

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-146
Location: 1037 RIDGE ST. (43215), being 1.04± acres located on the south side of Ridge Street, 200± feet west of Waterman Avenue (010-129630 & 010-29634 West Scioto Area Commission).
Pending Zoning: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing and storage uses.
Applicant(s): Scioto Landscaping; c/o David Hodge, Atty. 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Chesapeake Properties LLC; 1037 Ridge Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z24-063) to the L-M, Limited Manufacturing District. The requested Council variance will allow for reduced development standards for the existing development. Variances to reduce the minimum separation of less objectionable uses from a residential district from 25 feet to three feet; allow no parking lot screening; allow maneuvering over parking spaces; reduced parking setback line from 25 feet to 10 feet along Ridge Street; a parking space reduction from nine required to four provided spaces; a reduced clear vision triangle from 10 feet to a minimum 5-foot by 5-foot clear vision triangle on the eastern side of the western driveway; a reduced building setback line from 25 feet to 20 feet along Ridge Street; reduced distance separation from residentially-zoned property from 25 feet to three feet along the eastern property line; and reduced open storage setback along a residential district from 100 feet to 25 feet are included in this request.
- A Council variance is required because the pending L-M, Limited Manufacturing District does not allow the reductions of the proposed development standards.
- North of the site is an office building in the C-2, Neighborhood Commercial District within the City of Grandview Heights. East of the site is an apartment building in the AR-O Apartment-Office District. West of the site is a salvage yard and a sport recreation area both in the M, Manufacturing District. South of the site is the Scioto River.
- There is no Council adopted land use plan for this location. However, the site is subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will legitimize the reduced development standards for the existing landscaping business. Given that the surrounding development is not used residentially, and that the outside storage area will not be visible from Ridge Street, the request is supported as it will not introduce an incompatible use into the area.

STATEMENT IN SUPPORT

Location: 1037 RIDGE STREET. (43215), being 1.04± acres located on the south side of Ridge Street, 400± feet south of Dublin Road (010-129630 and 010-129634; West Scioto Area Commission)

Existing Zoning: ARO, Apartment-Office

Request: L-M, Limited Manufacturing District (H-35)

Proposed Use: To maintain site as is but allow limited manufacturing uses and storage.

Applicant(s): Scioto Landscaping; c/o David Hodge, Underhill & Hodge; 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

Property Owner(s): Chesapeake Properties LLC; 1037 Ridge Street; Columbus, Ohio 43215

Date of Text: November 19, 2025

I. Introduction:

The Applicant seeks to rezone a +/- 1.04 acre site located at 1037 Ridge Street from ARO, Apartment-Office District, to L-M, Limited Manufacturing District. The site consists of two parcels. The site is developed with a 2,295 SF office building and 2,230 SF accessory building. The rear of the property is heavily screened with natural landscaping. The Applicant has operated its landscaping business from this site for many years and submits this rezoning and companion council variance to legitimize existing uses and conditions.

All of the property to the west is zoned for manufacturing uses and includes various warehouses uses. The properties to the east are zoned ARO and manufacturing. The properties to the north are also zoned for manufacturing and commercial uses. Scioto River runs along the south side of the site.

The site is located within the boundaries of the West Scioto Area Commission. There is no specific plan adopted for this neighborhood.

The Applicant does not propose any new development, but rather to maintain and legitimize the existing site and uses. To do that, the Applicant respectfully requests the following variances:

1. Section 3312.21(D) – Parking lot screening. The Applicant requests a variance to not require perimeter parking lot screening.
2. Section 3312.25 – Maneuvering. The Applicant requests a variance to allow parking space maneuvering through other parking spaces.
3. Section 3312.27 – Parking setback line. The Applicant requests a variance to reduce the minimum parking setback from 25 feet to 10 feet.
4. Section 3312.49 – Required parking. The Applicant requests a variance to reduce the minimum number of required parking from 9 parking spaces to 4 parking spaces.
5. Section 3321.05 – Clear vision triangle. The Applicant requests a variance to reduce the minimum clear vision triangle on the east side of the west driveway to 5 feet.
6. Section 3363.24 – Building lines in an M-manufacturing district. The Applicant requests a variance to reduce the minimum building line from 25 feet to 20 feet.

