BZA15-137
93-95 LIBERTY STREET

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Dec 29 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 93 LIBERTY ST COLUMBUS, OH
Mailing Address: 46 W KOSSUTH ST
COLUMBUS OH 43206-1914

Owner: VENUE 1877 LLC
Parcel Number: 010029420

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: Brewery District
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

BZA15-137
93-95 LIBERTY STREET

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA15-137 Date Received: 14 DEC. 2015

Application Accepted by: JF Fee: $1900-

Commission/Civic:

Existing Zoning:

Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections: – From ~~[illegible]~~ 33 to 0 – no dumpster

Parking 3312.49 Places of Assembly, Trash 3321.01 Private Pickup Screening 3372.607 – no party lot screening

LOCATION

Certified Address: 93-95 LIBERTY STREET City: COLUMBUS Zip: 43215

Parcel Number (only one required): 010-017850

APPLICANT (If different from Owner):

Applicant Name: DDP & ASSOCIATES ARCH. Phone Number: 614-262-7973 Ext.:

Address: 855 E. COOKE RD. City/State: Columbus OH Zip: 43224

Email Address: DDPARCHS@AOL.COM Fax Number: 614-262-7963

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

Name: VENUE 1877 LLC Phone Number: Ext.:

Address: 46 KOSSUTH ST. W City/State: COLUMBUS OH Zip: 43206

Email Address: Fax Number:

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

Name: DANNY POPP Phone Number: 262-7973 Ext.:

Address: 855 E. COOKE RD City/State: COLUMBUS OH Zip: 43224

Email Address: DDPARCHS@AOL.COM Fax Number: 262-7963

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

APPLICANT SIGNATURE [signature]

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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

tmt 12/14

BZA15-137
93-95 LIBERTY STREET

THE CITY OF
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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DANNY POPP
of (1) MAILING ADDRESS 855 E. COOKE RD COLUMBUS OH. 43224
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
for which 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 AND MAILING ADDRESS (4) VENUE 1877 LLC
43 KOSSUTH ST. W
COLUMBUS OH. 43206

APPLICANT'S NAME AND PHONE # (same as listed on front application) DANNY POPP - ARCHITECT
614-262-7973

AREA COMMISSION OR CIVIC GROUP (5) Brewery District
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS James Goodman
614-645-7920

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
SEE	ATTACHED MAILING LABELS	

☐ (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 14 day of December, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-18-2017

Notary Seal Here
ANGELIC GARCIA NOTARY PUBLIC
COMM. EXP: JAN 18, 2017
STATE OF OHIO

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

A. The Board of Zoning Adjustment shall have the power. upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance br granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED STATEMENT OF HARDSHIP

Signature of Applicant _____ **Date** 12/14/15

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Please make checks payable to the Columbus City Treasurer

tmt 12/14

STATEMENT OF HARDSHIP

Currently the VUE Event Center occupies 50% of the existing building at 93-95 Liberty St. with 93 being the bossiness office and support area for the VUE. The VUE has experienced great success and as such finds a growing demand for more meeting and conference event services during the week in addition to its growing week end event calendar. For instance; for a typical week end wedding the additional area will enable the offering of an area for social gathering/cocktail hour prior to the actual reception beginning.

During the week the added smaller meeting and conference areas will enable the owner to meet their growing need to accommodate such events. With the added event area its understood the required number of parking spaces are increased however with the increased area the actually the number of user will not exceed that already permitted, the facility will simply be utilized more during the week never reaching the numbers parking arrangements are already in place for the current VUE users.

Given the site's parking limitations in this case the need to provide the variance requested 73 parking spaces would create a substantial hardship for the owner now and in the future. Your understanding of our needs is greatly appreciated as we look forward to increasing our investment in the neighborhood.

BZA15-137

93-95 LIBERTY STREET

INNOVATION IN OPERATION™

SP Plus Corporation
503 South Front St.
Suite 265
Columbus, OH 4321
P:614-224-1320
F:614-641-7180

Our Parking Brands

Standard Parking

Central Parking

USA PARKING

The SP Plus Corporation is in agreement with VUE Columbus that they may use our location, numbered 62005, at 555 South Front Street. This lot has 133 parking spots, a portion of which are available for use by VUE Columbus at $2 per spot after 6:00PM weekdays, and all day weekends. The rate per space will increase to $4 if VUE Columbus would like to use their validations to park during the monthly-only hours of 6:00am to 5:00pm Monday through Friday.

