THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV26-089 Date Received: 9/17/26

Application Accepted by: TD Fee: $2,000

Assigned Planner: Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1351 S. Parsons Avenue Zip: 43206

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-022197

☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s): UCT Acreage: 0.54 acres

Neighborhood Group: Columbus Southside Area Commission

Proposed Use or reason for request: To repurpose a vacant pharmacy building into a convenience store and gas station.
(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Goraya Investments Inc Phone Number: (614) 312-2988 Ext.:

Address: 6261 Jeffrelyn Drive City/State: Hilliard, OH Zip: 43026

Email Address: gorayainvestments@gmail.com

PROPERTY OWNER(S): ☐ *Check here if listing additional property owners on a separate page*

Name: Beacon Home Builders Inc Phone Number: (312) 543-9270 Ext.:

Address: 5724 Sutton Place City/State: Hinsdale, IL Zip: 60521

Email Address: pgapman@aol.com

ATTORNEY / AGENT: *(Check one if applicable)* ☒ Attorney ☐ Agent

Name: Jackson B. Reynolds, III Phone Number: (614) 221-4255 Ext.: 15

Address: 172 E. State Street, Suite 550 City/State: Columbus, OH Zip: 43215

Email Address: JReynolds@smithandhale.com

SIGNATURES:

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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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.

[X] Yes [ ] No

However the property is vacant and has sat vacant for some time, the variances will allow a reuse of the existing building that will allow a more reasonable use as there has been no one else interested in the property.

2. Whether the variance is substantial.

[ ] Yes [X] No

The new Chapter 34 development standards did not anticipate a canopy use within any of the adopted zoning districts so variances for its use and the fact that the building is existing makes the application of the new standards difficult for the site.

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 [X] No

No there will be no change to the essential character of the neighborhood.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
☐ Yes ☒ No

There will be no adverse affect on the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
☐ Yes ☒ No

The applicant was not aware of the new chapter 34 development standards at the outset of the purchase process only by submitting for site compliance approval did the need for variances arise.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

There is no way to solve the problems encountered when working to reuse the existing building and property.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
☒ Yes ☐ No

Although there are a number of variances requested there will be substantial justice done by approving the requested variances.

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):

There are hardship arising from the problems that arise from trying to reuse an existing vacant building. The development standards contained in Chapter 34 envision a newly built building that could comply with the standards rather than trying to retro fit these standards to an existing structure and one that was not contemplated by the code. There are no standards that apply to a canopy in the code so there in lies a hardship for the applicant. The granting of the variances will not affect surrounding property owners and will help reinvigorate the neighbor.

Signature of Applicant Joshua B. Reynolds III **Date** 9/16/24

Variance List
1351 South Parsons Avenue

1. E.20.100 – UCT permitted uses – variance to allow fuel sales uses.

2. 34.E.20.060.G – to reduce on site parking setback from 24' minimum (front) to 0 and reduce from 5' (side) to 0'.

3. 34.E.20.060.C (setbacks & façade zone for canopy) – 15' max (on front and side streets) to increase maximum setback from 15' to 19' 11' (Hanford) and 37' 4 3/8' (Parsons).

4. G.20.30.A – reduce landscaping from 50% to 0%.

5. G.20.030.D – reduce number of parking lot shade trees from 1 per 10 parking spots to 0 (no shade trees will be permitted).

6. 34.E.20.060.F – to reduce the ground floor façade transparency for non-residential building from 60% to 13% on front side and from 25% to 15% on side street.

7. F.30.040 – building does not face main road and is setback from side street 117' 0". Additionally canopy does not have an entry and 0% canopy transparency.

8. 34.F.20.060.C.1 – a variance to remove the primary entrance from Parsons Avenue for the building and to have no doors on the canopy.

9. 34.G.20.030.A – to remove the headlight screening from the site.

goraya-parsons-var.lst (nct)
9/16/26 S:Docs

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AND ZONING SERVICES

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III

of **(1)** MAILING ADDRESS 172 E. State Street, Suite 550, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 1351 S. Parsons Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

☐ ***Check here if listing additional property owners on a separate page.***

(3) Beacon Home Builders Inc
5724 Sutton Place
Hinsdale, IL 60521

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Goraya Investments Inc
(614) 312-2988

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus South Side Area Commission
Kathy Green
kathrynfgreen@gmail.com

and that the attached document **(5)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 19th day of August, in the year 2026

Notary Seal Here

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2030

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2030

This Affidavit expires six (6) months after date of notarization.

