

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

APPLICATION: CV26-037
Location: 1930 WALNUT HILL PARK DR. (43232), being 0.6± acres on the east side of Walnut Hill Park Drive, 650± feet south of Saranac Drive (010-091573; Far East Area Commission).
Existing Zoning: R-1, Residential District.
Proposed Use: Shared living facility.
Applicant(s): Felicia Hall; 5099 Camelot Drive; Fairfield, OH 45014.
Property Owner(s): Scioto Properties SP-16 LLC; 160 East Olentangy Street; Powell, OH 43065.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R-1, Residential District. The requested Council variance will allow the dwelling to be used for a shared living facility with a maximum of six residents. A variance to reduce required parking from seven to four spaces is included in the request.
- A Council variance is required because the R-1, Residential District does not allow a shared living facility.
- To the north, south, and west of the site are single-unit dwellings in the R-1, Residential District. To the east is a park RR, Rural Residential District.
- The site is located within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “very low density residential (<4 du/ac)” land uses at this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the reduction in required parking included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow a shared living facility at this location. Staff supports the requested variance as the proposed use does not change the physical characteristics of the dwelling, maintains the residential nature of the property, and does not 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

Property is to be used as a residential home for up to six (6) persons, of whom, two are related.

2. Whether the variance is substantial.

☐ Yes ☒ No

This is not a substantial variance request.

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 request does not and will not affect the neighborhood.

111 N Front Street, Columbus, Ohio 43215

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

☐ Yes ☒ No

Variance will have no effect on governmental services.

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

☒ Yes ☐ No

We are asking for a variation in the requirement that all residents be related. Two of the residents are related. The others are not. However, this group of individuals has been living together for several years.

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

☐ Yes ☒ No

Cannot be obviated through some method other than a variance.

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

☒ Yes ☐ No

Justice would be done by granting this variation request and allowing this group of individuals to move to this wonderful home and reside together. This move is for their safety, health, comfort, and security.

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):

3332.03 R-1 Permitted uses

3312.49 (C) Parking Requirement for a RCF/Shared Living Facility: 1 parking space per 400sf of living area of the house:

- Currently existing 2 parking spots in attached garage, parking pad next to home for 4 parking spots, and parking pad beyond garage at end of driveway for 2 parking spots, and lastly, approximately 3-4 parking spots in driveway. Total parking spots available: 12

The subject property was previously used as a single-family residence and will continue to function as a residential home. The proposed use is an Intermediate Care Facility (ICF) that will serve up to six (6) residents with disabilities, including two individuals who are related and four who are not.

We are seeking a use variance because the current zoning classification does not specifically permit this type of residential care use, despite the fact that the property will maintain a residential character consistent with its historical use.

Signature of Applicant

[Handwritten Signature]

