



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 12310-0-00471
Date Received: 8/10/12
Commission/Group: None
Existing Zoning: C-3 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Comments: 10/23/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Applicant requests a variance from C.C.C. 3312.49 to reduce required parking for a new tenant/business in an existing strip retail center.

LOCATION

1. Certified Address Number and Street Name 1381-1451 S. Hamilton Road
City Columbus State OH Zip 43227
Parcel Number (only one required) 010-093651

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Jeanne Cabral, Architect
Address 2939 Bexley Park Road City/State Columbus, OH Zip 43209
Phone # 614-239-9484 Fax # 614-525-0060 Email jeannecabral@aol.com

PROPERTY OWNER(S):

Name Hamilton Center, LTD (E.V. Bishoff)
Address 33 N. Third St. City/State Columbus, OH Zip 43215
Phone # 614-221-4736 Fax # Email jheckman@evbco.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Jeanne Cabral, Architect
Address 2939 Bexley Park Road City/State Columbus, OH Zip 43209
Phone # 614-239-9484 Fax # 614-525-0060 Email: jeannecabral@aol.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Jeanne Cabral
PROPERTY OWNER SIGNATURE Jeanne Cabral
ATTORNEY / AGENT SIGNATURE Jeanne Cabral

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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

12310-00471
1381-1451 S. Hamilton Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeanne M. Cabral

of (1) MAILING ADDRESS 2939 Bexley Park Road Columbus, OH 43209

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 ADDRESS CARD FOR PROPERTY

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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Hamilton Center, LTD

AND MAILING ADDRESS

(E.V. Bishoff)

33 N. Third St.

Columbus, OH 43227

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) None

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
see attached list

☐ (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

(8)

Jeanne M. Cabral

10th

day of

Aug

,

in the year

2012

SIGNATURE OF NOTARY PUBLIC

(8)

David J. Reiss

My Commission Expires:

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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4299 MAIN STREET CO.
4308 E. MAIN ST.
COLUMBUS, OH 43227

MICHAEL & BETTY BARCUS
1413 MAETZEL DR
COLUMBUS, OH 43227

ARLENE COLLINS
1412 HARLOW RD
COLUMBUS, OH 43227

COLUMBUS CHECKCASHERS
INC.
4400 E LIVINGSTON AV
COLUMBUS, OH 43227

CREATIVE HOUSING INC
1436 HARLOW RD
COLUMBUS, OH 43227

AMY L DRONE
1389 MAETZEL DR
COLUMBUS, OH 43227

MICHAEL E & PATRICIA D
GREY
1373 MAETZEL DR
COLUMBUS, OH 43227

EV BISHOFF
HAMILTON CENTER LTD
33 N. THIRD ST.
COLUMBUS, OH 43215

IACONO FAMILY L P
4444 E LIVINGSTON AV
COLUMBUS, OH 43227

MARVINA R JOHNSON
1405 MAETZEL DR
COLUMBUS, OH 43227

KINGDOM CHRISTIAN CENTER
1375 S HAMILTON RD
COLUMBUS, OH 43227

WILLIAM J KNOPIC JR TR
1396 HARLOW RD
COLUMBUS, OH 43227

STEPHEN H LATIMER
1380 HARLOW RD
COLUMBUS, OH 43227

WILLIAM B LINDSAY
4447 ERRINGTON RD
COLUMBUS, OH 43227

WENDY MCCULLEY
1381 MAETZEL DR
COLUMBUS, OH 43227

SHAWN P & LISA M
MCDORMAN
1397 MAETZEL DR
COLUMBUS, OH 43227

JEFF S MOGAVERO
1372 HARLOW RD
COLUMBUS, OH 43227

SYLVESTER & ROSA M NORRIS
1404 HARLOW RD
COLUMBUS, OH 43227

ONE MAGHREB INC
1466 S HAMILTON RD
COLUMBUS, OH 43227

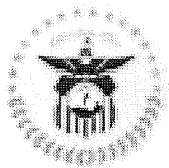
REGINA PORT
1428 HARLOW RD
COLUMBUS, OH 43227

