



BZA15-055
200 E 4th Ave.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jun 23 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 200 E 4TH AVE COLUMBUS OH 43201

Mailing Address: PO BOX 218456

COLUMBUS OH 43221-8456

Owner: KOESTNER HEIDI

Parcel Number: 010028877

ZONING INFORMATION

Zoning: Z73-025, Commercial, C4
effective 6/19/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: ITALIAN VILLAGE UCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

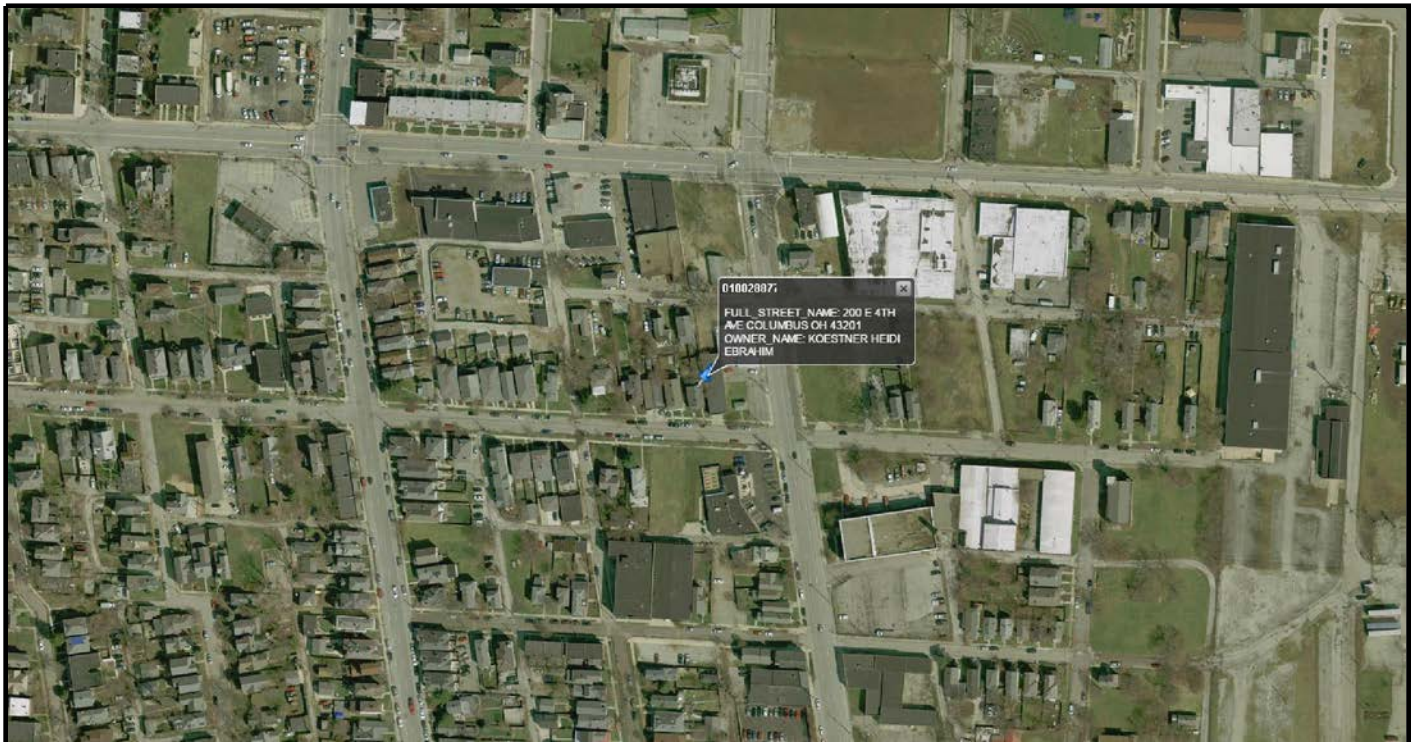
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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

OFFICE USE ONLY

Application Number: BZA15-055 Date Received: April 2016
Application Accepted by: D. Rein Fee: \$1,200.00
Commission/Civic: Italian Village
Existing Zoning: C-4
Comments: Revision to 4/20/15 Application

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

A variance from City Code Section 3312.49 to reduce the minimum required parking spaces from 40 to 36.