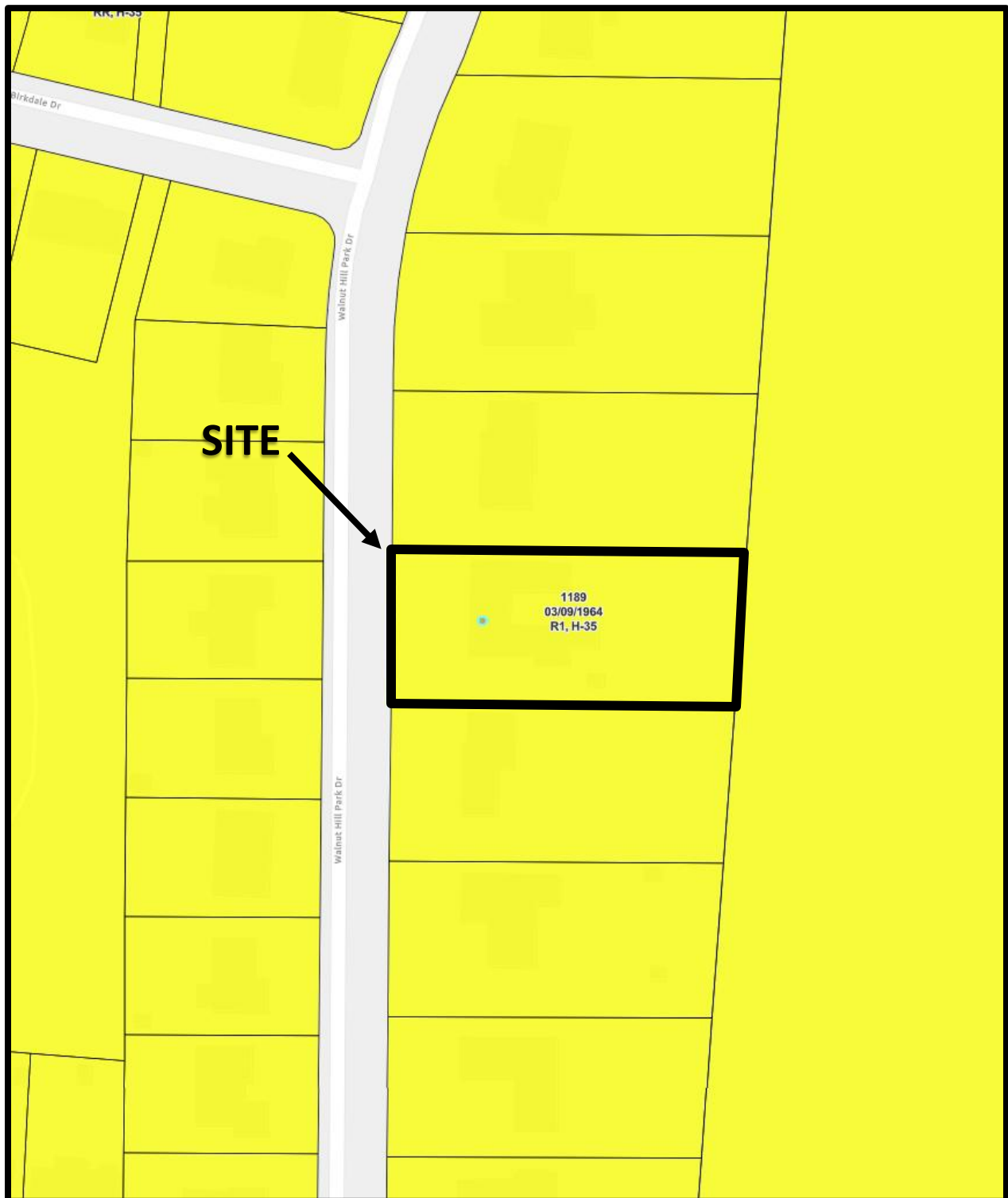
Date 3.23.26

STATEMENT OF HARDSHIP – REVISED

Section 3332.03-R1 Permitted uses: To Allow a shared living facility in the R-1, Residential District
Section 3312.49 – Required Parking: To reduce from 7 required parking spaces to 4 provided

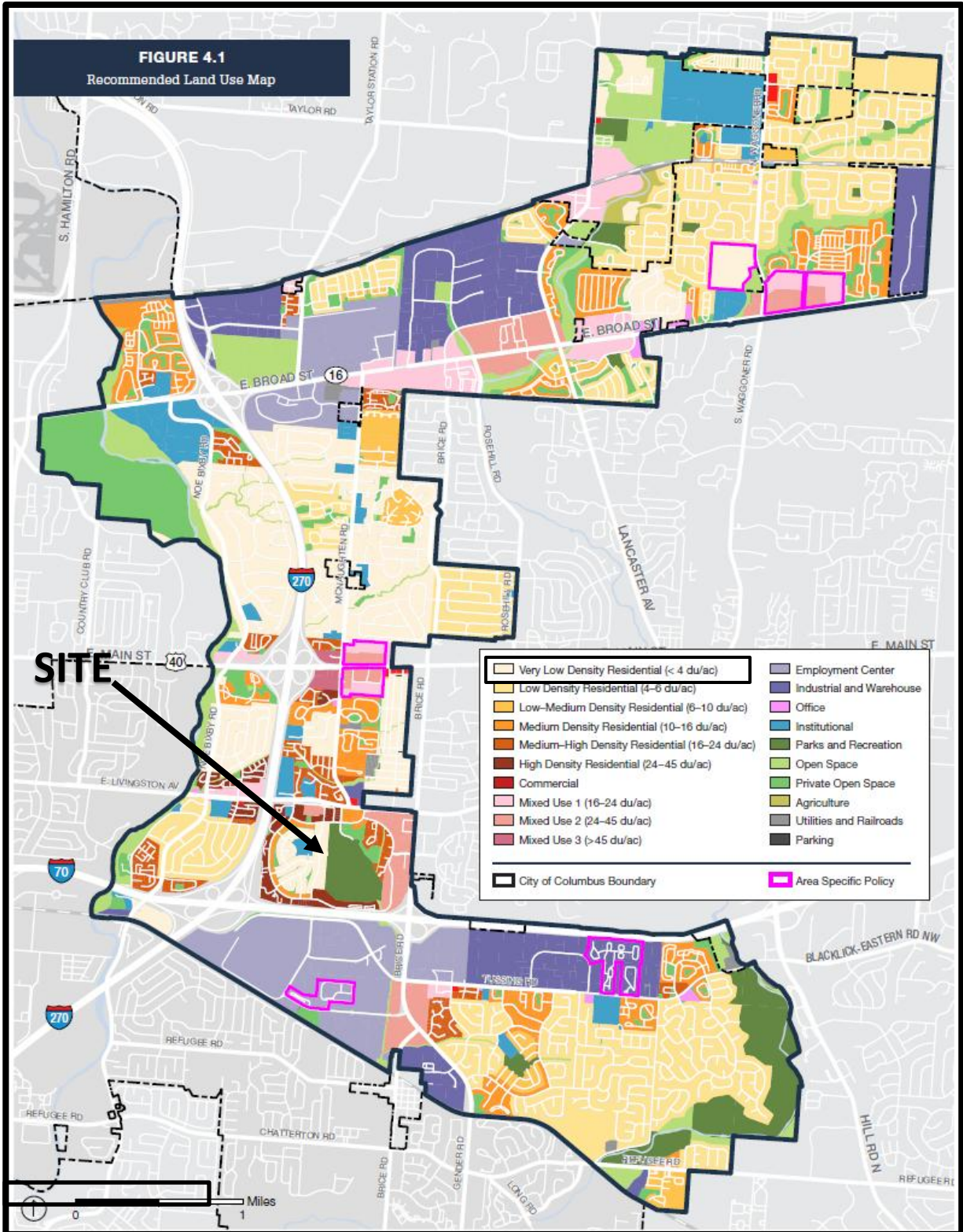
We are seeking a use variance because the current zoning classification does not specifically permit this type of residential care use, despite the fact that the property will maintain a residential character consistent with its historical use. In fact, this variance was approved on 5/5/26 by the Near East Side Council. The subject property was previously used as a single family residence, and will continue to function as a residential home. The proposed use is an Intermediate Care Facility (ICF) that will serve up to six (6) residents with disabilities, including two individuals who are related and four who are not.

