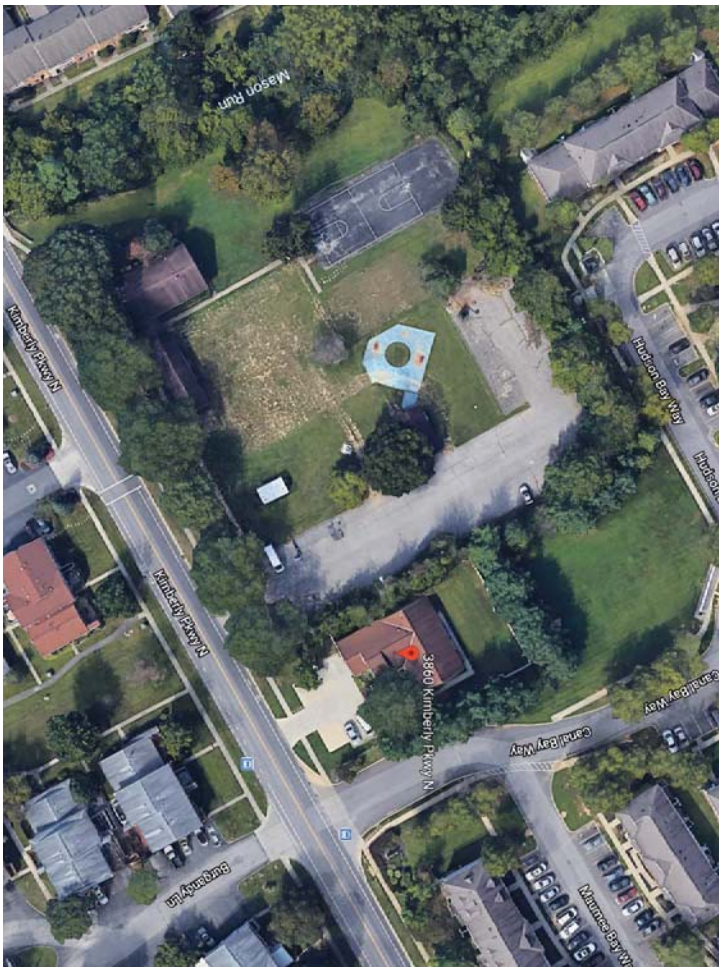
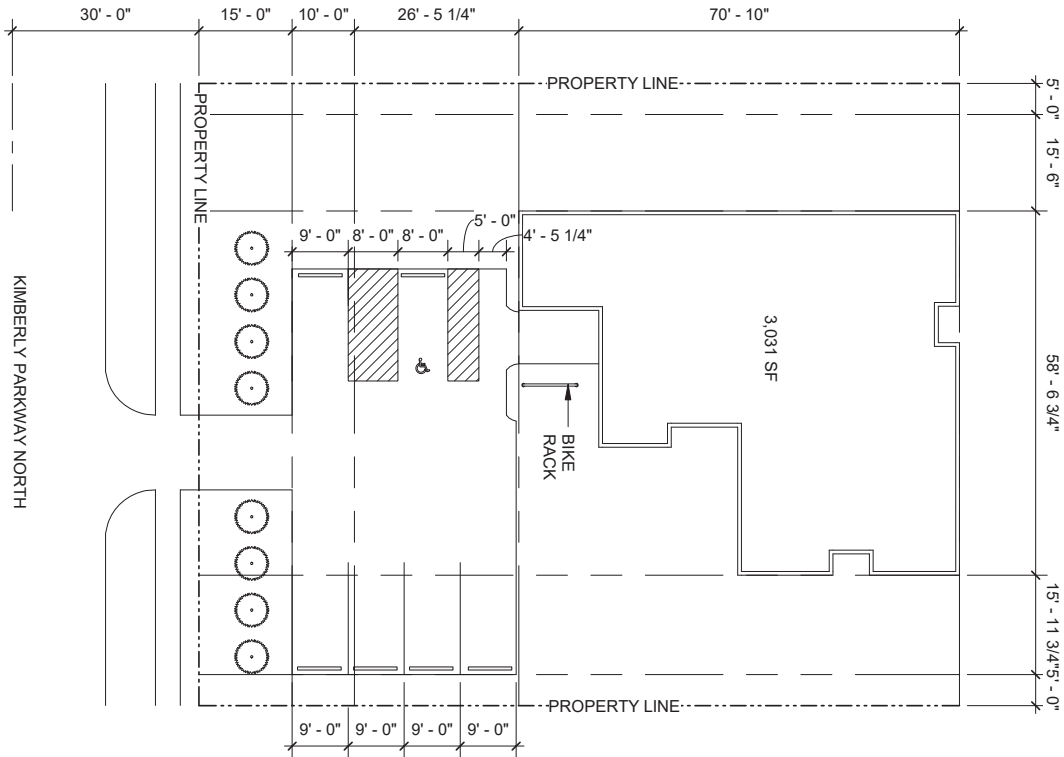


