

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

APPLICATION: CV26-019
Location: 1111 STEWART AVE. (43206) being 5.31± acres located at the southwest corner of Stewart Avenue and Lockbourne Road (010-032460; Columbus South Side Area Commission).
Existing Zoning: R-4, Residential District.
Proposed Use: Mixed-residential development.
Applicant(s): Nationwide Children’s Hospital, Inc.; c/o Dave Perry, Agent; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Nationwide Children’s Hospital, Inc.; c/o Jordan Henderson; 255 East Main Street, 2nd Floor; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel formerly developed with a religious facility in the R-4, Residential District. The requested Council variance will allow redevelopment of the site with an 80-unit apartment building, 20 townhouse-style dwelling units, and 10 detached single-unit dwellings. The request will also maintain an existing monopole telecommunications antenna as approved by Ordinance #2473-2015 (CV15-036).
- Variances to allow an increased building height from 35 feet to 92 feet for the monopole in Area C; no parking lot screening on the west side of a parking lot in Area A; maneuvering for parking spaces in Area B to occur in Area A; a parking space reduction from 150 spaces to 125 spaces in Area A; reduced vision clearance triangles from 30 feet to eight feet at the northwest corner of Lockbourne Road and East Deshler Avenue, and to two feet at the southwest corner of Lockbourne Road and Stewart Avenue, both in Area A; reduced minimum lot widths from 50 feet to 32± feet on each proposed individually platted lot in Area B, and a reduced lot width of 20 feet in Area C; reduced lot areas from 5,000 square feet to 4,500± square feet for each proposed individually platted lot in Area B; reduced building lines from 50 feet to zero feet in Area A along Lockbourne Road, from 25 feet to two feet in Area A, and to five feet in Area B along Stewart Avenue, and from 25 feet to five feet in Area A and Area B along East Deshler Avenue; a reduced perimeter yard from 25 to two feet along Stewart Avenue, five feet along East Deshler Avenue, and with a private driveway in the west perimeter for an apartment complex in Area A; an increased building height from 35 feet to 42 feet for a proposed 80-unit apartment building (Building 01) in Area A; and base screening that is less than 75 percent opaque, and reduced setbacks of the monopole lease area from 184 feet to approximately 30 feet from the west property line, and 34 feet from the south property line in Area C, are also included in this request.
- A Council variance is required because the R-4 district does not allow apartment residential development or monopole telecommunication towers.

- North, south, east and west of the site is a mix of single-unit dwellings and two-unit dwellings all in the R-4, Residential District. Additionally, east of the site is a school in the R-4, Residential District.
- The site is located within the boundaries of the *Columbus Growth Strategy (2026)*, which “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced required parking, building setbacks, area district requirements, lot width, maneuvering, vision clearance, landscaping and screening, perimeter yard and monopole development standards in addition to increased building height.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

Staff supports the use of a Council variance to achieve the proposed development, in lieu of a rezoning because the site is within Columbus Zone-In Phase 2, is recommended for “Mixed Use 1” future land uses by the *Columbus Growth Strategy*, and will be subject to a competitive funding process from the Ohio Housing Finance Agency (OHFA). The proposed redevelopment is consistent with the *Columbus Growth Strategy’s* land use recommendation, with the city’s goal of providing additional housing in all areas of the city, and with similar residential infill developments in urban areas of the city.

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • 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 site could be developed under the R-4 zoning with an alternate plan that would cap multi-unit buildings at 4 DU / building or use SF and/or 2-unit buildings on individual lots at code design standards. Such a project would result in a much less dense development and wouldn't be economically feasible. The proposed plan uses land uses found in the area with the higher density on Lockbourne Road and transitioning scale and density to the west interior to the neighborhood.

2. Whether the variance is substantial.

Yes No

In the context of urban development, the variances aren't substantial. The cited code sections apply City-wide but are being applied to this urban site. Zone-In, while not applicable to the site at this time, recognizes higher density with urban development.

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 character of the neighborhood won't be substantially altered nor will adjoining properties suffer substantial detriment. The proposed land uses are organized for higher density on Lockbourne Road, smaller scale and less dense mid-block and single-family dwellings at the west end of site where more interior to the neighborhood.

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Council Variance Application

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

Yes No

There will be no impact on the delivery of government services. All services are available to the site.

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

Yes No

Applicant purchased the property in August 2025. During the due diligence period prior to purchase, it was determined zoning variances would be required for the project.

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

Yes No

The proposed development of the site requires zoning variances.

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

Yes No

The spirit and intent behind the zoning requirement, as well as City of Columbus policy and objectives for development of housing are observed, and substantial justice done by granting the variances.