7. Section 3363.41(a) – Storage. The Applicant requests a variance to reduce the minimum storage setback from 100 feet from an apartment residential district to 25 feet.
8. Section 3311.28(a) – Requirements. The Applicant requests a variance to reduce the separation of less objectionable M-manufacturing uses from an apartment residential district from 25 feet to 3 feet for the existing building.
9. Section 3363.27.b.2 – Height and regulations. The Applicant requests a variance to reduce the separation of less objectionable M-manufacturing uses from an apartment residential district from 25 feet to 3 feet for the existing building.

City Council may permit a variation in the yard, height or parking requirements of any district in conjunction with a change in zoning 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.

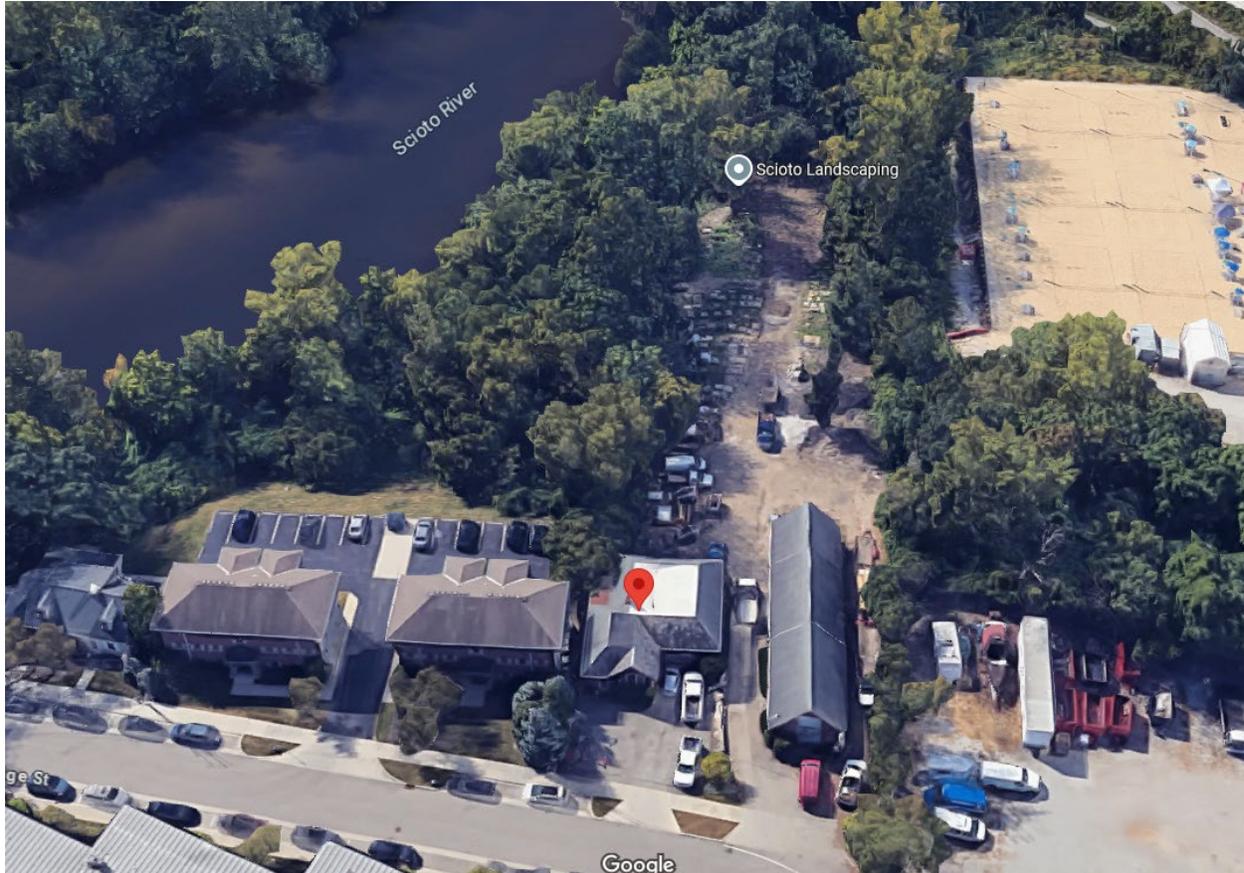
This site unfortunately suffers from a number of natural practical difficulties. The site is narrow and has an odd shape created by Scioto River running along the rear of the property. Also, the rear 75% of the site is designated within a 100 year floodplain. These difficulties significantly inhibit the potential for development on this site.