We are seeking a parking variance to allow us to reduce from 7 required parking spaces to 4 that are provided.



CV26-037
1930 Walnut Hill Park Dr.
Approximately 0.6 acres

Far East Land Use Plan (2018)



CV26-037
1930 Walnut Hill Park Dr.
Approximately 0.6 acres



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1930 Walnut Hill Park Dr.
Approximately 0.6 acres

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

Case Number CV26-037

Address WALNUT HILL PARK DRIVE

Group Name FAR EAST AREA COMMISSION

Meeting Date 5/5/2026

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

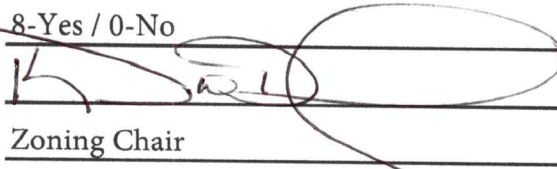
LIST BASIS FOR RECOMMENDATION:

The FEAC has approved this Council Variance with the following conditions:

- * Ms. Kim Johnson, Executive Director of ResCare, is responsible for ensuring that the residence does not exceed a total of six residents at any given time. Of these, two are brothers, and the remaining residents are not related.
- * As of May 5, 2026, five residents are scheduled to move in: two brothers and three women.
- * The property's pool will be fully filled.
- * There will be a ResCare van and an employee's vehicle parked on the premises, as well as vehicles belonging to the residents' visitors.
- * ResCare must comply with all applicable city, county, and state permitting requirements and regulations.

These stipulations are in place to ensure compliance and proper management of the residence under the approved variance.

Vote 8-Yes / 0-No

Signature of Authorized Representative 

Recommending Group Title Zoning Chair

Daytime Phone Number 614-301-3104

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.

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

Case Number CV26-037

Address WALNUT HILL PARK DRIVE

Group Name FAR EAST AREA COMMISSION

Meeting Date 6/3/2026

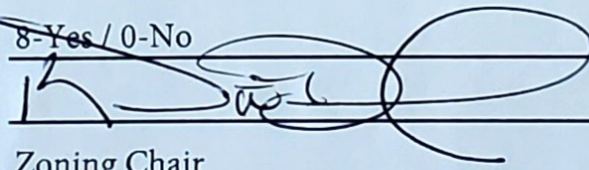
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

The FEAC has approved this Council Variance with the following conditions: The variance would reduce the required spaces from 7 to 4.

Vote 8-Yes / 0-No

Signature of Authorized Representative 

Recommending Group Title Zoning Chair

Daytime Phone Number 614-301-3104

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-037

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) Felicia Hall

of (COMPLETE ADDRESS) 5099 Camelot Drive Fairfield, Ohio 45014

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. Scioto Properties SP-16 LLC 160 E. Olentangy Street Powell, OH 43065 614.889.5191 jodenweller@scioto.com	2.
3.	4.

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

SIGNATURE OF AFFIANT Felicia Hall

Sworn to before me and signed in my presence this 23rd day of March, in the year 2026

Kimberly Johnson
SIGNATURE OF NOTARY PUBLIC

April 19, 2027
My Commission Expires

Notary Seal Here



Kimberly Johnson
NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
April 19, 2027

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