

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

**APPLICATION:** CV25-034  
**Location:** 3570 FISHINGER BLVD. (43026), being 0.77± acres located on the north side of Fishinger Boulevard, 128± feet west of Ridge Mill Drive (560-232203; West Scioto Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Proposed Use:** Screen printing business.  
**Applicant(s):** SKR V Creative, LLC D.B.A. Crit Apparel; 77 E. Wilson Bridge Road, Suite 100; Worthington, OH 43085.  
**Property Owner(s):** 3570 Fishinger Blvd LLC; 77 E. Wilson Bridge Road, Suite 207; Worthington, OH 43085.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a commercial use in the CPD, Commercial Planned Development District. The requested Council variance will allow a screen printing business, which is considered to be a manufacturing use.
- A Council variance is required because the CPD district does not allow manufacturing uses.
- To the north, south, east, and west of the site are commercial and retail uses in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Mixed Use (Community)” land uses at this location. Additionally, the Plan includes complete adoption of the *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 approval.
- Practical difficulties were not considered since only a use variance is proposed with this request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested Council variance will allow a screen printing business in the CPD district, which is considered to be a manufacturing use. Staff supports the request because the screen printing business activities include a retail component which is consistent with the land use recommendations of *Trabue/Roberts Area Plan* recommendation, and the industrial aspect of the business will not add an incompatible use to the area.

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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

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See attached document re: #1

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2. Whether the variance is substantial.

☐ Yes ☒ No

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See attached document re: #2

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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

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See attached document re: #3

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

Renovations to the property will be minimal.

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

See attached document re: #5.

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

See attached document re: #6.

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

See attached document re: #7.

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 property was zoned CPD under ordinance Z90-009. According to the site plan associated with Z90-009, this parcel is specifically in subarea #5. The permitted uses in subarea #5 are: "All uses permitted under C-1, C-2, C-3, C-4, and C-5 except game rooms, adult book stores and used car lots, except used car lots in connection with an automobile dealership."

The applicant, Crit Apparel, is a custom apparel provider. City of Columbus zoning staff has made a determination that the proposed use is more similar to an M-Manufacturing use based on the equipment used (printers, laser cutters, and fume extractors) and the percent of the building being used for that versus retail sales. Therefore the variance requested is to allow a custom apparel provider in this location.