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):

See Page 3

Signature of Applicant

Nationwide Children's Hospital, Inc
by Dan B. Perry, Agent Date 2/19/2026

Signature of Attorney

Donald Hank Date 2/19/26

CV26-019
1111 Stewart Avenue
Variances, 05/07/2026

Exhibit B, page 3

The 5.312 acre site (PID: 010-032460) bounded by Lockbourne Road, Stewart Avenue, East Deshler Avenue and Linwood Avenue is zoned R-4, Residential. The site is improved with a monopole telecommunications antenna and related equipment building permitted in the R-4 by Ordinance 2473-2025 (CV15-036). The monopole antenna facility will remain with the proposed site redevelopment on the rest of the parcel. Other site buildings have been removed. Variances related to the monopole antenna facility are repeated for this ordinance.

Applicant proposes to develop housing, as depicted on the submitted site plan, "Deshler Square, 1111 Stewart Avenue", dated 05/07/2026, hereafter "Site Plan". Area A, 3.866 acres, is proposed for a 100 dwelling unit apartment complex with five (5) buildings, with the multi-family building fronting Lockbourne Road being three (3) story/ 80 dwelling units and the four (4) other buildings being two (2) story townhome-style multi-family buildings with four (4), five (5) and six (6) dwelling units totaling 20 dwelling units. Area B, 1.169 acres, is proposed for 10 detached single family dwellings and 10 detached garages) and Area C, 0.197 acres, is developed with a Monopole Telecommunications Antenna and accessory equipment, as permitted by Ordinance 2473-2025 (CV15-036).

The site has been carefully considered and planned to have the higher density, 3 story multi-family building on the Lockbourne Avenue frontage transition to 2 story townhomes and then ten (10) single family dwellings at the west end of the site along Linwood Avenue. The proposed development is consistent with urban development and City of Columbus initiatives for development of housing.

Applicant requests the following variances:

Area A (3.866 acres, 100 dwelling units):

- 1). Section 3332.039, R-4 Residential District, to permit a 100 dwelling unit Apartment Complex.
- 2). Section 3332.21, Building Lines, to reduce the Lockbourne Road, Stewart Avenue and East Deshler Avenue building setback lines from 50', 25' and 25' to 0', 2' and 5', respectively.
- 3). Section 3332.285, Perimeter Yard, to permit the use of Perimeter Yard in the R-4 district for an Apartment Complex, as defined, and to reduce Perimeter Yard from 25' along the north (Stewart Avenue), south (E Deshler Avenue) and west property lines to

Exhibit B, page 4

2', 5' and 25', respectively, with the west 25' perimeter yard paved for an internal driveway.

4). Section 3332.29, Height District, to increase permitted height from 35' to 42' for the 80 dwelling unit 3 story multi-family building fronting Lockbourne Road (Building 01).

5). Section 3312.21(B)(3)(D,1,b), Landscaping and Screening, to not provide parking lot screening or setback along the west side of the parking lot of the Area A.

6). Section 3312.49, Required Parking, to reduce required parking from 150 spaces to 125 spaces.

7). Section 3321.05(B)(2), Vision Clearance, to reduce the clear vision triangle at street intersections for Lockbourne Road / E. Deshler Avenue and Lockbourne Road / Stewart Avenue from 30'x30' to 8'x8' and 2'x2', respectively.

Area B (1.169 acres, 10 detached single family dwellings and 10 detached garages):

1). Section 3332.05(4), Area District Lot Width Standards, to reduce lot width from 50' to 32'.

2). Section 3332.15, R-4 Area District Requirements, to reduce required lot area from 5,000 SF to 4,500 +/- SF.

3). Section 3312.25, Maneuvering, to reduce maneuvering area for detached garages from 20' to 7', subject to an easement for access and maneuvering on the abutting Area A private drive to the east of Area B, thereby providing full code required maneuvering with the Area A private drive.

4). Section 3332.21(B), Building Lines, to reduce the Stewart Avenue and E. Deshler Avenue building setback lines from 25' to 5'.

Area C (0.197 acres, Monopole Telecommunications Antenna and accessory equipment, Ordinance 2473-2025 (CV15-036)):

1). Section 3332.039, R-4 Residential District, to permit a monopole telecommunication antenna and accessory equipment.

2). Section 3332.05(4), Area District Lot Width Requirements, to reduce the lot width at the front lot line from 50' to 20'.

