

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

APPLICATION: CV25-080
Location: 1107 E. MOUND ST. (43205), being 0.23± acres located at the southeast corner of East Mound Street and South Champion Avenue (010-043388 and four others; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Daycare center.
Applicant(s): Sukia Williams; 150 Cinnamon Oak Circle; Covington, GA 30016.
Property Owner(s): Sequoia Home Solutions LLC; 520 East Rich Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of five parcels developed with a former religious facility in the R-3, Residential District. The requested Council variance will allow the existing building to be re-purposed into a daycare center.
- A variance to allow reduced parking from four to zero provided spaces is also included in this request.
- A Council variance is required because the R-3 district only allows daycare centers when accessory to a school or religious facility use.
- North and east of the site are two-unit dwellings in the R-3, Residential District. East and west of the site are undeveloped parcels in the R-3, Residential District. South and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of *Near East Area Plan (2005)*, which does not have a specified recommended land use for this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this request, and supports the variance for reduced required parking.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff support the proposed use as no major alterations will be made to the site. Additionally, the requested parking space reduction is supported due to the inclusion of an on-street loading zone for pick-up and drop-off operations.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 •

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

No without the variance, the property cannot yield a reasonable return or have any beneficial use

2. Whether the variance is substantial.

Yes No

Yes, the variance is substantial, as it involves use from a church to a daycare center which may impact traffic, noise level and land use compatibility in the surrounding neighborhood

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

Yes the essential character of the neighborhood would be altered. Some but for the 96' and adjoining properties would not suffer by the detriment as a result of the variance

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 •

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

Yes No

The daycare will not impact government services, such as emergency response, public utilities, or traffic management

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

Yes No

This property was bought under the zoning of A-1

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

Yes No

The property would need a design modification, zoning amendment would be necessary for amendment change to allow for daycare use in the area

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

Yes No

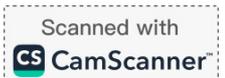
Aligns with community needs, supports the community needs and goals, so yes granting the variance would be consistent with the spirit and intent of zoning regulations, denying it would result in a substantial injustice

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):

This will be a full time daycare, after school program, day camp facility, we take ages up to 6yrs old. Hours of operation is 7am-8pm Mon-Friday 10am to 4pm Saturday-Sunday Child Care, after school activities, free lunch and diaper. Activities consist of reading, movies, gardening, STEM programs, behavior health. 7500 sq ft of building 3200 upstairs and downstairs 5 classrooms on the 1st floor. 3643 sq ft of floor infant room 605 sq ft After school and day camp 3200 sq ft BT open space CV25-080
Signature of Applicant [Signature] Date 9/17/25



See attachment

List all sections of Code to be varied and explain your reasoning as to why this request is necessary.

