

CV14-034



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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:**

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See attached

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Signature of Applicant *Greg K. Hill* Date 10/30/14  
*for Applicant*

**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 all checks payable to the Columbus City Treasurer**

**STATEMENT OF HARDSHIP FOR  
1545 BETHEL ROAD, COLUMBUS, OH**

The property is located at 1545 Bethel Road. The property is improved with a building which was constructed as part of a three office building cluster with shared driveways. The applicants' building is the middle building. Bethel Road is a major east west corridor that has been developed with commercial, office and residential property. While the commercial and residential markets have maintained their market share and are generally stable, the office market has experienced high vacancies and low rents over the past twenty years.

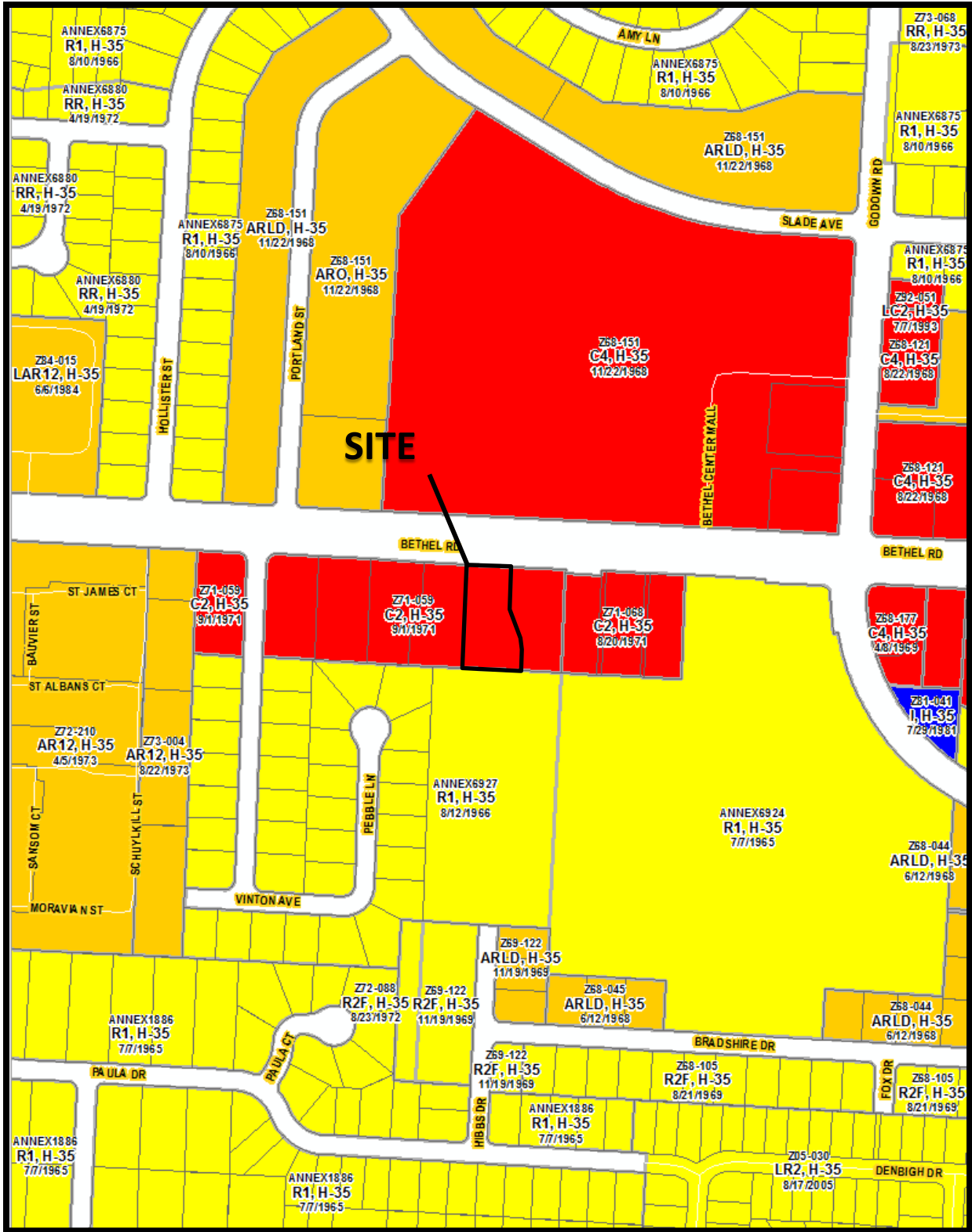
These market conditions are often found in older areas as the office markets move to more suburban locations and office building styles and tenant preferences change. The building at 1545 Bethel Road has been 50% occupied by a month-to-month tenant who will move when the building is sold. The proposed location will provide the applicant with better parking and visibility than his current location, plus more financial stability and flexibility for his business. The variance will not result in changes to the surrounding property or the neighborhood other than to improve a building that has been under-utilized and poorly maintained in recent years. Traffic and access will remain the same as originally developed.

The applicant plans to use 3,000 square feet of the 8,844 square foot building for his business and lease the remainder as office space. The property is an office building zoned C-2. Therefore, the applicant needs a use variance for 3,000 square feet to permit a barber shop, salon and day spa which is a permitted use in a C-1 zoning district.

The applicant currently is located at 825 Olentangy Road (Olentangy Plaza Shopping Center at Bethel and Olentangy River Roads) where he has operated a barber shop, salon and day spa for 30 years. He has been unable to negotiate a lease renewal that is economically feasible for his company. The property at 1545 Bethel Road is just 1.5 miles west of his current location which will be able to serve his longstanding customer base.

