

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-085
Location: 117 LAZELLE RD. (43235), being 0.05± acres located at the southwest corner of Lazelle Road and Lazelle Road East (610-206485; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Proposed Use: Barber shop, beauty salon, and nail salon uses.
Applicant(s): Courtney Walker, c/o Tiffany Kroninger, Agent; 97 Vaughn Road; Delaware, OH 43015.
Property Owner(s): Sidney Price; 1468 Dogwood Loop; Powell, OH 43065.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a commercial office building in the CPD, Commercial Planned Development District as allowed by Ordinance #0497-85 (Z84-138; Sub-Area 2), passed on March 18, 1985. The requested Council variance will allow barber shop, beauty salon, and nail salon uses, with other ancillary personal spa and salon services in Unit A of the existing commercial building in the CPD, Commercial Planned Development District.
- A Council variance is required because this subarea of the CPD district only allows office and institutional uses.
- To the north, south, and east of the site are multi-unit dwellings in the L-ARLD, Limited Apartment Residential District. To the west is a commercial use in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the Far North Area Plan (2014), which recommends “Mixed Use (Community)” land uses at this location, consistent with the request.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow barber shop, beauty salon, and nail salon uses, with other ancillary personal spa and salon services in Unit A of the existing commercial building in the CPD, Commercial Planned Development District. Since the primary use of the property will remain commercial, and will not introduce an incompatible use to the area, Staff recommends approval.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The property at 117 Lazelle RD is under a purchase agreement. I do need it to have the variance to provide all my services. (service list included) My business is already established. I am just moving it.

2. Whether the variance is substantial.

Yes No

The building is already medical use C-2. My business also included services that are not considered that. I intend to just add those services for a C-4 use.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

My variance would not effect the surrounding properties. It would not change anything except the services provided in unit A (117 Lazelle RD)

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

There would be no change in delivery for governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

I am able to close on this property after I find out if this variance is approved.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

I need to be able to provide all of my established services for my clients. My clients return for those services regularly.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

I would like to think I could bring more value to the area.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