APPLICANT

Goraya Investment Inc.
6261 Jeffreylyn Drive
Hilliard, OH 43026

PROPERTY OWNER

Beacon Home Builders Inc.
5724 Sutton PL
Hinsdale, IL 60521

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
172 East State Street, Suite 550
Columbus, OH 43215

AREA COMMISSION

Columbus South Side Area Commission
c/o Kathy Green
458 E. Whittier St.
Columbus, OH 43206

CV26-089

Goraya-Parsons.lbl (clh)
5/29/26 S:Docs/s&hlabels/2026

SURROUNDING PROPERTY OWNERS

Digital Nostalgia LLC
1331 Walcutt RD
Columbus, OH 43228

Zavi LLC
3045 High ST
Columbus, OH 43207

Midani Arfan/Ammar Mohammed Ghiath
Or current occupant
6143 Dublin RD
Dublin, OH 43017

Randy Lee Smith/ Lori Jean Smith
Or current occupant
1312 Frebis Ave
Columbus, OH 43026

Jeffrey S Raschman TR
Or current occupant
6300 NE 1st Ave
Ft. Lauderdale, FL 33334

Charles Edward Stack III
Or current occupant
198 S Ludlow
Columbus, OH 43215

Hanford Brownstones LLC
4900 Reed Rd, #206
Columbus, OH 43220

Sok Company LLC
1363 Parsons Ave
Columbus, OH 43206

Unlimited Real Estate Solutions LLC
224 Warbler Court
Pickerington, OH 43147

SCG 431 Frebis LLC
172 E Fifth Ave
Columbus, OH 43201

Digital Nostalgia LLC
1331 Walcutt Ave
Columbus, OH 43228

Jessica Bowman/Christopher Bowman
Or current occupant
424 Hanford St
Columbus, OH 43206

House of Hope for Alcoholics INC
825 Dennison Ave
Columbus, OH 43215-1315

Kevin Noesner TR
Or current occupant
3123 Cranston Dr
Dublin, OH 43017

Christian Eichler
Or current occupant
422 Hanford St
Columbus, OH 43206

Jalal Properties LLC
207 Border St
Columbus, OH 43207

Charles Taylor
Or current occupant
11455 Darby Creek Rd
Orient, OH 43146

Fayes Car Wash LLC
1282 High St
Columbus, OH 43206

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-089

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) 172 E. State Street, Suite 550, 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. Beacon Home Builders Inc 5724 Sutton Place Hinsdale, IL 60521 Peter Gapinski (312) 543-9270	2. Goraya Investments Inc 6261 Jeffrelyn Drive Hilliard, OH 43026 Gursimer Singh (614) 312-2988
3.	4.

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

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 19th day of August, in the year 2026

