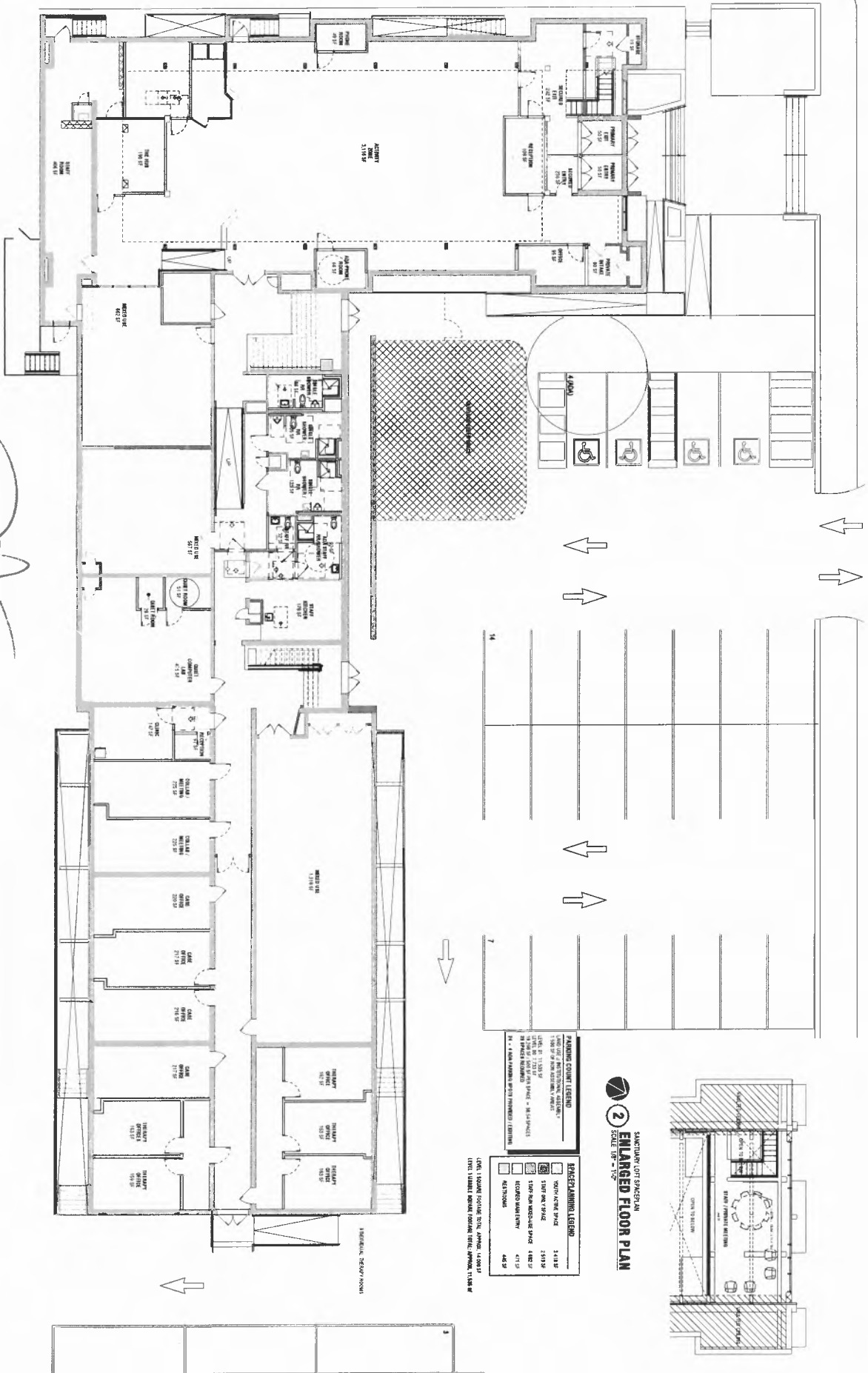


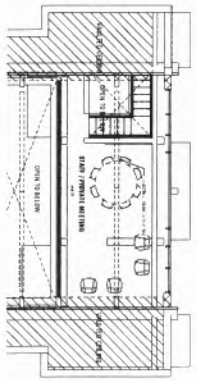
01 LEVEL
WORKING PLAN
SCALE 1/8" = 1'-0"

