



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Mar 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 958 N HIGH ST COLUMBUS, OH 43201

Mailing Address: 2130 TREMONT CTR

COLUMBUS OH 43221-3110

Owner: BBR HOLDING LLC

Parcel Number: 010274452

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: I-670 Graphics Control

Historic District: Italian Village

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



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: BZA16-040 Date Received: 16 MAR 2016
 Application Accepted by: _____ Fee: \$1900-
 Commission/Civic: Italian Village
 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:

Relief from 3312.03C parking number required for Change of Intensity from Retail to Eating and Drinking Establishment (refer to attached)

LOCATION

Certified Address: 958 North High Street City: Columbus, Ohio Zip: 43201

Parcel Number (only one required): 010-2744470-00

APPLICANT (If different from Owner):

Applicant Name: Tannins of Columbus, LLC Phone Number: (317) 538-5563 Ext.: _____

Address: 5682 E. Fall Creek Parkway N. Dr. City/State: Indianapolis, In Zip: 46226

Email Address: lbailey@TastingsBar.com Fax Number: _____

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

Name: B.B.R. Holdings, LLC Phone Number: 614-221-4801 Ext.: _____

Address: 777 Goodale Blvd, Suite 400 City/State: Columbus, Ohio Zip: 43212

Email Address: ben@ruppagency.com Fax Number: _____

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

Name: Bass Studio Architects Phone Number: (614) 294-4893 Ext.: _____

Address: 36 King Avenue City/State: Columbus, Oh Zip: 43201

Email Address: tim@basstudioarchitects.com Fax Number: _____

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

APPLICANT SIGNATURE [Signature] MEMBER

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Timothy A. Bass of (1) MAILING ADDRESS 36 Kura Ave Col, OH 43201

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 958 High St. Col, OH 43201

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) B.B.R. HOLDINGS, LLC

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

TANKS OF COLUMBUS, LLC

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

(5) ITALIAN VILLAGE COMMUNITY

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

REFER TO ATTACHED

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

(8) SIGNATURE OF AFFIANT

[Handwritten signature]

Sworn to before me and signed in my presence this 14th day of MARCH, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

JACK L. Bailey

My Commission Expires

1-25-24

Notary Seal Here

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



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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...
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 be 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:

Please refer to attached Statement and expanded application sections
[Multiple horizontal lines for text entry]

Signature of Applicant _____ Date _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

Attachment

Board of Zoning Adjustment Application

Expanded Application Sections

Parcel ID: 010-274447-00
Address: 958 North High Street
 Columbus Ohio, 43201
Owner: B.B.R. Holding, LLC
Applicant: Tannings of Columbus, LLC
Proposed Business: Tastings- A Wine Experience

General:

Brief description of Zoning Ordinance sections from which relief is requested:

3312.03C, Change of intensity - Existing Retail Store (current administrative history) to new Eating and Drinking Establishment:

Per Example

3312.03c calculation (3312.49)
 required spaces for existing use history = 10 $(2,500/250 = 10)$
 required spaces for eating and drinking establishment = 33 $(2,500/75 = 33)$
 existing available spaces = 3
 difference between intensities $(33 - 10) = 23$
 total parking spaces required for new use $(3 + 23) = 26$

GENERAL STATEMENT:

The Applicants wish to establish a business, **Tastings, A Wine Experience**, in the current location of the **Camelot Cellars** at 958 North High Street. Camelot has operated at this location since 2004. The two businesses are similar in focus and execution: Both focus on celebrating quality wines through tastings, small plates food offerings, and educational/retail activities. Camelot offers an additional business component, individual wine production, that will not be part of the Tastings business model.

City of Columbus zoning staff with whom we reviewed the transaction state the businesses should carry the same designation as an "Eating and Drinking Establishment" with regard to consideration of parking intensity, but found that the existing business was not classified as such (for an unknown reason); requiring the Tastings proposal to secure a parking variance through the Board of Zoning Adjustment to operate the similar business.

The Applicants respectfully request relief from the 23 additional spaces required; to allow the continued use of the 3 existing spaces to serve the like business.

