

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 4/24/23

Statement of Hardship

The property is located at 3492-3500 Snouffer Road, Columbus, Ohio 43235, and is commonly known as Franklin County Auditor's Tax Parcel Id. No.; 590-127290-00 (the "Property"). The Property is owned by 3500 Snouffer LLC, and is zoned C-2 Office Commercial District. The Property is improved with three (3) buildings (each building with a total of 8,522 square feet) as part of a three-building office park with shared driveways, access and parking.

The applicant requests a use variance to permit "Barber Shops, Beauty and Nail Salons", which is a permitted use in the C-1 Neighborhood Commercial District. The applicant requests the change in use to continue to best serve the local market and nurture the growth of existing area business. This request is limited to the building with an address of 3500 Snouffer Road, Columbus, Ohio 43235.

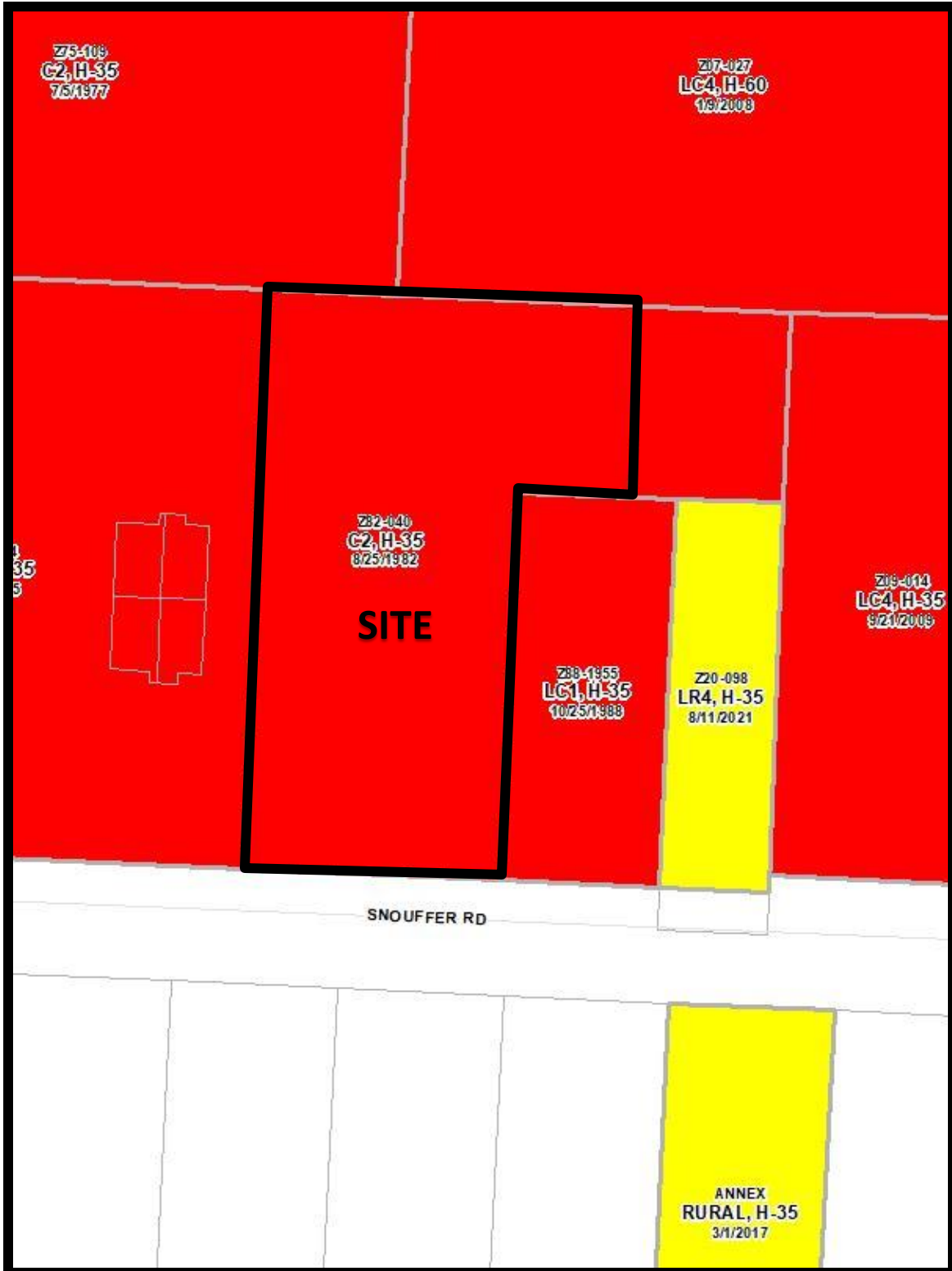
The granting of the requested use variance would mean that the subject square footage of the Property would be utilized for a low intensity use with similar operating and use characteristics to both the office and non-office uses permitted in the C-2 Office Commercial District. The retail use is also compatible with the existing office uses on the Property. The neighboring property to the east is currently zoned LC-1 Neighborhood Commercial District and is limited by restrictive text to use for the operation of a daycare center.

