

CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE

APPLICATION: **CV25-028**
Location: **7520 WORTHINGTON-GALENA RD. (43085)**, being 0.86± acres located on the east side of Worthington Galena Road; 860± feet northeast of Dearborn Drive (610-146426; Far North Columbus Communities Coalition).

Existing Zoning: M-2, Manufacturing District.
Proposed Use: Unlimited veterinary practice.
Applicant(s): 7520 Worthington Galena Road LLC; c/o Elizabeth A. Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.
Owner(s): 7520 Worthington Galena Road LLC; 465 Haymore Avenue South; Worthington, OH 43085.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a veterinary facility containing veterinary office, veterinary hospital and indoor animal boarding uses in the M-2, Manufacturing District as approved by Ordinance #1491-93 (Council Variance #CV93-040). The requested Council variance will allow the existing facility to expand its allowable uses to include outdoor veterinary treatment. Variances for a reduced aisle width and maneuvering area from 20 to 12.1 feet; to allow gravel surfaces for a driveway and overflow parking on the eastern side of the property; a parking space reduction from 23 required to 15 provided spaces, with overflow parking available on the eastern side of the property; and a reduced parking setback line from 50 feet to 30± feet from Worthington-Galena Road after the required right-of-way dedication is completed are also included in this request.
- A Council variance is required because the M-2, Manufacturing District does not allow outdoor veterinary treatment.
- North of the site is a pavement business in the M-2, Manufacturing District. West of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. South and east of the site is a self-storage facility in the M-2, Manufacturing District.
- The site is within the planning area of the *Far North Area Plan* (2014), which recommends “Warehouse Flex” land uses for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed use and support the variances for reduced aisle width, gravel surface, and reduced required parking and parking setback.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff note the request is supplementing the existing use, which is supported under the "Warehouse Flex" land use recommendation of the *Far North Area Plan*, and will not add an incompatible use to the area.

STATEMENT OF HARDSHIP

Property Address: 7520 Worthington Galena Road, Worthington, Ohio 43085
 Applicant: 7520 WORTHINGTON GALENA ROAD, LLC, c/o Katie Miller

The subject property is located along Worthington Galena Road, north of Dearborn Drive and south of Worthington Woods Boulevard. The subject property is currently zoned in the M-2 zoning district. The applicant is proposing to add an outdoor canine treatment and therapy area to the existing veterinary clinic that currently occupies the subject property.

To the south and east are M-2 zoning districts developed with existing self-storage facilities, to the west are existing multi-family residential units zoned in the L-AR-1 zoning district, and to the north is an existing manufacturing facility zoned in the M-2 zoning district.

The applicant is requesting a council use variance from Section 3367.01 and informed by Section 3353.05(F), to permit veterinary office/hospital care for small and large animals, indoor animal boarding, and certain veterinary treatment and therapeutic activities to be conducted in a confined space located directly adjacent to and outside of the existing facility.

The applicant is requesting a variance from Section 3312.49 requiring a total of 23 parking spaces (medical office requires 1 parking space per 300 square feet which would be 17.84 spaces for the 5,353 square foot veterinary building and the existing barn requires 1 parking space per 1,000 square feet for the first 20,000 square feet which would be 3.62 spaces for the 3,360 square foot barn) to allow for a total of 15 parking spaces.

The applicant is requesting a variance from Section 3312.43 prohibiting gravel in a driveway to allow for the existing gravel surrounding the barn to remain and for overflow parking to occur on the driveway surrounding the barn.

The applicant is requesting a variance from Section 3312.09 requiring a minimum width of 20 feet for an aisle to allow for a width of approximately 12.1 feet.

The applicant is requesting a variance from Section 3367.15(d) requiring that no part of the 50 foot buffer be used for off-street parking to allow for off-street parking to be located approximately 33.2 feet from the proposed right-of-way of Worthington Galena Road.

