

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.

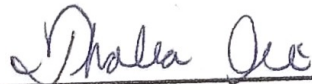
In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE 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):

Signature of Applicant



Date

1/19/21

CV21-005

Statement of Hardship

Thalia Osei
 5876 Mall View Ct
 Columbus OH 43231

Dear Council and Community Members,

I am requesting that a variance be approved so that I can change my residence from a Type B Family Childcare program to a Type A Family Childcare program. Granting such a variance would alleviate economical hardship for my family. It would also alleviate various hardships for immediate community members. I am confident that a variance would not adversely impact my neighborhood.

In my household, I am the person primarily responsible for earning an income. My income pays more than ninety percent of the household expenses. Working from home allows me to provide care for my disabled brother, his children and an elderly aunt with significant health issues. I am known for caring for the children in my neighborhood too. Neighbors seek me out to care for their children because they trust me. I am a Step Up to Quality star rated program. I am also a safe and affordable option for parents whose job demands force them to choose between safe, affordable childcare and leaving their children unsupervised in the neighborhood. I also clothe and feed neighborhood children if their family's resources are low or depleted.

Approving my request for a variance would not adversely impact my neighbors. I would continue to use the home for family childcare use only. Since the use of the property would stay the same, I do not anticipate impairment of light or air to adjacent properties. There should not be any additional congestion of public roads. For example, many of my customers are neighbors who are within walking distance of my home. Their children often walk to my home during childcare hours. Also, I believe that it safe to presume that since my neighbors are already using the roadways for their own use the concern of traffic congestion is low.

In conclusion, I believe that granting this variance is crucial to my ability to provide for my family. My current childcare business is an asset to the immediate community. A Type A program would allow me to accommodate my current families who have experienced new additions to their family. Currently, I comply with the state's 1:6 staff to child ratio. This can pose a problem if a parent is required to stay at work late and cannot pick up his/her children at the schedule time. It also poses a problem for my families with 3 or more children since I cannot always accommodate these families with a 1:6 ratio. I could better accommodate parents' work schedules and aide in reducing work call-offs and absenteeism. I must offer outstanding customer service and support my customer's efforts and work schedules to maintain clients; otherwise parents will seek a new provider and I could be unemployed. Lastly, I believe my service in supervising the neighborhood children can prove to be far more beneficial to nearby property owners than the costs associated with unsupervised children.

Zoning variances for this project include the following:

3332.029 – SR, Suburban Residential District

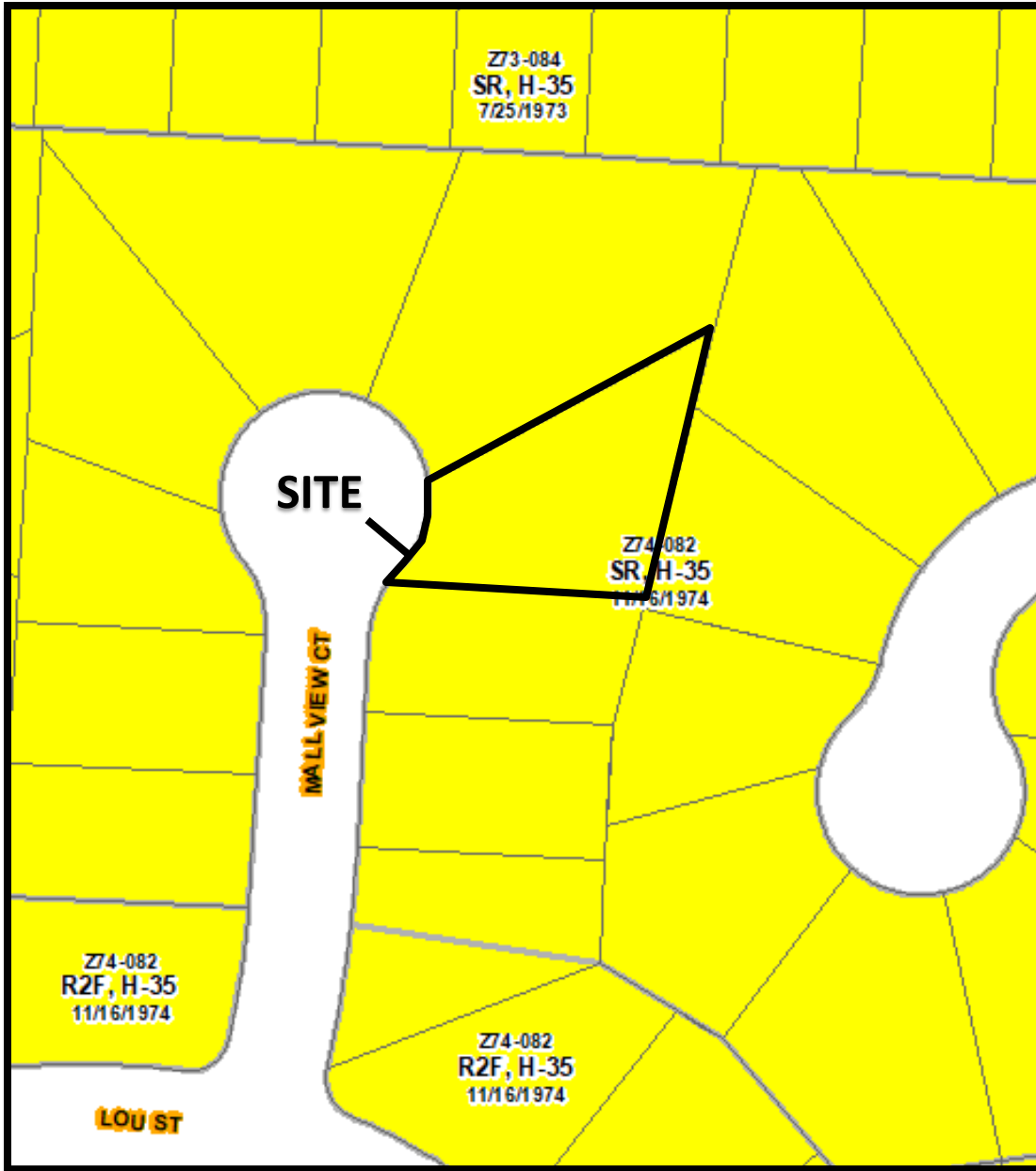
Applicant requests a variance to permit a Type "A" home day care facility for a maximum of twelve children within an existing single-unit dwelling.