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2030

Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2030

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

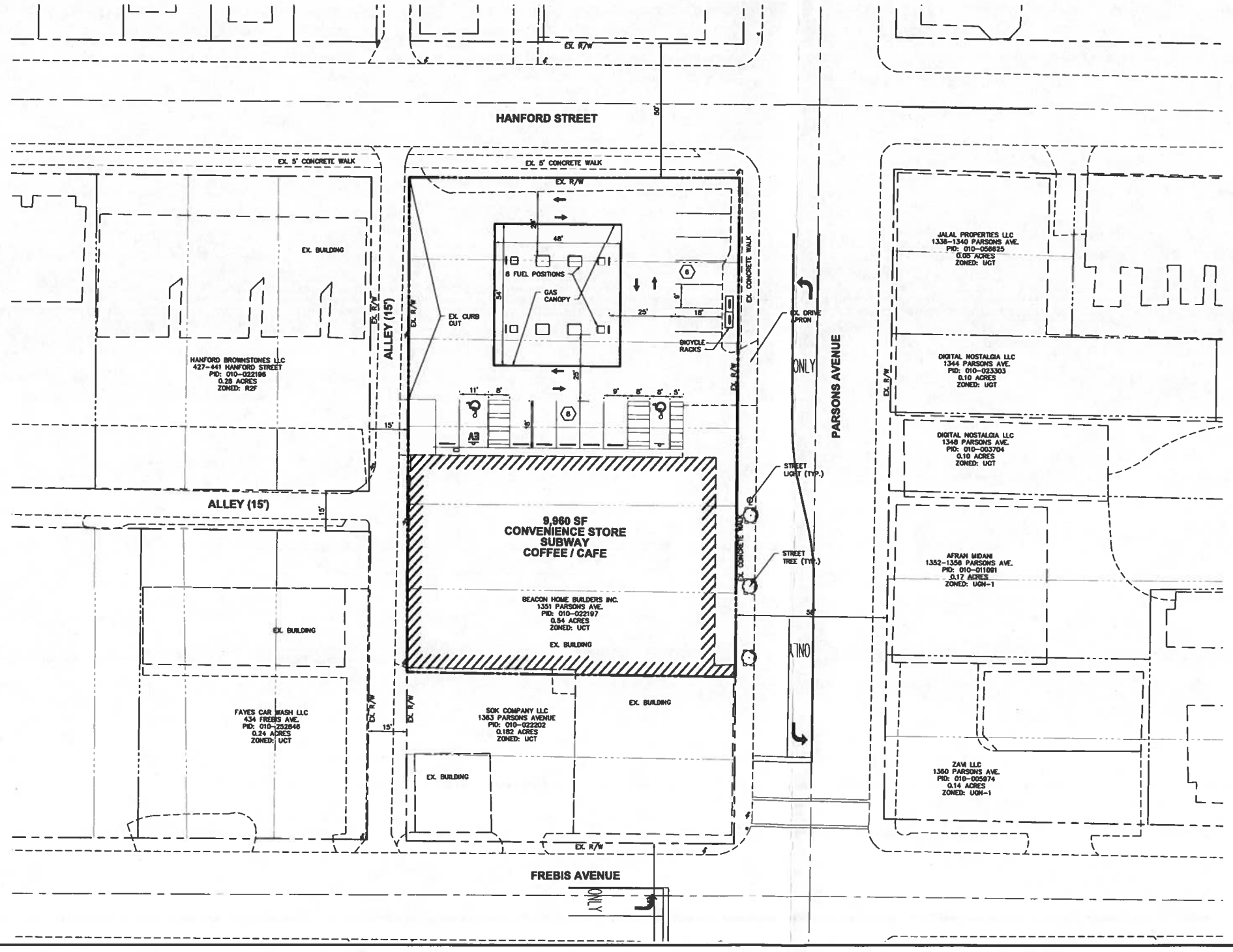
Legal Description for 1351 Parsons Avenue

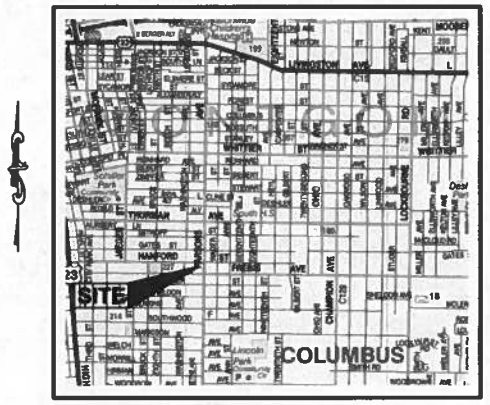
Situated in the County of Franklin, City of Columbus and State of Ohio and bounded and described as follows:

Being Lots Numbers 8, 9, 10, 11, 12 and 13 of John Schmidt's Addition to the City of Columbus, as the same is shown in Plat Book 5, Page 284, Recorder's Office, Franklin County, Ohio.

goraya-parsons.leg (nct)
5/28/26 S:Docs/s&hlegals/2026

ZONING SITE PLAN
FOR
1351 S. PARSONS AVENUE
2026





SITE LOCATION MAP
NOT TO SCALE

SITE DATA TABLE:

ZONING: CURRENTLY UCT
ZONING ADDRESS: 1351 S. PARSONS AVENUE
PID: 010-022197

SITE AREA = 0.54 AC (23,550 SF)

LEGEND

→ TRAFFIC FLOW ARROW
(8) PROPOSED PARKING COUNT

PARKING CALCULATIONS:

COMMERCIAL PARCEL:	0.54 ACRES
TOTAL BUILDING AREA:	9,960 S.F.
PARKING REQUIRED:	
GAS / CONVENIENCE STORE:	2 SPACES PER FUEL SALE SITE + 1 SPACE / 250 S.F. CONVENIENCE STORE
FUEL SALES	= 2 SPACES
9,960 S.F. / 250 S.F.	= 40 SPACES
TOTAL PARKING REQUIRED:	42 SPACES
TOTAL PARKING PROVIDED:	22 SPACES
LOADING SPACES REQUIRED:	0 SPACES
LOADING SPACES PROVIDED:	0 SPACES
HCP SPACES REQUIRED:	1 SPACE
HCP SPACES PROVIDED:	1 SPACE (INCLUDES 1 VAN ACCESSIBLE)
EV SPACES REQUIRED:	1% OF TOTAL PARKING SPACES = 1 SPACE
EV SPACES PROVIDED:	1 SPACES

BICYCLE PARKING REQUIRED: 2 BIKE RACKS FOR 21-60 AUTOMOBILE PARKING SPACES REQUIRED

BICYCLE PARKING PROVIDED: 2 BICYCLE RACKS (4 SPACES)

GRAPHIC SCALE

0 10 20 40
1 Inch = 20 Feet

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

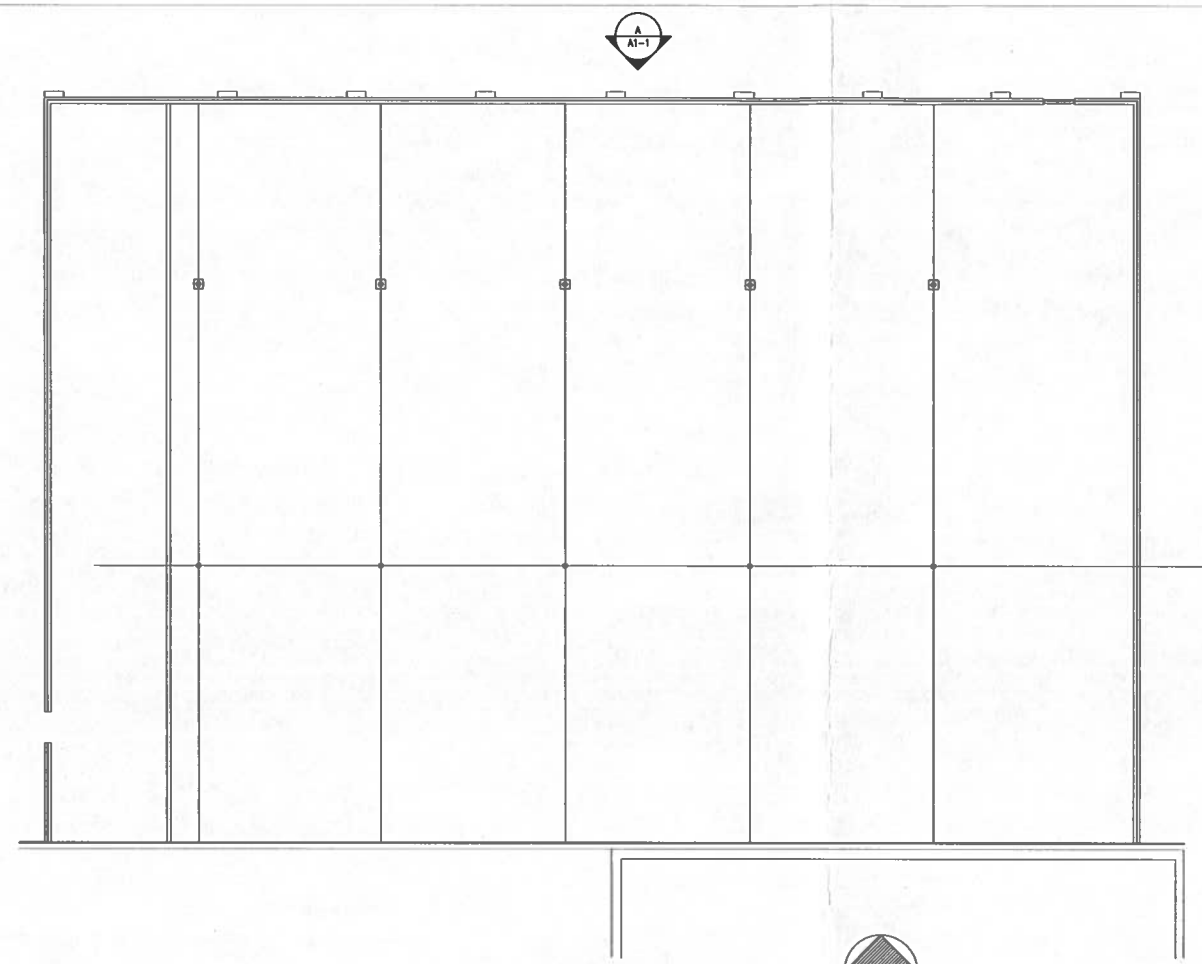
APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
GURSIMER SINGH
6281 JEFFREYLYN DRIVE
HILLIARD, OHIO 43026
(614) 312-2998
CONTACT: GURSIMER SINGH
EMAIL: GURSIMER.GORAYA@GMAIL.COM