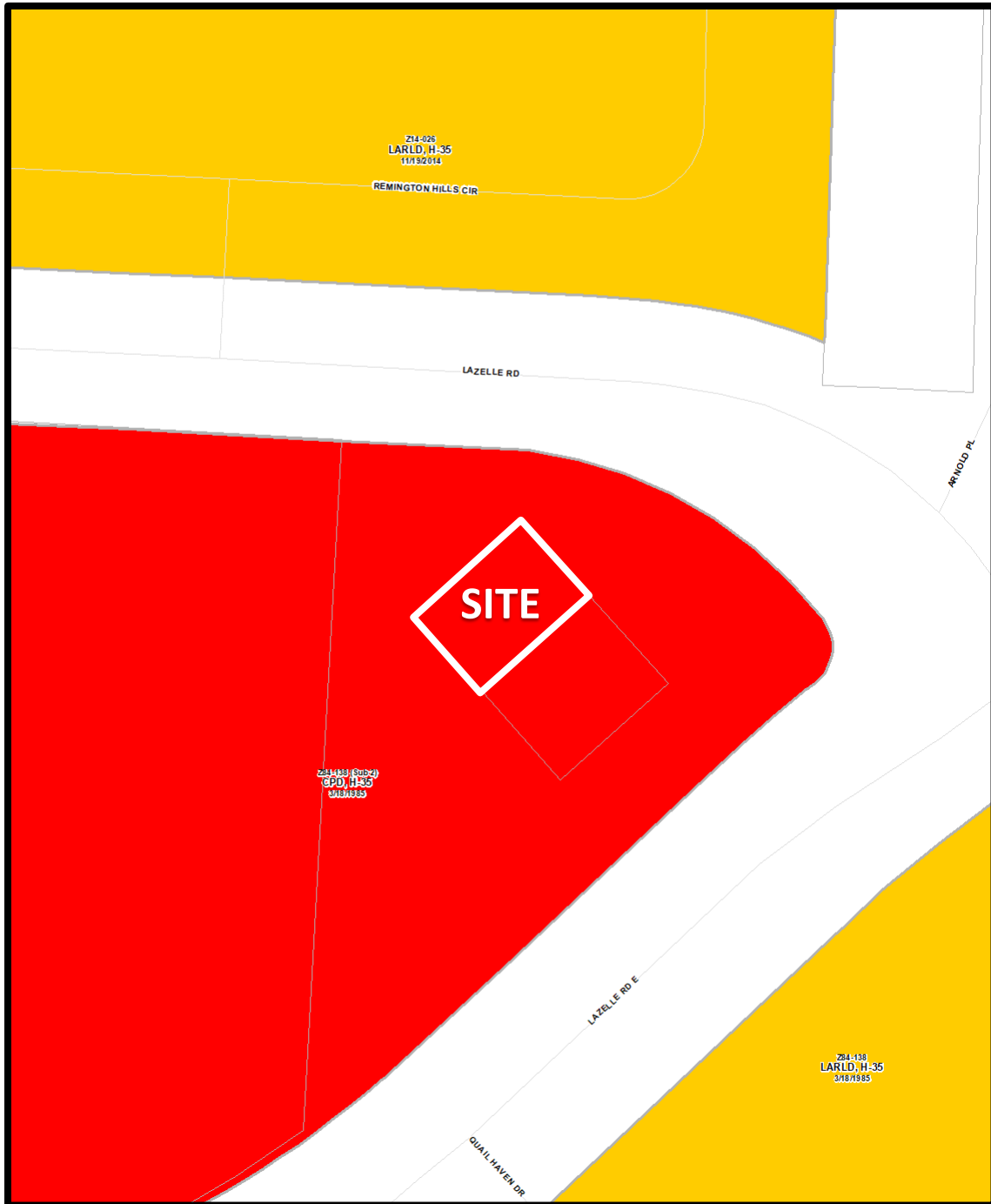
117 Lazelle RD (parcel 610-206485 is currently zoned CPD, Commercial Planned Development District (subarea 2) which does not include my Salon Services.
3356.03 - C-4 permitted use.
3361.02 - permitted use as followed by ORD 0497-85
(284-138)