If they choose, VUE Columbus may also use our garage location, numbered 62004, at 500 South Front Street. This garage has 579 spots, a portion of which are available for use by VUE Columbus at their normal daily rate of $4 per spot. In the event that an associate of VUE Columbus leaves after the posted garage hours, or uses the garage during the weekend, they will be required to pay the flat rate of $5 to the automated machine.

This document is physical notification of a preexisting parking agreement and may be subjected to emendation on the part of either party. The SP Plus Corporation hopes to provide all customers with a positive parking experience and seeks innovation in operation across every tier of business. We would like to thank you for your participation in making parking a better experience for everyone.

Sincerely,
SP Plus

BZA15-137
93-95 LIBERTY STREET

* Parking Lot Across
& Brewery District Garage

PARKING
Company of America

Date: December 14, 2015

To whom it may concern:

Please be advised that the VUE event venue located at 95 Liberty St., Columbus, OH 43215 is currently an event customer of Parking Company of America. Parking Company of America is able to supply a maximum of 248 spaces at our 477 and 503 S. Front St. locations, for events on nights and weekends at a rate of $5.00 per space. The current parking arrangement is based on need and availability as communicated between venue management and parking management and, is offered on an accrual (invoice) basis. Please feel free to contact me with any questions.

Sincerely,

Shawn M. Compton
Operations Manager
Parking Company of America
Direct: (614) 224.3827
Email: scompton@pca-star.com

BZA15-137
93-95 LIBERTY STREET

Grange Garage + Kroger Lot

PSI
Parking Solutions

Vue, Carl Seiley
95 Liberty St.
Columbus, OH 43215

Proposal for Event Parking

Kroger Parking Lot
151 spaces / $3 per space. Weekdays after 5pm & Weekends

Garage Parking Event

Daytime Parking Capacity: 150 spaces
Nights and Weekends:

Validations

1 – 25 cars	$5 per car
26 – 50 cars	$4 per car
50 – up	$3 per car

Garage Attendant

$31.80 per hour min. 4 hours - This price is in addition to the validation sale, will ensure that parkers get out of the garage in a timely manner as well as assist customers with needs.

Lot Parking Rental
Lot parking is only available nights after 5 pm and weekends

½ day (for 4 hours or less) $200
Full Day – (over 4 hours) $350

PSI
Parking Solutions

Valet Parking

Valet rate is $31.80 per hour per employee (minimum 4 hours)

Number of valets is based on number of guess:

1 – 50 guests	2 valets
51 – 100 guests	3 valets
101 – 125 guests	4 valets
126 – 150 guests	5 valets
151 – 175 guests	6 valets
176 – 225 guests	7 – 8 valets

All rates are non-negotiable.

A notice of 2 weeks before event is required to secure spaces and valets.

If you have any questions, please contact Kimberly Williamson at 614.453.1527 or williamsonk@parkingsolutionsinc.com.

