

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

**APPLICATION:** CV24-114  
**Location:** 6959 LAUREL BOAT LN. (43110), being 0.17± acres located on the south side of Laurel Boat Lane, 200± feet east of Effy Lane (490-269175; Greater South East Area Commission).  
**Existing Zoning:** L-SR, Limited Suburban Residential District.  
**Proposed Use:** Type A family child care home.  
**Applicant(s):** Alice Jefferson; 6959 Laurel Boat Lane; Canal Winchester, OH 43110.  
**Owner(s):** The Applicant.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The requested Council variance is to allow a Type A family child care home in an existing single-unit dwelling. A variance for required parking is also included in this request.
- A Council variance is required because the L-SR, Limited Suburban Residential District does not allow Type A family child care homes.
- North, south, east, and west of the site are single-unit dwellings all in the L-SR, Limited Suburban Residential District.
- The site is within the planning area of the *South East Land Use Plan (2018)*, which recommends “Low Density Residential (4-6 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater South East 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

Since the primary use of the property will remain a single-unit dwelling, Staff has no objection to the requested use, which must comply with Ohio Revised Code requirements and be inspected by the Ohio Department of Job and Family Services.

# 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.

**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

Currently doing childcare, no issue with parking or neighbors

2. Whether the variance is substantial.

Yes  No

may need more space - driveway will hold 4 cars, one can park on street in front of my home

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

Currently doing childcare now no issues with parking



# 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

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).  
 Yes  No

Should be no issue with mail, trash pick up etc.

\* 3370.05 Permitted uses: to allow a Type A daycare *whin limited zoning district*

5. Whether the property owner purchased the property with knowledge of the zoning restriction.  
 Yes  No

No I didnt know about restriction for parking

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

Currently daycare parent park in my drive way or in front of my home. NOT all families drop off or pick up at ~~same~~ time

*Same* 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

By grant variance I could help more families

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):

\* 3370.05, Permitted uses: to allow a Type A daycare within a limited zoning district \*

Signature of Applicant

*Allee Jeffers*

Date

9.23.24



## Statement of Hardship

Dear Council and Community Members,

My name is Alice Jefferson, and I have been working as a Type B childcare provider in Columbus Ohio for 25 years, 14 of those years in the Canal Winchester area. I am licensed by the Ohio Department of Job and Family Services to care for up to six children between the ages of six weeks to 12yrs. (Type B license.) My program supports inclusion and diversity where families can depend on responsible Reliable Childcare. I currently hold a level 3 Special Needs Endorsement along with my star rating which is a 5 /Gold star. I specialize in caring for medically fragile children as well as children on the spectrum.

I am requesting my residency, be granted a variance to expand up to 12 children program (Type A license). This will allow me to continue to offer high quality special needs childcare services to more families in my growing Canal Winchester Community.

By granting the variance request I would be able to hire highly qualified Childcare staff to assist in vital care that our community so desperately needs. The expansion of the licensed Childcare program will allow me to support more families with their ability to work or attend classes knowing their children are being taken care of in a highly qualified, safe, nurturing, and loving environment.

By approving this request, it would not adversely impact my neighbors or the community. The expansion of my program will not affect the adjacent properties. There should be no additional congestion as we currently use public roads daily and some live within walking distance.

Zoning Variances for this Project:

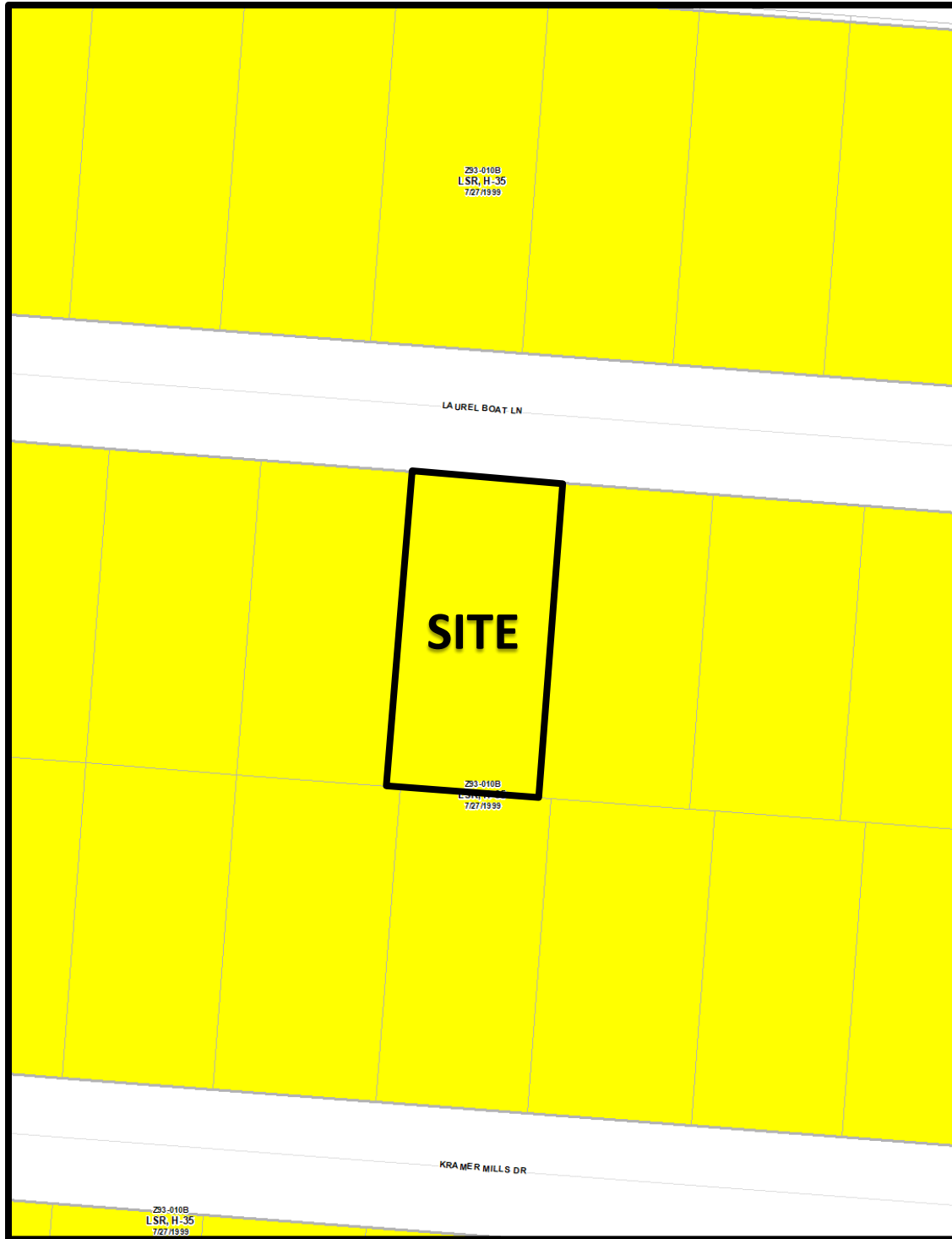
3332.029 – SR, Suburban Residential District *3370.05 Permitted uses:*  
*To allow a Type A Daycare within a limited zoning district*  
 Request a variance to permit a Type A Home Childcare Facility for a maximum of twelve children with an existing unit dwelling.

3312.49 Required Parking

Request a variance from 6 required parking spaces to 2 parking spaces.

