

**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.

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.

☒ Yes ☐ No

With no variance it can only be operated as type B

2. Whether the variance is substantial.

☒ Yes ☐ No

The variance is Substantial in order to become Type A Case

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 essential character of the neighborhood would not be altered in any kind of way nor will their adjoining properties suffer any type of Substantial detriment as a result of the variance

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

The variance would not adversely affect the delivery of government service

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☒ No

I 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

without variance I would not be able to become Type A Child Care Program

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 zoning requirement would be observed and substantial justice done by granting variance

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 Allow only Type B families care homes or child day care. Type A family child care maximum 12 children within single dwelling
3312-49 Required Parking

Signature of Applicant

Shoney Catling

Date

6-15-25

Shorey Catling
2948 E 7th Ave
Columbus Ohio 43219
614 983-1699

7-31-25

my name is Shorey Catling

The purpose of this letter is
I am asking for a variance
Approval to become a type
A family Child Care Program.
I have been in this community
or 10 years. I became family
child care 2013 and also back
in early 2000. over the years I
provided care for many children
when families enroll they seem
to stay for years. The area is
increasing growing community
with low income/moderate families
who work or attend school.
increasing my childcare will
help families and children.
children will get good learn with
fun. With a program backing
them every step of the way

this opportunity for me
would not be an inexperience
to my Neighbor or any business
in my Surrounding Areas

Thank you in Advance for
your time and consideration
in this Matter. A Variance
is needed in order for me to
expand my Small business
from Type-B family care to a
Type A family care

I appreciate your Attention

Sincerely
Shoney Catting

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

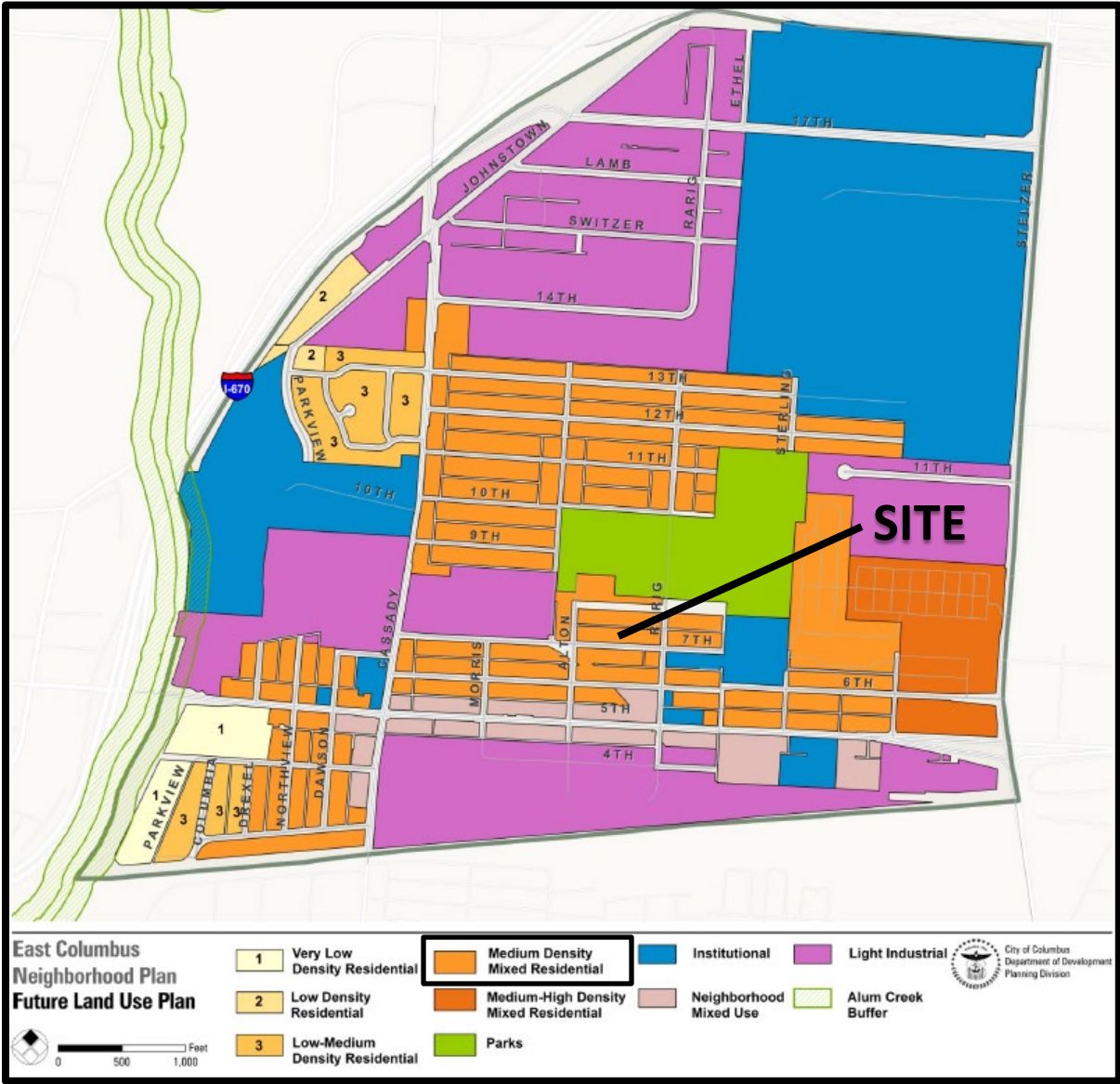
When families enroll, they never disenroll till of age of school or relocating lets keep families happy...