CITY OF COLUMBUS, OHIO
SITE PLAN
FOR
1351 S. PARSONS AVENUE DEVELOPMENT

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS | SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 20'
DATE: 04/11/26

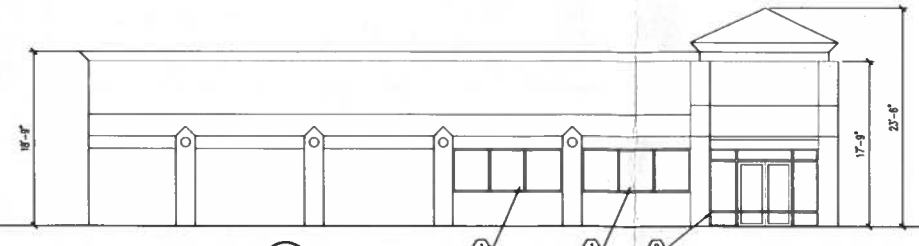
SHEET 1 / 1



1 EXISTING SHELL FLOOR PLAN
SCALE: 1/8" = 1'-0"

A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL GLAZING (WINDOWS AND DOORS) IS APPROXIMATELY 420 SF.



B EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

⬡ DIRECTIONAL NOTES

① STORE FRONT WINDOW SYSTEM = 55 SQUARE FEET