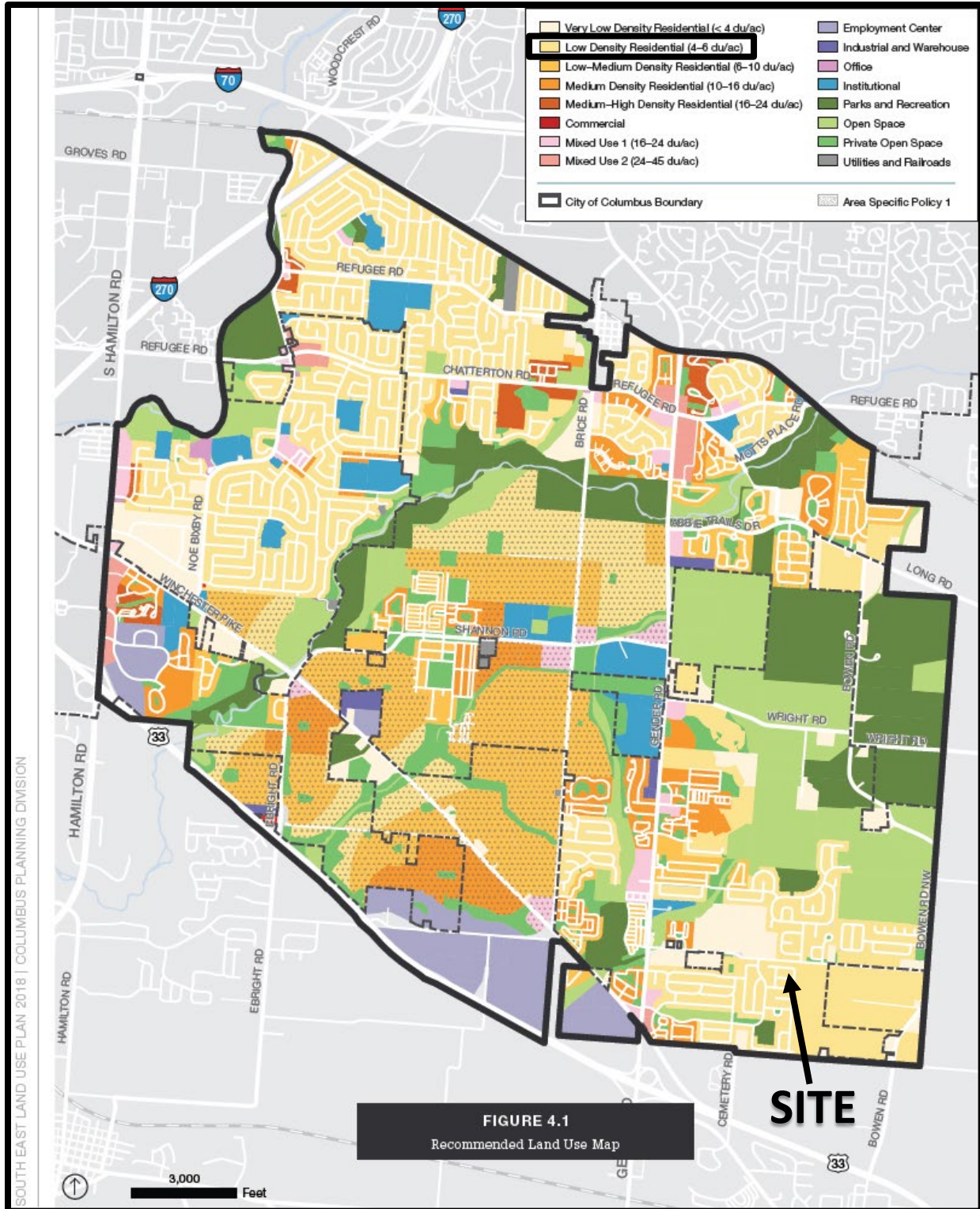
Sincerely,

Alice Jefferson  
 6959 Laurel Boat Lane  
 Canal Winchester, Ohio 43110



CV24-114  
6959 Laurel Boat Ln.  
Approximately 0.17 acres





CV24-114  
6959 Laurel Boat Ln.  
Approximately 0.17 acres



CV24-114  
6959 Laurel Boat Ln.  
Approximately 0.17 acres

# 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 / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

|   |   |
|---|---|
| <b>Case Number</b>                        | <u>CV24-114</u>   |
| <b>Address</b>                            | <u>6959 LAUREL BOAT LANE</u>  |
| <b>Group Name</b>                         | <u>GREATER SOUTH EAST AREA COMM.</u>  |
| <b>Meeting Date</b>                       | <u>10/22/2024</u>   |
| <b>Specify Case Type</b>                  | <input type="checkbox"/> BZA Variance / Special Permit<br><input checked="" type="checkbox"/> Council Variance<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Graphics Variance / Plan / Special Permit |
| <b>Recommendation</b><br>(Check only one) | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Disapproval  |

**LIST BASIS FOR RECOMMENDATION:**

|   |  |
|---|--|
| <b>Vote</b>                                   | <u>4 AYES, 0 NAYS - Unanimous Approval</u>           |
| <b>Signature of Authorized Representative</b> | <u><i>Mark Harper</i></u>                            |
| <b>Recommending Group Title</b>               | <u>Mark Harper, Zoning Chair</u>                     |
| <b>Daytime Phone Number</b>                   | <u>419-975-9138 - Public Number for Constituents</u> |

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.





# 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 #: CV24-114

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) ALICE JEFFERSON  
of (COMPLETE ADDRESS) 6959 LAUREL BOAT LANE CANAL WINCHESTER OHIO 43110  
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. ALICE JEFFERSON<br>6959 LAUREL BOAT LANE<br>CANAL WINCHESTER OHIO 43110 | 2. |
| 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 2nd day of September, in the year 2024

Brittney L. Ransom  
SIGNATURE OF NOTARY PUBLIC

04-21-2026  
My Commission Expires

Notary Seal Here



**Brittney L. Ransom**  
Notary Public, State of Ohio  
My Commission Expires 04-21-26

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