

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

APPLICATION: CV25-037
Location: 5824 ABRAHAM DR. (43110), being 0.26± acres located at the northeast corner of Abraham Drive and Crescent Boat Lane (490-256739; Greater Southeast Area Commission).
Existing Zoning: L-SR, Limited Suburban Residential District.
Proposed Use: Type A family child care home.
Applicant(s): Eunika Jordan; 5824 Abraham Drive; Canal Winchester, OH 43110.
Owner(s): Eunika and Clifford Jordan; 5824 Abraham Drive; Canal Winchester, OH 43110.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance is to allow a Type A family child care home in an existing single-unit dwelling. A variance for required parking from eight required spaces to three provided spaces is also included in this request.
- A Council variance is required because the L-SR, Limited Suburban Residential District does not allow Type A family child care homes. Staff notes that Type B family child care homes for up to six children, and day care centers in conjunction with religious facilities and schools, are allowed in this district.
- North, south, east, and west of the site are single-unit dwellings all in the L-SR, Limited Suburban Residential District.
- The site is within the planning area of the *South East Land Use Plan (2018)*, which recommends “Low Density Residential (4-6 du/ac)” land uses for this location.
- The site is located within the boundaries of the Greater South East Area Commission 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 variance for reduced required parking.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

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.

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

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

Without the variance the property can only operate as a Type B

2. Whether the variance is substantial.

Yes No

The variance will be substantial because it will help increase my ratio in my home to 7 to 12

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 neighborhood will not be altered or suffer any type of detriment.

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

Yes No

The variance will not affect any governmental delivery service.

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

Yes No

I had no knowledge of zoning restriction when we purchased the property.

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

Yes No

Without the variance I will not be able to become a Type A program.

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

Yes No

By granting the variance I would be able to stay in alignment and compliance with licensing.

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 Attachment

Signature of Applicant

Eunika Jordan

Date

4-10-25

Type A Hardship Letter

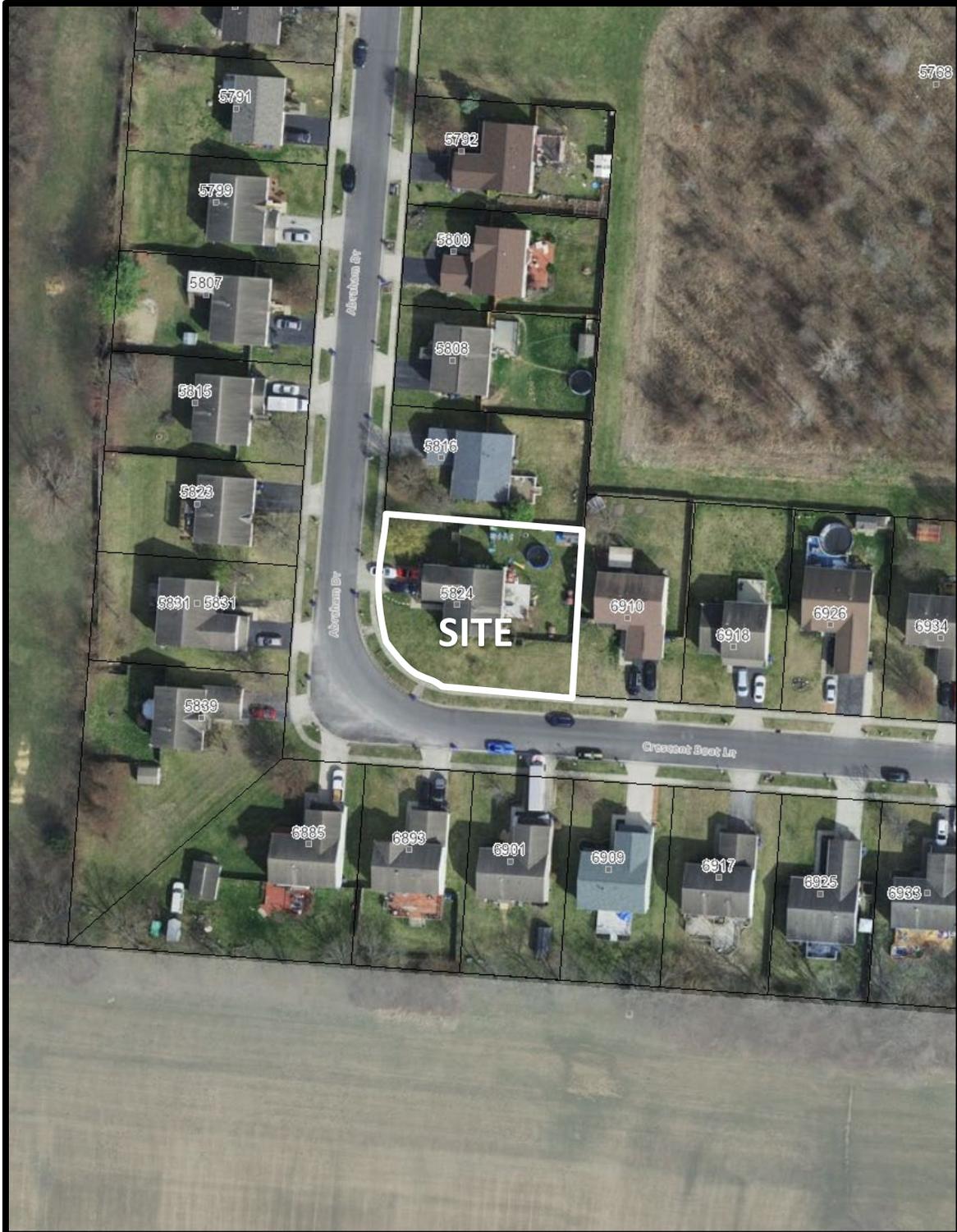
I reside in a community where parents are looking to go back in the workforce but have nowhere to place their children. Many parents and child care agencies are seeking the need for a safe, loving, nurturing, affordable, quality child care in their community where their children can learn, thrive and grow. Due to that fact that I'm limited to caring for 6 children, the rising cost of inflation, taxes and cost of living families are struggling to find affordable quality child care. This variance will not only allow me to offer my services to more families but it will also allow me to offer jobs in my community for those who are seeking this profession.

I am currently a Gold Star program and have been caring and nurturing children for 20 years as a Type B Child Care Program. Becoming a Type A Child Care Program will allow me the opportunity to provide my services to more families and not have to separate their children to different centers because I don't have the capacity.

- 3332.029, SR, suburban residential district and 3370.05, Permitted uses, to allow a type-a family child care home.
- 3312.49, Required parking, to reduce the required parking from 8 spaces to 3 spaces, which includes the two in the garage.



CV25-037
5824 Abraham Drive
Approximately 0.26 acres



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Approximately 0.26 acres

Standardized Recommendation Form

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title _____

Daytime Phone Number _____

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 #: CV25-037

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) Eunika Jordan
of (COMPLETE ADDRESS) 5824 Abraham Dr. Canal Winchester, Ohio 43110
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. Eunika Jordan 5824 Abraham Dr. Canal Winchester, Ohio 43110	2. Sharonetta Jones 6711 Lagrange Dr. Canal Winchester, Ohio 43110
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Eunika Jordan

Sworn to before me and signed in my presence this 10th day of April, in the year 2025

Barbara L. Burden
SIGNATURE OF NOTARY PUBLIC



Barbara L. Burden
Notary Public Notary Seal Here
State of Ohio
My Commission Expires **Recorded in Franklin County**
February 17, 2029



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