

# 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

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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.

**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):**

See attachment for Statement of Hardship.

Signature of Applicant



Date 9/8/2023

## Statement of Hardship

Dear Council and Community Members:

My Name is Kenia Brito Portorreal and I am a licensed 5-star Type B home childcare provider requesting that my residency be granted a variance to Type A home childcare to take care of up to 12 children with an employee at the same time. Therefore, I will be able to offer my quality service to more people in the community looking for high-quality home care for their children. In my program, we celebrate diversity and inclusion, so people from different backgrounds can rely on the service that I offer.

Allowing me to take care of more children will help the people in the community to be more productive by attending to their jobs with a piece of mind, by knowing that their children are being supervised and receiving the highest quality care and education from my program. Furthermore, I will be hiring one or more people who contribute to the reduction of the unemployment rate of childcare workers.

Approving my request would not adversely impact my neighbors nor the community. I will continue using my residence for my family childcare program and I do not anticipate impairment of light or air to adjacent properties. There should not be additional congestion of the public roads as a result of granting my request since families already use the public roads daily and some are within walking distance.

Zoning Variances for this project :

3332.039 - R-4 Residential District.

Request a variance to permit a Type A Home Childcare facility for a maximum of twelve children within an existing single unit dwelling.

3312.49 Required Parking

Request a variance from 5 required parking spaces to 2 parking spaces.