MILCO POSEY
1420 HARLOW RD
COLUMBUS, OH 43227

REFORMATION LUTHERAN
CHURCH AFDT
1355 S HAMILTON RD
COLUMBUS, OH 43227

NATASHA V TAYLOR
1388 HARLOW RD
COLUMBUS, OH 43227

JEANNE CABRAL
2939 BEXLEY PARK ROAD
COLUMBUS, OH 43209



12310-00471
1381-1451 S. Hamilton Rd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Aug 10 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1389 S HAMILTON RD COLUMBUS OH 43227

Mailing Address: 33 N 3RD ST
COLUMBUS, OH 43215

Owner: HAMILTON CENTER LTD

Parcel Number: 010093651

ZONING INFORMATION

Zoning: 1059, Commercial, C3
effective 11/8/1962, Height District H-35

Board of Zoning Adjustment (BZA): 09310-00000-00071

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



**Hardship Statement in Support of BZA Variance Application
For 1381-1451 S. Hamilton Road
Parcel 010-093651**

This hardship statement is duly submitted in support of applicant's request for a variance from C.C.C. 3312.49 (Minimum Parking Spaces Required) to allow an existing tenant in an existing retail strip center to occupy the space as a restaurant which has a higher parking requirement than the current retail store use of the spaces.

The site is located on South Hamilton Road on the west side of the street and north of East Livingston Ave. The center was built in 1963 and has remained largely unchanged (other than tenants) since that date. The site is landlocked and no additional parking is available. The variety of business are retail, offices, service and restaurant uses. As the neighborhood has aged and the demographics have changed, the types of businesses have evolved from all types of retail stores: jewelry, clothing, chain restaurants, music store, boutiques and the like to convenience stores, cell phone stores, nail salons, cafes, small ethnic groceries and check cashing. A tenant would like to occupy additional spaces and convert 3,600 sq. ft. of space to a café. A parking variance would be needed as a requirement for occupancy. The tenant already operates a small grocery with an approved cooking kitchen (for prepared foods for sale) which would allow for easy expansion into a café.

The Applicant, thusly, requests a variance from C.C.C. 3312.49 to allow a reduction in required parking. The tenant space for a restaurant would be 3,600 sq. ft. with a parking requirement of 43 spaces. The existing parking allocated for this same square footage as a retail store is 10. There are no designated spaces on the lot. The current office spaces with over 10,000 sq. ft. of space are all offices with daytime hours of operation which do not impact the bulk of the needed parking for a restaurant.

Per C.C.C. 3312.03(c), converting 3,600 sq. of space without expansion of the building is as follows:

Required spaces for existing retail use	15
Required spaces for new restaurant	48
Existing spaces for 3,600 S.F. Retail	11
(3,600 S.F. is 22.5% of existing retail @ 16,000 S.F. and existing retail spaces are 46)	
Difference between intensities	$(48-15) = 33$
Total spaces required for new use	$11 + 33 = 44$
Difference between existing spaces and required is	33.

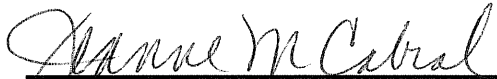
Therefore, the request is for a reduction of 33 spaces.

The 140 spaces currently on the lot can easily accommodate the new use due to the Assembly uses being spread through the center, the daytime hours of the office uses and the low impact of the nail salons and other service businesses (i.e. loans).

**12310-00471
1381-1451 S. Hamilton Rd.**

This variance is necessary to keep the center viable for the needs of the neighborhood, the changing face of the retail industry, keeping the current tenant as a paying tenant and the vital importance to the strength of a neighborhood of a fully occupied retail strip center.

