
       **Existing Zoning:**           CPD, Commercial Planned Development District.  
       **Request:**                    L-C-2, Limited Commercial District (H-35).  
       **Proposed Use:**           Day care center.  
       **Applicant(s):**           Frederick Sambor; 1390 Hanbury Court; Gahanna, OH 43230.  
       **Property Owner(s):**   Hakim and Theresa Kalokoh; 7027 Onyxbluff Lane; Blacklick, OH 43004.  
  
       **Planner:**                   Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

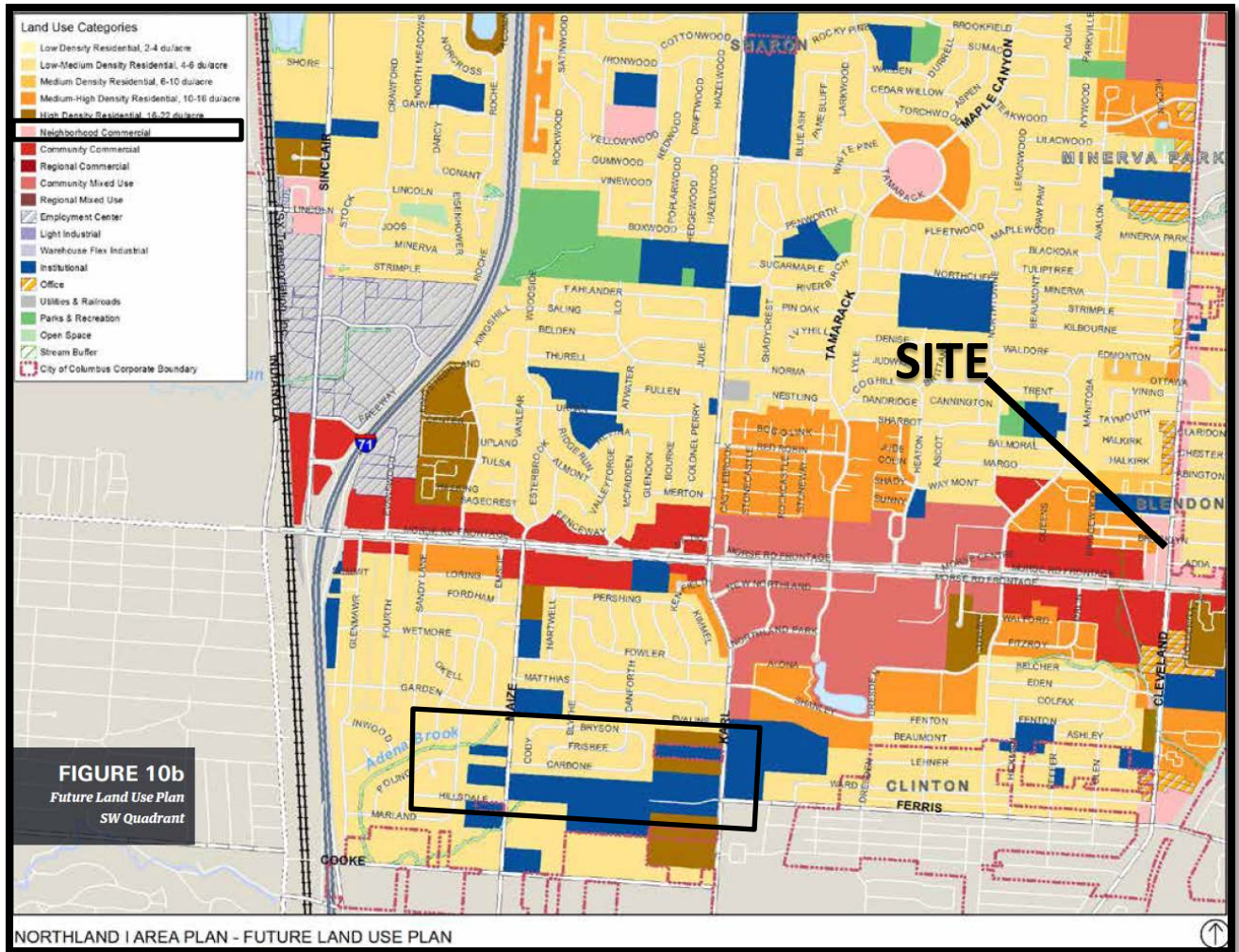
- The site is developed with a small commercial building in the CPD, Commercial Planned Development District which permits only a yarn shop. The requested L-C-2, Limited Commercial District will permit the building to be converted into a day care center.
- To the north of the site, across Brooklyn Road, is a commercial building in the C-2, Commercial District. To the south is a single-unit dwelling in the R-1, Residential District. To the east, across Cleveland Avenue, is a single-unit dwelling in Blendon Township. To the west is a single-unit dwelling in the R-1, Residential District.
- The site is located within the boundaries of the *Northland 1 Area Plan* (2014), which recommends “Commercial (Neighborhood)” land uses for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval, as the conditions in their recommendation have been met.
- The development text commits to C-2 development standards and includes a use restriction for monopole telecommunication antennas.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Cleveland Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested L-C-2, Limited Commercial District will allow a day care center that is compatible with the adjacent commercial development. The proposal is also consistent with the land use recommendations of the *Northland 1 Area Plan*.



