

**STATEMENT OF HARDSHIP**

Application #: CV22-008

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):

I'm currently self-employed as a Type B Early Head Start Home Childcare  
Provider. This has been my source of income since April 20, 1992. During this  
time I have been limited to six kids at any given time. I'm seeking this variance  
to become a Type A Early Head Start Home Childcare Provider, allowing me to  
increase my ratio from 6 to 12 more flexibility to accomodate current parents with  
new arrivals, school-agers and those now remote learning due to COVID-19.  
I will no longer have to worrie about ratio violations and can earn alittle more  
income, increase pay for two workers and continue to provide childcare services  
for current familes and new familes in need of childcare.

Signature of Applicant \_\_\_\_\_

Date 2/4/2022

2199 Lilacwood Avenue, Columbus, Ohio 43229

Proposed Use: Single-Unit Dwelling and Type-A Childcare

Explain what you would like to do.

Dear Council and Community Members,

I Esther M. Jefferson Owner of Gifted Hands Where It All Begins, would like to request that a variance be approved so that I can change my residence from a Type B Family Early Head Start Childcare program to a Type A. Granting me this variance would help reduce economic hardship for my house hold. It would also reduce various hardships for community members. I'm confident that a variance would not adversely impact my neighborhood.

In my home, my income is primarily responsible for earning an income. My income pays more than 95 percent of my household expenses. Working from homes has allowed me over the years the flexibility to help take care of both my parents that are now deceased and my oldest sister I currently still help take care of. I have been doing home childcare for over 35 years. My programs name is Gifted Hands Where It All Begins. I'm 5 Star Rated Program, I care for mixed age group. I have contracts with Early Head Start going on 6 years and over 30 years contract with Ohio Department of Job and Family Services and Action for Children food program USDA approved. During 2019 the beginning of COVID-19, my childcare program was approved to stay open and care for essential workers children. My program has continued to care for infant, toddlers, preschoolers and school-agers. My program is designed to be inclusive of all children, including those with identified disabilities and special learning and developmental needs. My childcare program is designed to include both parents and spontaneous activities in response to children's interests.

Approving my request for variance would not adversely impact my neighbors. I would continue to use my home for childcare. I do not anticipate impairment of light or air to adjacent properties. I do not anticipate any additional congestion of public roads. Example: Arrival and departure times are different with all clients. Allowing ample parking and less congestion of public roads. It would also be safe to say neighbors are already using the roadways for their own use congestion lever is low.

In closing, I believe by granting this variance is a very crucial asset to my childcare program and my household. A type A program will allow me to accommodate my current families who have experienced new additions, more than one 2 children, virtual schooling for school-agers that cannot stay at home by themselves that need guidance due to COVID-19, Foster parents and Grandparents that now have custody of grandkid or family members kids needing additional care. I currently comply with state ratio of 1-6. Which causes me to run a very strict and limited program (pick-up – Drop-off) etc. Granting Type, A will allow more flexibility and increase my ratio from 1-6 to 1-12. That will allow me to be more flexible, accommodating to current families with more than two children, more beneficial to my community and neighborhood and allow me to increase hours and pay for my two helpers/backup

People. With COVID-19 increasing and causing schools to go virtual learning and companies requiring worker to work more hours and days to keep business afloat.

Zoning variances for this project includes the following:

**3332.03, R-1 residential district**

Applicants request a variance to permit a Type “A” home day care facility for a maximum of twelve children within an existing single unit dwelling.

**3312.49, Minimum number of required parking spaces required**

Minimum numbers of parking space required, requires one (1) parking space per five hundred (500) square feet of day care facility space (5 spaces for 2,270 square feet) and two (2) parking spaces for the single – unit dwelling. I will continue to maintain two parking spaces for the single-unit dwelling and am requesting a variance to reduce number of parking spaces from 5 to 0 for the daycare facility. However, my residence can accommodate two vehicles in the driveway, 4 on street parking for pick up and drop off clients and children. My hours of operations are from 6:30am – 6:00pm Monday – Friday. All clients (parents) have where given the rules during pick up and drop off there is no blocking the driveway or others driveway and or areas where mailboxes are at or blocking traffic.

Thank you for taking time to read and review my request.



