

Oak Street

FINAL SITE PLAN RECEIVED 3.18.22 SHEET 1 OF 1 CV21-050

Site Plan
SCALE 3/32" = 1'-0"



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 04/26/2021

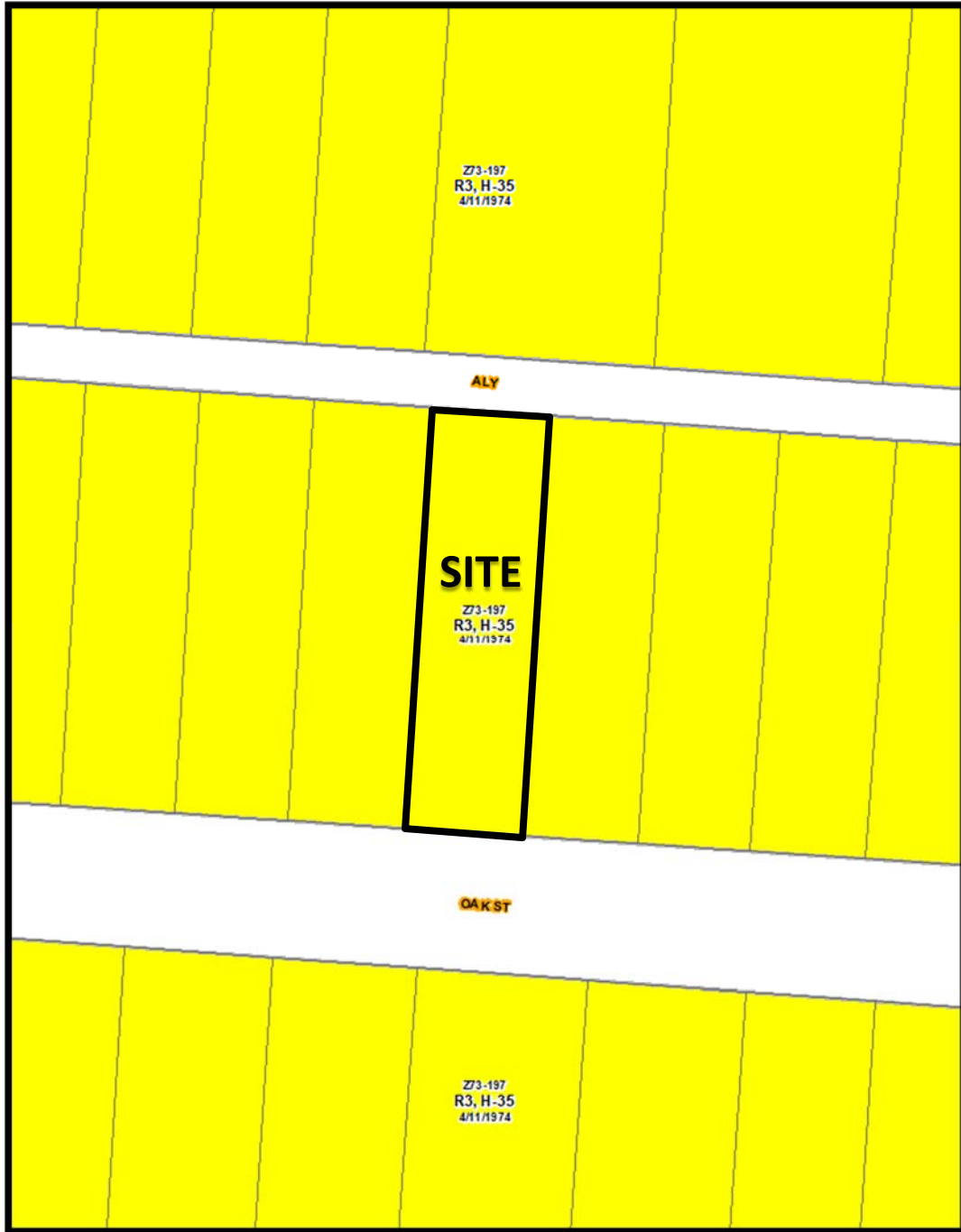
Statement of hardship

This 0.14 Acre Site is located on the north side of Oak Street between Fairwood Ave and Rhoads Ave. Current zoning is R-3 which only allows for a single-family dwellings. The neighborhood is a mix of one and two-family dwellings.