Thank you in advance for your support,



Kenia Brito Portorreal  
1450 Ellsworth Ave.  
Columbus, OH 43206



CV24-007  
1450 Ellsworth Ave.  
Approximately 0.15 acres

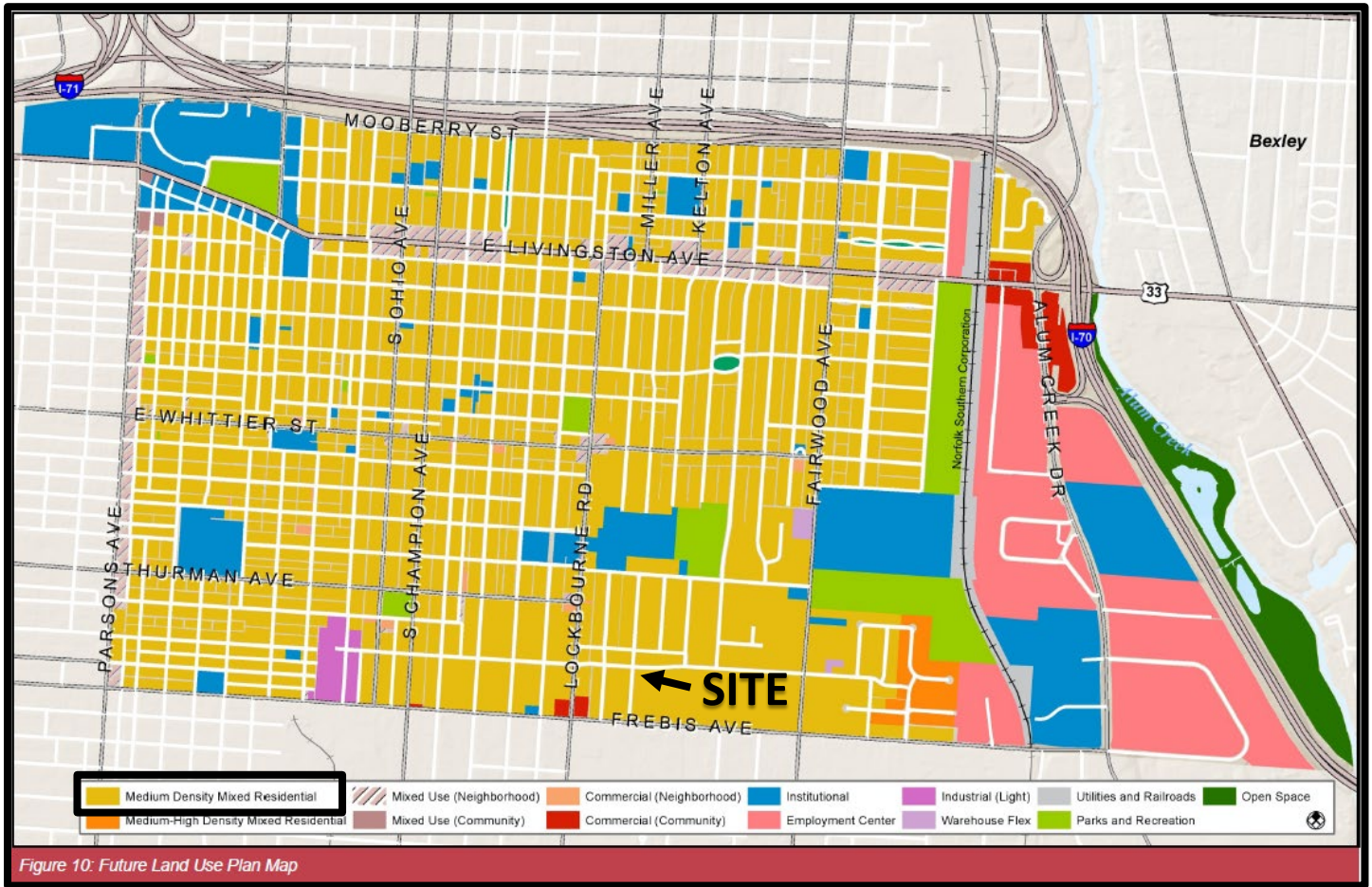
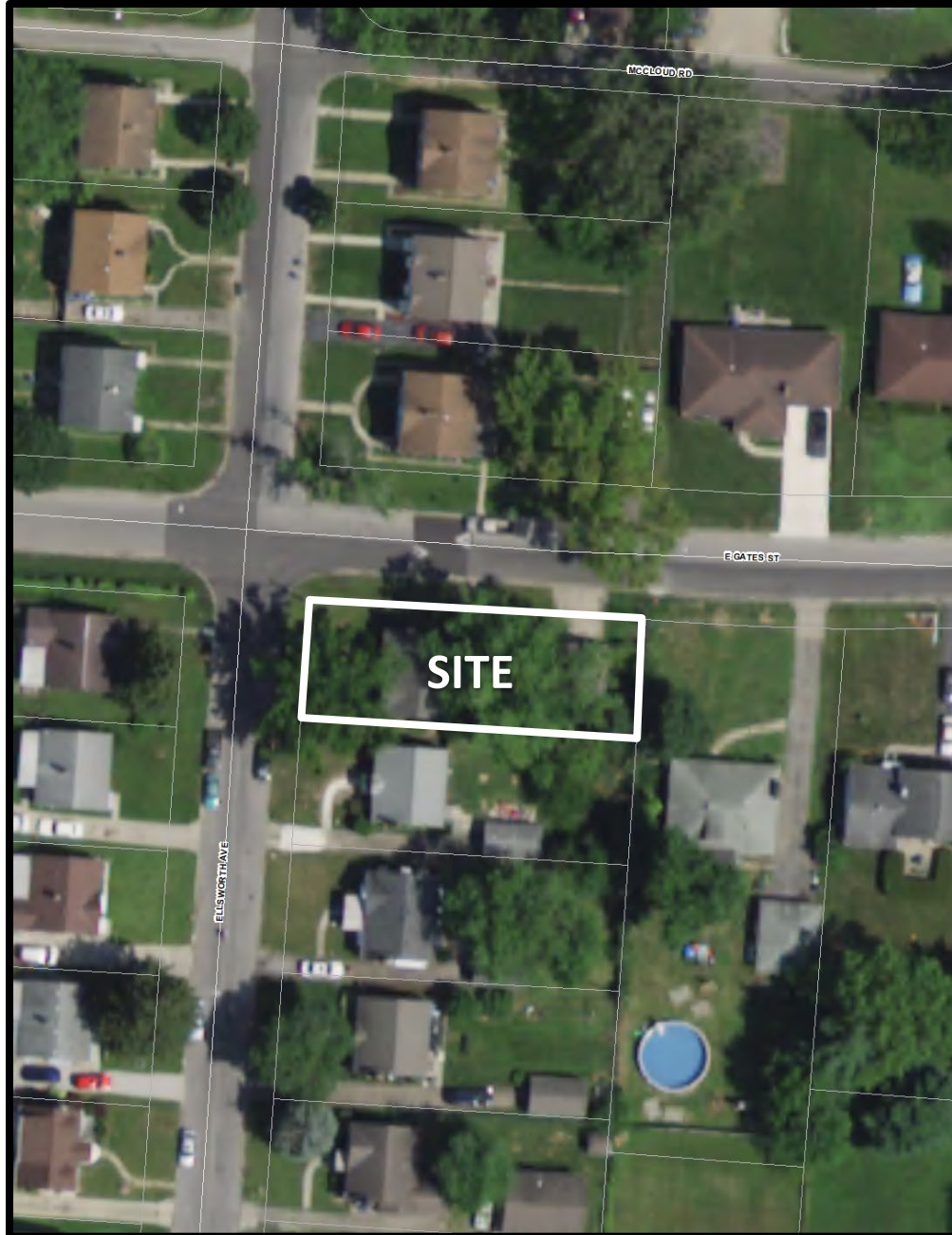


Figure 10: Future Land Use Plan Map

CV24-007  
1450 Ellsworth Ave.  
Approximately 0.15 acres



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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-007

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) Kenia Brito Portorreal  
of (COMPLETE ADDRESS) 1450 Ellsworth Ave. Columbus, OH 43206  
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. Kenia Brito Portorreal 1450 Ellsworth Ave. Columbus OH 43206 1	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 18 day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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