STATEMENT OF HARDSHIP

The new business is essentially an extension of the same intensity on site.

The businesses are similar in function and parking intensity; the parking intensity is already factored in to the activity in the immediate vicinity since 2004.

Tastings Business Description:

Tastings boasts one of the largest selection of wines- by-the-taste and wines-by -the-glass. The entire selection is available by the two ounce taste, glass, and by the bottle. Tastings offers a tapas style menu with a large selection of cheese and charcuterie plates, flatbread pizzas, crostinis, salads, sandwiches, and desserts. It also maintains a full bar with premium spirits and beer. It's entire wine selection is available for carry out at retail pricing or can be enjoyed on premises.

Camelot Business Description:

(Summarized from the Camelot Cellars Web Site <http://camelotcellars.com>)

Camelot features a wine bar "...where people come to sit, meet and sample wines"; a small plates menu with hummus/vegetables, cheeses and charcuterie, retail sales and banquet room for 8 to 32 people – in addition to personal wine production and bottling facilities.

Considerations Independent of the parallel character of the businesses:

The proposed Use is compliant with the zoning for the corridor.

The Proposed Use is complimentary, compatible and consistent with Uses in the vicinity:

District Activity/Overlapping Parking Demands: There is no doubt that the District is already busy. The nature of the District is that visitors may park and visit multiple businesses during any one visit. The proposed establishment is as much an accessory function as a destination use. A good deal of the traffic for this business may come from customers who have dined elsewhere, or spontaneously shop while on other business in the district.

Walkable District: In addition to the clientele walking from business to business in the District, the site benefits from robust urban neighborhoods within comfortable walking distances. A portion of the clientele can be expected to be neighbors walking to sample wine.

Public Transportation: The proposed facility is on a central public transportation line.

Additional Parking: Businesses in the district benefit from existing and new public parking facilities that are easing the parking. Notable additions to the parking infrastructure from the subject property to the Convention Center include: The Hubbard Garage, The Joseph Garage and the New Convention Center Garage; adding 1,435 spaces. When complete, the proposed Pearl and Lincoln Garage and White Castle/Borror development directly across the street from the subject property will add another 450 spaces; a total of 1,885 planned or recently completed spaces in the district!

Board of Zoning Adjustment Conditions for Approval:

1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.

The building is a historic structure in the Short North Corridor. As such, it was constructed in a period that did not anticipate parking demands that have evolved to the current zoning ordinance. The original uses for which the building was planned (very similar to the current period) could not have complied with current parking demands.

2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.

The hardship resides with the property. As described above, for the size of the existing leasehold and associated parking facility, there are few uses that could be compliant with parking requirements. The exceptions are not appropriate to this commercial corridor context and lend proof to the hardship (Storage and warehouse type Uses).

The applicant did not create or contribute to this hardship and simply wants to operate a business that is substantially the same as the business it will replace.

3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.

The proposed business/Use is substantially the same as the business it will replace. It is similar to, compatible and complimentary to the mix of businesses on North High Street in the immediate vicinity. The depth of the commercial zone is limited along this corridor, making parking accommodation a challenge from Downtown Columbus, through the University District. The variance is required to accommodate this business.

Many Properties through the length of the corridor have required and have been granted parking variances to make the business uses possible.

Granting of a variance will not confer special privilege to this Applicant; it will preserve a property right granted and possessed by other Owners in the zoning district, including the current tenant of the subject leasehold.

4. That the granting 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.

Granting of this variance will simply permit a business use that is substantially the same as the business it will replace, is desirable, and complimentary to neighboring uses and goals for the district.

The proposed facility is in the heart of the vibrant district on the High Street commercial arterial street; at the limited size, it will not materially affect the traffic patterns, or expectations of users, already established in the district.

City Zoning staff has indicated that the existing use is similar and should have been considered an Eating and Drinking Establishment like the proposed, but for some reason was not. This suggests that the parking load for this use has already been realized in the activity of the district.