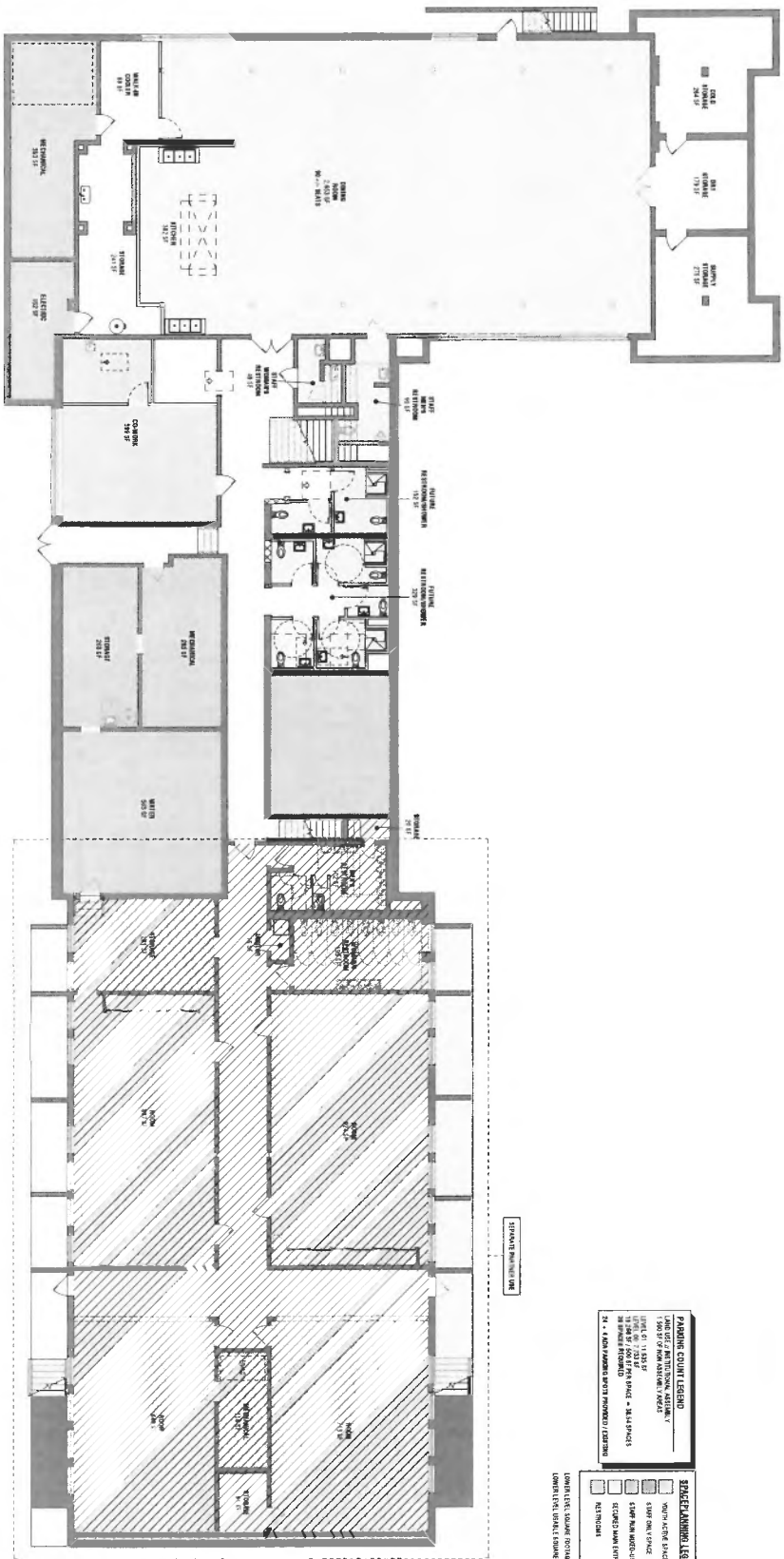
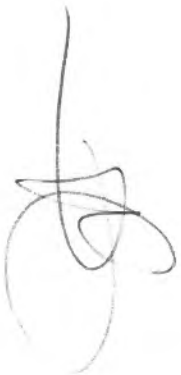


