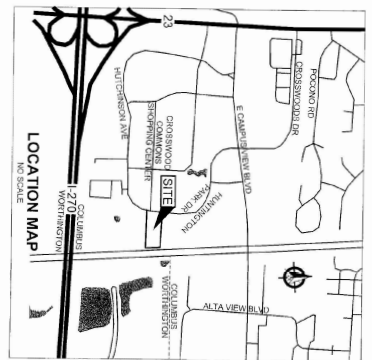


ZONING SITE PLAN

CV26-008 FINAL RECEIVED 3/27/2026 PAGE 1 OF 1

Rebecca G. Mitt
March 27, 2026



SITE AND BUILDING INFORMATION	
ADDRESS	7400 HUNTINGTON PARK DRIVE
PER. NO.	2026-008
SUB. AREA	2000 AC. (2000000 SQ. FT.)
OWNER	CZAR PROPERTIES LLC, 2780 JONES ROAD, COLUMBUS, OHIO 43225
DESIGNER	WILLIAMS SHEPHERD ARCHITECTS, 1500 W. 3RD AVENUE SUITE 326, COLUMBUS, OHIO 43212
TRIBUTORY	1:270
DATE	1/27/2026
DESIGNER'S REG. NO.	100000000
DESIGNER'S LICENSE	100000000
DESIGNER'S FIRM	WILLIAMS SHEPHERD ARCHITECTS
DESIGNER'S ADDRESS	1500 W. 3RD AVENUE SUITE 326, COLUMBUS, OHIO 43212
DESIGNER'S PHONE	(614) 761-0881
DESIGNER'S FAX	(614) 761-0881
DESIGNER'S E-MAIL	WILLIAMS@WSARCH.NET
DESIGNER'S WEBSITE	WWW.WSARCH.NET
DESIGNER'S LICENSE STATE	OHIO
DESIGNER'S LICENSE TYPE	ARCHITECT
DESIGNER'S LICENSE EXPIRES	12/31/2026
DESIGNER'S LICENSE NO.	100000000
DESIGNER'S LICENSE STATE	OHIO
DESIGNER'S LICENSE TYPE	ARCHITECT
DESIGNER'S LICENSE EXPIRES	12/31/2026
DESIGNER'S LICENSE NO.	100000000

DATE: JANUARY 26, 2026
 SCALE: 1"=100'
 SHEET: 1 OF 1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 7400 HUNTINGTON PARK DRIVE
 CZAR PROPERTIES LLC



WWW.WSARCH.NET
 PH: (614) 761-0881
 1500 W. 3RD AVENUE SUITE 326
 COLUMBUS, OHIO 43212

no.	revised	date
1		3-2-26
2		
3		
4		
5		
6		
7		
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10		

drawn: _____
 checked: _____

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

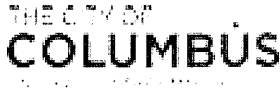
APPLICATION: CV26-008
Location: 7400 HUNTINGTON PARK DR. (43206), being 2.83± on the east side of Huntington Park Drive, 1,820± feet south of East Campus View Boulevard (610-237529; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Proposed Use: Residential treatment facility.
Applicant(s): Pinnacle Treatment Centers, Inc.; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): Czar Properties LLC; 6682 Mooney Street; Dublin, OH 43017.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a medical office and clinic in the CPD, Commercial Planned Development District (Z93-067). The requested Council variance will allow a residential treatment facility. A variance for reduced parking setback from 25 feet to 20 feet 11 inches and to not conform with the approved and binding Development Plan are also included in this request.
- A Council variance is required because the current CPD district only allows C-2, Commercial District uses, which specifically only allows out-patient treatment facilities.
- North and south of the site are multi-unit residential developments in the AR-O, Apartment Office District and the L-AR-2, Limited Apartment Residential District. To the east is railroad right-of-way. To the west is an office building and a condominium development in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 3”
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced parking setback and nonconformance with the approved and binding Development Plan.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The proposed residential treatment facility is consistent with the “Mixed Use 3” land use recommendation of the *Columbus Growth Strategy*, and does not introduce an incompatible use to the area.



Council Variance Application

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • 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 parking areas are existing and are within 20 feet 11 inches from the right of way line. This variance request is merely to legitimize existing conditions on the Property. It would make no sense to tear up the parking areas to conform them to a setback of 25 feet.

