

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

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 Attached

Signature of Applicant

Denise Igbare-Smith

Date

12/28/2023

Statement of Hardship,

Dear council and community members,

My name is Denise Ingabire-Smith. I am currently operating a state licensed Type B family childcare program at 3851 Highland bluff Dr, Groveport, Oh 43125. I am requesting that my residence is granted a variance in order to change to a Type A family childcare program. I have held a continuous childcare license at this address since April, 2017. During that time, I have maintained my license requirements and I have also managed to get my program to a 4-star Step Up to Quality rating. I hold credentials from Ohio Department of Job and Family services for communicable disease, Child abuse recognition, CPR as well as the Ohio PROMISE Inclusion Credential. My program is designed to be inclusive of all children, including those with special learning and developmental needs and identified disabilities. Being a provider who is completely committed to early childcare and education, I have designed my program to be affordable, highly rated, safe, friendly, nurturing and dependable.

Since opening my door in 2017, I have served children from various backgrounds in my childcare. The children my program serves benefit greatly from the services my program provides. Since I work from my home, I am able to provide nontraditional and weekend child care for children whose parents are essential workers in the community. Currently, as a type B provider, I am able to only serve a maximum of 6 children at a time, moving to a type A will allow me to serve more children and assist many parents who are desperately in need of quality childcare during nontraditional and weekend hours. I am confident a variance would not have any negative impact on my neighborhood as I have already been able to run a type B childcare without interruptions or complaints from my neighboring community. My policy for children drop-off and pick-up was designed to allow as little disturbance in the neighborhood as possible. Parents notify me when they are a couple minutes away to get the children ready to leave or prepare their arrival, and they spend less than 2 minutes at drop off or pick up. I already have ample parking spaces needed to run a type B childcare in addition to my personal 2 car garage.

Granting my program's variance would relieve economic hardship for my family and hardships that impact the children and families served. It will also allow me to hire assistance and help me expand my services to more children with developmental and physical disabilities who need more specialized care, which I am trained to provide as my program has the Ohio PROMISE Inclusion Credential. Because my property use will remain the same, 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 in walking distance. This variance will be a welcome relief for many families that are already waiting to get their children in the program, and will allow me to continue serving my community by providing a safe, reliable and loving place for parents to leave their children while they serve in various roles in our community.

Zoning variances for this project include the following:

3332.029 - SR Suburban Residential district.

Applicant requests 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

Minimum numbers of parking spaces required, requires one (1) parking space per five hundred (500) square feet of day care facility space (1,200 square feet), and two (2) parking spaces for a single-unit dwelling. The residential garage has a 2 car parking garage and an additional 2 car parking driveway. To reduce from 5 required to 4 provided.

