

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

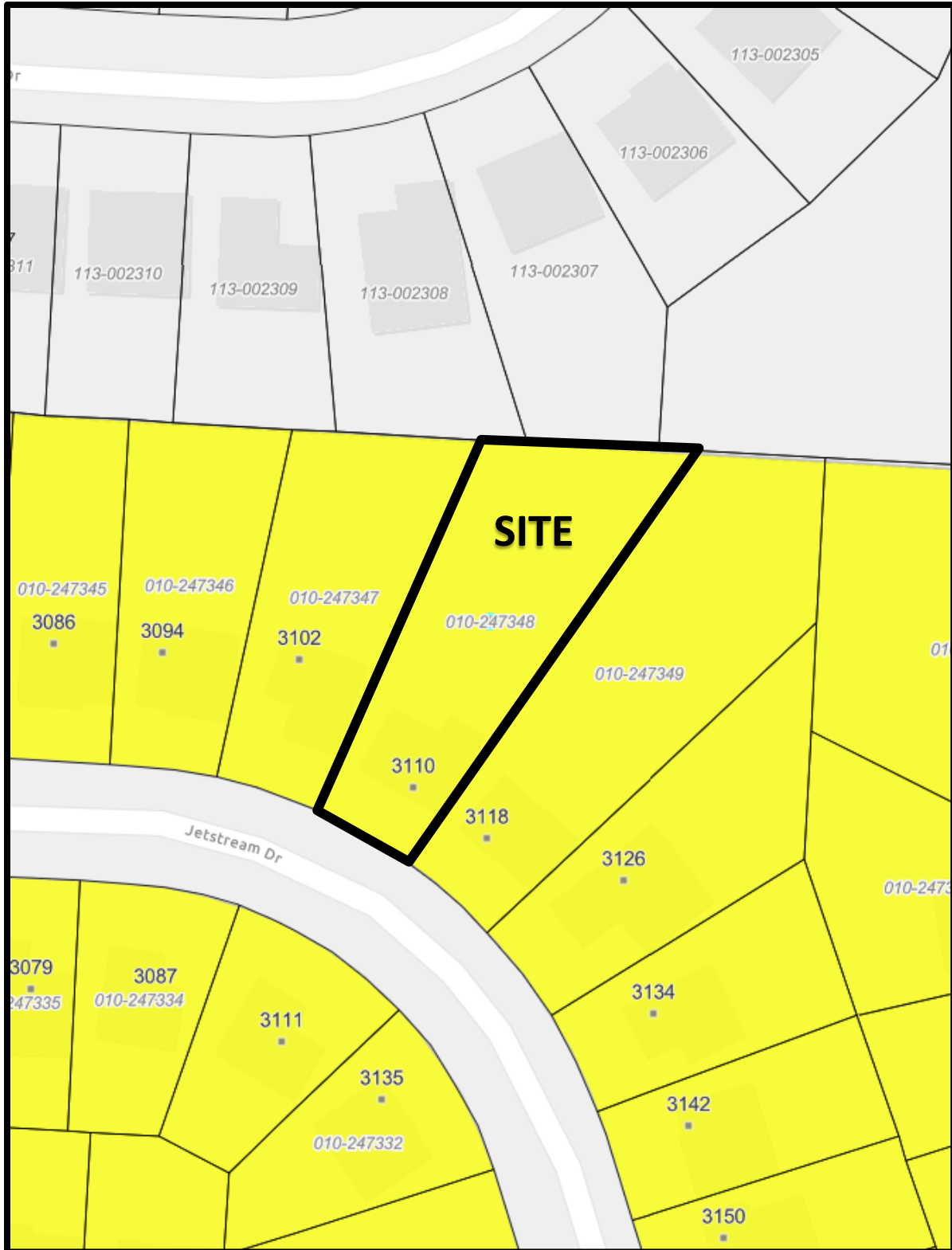
APPLICATION: CV26-015
Location: 3110 JETSTREAM DR. (43231), being 0.30± on the north side of Jetstream Drive, 540± feet north of Omega Drive (010-247348; Northland Community Council).
Existing Zoning: L-R-2, Limited Residential District.
Proposed Use: Type A family child care home.
Applicant(s): Anneliese Santil De Carter; 3110 Jetstream Drive; Columbus, OH 43231.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the L-R-2, Limited Residential District as allowed by Ordinance #1409-98 (Z98-010). The requested Council variance will allow a Type A family child care home at this location. A variance to reduce required parking from five to two spaces is included in the request.
- A Council variance is required because the L-R-2, Limited Residential District does not allow a Type A family child care home.
- To the south, east and west of the site are single-unit dwellings in the L-R-2, Limited Residential District. To the north are single-unit dwellings in the R-1, Restricted Suburban Residential District within Blendon Township.
- The site is located within the planning boundaries of the *Northland I Area Plan* (2015), which recommends “Low-Medium Density Residential (4-6 du/acre)” land uses at this location, consistent with the primary residential use of the property.
- The site is located within the boundaries of the Northland Community Council, 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 child 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 use, which must comply with Ohio Revised Code requirements and be inspected as required by the State of Ohio.