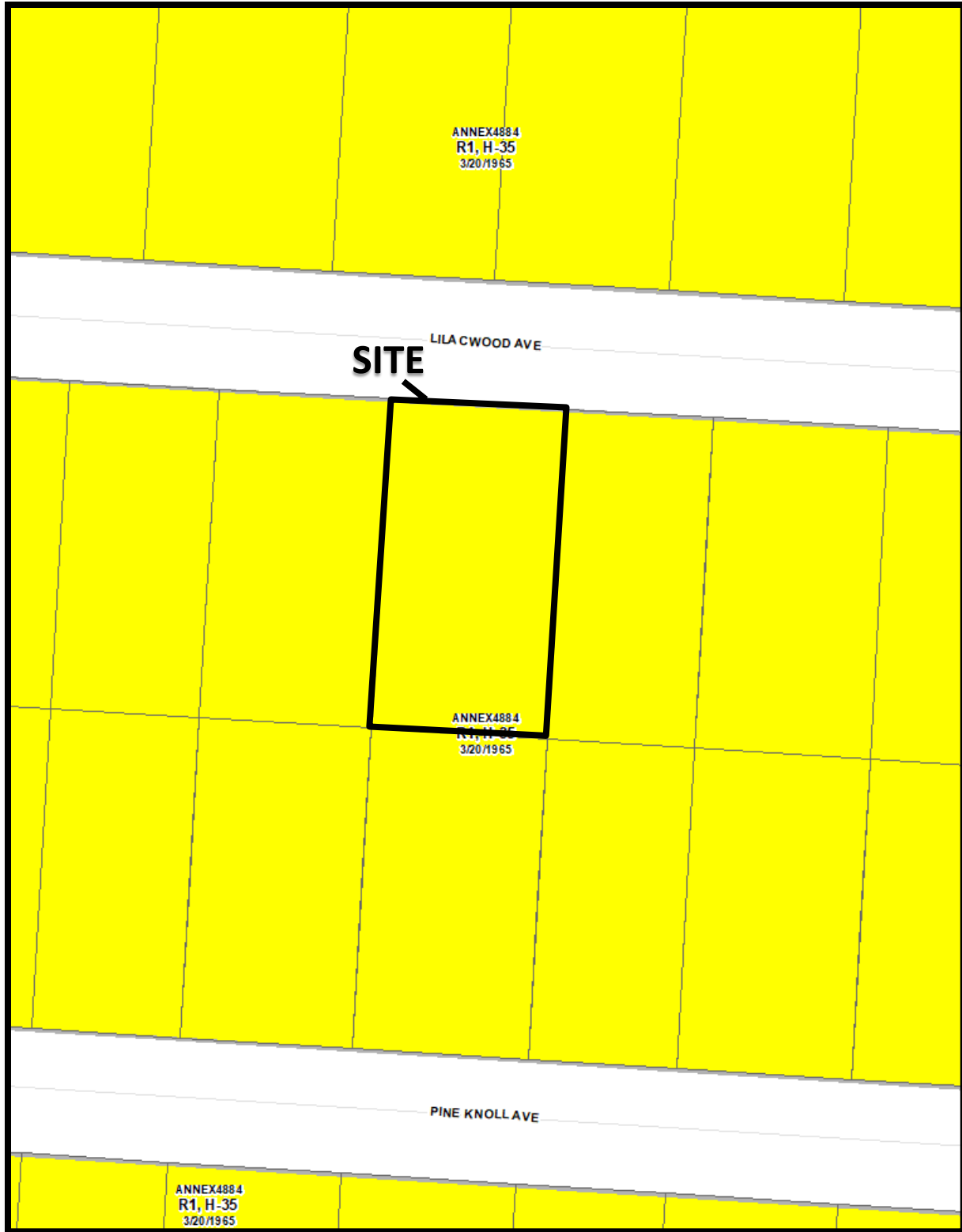
Esther M. Jefferson

Gifted Hands Where It All Begins

2199 Lilacwood Avenue

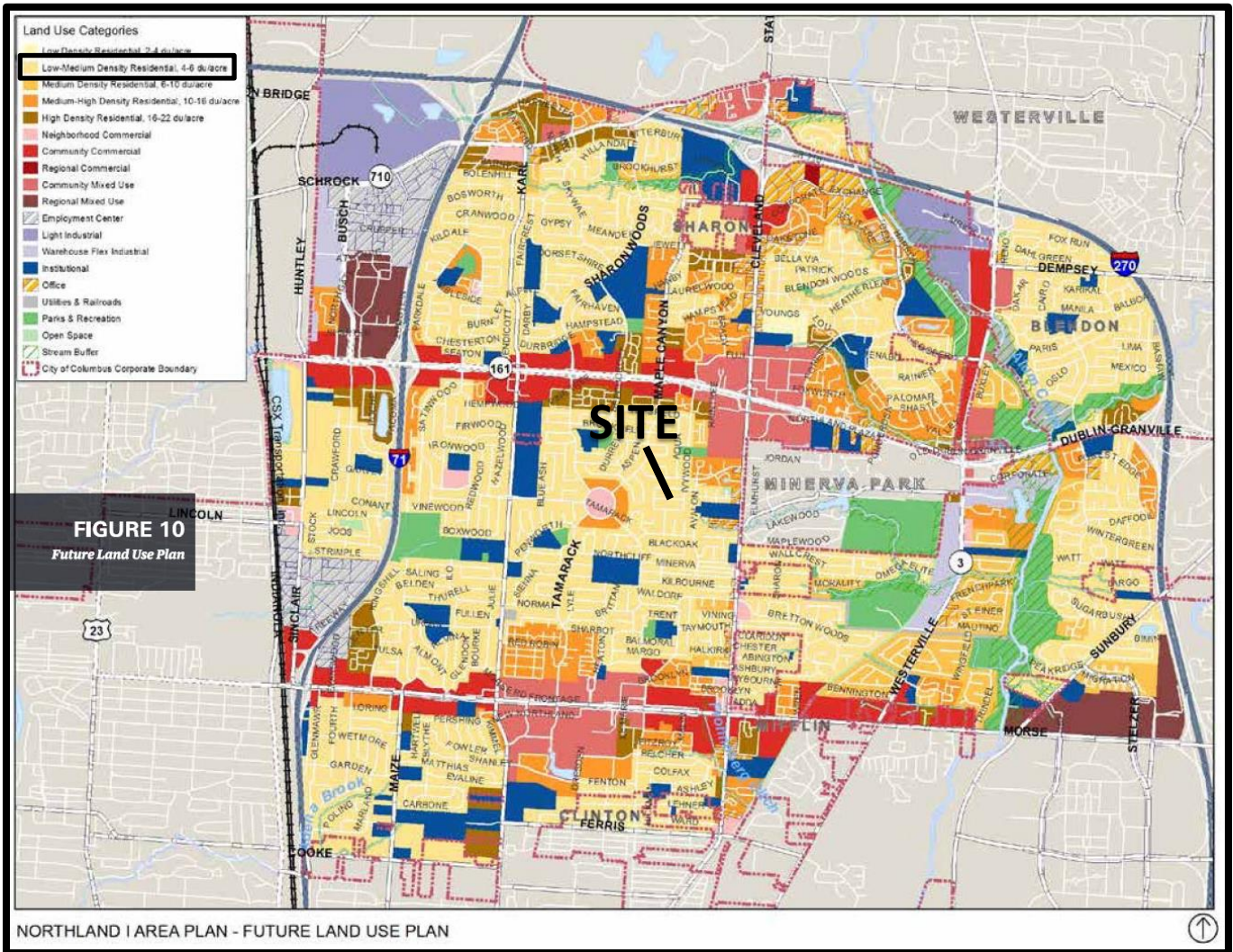
Columbus, Ohio 43229

Cell:614-354-5040



CV22-008  
2199 Lilacwood Ave.  
Approximately 0.22 acres

Northland I Area Plan (2014)



CV22-008  
2199 Lilacwood Ave.  
Approximately 0.22 acres



CV22-008  
2199 Lilacwood Ave.  
Approximately 0.22 acres



Northland Community Council  
Development Committee

Report

March 30, 2022 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:**

**6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (15):* Albany Park (APHA), Asherton Grove (AGCA), Cooperwoods (CCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

