

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

CV16-056

**STATEMENT OF HARDSHIP**

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.

**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 requested as detailed below:**

PLEASE SEE ATTACHED SHEET

Signature of Applicant

*Wesley Neal / James Kula*

Date

8-30-16

**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

CV16-056

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**Statement of Hardship for 1457 E Main St Ste A, Columbus, Ohio**

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In the 1970s the property situated at 1457 E Main St was rezoned to R-3, Residential District for residential use only. When the property was built in 1915 the intended use was for retail/commercial space. The entire property currently sits vacant as many properties in the area do. The current zoning of the property makes it difficult to use. The space is not conducive for residential living.

The applicant plans to use 1,000 square feet (known as 1457 E Main St Ste. A) of the building as a barbershop. Therefore, the applicant needs a variance for 1,000 square feet to permit a barbershop to occupy the space. The variance will not result in changes to the surrounding properties or the neighborhood other than to improve a building that has sat vacate and been poorly maintained in recent years. Traffic and access will remain the same as originally developed.

The applicant was born and raised only a ¼ mile away from 1457 E Main St. His heart belongs to this neighborhood. Mr. Neal currently rents a chair in a barbershop on the opposite end of Main St. This will allow for an easy transition for his large clientele. He is determined to live the American Dream and own his own business. Mr. Neal's vision is to own that business in the community in which he grew up. He is dedicated to giving back to the Near East Side. Believing that barbershops are the cornerstone of the neighborhood, he intends to use his business as a way for kids to see anything is possible if you put your mind to it. Many people in the neighborhood know and respect the applicant because he knows their hardships.

A hardship exists in that the building is only to be used for residential purposes. This prevents any business owner from taking part in the revitalization of E Main St.

**The applicant requests the following Zoning Code Variances from Council:**

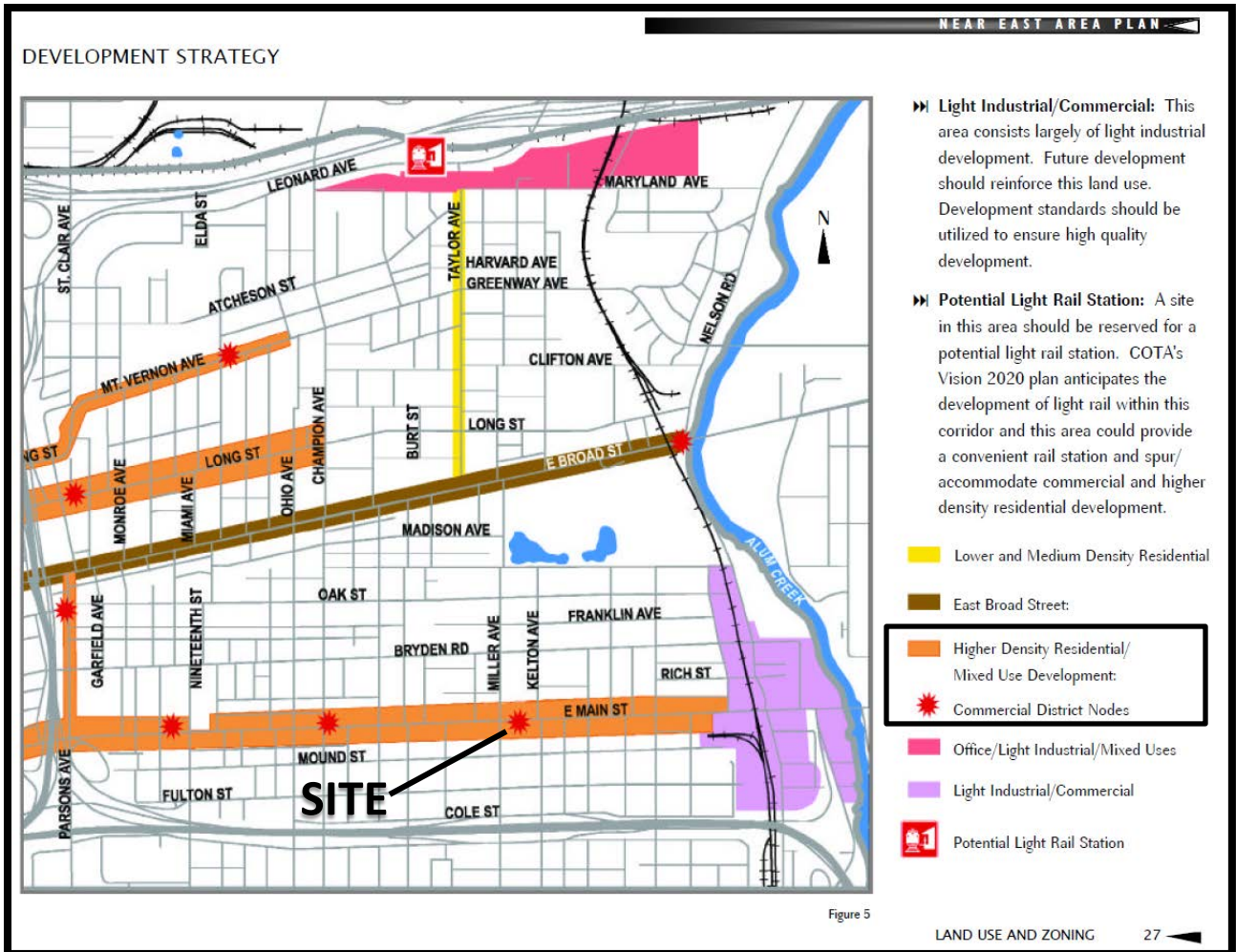
3332.039, R-3 residential district. A variance to permit 1,000 square feet of the building to be occupied as a barbershop which is a permitted use in the 3351.03, C-1 Permitted Uses.

3312.49 Minimum number of parking spaces required. A variance is requested to permit 0 parking spaces on the property for the proposed barber shop which is an existing condition.

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CV16-056  
1457 East Main Street  
Approximately 0.19 acres



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# Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV16 - ~~056~~ 056  
Address 1457 E. MAIN ST. 43205  
Group Name NEAR EAST AREA COMMISSION  
Meeting Date 10/13/16  
Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit  
Recommendation  Approval  
(Check only one)  Disapproval

NOTES: APPLICANT PRESENT KWAZELL NEAL  
PROPERTY OWNER PRESENT - PAUL HACKMANN  
JAMECIA LITTLE

Vote 12-0-1  
Signature of Authorized Representative Michael D. Paul  
Recommending Group Title CHAIR NEAC  
Daytime Phone Number 614-582-3053

Please FAX this form to ZONING at (614) 645-2463 within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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**PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION # CV16-056

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jamecia Little  
of (COMPLETE ADDRESS) 658 Brenton Place, Columbus, Ohio 43213

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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

<p>1. Kwazell Neal The Winning Circle Barbershop LLC 1457 E Main St Suite A Columbus, Ohio 43205 Employees - 1 Kwazell Neal 614-323-3967</p>	<p>2. Paul Hackmann P.O. Box 6209 Columbus, Ohio 43206 Employees - 1 Paul Hackmann 614-332-3796</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFLIANT Jamecia Little

Sworn to before me and signed in my presence this 30<sup>TH</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC Doris L. Jones

June 16, 2019  
My Commission Expires

Notary Seal Here

**Doris L. Jones**  
Notary Public  
State of Ohio  
My Commission Expires  
June 16, 2019

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