STAR HOUSE
01 LEVEL FLOOR PLAN | 11/20/24
Star House
archall

02 ENLARGED FLOOR PLAN
SCALE 1/8" = 1'-0"

PARKING COUNT LEGEND	
1	1.000 SF OF PARKING SPACE
2	2.000 SF OF PARKING SPACE
3	3.000 SF OF PARKING SPACE
4	4.000 SF OF PARKING SPACE
5	5.000 SF OF PARKING SPACE
6	6.000 SF OF PARKING SPACE
7	7.000 SF OF PARKING SPACE
8	8.000 SF OF PARKING SPACE
9	9.000 SF OF PARKING SPACE
10	10.000 SF OF PARKING SPACE
11	11.000 SF OF PARKING SPACE
12	12.000 SF OF PARKING SPACE
13	13.000 SF OF PARKING SPACE
14	14.000 SF OF PARKING SPACE
15	15.000 SF OF PARKING SPACE
16	16.000 SF OF PARKING SPACE
17	17.000 SF OF PARKING SPACE
18	18.000 SF OF PARKING SPACE
19	19.000 SF OF PARKING SPACE
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41	41.000 SF OF PARKING SPACE
42	42.000 SF OF PARKING SPACE
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100	100.000 SF OF PARKING SPACE





PARKING COUNT LEGEND

1	1 CAR
2	2 CARS
3	3 CARS
4	4 CARS
5	5 CARS
6	6 CARS
7	7 CARS
8	8 CARS
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BASE PLANNING LEGEND

1	1 CAR
2	2 CARS
3	3 CARS
4	4 CARS
5	5 CARS
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7	7 CARS
8	8 CARS
9	9 CARS
10	10 CARS
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100	100 CARS

LOWER LEVEL FLOOR PLAN (REVISED 10/30/24)
LOWER LEVEL FLOOR PLAN (REVISED 10/30/24)

1
ENLARGED FLOOR PLAN

STAR HOUSE
10/30/24
Star House
arch

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

APPLICATION: CV24-116
Location: 295 REEB AVE. (43207), being 0.90± acres at the southeast corner of Reeb Avenue and South 8th Street (010-035124 and 010-066897; Columbus South Side Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Social services center.
Applicant(s): Star House; c/o Joanne Goldhand, Atty.; 250 West Street, 7th Floor; Columbus, OH 43215.
Property Owner(s): The Most Revered Earl K. Fernandes, Bishop of the Catholic Diocese of Columbus; c/o Bishop Frederick Campbell; 198 East Broad Street; Columbus, OH 43215.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of two parcels developed with a religious facility and a single-unit dwelling in the R-3, Residential District. The requested Council variance will allow the religious facility to be converted into a non-profit social services center.
- A Council variance is required because the R-3, Residential District does not allow a institutional uses such as the proposed social services center.
- To the north is a community center in the R-3, Residential District. To the west is a two-unit dwelling in the R-2F, Residential District. To the east and south are single-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *South Side Plan* (2014), which recommends “Institutional” land uses at this location, consistent with the proposed use.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving the proposed use with regards to the reduction in required parking.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow an existing religious facility to be converted into a non-profit social services center. Staff support the request as the proposed use is consistent with the Plan’s land use recommendation for “institutional” uses at this location, and does introduce an incompatible use to the area.

