



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV15-030  
Date Received: 5/5/15  
Application Accepted By: TP Fee: \$1600  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 705 East Long Street Columbus, Ohio Zip 43203

Is this property currently being annexed into the City of Columbus  Yes  No

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

Parcel Number for Certified Address: 010-025218

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

Current Zoning District(s): R2F

Recognized Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: To Establish a New Barbershop

Acreage: 0.2

### APPLICANT: Name Cap-View Commons LLC

Address 111 Hamilton Park City/State Columbus, Ohio Zip 43203

Phone # 614.463.9518 Fax # 614.461.1299 Email: jwaddy@ee.net

### PROPERTY OWNER(S): Name John W. Waddy Jr. & Frederick Veryser

Address Same as Above City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

### ATTORNEY / AGENT

Attorney  Agent

Name Thomas D. Shelby

Address 1592 Granville Street City/State Columbus, Ohio Zip 43203

Phone # 614.670.3235 Fax # 614.253.6309 Email: tdshelby1@yahoo.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE John Waddy Jr TP  
PROPERTY OWNER SIGNATURE John Waddy Jr TP  
ATTORNEY / AGENT SIGNATURE Thomas D. Shelby

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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



Mayor Michael B. Coleman

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### 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:**

Having read the requirements for requesting relief from a hardship, we the applicant and owner have satisfied all zoning questions and are submitting drawings and other documents to support the acknowledged requirements. Furthermore, we are requesting this variance to allow a tenant in our building to occupy and operate the space designated as 705 East Long Street as a Barber Shop. The new tenant currently is leasing a space in the lower lever of the Lincoln Theatre, their lease has expired and must quickly relocate to a new location.

Signature of Applicant

*Joe Woddy*  
Member, Cap & View Council LLC

Date

*May 5, 2015*

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Cap-View Commons LLC  
111 Hamilton Park  
Columbus, OH 43202

Near East Area Commission  
c/o Kathleen Bailey  
489 Linwood Ave  
Columbus, OH 43205

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Thomas D. Shelby  
1592 Granville St.  
Columbus, OH 43203

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

Irene Gil-Llamas  
91 N. Hamilton  
Columbus, OH 43203

Kevin & Elena Kaiser  
97 Hamilton Ave.  
Columbus, Ohio 43203

Warren Harrison  
169 N. Nelson  
Columbus, OH 43219

John Waddy  
111 Hamilton Ave.  
Columbus, Ohio 43203

CKT Property Development LLC  
1806 Baldrige Rd  
Columbus, OH 43221

Gina Marinacci  
95 Hamilton Ave.  
Columbus, OH 43203

Steve Harrison  
169 N. Nelson Rd.  
Columbus, OH 43219

REAI / Diehl  
720 E. Long Street  
Columbus, OH 4323



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## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV15-030

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME John W. Waddy, Jr.  
of (1) MAILING ADDRESS 111 Hamilton Park, Columbus, Ohio 43203

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 705 East long Street Columbus, Ohio 43203  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/5/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) CAP-VIEW COMMONS LLC  
C/O JOHN W. WADDY JR.  
111 HAMILTON PARK  
COLUMBUS, OHIO 43203

APPLICANT'S NAME AND PHONE # (same as listed on front of application) CAP-VIEW COMMONS LLC  
614.463.9518

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) NEAR EAST AREA COMMISSION  
KATHLEEN BAILEY, CHAIR.  
489 LINWOOD AVENUE, COLUMBUS, OHIO 43205

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.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

ATTORNEY-AT-LAW  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Section 147.03 R. C.

Notary Seal Here



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## 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 # CV15-030

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] THOMAS D. SHELBY

Of [COMPLETE ADDRESS] 1592 GRANVILLE STREET, COLUMBUS, OHIO 43203  
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 formats

- 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. EVOLUER BARBER STUDIO 705 EAST LONG STREET COLUMBUS, OHIO 43203 (3) EMPLOYEES	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

ATTORNEY-AT-LAW  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Section 147.03 R. C.