3312.49 – Minimum number of required parking spaces.

Minimum numbers of parking spaces required, requires one (1) parking space per five hundred (500) square feet of day care facility space, and two (2) parking spaces for a single-unit dwelling. The total square footage of the home is 2200 square feet. This would require seven parking spaces. Therefore, the Applicant wishes to request a variance to reduce the required number of parking spaces from seven to two.

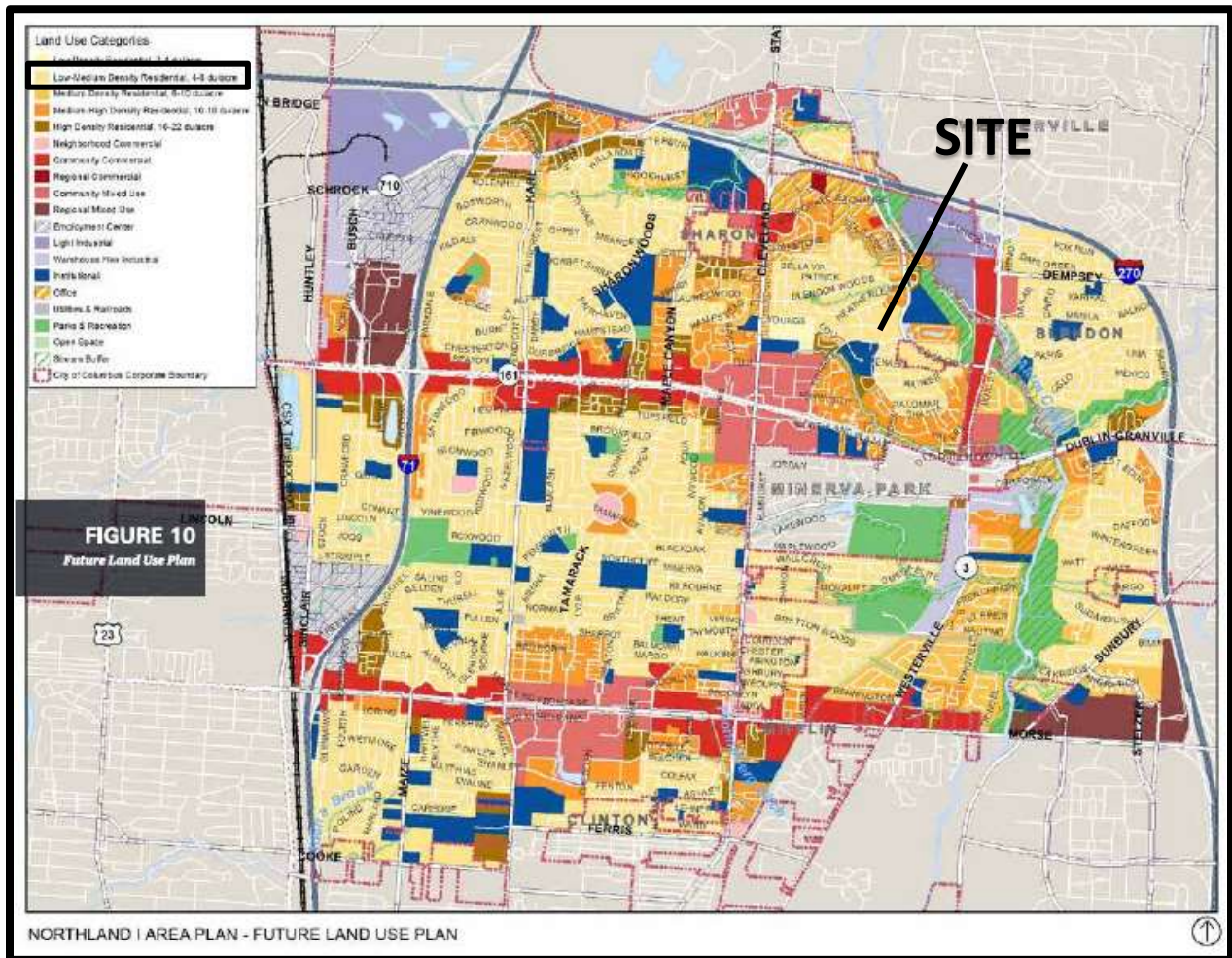
Thank you for considering this request,

Thalia Ossi



CV21-005
5876 Mall View Ct.
Approximately 0.24 acres

Northland 1 Area Plan (2014)



CV21-005
5876 Mall View Ct.
Approximately 0.24 acres



CV21-005
5876 Mall View Ct.
Approximately 0.24 acres



Northland Community Council
Development Committee

Report

March 31, 2021 6:30 PM
via Zoom teleconference

Meeting Called to Order: 6:35 pm by chair **Dave Paul**

Members represented:

Voting: (14): Albany Park (APHA), Asherton Grove (AGCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village/Westerwoods (WRA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1: Application # CV21-005 (Council use variance from §3332.29 to permit operation of a Type A in-home day care facility as an accessory use in a residence in a SR Suburban Residential district, permitting day care of a maximum of 12 children within a single-unit dwelling, versus a Type B facility which permits care of up to 6 children without variance; *reconsideration of February 2021 recommendation*)
Tashianna Kwakwe *representing*
Thalia Osei
Residence
5876 Mall View Ct, 43231 (PID 600-169558)

- *The Committee approved (10-4) a motion (by FPCA, second by KWPCA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #2: Application #GC21-009 (Graphics variances for a 14.2 AC± parcel zoned CPD; *in Subarea H1: from §3377.10 (B) to permit both wall and ground signs to address the same street and from §3372.806 (D) and (E) Regional Commercial Overlay (RCO) requirements