



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1988-2018, **Version:** 2

Council Variance Application: CV18-037

APPLICANT: Michael Pingue; 1445 Worthington Woods Boulevard; Worthington, OH 43085.

PROPOSED USE: Salon / day spa.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The subject site is zoned in the L-AR-O, Limited Apartment Office District and is developed with a medical office building. The requested variance will permit a salon/day spa with microblading services in ~~1,200~~ **1,600** square feet of the existing building. A Council variance is necessary because this commercial use is not permitted in the AR-O, Apartment Office District. The site is located within the boundaries of the *Far North Area Plan* (2014), which recommends office uses for this location. The Plan also recommends that redevelopment be consistent and compatible with the land use of the surrounding area. Planning Division staff views the proposed use as compatible with the land use pattern of the surrounding area, as recommended by the Plan. Salons and day spas are low-intensity commercial uses compatible with medical office uses. Because the variance will not alter the overall use of the site as an office building, the variance will not adversely affect the surrounding property or surrounding neighborhood.

To grant a Variance from the provisions of Section 3333.04, Permitted uses in AR-O apartment office district, of the Columbus City Codes; for the property located at **712 WORTHINGTON WOODS BOULEVARD (43085)**, to permit a salon/day spa within an existing office building in the L-AR-O, Limited Apartment Office District (Council Variance # CV18-037).

WHEREAS, by application # CV18-037, the owner of property at **712 WORTHINGTON WOODS BOULEVARD (43085)** is requesting a Council variance to permit a ~~1,200~~ **1,600** square foot salon/day spa with microblading services within an existing office building in the L-AR-O, Limited Apartment Office District; and

WHEREAS, Section 3333.04, Permitted uses in AR-O apartment office district, does not permit salons, day spas, or microblading services, while the applicant proposes a ~~1,200~~ **1,600** square foot salon/day spa with microblading services within an existing office building; and

WHEREAS, City Departments recommend approval because the the proposed salon/day spa is a low-intensity use compatible with office uses in the L-AR-O, Limited Apartment Office District; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said 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 of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located

at **712 WORTHINGTON WOODS BOULEVARD (43085)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Section 3333.04, Permitted uses in AR-O apartment office district, of the Columbus City Codes, is hereby granted for the property located at **712 WORTHINGTON WOODS BOULEVARD (43085)**, insofar as said section prohibits a salon/day spa with microblading services in the L-AR-O, Limited Apartment Office District, said property being more particularly described as follows:

712 WORTHINGTON WOODS BOULEVARD (43085), being 1.04± acres located on the north side of Worthington Woods Boulevard, 435± feet west of Sancus Boulevard, and being more particularly described as follows:

Description of 1.038 acres of land located north of Worthington Woods Boulevard and west of Sancus Boulevard, in the City of Columbus, County of Franklin, State of Ohio.

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Farm Lot 59, in Section 2, Township 2, Range 18, United States Military Lands, containing 1.038 acres of land, more or less, 0.740 acre of said 1.038 acres being part of that 21.138 acre tract of land described in the deed to Pingue Properties, Inc., of record in Official Record 06509CO2, 0.298 acre of said 1.038 acres being part of that 59.977 acre tract of land described in the deed to Pingue Properties, Inc., of record in Deed Book 3791, Page 43, both being of record in the Recorder's Office, Franklin County, Ohio, said 1.038 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Worthington Woods Boulevard (80 feet in width) with Sancus Boulevard (80 feet in width) as said intersection is shown and delineated upon the recorded plat of Dedication Plat of Alta View Boulevard, Sancus Boulevard and Worthington Woods Boulevard, of record in Plat Book 63, Pages 55 and 56, Recorder's Office, Franklin County, Ohio; thence N-86°49'58"W, with the centerline of said Worthington Woods Boulevard, a distance of 450.00 feet to a point; thence N-3°10'02"E, a distance of 40.00 feet to a 3/4-inch (I.D.) iron pipe (found) at the true point of beginning in the northerly right-of-way line of said Worthington Woods Boulevard;

Thence, from said true point of beginning, N-86°49'58"W, with the northerly right-of-way line of said Worthington Woods Boulevard and with, in part, the southerly line of said 21.138 acre tract, a distance of 159.00 feet to a 3/4-inch (I.D.) iron pipe (found);

Thence N-3°10'02"E, crossing said 21.138 acre tract, a distance of 284.38 feet to a 3/4-inch (I.D.) iron pipe (found) in a northerly line of said 21.138 acre tract, the same being in the southerly line of that 2.645 acre tract of land formerly owned by Alden Communities, Incorporated and described in the deed of record in Official Record 06383F20, Recorder's Office, Franklin County, Ohio;

Thence S-86°49'58"E, with, in part, a northerly line of said 21.138 acre tract, and with the southerly line of said 2.645 acre tract, a distance of 159.00 feet to a 3/4-inch (I.D.) iron pipe (found);

Thence S-3°10'02"W, a distance of 284.38 feet to the true point of beginning and containing 1.038 acres of land, more or less.

Subject to all rights of way, easements and restrictions, if any, of previous record.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a ~~1,200~~ **1,600** square foot salon/day spa with microblading services, or those uses permitted in the L-AR-O, Limited Apartment Office District established by Ordinance # 1-85 (Z84-076).

SECTION 3. That this ordinance is further conditioned on the ~~1,200~~ **1,600** square foot salon/day spa with microblading services being limited to 712 Worthington Woods Boulevard, Franklin County Parcel Number 610-224362.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.