

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

**APPLICATION:** CV25-128  
**Location:** 711 PARK RD. (43085), being 1.7± acres located at the west corner of Park Road and Worthington-Galena Road (610-166614; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Proposed Use:** Exercise and gym facility.  
**Applicant(s):** Jonathan Marsh; c/o Todd Levin; 1313 East Broad Street, Suite 201; Columbus, OH 43205  
**Owner(s):** 711 Worthington OH LLC; 549 Empire Boulevard; Brooklyn, NY 11225  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a former pharmacy and drug store in the CPD, Commercial Planned Development District. The requested Council variance will allow the existing building to be repurposed into an exercise and gym facility. No other variances are included in this request
- A Council variance is required because the CPD, Commercial Planned Development District prohibits all uses except for pharmacy and drug store uses in addition to associated accessory uses.
- North, west, and south of the site are single-unit dwellings in the R, Rural District. East of the site is a multi-unit residential development in the AR-12, Apartment Residential District. Southeast of the site is an undeveloped parcel in the L-C-4, Limited Commercial District.
- The site is located within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Commercial (Community)” land uses for this location. Additionally, the site is under consideration for an updated land use recommendation of “Mixed Use 1” with the *Columbus Growth Strategy* (2026).
- The site is located within the boundaries of the Far North Columbus Communities Coalition whose recommendation is for approval.
- Practical difficulties were not considered since no standard variances are proposed with this request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

Staff note that this proposal is consistent with the *Far North Area Plan*’s land use recommendation of “Commercial (Community)” land uses at this location and the Plan’s recommendation to reuse existing commercial and office development as appropriate and therefore is supportive of the request. Additionally, the site is under consideration for an updated land use recommendation of “Mixed Use 1” with the *Columbus Growth Strategy*, which is consistent with the requested use.

## Council Variance Application

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

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

Yes. The property could be occupied by a permitted pharmacy tenant, so it has some beneficial use. However, market demand for standalone pharmacies has declined and the building has remained vacant. The proposed fitness use better matches the building's size, layout, parking supply, and the surrounding commercial corridor, and allows reinvestment while maintaining the area's commercial character.

2. Whether the variance is substantial.

☐ Yes ☒ No

The requested variance is not substantial. The property will remain in commercial use, with the existing building footprint, setbacks, height, and parking configuration unchanged. The proposed fitness use is similar in intensity and impact to the existing permitted pharmacy use, with comparable or reduced traffic and parking demand and no changes to site access or circulation.

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 not be altered, and adjoining properties will not suffer substantial detriment. The corridor is already commercial/retail, and the proposed gym is consistent with that pattern, using the existing building, parking, and access with no changes to setbacks or height. The use simply reactivates a vacant commercial building, improves site upkeep, and supports nearby businesses by increasing customer traffic.



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

☐ Yes ☒ No

The proposed gym will use the existing water, sewer, refuse, and access infrastructure with no material increase in demand beyond the prior commercial pharmacy use.

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

☒ Yes ☐ No

The owner is aware of the existing CPD limitation to pharmacy use; the variance is requested to allow a compatible fitness use and facilitate reinvestment in the existing commercial building.

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

☐ Yes ☒ No

There is no administrative alternative that would permit the proposed fitness use under the current CPD; allowing the use requires approval of this variance.

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

☒ Yes ☐ No

The spirit and intent of the zoning are maintained because the site remains a low-intensity commercial use consistent with the corridor, while a vacant building is returned to productive use in a way that benefits both the owner and surrounding properties.

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):**

3361.02 - Permitted uses: to allow a 11,250 +/- square foot exercise/gym facility, which is not currently an allowed use per the existing CPD (Z95-135).