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

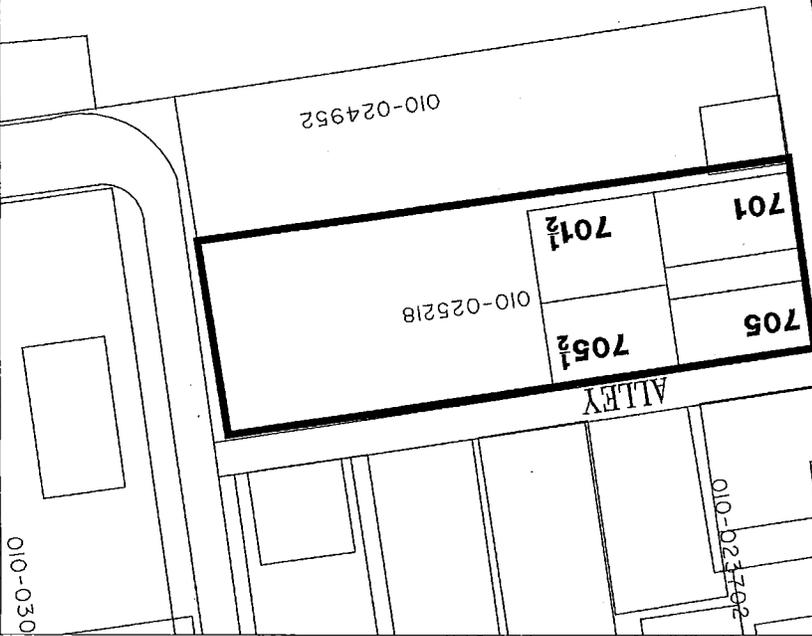
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ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO

FIRST FLOOR

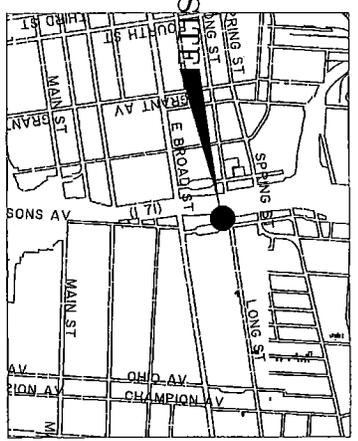
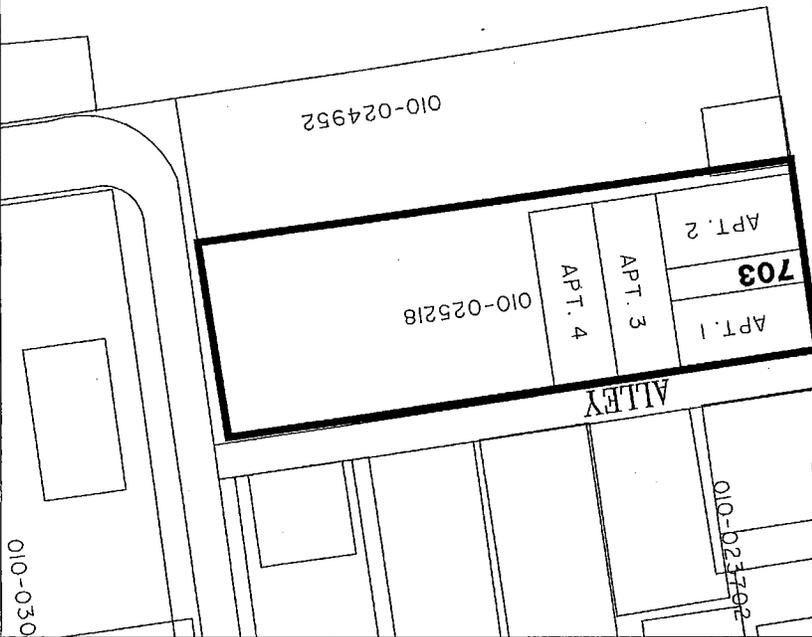
REVISED- ADDED 701-112 AND 705-112  
E/ LONG STREET AT OWNERS REQUEST.  
9/21/11, ac