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

- 1) Use Variance: The properties are a former Catholic parish church and convent so they have never been operated for a return. The Church has chosen to sell the properties to Star House because they believe that Star House will continue their mission of service to the community.
- 2) Parking Variance: To be able to provide the 39 parking spaces required, the applicant would need to purchase additional property, which would challenge their ability to do this project.

2. Whether the variance is substantial.

☐ Yes ☒ No

- 1) Use Variance: The proposed uses are similar in character to other uses already allowed in R-3 such as religious facilities, public libraries, schools, adult and child day care centers; and the Reeb Community Center across the street; therefore this is not a substantial variance.
- 2) Parking Variance: The applicant's analysis leads them to believe the existing 28 spaces will be sufficient for their use, therefore this is not a substantial variance.

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

- 1) Use Variance: The existing buildings are remaining, and the proposed uses are similar in character to other uses already allowed in R-3 and to the existing Reeb Community Center across the street, therefore the essential character of the neighborhood will not be substantially altered, and adjoining properties will not suffer a substantial detriment because of the variance.
- 2) Parking Variance: The proposal is to use the existing parking spaces currently on the site; therefore nothing will be substantially altered, and adjoining properties will not suffer a substantial detriment because of the variance.

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

☐ Yes ☒ No

Delivery of government services will not change based on either the Use or Parking variance.

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

☐ Yes ☒ No

The applicant is not the owner but has an agreement to purchase the property based on the requested variance being granted. They entered into a purchase agreement after careful consideration and a belief that the proposed uses are substantially similar to those already permitted in this zoning district, and that the existing 28 parking spaces are sufficient for the use.

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

☐ Yes ☒ No

1) Use Variance: The proposed use(s) are not explicitly defined in the Columbus Zoning Ordinance and a variance will allow for a decision based on this specific proposal.

2) Parking Variance: There is no room on the site to provide more than the 28 spaces provided, therefore a variance is necessary.

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

☒ Yes ☐ No

1) Use Variance: The R-3 District already allows uses of similar character such as religious facilities, schools, public libraries, and adult and child day care centers, therefore the spirit and intent of the zoning ordinance will be met.

2) Parking Variance: The applicant believes that the 28 spaces will be sufficient and therefore the intent of parking requirements will be met.

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.