Thank you in advance

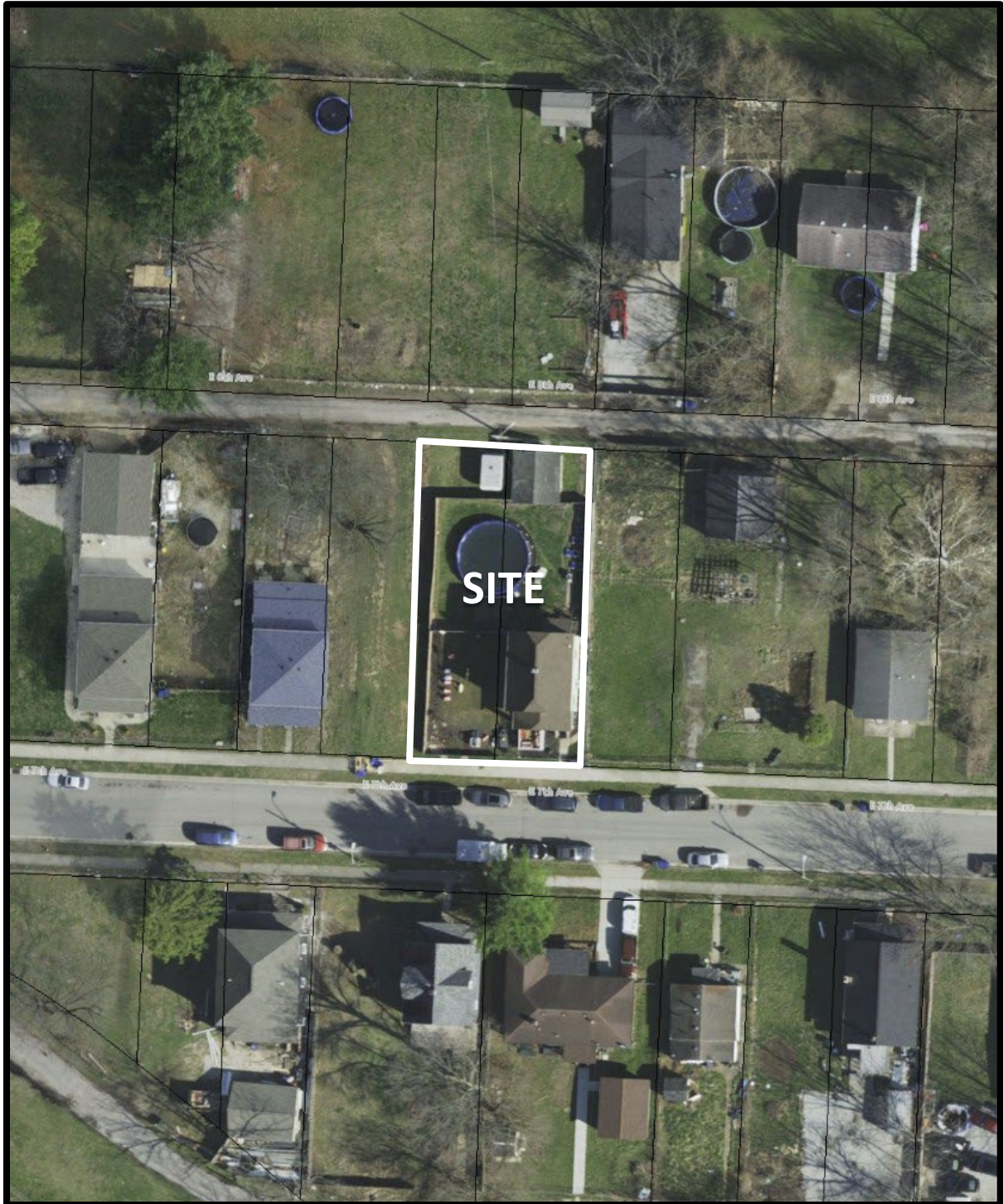
Shoney cattling



CV25-069
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Approximately 0.18 acres



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THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number CV25-069

Address 2948 E 7TH AVENUE

Group Name EAST COLUMBUS CIVIC ASSOCIATION

Meeting Date August 23, 2025

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
 (Check only one)

☐ Approval

☐ Disapproval

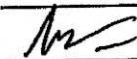
LIST BASIS FOR RECOMMENDATION:

Hello i am license provider for Ohio and i love taking care of children an helping families.
 the area is growing stronger everyday an with council variance approval i can continue
 helping families through out the community.

Vote

7-0 unanimous

Signature of Authorized Representative



Recommending Group Title

East Columbus Civic Association

Daytime Phone Number

614 886 5060

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.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-069

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)
of (COMPLETE ADDRESS)

Sherry Catty
2948 E 7th Ave
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. <u>Sherry Catty</u> <u>2948 E 7th Ave</u> <u>Col Ohio 43219</u>	2. <u>Ronald Woods</u> <u>2948 E 7th Ave</u> <u>Col Ohio 43219</u>
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 16th day of July

in the year 2025

SIGNATURE OF NOTARY PUBLIC

Barbara L. Burden

Notary Public
State of Ohio

Notary Seal Here

My Commission Expires

Recorded in Franklin County
My Commission Expires
February 17, 2029

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