The homeowner desires to convert (renovate) an existing two car garage into a single user hair salon which requires a variance from the current R-3 zoning. The total square footage of the hair studio would be roughly 440 sf which allows for a single salon seat and small waiting/lounge area as well as a single unisex restroom. The only hair stylist in the salon would be the current owner and only one client at a time would be serviced at a time, with a max of one other client in the waiting area. The owner is preparing to reclad and upgrade the exterior of the garage. Some upgrades include but not limited to the use of fiber cement board cladding as well as removal and infill of the existing garage door. An owner covered parking spot will be added (see site plan) and a parallel spot off the alley will be added for clients or the owner.

- **Variation from Section 3333.035 R-3, residential district permitted uses.**
 - The current home is undersized within it's neighborhood. Built in 1957 and limited to a single story containing only 775sf of livable area, the house is dwarfed by surrounding pre-WWII housing most of which contain multiple stories and often doubling the livable area of 1816 Oak. While most homes in Franklin park could easily permit such a home occupancy in the primary dwelling, most exceeding 1500sf – in this space it is currently untenable as there is no spare or "extra" room for a home occupancy as the home is limited to less than 800sf. *Variance would include allowing to utilize the accessory building (detached garage) as space for the hair salon which is not currently permitted.*
- **3312.49(C) Minimum numbers of parking spaces required: a single-unit dwellings requires 2 spaces, and hair saloon/studio is parked at 1 space per 250 square feet (20*22=440)**
 - With a total of 4 spaces required under current zoning with an addition of a home occupancy hair salon we are requesting a variance of 2 spots from the current requirement. There is adequate space on the existing pad behind the garage to retain one off street parallel spot. The resident currently uses the garage as storage therefore using 2 street spaces on a regular basis. We feel that this is acceptable to the city as only one space will truly be required for the salon as only one client will be serviced at any given time and only during daytime hours un-affecting after hour's overnight resident street parking.

The granting of the variances will not be detrimental to neighboring properties and will not be contrary to the public interest nor the intent of the zoning code. Only one client at a time will be serviced by the homeowner at any given time meaning that no negative impact to the neighborhood would be incurred. All state and local health regulations regarding the use of the space will be adhered to through the planning and construction. Other than the zoning designation, the proposed dwelling meets all other zoning stipulations, including footprint, all setbacks, lot coverage, and height. The garage renovation will be an improvement to the neighborhood, as it will update and renovate a dated garage built in 1960.



CV21-050
1816 Oak St.
Approximately 0.14 acres



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Approximately 0.14 acres

Dietrich, Timothy E.

From: Annie J <awd44@aol.com>
Sent: Monday, March 7, 2022 5:32 PM
To: kiernan53@gmail.com
Cc: Dietrich, Timothy E.; Ovalle, Jesus D.
Subject: [EXTERNAL] Re: CV21-050

Greetings,

We gave the client the signed recommendation form during the meeting. The project was approved 12-0-0 on November 11, 2021,

Commissioner Annie J. Ross - Womack

-----Original Message-----

From: Kiernan Smith <kiernan53@gmail.com>
To: Annie J <awd44@aol.com>
Cc: Dietrich, Timothy E. <TEDietrich@columbus.gov>; Ovalle, Jesus D. <jdovalle@columbus.gov>
Sent: Mon, Mar 7, 2022 2:07 pm
Subject: CV21-050

Hello Ms.Ross-Womack,

I am following up on our Council Variance (CV21-050) that was voted on in last year's November meeting. For your reference this is 1816 Oak Street where my client is planning on turning her garage into a home hair studio. I am hoping you can send me and/or Timothy (attached) the commissions vote on our application since it is required for the City Council to draft their approved variance ordinance.

Let me know if you have any questions.

Best,

- Kiernan Smith
Registered Architect
(585) 469-6866



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-050

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) KIERWAN SMITH
of (COMPLETE ADDRESS) 668 WILSON AVE COLUMBUS OH 43205
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)

1. <u>LUCELLE FREEMAN</u> <u>1816 OAK STREET COLUMBUS OH 43205</u>	2. <u>RYONDA BARBOUR</u> <u>1816 OAK STREET COLUMBUS OH 43205</u>
3.	4.

Check here if listing additional parties on a separate page.

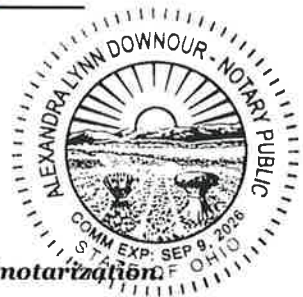
SIGNATURE OF AFFIANT *Kierwan Smith*

Sworn to before me and signed in my presence this 18th day of March, in the year 2022

Alexandra Lynn Downour
SIGNATURE OF NOTARY PUBLIC

SEP. 9, 2026
My Commission Expires

Notary Seal Here



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