Signature of Applicant



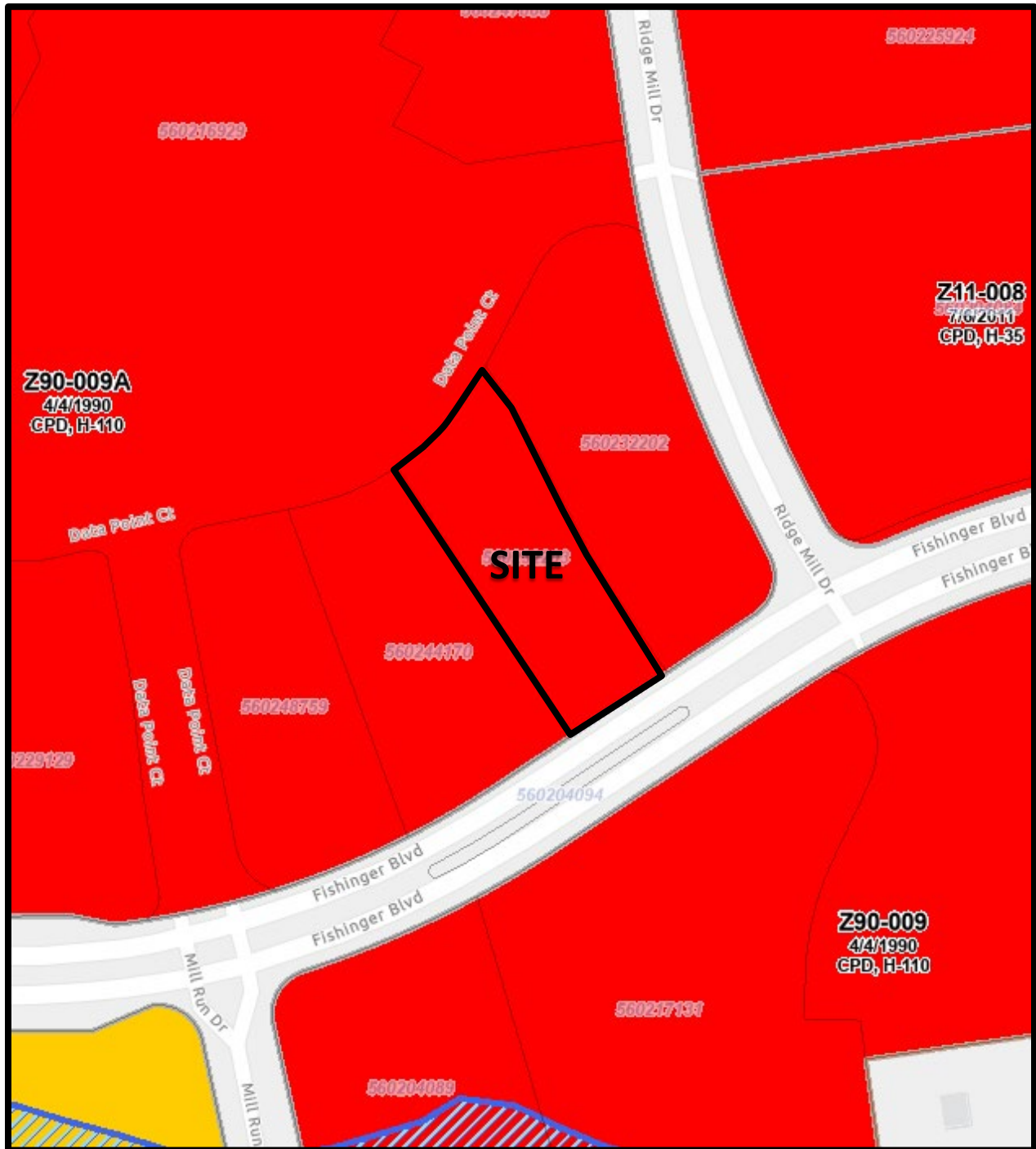
Date

3/24/25

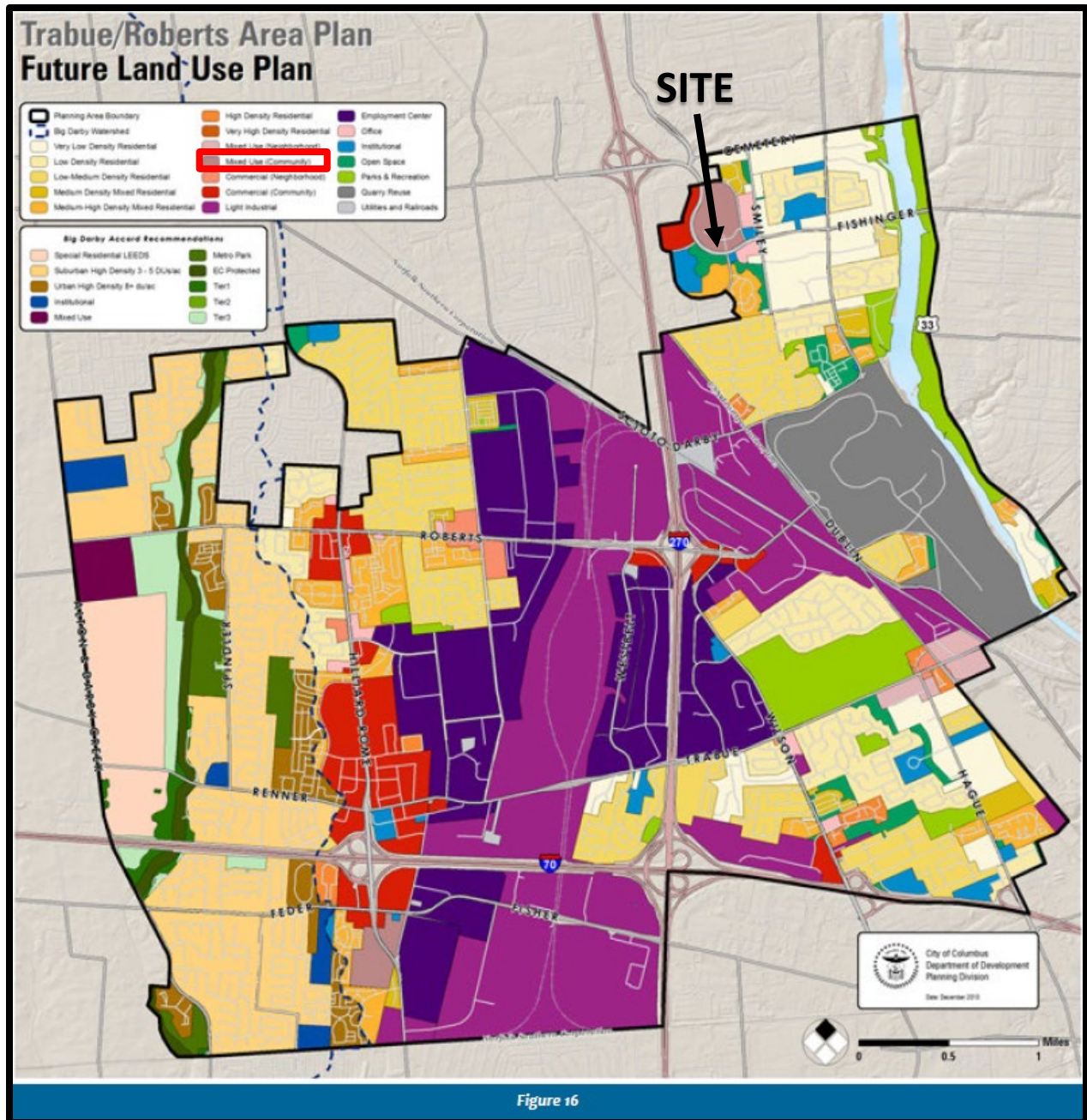
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
  - a. Yes, the property might yield a reasonable return, however, two previous tenants have gone out of business costing the property owner considerable expense. This business is affiliated with the property owner, so the chances of a reasonable return are much higher given the property owner's confidence in the business.
2. Whether the variance is substantial.
  - a. The variance requested is not substantial. The proposed use of 3570 Fishinger Blvd for sewing, pressing, cutting, and completing custom apparel using pre-existing raw materials does not introduce any detrimental impacts to the building, surrounding neighbors, customers, or the city. The operations involve no hazardous processes and produce minimal noise, odors, or other objectionable effects. The nature of the business is clean, quiet, and compatible with the surrounding environment (it is far less detrimental than several existing neighboring businesses which include a go-kart track), making the variance both minimal and non-intrusive in every aspect.
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.
  - a. The essential character of the neighborhood will not be substantially altered, nor will adjoining properties suffer any detriment as a result of this variance. In fact, the opposite effect is anticipated. The presence of Crit Apparel at 3570 Fishinger Blvd will enhance the area's character and economic vitality and bring cross-traffic to the area.
  - b. Columbus will be gaining one of the only business of its kind in the state — and one of only a few in the nation — capable of custom cut-and-sew apparel. This unique capability can be highlighted in the City's outreach.
  - c. Crit Apparel's operations will generate seasonal, part-time, and full-time job opportunities, directly contributing to workforce development in the area. With a mission centered around collaboration with schools, educators, and non-profit organizations, Crit is committed to raising the bar for community engagement and support.
  - d. Unlike other businesses in the district, Crit Apparel does not conflict or compete with existing establishments. Instead, our presence will introduce a fresh influx of recognition and economic momentum, offering a complementary and positive contribution to the surrounding business ecosystem.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  - a. No substantial changes are proposed and therefore no changes to delivery of governmental services are expected.
