

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

APPLICATION: CV25-129
Location: 100 NOE-BIXBY RD., being 2.35± acres located on the east side of Noe-Bixby Road; 1,880± south of East Broad Street (010-191434; Far East Area Commission).
Existing Zoning: I, Institutional District.
Proposed Use: Shared living facility.
Applicant(s): Motherful c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43207.
Property Owner(s): Maryhaven Inc. c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a shared living facility, in the I, Institutional District, for the explicit use and management of Maryhaven, as approved by Ordinance #1281-01 (CV01-042).
- A new Council variance is required because the property will be changing ownership and will no longer meet the conditions of Ordinance #1281-01. The property will remain a shared living facility with no additions or exterior changes proposed.
- A variance to reduce required parking from 29 to 22 spaces is included in this request.
- North and east of the site is right-of-way for Interstate 270. South of the site is a multi-unit residential development in the ARLD, Apartment Residential District. East of the site is religious facility in the R-1, Residential District.
- The site is within the planning boundaries of the *Far East Land Use Plan (2018)*, which recommends “Institutional” uses at this location. The *Columbus Growth Strategy (2026)* recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties and supports the variance for reduced required parking for this particular use.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow the existing shared living facility to remain at this location, without including specifics regarding ownership or management. The request is consistent with both the *Far East Land Use Plan* and the *Columbus Growth Strategy* and the reduction in parking is supportable for this particular use.

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

2. Whether the variance is substantial.

Yes No

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

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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):

Signature of Applicant

David Hodge

Date

STATEMENT IN SUPPORT OF USE VARIANCE REQUEST

APPLICATION: CV25-129
Location: 100-112 NOE-BIXBY RD., being 2.35± acres located on the east side of Noe-Bixby Road; 1,880± south of East Broad Street (010-191434; Far East Area Commission).
Existing Zoning: I, Institutional District.
Proposed Use: Shared living facility development.
Applicant(s): Motherful c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43207.
Property Owner(s): Maryhaven Inc. c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43207.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov.
Date: January 15, 2025

1. Introduction.

The subject property is located at 100 Noe Bixby Road within the boundaries of the Far East Area Commission. The parcel, comprising approximately 2.35 acres (Franklin County PID 010-191434), is zoned I, Institutional District, pursuant to Ordinance Z82-110 (adopted March 16, 1983). The site contains four two-story structures constructed in 1982 with associated drives, parking, and open space. For more than four decades, the property has operated as a residential and counseling campus, consistent with the institutional and residential character of the Noe Bixby corridor.

The property was originally developed as a convent following approval of Council Variance CV82-079 (Ord. 2130-82), which permitted a group-living arrangement in the Institutional District. In 2001, Council Variance CV01-042 (Ord. 1282-01) authorized housing and counseling for residents under the Maryhaven program. an addiction-treatment and recovery organization. That variance was expressly conditioned on continued ownership by Maryhaven. With Motherful's pending acquisition of the property, those entitlements terminate, and new approval is necessary to maintain lawful residential and counseling operations.

Motherful, a Columbus-based nonprofit collective of single mothers, proposes to establish The Motherful Village on the site. Motherful's mission is to support, empower, and nurture single-mother families through housing, education, and wellness. The project will continue the property's institutional and residential service role by providing shared housing and counseling for women and families experiencing housing instability. The existing buildings will be reused with modest interior renovation, preserving the site's established scale, layout, and compatibility with adjacent institutional and residential uses.

II. Statement of Conformance with the Far East Land Use Plan.

The Far East Land Use Plan, adopted by City Council in 2018, designates the property as Institutional. This designation supports educational, civic, and community-service functions and specifically encourages the adaptive reuse of underutilized institutional sites for social service programs and community-based housing. The Big Walnut/Noe Bixby subarea is characterized by a corridor of residential neighborhoods and institutional campuses set within a mature landscape along Big Walnut Creek. Motherful's proposal is directly consistent with the plan's recommendations by maintaining the site's community-service function, preserving open space, and supporting social equity and neighborhood stability.

The proposal aligns with the plan's guiding principles of adaptive reuse, strong neighborhoods, and equitable access to resources. By reactivating an existing institutional facility for family housing and counseling, the project reinforces the plan's vision for a socially inclusive and resilient community fabric. No expansion of the site or increase in intensity is proposed, ensuring full compatibility with the physical and policy framework of the Far East Land Use Plan.

III. Request.

1. Section 3349.03 – Permitted uses. The Applicant requests a use variance to permit shared living facility use in the Institutional District.
2. Section 3312.49 – Required parking. The Applicant requests a variance to reduce the minimum number of required parking from 29 to 22.