Signature of Applicant

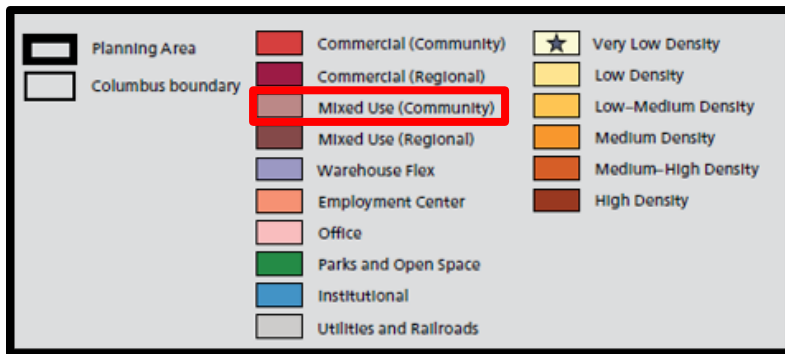
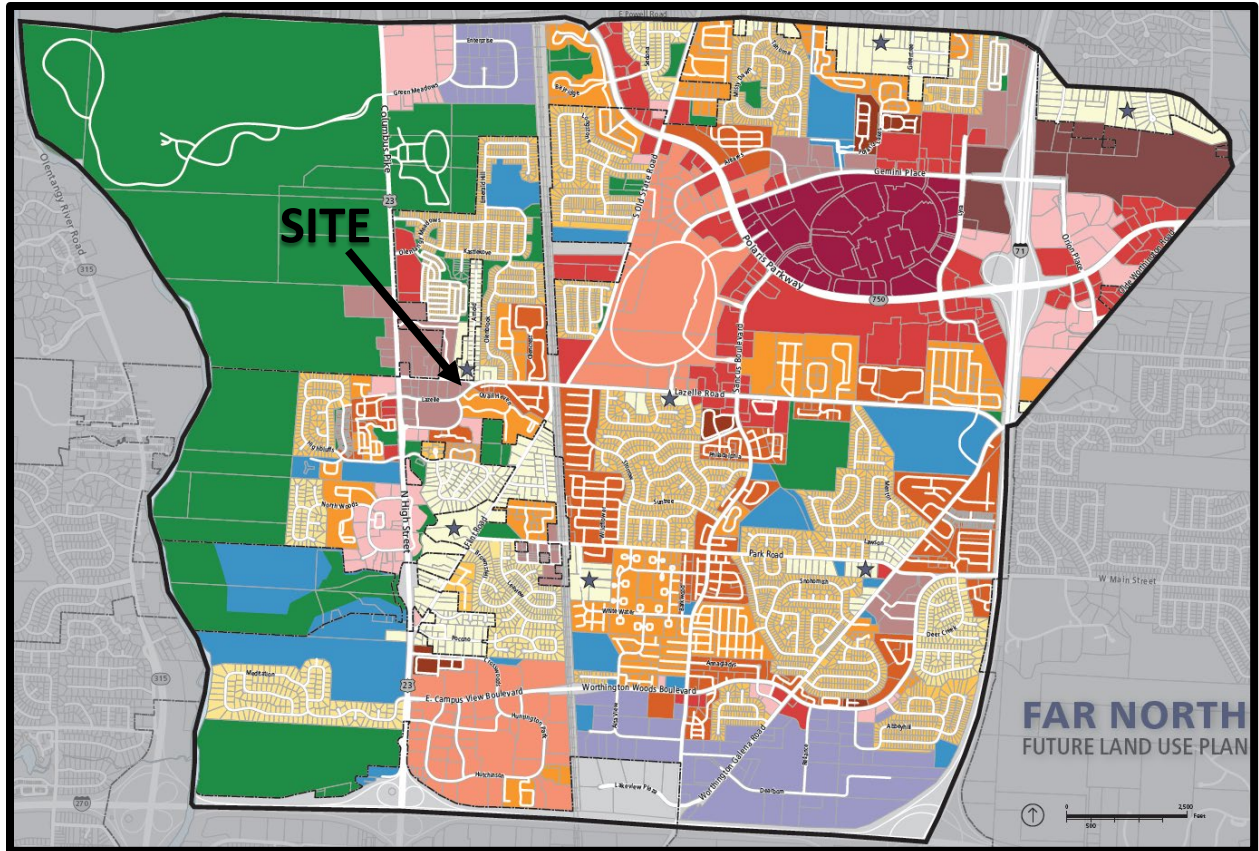
Courtney Wain

