CITY COUNCIL – ZONING COMMITTEE STAFF REPORT COUNCIL VARIANCE

APPLICATION: CV25-069

Location: 2948 E. 7TH AVE. (43219), being 0.09± acres on the north side

of East 7th Avenue, 200± feet east of Alton Avenue (010-038479

& 010-057223; East Columbus Civic Association).

Existing Zoning: R-4, Residential District.

Proposed Use: Type A family child-care home.

Applicant(s): Shoney Cattling; 2948 East 7th Avenue; Columbus, OH 43203.

Property Owner(s): The Applicant.

Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of two parcels developed with a single-unit dwelling in the R-4, Residential District. The requested Council variance will allow a Type A family child-care home at this location. A variance to reduce the number of required parking spaces from five to two is also included in the request.
- A Council variance is required because the R-4, Residential District does not allow a type A family child-care home.
- To the north, south, east, and west are single-unit dwellings in the R-4, Residential District.
- The site is located within the planning boundaries of the East Columbus Neighborhood Plan (2012), which recommends "Medium Density Mixed Residential" land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving the proposed use with regards to the reduction in the number of required parking spaces.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will allow a Type A family child-care home. Since the primary use of the property will remain a single-unit dwelling, Staff has no objection to the requested Type A family child-care home, which must comply with Ohio Revised Code requirements and be inspected as required by the State of Ohio.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application Council Variance Application

111 N Front Street, Columbus, Ohio 43215
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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:

inficulties 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. Yes No With mo variance it can come be any beneficial use of the property without a variance.
2. Whether the variance is substantial.
MYes ∐No
The variance o superstand in
order to become type A Care
1,
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 No
the especial Character of the noiseborn
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Day nos Will their adjuning Dansell.
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and it was a supposition
esmourer and party of the variance



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application ORD#2701-2025; CV25-069; Page 3 of 11

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
affect the betweeny of opererment
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
Did not have knowledge when I purchase the property.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. Yes No
able to become type A Bridgers
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by
granting the variance. Yes No
The intent behind the Zonina, sequenced by observed Jane, substantial justice done by grammer yourane
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):
333-039 R-4 Residential District alleg
mount of Required Farting build and Dwelly 3312-49 Required Farting
·
Signature of Applicant Manual Politics Date 6-15-35

7-31-25 my name is showy Cattlina el appreciate your attention Sincerely

Shoney Cattling 2948 e 7 th Ave

Columbus ohio 43219

To Variance:

My name Shoney Cattling

The purpose of this letter is that I'm asking for Variance approval. To become

Type A childcare program for families. This area is growing suddenly and families needing help.

A variance to section 3332.039 -R-4 residential district of the Columbus city codes is needed to allow a type a daycare.

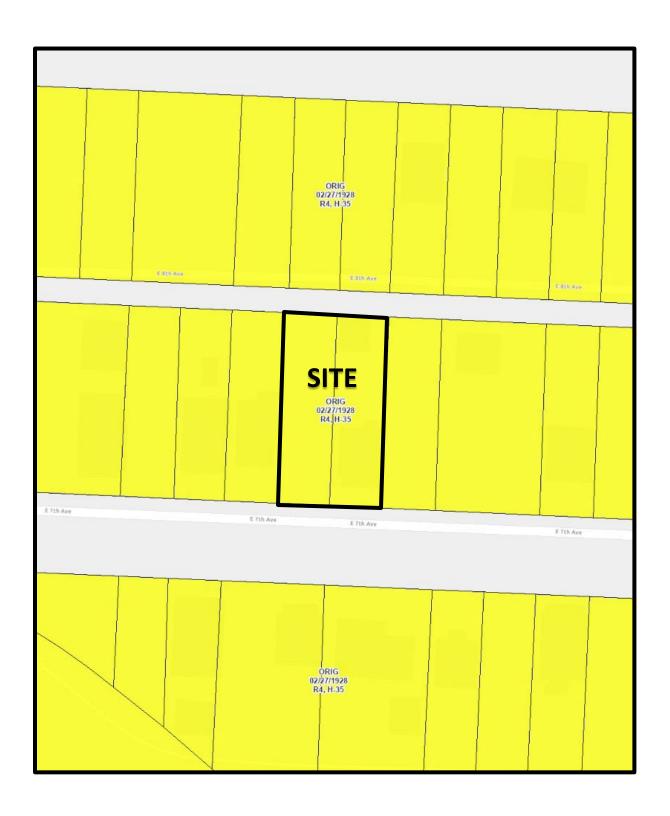
Section 3312,49 required parking one per 500 feet of the daycare. 2 parking space for the dwelling.

