

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

APPLICATION: CV26-005
Location: 430 E. KANAWHA AVE. (43214), being 0.62± acres located at the northwest corner of East Kanawha Avenue and Rush Avenue (010-110521; Clintonville Area Commission).
Existing Zoning: SR, Suburban Residential District.
Proposed Use: Beauty salon.
Applicant(s): Prime Construction, LLC, c/o Jarrett Fuller; 3840 Lacon Road, Suite 5; Columbus, OH 43026.
Property Owner(s): Troy and Sarah Sweebe; 430 East Kanawha Avenue, Columbus, OH 43214.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 0.62± acre site consists of one parcel developed with a single-unit dwelling in the SR, Suburban Residential District. The requested Council variance will allow a 603 square foot addition to the existing garage to be used for a beauty salon.
- A Council variance is required because commercial uses are not allowed in the SR District. A variance to reduce required parking from five to two spaces is included in this request.
- North, south, east, and west of the site are single unit dwellings in the SR, Suburban Residential District.
- The site is within the planning boundaries of the *Clintonville Neighborhood Plan* (2009), which recommends “Single Family” land uses at this location.
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval.
- Staff concurs with the Applicant’s analysis of the seven practical difficulties for the proposed reduced parking for the project.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested variances will allow for the addition of approximately 603 square feet above the existing garage to be used for a beauty salon with reduced required parking. The proposed use is consistent with the *Clintonville Neighborhood Plan* because the primary use of the property will remain as a single-unit dwelling, and therefore does not add an incompatible use to the area.

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

2. Whether the variance is substantial.

Yes No

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



CV26-005

430 E. KANAWHA AVE.

Approximately 0.62 acres

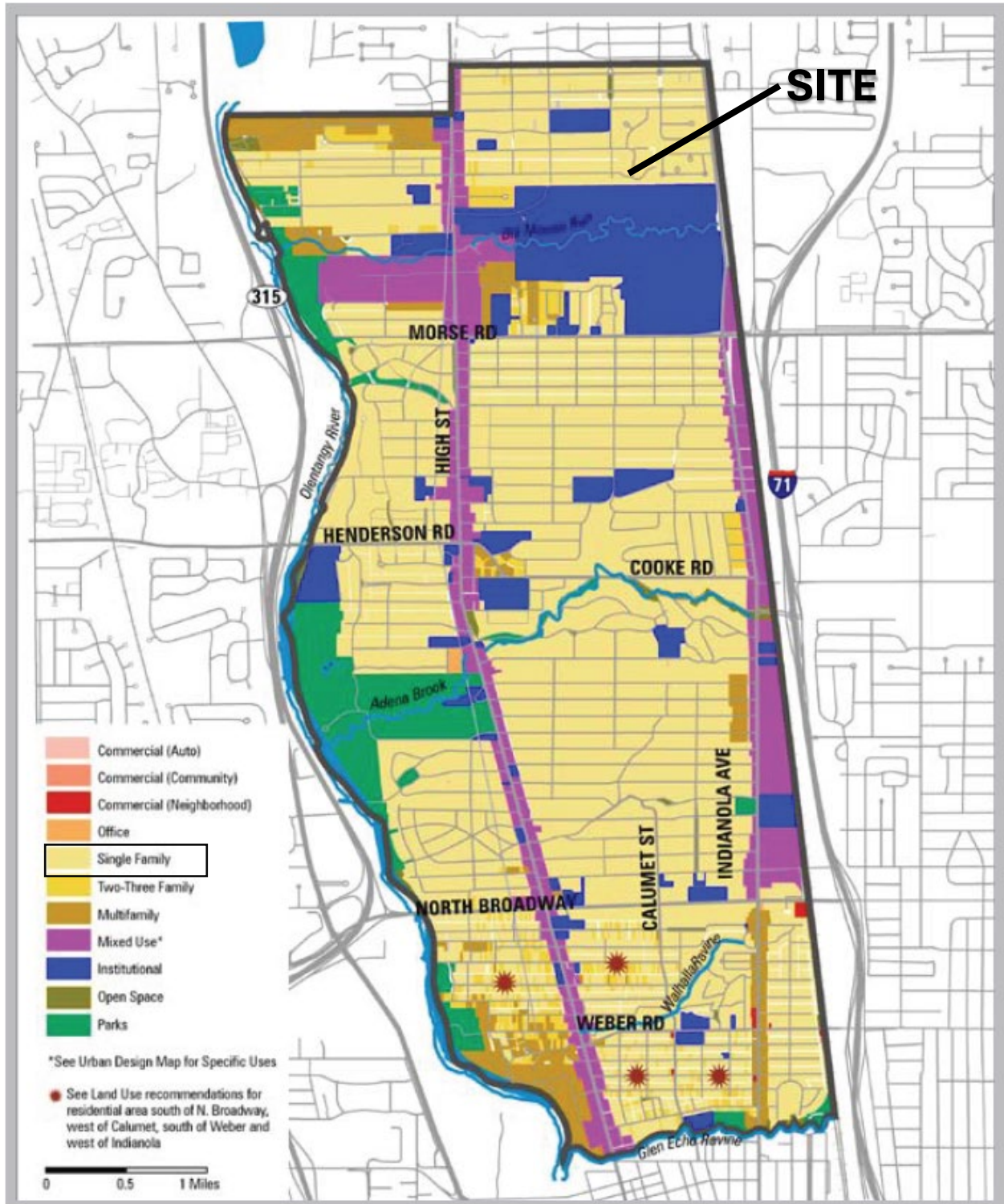


Figure 10 : Land Use Plan



CV26-005

430 E. Kanawha Ave.

Approximately 0.62 acres



CV26-005

430 E. Kanawha Ave.

Approximately 0.62 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number: CV26-005

Address: 430 E. Kanawha Ave

Group Name: Clintonville Area Commission (CAC)

Meeting Date: March 5, 2026

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:

The hardship rationale is the increasing rents for small businesses in Clintonville, which makes it difficult to find places with affordable rents. The variance will allow the applicant to separate the living space from the home occupation.

Vote: 6 yes, 3 absent

Signature of Authorized Representative: *Matthijs Moritz*

SIGNATURE

Clintonville Area Commission (CAC)

RECOMMENDING GROUP TITLE

6146415178

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.