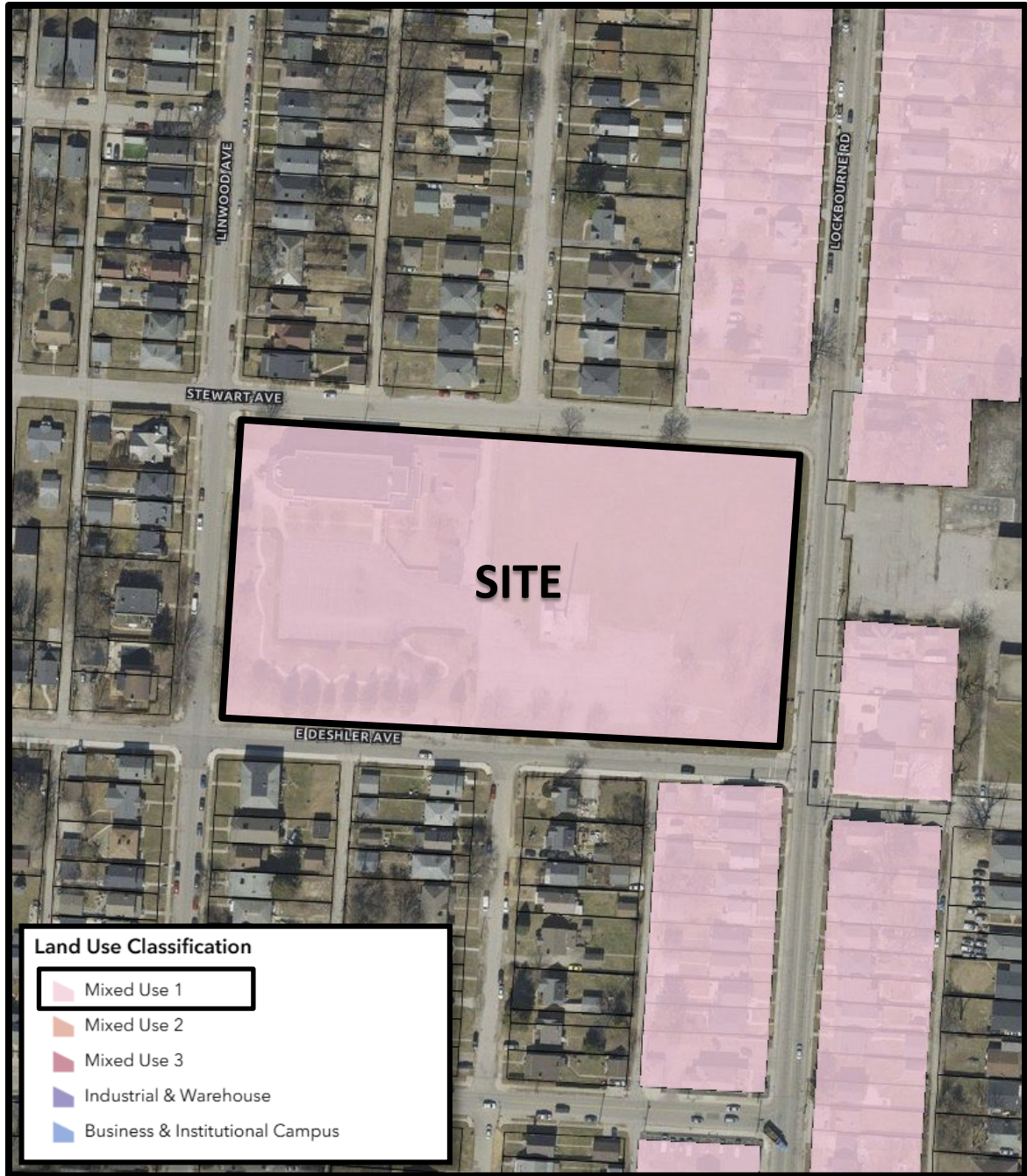
Exhibit B, page 5

3). Section 3309.14, Height Districts, to permit a 92 foot tall monopole telecommunication antenna.

4). Section 3353.05(C)(2),(4), C-2 District development limitations, requires that the base of monopole telecommunication antenna sites to be screened with a minimum five (5)-foot high, seventy-five (75) percent opaque screen, and that the required setback be 200 percent of the total height of the antenna from all residentially zoned districts, while the applicant proposes an eight (8)-foot high chain link fence with evergreen tree plantings that together will be less than seventy-five (75) percent opaque, and a reduced setback of the lease area from a required one-hundred eighty-four (184) feet to approximately thirty (30) feet from the west property line and thirty-four (34) feet from the south property line.

