

# Council Variance Application

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):**

Signature of Applicant



Date

3/14/23



Making the world a more welcoming place  
for returning citizens one business,  
organization, and faith community at a  
time.

March 22, 2023

## Statement of Hardship

In 2021, the National Institute of Justice released a report detailing the rates of reentering incarcerated individuals and the unique set of challenges that they face in trying to navigate housing, employment, childcare, and the healthcare system. The total number of incarcerated individuals has risen by a staggering 800% since the 1980s.<sup>1</sup>

The report notes that an estimated 200 women are released from prison every day.<sup>2</sup> According to the 2021 annual report of the Ohio Department of Rehabilitation of Corrections, the latest number of women incarcerated in Ohio facilities rests at approximately 3,300.<sup>3</sup> The vast majority of these women are mothers to children under the age of 18 and will resume custody upon leaving prison. According to the Prison Policy Initiative, formerly incarcerated women (especially women of color) have much higher rates of unemployment and homelessness and are less likely to have a high school education compared to formerly incarcerated men.<sup>4</sup> Reentering women are at particularly high risk for recidivism due to high rates of substance use, mental health challenges, and a history of trauma.

While workforce development programs in prisons often equip incarcerated populations with a skillset, successful reentry hinges on an individual's ability to overcome a whole host of barriers. With a focus on reentering citizens, ARCH, a nonprofit formed in 2014, is responding to this need with a two-pronged approach. The organization provides inreach classes and reentry support within correctional facilities. ARCH currently provides pre-release and reentry services at the Ohio Reformatory for Women (ORW) for participants of the Horizon Prison Initiative and for women obtaining professional skill certifications in building construction, horticulture, and culinary and returning to Central Ohio. ARCH provides employment linkage to second-chance employers and provides reentry services to these women, which includes helping with stable housing. Upon release, ARCH provides wraparound services to mitigate risk factors for recidivism. This includes helping people obtain food, clothing, rental assistance, and transportation as they navigate immediate resources.

ARCH holds a master lease for 260 Reeb Ave., which is owned by an LLC that is a program partner of ARCH. The property was a formerly rectory for St. Ladislav Catholic Church which is adjacent to the home. The house is uniquely situated to serve as a rooming/transitional house. The property has 9 bedrooms and 5.5 bathrooms. The house has a large kitchen, a dining room, a living room, an extra side room, a main floor bath, a screened patio, a two-car garage, and a partially finished basement. The property is right next door to the Reeb Center, where free meals are given daily and a dozen community services are available to the community, including mental health, employment, social services, and

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<sup>1</sup>

<https://www.columbusmonthly.com/story/entertainment/movies/2021/05/21/apart-follows-three-women-ohio-prison-system/5207546001/>

<sup>2</sup> <https://nij.ojp.gov/topics/articles/female-reentry-and-gender-responsive-programming>

<sup>3</sup> <https://www.drc.ohio.gov/Portals/0/ODRC%20Annual%20Report%202021.pdf>

<sup>4</sup> <https://www.prisonpolicy.org/reports/housing.html#raceandgender>



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vocational education. The property is listed as a single-family home, and it is laid out to accommodate more than five individuals. If we have 10 women in the house, 8 women would have their own bedroom, with the master room accommodating two individuals. The master bedroom – which has a desk, two closets, its own bathroom, and a kitchenette – would house two women. **We would like to have the maximum occupancy be 13 people to accommodate children if needed.**

ARCH conducts pre-screening and assessments with women involved in our programming and workforce development programs to determine eligibility for housing in this shared living environment. This includes institutional and/or work history, as well as client needs and risks, to determine eligibility for placement in the house. The house does not allow sex offenders or those with arson charges to be housed at the transitional house. At the house, ARCH staff provides on-site case management which includes a licensed social worker. A house manager lives at the house as well. Each resident is allowed rent-free for the first month and then will pay rent, some on a graduated basis until they can pay in full. We anticipate the average stay to be around 6 -9 months.

While residing at the ARCH house, women are provided trauma-informed linkage to reentry resources, including behavioral healthcare, peer support, workforce development, harm reduction training, and connections to community partners and resources. The ARCH house supports residents by ensuring that they have a safe transitional housing option with supportive services that address their reentry needs; obtain and maintain employment throughout the duration of their stay; continue into stable housing after they exit transitional housing. This house is a critically important new extension of the work ARCH has been doing in partnership with other organizations that offer reentry support. It fills a need in the Columbus area as two shared housing reentry programs for women (Women of Excellence and Jessie's World) both closed in the last 6 months.

