

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CU16-056 Date Received: 8/31/16
Application Accepted by: TD+SP Fee: \$1,600
Comments: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1457 E. Main St Zip: 43205

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-022613

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): _____

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request:

Barbershop

Acreage: 0.18

APPLICANT:

Name: Kwazell Neal Phone Number: 614-323-3967 Ext.: _____

Address: 658 Brenton Place City/State: Columbus/Ohio Zip: 43213

Email Address: mizzj731@yahoo.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Paul Hackmann Phone Number: 614-332-3796 Ext.: _____

Address: P.O. Box 6209 City/State: Columbus/Ohio Zip: 43206

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Jamecia Little Phone Number: 614-975-1440 Ext.: _____

Address: 658 Brenton Place City/State: Columbus/Ohio Zip: 43213

Email Address: mizzj731@yahoo.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Kwazell Neal

PROPERTY OWNER SIGNATURE Paul Hackmann

ATTORNEY / AGENT SIGNATURE Jamecia Little

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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CV16-056

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

PLEASE SEE ATTACHED SHEET

Signature of Applicant

Hummel Neal / James Kula

Date

8-30-16

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Statement of Hardship for 1457 E Main St Ste A, Columbus, Ohio

In the 1970s the property situated at 1457 E Main St was rezoned to R-3, Residential District for residential use only. When the property was built in 1915 the intended use was for retail/commercial space. The entire property currently sits vacant as many properties in the area do. The current zoning of the property makes it difficult to use. The space is not conducive for residential living.

The applicant plans to use 1,000 square feet (known as 1457 E Main St Ste. A) of the building as a barbershop. Therefore, the applicant needs a variance for 1,000 square feet to permit a barbershop to occupy the space. The variance will not result in changes to the surrounding properties or the neighborhood other than to improve a building that has sat vacate and been poorly maintained in recent years. Traffic and access will remain the same as originally developed.

The applicant was born and raised only a ¼ mile away from 1457 E Main St. His heart belongs to this neighborhood. Mr. Neal currently rents a chair in a barbershop on the opposite end of Main St. This will allow for an easy transition for his large clientele. He is determined to live the American Dream and own his own business. Mr. Neal's vision is to own that business in the community in which he grew up. He is dedicated to giving back to the Near East Side. Believing that barbershops are the cornerstone of the neighborhood, he intends to use his business as a way for kids to see anything is possible if you put your mind to it. Many people in the neighborhood know and respect the applicant because he knows their hardships.

A hardship exists in that the building is only to be used for residential purposes. This prevents any business owner from taking part in the revitalization of E Main St.

The applicant requests the following Zoning Code Variances from Council:

3332.039, R-3 residential district. A variance to permit 1,000 square feet of the building to be occupied as a barbershop which is a permitted use in the 3351.03, C-1 Permitted Uses.

3312.49 Minimum number of parking spaces required. A variance is requested to permit 0 parking spaces on the property for the proposed barber shop which is an existing condition.

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-056

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jamecia Little

of (1) MAILING ADDRESS 658 Brenton Place Columbus, Ohio 43213

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1457 E. Main St Columbus, Ohio 43205

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/31/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Paul Hackmann

AND MAILING ADDRESS

P.O. Box 6209

Columbus, Ohio 43206

APPLICANT'S NAME AND PHONE #

Kwazell Neal 614-323-3967

(same as listed on front application)

AREA COMMISSION OR CIVIC GROUP

(5) Near East Area Commission

AREA COMMISSION ZONING CHAIR

Annie Ross-Womack 614-531-2700

OR CONTACT PERSON AND ADDRESS

874 Oakwood Ave Columbus, Ohio 43206

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30th day of August, in the year 2016

Rev.

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Doris L. Jones

Notary Public

State of Ohio

My Commission Expires

June 16, 2019

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

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Applicant: Kwazell Neal
658 Brenton Place
Columbus, Ohio 43213

Owner: Paul Hackmann
P.O. Box 6209
Columbus, Ohio 43206

Application # CV16-056

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave
Columbus, OH 43206

Owners within 125 feet:

Bishop Edward J Herrmann
198 E Broad St
Columbus, Ohio 43215

David Goldstein
P.O. Box 6209
Columbus, Ohio 43206

El-Khatib Mohammed
1454 Indianola Ave
Columbus, Ohio 43201

City of Columbus Ohio
50 W Gay St 4th Floor
Columbus, Ohio 43215

Columbus Collegiate Academy Inc
1469 E Main Street
Columbus, Ohio 43205

Paul Hackmann
P.O. Box 6209
Columbus, Ohio 43206

Main-Miller Co LLC
4300 E Broad St
Columbus, Ohio 43213

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jamecia Little
of (COMPLETE ADDRESS) 658 Brenton Place, Columbus, Ohio 43213

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Kwazell Neal The Winning Circle Barbershop LLC 1457 E Main St Suite A Columbus, Ohio 43205 Employees - 1 Kwazell Neal 614-323-3967	2. Paul Hackmann P.O. Box 6209 Columbus, Ohio 43206 Employees - 1 Paul Hackmann 614-332-3796
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 30th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