CV26-015
3110 Jetstream Dr.
Approximately 0.30 acres

Northland I Area Plan (2014)

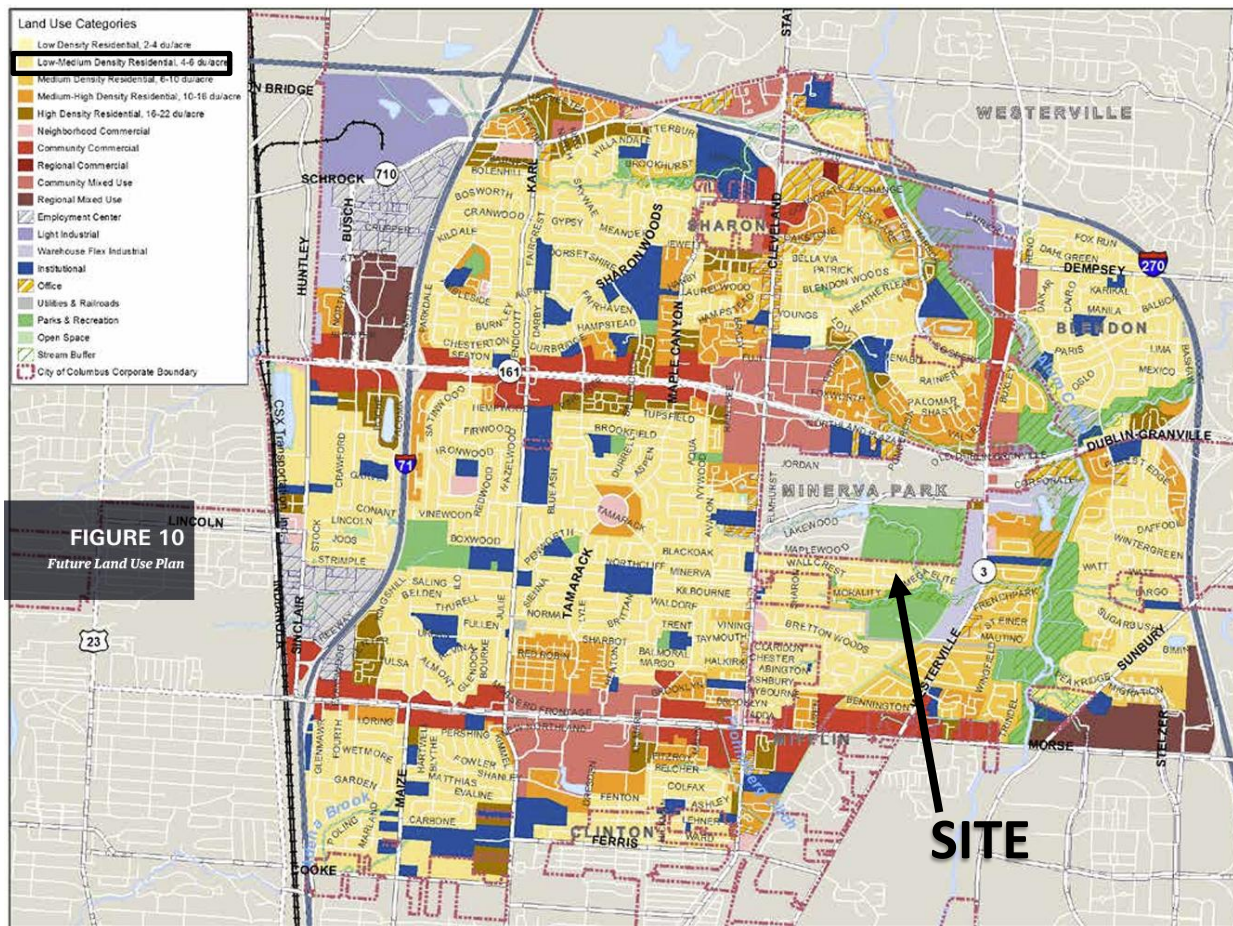


FIGURE 10
Future Land Use Plan

CV26-015
3110 Jetstream Dr.
Approximately 0.30 acres



CV26-015
3110 Jetstream Dr.
Approximately 0.30 acres

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 is a single-family residence that will continue to be used as a primary residence. However, without the requested variance, the property cannot be reasonably or beneficially used for a licensed Family Child Care Type A program as regulated by the Ohio Department of Job and Family Services. The variance is necessary to allow compliance with state childcare license requirements, including safe outdoor play space. A fenced backyard will be installed to ensure child safety and to meet license standards.

2. Whether the variance is substantial.

Yes No

The requested variance is minimal and limited in scope. The use remains residential in nature and operates as a home occupancy. No structural changes to the residence are proposed, and the addition of a backyard fence is a safety improvement consistent with residential use and neighborhood character.

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 essential residential character of the neighborhood will not be altered. The property will continue to function as a single-family home. Childcare activities will occur primarily indoors and within a fenced backyard during daytime hours only. No signage, traffic, or late-night activity is proposed. The fenced yard enhances safety and is consistent with similar residential fencing in the neighborhood.

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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.

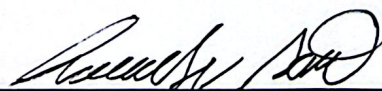
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

C.C.C. 3332.033, R-2 Residential district

C.C.C. 33.70.05 Permitted uses,

To permit a Type -A Child day care home

Signature of Applicant



Date

2/11/26

STATEMENT OF HARDSHIP

Variance to Reduce Required Parking Type A Home Child Care

Applicant: Anneliese Santil De Carter

Property Address: 3110 Jetstream Dr Columbus, OH 43231

Variance Request: Reduction of required off-street parking from 5 spaces to 2 spaces,
3312.49(C)

3332.033, R-2 residential district

3370.05, Limitation Overlay

Introduction

This request is for a variance to allow a small, home-based Type A childcare to operate within an existing single-family residence. The requested parking reduction is necessary due to the physical limitations of the property and the residential character of the neighborhood.