Factors:

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. The grant of the above variance will allow the current occupants of the subject property to administer more substantive and complete veterinary care than is currently possible without the variances. Note, Ordinance #1491-93 which allowed for veterinary office/hospital care for small and large animals, indoor animal boarding will be revoked by the passage of the Ordinance for this Council Variance. Therefore, the applicant wishes to carry over the variances permitted by Ordinance #1491-93 and

add a variance for the Canine Treatment and Therapy Area (as defined below). By providing a fenced-in, outdoor space for treatment (the “Canine Treatment and Therapy Area”), animals that display outward signs of stress induced by the indoor environment of a veterinary clinic, as well as animals whose care requires scrutiny of their gait, can be provided with a critical treatment space that meets their needs.

- b. With respect to the parking variances, the property cannot support the required number of parking spaces given the size of the parcel and the configurations of the buildings.
- c. With respect to the gravel on the property, the gravel has existed on the property since at least the early 1990s and it would be cost prohibitive to the applicant to remove the gravel or pave over the gravel given the City’s storm water drainage requirements. Also, the gravel around the barn serves as overflow parking for the staff of the veterinary office.
- d. With respect to the reduction in aisle width, due to the width of the lot, there is not enough space between the building and the property line to accommodate a 20 foot drive aisle as required by the City Code.
- e. With respect to the 50 foot buffer, due to the size of the lot and the constraints on the parking lot configuration, there cannot be a reduction of the parking lot by approximately 20 feet to meet this 50 feet requirement so a variance is required to avoid increasing the parking space reduction variance request.

2. Whether the variance is substantial.

- a. The grant of the above variance is not substantial because allowing for the outdoor treatment of certain animals, as needed, will not dramatically increase the use of the subject property. The Canine Treatment and Therapy Area will only be used for brief time periods to allow for evaluation of the animal. No animals will be left unattended in the Canine Treatment and Therapy Area for any amount of time.
- b. The parking variance is not substantial given that there is an existing variance for this property reducing the required parking from 21 spaces to 18 spaces (V95-100). The requested parking variance here is simply reducing the required parking spaces to 15 spaces which is not substantial given that 18 spaces are currently required. Additionally, the City of Columbus previously required the applicant to relocate the driveway on the property and the relocation resulted in the loss of two previously existing parking spaces.
- c. The gravel variance is not substantial given that the gravel has existed on the property since the early 1990s.
- d. The aisle width reduction is a reduction of approximately 7.9 feet.
- e. The buffer reduction is approximately 16.8 feet.

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 grant of the above variance will not substantially alter the neighborhood or cause adjoining properties to suffer a substantial detriment because allowing for the outdoor treatment of certain animals, as needed, at the subject property would not dramatically increase the use of the subject property beyond its current use as a veterinary clinic. As the permitted use under the above variance would be limited to short-term, as

needed, activities, there would be no instances in which animals would be in the Canine Treatment and Therapy Area without supervision.

b. The grant of the parking, gravel, aisle width, and buffer reduction variances would not substantially alter the neighborhood or adjoining properties would not suffer a substantial detriment because of the variances because these conditions have existed on the property for many years and we are asking for variances to be in compliance with the zoning code. For context, the property to the north has the edge of its parking lot less than 10 feet from the existing right-of-way of Worthington Galena Road so the current location of the parking lot would not harm the neighboring properties.

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

- a. The grant of the above variances will not adversely affect the delivery of governmental services.

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

- a. The property owner purchased the property with the knowledge of the zoning restrictions but wishes to obtain the above requested variance to provide more complete veterinary care than is currently permitted under the existing zoning requirements and allow for the property to operate as it currently does.

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

- a. The property owner's predicament cannot be obviated without the requested variances.

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

- a. The spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance because permitting the addition and use of the Canine Treatment and Therapy Area does not extend the use of the current facility beyond that of other offices and/or clinics for health care and social assistance, as permitted under zone C-2, and thereby, also under zone M-2.

Unlike patients in a chiropractic, dental, or medical clinic, not all patients in a veterinary clinic can be safely treated in an indoor setting. Dogs are particularly attuned to the presence of unknown and unseen sounds and smells, which can cause increased stress levels that complicate the administering of veterinary care. The current zoning, as conditioned by the Ordinance, is akin to the zoning code proscribing a dentist's use of nitrous oxide within their clinic. The requirement that all treatment takes place inside does not account for the unique needs of a veterinary practice.