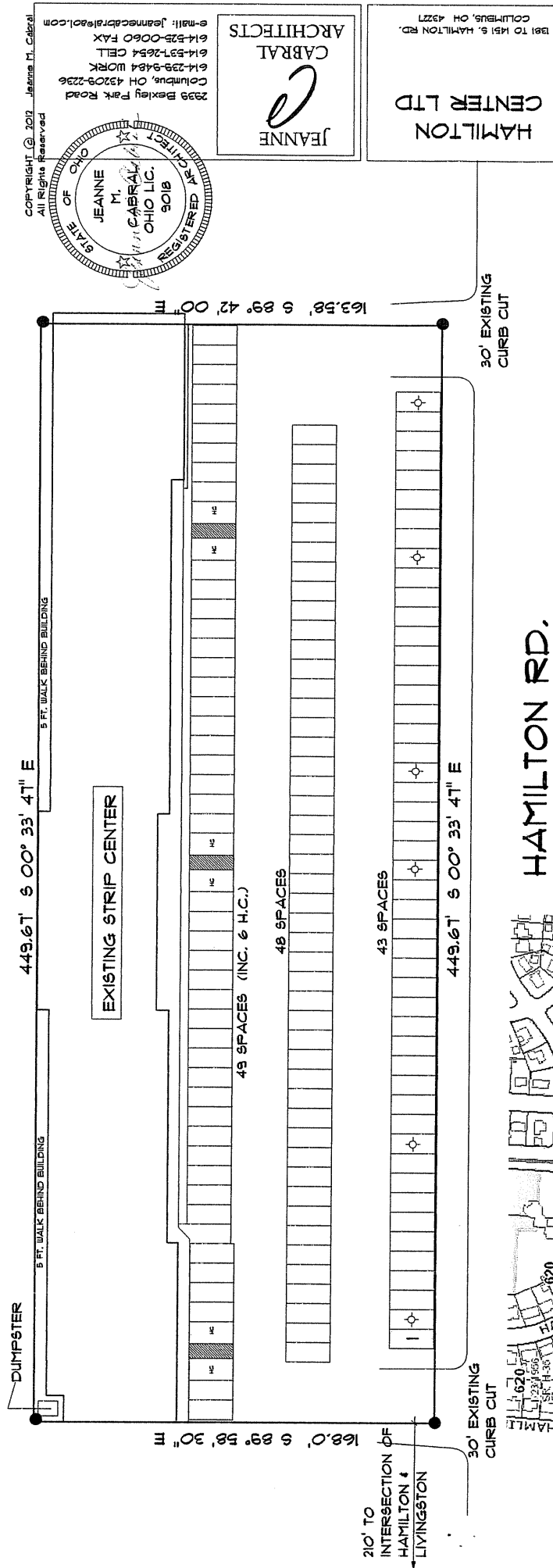
Respectfully submitted,



Jeanne M. Cabral, Architect
JEANNE CABRAL ARCHITECTS

2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484
614-525-0060 FAX
614-537-2654 CELL
jeannecabral@aol.com
Applicant for Owner

12310-00471
1381-1451 S. Hamilton Rd.



HAMILTON RD.

SITE PLAN

1" = 40'-0" IF PRINTED ON 11X17 PAPER
 1" = 20'-0" IF PRINTED ON 24"X36" PAPER

ZONING INFORMATION	
LOT NUMBER	010-093651
LAND USE	425 - NEIGHBORHOOD SHOPPING CENTER
TAX DISTRICT	010 CITY OF COLUMBUS
ZONING DISTRICT	2503 COLUMBUS CSD
SCHOOL DISTRICT	C-3
NEIGHBORHOOD	06800
CODE:	OHIO BUILDING CODE 2011



DATE: 9-8-12

SITE PLAN
ZONING MAP

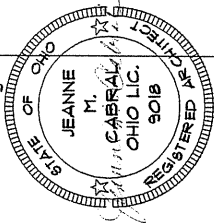
A-1

HAMILTON
CENTER LTD

1981 TO 1451 S. HAMILTON RD.
COLUMBUS, OH 43227

JEANNE
CABRAL
ARCHITECTS

2239 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484 WORK
614-537-2654 CELL
614-25-0060 FAX
e-mail: jeannecabral@aol.com



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EXISTING USES AND SQ. FT.

NUMBER	BUSINESS	USE GROUP	USE	SQ FT
1381	DIAMOND JIM'S BAR	A	BAR	1700
1383	SELAM RESTAURANT	A	REST.	3000
1387	NAT'L CASH ADVANCE	B	OFFICE	1200
1391	HABESHA MARKET	M	GROCERY	1200
1395	LOANS	B	OFFICE	1200
1399	AWASH GROCERY	M	GROCERY	1200
1403	AWASH GROCERY	M	GROCERY	1200
1407	NAIL SALON	M	SALON	1200
1411	WONDER NAILS	M	SALON	1200
1415	OFFICE	B	OFFICE	9076
1419	CELL SERVICE STORE	M	STORE	2400
1427	ENVY HAIR SALON	M	SALON	1200
1431	VACANT	M	RETAIL	1200
1435	BON AIR LOUNGE	A	BAR	2000
1443	VACANT	M	RETAIL	1200
1447	ONE STOP MARKET	M	GROCERY	1600
1449	GLAM SQUAD	M	SALON	1600
1451	BOOST CELL PHONE	M	RETAIL	900
	TOTAL			33156
	OUTSIDE PATIO	A		560