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  - a. The property owner was aware of the zoning but was not aware that such a use would require a variance or potentially not be permitted given its compatibility with the existing area uses.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  - a. City of Columbus staff indicated that the applicant could apply for an Appeal of their use determination, however if that was denied than a Council Variance would be necessary anyway. The applicant opted to apply for a Council Variance in an effort to resolve these issues in one step.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
  - a. Although the City has indicated our proposed use may fall under M1 Manufacturing zoning, we believe this is based on a misunderstanding. Crit Apparel does not engage in traditional manufacturing. Instead, we perform final-stage customization and assembly of pre-manufactured apparel and materials. This includes cutting, sewing, pressing, and finishing — activities that are already contemplated within the C4 approved uses such as fabric, needlework, quilting, and sewing (and is certainly less intensive than auto-repair which is an approved use). Our use is directly aligned with these existing permitted uses, and no heavy machinery, fabrication of raw materials, or industrial-scale production occurs on-site.
  - b. Our operations are entirely consistent with the intent and scope of C4 commercial zoning, which allows for a range of low-impact service and retail businesses. Crit Apparel's activities do not produce noise, odor, environmental waste, or other disruptive externalities. In fact, as noted more intensive operations such as automotive repair and upholstery services are permitted within C4, both of which have a significantly higher environmental and operational impact than our proposed use. We currently operate out of a fully leased office building in Worthington with no issues or complaints, further underscoring the non-disruptive, commercial nature of our business.
  - c. Our business model includes:
    - i. **Final assembly** of apparel using pre-manufactured textiles and materials
    - ii. **Retail and showroom components**, which serve walk-in customers and fulfill e-commerce orders
    - iii. A focus on **custom cut-and-sew garment completion** using environmentally friendly and non-industrial methods