E. LONG STREET



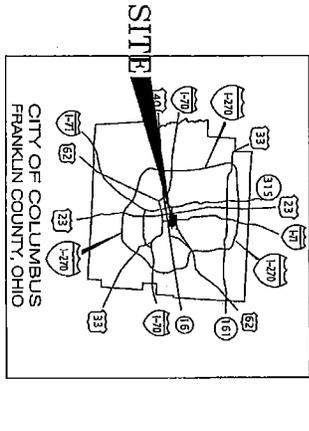
SECOND FLOOR

E. LONG STREET



OTHER MAP REFERENCES

CITY LAND USE MAP:	28-C
GIS FACET NUMBER:	183531775



Issued by *[Signature]* Date: 1/1/2011

PATRICIA A. ADSTIN P.E. ADMINISTRATOR  
DIVISION OF PLANNING & OPERATIONS  
109 N. FRONT ST.  
COLUMBUS, OH. 43216

ADDRESS FILE NUMBER - 01-048

DEVELOPED BY: CHHA  
ENGINEERING CONSULTANT: CITY ENGINEER'S OFFICE

**COMMERCIAL & APARTMENTS**

**701-703-705 E LONG STREET**

ORIGINAL PARCEL NUMBER: SEE DRAFTING  
DRAWN BY: AC CHECKED BY: AC

015-030

CV15-030

**705 EAST LONG STREET (43203)**, being 0.2± acres located on the south side of East Long Street, 150± feet west of Hamilton Park, and being more particularly described as follows:

PARCEL NO: 010-025218

Situated in the County of Franklin, in the state of Ohio in the City of Columbus:

Being Lot Number One Hundred Five (105) of East Park Place Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 61, Recorder's Office, Franklin County, Ohio.