EXISTING PARKING AND USES

USE GROUP	SQ. FT.	PKG REQ	% OF TOTAL PARKING	ACTUAL PKG
BAR/RESTAURANT	6920	93	51.96%	73
RETAIL	16,000	59	32.96%	46
OFFICES	10,236	23	12.85%	18
PATIO - A USE (50%)	560	4	2.23%	3
TOTAL ACTUAL PARKING				140
TOTAL ENCLOSED SQ. FT.	33,156			
TOTAL REQUIRED PARKING		179		

PROPOSED PARKING AND USES OPTION #1 CALCULATION

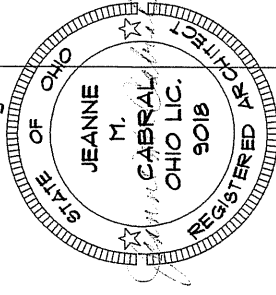
USE GROUP	SQ. FT.	PKG REQ	% OF TOTAL PARKING	ACTUAL PKG
BAR/RESTAURANT - EXIST	6,920	93	44.71%	63
BAR/RESTAURANT - NEW	3,600	43 (ADJUSTED)	20.67%	29
RETAIL - NEW	12,400	45	21.63%	30
OFFICES - EXIST	10,236	23	11.06%	15
PATIO - A USE - EXIST	560	4	1.92%	3
TOTAL ACTUAL PARKING				140
TOTAL ENCLOSED SQ. FT.	33,156			
TOTAL REQUIRED PARKING		208		

BAR/RESTAURANT USES

PER COLUMBUS ZONING CODE 3312.03 (c) -
 CONVERTING 3,600 SQ. FT. OF RETAIL TO RESTAURANT
 REQUIRED SPACES FOR EXISTING RETAIL USES - 15
 REQUIRED SPACES FOR NEW RESTAURANT - 48
 EXISTING SPACES FOR RETAIL - 11
 (3,600 IS 22.5% OF 16,000 S.F. OF CURRENT RETAIL AND
 EXISTING RETAIL SPACES ARE 46)
 DIFFERENCE BETWEEN INTENSITIES (48 - 15) = 33
 TOTAL SPACES FOR NEW USE (11 + 33) = 44

NEW RESTAURANT REQUIRES TOTAL OF 44 SPACES. RETAIL
 ALREADY PROVIDES 11, THEREFORE THE REQUEST IS FOR
 A REDUCTION OF 33 SPACES.

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2339 Belexey Park Road
 Columbus, OH 43209-2236
 614-239-9484 WORK
 614-537-2654 CELL
 614-525-0060 FAX
 e-mail: jeannecabral@aol.com

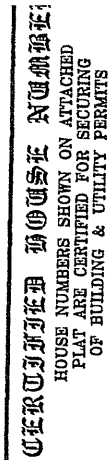
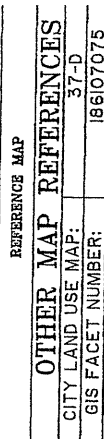
JEANNE
 CABRAL
 ARCHITECTS

HAMILTON
 CENTER LTD

1381 TO 1451 S. HAMILTON RD.
 COLUMBUS, OH 43227

DATE: 8-8-12

A-2



Issued by W. J. [Signature] Date 8/9/20
 PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 00-153

DEVELOPED BY:	HAMILTON CENTER LTD
ENGINEERING CONSULTANT:	CITY ENGINEERS OFFICE

HAMILTON ROAD
STRIP CENTER

ORIGINAL PARCEL NUMBER: SHOWN

12310-00471
1381-1451 S. Hamilton Rd.



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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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 #

12310-00471

1381-1451 S. Hamilton Rd.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeanne M. Cabral

of (COMPLETE ADDRESS) 2939 Bexley Park Road Columbus, OH 43209

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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Hamilton Center, LTD

33 N. Third St.

Columbus, OH 43215

SIGNATURE OF AFFIANT

Jeanne M. Cabral

Subscribed to me in my presence and before me this 10th day of Aug, in the year 2012

SIGNATURE OF NOTARY PUBLIC

David J. Reiss

DAVID J. REISS

My Commission Expires:

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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