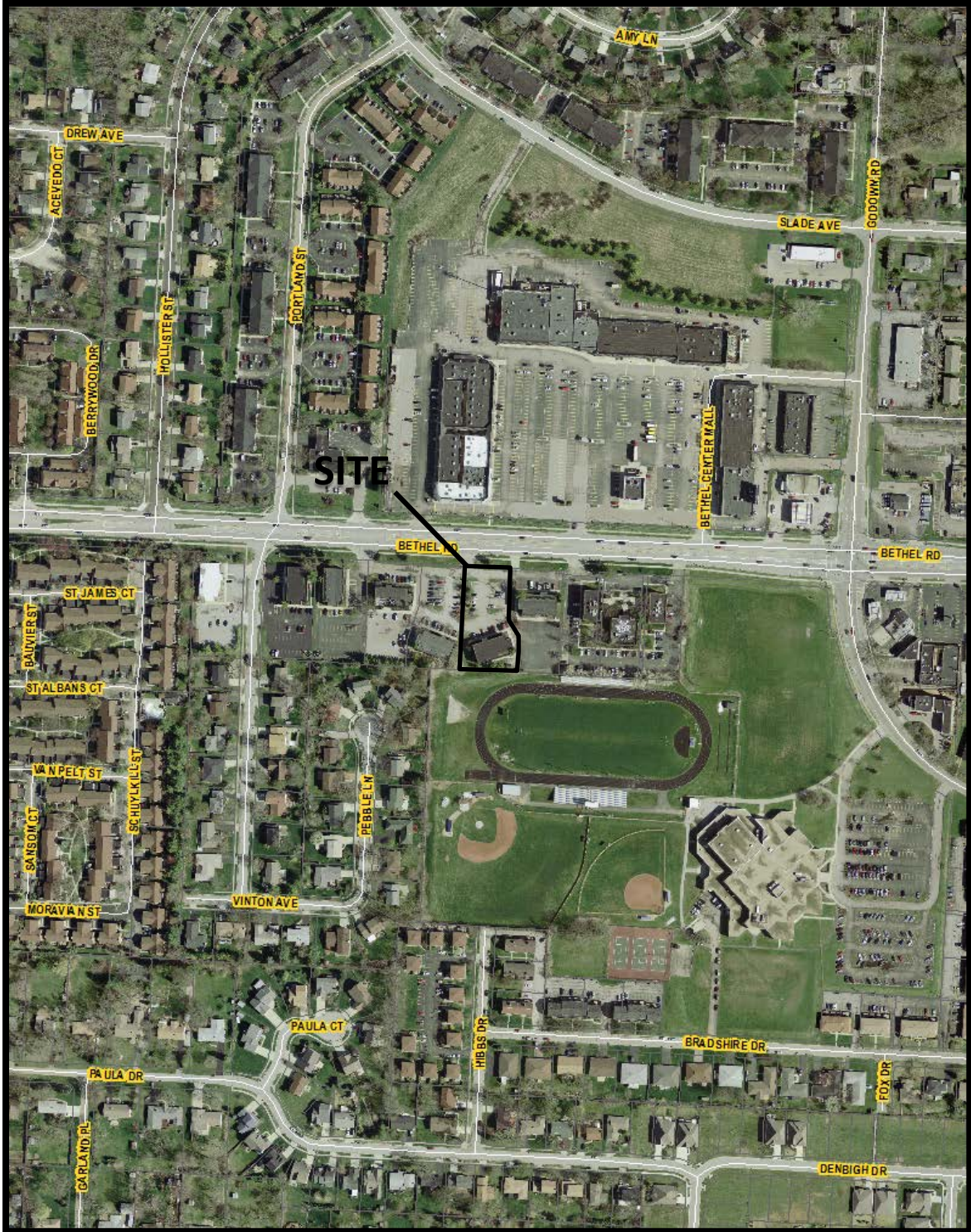
Applicants use is a change of use that requires two additional parking spaces for the change from office use (1:300) to general commercial use (1:250). There are 35 existing parking spaces which exceeds the code required parking of 29 spaces, including applicant change of use.

A hardship exists in that only part of the existing building is proposed to be used and because a barber shop, salon, spa is a very low intensity commercial use with similar operating and use characteristics to both the office and non-office user permitted in the C-2 district. A comparable variance was granted in 2006 for a barber shop, salon and spa at 5249-5259 Bethel Reed Park (43220), Ordinance 0873-2006, June, 2006.



CV14-034  
 1545 Bethel Road  
 Approximately 0.73 acres





CV14-034  
1545 Bethel Road  
Approximately 0.73 acres

**Thrush, Eliza C.**

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Tuesday, August 12, 2014 9:25 AM  
**To:** Thrush, Eliza C.  
**Subject:** CV14 1545 Bethel Rd.

Recommendation Form

CV14-034  
1545 Bethel Rd.  
Case type:  
Council Variance

Recommendation: Approval; Vote: 7 - 0

Rosemarie Lisko  
Zoning Chair  
985-1150



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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 # CV14-034

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Amy K. Kuhn

Of [COMPLETE ADDRESS] Plank Law Firm, LPA; 145 E. Rich Street, FL 3; Columbus, OH 43215  
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 formats

- 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

1. Dominic Howley, Purchaser 825 Bethel Road Columbus, OH 43214 (614) 459-5848 No. of Columbus based employees: 20	2. Hamilton Commerce LTD Ben Dougan 1000 Beechview Dr. S. Worthington, OH 43085 (614) 558-3083 No. of Columbus based employees: 1
3.	4.

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of JUNE, in the year 2014

### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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

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