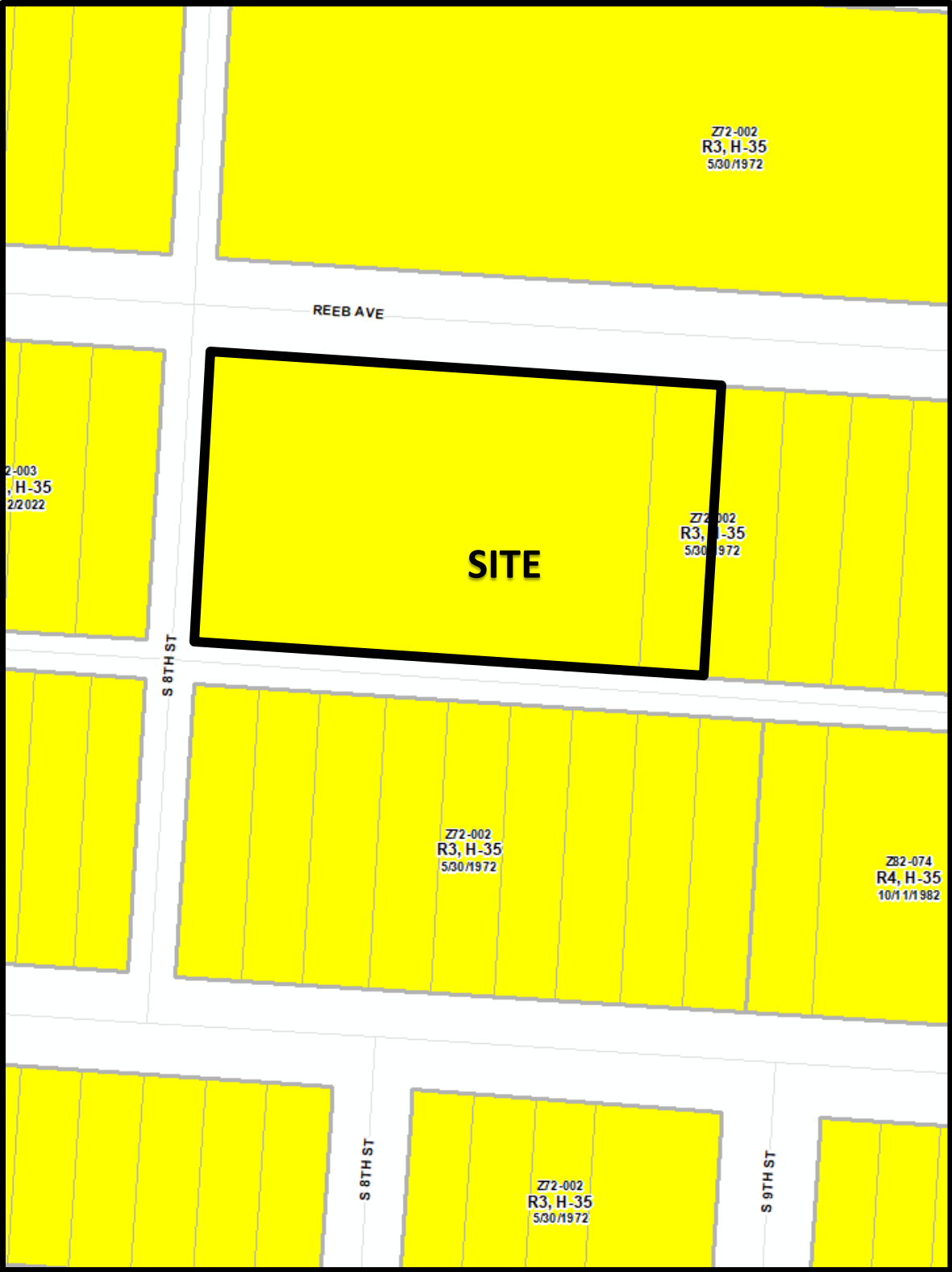
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

- 1) Use Variance: A variance is requested to 3332.035(A), R-3 District Permitted Uses, to allow for the applicant Star House, a 501(c)(3) non-profit, to purchase 277 and 295 Reeb Avenue from the Catholic Archdiocese of Columbus for the purpose of expanding their service area. Star House (<https://www.starhouse.us/>) serves teens experiencing homelessness and currently operates at 1220 Corrugated Way. They would provide similar services at 277/295 Reeb Ave., namely a drop-in center, food pantry, office, overflow for existing Reeb Community Center, and similar related uses. The proposed use is consistent in character with uses that are permitted in R-3 and is complementary to the Reeb Community Center located across the street.
- 2) Parking Variance: A variance is requested to 3312.49 Required parking, Table 4, Parking requirements for institutional, educational and athletic uses. Table 4 would suggest that the required parking for the use should be 39 spaces, however only 28 spaces are existing on site, and with no room to add more, a variance is necessary.