"SITE PLAN"



*Kathleen A. Kelly*

Kathleen A. Kelly, RA, AIA  
01/14/2021



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

### STATEMENT OF HARDSHIP

Application #: CV20-009

Chapter 3307 of the Columbus Zoning Code

#### Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):**

Refer to the attached sheet.

Signature of Applicant Kathleen A. Kelly

Digitally signed by Kathleen A. Kelly  
DN: cn=Kathleen A. Kelly, o=us, email=kkelly@daviswinco.com, c=US  
Date: 2020.01.06 20:03:22 -0500

Date 1/2/2020

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

Council Variance Application

Statement of Hardship

3860 Kimberly Parkway North

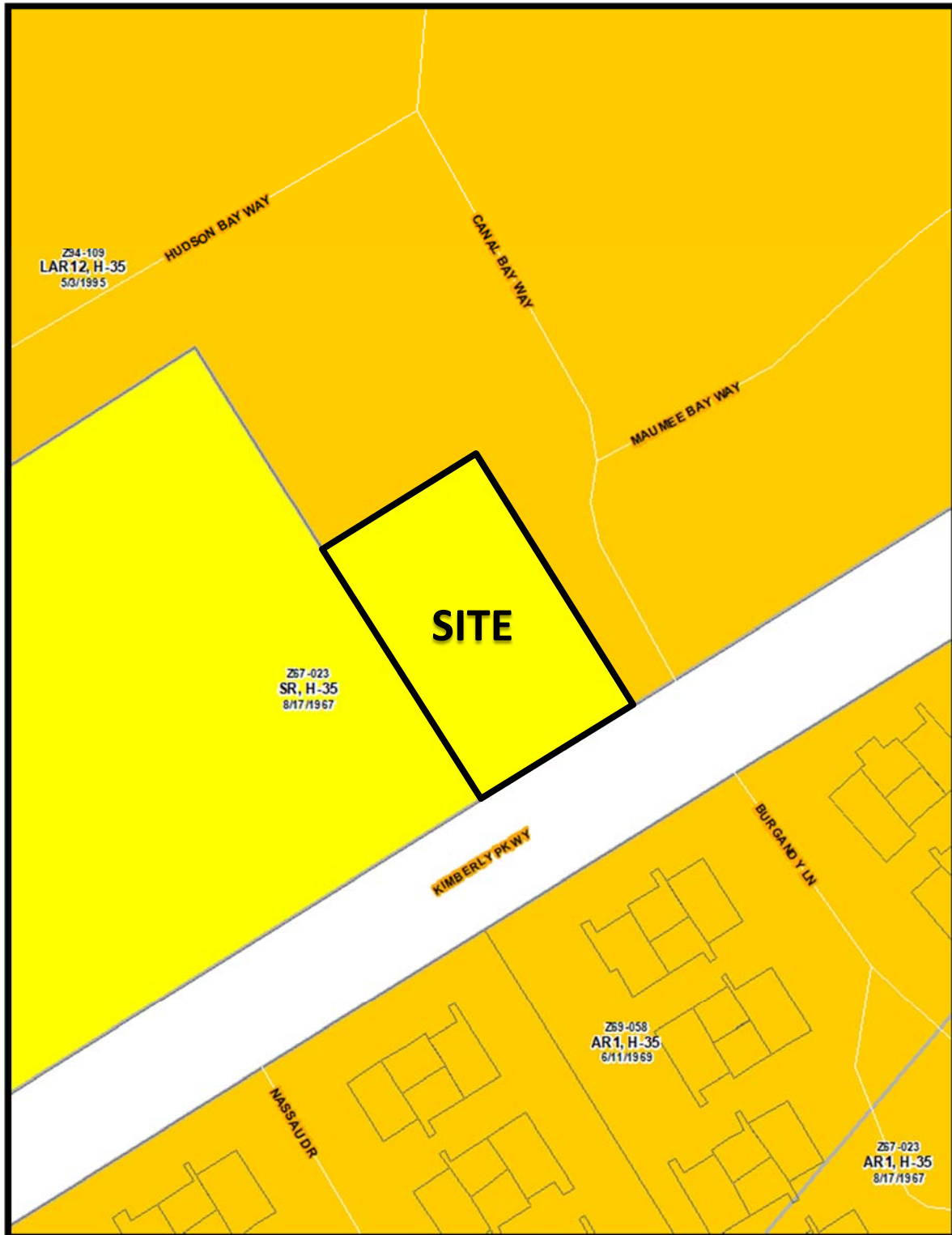
The site resides in a suburban residential zoning classification and previously operated as a long-term group home. Such a district does not allow for the proposed use of this owner, that of a community-based after-school care facility for children of elementary age and higher. The after-school programs are designed to create a safe haven for at-risk youth. The program uses creative arts in a drug, alcohol, and violence prevention programming, positive values are taught through alternative activities in the form of expressive and performance arts, recreation/fitness and group education activities. The non-profit business will provide social support services to the neighborhood. The use is similar to that of the adjacent property, 3840 Kimberly Parkway, which Directions for Youth and Families also owns. The site will provide additional program space for Directions for Youth. Limited building alterations are expected.