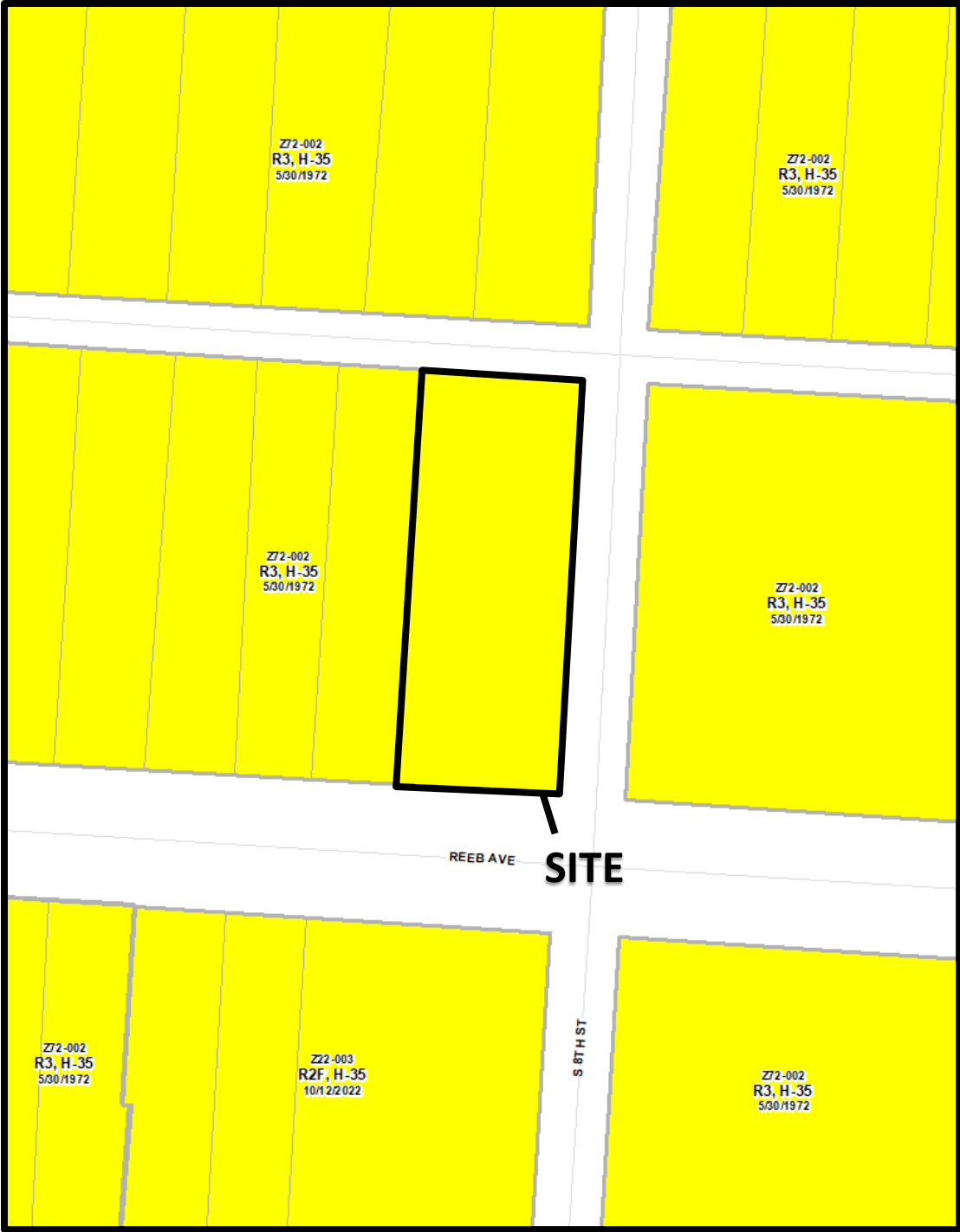
ARCH's transitional house is emblematic of the direction in which the organization would like to go with housing support to address needs in the area of reentry housing. Due to our agreement with the property owner, ARCH can ensure residents with criminal records will be welcome and that housing will not become prohibitively expensive for those residing there.

We also need a parking variance 3312.49, Minimum numbers of parking spaces required, to the required number of parking spaces from 8 to 2.