As a result of these site difficulties and inability to develop within the floodplain, all development on the site is pushed toward the frontage. The result is that the site was developed with a building setback which is less than the code requirement, parking in front of the building with a parking setback which is less than the code requirement, and inability to construct additional parking spaces to meet the minimum code requirement. As stated above, the site is already developed with an existing 2,295 SF office building and a 2,223 SF accessory building and, combined with the site's natural difficulties, the Applicant cannot meet the underlying development standards without demolishing and redeveloping the entire site. Therefore, the Applicant requests these variances to legitimize the existing conditions.

This variance application is filed in companion with a rezoning application which requests to rezone the property to LM, Limited Manufacturing and legitimize the site's actual use. Most of this neighborhood, except for the adjacent property zoned ARO, is zoned for manufacturing and used for warehouse and storage uses, so the request to rezone to the LM district is appropriate. And most significant, the Applicant will be able to utilize the undevelopable rear of the site with open storage of its landscaping materials. In order to entitle this use, the Applicant must request certain variances to legitimize the existing conditions and historical use of the property. .

The proposed rezoning to a limited district will ensure that only uses which are compatible with the surrounding area will be permitted and also commit to buffering standards which exceed the code's minimum requirements. The companion council variances to legitimize the existing conditions will not cause adjacent property owners any detriment, are not substantial in context of the site's surroundings, and will not substantially alter the character of the neighborhood. The adjacent ARO zoned apartment suffers from the same floodplain difficulties as this Applicant and, as a result, the front of their site is developed with apartments and the rear is undeveloped, heavily-

wooded floodplain. The Applicant's proposed rear open storage area is far away from the adjacent property's residential buildings and heavily buffered by natural landscaping. See below.