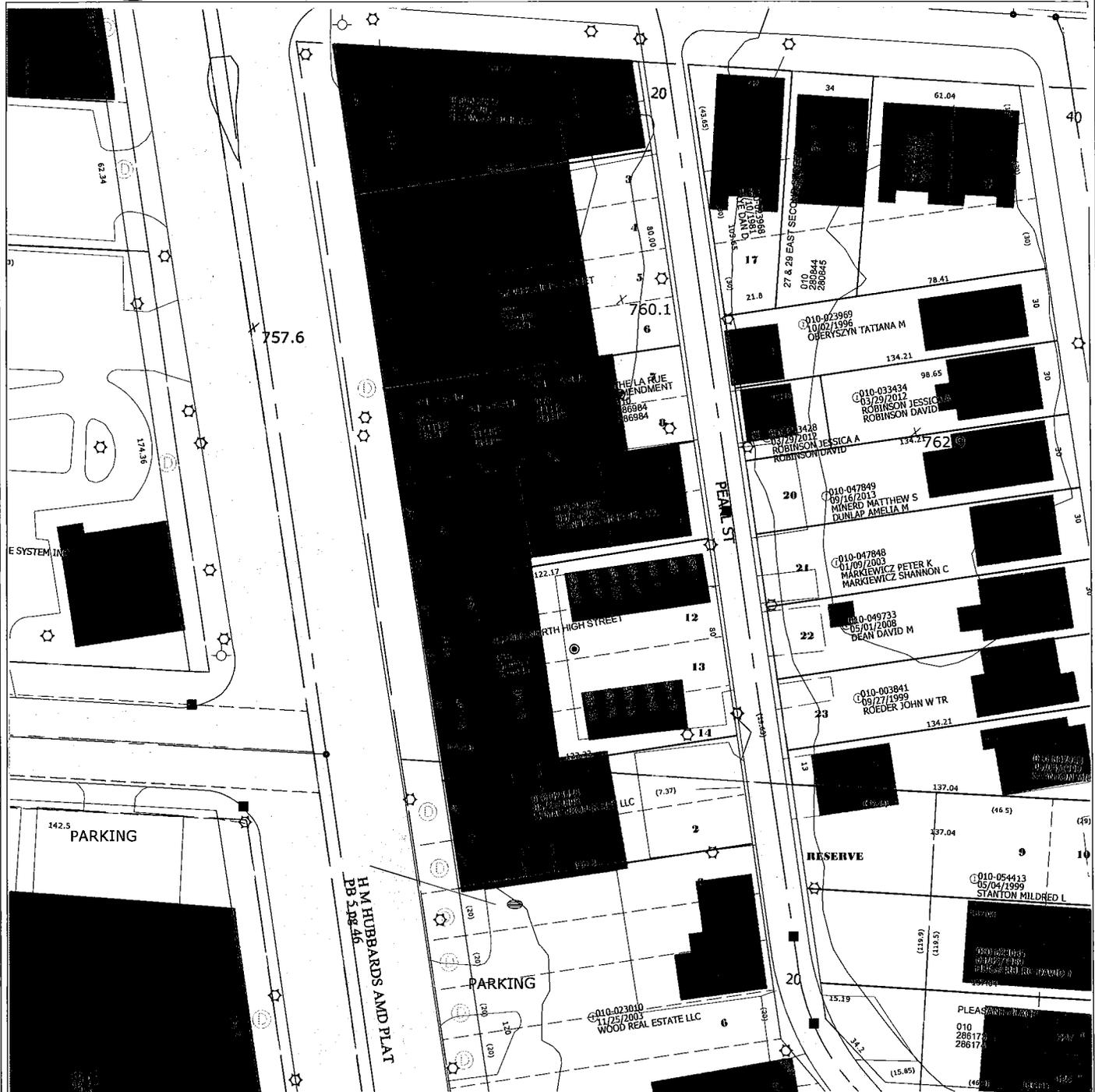
Granting of this variance will not adversely affect the adjacent properties or be detrimental to the public health safety welfare.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/15/16