② STORE FRONT ENTRANCE DOORS AND WINDOWS = 98 SF

DATE: APRIL 15, 2026

STATE OF OHIO
JOSEPH M. MERWIN
REGISTERED ARCHITECT

OHIO REGISTRATION: 13998

1	ISSUE FOR PRELIMINARY SITE COMPLIANCE	4-XX-2026

FLOOR PLAN & ELEVATIONS

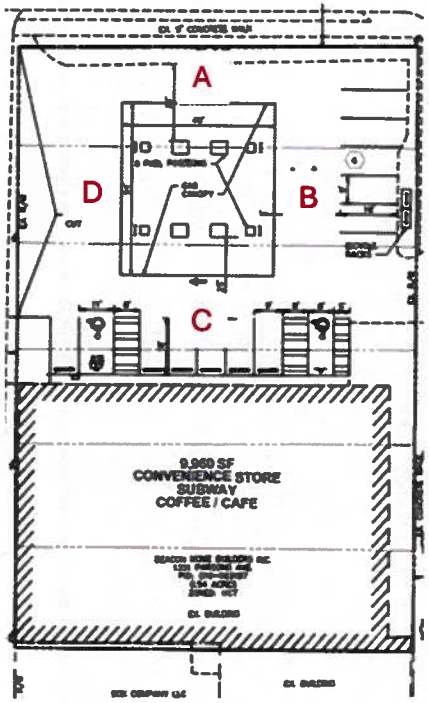
EDIFICE 1 ARCHITECTURE
6745 MERWIN PLACE
COLUMBUS, OHIO 43235

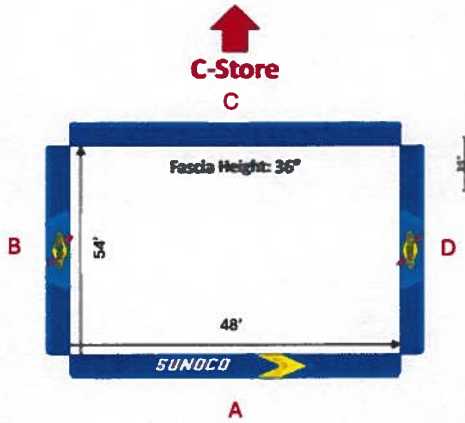
FUEL SALES CONVENIENT STORE UPGRADES
1351 S PARSON AVENUE
COLUMBUS, OHIO 43206

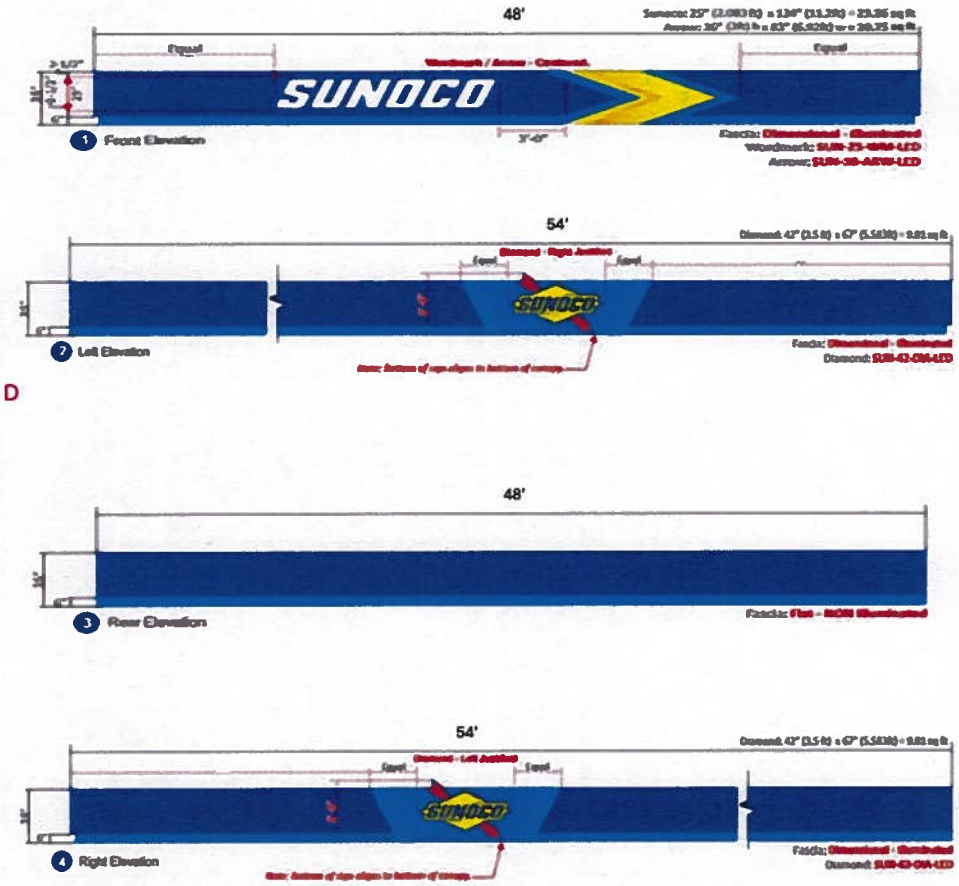
NOA: JANUARY 15, 2026
DRAWN BY: AMV
PROJECT NUMBER: 2026_004