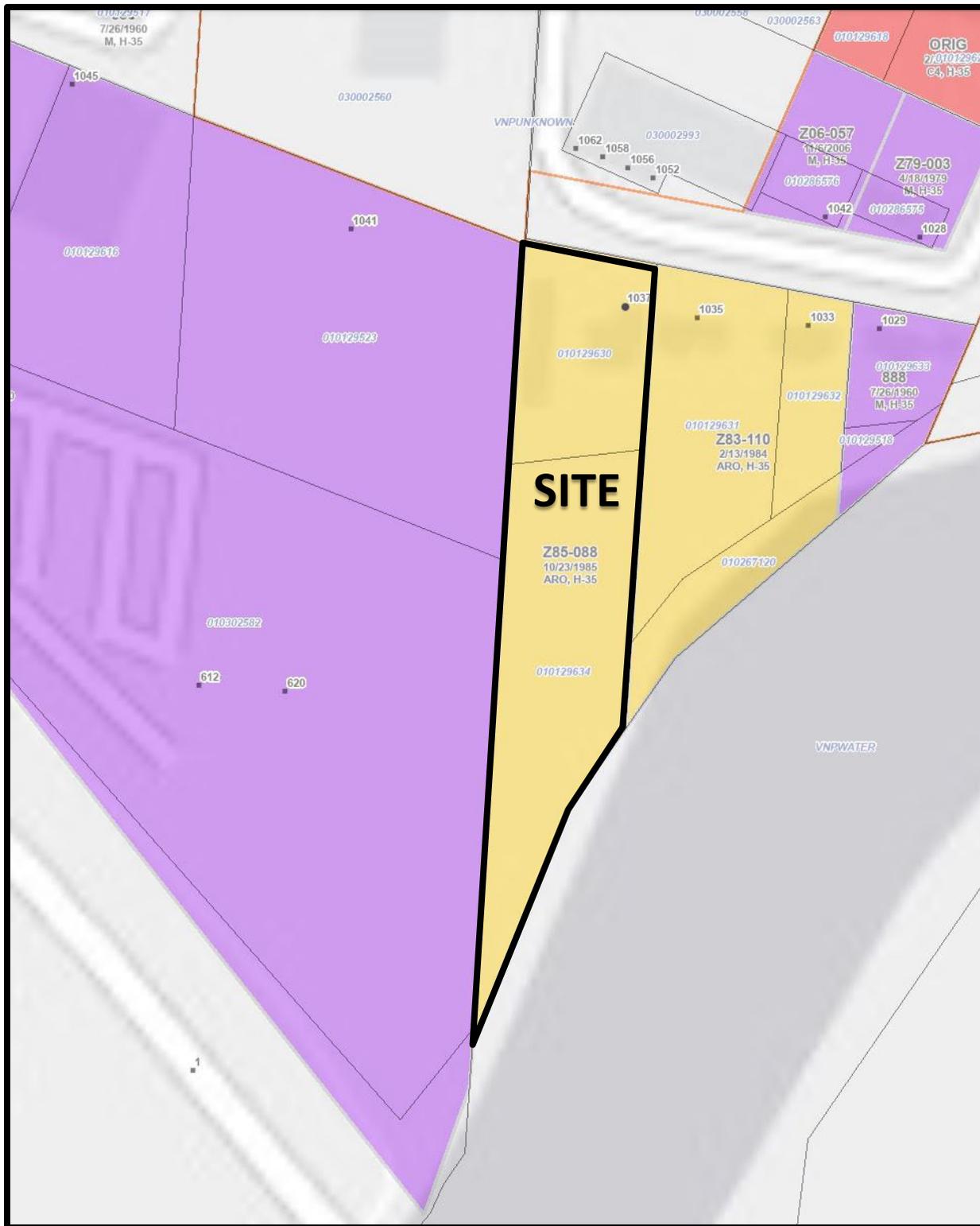


The Applicant respectfully requests that City Council weigh these factors in its consideration of the application and determine that the requested variances are within the spirit and intent behind the zoning code and that such variances will not seriously affect any adjoining property or the general welfare.

