

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

**APPLICATION:** CV25-074  
**Location:** 1174 ROMONA PL (43204), being 0.21± acres at the southeast corner of Romona Place and El Nino Drive (570-248572; West Scioto Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Proposed Use:** Type A family day-care home.  
**Applicant(s):** Paulina Isi Iyere; 1174 Romona Place; Columbus, OH 43204.  
**Property Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a single-unit dwelling in the R-2, Residential District. The requested Council variance will allow a Type A family daycare home at this location. A variance to reduce the number of required parking spaces from five to two spaces is also included in the request.
- A Council variance is required because the R-2, Residential District does not allow a Type A family day-care home.
- To the north, south, east and west of the site are single-unit dwellings in the R-2, Residential District.
- The site is located within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Low-Medium Density Residential” land uses at this location, consistent with the primary residential use of the property. The site is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for disapproval.
- 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 Type A family day-care home at this location. Since the primary use of the property will remain a single-unit dwelling, Staff has no objection to the requested Type A family child-care home, which must comply with Ohio Revised Code requirements and be inspected as required by the State of Ohio.

## Council Variance Application

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

The property cannot be used as a Type A family daycare under current R2 zoning. A variance is necessary to allow the intended beneficial use

2. Whether the variance is substantial.

Yes  No

The variance allows a home-based Type A family daycare, which is compatible with the residential character of the neighborhood and will have minimal impact on surrounding properties.

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 proposed home-based Type A family daycare is compatible with the residential character of the neighborhood and will not substantially alter the neighborhood or cause a detriment to adjoining properties.

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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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 supposed home-based daycare will not adversely affect water, sewer, refuse, or other government services, as it is small-scale and operates within normal residential use.

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

The property was purchased with the intention of operating a daycare. However, the owner was not aware of all zoning restrictions that limit expansion or operation under R2 residential zoning.

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

The owner's intended use of the property as a Type A family daycare cannot be achieved without a variance, as current zoning does not allow this use. There is no feasible alternative method to legally operate the Type A daycare on this property.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  
 Yes  No

Granting the variance allows the owner to operate a small scale Type A family daycare which is compatible with the neighborhood. The owner will provide age appropriate care, maintain licensed child to staff ratios, and ensure a safe and nurturing environment. The intent of the R2 zoning is preserved and substantial justice is done by allowing this beneficial use.

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):**

The owner seeks to operate a Type A family daycare in a single-family home located in an R2 residential district. Under the current zoning, this use is not permitted (Columbus City Code 3332.033), and a variance is requested to allow the daycare to legally operate.

A variance from Columbus City Code 3312.49 is also requested to permit fewer off-street parking spaces than the minimum required by code.

The proposed use is small scale, compatible with the neighborhood, will maintain licensed child-to-staff ratios, provide a safe and nurturing environment, and preserve the intent of the R2 zoning while promoting a beneficial community service.