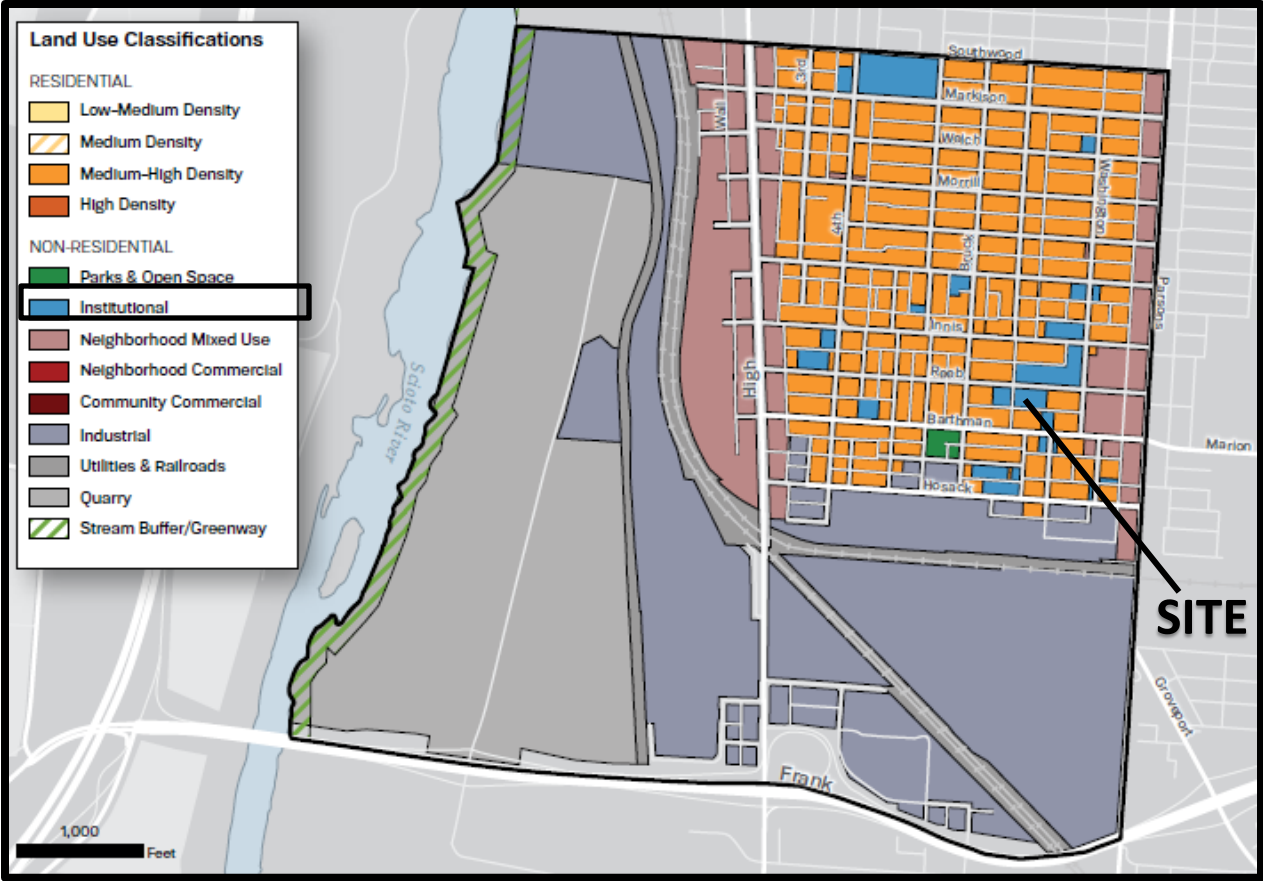
Signature of Applicant Ann Bischoff

Digitally signed by Ann Bischoff
Date: 2025.03.06 14:52:11 -05'00'

Date 03/06/2025



CV24-116
295 Reeb Ave.
Approximately 0.90 acres



CV24-116
295 Reeb Ave.
Approximately 0.90 acres



CV24-116
295 Reeb Ave.
Approximately 0.90 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>CV24-116</u>
Address	<u>295 REEB AVE.</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMMISSI</u>
Meeting Date	<u>October 22, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Application is unanimously approved at the civic, zoning committee & full commission levels.

Vote	<u>11-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2024.10.22 20:52:45 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

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 #: CV24-116

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) Joanne Goldhand
of (COMPLETE ADDRESS) Ice Miller LLP, 250 West St., 7th Floor, Columbus OH 43215
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. Star House Attn: Ben Sears / Cell: 419-460-4599 Main Star House Line: 614-826-5868 1220 Corrugated Way, Columbus, OH 43201 Columbus Employees: 52	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of September, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

12-25-2024 Notary Seal Here
My Commission Expires



ERIN M. LOVINS
Notary Public, State of Ohio
My Commission Expires
December 25, 2024

This Project Disclosure Statement is valid for (6) months after date of notarization.