

Statement of Hardship

200 East 4th Avenue

July 11, 2016

The applicant, Andrew Losinske, seeks a series of variances to accommodate the rehabilitation and change of use of a vacant storage and warehousing building to improve it into an active restaurant and bar in the Italian Village neighborhood. The property today consists of three separate tax parcels, none of which standing alone conforms to current zoning regulations in terms of development standards. These variance requests will legitimize some existing conditions on the property and turn what is generally an underutilized C-4 commercial property into a functional and contributing neighborhood property.

To further the applicant's plans the following variances are necessary:

C.C. 3312.49 – Minimum number of parking spaces required.

C.C. 3372.609 – Parking and circulation.

These sections together require a minimum of 33 parking spaces, where the applicant is requesting a reduction to provide 7 parking spaces. The property is located in Italian Village, an urban neighborhood, and the expectation is the neighborhood generally is the destination and many patrons will drive to the neighborhood, park, then walk to various locations throughout.

C.C. 3321.01 - Dumpster area.

This section provides that dumpsters must be located in an area that does not interfere with parking spaces. The applicant seeks to use the existing dumpster location along the north side of the building which is south of parking spaces.

This is a rapidly emerging neighborhood, and the subject property has been an underutilized property. The development that exists on the property does not comply with current development standard regulations and the proposal here legitimizes existing irregularities with the property in terms of setbacks, screening, and 3 separate tax parcels. The applicant's request provides some adherence and regulation in terms of the sites functionality and parking. Given the totality of these circumstances these special circumstances and conditions that apply to the property and not generally to other properties in the C-4 zoning district, warrant the approval of the requested variances.

These existing nonconformities are not the result of the actions of the property owner or the applicant but are the result of an evolution of applicable development regulations.

These special circumstances and conditions make it necessary that the variances be granted to preserve a substantial property right which is possessed by owners of other property in the same zoning district. The applicant and/or property owner will be deprived of the ability to use the property for permitted uses in the C-4 district without the approval of variances in some form, and most likely a parking reduction in every instance.


The grant of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code. The grant of these variances is beneficial to both the property specifically and the neighborhood generally in order to provide a functional property that promotes the positive aesthetic and vibrancy currently enjoyed by other similarly situated area properties.

The applicant respectfully requests the approval of these requested variances.

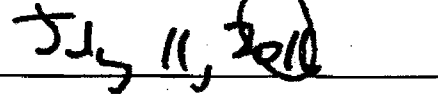
Andrew Losinske

By

Signature of Applicant:



Date:



JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

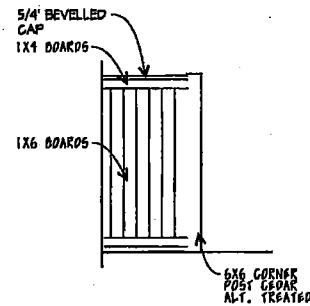
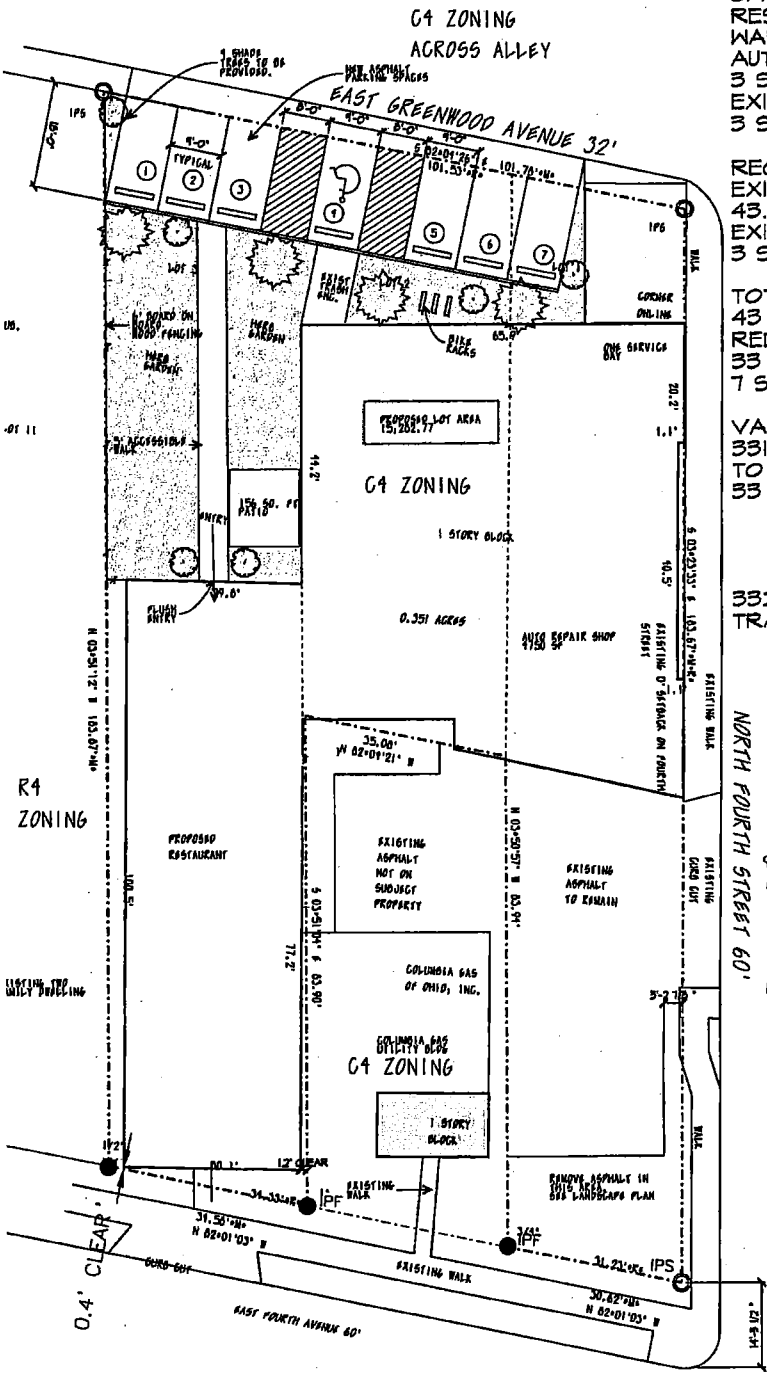
RESTAURANT USE
3005 SF/75 = 40.6 SPACES
PATIO USE
156 SF/75 = 3 SPACES
EXISTING USE OF RECORD FOR
SPACE TO BE CONVERTED TO
RESTAURANT IS WAREHOUSE
WAREHOUSE REQUIRES 4 SPACES
AUTO REPAIR SHOP
3 SERVICE BAYS = 6 SPACES
EXISTING ON SITE PARKING
3 SPACES

REQUIRED.
EXISTING WAREHOUSE TO RESTAURANT
43.6 SPACES - 4 SPACES = 40 SPACES
EXISTING AUTO REPAIR TO AUTO REPAIR
3 SPACES REQUIRED (EXISTING)

TOTAL SPACES REQUIRED ON SITE
43 SPACES
REDUCTION OF 25% FOR OVERLAY
33 SPACES REQUIRED
7 SPACES PROVIDED

VARIANCES
3312.49/3312.609
TO PROVIDE 7 SPACES IN LIEU OF
33 SPACES REQUIRED.

3321.01A
TRASH ENCLOSURE LOCATION.



THE PROPOSED PROJECT WILL COMPLY
WITH SECTION 3312.21 SCREENING 3312.39
STRIPING/MARKING 3312.48 SURFACE
3312.45 WHEEL STOP/CURB AND SECTIONS
3312.05 VISION CLEARANCE AND
3312.08 SCREENING

DUMPSTER
ENCLOSURE
SCALE: 1/4" = 1'-0"

PROPOSED
SITE PLAN
SCALE: 1" = 20'



5/25/16
11/2/15

201 EAST FOURTH STREET
COLUMBUS OHIO