Sincerely,
Kimberly Williamson

BZA15-137
93-95 LIBERTY STREET

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 12/4/15**

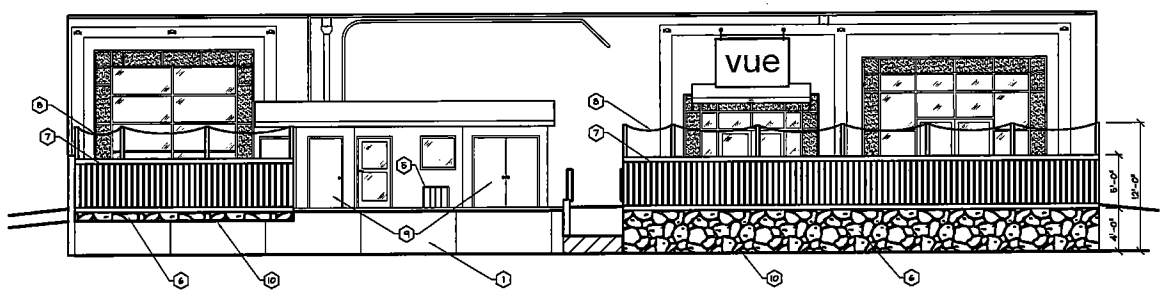
Scale = 100

Grid North

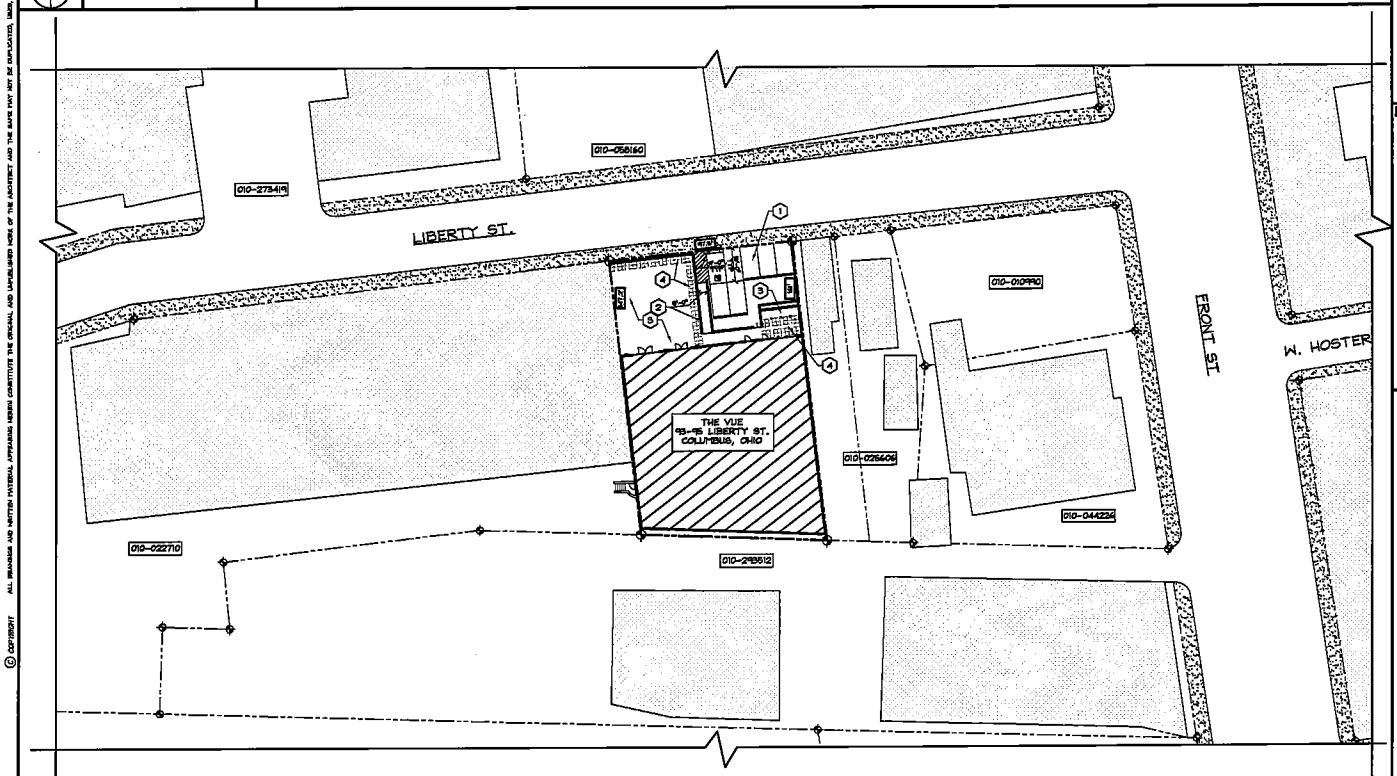
Disclaimer

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



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

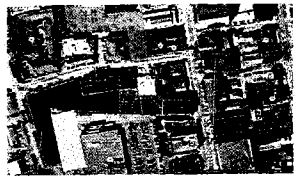


SITE PLAN
SCALE: 1" = 30'-0"