We ask for variances for the following items:

3332.029- SR Suburban Residential District: To permit the use of an after school program and summer camp programs in this location not in conjunction with a school or religious building.

3312.27- Parking setback line: The parking setback requirement is 25 ft. The parking pad extends beyond that setback and reflects an existing condition inherited with the purchase of the building. We request to reduce the parking setback along North Kimberly Parkway from 25 feet to 15 feet.

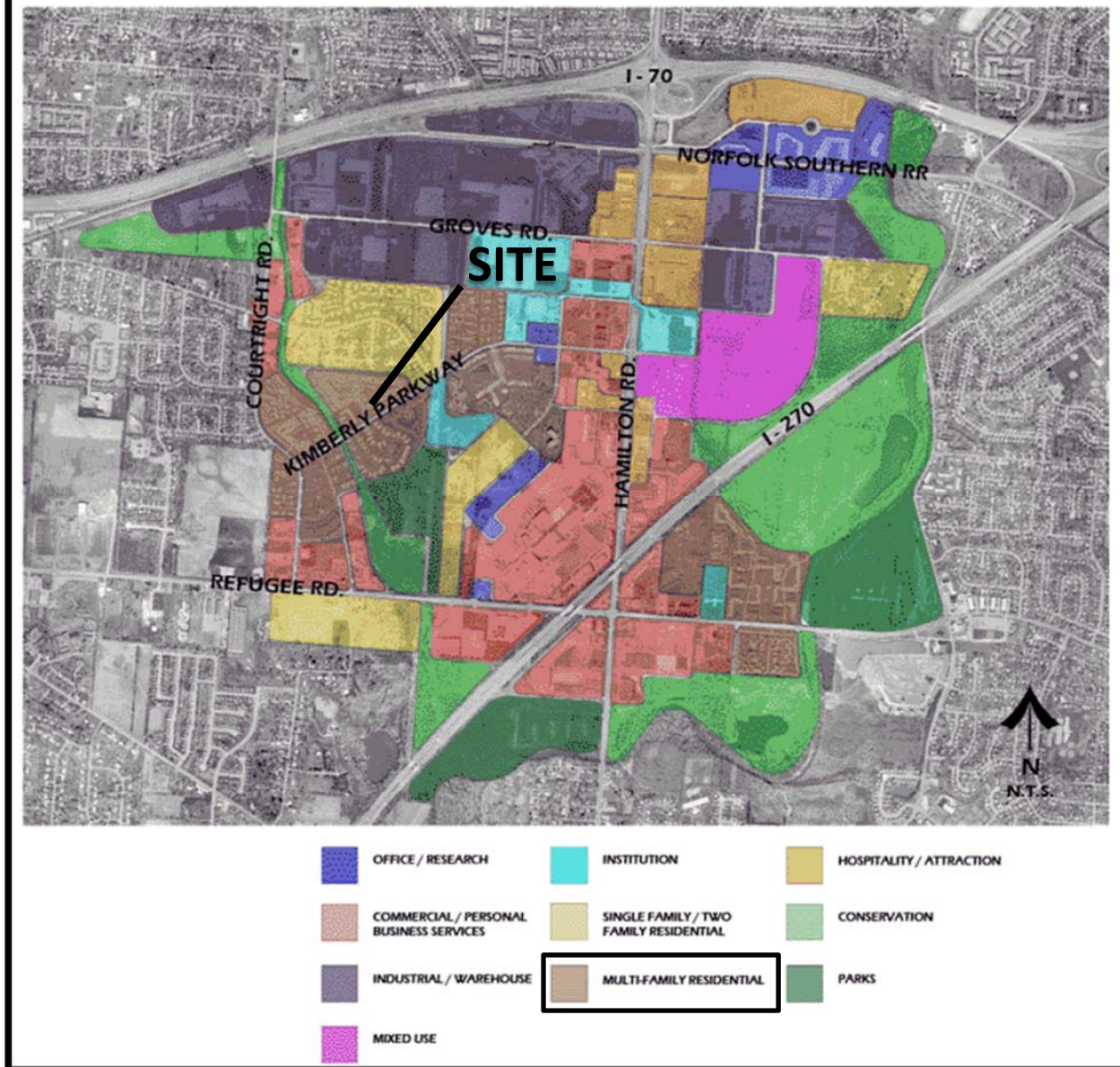
3312.49- Minimum number of parking spaces required: See attached plan for breakdown of square footages; offices, classroom, and general areas. The City of Columbus Zoning Department has determined the parking rate to be that of a child day care, or a rate of 1 parking space per 500 square feet. The square footage of the building is 3,031 square feet thus requiring 7 parking spaces. The existing building pad fits 6 spaces, one of which is a handicap space. We request leniency of one parking space.



CV20-009  
3860 Kimberly Pkwy. N.  
Approximately 0.38 acres



Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



CV20-009  
3860 Kimberly Pkwy. N.  
Approximately 0.38 acres





CV20-009  
3860 Kimberly Pkwy. N.  
Approximately 0.38 acres

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: CV20-009