The variance represents the **minimum necessary relief** to allow reasonable use of the property while maintaining compatibility with surrounding residential uses.

Practical Difficulties of the Property

The zoning code requires five off-street parking spaces for this use. This requirement is designed for larger commercial childcare centers and creates practical difficulty when applied to a single-family residential property.

The subject property was developed as a typical residential lot and was not designed to accommodate commercial-scale parking. Providing five off-street parking spaces would require significant alteration of the property and would:

- Eliminate substantial yard and green space
- Alter the residential character of the property
- Create a parking configuration inconsistent with surrounding homes
- Result in an unreasonable physical burden on the site

Due to the size, layout, and residential design of the property, it is not practical to construct five parking spaces without fundamentally changing the nature of the property.

The Parking Requirement Is Excessive for the Proposed Use

The required five parking spaces significantly exceed the realistic parking demand of a small home childcare.

The proposed operation will include:

- One provider and one staff member
- Staggered drop-off and pick-up scheduling
- Short arrival and departure times (approximately 2–3 minutes per family)
- Many children from the same families (single vehicle drop-off)

A realistic peak parking demand is:

- 2 staff vehicles
- 1–2 parent vehicles at peak times

This results in a maximum expected demand of approximately **3–4 vehicles**, which can be accommodated by the provided off-street parking and available driveway space.

The required five spaces therefore exceed the actual needs of the proposed use.

The Request Will Not Adversely Impact the Neighborhood

The proposed childcare will operate as a **small, low-impact home occupation**. Measures have been incorporated to ensure minimal impact on the neighborhood, including:

- Off-street parking will be maintained on the property
- All staff will be required to park off-street
- Staggered arrival and departure scheduling will prevent congestion
- Drop-off and pick-up will be brief and orderly
- No evening or weekend operation
- Outdoor play limited to daytime hours only

These operational commitments ensure the use will function in harmony with the surrounding residential area.