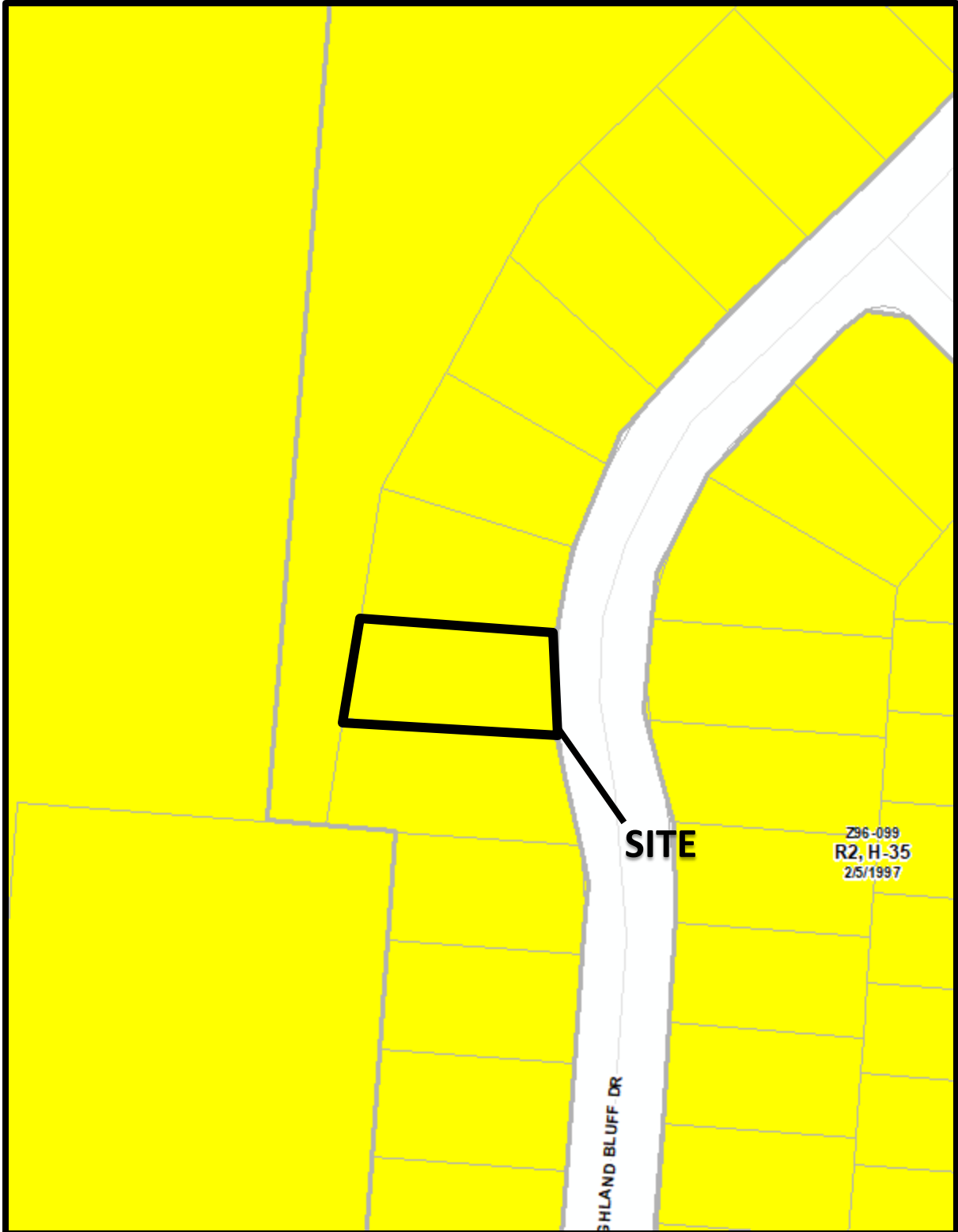
3312.27 - Variance to allow parking spaces in the 25-foot Parking Setback

3312.25 - Variance to Maneuvering to allow a maneuvering area within the parking setback line and to allow maneuvering for the stacked parking spaces.

3312.29 - Variance to Parking Space, to allow stacked parking.

Thank you kindly for you time reading and reviewing my request,

Denise Ingabire-Smith
3851 Highland Bluff Dr
Groveport, Oh 43125



CV23-155
3851 Highland Bluff Dr.
Approximately 0.14 Acres



CV23-155
3851 Highland Bluff Dr.
Approximately 0.14 Acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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 _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-155

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) DENISE INGABIRE - SMITH
of (COMPLETE ADDRESS) 3851 HIGHLAND BLUFF DR GROVEPORT OH 43125
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. Denise Ingabire-Smith 3851 Highland Bluff Dr Groveport, oh 43125	2. Joseph smith 3851 Highland bluff Dr Groveport, Oh 43125
3.	4.

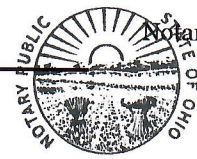
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Denise Ingabire Smith

Sworn to before me and signed in my presence this 28th day of December, in the year 2023

Paul R. Wright
SIGNATURE OF NOTARY PUBLIC

04-17-2026
My Commission Expires



PAUL R. WRIGHT
Notary Public
State of Ohio
My Comm. Expires
April 17, 2026

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