The previous office tenant in the building chose not to renew their lease due to the recent trend of remote work and smaller support staff. Overall, a reduction in the demand for office space in the Columbus area, has been an ongoing trend since COVID led to a rise in the remote work culture. Applicant has had a hard time locating a new office tenant for the space. However, the salon suites in the 3496 building are overflowing and have a great need to expand into a larger space and could immediately add salon suites for 17 additional independent stylists.

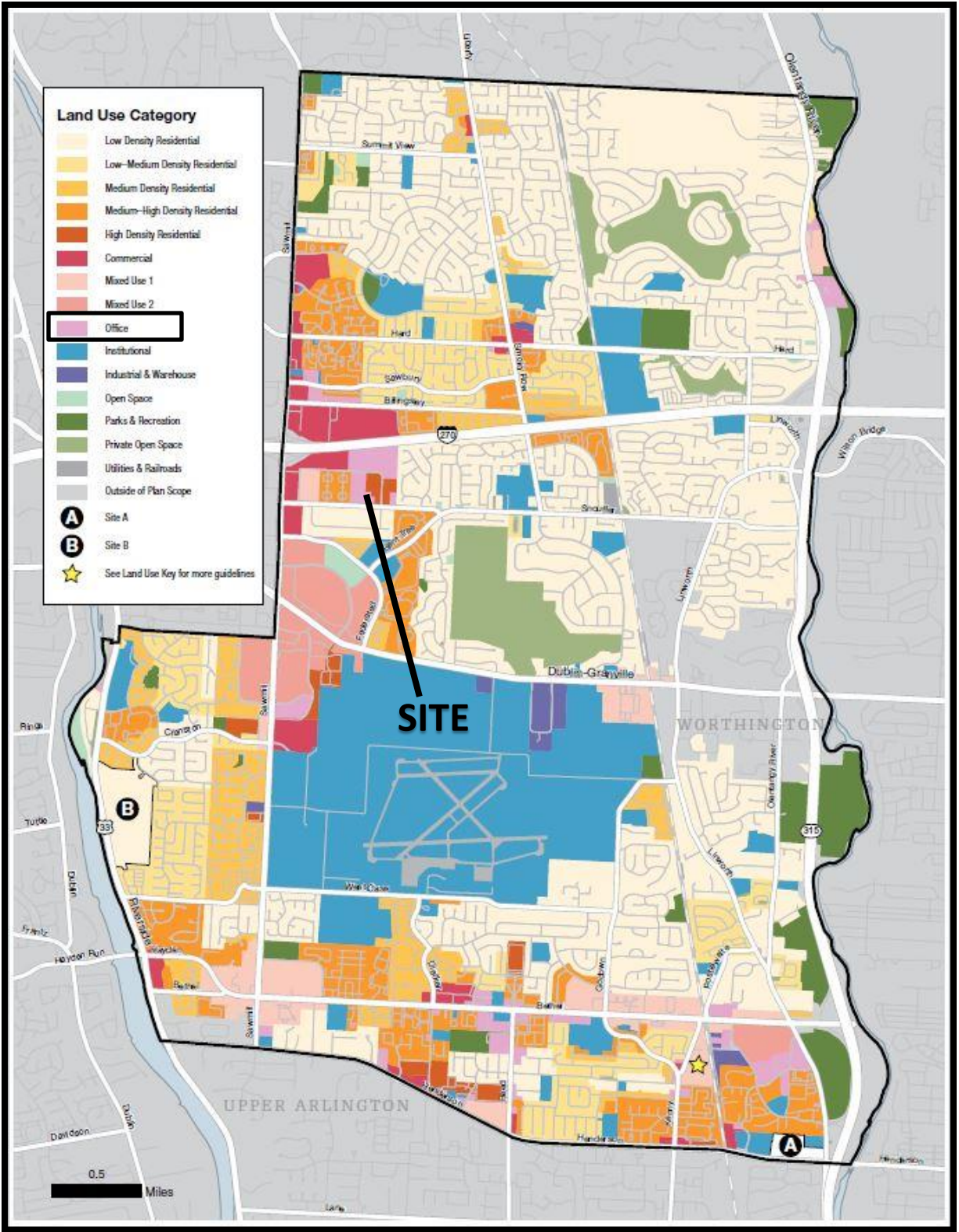
Applicant states that since salon suites were allowed under a C-1 Neighborhood Commercial District use variance in the 3496 building in 2019, he has received zero complaints and, in fact, the increased visibility of the office park by salon clients has helped the other businesses currently located at the Property, these include multiple insurance companies, an attorney and a home improvement company that have received new business from the salon clients.