IV. Duncan Factors Analysis.

The property cannot yield a reasonable return under strict application of the Institutional District and parking provisions of the Columbus Zoning Code. The district's limited list of permitted uses, restricted to hospitals, rest homes, and similar institutional care facilities, excludes community-based housing such as Motherful's program, despite its functional and physical compatibility. In addition, the parking requirement of twenty-nine spaces is disproportionate to the scale of use and cannot be achieved without removing landscaping and disrupting the established campus layout. Granting both variances will restore a viable and socially beneficial use to the property while preserving its institutional character.

The requested variances are not substantial when viewed in context. The use variance maintains the same residential and counseling character historically associated with the site, while the parking variance represents a modest reduction of six spaces from the numeric

standard. Given the small number of resident families and limited staffing, twenty-three spaces are more than adequate to accommodate daily demand. These requests are therefore measured, proportional, and entirely consistent with both the site's history and surrounding development pattern.

The essential character of the neighborhood will remain unchanged. The Noe Bixby corridor is defined by a mix of residential and institutional uses that coexist within landscaped settings. Motherful's program maintains this established pattern, reusing existing buildings without external expansion or change in circulation. The continued use of twenty-three on-site parking spaces will not produce spillover or adversely affect adjacent streets. The variances will therefore preserve neighborhood character and protect surrounding property values.

The proposed variances will not adversely affect the delivery of governmental services. The property is fully served by public water, sewer, and roadway infrastructure, and the continued use of the existing campus will not increase service demand. By retaining the existing parking configuration, the Applicant avoids unnecessary paving and impervious surface, preserving stormwater performance and environmental quality. Accordingly, approval of the variances will have no negative effect on City operations or resources.

Motherful entered into purchase negotiations with full awareness of the site's zoning limitations and parking deficiency. Rather than proceeding without entitlement, the organization proactively sought to secure lawful approval through this Council variance process. Such good-faith compliance demonstrates transparency and respect for the zoning framework and supports granting equitable relief.

No reasonable alternatives exist that would allow the property's continued use in its current configuration. Rezoning would conflict with the Far East Land Use Plan's Institutional designation, and expanding parking would harm the site's environmental and visual integrity. The requested variances thus represent the least intrusive and most appropriate mechanism to reconcile the property's physical conditions with contemporary zoning standards.

Granting both variances upholds the spirit and intent of the Zoning Code by promoting adaptive reuse, sustainability, and public welfare. The use variance ensures continuity of community-serving residential programs, while the parking reduction supports environmental stewardship and efficient land use. Together, these approvals further City objectives of equitable housing access and preservation of institutional corridors.

V. City Council Criteria – Use Variance.

City Council may permit a use of property not otherwise allowed by the zoning district if such use will not adversely affect surrounding property or neighborhood and if Council is satisfied that granting such variance will alleviate a hardship or difficulty warranting relief from the comprehensive plan.

The proposed residential and counseling use will not adversely affect the surrounding neighborhood. The Far East Land Use Plan identifies institutional reuse and community-based housing as compatible functions within this corridor. The project maintains the existing development pattern, architectural scale, and landscape character, ensuring full neighborhood compatibility. Traffic and operational activity will remain at or below historic levels associated with prior institutional uses.

Strict application of the Institutional District creates hardship by precluding any residential occupancy other than elderly or medical care. This limitation fails to account for modern community-based support programs that serve families and single parents. Motherful's proposed use directly addresses this gap by providing housing and counseling for women, fulfilling the comprehensive plan's social-equity goals. Approval of this variance therefore alleviates a genuine hardship and supports a use that is harmonious with both the district's purpose and the City's policy framework.

VI. City Council Criteria – Area Variance.

City Council may 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 carrying out the zoning district provisions due to lot configuration, topography, or other conditions, provided such variance will not seriously affect adjoining property or the general welfare.