Z19-071  
4509 Cleveland Ave.  
Approximately 0.13 acres  
CPD to L-C-2



Z19-071  
4509 Cleveland Ave.  
Approximately 0.13 acres  
CPD to L-C-2





Z19-071  
4509 Cleveland Ave.  
Approximately 0.13 acres  
CPD to L-C-2



Northland Community Council  
Development Committee

Report

February 26, 2020 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:35 pm** by chair **Dave Paul**

Members represented:

*Voting: (14):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Sharon Woods (SWCA), Woodstream East (WECA).

- Case #1:** Application #Z18-056 (Rezone 0.26 AC± from L-C-3 to CPD w/ C-1 uses for use as a neighborhood restaurant/shop; *TABLED October 2019*)  
Behzad Vedaie/Innovative Engineering Group *representing*  
Saeed Ali/Ali Property Holding  
4899 Cleveland Ave, 43231 (600-147581)
- *The Committee approved (13-0 w/1 abstention) a motion (by KWPCA second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the applicant commit to construct a sidewalk adjacent to the north property line adjoining Kilbourne Road, effectively connecting the proposed extension of the existing sidewalk along Cleveland Avenue and a future sidewalk which will be required by Code to be constructed if and when the applicant's adjacent property immediately to the west is proposed for residential development.*

- Case #2:** Application #Z19-071 (Rezone 0.13 AC± from CPD to C-2 for use as a day care center)  
Frederick J. Sambor, P.E. *representing*  
Hakim and Theresa Kalokoh  
4509 Cleveland Ave, 43231 (600-146409)
- *The Committee approved (13-0 w/1 abstention) a motion (by KWPCA second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the application be amended to request a limited C-2 (L-C-2) zoning with a limitation text which prohibits the following use otherwise permitted in a C-2 district:  
Monopole Telecommunication Antenna.<sup>1</sup>*

*Continued ...*

- Case #3:** Application #CV19-114 (Council variance to permit automobile sales, a C-4 use, on a 1.59 AC± parcel in a C-5 district)  
Thomas M. McCash, Atty. *representing*  
Precision Auto Sales/Norman Rafizadeh  
5311 Tamarack Circle E, 43229 (010-204256/010-149682)
- *The Committee approved (13-0 w/1 abstention) a motion (by APCA, second by DCA) to **TABLE** the case as requested by the applicant.*
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**Executive Session**

**8:55 pm**

**Meeting Adjourned**

**9:25 pm**

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<sup>1</sup> The Committee also proposed a limitation prohibiting billboards, but these are not permitted without variance in a C-2 district; only permitted in C-3, C-4, C-5, M and CPD (per §3378.03).



## Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z19-071

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) Frederick Sambor

of (COMPLETE ADDRESS) 1390 Hanbury Ct., Gahanna, OH 43230

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. Hikim Kalokeh 7027 Onxybluff Lane Blacklick, OH 43004	2. Theresahakim Kalokoh 7027 Onxybluff Lane Blacklick, OH 43004
3. David Orgen - Creator Children Center 4523 Cleveland Ave. Columbus, OH 43231-5827	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8th day of January, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



AARON HICKMAN  
Notary Public, State of Ohio  
My Comm. Expires Aug. 8, 2023

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