2. Whether the variance is substantial.

Yes No

The variance is for a parking setback of 20 feet 11 inches instead of meeting the 25 foot setback requirement. This is a difference of 4 feet and 1 inch.

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

There would be no change to the essential character of the neighborhood, and adjoining properties will not suffer a substantial detriment as a result of the variance. The building and improvements have been existing since 1997.



Council Variance Application

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

There will be no affect on the delivery of governmental services to the Property by the granting of the variance.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The property owner did not have knowledge of the parking setback when the property owner purchased the property.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

A variance is requested to clean up the site and conform existing conditions with approvals.

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 behind the zoning requirement can be observed by the granting of the variance, as the variance request is not substantial and is only 4 feet 1 inch different than the requirement.

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):

An area variance is requested for having a parking setback from the right of way of less than 25' as stated in the CPD text at Section 3(III) (3). The parking areas are setback 20 feet and 11 inches from the right of way line.

Please see Exhibit B for Hardship Statement

Signature of Applicant Rebecca J. Matt Date 01/27/26

Exhibit “B”

Hardship Statement

Applicant, Pinnacle Treatment Centers, Inc., seeks a use variance to permit and continue to operate an inpatient drug and alcohol treatment facility on the property located at 7400 Huntington Park Drive, Columbus, Ohio, commonly known as Franklin County Auditor Tax Parcel Id. No.: 610-237529 (the “Property”). The Property is north of I-270 West, west of the railroad tracks, east of US Route 23, and south of East Campus View Boulevard. The Property is zoned CPD, and permits all uses as set forth in the zoning code for the C-2 District. The properties to the west are zoned CPD; the properties to the north are zoned ARO; the properties to the south are zoned LAR-2, and the properties to the northeast are zoned M2.

The CPD text, the set of zoning regulations for the Property, references the C-2 District under Section 3353.03 of the City of Columbus Zoning Code as the list of permitted uses as permitted on the Property, and the most analogous C-2 District permitted uses are those of Mental Health Practitioners, Miscellaneous Health Practitioners, Outpatient Care Centers, and Outpatient Mental Health Facilities. The C-2 District permits an outpatient drug and alcohol treatment facility but not an inpatient drug and alcohol treatment facility; thus, a use variance under Section 3307.10 from **Section 3353.03**, **Section 3361.02**, **Section 3361.03** and **Section 3361.04** of the Zoning Code is necessary. This use variance request will legitimize the existing uses on the Property. There will be no new development or exterior changes to the Property with this request.