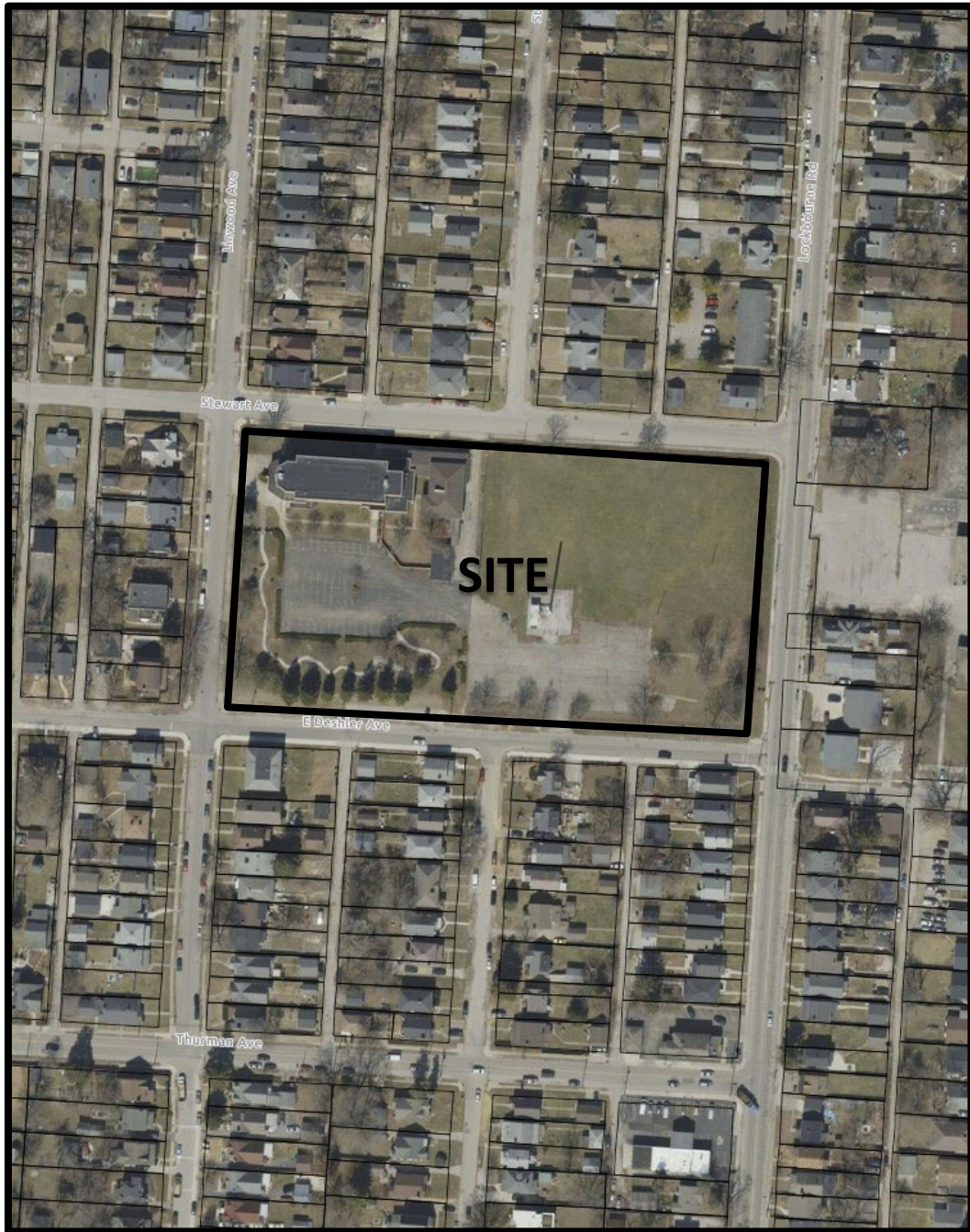


CV26-019
1111 Stewart Ave.
Approximately 5.31± acres



Columbus Growth Strategy (2026)

CV26-019
1111 Stewart Ave.
Approximately 5.31± acres



CV26-019
1111 Stewart Ave.
Approximately 5.31± acres

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

Case Number CV26-019

Address 1111 Stewart Ave.

Group Name Columbus South Side Area Commission

Meeting Date March 17, 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:

Per Columbus South Side Area Commission zoning policies, the existing conditions of the cell phone tower previously approved in 2015 are automatically approved. The full commission reviewed the project and variance requests for the two remaining portions of the project - 10 single family homes and 100 multi dwelling units. After full presentation, with all questions answered and the endorsement of the District 4 civic associations and the CSSAC Zoning Committee, the CSSAC voted to approve all variances (with 1 abstention).

Vote 8-0-1

Signature of Authorized Representative Kathryn F. Green Digitally signed by Kathryn F. Green
Date: 2026.03.17 20:33:59 -04'00'

Recommending Group Title Zoning Chair

Daytime Phone Number 614-565-1476

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.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26- 019

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215
deposes and states that he is 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. Nationwide Children's Hospital, Inc. 255 East Main Street, 2nd Floor, Columbus, OH 43215 Number of Columbus-based employees: 8,135 Contact: Jordan Henderson, (614) 687-3828</p>	<p>2. _____</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 11th day of February, in the year 2026

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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