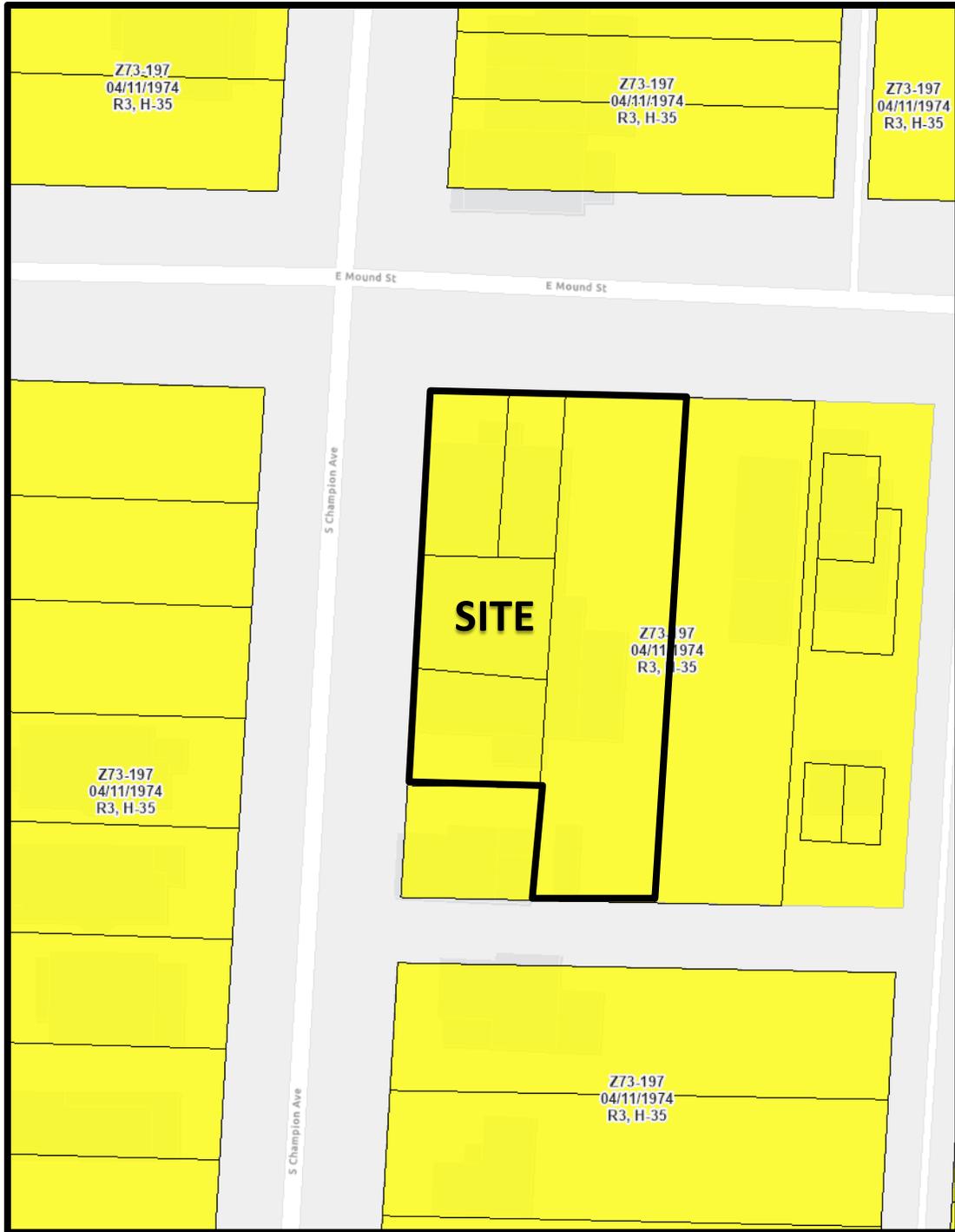
NOTE: It is the applicant's responsibility to identify all variances required for the project. If all requested variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Code contains the necessary hardship, will not adversely affect surrounding property owners, and is in the public interest with the variance(s) requested as detailed below (use separate page if needed or desired).

• 3332.035, R-3 Residential District - to allow a commercial daycare center in the R-3, Residential District

• 3312.49, Required parking - to reduce from 4 required parking spaces to 0 provided spaces.

Signature of Applicant ON-FILE



CV25-080
1107 E. Mound St.
Approximately 0.23 acres



CV25-080
1107 E. Mound St.
Approximately 0.23 acres

Council Variance Application

DEPARTMENT OF REAL ESTATE
AND COMMUNITY SERVICE

111 N Front Street, Columbus, Ohio 43215
Phone: 614-644-4522 • zoninginfo@columbus.gov • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-080

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)

Sukia Williams

150 Cinnamon Oak Cir Covington GA 30016

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

<p>1. IT TAKES A Village Community and Learning Center 1107 E Hound st. Columbus OH 43205</p>	<p>2. Sepia Home Solutions LLC 520 E Rich St Columbus OH 43205</p>
<p>3. D.</p>	<p>4. D.</p>

Check here if listing additional parties on a separate page.

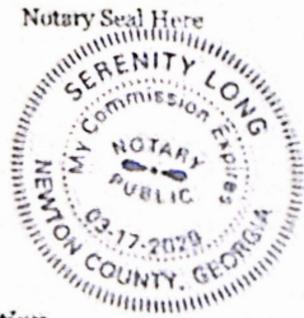
SIGNATURE OF AFFIANT

Sukia Williams

Sworn to before me and signed in my presence this 9th day of March, in the year 2026

Serenity Long
SIGNATURE OF NOTARY PUBLIC

March 17 2029
My Commission Expires



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