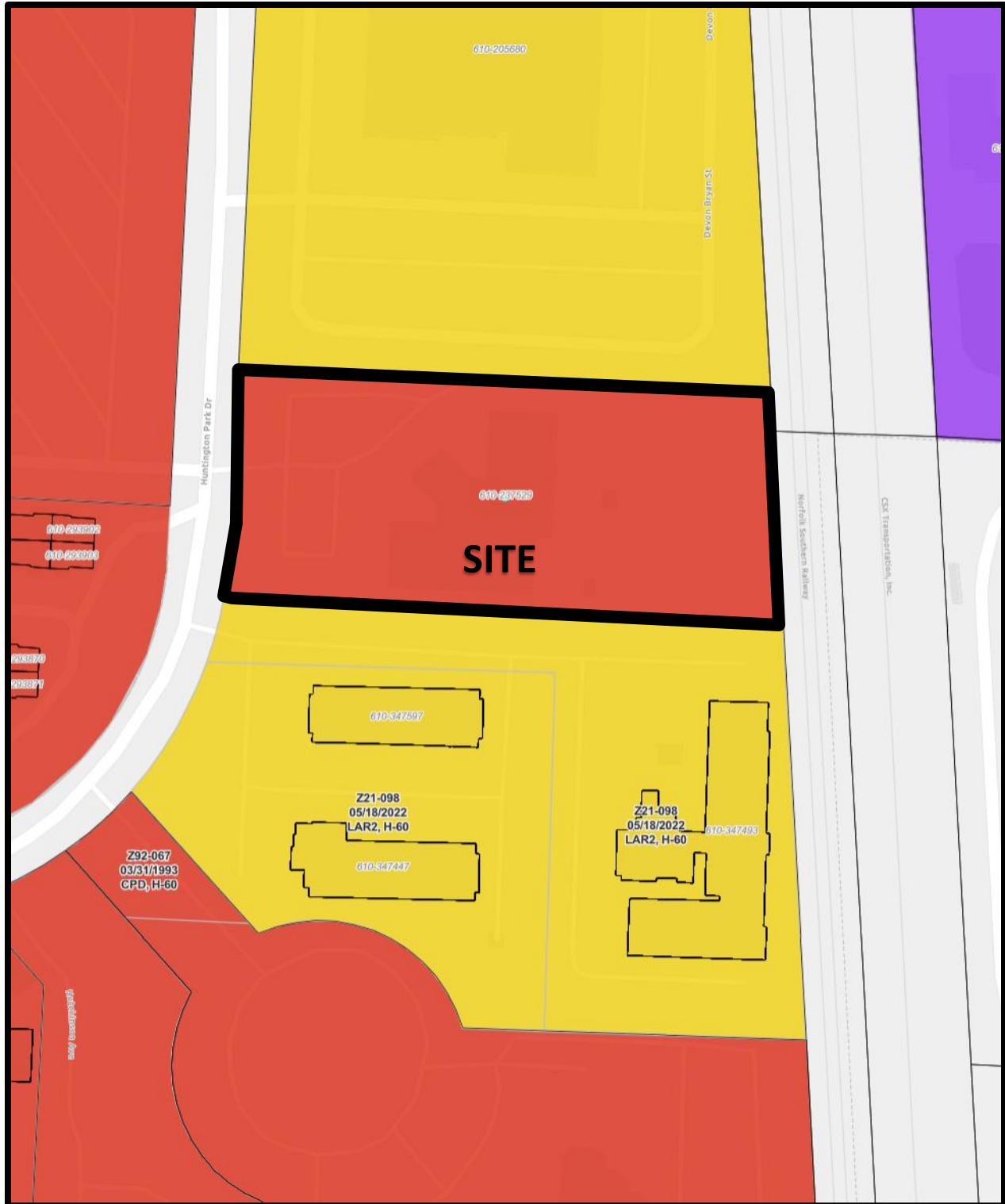
The Property has been used and operated by Pinnacle Treatment Centers, Inc., as an inpatient drug and alcohol treatment facility for over 10 years. A final site compliance plan and zoning clearance were issued for the property and its use in 2016 (when there was a change of use to “inpatient” treatment, but the plans were stamped as “outpatient treatment” inadvertently), and, again, in 2022 (when Applicant was expanding the number of beds in the facility, but, again, the plans were stamped as “outpatient treatment” inadvertently). **The City in issuing zoning clearance was permitting the “outpatient treatment” facility, which is permitted as of legal right under the C-2 District.**

The hardship is that the Applicant has been using and operating an inpatient drug and alcohol treatment facility at this location in this manner for over 10 years and was given building code permits for its expansion of the number of beds in the facility (which indicates there will be inpatient treatment at the facility, which the Applicant thought was approved). However, through a minor typo on the approved set of plans in 2016 and 2022 that said, “Outpatient Treatment” instead of “Inpatient Treatment”, a use variance and new final site compliance plan is necessary to permit and legitimize the existing “inpatient” treatment use on the Property. There will be no new development or exterior changes to the Property with this request.