The spirit and intent of the zoning requirement is perhaps better understood as a prohibition against the outdoor boarding of animals outside the permitted facility, similar to the prohibition against hotels and motels within C-2 zoning districts. The requested variance is limited to allowing for a confined, outdoor space into which animals that require more space for treatment can be brought, treated, and then

promptly removed. This will not be a space for long-term boarding or kenneling, nor will it function as an “outside run,” per se. The requested variance will merely extend the treatment facilities of the veterinary clinic that currently occupies the subject property.

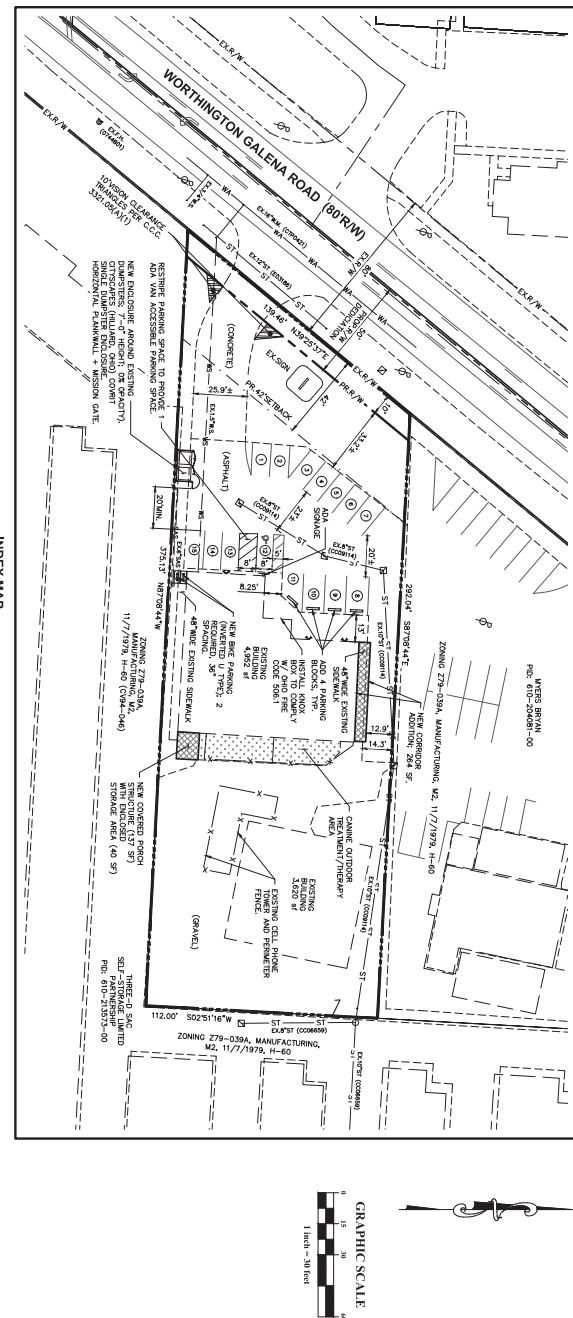
With respect to the parking, gravel, aisle and buffer reduction variances, given the size of the parcel, the lack of space to obtain additional parking given the configuration of the buildings, and the cost prohibitive nature of the City’s storm water control requirements for impervious surfaces, the applicant requires these variances to continue to use its property.