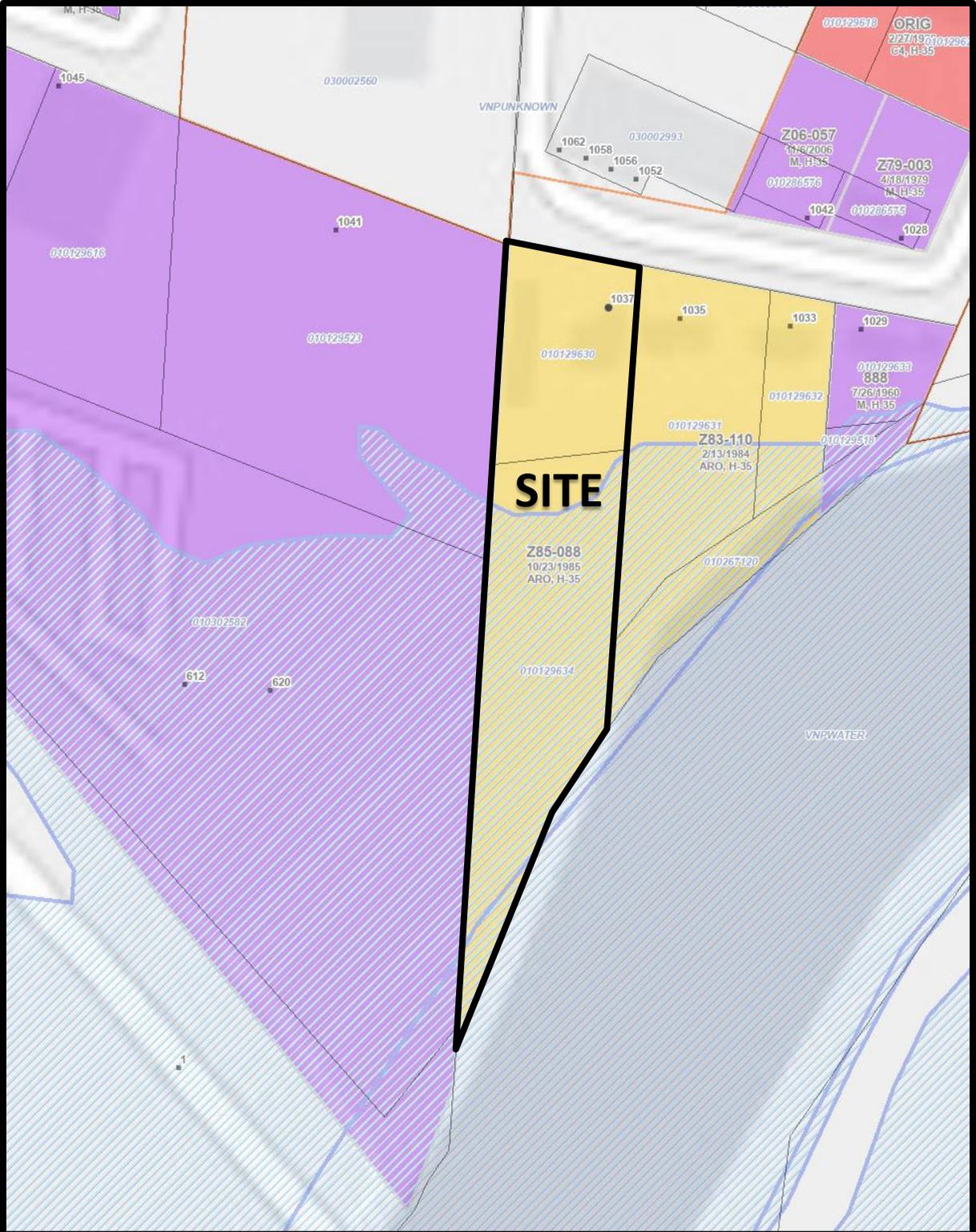
Respectfully submitted,

David Hodge

David Hodge, Esq.



CV24-146
1037 Ridge St.
Approximately 1.04 acres
AR-O to L-M



CV24-146
1037 Ridge St.
Approximately 1.04 acres
AR-O to L-M

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>Z24-063 and CV24-146</u>
Address	<u>1037 Ridge Street; Columbus, Ohio</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>October 16, 2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on October 16, 2025. Applicant requests the property be maintained as is but allow limited manufacturing uses, and to legitimize existing conditions. The application was presented by David Hodge who said they were asked by the zoning committee to clarify the site plan and meaning of the variance. Scioto Landscaping is a business zoned ARO. Currently an old house and storage garage are on the property. Owner requests rezoning to limited manufacturing only to the extent it allows this kind of business and to get all the commercial uses but excluding all others. The city is supportive. There is a 25' preservation zone all around the perimeter. Commissioner Cabral: Where is the document that shows "except for the following uses"? David Hodge displayed the Limitation Text on the screen. Commissioner Cabral: It is not on the City Portal. Chair McKinley asked that Hodge provide the documentation. Hodge assented. Commissioner Flack asked what information Hodge cleared up. David Hodge replied he clarified which uses were objectionable. That all of the other manufacturing and commercial uses except this one use for Scioto Landscaping were objectionable. [See attached list provided] See additional attachments.

Vote	<u>7-0-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2025.10.27 14:56:08 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

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.

Z24-063 and CV24-146

1037 Ridge Street

Applicant has provided the following documents to WSAC and these documents and exclusions are what the commissioners of WSAC voted to approve. Thus far, we have not seen that these documents are on the city portal.

This applicant has requested to be on the Development Commission November agenda.

Commissioners want city staff and development commissioners to be aware that applicant has represented to the commission that these documents and list of exclusions have been submitted to the city and are what the applicant is moving forward on. They are what the commission voted on at its October meeting. Approval is only for the application if it includes the list of excluded uses that applicant provided to WSAC and represented that it had been submitted to the city. Commissioners raised the issue of the list of excluded uses prior to conducting their vote on the application. In order to provide the applicant with an outcome at the meeting, commissioners requested that applicant provide the list of exclusions that was handed out at the meeting and that the applicant assured WSAC that it provided to the city to be updated in its application.

Should that not be the case, then the application should be deemed denied by the West Scioto Area Commission.



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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-146

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Scioto Landscaping 1037 Ridge Street Columbus, Ohio 43215 (8 employees)	2. Chesapeake Properties LLC 1037 Ridge Street Columbus, Ohio 43215 (Zero employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 21st day of November, in the year 2025

David Hodge
SIGNATURE OF NOTARY PUBLIC

My Commission Expires no expiration



DAVID L. HODGE, Esq.
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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