CV15-030



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

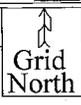
MAP ID: **c**

DATE: **4/24/15**



Disclaimer

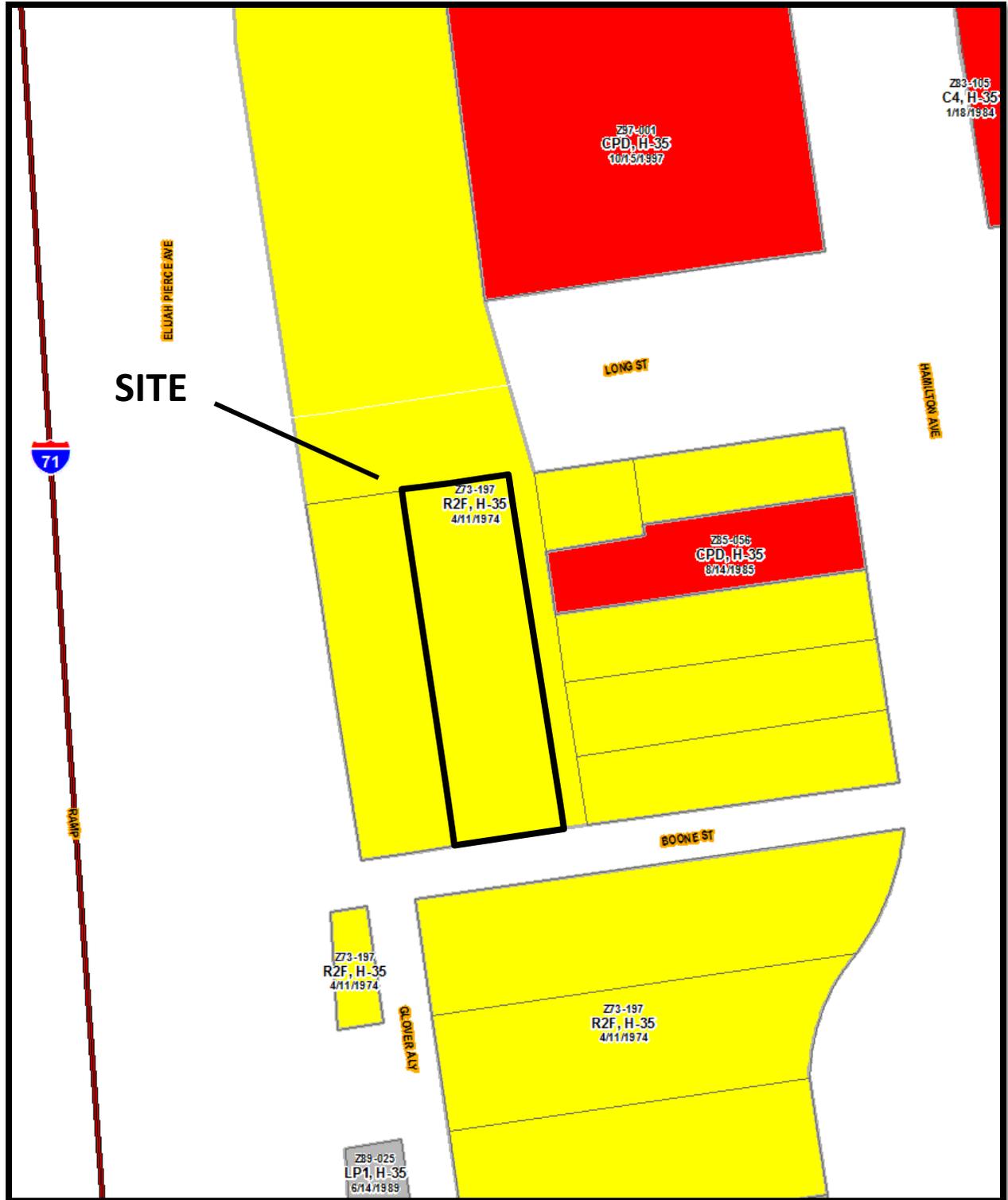
Scale = 30



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





CV15-030  
705 East Long Street  
Approximately 0.2 acres

Site

DEVELOPMENT STRATEGY

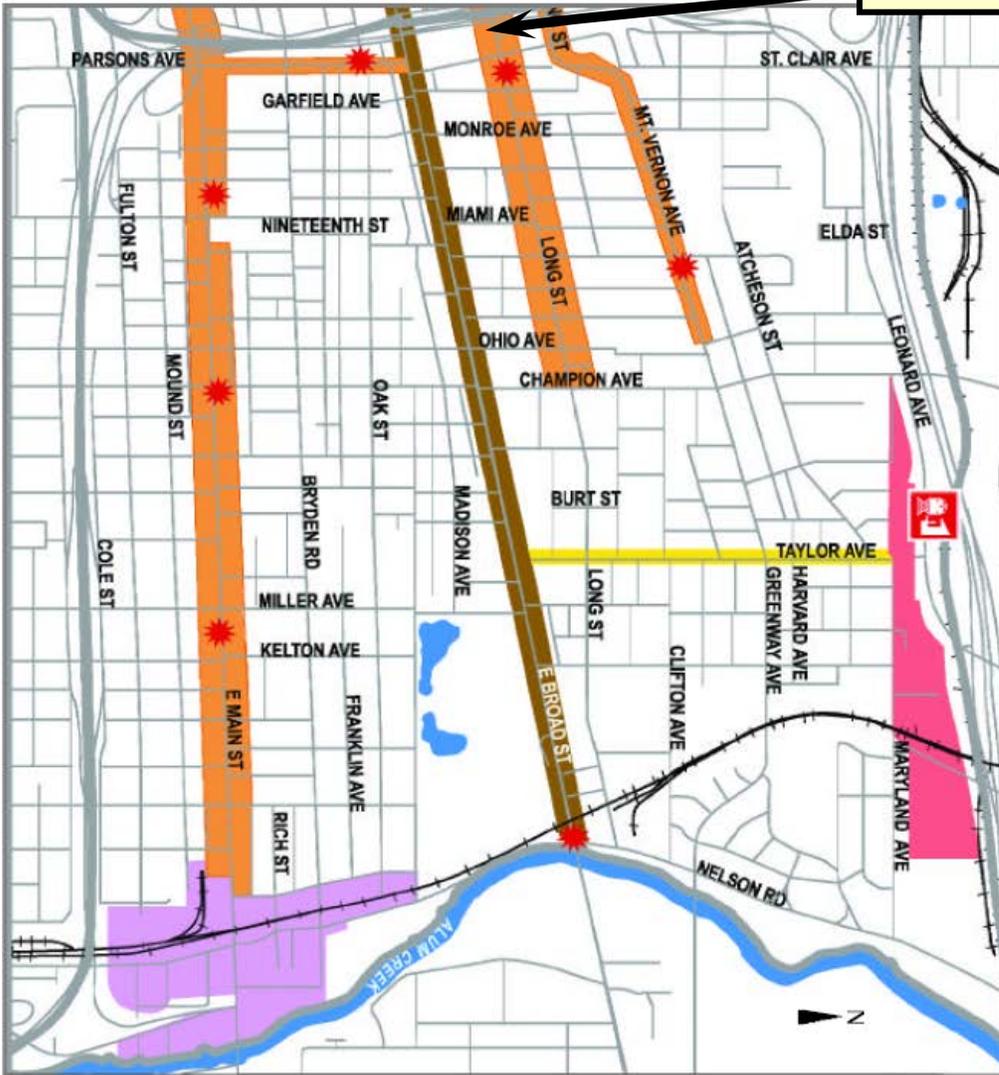


Figure 5

NEAR EAST AREA PLAN

►► **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

CV15-030  
705 East Long Street  
Approximately 0.2 acres



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705 East Long Street  
Approximately 0.2 acres