Address: 3860 KIMBERLY PWKY N. COLUMBUS, OH 43232

Group Name: Mideast Area Commission

Meeting Date: November 17, 2020

Specify Case Type:

- ☐ BZA Variance / Special Permit
- ☒ Council Variance
- ☐ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one and list basis  
for recommendation below)

☒ Approval  
☐ Disapproval

**NOTES:**

The MAC appreciates the upgrades and renovations they have made to the site.

Vote: unanimously approved

Signature of Authorized Representative: *[Signature]*

SIGNATURE

Zoning Chair, MAC

RECOMMENDING GROUP TITLE

614-456-9409

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



## 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 #: CV20-009

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) Kathleen Kelly

of (COMPLETE ADDRESS) 1466 Manning Parkway Powell, OH 43065

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)

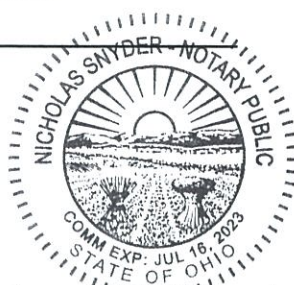
1. Directions for Youth and Families 1515 Indianola Ave. Columbus, OH 43201 Duane Casares 614.294.3247, 85 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT Kathleen A. Kelly

Sworn to before me and signed in my presence this 14 day of January, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC



7/16/23  
My Commission Expires

Notary Seal Here

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