I truly enjoy helping families and putting smiles on their faces

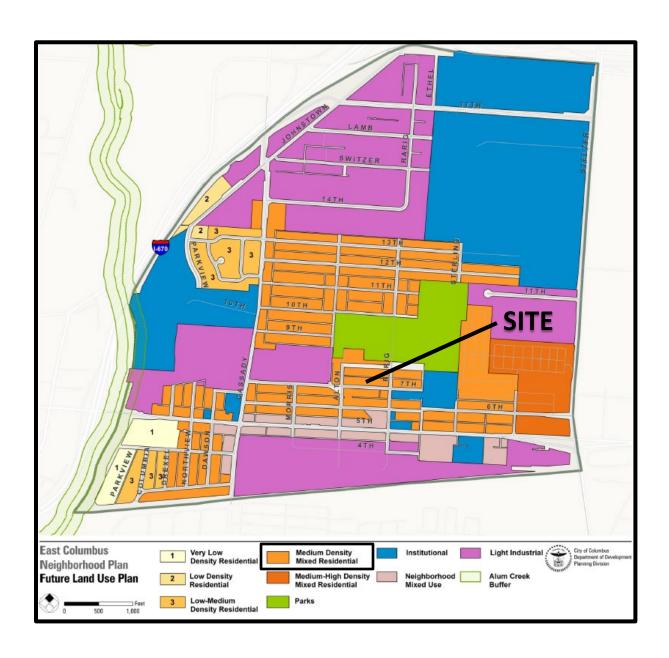
When families enroll, they never disenroll till of age of school or relocating lets keep families happy...

Thank you in advance

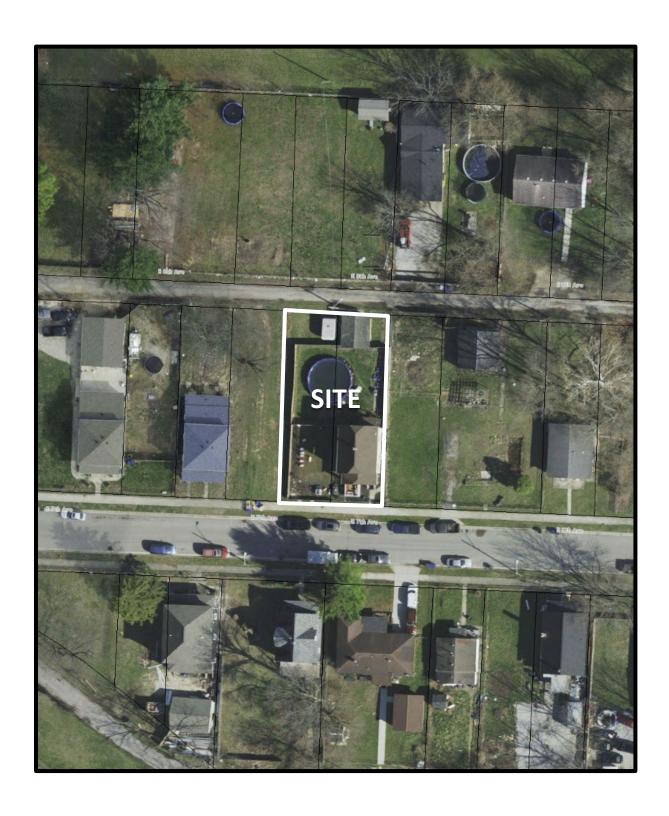
Shoney cattling



CV25-069 2948 E. 7th Ave. Approximately 0.18 acres



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CV25-069 2948 E. 7th Ave. Approximately 0.18 acres

THE CITY OF COLUMBUS

Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

	MMISSION / NEIGHBORHOOD GROU	UP
(PLEASE PRINT)		
Case Number	CV25-069	<u></u>
Address	2948 E 7TH AVENUE	
Group Name	EAST COLUMBUS CIVIC ASSOCIA	TION
Meeting Date	August 23, 2025	
Specify Case Type	 □ BZA Variance / Special Permit ☑ Council Variance □ Rezoning □ Graphics Variance / Plan / Special Permit 	ermit
Recommendation (Check only one)	☐ Approval ☐ Disapproval	
LIST BASIS FOR REC	ovider for Ohio and i love taking care of	children an helping families.
Wallo i am license no	ovider for Ohio and i love taking care of one of one of the original care of one of the original care and original care of the origi	children an helping families. pproval i can continue
Hello i am license pr	ovider for Ohio and i love taking care of onger everyday an with council variance as h out the community. 7-0 unanimous	pproval I can continue

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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THE CITY OF COLUMBUS ANDREW J. GINTHER. MAYOR

Council Variance Application

DEPARTMENT OF BUILDING

111 N Front Street, Columbus, Ohio 43215
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AND ZONING SERVICES	
PROJECT DISCLOSURE STATEMENT	APPLICATION #:CV25-069
Parties having a 5% or more interest in the project that is t	he 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	0
Being first duly cautioned and sworn (NAME)	the will
of (COMPLETE ADDRESS)	=) +h/h
그렇게 그 사용하는 사람이 되었다. 그 사람이 가장 그를 가장하는 것이 되었다. 그 나를 가 그렇게 그렇게 그렇게 다른 것이다.	OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a
	ties having a 5% or more interest in the project which is the subject of this
application in the following format:	
For Example	
	Contact name and number
	Business or individual's address; City, State, Zip Code
	Number of Columbus-based employees
2948 ET Haye	2 Karald Woods 2948 & 7+11 aug Col Ohio 43219
3.	4-
Check here if listing additional parties on a separate	rpage.
SIGNATURE OF AFFIANT	the
Sworn to before me and signed in my presence this 10	in the year 2025 Barbara L. Burden Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	State of Ohio No Commission Expirescorded in Franklin County My Commission Expires February 17, 2029

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