### Statement of Hardship

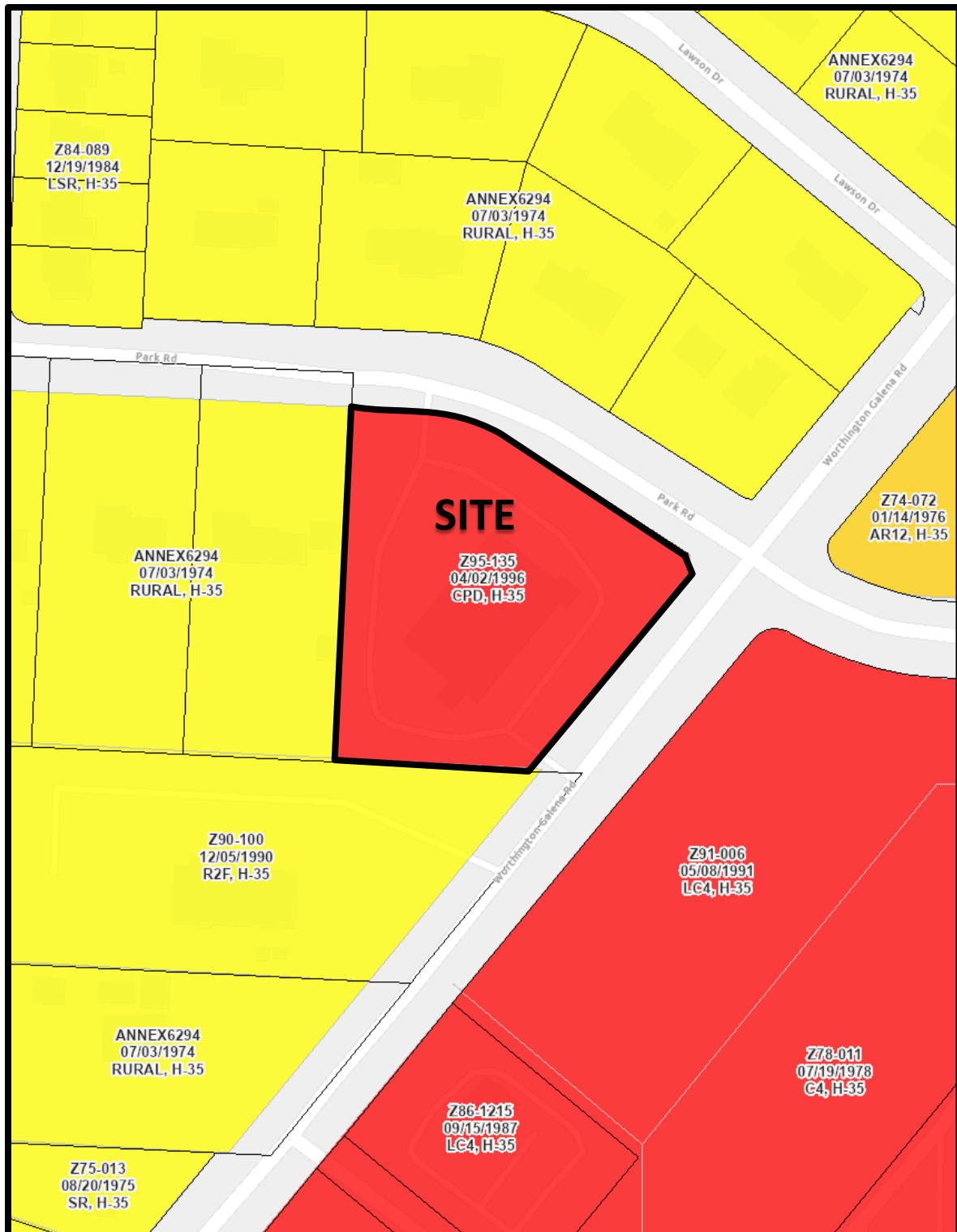
We are requesting a use variance to allow a health and fitness club in the existing vacant building. The space, parking, and access are already designed for a high-traffic commercial user, and a gym is a low-impact, compatible use that fits the corridor but is not permitted under the current zoning, creating a practical difficulty and leaving the building empty. My wife and I are lifelong fitness enthusiasts, and this gym is both our passion and a way to provide a safe, welcoming place for the community to exercise and connect. The use will not alter the character of the neighborhood or burden public services; instead, it will reactivate a vacant property, improve site upkeep, and add a needed health and wellness amenity to the area while remaining consistent with the spirit and intent of the zoning code.