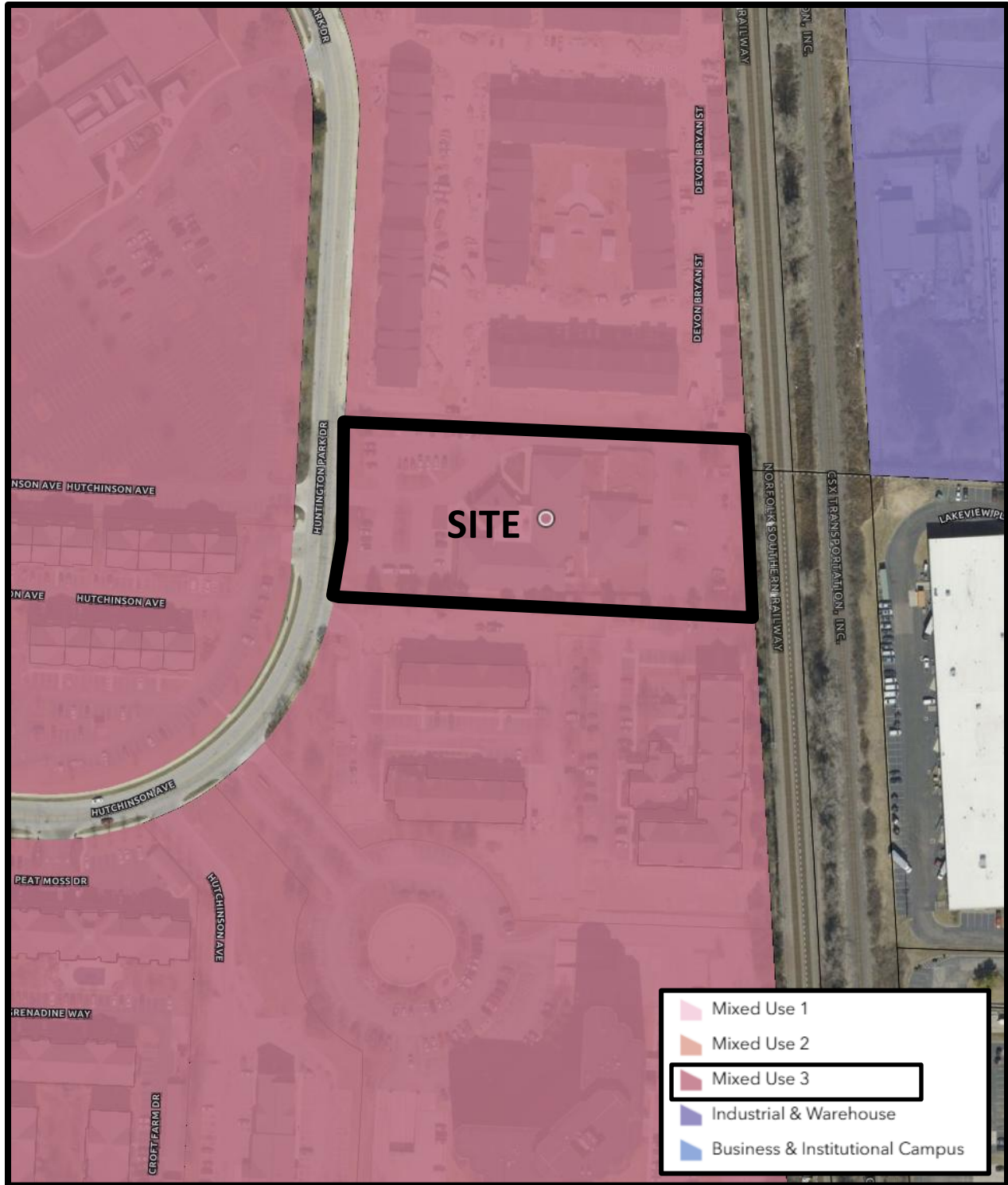
Granting this use variance will have no effect on the surrounding property or neighborhood. The variance being requested will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public 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.

List of Area Variances

1. **3361.04 - An area variance is requested from the CPD text at Section 3(III)(3) for having a parking setback from the right of way line of less than twenty-five (25) feet.**
2. **An area variance is requested from Section 3312.49 of the Zoning Code for having 73 parking spaces, when 81 are required (24,070 s.f./300 s.f. = 81 spaces).**



CV26-008
7400 Huntington Park Dr.
Approximately 2.83 acres



CV26-008
7400 Huntington Park Dr.
Approximately 2.83 acres



CV26-008
7400 Huntington Park Dr.
Approximately 2.83 acres

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

Case Number CV26-008

Address 7400 HUNTINGTON PARK DR.

Group Name FAR NORTH COMMUNITIES COALITION

Meeting Date March 3, 2026

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:

*Surprised that the typo was uncovered after 10 years,
but the facility has been operating with no issues,
so approval was the logical choice.*

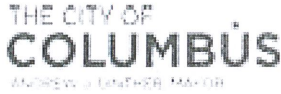
Vote 9-0

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

DEPARTMENT OF BUILDINGS 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 #: CV26-008

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) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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

<p>1. Pinnacle Treatment Centers, Inc. PTC Acquisition Corp owns 100% of Pinnacle Treatment Centers, Inc. 1317 Route 73 North, Suite 200 Mt. Laurel, NJ 08054 - Columbus-based employees - 52</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 27th day of January, in the year 2026

[Signature]
SIGNATURE OF NOTARY PUBLIC

Never
My Commission Expires

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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