Disclaimer

Scale = 60



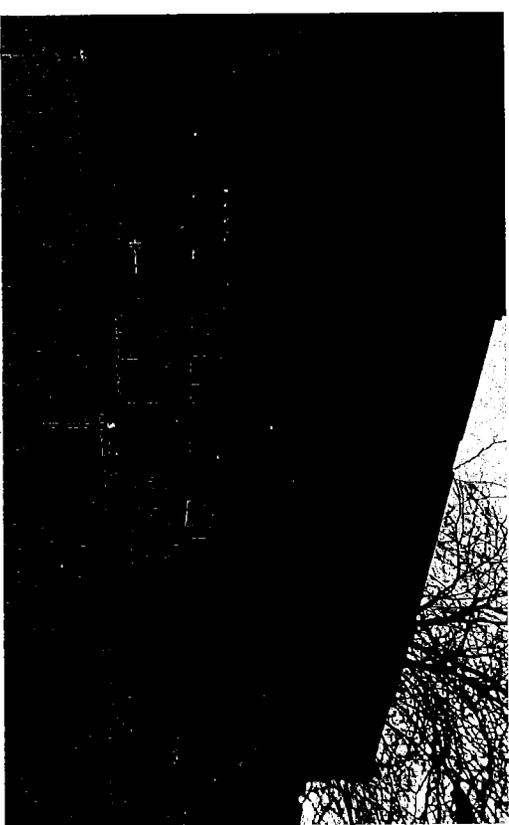
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

Tastings- A Wine Experience

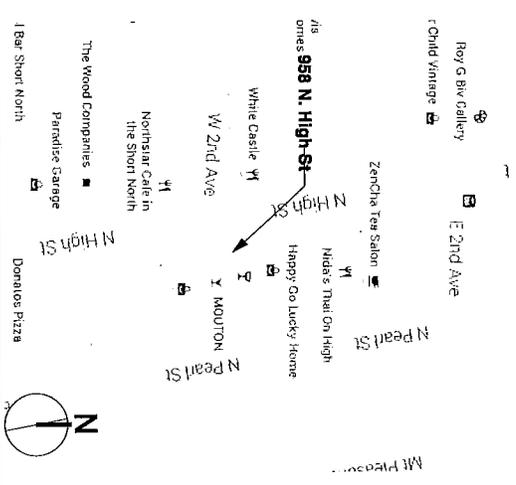
958 North High Street

Columbus Oh, 43201

High Street Entry - not to scale



Vicinity Map- No Scale



General Info

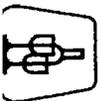
Parcel Number: 010-274447-00
Leasehold: 2,500 square feet
Parking: 3 provided

General Statement:

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TASTINGS

A WINE EXPERIENCE

Zoning Exhibit

March 16, 2016

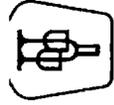
36 Kinn Avenue

Columbus, Ohio 43201

Telephone: 614.294.4893

www.bassstudioarchitects.com



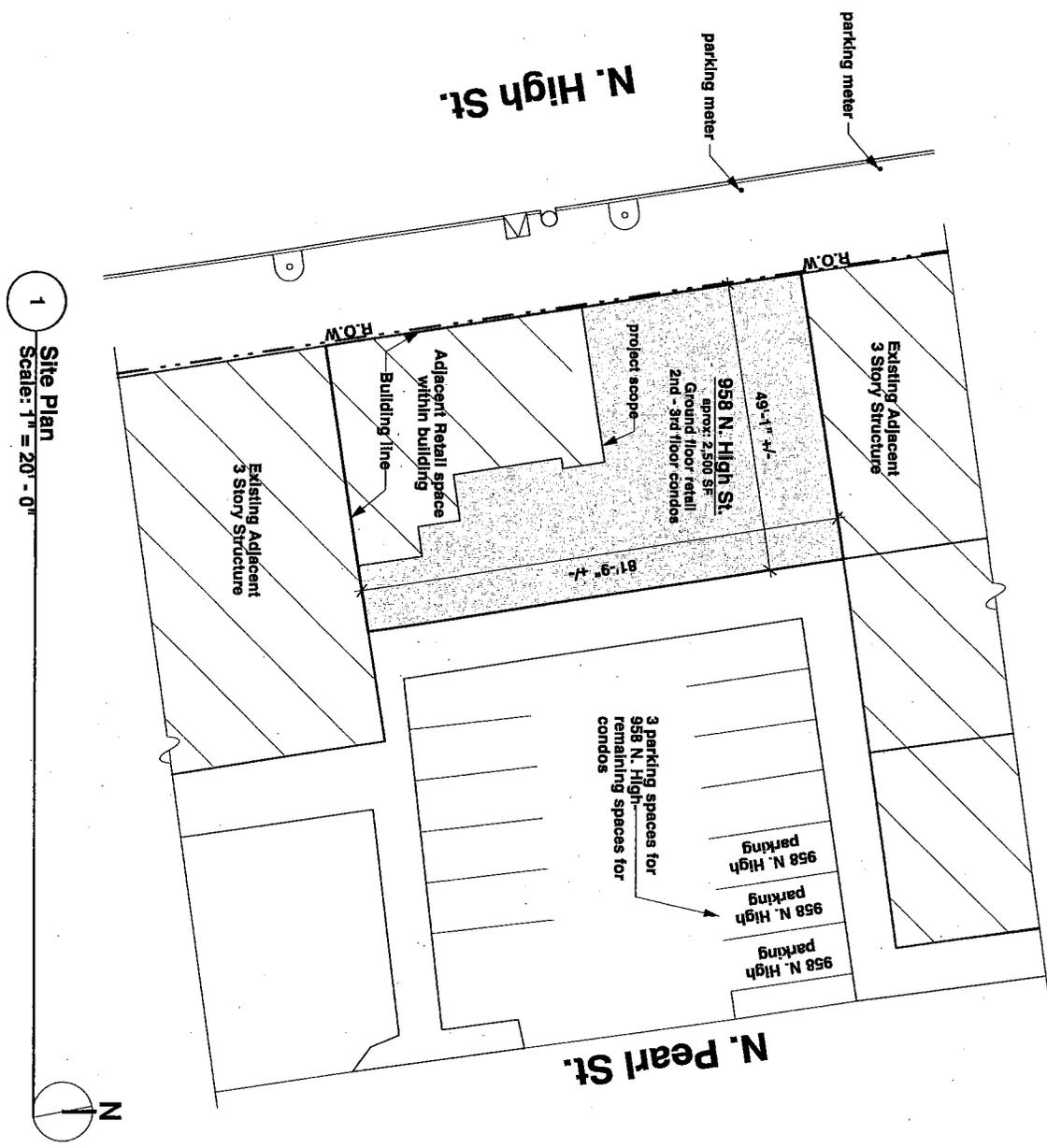


TASTINGS
A WINE EXPERIENCE

38 King Avenue Columbus, Ohio 43201 telephone: 614.294.4893 www.bassstudioarchitects.com

958 North High Street
Zoning Exhibit

March 16, 2016



1 Site Plan
Scale: 1" = 20' - 0"

THE CITY OF COLUMBUS
ANDREW J. GINSBERG, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 # _____

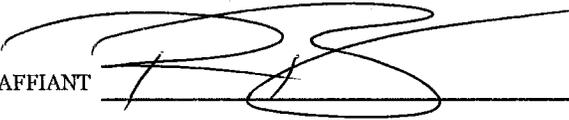
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tastings of Columbus, LLC
of (COMPLETE ADDRESS) 5682 E. Fall Creek Parkway N. Dr., Indianapolis, IN 46226
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

| | |
|----------------------------------|---------------------------------------|
| <u>TASTINGS DIVERSIFIED, LLC</u> | <u>5682 E. FALL CREEK PKWY N. DR.</u> |
| <u>↑ Members:</u> | <u>Indianapolis, IN 46226</u> |
| <u>Jack L. Bailey</u> | <u>5682 E. FALL CREEK PKWY N. DR.</u> |
| <u>Ross A. Bailey</u> | |
| <u>Alicia R. Bailey</u> | |
| | <u>Indianapolis, IN 46226-1000</u> |

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14th day of MARCH, in the year 2016

SIGNATURE OF NOTARY PUBLIC
Jack L. Bailey

1-25-24
My Commission Expires

Notary Seal Here

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