Sincerely,

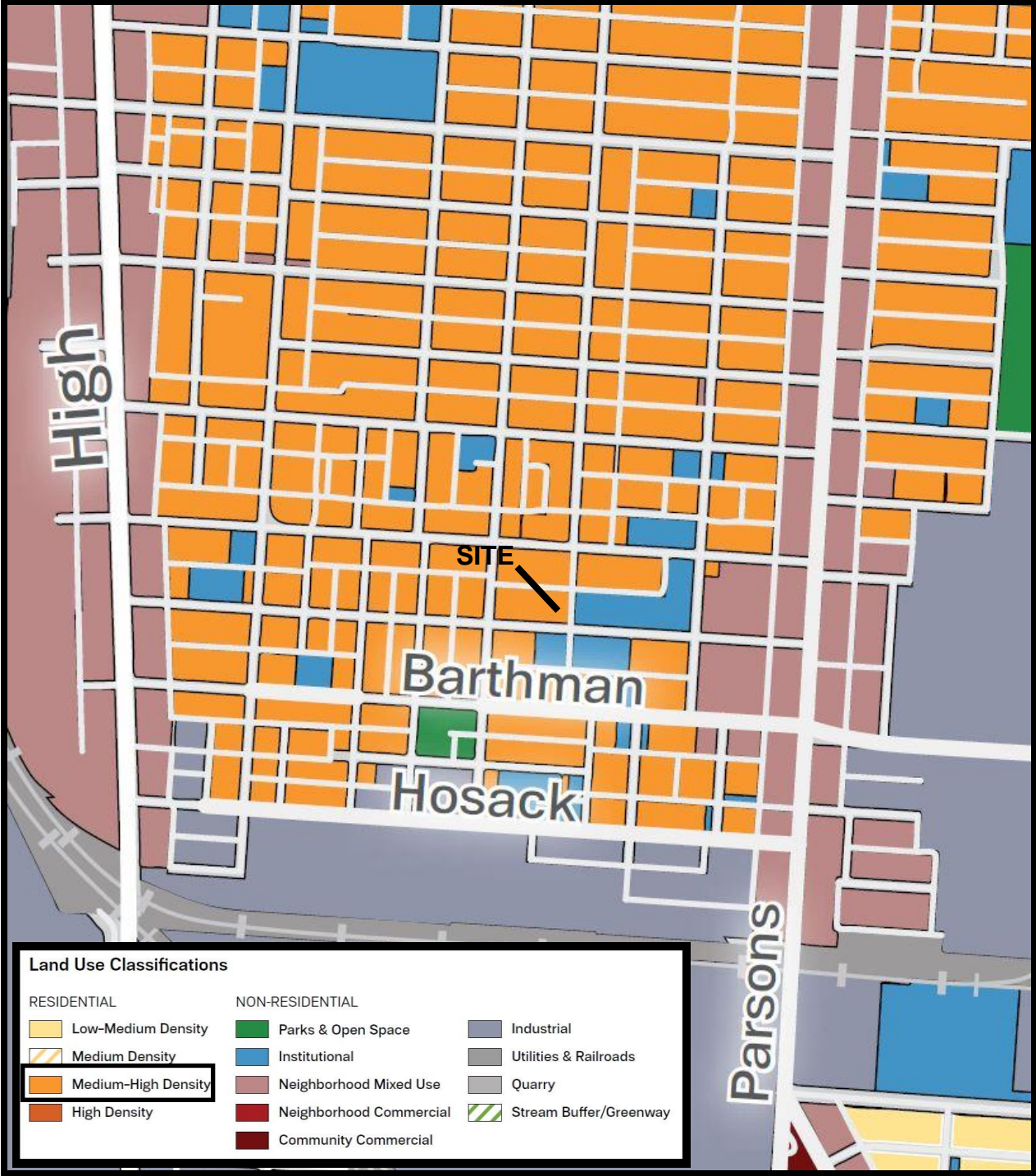


Wendy Tarr  
Executive Director  
Accompanying Returning Citizens With Hope (ARCH)  
[www.archreentry.com](http://www.archreentry.com)



CV23-037  
260 Reeb Ave.  
Approximately 0.20 acres

South Side Plan (2014)



CV23-037  
260 Reeb Ave.  
Approximately 0.20 acres



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260 Reeb Ave.  
Approximately 0.20 acres

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

Case Number CV23-037

Address 260 REEB AVENUE

Group Name COLUMBUS SOUTHSIDE AREA COMM


Meeting Date 06.27.2023

- 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 ZONING CO-CHAIR CARLY MAGGIO

Daytime Phone Number 585.746.1103

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-037

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) Wendy TARR
of (COMPLETE ADDRESS) P.O. BOX 30167, Columbus, 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)

Table with 2 columns and 2 rows. Row 1, Column 1: 1. Accompanying Restored Citizens with Hope (ARCH) P.O. BOX 30167, Columbus, OH 43230 6 Columbus based employees. Row 1, Column 2: 2. Row 2, Column 1: 3. Row 2, Column 2: 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 14 day of April, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

1/24/2024
My Commission Expires

Notary Seal Here