LOCATION

Certified Address: 200 East 4th Avenue City: Columbus, Ohio Zip: 43201

Parcel Number (only one required): 010-028877, 010-066618, 010-049991 and 010-029656

APPLICANT (If different from Owner):

Applicant Name: Andrew Losinske Phone Number: 614.905.0249 Ext.: _____

Address: 1150 Millcreek Court City/State: Columbus, Ohio Zip: 43220

Email Address: slimbuilt@yahoo.com Fax Number: 614.905.0249

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

Name: Heidi Koestner Phone Number: 614.451.6880 Ext.: _____

Address: 3175 Tremont Road City/State: Columbus, Ohio Zip: 43221

Email Address: _____ Fax Number: _____

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

Name: David Hodge, Esq., Underhill & Hodge LLC Phone Number: 614.335.9320 Ext.: _____

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE Andrew Losinske By: [Signature]

PROPERTY OWNER SIGNATURE Heidi Koestner By: [Signature]

ATTORNEY / AGENT SIGNATURE [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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge, Esq.

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 200 East 4th Avenue, Columbus, Ohio 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) Heidi Koestner

3175 Tremont Road

Columbus, Ohio 43221

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

Andrew F. Losinske

614.905.0249

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

(5) Italian Village Commission, Connie Torbeck

50 West Gay Street

Columbus, Ohio 43215

614.645.7795/614.645.0664

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
<u>Please see attached list.</u>		

☒ (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 20th day of April, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

1-11-2021
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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BZA15-055
200 E 4th Ave.

APPLICANT:

Andrew Losinske
1150 Millcreek Court
Columbus, Ohio 43220

PROPERTY OWNER:

Heidi Koestner
3175 Tremont Road
Columbus, Ohio 43221

AREA COMMISSION:

Italian Village Commission
Attn: Connie Torbeck
50 West Gay Street
Columbus, Ohio 43215

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Green Room Brewing LLC
1101 North Fourth Street
Columbus, Ohio 43201

Anthony Woodford
294 Longbranch Drive
Dublin, Ohio 43017

Emily Erb
181 East Fourth Avenue
Columbus, Ohio 43201

James Toland
4459 Snowy Meadow Drive
Grove City, Ohio 43123

Damado 1 LLC
375 East Fifth Avenue
Columbus, Ohio 43201

Maria Divierte
182 East Fourth Avenue
Columbus, Ohio 43201

Carl H. Zipf, III
3129 Carisbrook Road
Columbus, Ohio 43221-2241

Mary VanCleaf
192 East Fourth Avenue
Columbus, Ohio 43201

New Victorians, Inc.
455 West 3rd Avenue
Columbus, Ohio 43201

Columbia Gas of Ohio, Inc.
200 Civic Center Drive
Columbus, Ohio 43215-4138

Adnan Mouneimne
185 East Fifth Avenue
Columbus, Ohio 43201

Leonard and Mary Burkett
341 Chilton Place
Gahanna, Ohio 43230

1086 North Fourth St. LS LLC
1020 Dennison Avenue
Columbus, Ohio 43201



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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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 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 see attached Statement of Hardship.

Signature of Applicant _____ Date _____

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Statement of Hardship

200 East 4th Avenue

May 26, 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, not 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. 3372.604 – Setback requirements.

This section provides that the minimum setback for parking lots is five feet. Here the applicant requests a reduction to legitimize existing conditions at the corner of Fourth Avenue and Fourth Street by reducing the setback to approximately 3 feet 2 inches; and along the north side of the property at Greenwood Avenue to reduce the parking setback to zero to provide for structured striped parking at that location. The Greenwood Avenue frontage is mostly paved presently with a drive apron for the auto repair business currently located on the property.

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 10 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. 3312.25 – Maneuvering.

This section requires every parking space to have access and maneuvering from the lot, here the parking spaces will be accessed, and the maneuvering will be from Greenwood Avenue, which is a street but functions as an alley.

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 application 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:

David Hodgson

Date:

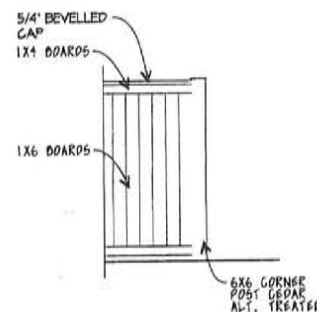
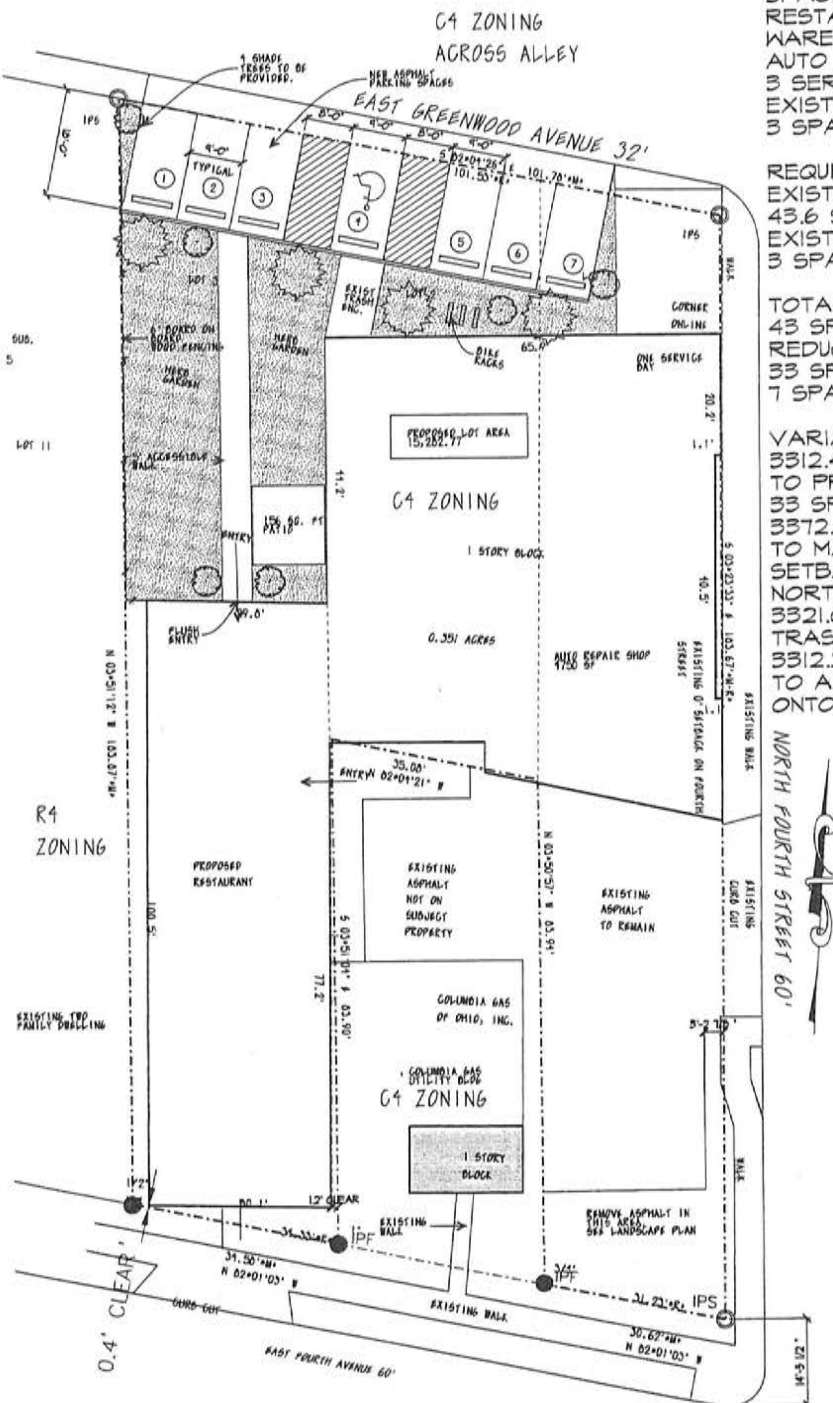
May 26, 2016

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.
3372.604
TO MAINTAIN EXISTING PARKING
SETBACK ALONG EAST FOURTH,
NORTH FOURTH AND GREENWOOD AVE.
3321.01A
TRASH ENCLOSURE LOCATION.
3312.25
TO ALLOW MANUEVERING FROM THE LOT
ONTO GREENWOOD AVENUE.



DUMPSTER
ENCLOSURE

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

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

PROPOSED
SITE PLAN

SCALE: 1" = 20'



5/25/16
11/2/15

201 EAST FOURTH STREET
COLUMBUS OHIO

02955H03

PROBATE COURT OF FRANKLIN COUNTY, OHIO

ESTATE OF JACOB WACKER DECEASED
Case No. 345,421 Docket Page

CERTIFICATE OF TRANSFER

NO. Two

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary.]

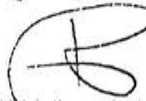
The decedents interest in the entire interest is Entire

The entire interest in and to the following real property:
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, bounded and described as follows:

Being all of Lots One (1) and Three (3) and 100 feet off of the North end of Lot Two (2) of William Deshler's Addition as the same are shown of Record in Plat Book No. 2, Page 321, Recorder's Office, Franklin County, Ohio, excepting, however, a strip off of the east side of said lot, taken by the City of Columbus for widening Fourth Street. Said strip being 3.1 feet wide at the south end and 2.45 feet at the north end of said tract of land.

