

CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE

APPLICATION: **CV25-110**
Location: **657 MOHAWK ST. (43206)**, being 0.02± acres located at the southwest corner of East Sycamore Street and Mohawk Street (010-044461; German Village Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Limited neighborhood-scale commercial uses.
Applicant(s): Susan D. Brown, Trustee c/o Jackson B. Reynolds, Atty.; 172 E. State St., Suite #550, Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a mixed-use building, as approved with Ordinance #0084-02 (CV01-052) on February 4, 2002, in the R-2F, Residential District. The requested Council variance will add new neighborhood-scale commercial uses to the previously approved uses listed in CV01-052. A variance to reduce required parking from three spaces to zero spaces is also included in this request.
- A Council variance is required because the R-2F district does not allow commercial uses, while the applicant proposes to allow limited neighborhood-scale commercial uses within the first floor of the existing building (approximately 500 square feet).
- To the north, south, and west of the site are single and two-unit dwellings in the R-2F, Residential District. To the east is a multi-unit dwelling in the R-2F, Residential District.
- The site is located within the German Village Commission. There is no Council adopted land use recommendation for this property.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this requested use commercial uses and parking reduction.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

There is no Council adopted land use recommendation for this property; however, the allowable uses are consistent with other neighborhood-scale commercial uses located in mixed-use buildings throughout German Village.

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

There is a list of permitted uses approved by previous council variance but the owner wants to add more uses to make leasing the tenant space more attractive.

2. Whether the variance is substantial.

Yes No

The list of additional uses will maintain the character of the neighborhood and will not require more parking spaces than previously approved by council.

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

No the added list of uses will not change the essential character of the neighborhood nor would adjoining properties suffer a substantial detriment as a result of the variances.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

No the granting of the variances will not affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

There were previous council variances approved for the site over 20 years ago.

The owner simply wants to add uses that would make leasing the property more attractive.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

No there is no other way to solve the owners predicament other than through the council variance process.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

Yes the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variances.

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

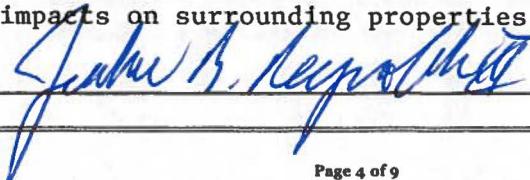
NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

The German Village area is unique and provides a variety of mixed use opportunities. The owner would like to amend the previously approved list of uses to provide additional

uses that would make the leasing of the property more attractive. The hardship arises from the fact that the property is zoned R-2F and that category does not provide for commercial uses. The owner was granted retail and any office uses for the site in 2000 and 2001. The owner would like to add additional uses as marketing the property for leasing has been limited by the small number of approved uses. The list of proposed uses will make the leasing of the first floor more attractive to potential tenants. There will be no impacts on surrounding properties by adding the additional uses.

Signature of Applicant



Date

10/6/25

Variances

1. CCC 3312.49 (Table 2) to reduce the parking space requirement from 3 to 0.
2. CCC 3332.037 R-2F to allow a list of specific office / retail uses in addition to an apartment unit.

shroyer-mohawk-var.lst (nct)
11/6/25 S:Docs

Permitted Uses List

1. Attorney
2. Architect
3. Accountant
4. Real Estate
5. Mortgage Company
6. Title Company
7. Insurance Agency
8. Interior Design
9. Financial
10. Retail Uses
11. Gift Shop
12. Art Studio/Gallery
13. Photographic Studio
14. Bookstore
15. China Store
16. Custom Tailor
17. Florist Shop
18. Antique Shop
19. Lighting Store
20. Confectionery Store
21. Caterers
22. Barber Shops, Beauty and Nail Salons
23. Ice Cream & Yogurt Stores (To-Go only)
24. Clothing and Clothing Accessories Stores
25. Coin & Stamp Dealers
26. Fabric, Needlework, Quilting, Sewing and Piece Good Stores
27. Footwear and Repair
28. Game, Hobby and Toy Stores
29. Jewelry Stores
30. Musical Instrument and Supplies Stores
31. Shoe Stores
32. Health Supplement and Personal Care Stores
33. Baked Goods Stores
34. Compact Disc, Music, Record and Video Stores
35. Tech and Software Design
36. Design Studio
37. Candle Store
38. Counseling Office
39. Consulting / Marketing Group
40. Engineering Group
41. Chiropractor Office



CV25-110
657 Mohawk St.
Approximately 0.02 acres



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This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 657 Mohawk Street

APPLICANT'S NAME: Jack Reynolds - Smith & Hale LLC (Applicant)/Susan Brown (Owner)

APPLICATION NO.: COA2501299

MEETING OR STAFF APPROVED DATE: 12-03-25 **EXPIRATION:** 12-03-26

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

Approved: Commission or **Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/variance per APPROVED SPECIFICATIONS
 Recommended or **Not Recommended**

Recommend application COA2501299, 657 Mohawk St., as submitted:

Variance Recommendation

- Amendment to council variance CV01-052.
- 1. CCC 3312.49 (Table 2) to reduce the parking space requirement from 3 to 0.
- 2. CCC 3332.037 R-2F to allow a list of specific office/retail uses in addition to an apartment unit.

MOTION: Thiell/Schultz (4-0-0) RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.
Historic Preservation Officer

Staff Notes:

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

CV25-110

APPLICATION #: _____

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
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. Susan D. Brown, Trustee 336 2nd Avenue North Naples, FL 34102 (614) 582-3802 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____



Sworn to before me and signed in my presence this 10th day of November, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2030

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2030

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