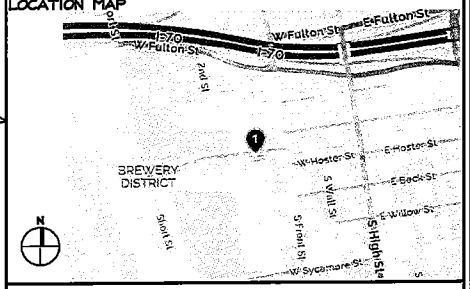
CODED NOTES:

1. PROPOSED ON SITE PARKING. 7 SPACES INCLUDING 1 ADA ACCESSIBLE.
2. EXISTING ADA ACCESSIBLE WHEELCHAIR RAMP.
3. PROPOSED PATIO AREA'S.
4. PROPOSED PERGOLA STRUCTURE.
5. PROPOSED 4-BIKE BIKE RACK.
6. STONE VENEER
7. WOOD SCREEN FENCE
8. BISTRO LIGHTING WHEN DESIRED BY CLIENT
9. METER CLOSETS
10. PATIOS WITH SEATING

PARKING AGREEMENT



LOCATION MAP



SITE DATA:

TOTAL ACRE: .17
ZONING CLASSIFICATION: M
PARCEL ID# 010-017880
EXISTING BUILDING:
EXISTING EVENT SPACE: 4,562 GSF
PROPOSED EVENT SPACE: 4,166 GSF
PROPOSED PATIO SPACE: 502 GSF
BUILDING HEIGHT: 1 STORY

PARKING TABULATION

CURRENT ZONING:
AREA: 4166 GSF/75= 66.1 = 67
PROPOSED USE: EVENT CENTER
AREA: BUILDING= 4166 GSF/ 30 = 166.4 = 166
PATIO= 502 GSF/ 60 = 8.08 = 8
TOTAL REQUIRED 172 SPACES

ZONING REFERENCE NUMBERS:

EXISTING ONSITE: -7
CREDIT FOR RESTAURANT: -67
SUBTOTAL: -98
LESS 25% REDUCTION: -25
78 SPACES

-VARIANCE NEEDED FOR 5312.49 PLACES OF ASSEMBLE
-TRASH IS HANDLED BY PRIVATE PICKUP 3342.01 PRIVATE PICKUP
-SCREENING TO COMPLY WITH ZONING- SEE SKETCH 3379.607 SCREENING/FENCE

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STATE OF OHIO
DANNY D. POPP
7978
REGISTERED ARCHITECT

DDP and ASSOCIATES
architects/planners
835 EAST COOKE ROAD,
COLUMBUS, OH 43224
PHONE: (614) 262-7979
FAX: (614) 262-7263

VUE
93-95 LIBERTY STREET
COLUMBUS, OHIO 43215
FRANKLIN COUNTY

ISSUED: 12/07/2015
REVISED:

- SCHEMATIC DESIGN
- PRELIM BID SET
- PRELIMINARY SET
- DESIGN DEVELOPMENT
- BID SET
- PERMIT SET
- REVISED SET SEE REVISION DATE ABOVE

AN APPROVED PERMIT SET IS THE ONLY SET TO BE USED TO BUILD FROM. ANY OTHER SET IS NOT FULLY COMPLETED TO BUILD FROM. IF NONE OF THE ABOVE ARE CHECKED, PLEASE CONTACT THE ARCHITECT TO ASCERTAIN THE CORRECT DOCUMENT CLASSIFICATION.

DRAWN: IDA
CHECKED: DDP
SHEET TITLE: SITE PLAN
AS1
PROJECT: 15-867
5

93-95 LIBERTY STREET
BZA15-137

BZA15-137
93-95 LIBERTY STREET

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MICHAEL B. COLEMAN, MAYOR

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757 Carolyn Avenue, Columbus, Ohio 43224
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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANNY POPP
of (COMPLETE ADDRESS) 855 E. COOKE RD. COLUMBUS OH. 43224
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
VENUE 1877 LLC	46 KOSSUTH ST. W
Single Member LLC - CARL SEILEY	COLUMBUS OH. 43206

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 14 day of December, in the year 2015

Angelic Garcia
SIGNATURE OF NOTARY PUBLIC

1-18-2017
My Commission Expires

Notary Seal Here

ANGELIC GARCIA NOTARY PUBLIC
COMM. EXP: JAN 18, 2017
STATE OF OHIO

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