**Case #1**

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Application #Z21-063 (Rezone 2.554 AC± from C to AR-1 Apartment Residential to permit the construction of a 3-story multifamily residential building containing 46 apartment units and 1<sup>st</sup> level common areas)

Jeffrey Glavan/Glavan Group LLC (Architects) *representing*

Ibiscus Child Care Center LLC *c/o* Elsie Jean-Baptiste

(Former Beechcroft pool site) 6000 Beechcroft Rd, 43229 (PID 010-104134)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SWCA, second by LTCA) to **RECOMMEND APPROVAL WITH TWO (2)***

**CONDITIONS:**

- *That the applicant will specify that the density under this AR-1 zoning will be limited to a maximum of 18 dwelling units per acre.*
- *That the applicant will commit to construct a sidewalk to Beechcroft Road on the north side of the access drive, regardless of the outcome of conversations with the Recreation & Parks Department concerning a sidewalk on the south side of the access drive.*

**Case #2**

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Application #Z21-078 (Rezone 0.49 AC± from LP-1 Limited Private Parking to L-M Limited Manufacturing to provide additional indoor warehousing, storage and parking uses for the adjacent retail building on a separate parcel; other M uses prohibited)

Ryan Moore/JMAC Architects & Planners LLC *representing*

Ross Samuels

(Rear of) 2590 Morse Rd, 43229 (PID 600-168656, 600-168657, 600-168658)

- *The Committee approved (15-0) a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***

- *That the applicant will commit to install one (1) bike rack in an appropriate location on the subject parcel.*

- Case #3** Application #Z22-004 (Rezone 1.004 AC± from CPD to CPD to permit an automobile repair facility with accessory engine repair and replacement)  
 Aaron Underhill/Underhill & Hodge *representing*  
 Christian Brothers Automotive  
 5775 Old Hamilton Rd, 43054 (PID 545-294042)
- *The Committee approved (12-3) a motion (by APHA, second by LTCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - *That the applicant will specify in the text that parking of inoperable vehicles at any location exterior to the service building will be limited to no more than 72 hours.*

- Case #4** Application #CV22-008 (Council variance to permit the operation of a state-licensed Type A daycare facility in an R1 residential district)  
 Esther M. Jefferson  
*Residence*  
 2199 Lilacwood Ave, 43229 (PID 010-162246)
- *The Committee approved (15-0) a motion (by FPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*

- Case #5** Application #GC22-005 (Graphics variance from §3370.07 to permit automatic changeable copy in the form of 2 digital menu boards associated with a drive-through on the north side of the building in a LC-1 zoning district which includes a limitation to prohibit automatic changeable copy)  
 Vanessa Stickel/Permit Solutions *representing*  
 Rensko Holdings  
 (Tim Hortons) 7400 Fodor Rd, 43230 (PID 545-236163)

- Case #6** Application #BZA22-028 (BZA variance from 3333.18(C) to reduce the building setback for Building #7 from 25' to 10' to accommodate the planned construction by the City of Columbus of a roundabout on Maple Canyon Avenue and concomitant loss of pre-construction frontage providing a portion of the current setback)  
 Jack Reynolds/Smith & Hale *representing*  
 The Fritsche Company  
 (Granville Manor) 5679 Maple Canyon Ave, 43229 (PID 010-143761)
- *The Committee approved (14-1) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

**Executive Session**

**9:30 pm**

**Meeting Adjourned**

**10:30 pm**



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV22-008

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Esther M Jefferson  
of (COMPLETE ADDRESS) 2199 Lilacwood Avenue, Columbus, Ohio 43229  
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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Esther M Jefferson 2199 Lilacwood Avenue Columbus, Ohio 43229	2. Esther M Jefferson 2199 Lilacwood Avenue Columbus, Ohio 43229
3.	4.

Check here if listing additional parties on a separate page.

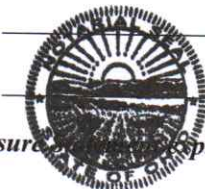
SIGNATURE OF AFFIANT

Esther M. Jefferson

Subscribed to me in my presence and before me this 16 day of February, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Quintana Jefferson  
Notary Public, State of Ohio  
Commission #: 2022-RE-843419

*This Project Disclosure is subject to the Commission's rules and regulations regarding notarization.*

Notary Seal Here

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer