

EASIMENT REFERENCE		REVISIONS	
CITY NO.	COUNTY RECORDER	NO.	DESCRIPTION

PLANS PREPARED BY:

**OSBORN ENGINEERING**  
 1000 W. MAIN ST. SUITE 200  
 COLUMBUS, OHIO 43260

**SITE LAYOUT PLAN**

PROJECT TITLE: **FINAL SITE COMPLIANCE PLAN**  
**HEART OF OHIO**  
 2305 MINIS RD.  
 COLUMBUS, OHIO 43224

OWNER: **CITY OF COLUMBUS**  
 DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: \_\_\_\_\_

SHEET: **1** / **1**

NO.	DATE	DESCRIPTION

**ABBREVIATION LEGEND:**

- █ FULL DEPTH ASPHALT PAVEMENT
- █ CONCRETE SIDEWALK PAVEMENT
- █ ROCK CHANNEL PROTECTION
- EXISTING PROPOSED SHADE TREE (W/IN CAUTION)
- PROPOSED SHADE GREEN SHRUB
- PROPOSED YUCCA HONEYCOAST TREE
- █ PROPOSED PROPERTY AREA TO BE ZONED AS C-1 COMMERCIAL

**SITE LAYOUT PLAN GENERAL NOTES**

- DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING PAVEMENT SPACES TO MATCH (FURNISH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HD SPREAD JOINT SEALER.
- ALL RADIIUS TO BE 4 FT UNLESS NOTED OTHERWISE.

**PARKING CALCULATION**

USE	SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
MEDICAL OFFICE	16,251	1,300 SF = 55 SPACES	1,200 SF
RETAIL PHARMACY	1,294	1,265 SF = 6 SPACES	1,200 SF
TOTAL	17,547		
REQUIRED PARKING FOR PROPOSED USE		51	99
EXISTING PARKING SPACES		86	
PROPOSED PARKING SPACES		94	
TOTAL PARKING SPACES		139	
REQUIRED ADA PARKING SPACES		5	
EXISTING ADA PARKING SPACES		5	
REQUIRED BIKE PARKING		4	
EXISTING BIKE PARKING		10	
REQUIRED SHADE TREE		14	
PROVIDED SHADE TREE		16	

**GRAPHIC SCALE**  
 0' 15' 30' 45' 60'

**1 INCH = 30 FEET**

**OSBORN ENGINEERING**  
 1000 W. MAIN ST. SUITE 200  
 COLUMBUS, OHIO 43260

*4/19/24 7-19-24*

**STATEMENT IN SUPPORT**

**Application** No.: CV24- 072  
**Location:** 2365 INNIS RD. (43224), located on the south side of Innis Road, approximately 150 feet east of Westerville Road (445-288304 & 010-146482; Northeast Area Commission).  
**Existing Zoning:** C-2, Commercial & R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Required parking. To increase the maximum number of parking spaces permitted from 89 spaces to 139 spaces.  
3332.03, R-1 permitted uses. To allow commercial parking in a residential district.  
**Proposal:** To renovate an existing pharmacy and to expand the existing parking lot.  
**Applicant(s):** Heart of Ohio Family Health Center  
2365 Innis Road  
Columbus, Ohio 43224  
**Attorney/Agent:** Eric Zartman, Esq., Underhill and Hodge, LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**Property Owner(s):** Heart of Ohio Family Health Centers  
2365 Innis Road  
Columbus, Ohio 43224  
**Date of Text:** August 12, 2024

The Applicant submits this statement in support of its council variance application. The majority of the site was zoned C-2 in 2010 (Z10-006) and it was subsequently developed with a 17,900 square foot medical office. The Applicant, Heart of Ohio Family Health Center, is a 501(c)(3) nonprofit health care provider operating out of this site. The Applicant is renovating the existing space and expanding its pharmacy.

The site includes two parcels which cannot be combined into a single parcel because they are in different tax districts. Parcel 445-288304 is approximately 2.3 acres in area and is entirely zoned C-2. Parcel 010-146482 is approximately 5.2 acres in total area and is zoned C-2 and R-1.

The site is within the boundary of the Northeast Area Commission and the Northeast Area Plan. The Plan recommends Office-Commercial-Light Industrial uses for the west part of the site and Medium Density Residential uses for the east part of the site.

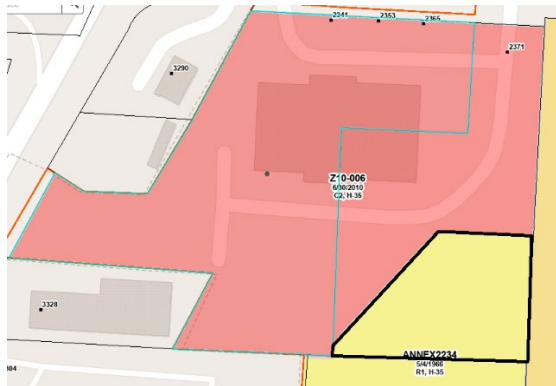
With renovation of the building and expansion of the pharmacy, the Applicant is excited to serve more patients within the community. To address parking needs for this improved service, the Applicant also proposes an expansion of its parking lot, as shown on the site plan. To allow the proposed parking areas, the Applicant respectfully requests the following variances.

1. Section 3312.49, Required parking. To increase the maximum number of permitted parking spaces from 89 spaces to 139 spaces.

2. Section 3332.03, R-1 permitted uses. To allow commercial parking and access in a residential district.

City Council may 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.

As stated above, the Applicant proposes renovation of the existing structure to expand the pharmacy and also expand the site's parking areas. The site has a number of unique zoning issues which warrant the requested use variance. See below:



The site consists of two parcels which cannot be combined. The blue line above which cuts through the existing building is parcel boundary line. The east parcel has two zoning classifications, C-2 and R-1. Also, the east parcel is much larger than this picture represents and extends below approximately 3.5 acres. As a result of these conditions, the Heart of Ohio site will never be a single parcel with a single zoning district and parcel 010-146482 will always have split zoning districts.

The purpose of this use variance request is to allow Heart of Ohio parking within the area marked above in a black outline within the R-1 (yellow) zoned property. This use will not adversely affect the surrounding property or the surrounding neighborhood. The Applicant's site plan shows substantial mounding and screening from the adjacent property, so there will not be any light pollution.

In fact, this same area of the site which the Applicant proposes for additional parking is currently entitled for a 3 story, 54-unit apartment with much more parking by Ord 0142-2008; CV07-049. See below:

ORD # 0142-2008, CV07-049, Pg. 2



\*This is what is permitted now and not what the Applicant proposes.

If the Applicant's current council variance application is approved, it will supersede CV07-049 and the site could no longer be developed with the apartment shown above. Therefore, from the perspective of the neighbors to the east, the Applicant's current request to just allow commercial parking in the R-1 area outlined above is much less detrimental to neighbors than the already entitled apartment development.

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.

The Applicant requests an area variance to increase the site's maximum permitted number of parking spaces from 89 to 139. Heart of Ohio has served community as a vital health care resource since 2003. It is excited to expand its service with proposed renovations and pharmacy expansion. Having operated the facility for over 20 years, it knows how the offices operate and the parking it needs to provide. It knows that these additional 50 parking spaces are necessary to provide convenient ADA parking for its patients and discourage parking on adjacent properties. And while this site is not within Phase 1 of the Zone-In Corridor, the City has acknowledged that parking, whether less than required or more than permitted, should be the responsibility of the developer who knows their specific parking needs. This is the case here. Heart of Ohio knows that it needs more parking than code permits so that it can serve this community safely and efficiently.

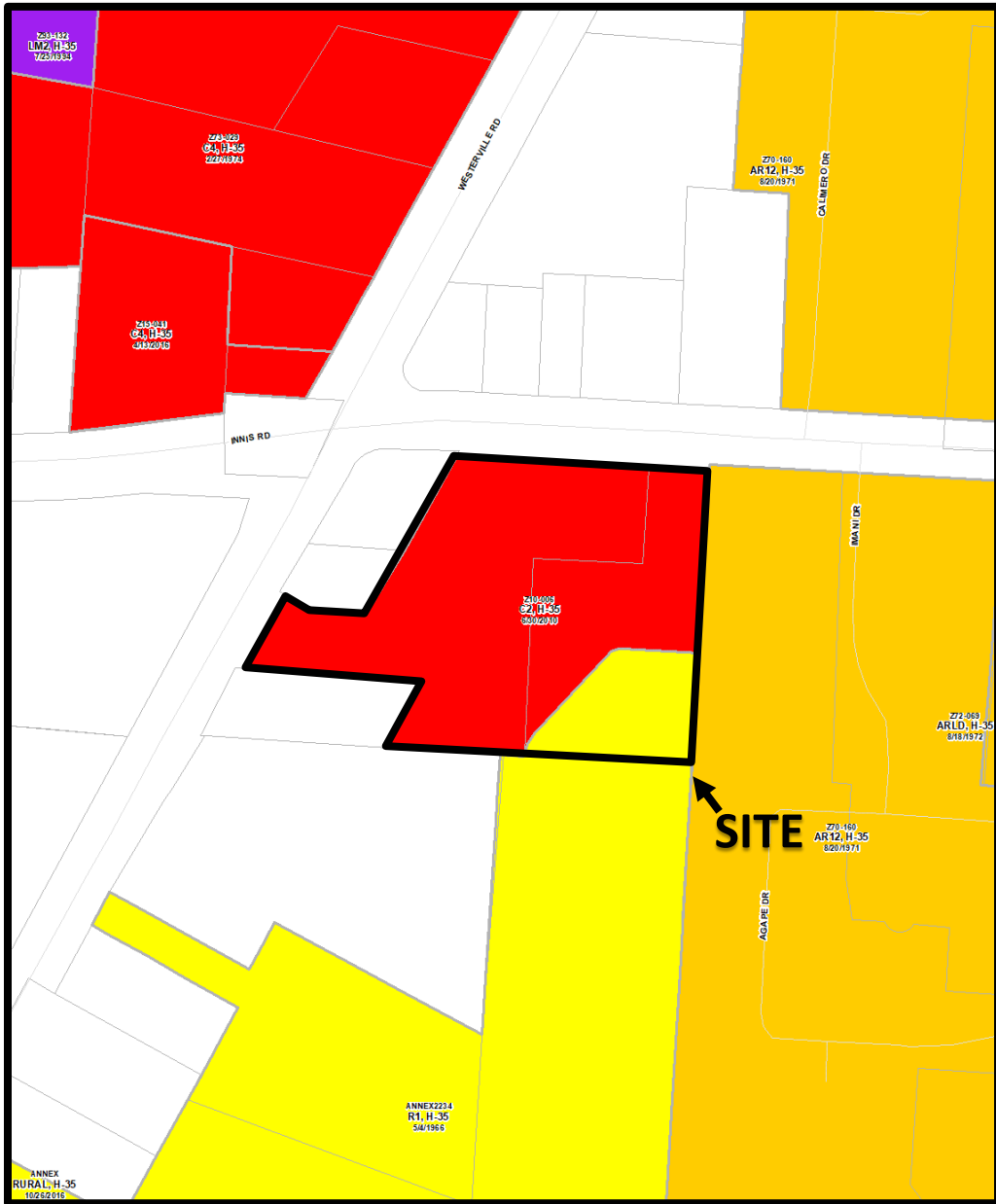
The Applicant respectfully requests that City Council weigh these factors in its consideration and grant the requested variances.

Respectfully submitted,

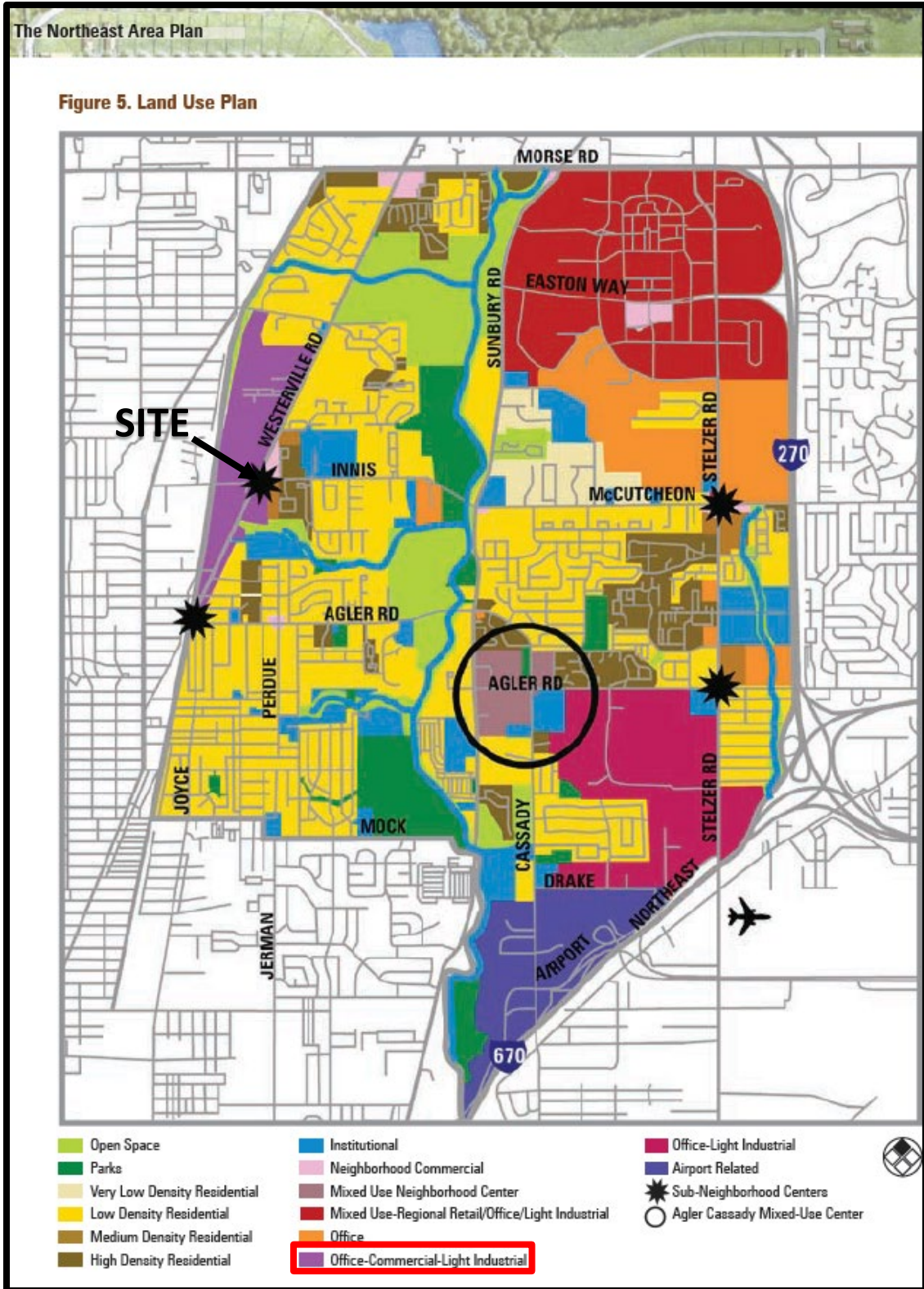
A handwritten signature in blue ink that reads "Eric Zartman". The signature is written in a cursive, flowing style.

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Eric Zartman, Attorney for Applicant



CV24-072  
2365 Innis Rd.  
Approximately 3.94 acres



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Approximately 3.94 acres



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2365 Innis Rd.  
Approximately 3.94 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** CV24-072

**Address** 2365 INNIS ROAD

**Group Name** NORTHEAST AREA COMMISSION

**Meeting Date** July 11, 2024

**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:**

The commission has no objections to this request and approves the variance allowing commercial parking on the residentially zoned portion of the site and the area variance to increase the maximum number of parking spaces. The commission requested additional screening/buffering that was granted in the updated drawings.

**Vote** 6 Yes, 0 NO

**Signature of Authorized Representative** Commissioner Eleanor Moore

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

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 #: CV24-072

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. Heart of Ohio Family Health Centers 2365 Innis Road Columbus, Ohio 43224	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28<sup>th</sup> day of May, in the year 2024

[Signature] Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC My Commission Expires does not expire



**NICHOLAS CURTIS CAVALARIS, ATTORNEY AT LAW**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

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