Date

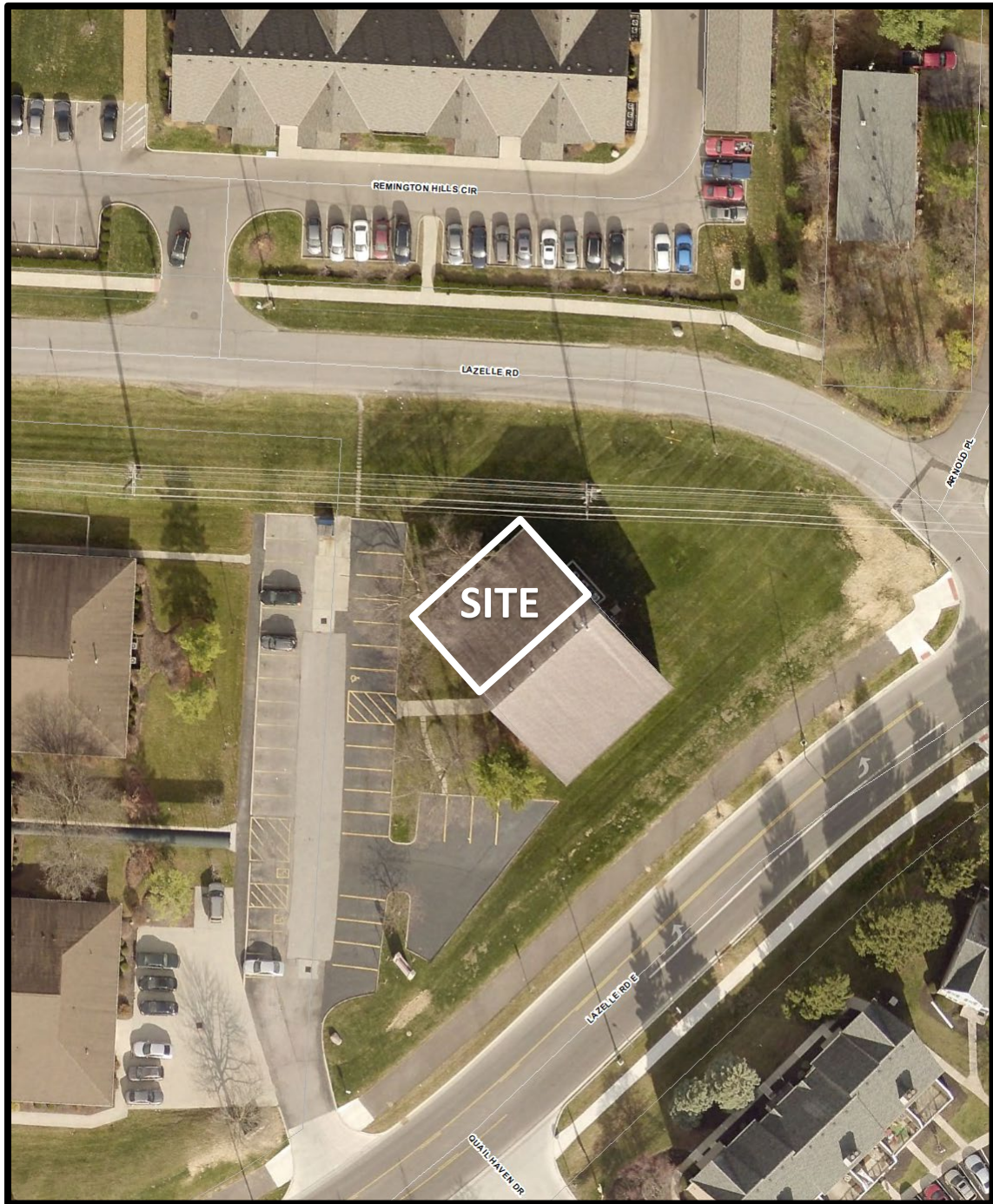
7/15/24



CV24-085
117 Lazelle Rd.
Approximately 0.05 acres



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-085

Address 117 LAZELLE RD.

Group Name FAR NORTH COLUMBUS COMM COAL

Meeting Date August 6, 2024

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The Trustees felt that the uses contemplated fit well into the neighborhood and will be more than acceptable for the site.

Vote 8-0

Signature of Authorized Representative *James Pulmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-085

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) Tiffany Kroninger
of (COMPLETE ADDRESS) 97 Vaughn Rd., Delaware, OH 43015

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Shear Genius LLC Courtney Walker 614-602-9307 47 S. Liberty St, Powell, Ohio 43065 5	2.
3.	4.

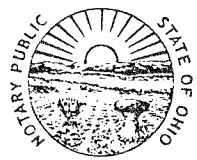
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Courtney Walker*

Sworn to before me and signed in my presence this 15th day of July, in the year 2024

Amanda Dunne
SIGNATURE OF NOTARY PUBLIC

4-25-2027 Notary Seal Here
My Commission Expires



AMANDA DUNNE
Notary Public
State of Ohio
My Comm. Expires
April 25, 2027

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