The Request Does Not Alter the Character of the Area

The proposed use will remain residential in appearance and function. No commercial building expansion or major exterior changes are proposed.

The childcare will operate within the existing home and will maintain the residential character of the neighborhood.

The Variance Is the Minimum Necessary Relief

The applicant is **not requesting elimination of parking requirements**, but rather a modest reduction to a level consistent with the scale of the proposed use.

The revised site plan preserves off-street parking and responds directly to staff concerns. The request represents the **minimum variance necessary** to allow reasonable use of the property.

The Spirit and Intent of the Zoning Code Are Observed

The intent of the parking requirement is to prevent congestion and protect neighborhood parking availability. Through off-street parking, staggered scheduling, and operational commitments, this intent will be met.

Granting this variance will allow a needed neighborhood service while maintaining the goals of the zoning code.

Conclusion

Strict application of the five-space parking requirement creates a practical difficulty for this residential property and is disproportionate to the scale of the proposed home childcare.

The requested variance is reasonable, minimal, and will not negatively impact the neighborhood. Approval will allow the property to be used in a safe and productive manner consistent with the intent of the zoning code.



Northland Community Council
Development Committee

Report

April 29, 2026 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting (16): Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize/Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCA), Rolling Ridge (RRSHA), Salem (SCA), Savannah Estates (SECA), Trouville Manor (TMHOA).

Non-Voting (1): NCC VP Pat Hammel

Case #1 Application #BZA26-023 (BZA variance from §3353.09 to reduce the required setback line from 60 feet to ~~33 feet~~ 10 feet to permit commercial development in a C-2 district for healthcare uses; *supported March 2026, setback subsequently changed*) Carpenter
Victor Nduaguba, P.E. *representing*
Shirwa Farhiya
4873 Cleveland Ave, 43231 (PID 101-138823)

- *The Committee approved 8-7 (w/ 1 abstention) a motion (by FPCA, second by PCA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #2 Application #CV26-015 (Council variance to permit a Type A in-home day care facility in a L-R-2 residential district) Rose
Anneliese Santil De Carter
(Residence) 3110 Jetstream Dr, 43231 (PID 010-247348)

- *The Committee approved 11-5 a motion (by FPCA, second by PCA) to **RECOMMEND DISAPPROVAL** of the application.*²

Case #3 Application #GC26-012 (Graphic variances from §3377.07(B) and §3377.08(B)(1) to allow for automatic changeable copy in an M-1 district and to increase allowable sign area by 46.35 SF to 158.6 SF) Smedley
Rebecca Green/Zoning Resources *representing*
Sign Vision
(Able Roofing) 4777 Westerville Rd, 43231 (PID 600-148986)

- *The Committee approved 15-1 a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session 7:30 pm

Meeting Adjourned 8:15 pm

¹ The Committee is supportive of the use, and appreciates the applicant's time, effort, and frustration in navigating the zoning process. However, the Committee did not support the City's instruction to the applicant to move the structure within 10 feet of the ROW. This is completely atypical of this district, where building setback of 25 feet or more from ROW is the norm. The Committee determined that it is possible to place all parking (with a modest reduction from 25 to 21 spaces) behind the building while maintaining a 25-foot building setback from ROW, and would have supported this, or the 33-foot building setback, including a drive lane and parking forward of the building, which it previously supported in March 2026.

² The Committee found that the applicant proposed modifications to the property that would have eliminated the two required parking spaces in the garage, thereby reducing legal off-street parking to zero. In addition, the configuration of this district provides limited on-street parking, and, coupled with the need to accommodate applicant's and state-required staff members' vehicles as well as clients' vehicles for pick-up and drop-off of clients' children, this indicated a potential for substantial impact by the proposed use on owners and visitors to adjacent and nearby residential properties.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-015

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) Anneliese Santil De Carter
of (COMPLETE ADDRESS) 3110 Jetstream drive Columbus, OH 43231

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. Anneliese Santil DeCarter cel: 9292575426 3110 Jetstream Drive Columbus, OH 43231	2. NA
3. NA	4. NA

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24 day of January, in the year 2026

SIGNATURE OF NOTARY PUBLIC

07/2030
My Commission Expires



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