

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

**APPLICATION:** CV24-078  
**Location:** 378 LONDON-GROVEPORT RD. (43137), being 160.88± acres located on the north side of London-Groveport Road, 475± east of Parsons Avenue (495-232643; Far South Columbus Area Commission).  
**Existing Zoning:** EQ, Excavation and Quarrying District.  
**Proposed Use:** Collector well.  
**Applicant(s):** Matt McCutcheon; 7575 Huntington Park Drive, Suite 130; Columbus, OH 43235.  
**Property Owner(s):** City of Columbus, Department of Public Utilities; 910 Dublin Road; Columbus, OH 43215.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of one undeveloped parcel in the EQ, Excavation and Quarrying District. The requested Council variance will allow the construction of building(s) associated with a collector well in the EQ, Excavation and Quarrying District.
- A Council variance is required because the EQ District does not allow the construction of any buildings except for the use of farming, agriculture, truck gardening, excavation of gravel and sand, quarrying of limestone or other rock, temporary processing plants, and solar energy collection.
- To the north of the site is an agricultural use in the L-M, Limited Manufacturing District and protected flood zone. To the east is a protected flood zone. To the south is an undeveloped parcel in the R, Rural District, a protected flood zone in the L-M, Limited Manufacturing District, and a single-unit dwelling in the R, Rural District within the Hamilton Township. To the west are undeveloped parcels in the R, Rural District and CPD, Commercial Planned Development District, and a commercial use in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the *South Central Accord Amendment* (2000), which recommends “Excavation/Quarrying” land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the increased height included in the request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance will allow construction of building(s) associated with a collector well in the EQ, Excavation and Quarrying District. Staff supports the requested use and variance as they are consistent with the South Central Accord Amendment and will not introduce an incompatible use to the area. Additionally, the building will provide an increase in groundwater production, essential for the continued growth of Columbus and surrounding communities.

## **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.**

**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):**

The City of Columbus Department of Public Utilities, Division of Water is requesting a variance to allow the construction of a collector well building (40'W x 40'L x 45'H) on the parcel 495-232643 that is zoned Excavation and Quarrying District (EQ – Excavation/Quarrying Z95-033, H-35). The location of this proposed Collector Well (CW) maximizes raw groundwater production from the large aquifer for Parsons Avenue Water Plant (PAWP). Increasing the raw groundwater production by this collector well for the PAWP is a critical piece of the on-going development of the City of Columbus and the surrounding communities.

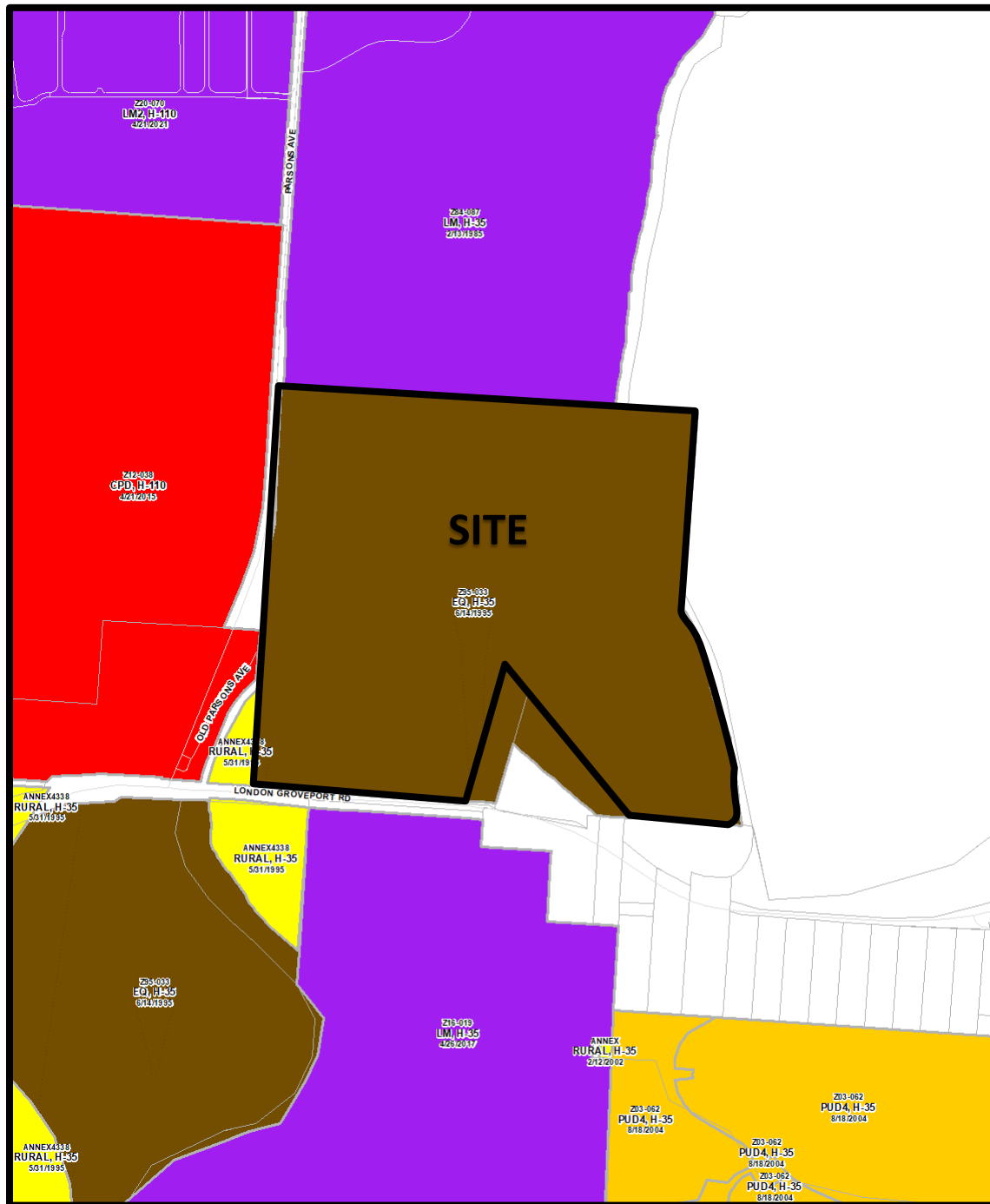
The EQ Zoning Code 3369.02 says "no building shall be erected or designed to be used for any purpose except: Farming, agriculture and truck gardening; Excavation of gravel and sand; Quarrying of limestone or other rock; Location of temporary processing plants and equipment for the extracting, processing and stock piling of sand, gravel or stone, which plants shall be dismantled and removed within a period of four months following the cessation of operations; Solar energy collection". This proposed small building houses the equipment to draw the raw water from the aquifer and this building mirrors the other collector wells for PAWP which are also on properties zoned EQ.

A height variance for the building is also requested. H-35 restricts height to 35 feet. The top of the proposed collector well building is 45 feet. This is to raise the first-floor elevation above the 100-year flood elevation and to accommodate the size of the equipment. The collector well will not be permanently occupied or staffed and therefore permanent parking is not required.

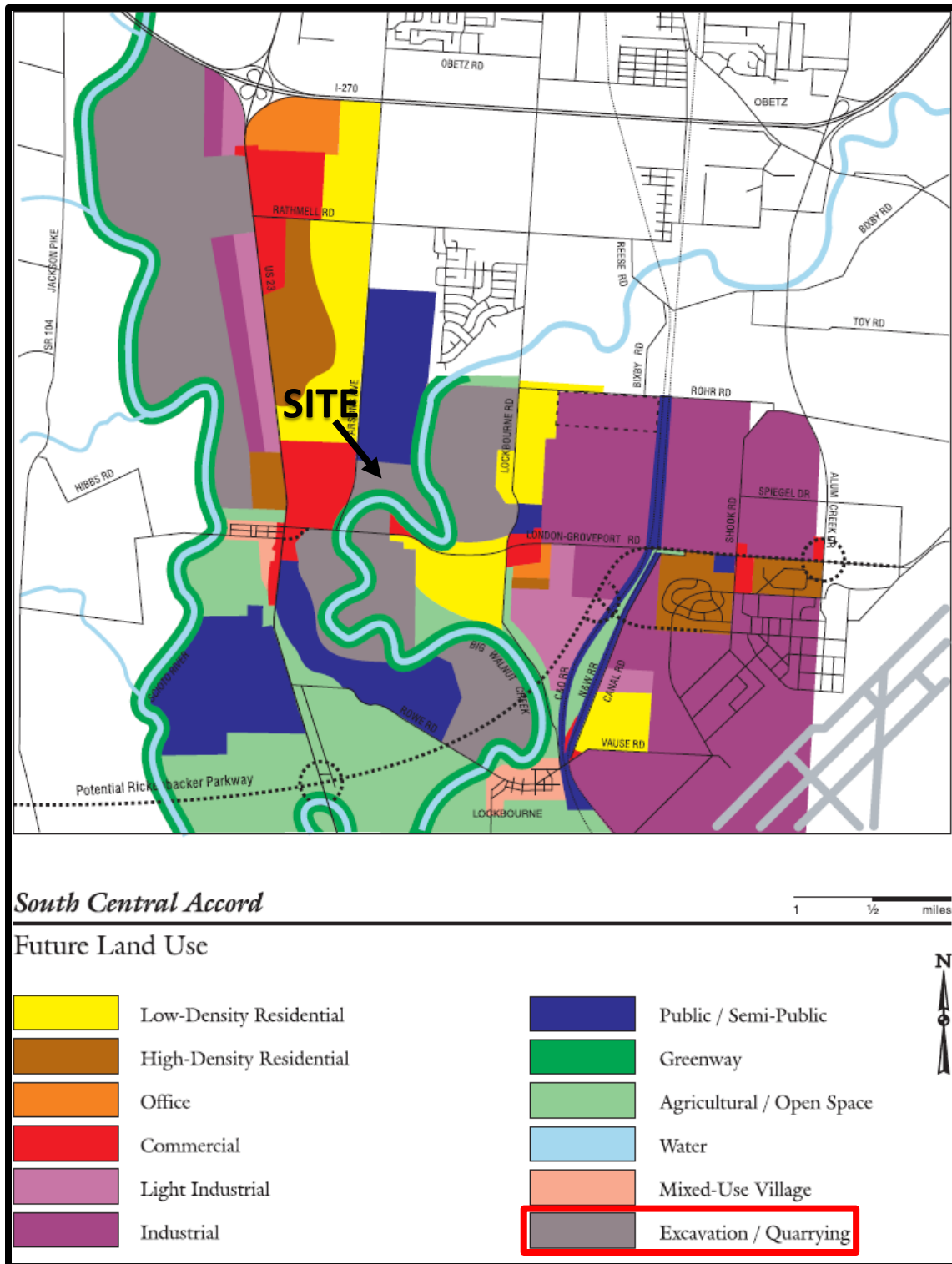
Granting the use and height variance requested will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

**Signature of Applicant** 

**Date** 6/20/2024



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Approximately 160.88 acres



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## 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)

**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 **MAIL** to: Zoning, City of Columbus,  
Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-078

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) Matt McCutcheon

of (COMPLETE ADDRESS) 7575 Huntington Park Drive, Suite 130, Columbus, OH 43235

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. City of Columbus Department of Public Utilities Matt Steele 614-645-3736 910 Dublin Road, Columbus, Ohio 43215 800	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

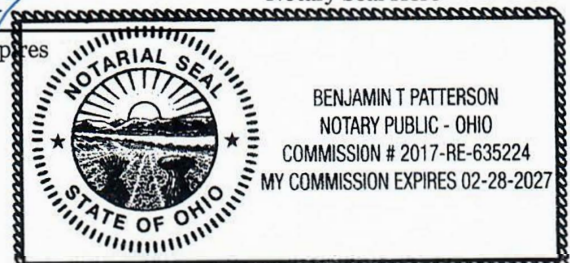
*Matt McCutcheon*

Sworn to before me and signed in my presence this 20 day of June, in the year 2024

*Benjamin T. Patterson*

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 2/28/27 Notary Seal Here



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