CV25-034  
3570 Fishingier Blvd.  
Approximately 0.77 acres







CV25-034  
3570 Fishinger Blvd.  
Approximately 0.77 acres



111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

|                                    |   |
|------------------------------------|---|
| Case Number                        | <u>CV25-034</u>   |
| Address                            | <u>3570 Fishinger Road</u>  |
| Group Name                         | <u>West Scioto Area Commission</u>  |
| Meeting Date                       | <u>May 15, 2025</u>   |
| Specify Case Type                  | <input type="checkbox"/> BZA Variance / Special Permit<br><input checked="" type="checkbox"/> Council Variance<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Graphics Variance / Plan / Special Permit |
| Recommendation<br>(Check only one) | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Disapproval  |

**LIST BASIS FOR RECOMMENDATION:**

This application was approved unanimously by a vote of 8-0-0.

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|--|--|
| Vote                                   | <u>8-0-0</u>   |
| Signature of Authorized Representative | <u>Kristen E. McKinley</u><br><small>Digitally signed by Kristen E. McKinley<br/>Date: 2025.05.19 11:14:07 -04'00'</small> |
| Recommending Group Title               | <u>West Scioto Area Commission</u>   |
| Daytime Phone Number                   | <u>614-404-9220</u>  |

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV25-034

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) Neil Sethi

of (COMPLETE ADDRESS) 77 E. Wilson Bridge Road, Suite 207 Worthington, Ohio 43085

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. Sethi Associates, Ltd. sole member of 3570 Fishery Blvd LLC<br>Neil Sethi and David Sethi<br>614-989-0359   614-989-5200<br>77 E Wilson Bridge Rd. Ste 207. Worthington, OH. 43085<br>0 | 2. SKR V Creative, LLC DBA Crit Apparel<br>Anthony Scala<br>614-364-0489<br>77 E Wilson Bridge Rd. Ste 100. Worthington, OH. 43085<br>3 Full time Employees and 3 part-time employees |
| 3.   | 4.  |

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 24<sup>th</sup> day of March, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

9.16.27  
My Commission Expires

Notary Seal Here



JAMIE BUNKER  
Notary Public  
State of Ohio  
My Comm. Expires  
September 16, 2027

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