to permit ground signs to match others in the Hamilton Quarter district to the north; in Subarea H2: from §3377.10 (B) to permit both wall and ground signs to address the same street, from §3370.20 (D) and (E) to increase graphic area and allow use of a ground sign and side and rear wall signs, from §3377.24 (A), (B) and (D) to increase graphic area of wall signs and canopy, and from §3372.806 (D) and (E) RCO requirements to permit ground signs to match others in the Hamilton Quarter district to the north*)
Charlie Fraas/Brent Myers, CASTO *representing*
Hamilton Crossing LLC
6229 Dublin Granville Rd, 43054 (PID 545-251414)

- *The committee was able to form **NO RECOMMENDATION concerning the variances in Subarea H1** because the materials shared with committee members by mail prior to the meeting did not include exhibits pertaining to those variances.*
- *With regard only to the variances requested in Subarea H2, the Committee approved (14-0) a motion (by APCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session 9:05 pm

Meeting Adjourned 9:45 pm

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-005

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) Thalia Osei
of (COMPLETE ADDRESS) 5876 Mall View Court Columbus, Ohio 43231

deposes and states that (he/she) 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:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

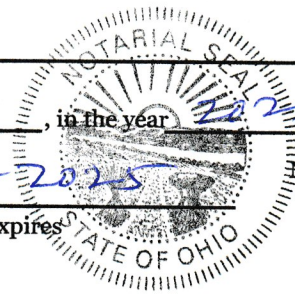
1. Thalia Osei 5876 Mall View Court Columbus, Ohio 43231	2. Christopher Vo 4537 Commons Park Dr New Albany, Ohio 43054
3. Tashianna Kwakye 1300 Yellowwood Drive Columbus, Ohio 43229	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Thalia Osei

Sworn to before me and signed in my presence this 21st day of JAN., in the year 2021

A.K. Thirwani
SIGNATURE OF NOTARY PUBLIC



ASHOK KUMAR THIRWANI
NOTARY PUBLIC
STATE OF OHIO
Notary Seal Office
Comm. Expires
09-20-2025

My Commission Expires 09-20-2025

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