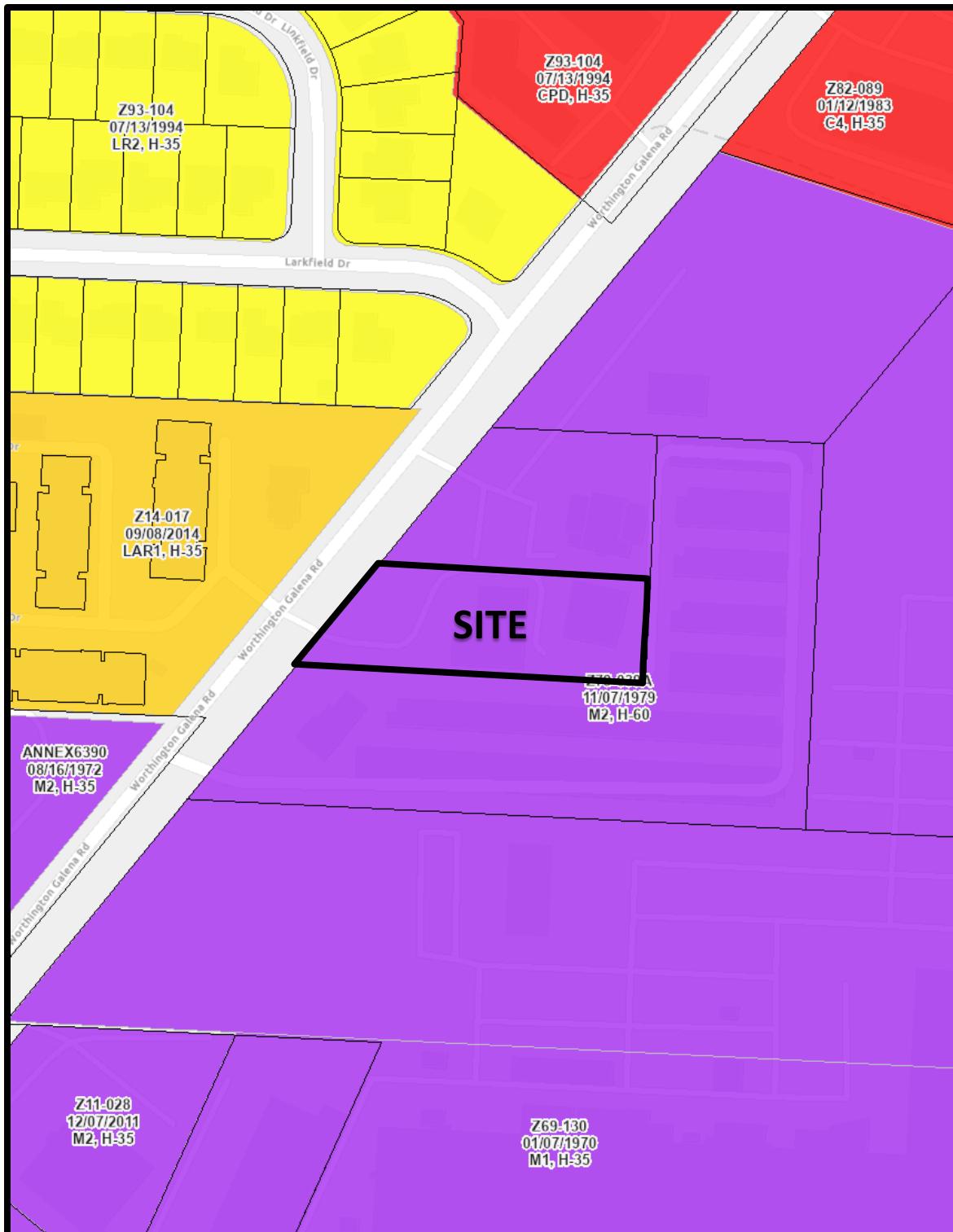
A handwritten signature in blue ink, appearing to read "Elizabeth A. Seedorf".