1

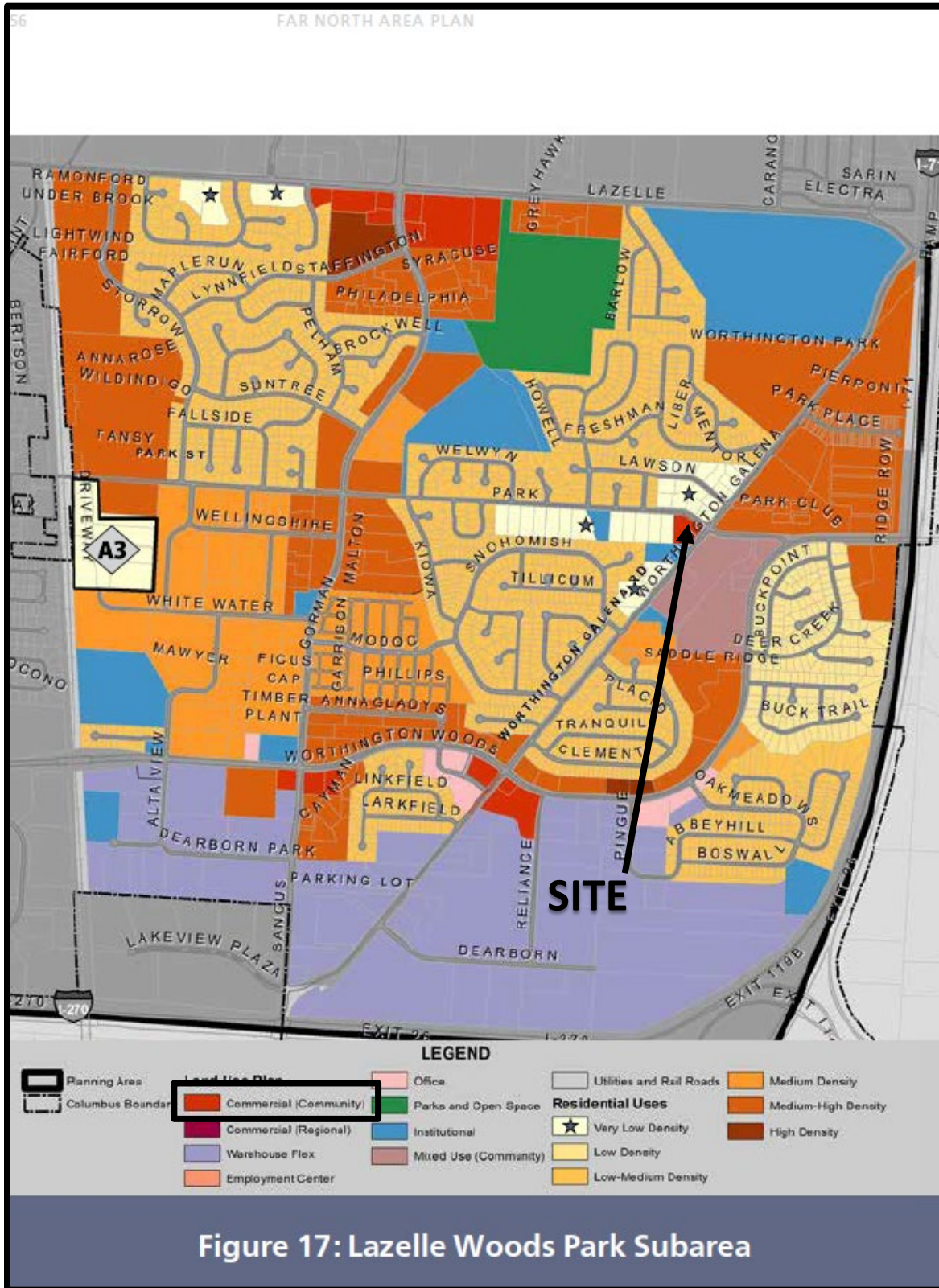
Signature of Applicant

Date

12/15/25



CV25-128  
711 Park Rd.  
Approximately 1.70 acres



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## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzsDEPARTMENT OF BUILDING  
AND ZONING SERVICESFOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP  
(PLEASE PRINT)

Case Number CV25-128

Address 711 PARK ROAD

Group Name FNCCC

Meeting Date 1-6-26

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:

*Felt this was a good use of this property.*

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

8-0

James Palmisano  
FNCCC President614/795-5877

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.

THE CITY OF  
**COLUMBUS**  
ANDREW GANTHER, MAYOR

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-128

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 <sup>PA</sup>

DELAWARE

Being first duly cautioned and sworn (NAME) Jonathan Marsh

of (COMPLETE ADDRESS) 10337 Sawmill Rd Powell OH 43065

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. Los Campeones Ohio, LLC Jonathan Marsh 201 615 8140 10337 Sawmill Rd Powell, Ohio 43065 2	2. 711 Worthington OH LLC Chanoach Rosenfeld 718 895 0550 549 Empire Blvd Brooklyn, NY 11225 0
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 15th day of December, in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature]

07/25/28  
My Commission Expires

Notary Seal Here



RESHA ACHARYA  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
JULY 25, 2028

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