



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

**APPLICATION:** CV25-066  
**Location:** 175 HUTCHINSON AVE. (43235), being 8.48± acres located on the south side of Hutchinson Avenue, at the terminus of High Cross Boulevard (610-198379; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Connie J Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Columbus Worthington Hospitality LLC; 255 Spring Street; Sayre, PA 18840.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 8.48± acre site consists of one parcel developed with hotel in the CPD, Commercial Planned Development District. The applicant proposes to convert the hotel to a multi-unit residential development containing up to 306 dwelling units.
- A Council variance is required because ground floor residential uses are not allowed for this property, which specifically allows C-4 commercial uses, as approved by Ordinance #1145-82 (Z81-115). Additionally, a variance to reduce required parking from 823 spaces to 559 spaces is included in the request.
- To the north is a commercial development in the CPD, Commercial Planned Development. South of the site is right-of-way for Interstate 270. East of the site is a hotel in the CPD, Commercial Planned Development District. West of the site is a multi-unit residential development in the L-AR-O, Limited Apartment-Office District.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Employment Center” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Community Coalition, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed use and support the variances to allow ground floor residential and to reduce the number of required parking spaces.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

Although the proposed use is inconsistent with the Plan’s recommendation of “Employment Center” uses at this location, staff recognizes the adaptive reuse of the existing structure and compatibility with nearby existing high-density residential uses, as mitigating factors for support. Additionally, the proposed use meets the city’s objective of providing more housing in all area of the city.



## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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

The Property is currently a "hotel" with associated commercial/retail uses (restaurant, lounge/banquet area). The proposed project is to convert the existing hotel units to dwelling units that will be rented. The variance request is to permit 36 of the 306 total dwelling units to be located on the first floor. The beneficial use of the hotel rooms and commercial/retail uses will be matched by the benefits brought to this area with residential dwelling units and restaurant and banquet amenities that will serve this rental community.

2. Whether the variance is substantial.

☐ Yes ☒ No

The Property is currently zoned for a mix of residential hotel use with restaurants and other commercial amenities permitted in the C-4 District. In the C-4 District residential dwelling units are permitted above commercial uses permitted in the C-4 District. This variance is requesting to permit 36 residential dwelling units to be on the first floor and 210 residential dwelling units to be above the 36 first floor dwelling units.

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

The essential character of the neighborhood will be substantially the same as it is now except for the fact that those dwelling in the units will not be there on a temporary basis.

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

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

☐ Yes ☒ No

The site is not being altered from its current plan that accommodates deliveries, etc. for the hotel and commercial uses.

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

☒ Yes ☐ No

The property owner purchased the property for use as a hotel with associated commercial amenities.

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

☐ Yes ☒ No

A variance permits the dwelling units to be permitted along with the associated commercial/retail amenities.

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

☒ Yes ☐ No

Granting the variance permits a hotel facility to be used and facilitate a community of residents.

**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):**

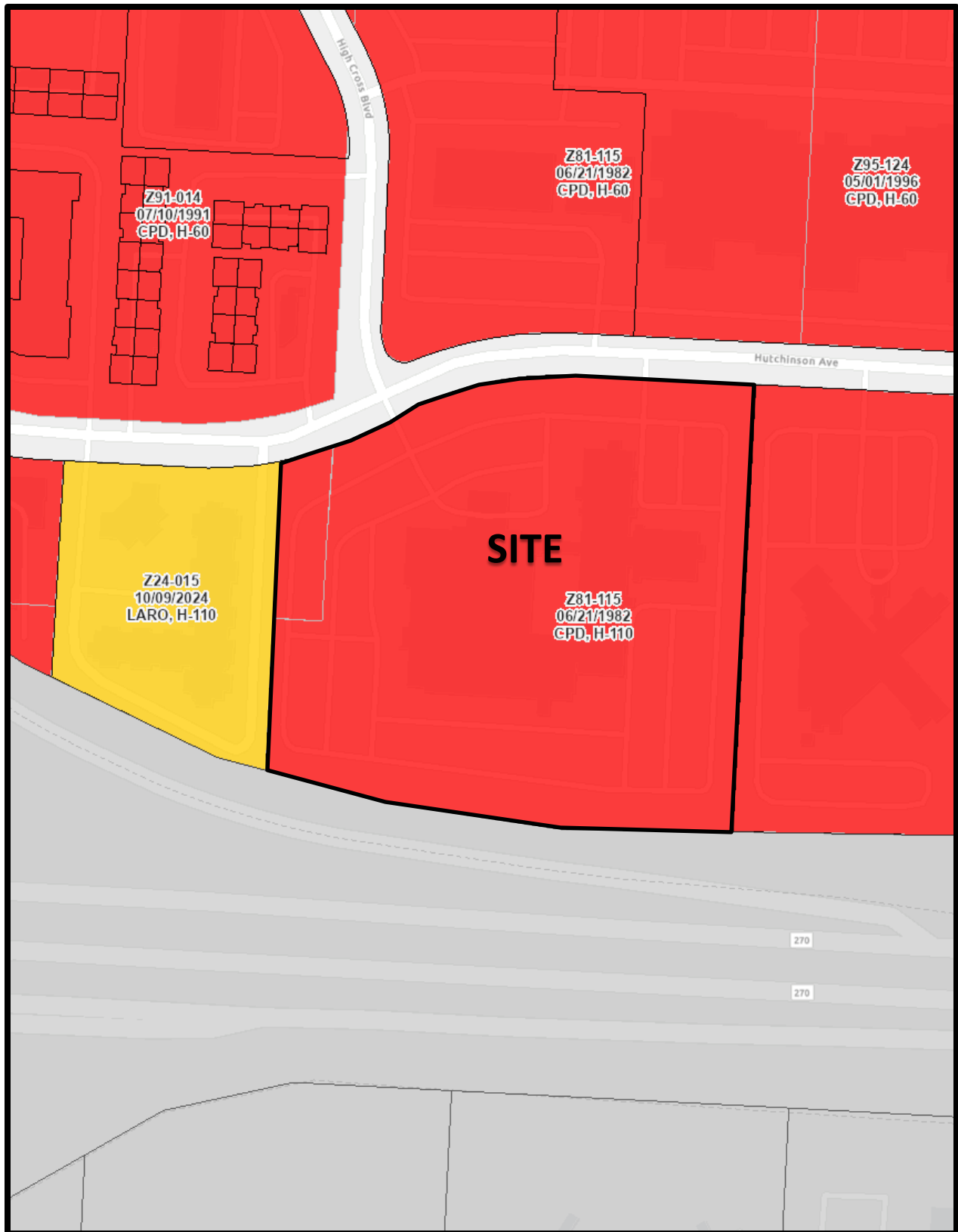
1. To grant a variance from the Commercial Planned Development text for the Property (zoning record Z81-115) that limits the Property (Subarea 7A) to C-4 uses to permit dwelling units on the first floor and dwelling units above dwelling units on the first floor.
2. To grant a variance from 3312.49 to not require 823 parking spaces and to permit 558 parking spaces.

Signature of Applicant

*Kevin J. Kline, attorney*

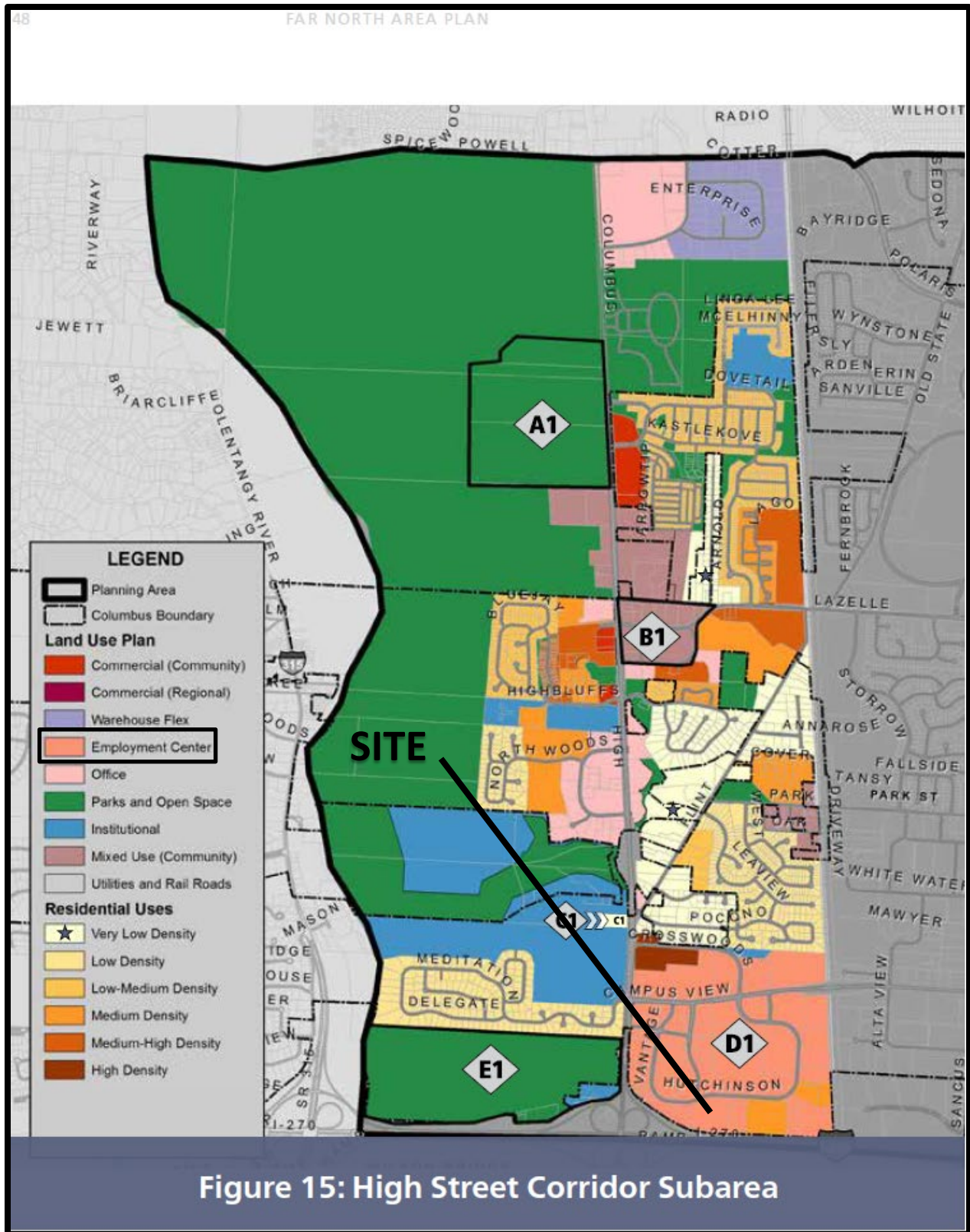
Date

*7/15/25*

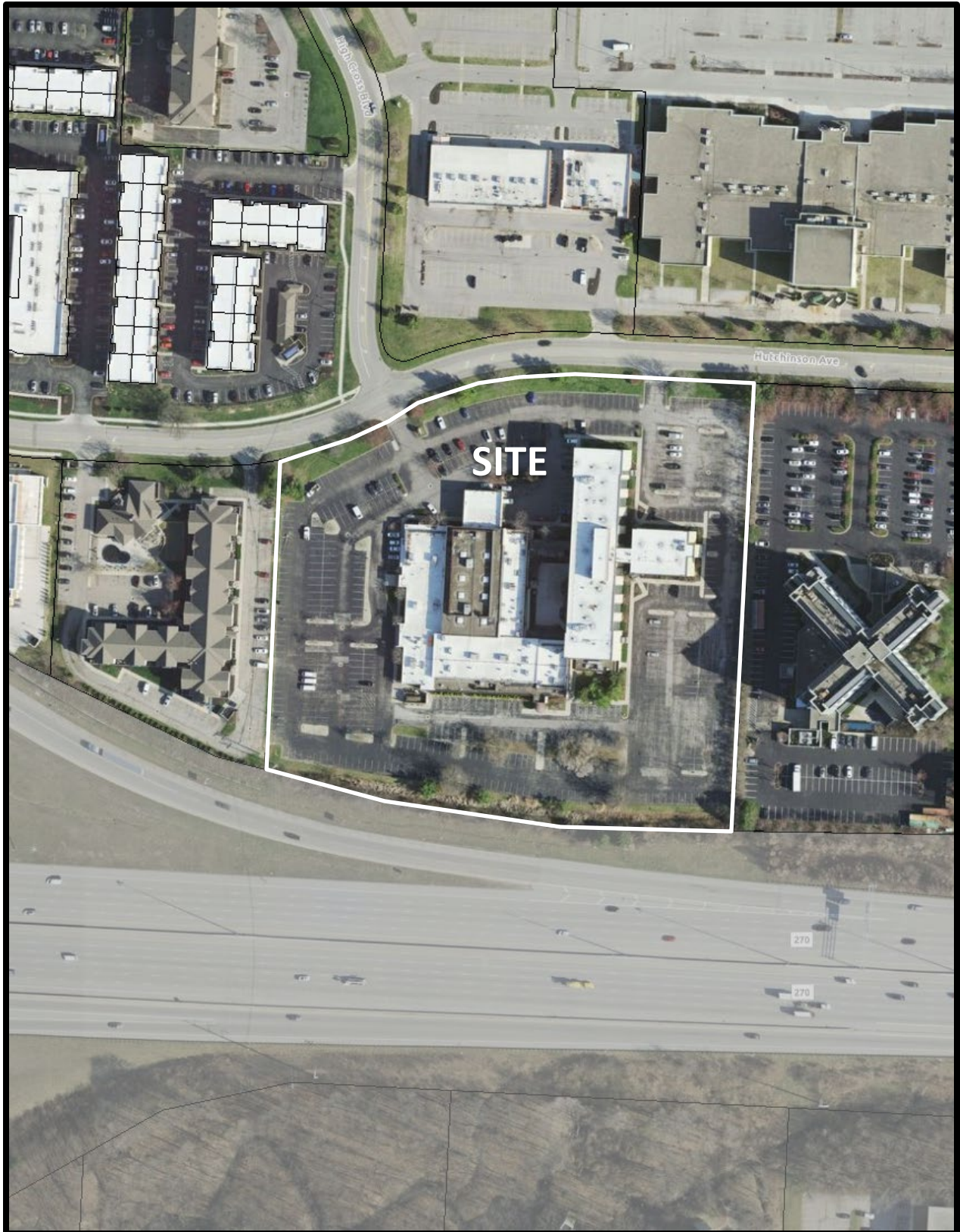


CV25-066  
175 Hutchinson Ave.  
Approximately 8.476 acres





CV25-066  
175 Hutchinson Ave.  
Approximately 8.476 acres



CV25-066  
175 Hutchinson Ave.  
Approximately 8.476 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)

**Case Number** CV25-066

**Address** 175 HUTCHINSON AVENUE

**Group Name** FAR NORTH COLUMBUS COMM COAL.

**Meeting Date** 9-2-2025

**Specify Case Type**

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

Spirited debate on this one. Half of the Trustees simply couldn't understand why anyone would choose to live in this development. -units too small, little green space, etc. Half believed it wasn't our responsibility to judge business feasibility. The large difference in parking spaces between Code and the application was debated. Ultimately accepted that the large number of spaces assigned for the commercial uses was offset by the belief that tenants would provide much of the patronage for the commercial establishments. A plus was on-site management representation. Result - a 5-3 split decision.

**Vote** 5-3

**Signature of Authorized Representative** James Palmisano

**Recommending Group Title** FNCCC President

**Daytime Phone Number** 614/795-5877

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](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-066

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) Connie J. Klema, Attorney

of (COMPLETE ADDRESS) P.O. Box 991 Pataskala Ohio 43062

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. <u>COLUMBUS WORTHINGTON Hospitality LLC</u><br><u>Saket Duggal</u><br><u>917-673-3315</u> | 2. |
| 3. <u>255 SPRING ST.</u><br><u>SAYRE, PA 18840</u><br><u>52 Columbus Based Employers</u>     | 4. |

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

SIGNATURE OF AFFIANT

Connie J. Klema

Sworn to before me and signed in my presence this 17<sup>th</sup> day of July, in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Signature]

Notary Seal Here

My Commission Expires



**JAMES SAROSY**  
Notary Public, State of Ohio  
My Commission Expires AUG. 22, 2028

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