Signature of Applicant \_\_\_\_\_



Date \_\_\_\_\_

8/18/25

## **wRevised Statement of Hardship**

**Application:** CV25-074

**Address:** 1174 Romona Place, Columbus, OH 43204

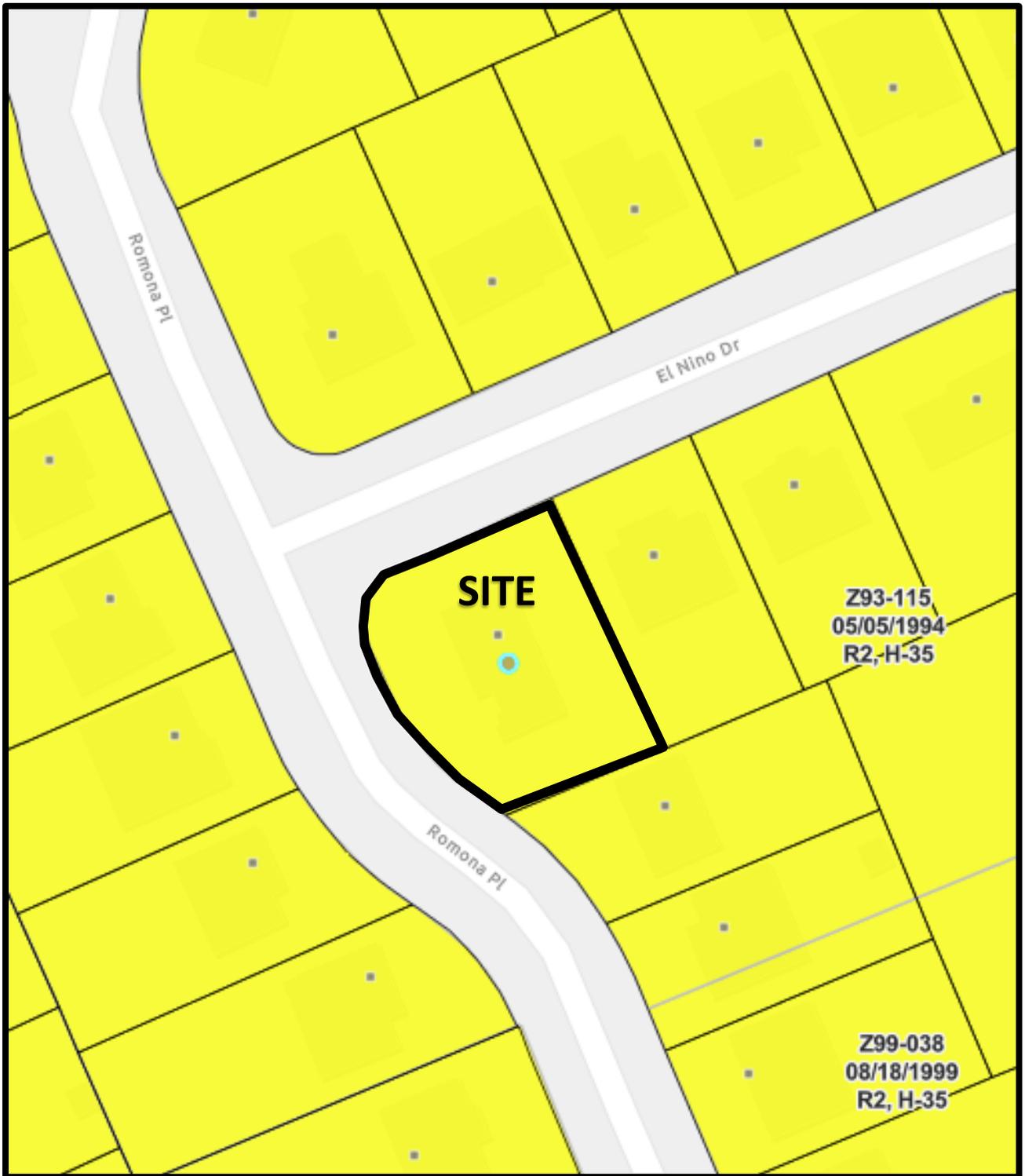
**Request:** Variance to reduce the number of required parking spaces from 5 to 2

**Use:** Type A Family Child Care Home

Our property is a single-family home located in a residential neighborhood with a driveway that accommodates two vehicles comfortably. The home does not have space to provide five (5) on-site parking spaces.