A1-1

1351 Parsons Avenue, Columbus, OH 43206





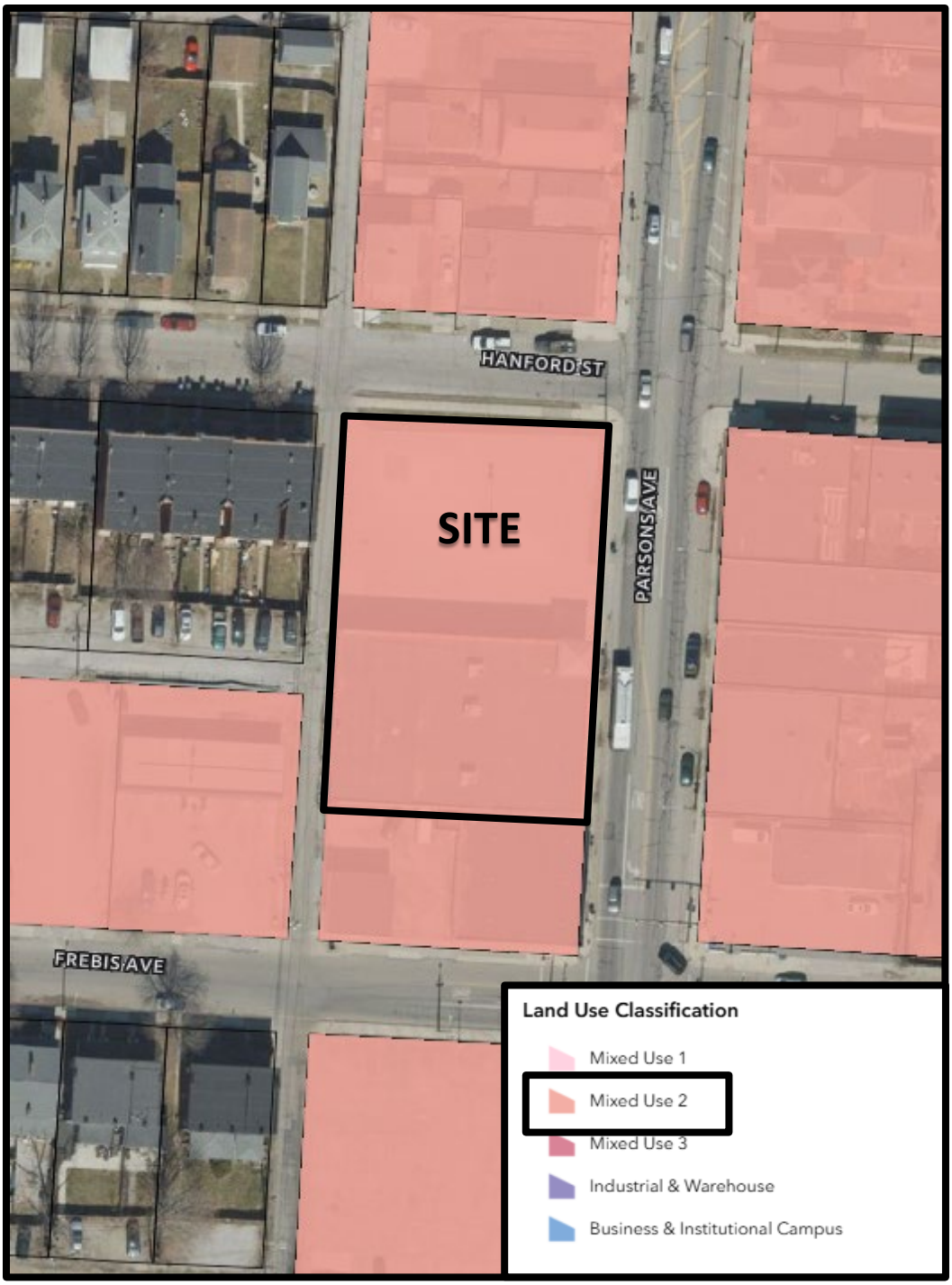


Canopy: 54' x 48' with 36" fascia height

SUNOCO

CV26-089
1351 Parsons Ave.
Approximately 0.54 acres

Columbus Growth Strategy (2026)



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