The requested change in use is minimal in nature, will not alter the overall use of the Property as offices, and will not adversely affect adjacent or surrounding properties in any way. The requested use for a retail salon is low intensity in nature, does not operate to re-zone the Property and therefore, does not change the zoning character of the surrounding area. There is ample parking to support the requested use. There are currently 114 parking spaces on the parcel and 25,566 square feet of office and/or retail space between the three buildings. Even if all three buildings were given a retail use (which requires a larger number of spaces than office use), the current city ordinance requires a minimum of 1 space per 275 sf of retail space. In this instance, that would be a minimum of 92 parking spaces required for 3500 Snouffer Road.

A similar use variance was granted for the first floor of the 3496 Building in 2019 (Ordinance 0653-2019). Other comparable use variances were granted in 2014 at 1545 Bethel Road (Ordinance 1852-2014) and 2006 at 5249-5259 Bethel Reed Park (Ordinance 0873-2006).



CV23-042
3500 Snouffer Rd.
Approximately 1.88 acres



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Approximately 1.88 acres

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

Case Number: CV23-042

Address: 3500 SNOUFFER ROAD

Group Name: FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date: JULY 27, 2023

Specify Case Type:

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

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

NOTES:

BASED ON THE APPLICATION AND PUBLIC HEARING, THE BOARD OF THE FAR NORTHWEST COALITION UNANIMOUSLY RECOMMENDS APPROVAL OF APPLICATION CV23-042.

Vote: 4 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative: 
SIGNATURE

PRESIDENT
RECOMMENDING GROUP TITLE

202-631-3370
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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PROJECT DISCLOSURE STATEMENT

CV23-042

APPLICATION #: _____

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) Abigail Dalesandro, Madison & Rosan LLP

of (COMPLETE ADDRESS) 39 E. Whittier Street, Columbus, Ohio 43206

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)

<p>1. 3500 Snouffer LLC 985 Harrison Avenue Columbus, Ohio 43201 Columbus-based employees: 3 Alexander Medvec, 614-401-8258</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Abigail Dalesandro

Sworn to before me and signed in my presence this 25th day of April, in the year 2023

Courtney A. Weiss
SIGNATURE OF NOTARY PUBLIC

01/27/2026
My Commission Expires

Notary Seal Here



Courtney A. Weiss
Notary Public, State of Ohio
My Commission Expires 01-27-2026

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