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90 West Broad Street
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Legislation Details (With Text)

File #:	2865-2025 **Version:** 1		
Type:	Ordinance	**Status:**	Referred to Committee
File created:	10/17/2025	**In control:**	Zoning Committee
On agenda:	11/17/2025	**Final action:**	
Title:	To grant a Variance from the provisions of Section E.20.100, Uses, of the Columbus City Codes; for the property located at 1015 N. HIGH ST. (43201), to allow a non-accessory parking lot in the UCR, Urban Core District (Council Variance #CV25-077).		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ORD#2865-2025_Attachments, 2. ORD#2865-2025_Labels		

Date	Ver.	Action By	Action	Result
11/17/2025	1	Zoning Committee	Referred to Committee	Pass
11/3/2025	1	Zoning Committee	Referred to Committee	Pass
10/27/2025	1	Columbus City Council	Read for the First Time	

Council Variance Application: CV25-077

APPLICANT: Equitas Health, Inc. c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

PROPOSED USE: Non-accessory parking lot.

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a vacant retail use and parking lot in the UCR, Urban Core District. The applicant requests a Council Variance to allow the existing parking lot to become a non-accessory parking lot to serve the business on the parcel north of the site, and to also be used as a pay-to-park parking lot during off-business hours. A Council variance is required because the UCR district does not allow a non-accessory parking lot. The proposal reflects existing conditions, and the site could otherwise be used for parking if the former retail use was reestablished, or if this parcel was combined with the parcel to the north, which is under the same ownership. The interim non-accessory parking lot use supports area businesses until the owner is ready to redevelop the site. Staff finds that the proposal will not add an incompatible use to the area. Additionally, the final site design will require a Certificate of Appropriateness from the Victorian Village Commission.

To grant a Variance from the provisions of Section E.20.100, Uses, of the Columbus City Codes; for the property located at **1015 N. HIGH ST. (43201)**, to allow a non-accessory parking lot in the UCR, Urban Core District (Council Variance #CV25-077).

WHEREAS, by application #CV25-077, the owner of property at **1015 N. HIGH ST. (43201)**, is requesting a Council variance to allow a non-accessory parking lot in the UCR, Urban Core District; and

WHEREAS, Section E.20.100, Uses, prohibits a non-accessory parking lot in the UCR, Urban Core District, while the applicant proposes a non-accessory parking lot to serve both the business on the parcel north of the site, and as a pay-to-park parking lot during off-business hours; and

WHEREAS, the Victorian Village Commission recommends approval; and

WHEREAS, the City Departments recommend approval because the proposal reflects existing conditions, and the site could otherwise be used for parking if the former retail use was reestablished, or if this parcel was combined with the parcel to the north. The interim non-accessory parking lot use supports area businesses until the owner is ready to redevelop the site, and the request will not add incompatible uses to the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Zoning Clearance for the proposed non-accessory parking lot; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said 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 of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **1015 N. HIGH ST. (43201)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of SectionE.20.100, Uses, of the Columbus City Codes; is hereby granted for the property located at **1015 N. HIGH ST. (43201)**, insofar as said section prohibits a non-accessory parking lot use to serve both the parcel north of the site and as a pay-to-park lot during off-business hours in the UCR, Urban Core District; property being more particularly described as follows:

1015 N. HIGH ST. (43201), being 0.54± acres located at the northwest corner of North High Street and West Starr Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus.

Being the same premises conveyed to the said Grantor by deed recorded in Volume 608, page 248 and Volume 910, page 614, of the Records of said County, more fully described as follows:

Being part of Lots 1, 2, 3 and 4, as the same are numbered and delineated upon the recorded plat of JACOB LABER'S SUBDIVISION of Lot No. 6 of Joseph R. Starr's Admr's subdivision of a part of Fractional Section 5, Township No. 5, Range 22, Refugee Lands, of record in Plat Book 3, Page 82, containing 0.509 acres of land, more or Jess, part of said 0.509 acres of land being all of that tract of land conveyed to The Standard Oil Company by deed of record in Deed Book 608, Page 248, and part of said 0.509 acres of land being all of that tract of land conveyed to The Standard Oil Company by deed of record in Deed Book 910, Page 614, said 0.509 acres of land being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 4 of Jacob Labor's Subdivision, said corner being in the northerly right-of-way line of Starr Avenue, and also being in the easterly right-of-way line of a 22 foot Alley, as the same are designated and delineated upon said recorded plat of Jacob Labor's Subdivision;

Thence, from said point of beginning, NORTH, with the westerly boundary lines of said Lots 4, 3, 2 and 1, and with the easterly right-of-way line of said 22 foot Alley, a distance of 147.14 feet to the northeasterly corner of said Lot I;

Thence, EAST, with the southerly boundary line of that tract of land as described in a deed to Constance M. Lowe, of record in Deed Book 2827, Page I0, and with the northerly boundary line of said Lot I, a distance of 135.74 feet to a point in a westerly right-of-way line of High Street;

Thence S 11’ 30° 59” E, with said westerly right-of-way line of High Street and crossing said Lots 1, 2, 3 and 4, a distance of 150.16 feet to a point in the southerly boundary line of said Lot 4, said point also being in the northerly right-of-way line of said Starr Avenue;

Thence, WEST, with said northerly right-of-way line of Starr Avenue and with said southerly boundary line of Lot 4, a distance of 165.72 feet to a point of beginning and containing 0.509 acres of land, more or less.

Parcel No. 010-048094
Address: 1015 North High Street, Columbus, OH 43201

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used as a non-accessory parking lot, or those uses permitted in the UCR, Urban Core District.

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Zoning Clearance for the proposed non-accessory parking lot.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.