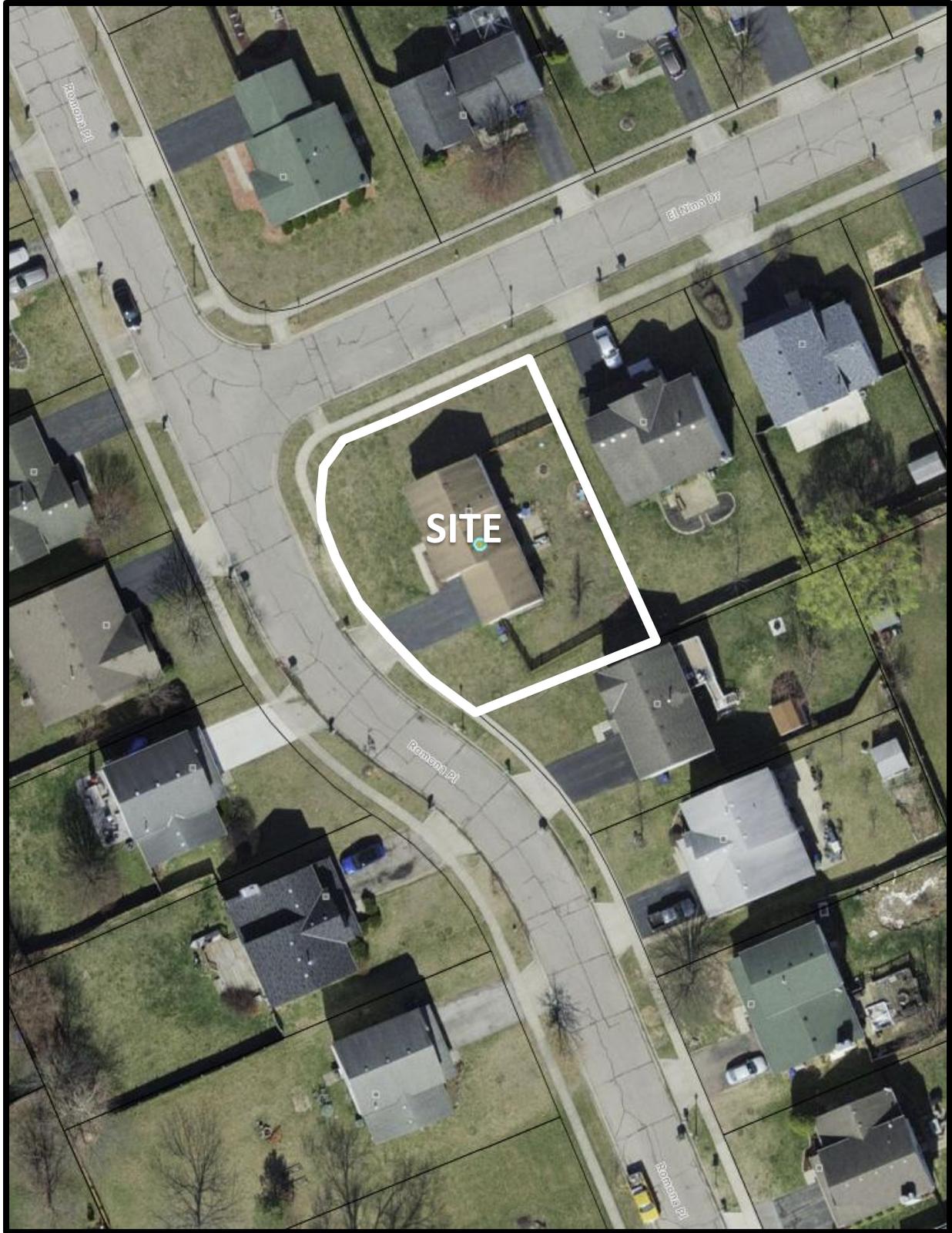
The proposed Type A Family Child Care Home will operate with limited staff, and parents will only need to briefly park during drop-off and pick-up times. Children will be dropped off and picked up quickly, so parking demand will be minimal and will not negatively impact the neighborhood.

For these reasons, we respectfully request a variance to reduce the required parking spaces from five (5) to two (2). This request allows the childcare home to operate effectively while maintaining the residential character of the neighborhood.



CV25-074  
1174 Romona Pl.  
Approximately 0.21 acres





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1174 Romona Pl.  
Approximately 0.21 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number** CV25-074

**Address** 1174 Romona Place

**Group Name** West Scioto Area Commission

**Meeting Date** October 16, 2025

**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:**

Applicant is requesting a zoning change from a Type B daycare to a Type A daycare facility. Vice Chair Russell summarized the presentation from the zoning meeting: the backyard is fenced, neighbor had no issue, there will be no signage. Parents stop in only to sign in or out. Pick up and drop off won't be late at night and will be scattered. The Zoning Committee voted 3 ayes, 2 nays, and 1 abstention. Lack of parking space is an issue identified by neighbors who attended both the zoning and full commission meetings. The applicant has been in business for six (6) months.

There was concern from existing neighbors about traffic and parking as parents would be dropping off and picking up their children. There was also concern about what precedence would be set if variance were to be approved. This is a strictly residential neighborhood.

The vote on this application was for disapproval with 2 in favor and 5 against.

**Vote** 2-5-0

**Signature of Authorized Representative** Kristen E. McKinley Digitally signed by Kristen E. McKinley  
Date: 2025.10.28 17:07:07 -04'00'

**Recommending Group Title** West Scioto Area Commission

**Daytime Phone Number** 614-404-9220

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