C-40
A & OF
29656
Coke

6-24-83



(Known as 202 and 208 East Fourth Avenue/
1131 through 1137 North Fourth Street)
Assessor's Parcel Numbers - 010-28877,
010-29656 and 010-49991

FRANKLIN COUNTY, OHIO

Recorded: JUN 24 1983 Time: 3:15 PM

PALMER C. McNEAL, Recorder

Recorder's Fee \$ 10.00

MAIL
Paul Brinkman
1130 W Fifth Ave
Columbus, OH 43213

010C040 07800

BZA15-055
200 E 4th Ave.





City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010028877

Zoning Number: 200

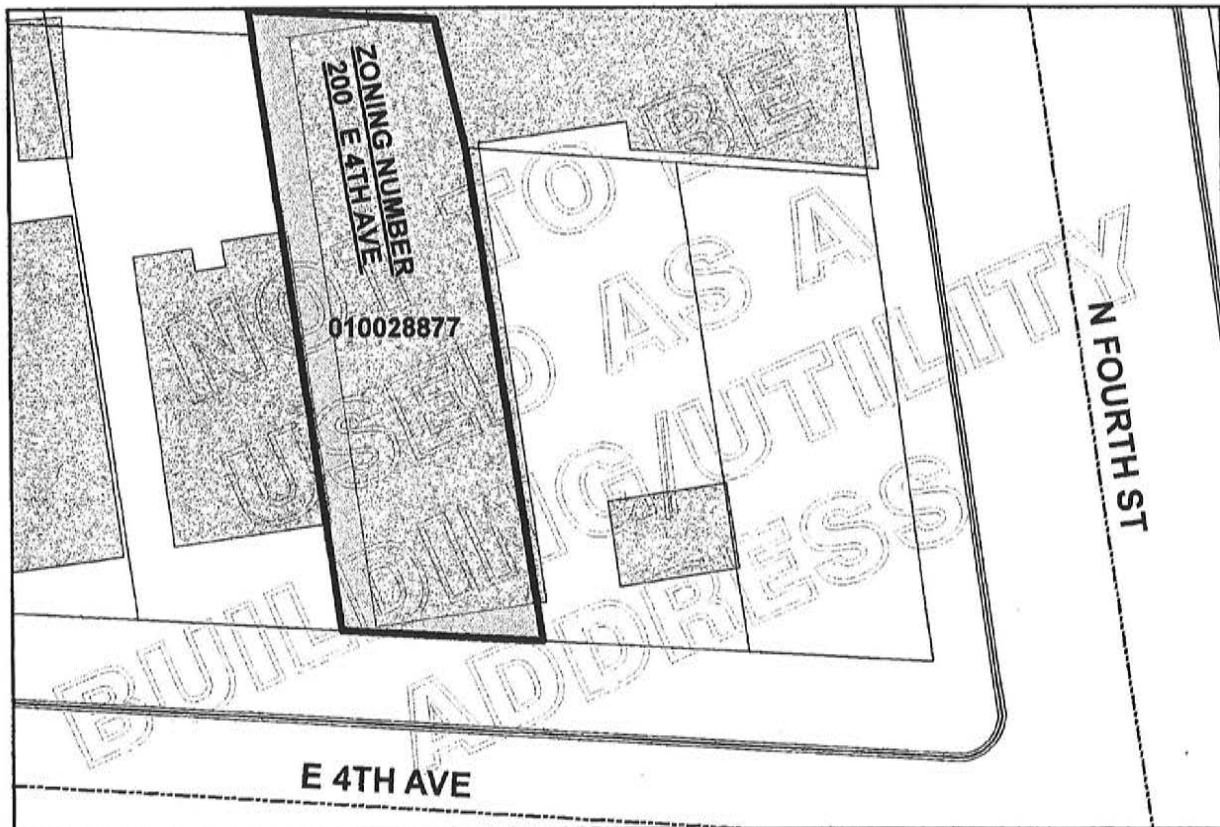
Street Name: E 4TH AVE

Lot Number : 1

Subdivision: DOMENY ADD

Requested By: SLIM BUILDS LLC. (ANDREW LOSINKE)

Issued By: Adriana Churruarín Date: 4/15/2015



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 31780

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO





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

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) David Hodge, Esq.
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

Ted Lawson

3030 Derby Road, Columbus, Ohio 43221

Andrew Losinske

1150 Millcreek Court, Columbus, Ohio 43220

Heidi Koestner

3175 Tremont Road, Columbus, Ohio 43221

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this 20th day of April, in the year 2016

Kimberly R. Grayson

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

1-11-2021

Notary Seal Here

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021



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