Elizabeth A. Seedorf, Esq.
Vorys, Sater, Seymour and Pease LLP

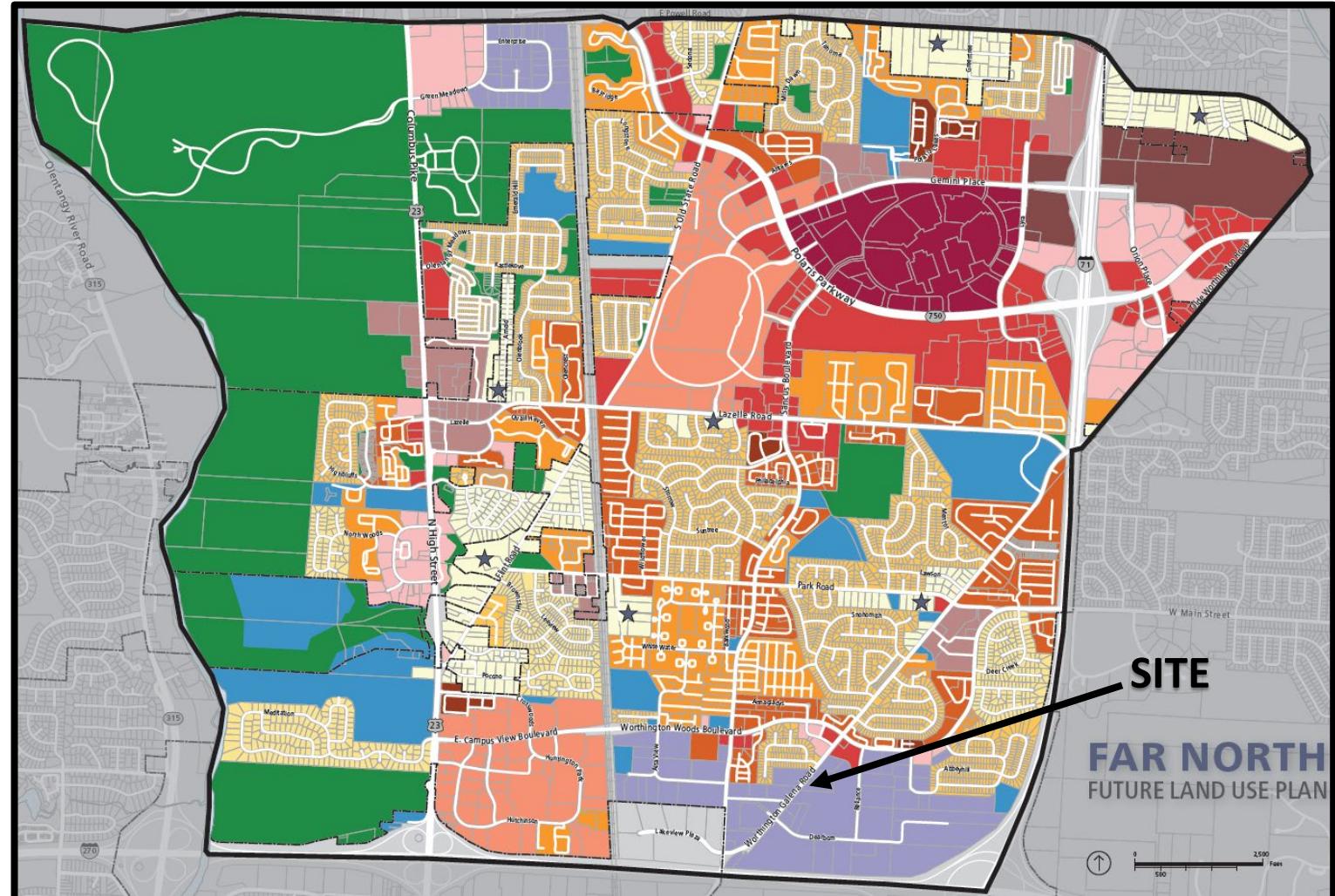
**FINAL SITE COMPLIANCE PLAN EXHIBIT
FOR
7250 WORTHINGTON GALENA ROAD
2025**

INCLUDED FOR INFORMATIONAL PURPOSES ONLY

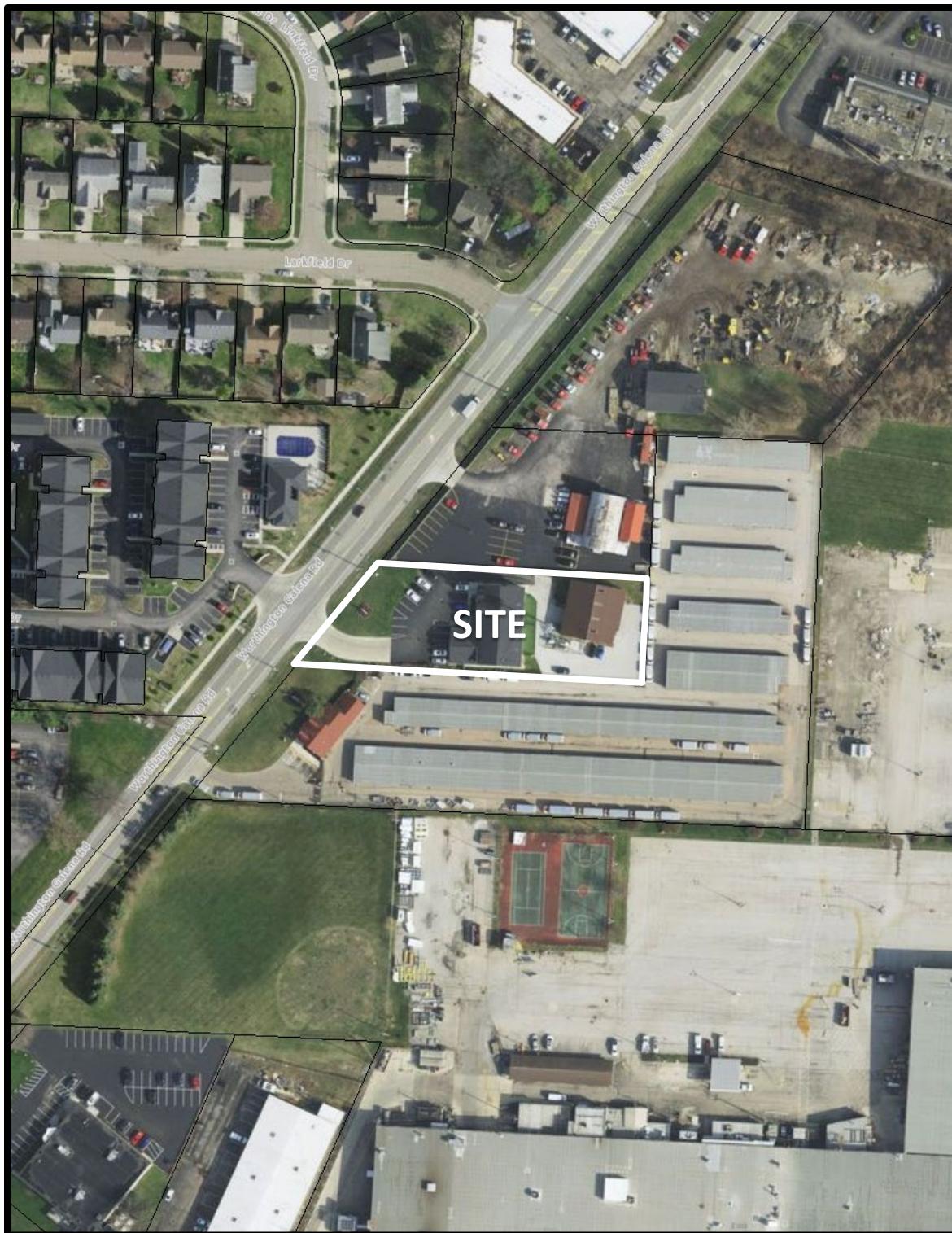




CV25-028
7520 Worthington Galena Rd.
Approximately 0.86 acres



CV25-028
7520 Worthington Galena Rd.
Approximately 0.86 acres



CV25-028
7520 Worthington Galena Rd.
Approximately 0.86 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number CV25-028

Address 7520 WORTHINGTON GALENA ROAD

Group Name FNCCC

Meeting Date June 3, 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:

No issues.

Vote 6-0

Signature of Authorized Representative James Palmisano

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

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.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-028

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) Elizabeth A. Seedorf
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43215

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. 7520 WORTHINGTON GALENA ROAD LLC c/o Katie Miller, (614) 832-8845 465 Haymore Ave. S. Worthington, OH 43085 No. of Columbus-based employees: 45	2.
3.	4.

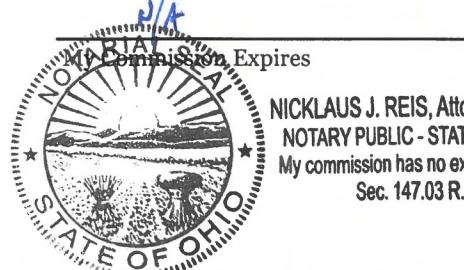
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 25th day of March, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



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