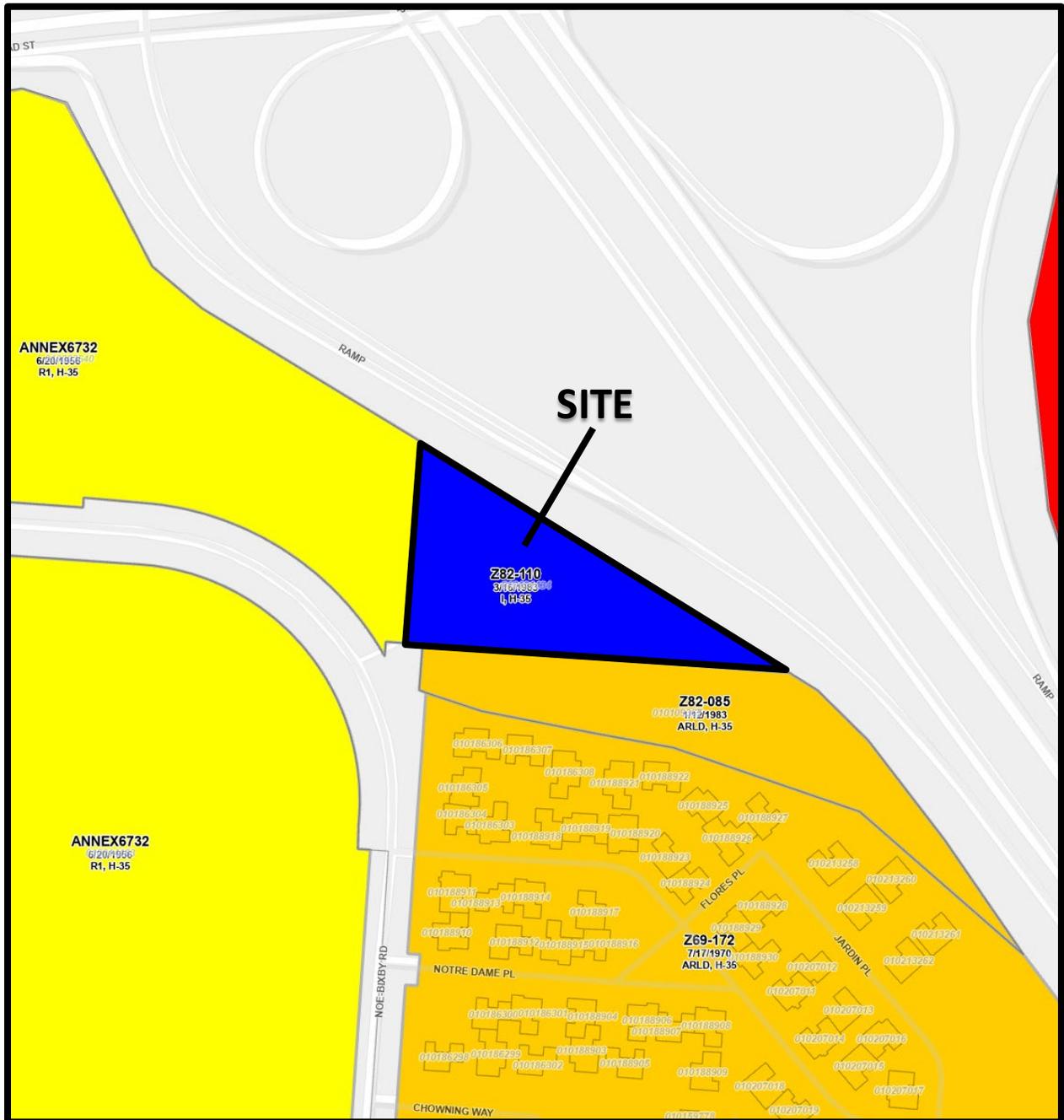
The property presents unusual and practical difficulties in meeting current parking requirements. The site was developed in 1982 with twenty-three parking spaces serving four modestly sized buildings arranged within a landscaped institutional campus. The existing configuration efficiently balances functionality and open space, but provides no physical opportunity for expansion without removing mature vegetation and disrupting site drainage. Adding six additional spaces to achieve code compliance would compromise greenspace and impose unnecessary cost and environmental impact.

The requested reduction will not adversely affect adjoining properties or the general welfare. The property has operated successfully with the same number of spaces for decades

under comparable use intensity. The proposed program will generate less parking demand than the former Maryhaven operation, and no spillover or congestion is anticipated. Granting the variance preserves the corridor's visual quality, environmental health, and institutional identity while aligning the site's parking supply with its practical demand.