Doris L. Jones
Notary Public
State of Ohio
My Commission Expires
June 16, 2019

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HISTORY ADDRESS INQUIRY - ALL APPLICATIONS BY PARCEL NUMBER

010-022613

ADDRESS 1455-1457 E MAIN ST

INTERSECTION	MILLER KELTON	HIST-PROP		ZIP CODE	43205	0
PARCEL NO	010-022613	CENSUS	5410	SUB-DIV		
HIST-DIST		BLOCK	305	LOT NO	2	

PERMIT ID	E41379	RES/COMM	# OF UNITS	0	VALUE	2,500
CREATE DATE	03-20-87	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	E	C-40 CODE	OBBC			
DESCRIPTION	REPLACE RES 1 UNITS					

PERMIT ID	75250	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	09-15-82	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	E	C-40 CODE	OBBC			
DESCRIPTION						

PERMIT ID	36475	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	11-11-81	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	P	C-40 CODE	OBBC			
DESCRIPTION						

PERMIT ID	0585	RES/COMM	# OF UNITS	0	VALUE	2,000
CREATE DATE	09-02-80	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	ALT 2 STYFRM STORE OFFICE					

PERMIT ID	63429	RES/COMM	# OF UNITS	0	VALUE	600
CREATE DATE	06-10-71	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	ALT 2 STYFRM STORE APT REMDL OUTSIDE					

PERMIT ID	1002	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	10-02-37	NEW/RPLC/ALTER	CONT. LIC. #	E41379		
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	WRK 2 STY DWG DBL					

PERMIT ID	39733	RES/COMM	# OF UNITS	0	VALUE	30,000
CREATE DATE	10-11-27	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	BRK 2 SKTY STORE OFF APT BLDG					

DATE	01-03-91
REQ. TYPE	O
REQ. #	H9100076
STATUS	

CV16-056

Legal Description of the Subject Property

Situated in the County of Franklin, State of Ohio and in the City of Columbus:

Being Lot No. Two(2) and 1.39 feet in width off the east side of Lot No. Three(3) of Thomas Miller's Addition, to the City of Columbus, Ohio, as the same are numbered and delineated upon the amended plat of said Addition, recorded in Plat Book 2, page 228, Recorder's Office, Franklin County, Ohio, and being 38.61 feet in width fronting on the south side of East Main Street by 209 foot in depth.

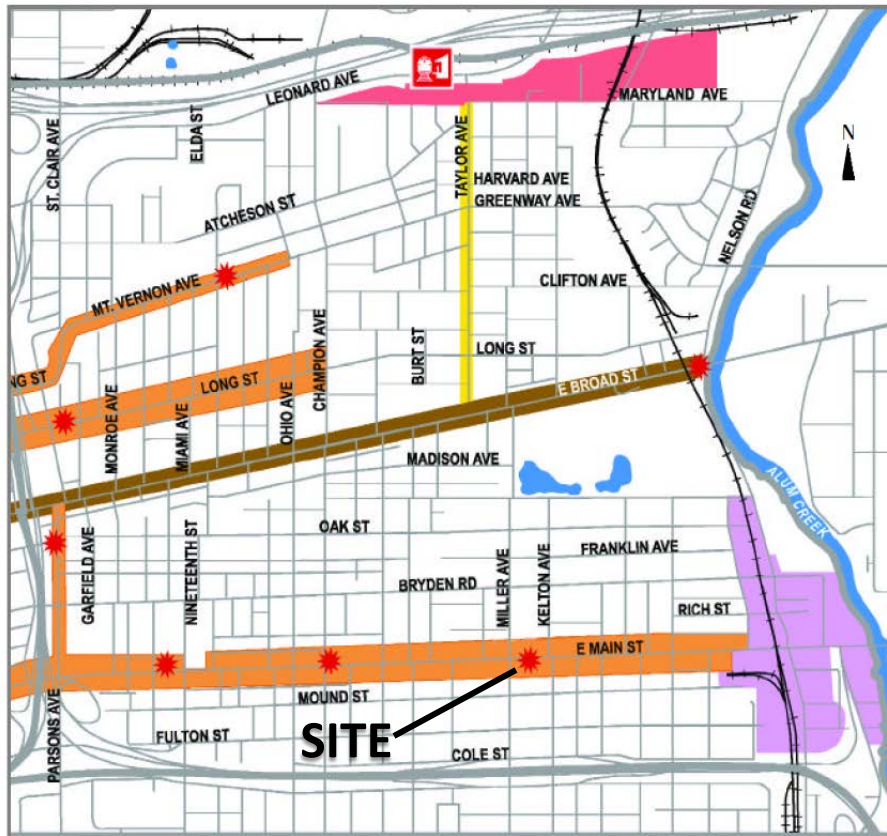
Tax Parcel No.: 010-22613

Property Address: 1457 E. Main Street, Columbus, Ohio 43205



CV16-056
1457 East Main Street
Approximately 0.19 acres

DEVELOPMENT STRATEGY



- » **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
- » **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Figure 5

CV16-056
1457 East Main Street
Approximately 0.19 acres



CV16-056
1457 East Main Street
Approximately 0.19 acres