VI. Conclusion.

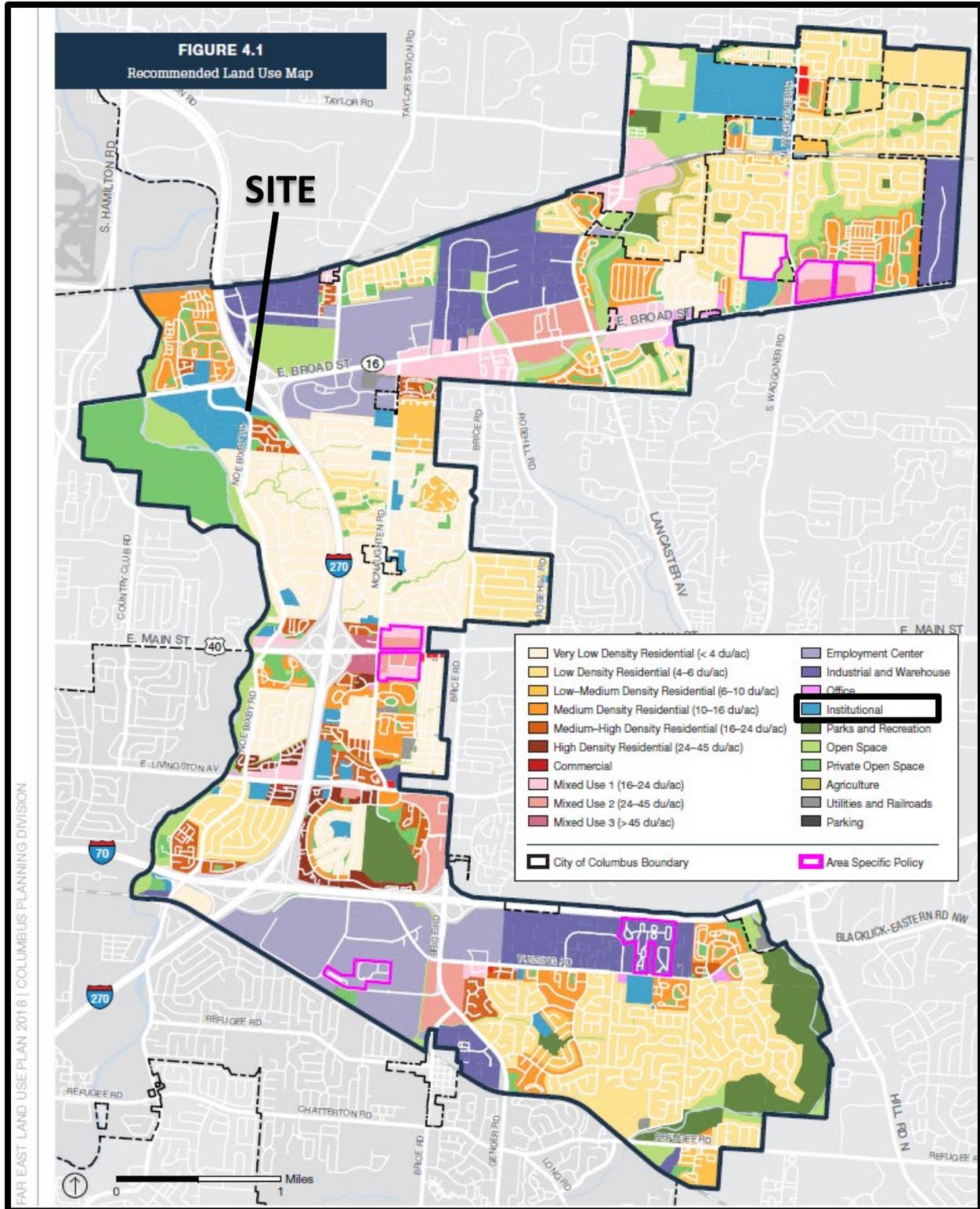
The requested use and parking variances are reasonable, consistent with the Far East Land Use Plan, and fully compatible with the surrounding neighborhood. Approval will preserve a vital community facility, sustain a legacy of social service on the property, and ensure efficient, sustainable use of land. Together, these variances represent a balanced, well-supported request that satisfies the City's established legal criteria while advancing its long-term planning objectives.



CV25-129
100 Noe Bixby Rd.
Approximately 2.35 acres



CV25-129
100 Noe Bixby Rd.
Approximately 2.35 acres



CV25-129
100 Noe Bixby Rd.
Approximately 2.35 acres

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

Case Number CV25-129

Address 100 NOE BIXBY ROAD

Group Name FAR EAST AREA COMMISSION

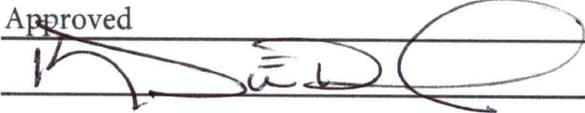
Meeting Date Feb 3, 2026

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:

Approved 8 Yes, 0 No

Vote Approved
Signature of Authorized Representative 
Recommending Group Title FEAC Zone Chair
Daytime Phone Number 6143013104

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 BUILDING
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 #: CV25-129

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054
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. Maryhaven Inc. 1791 Alum Creek Drive Columbus, Ohio 43207</p>	<p>2. Motherful 254 Agler Road Gahanna, Ohio 43230</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT 

Sworn to before me and signed in my presence this 17 day of Dec, in the year 2025


SIGNATURE OF NOTARY PUBLIC

1-26-30 Notary Seal Here
My Commission Expires



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

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