

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Aug 25 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 1105 PENNSYLVANIA AVE COLUMBUS OH 43201**Owner:** BLUNK ROBERT KAREN SPAIN**Mailing Address:** 2380 FARLEIGH RD
COLUMBUS OH 43221-2614**Parcel Number:** 010093346**ZONING INFORMATION****Zoning:** ORIG, Commercial, C4
effective 2/27/1928, Height District H-35**Historic District:** N/A**Board of Zoning Adjustment (BZA):** N/A**Historic Site:** No**Commercial Overlay:** WEST THIRD AVENUE UCO**Council Variance:** N/A**Graphic Commission:** N/A**Flood Zone:** OUT**Area Commission:** N/A**Airport Overlay Environs:** N/A**Planning Overlay:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Council Variance:** N/A**Board of Zoning Adjustment (BZA):** 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: BZA16-133 Date Received: 3 Oct. 2016
 Application Accepted by: _____ Fee: \$1200-
 Commission/Civic: HARRISON WEST
 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 additional space added to existing outdoor dining patio.

S to D

LOCATION

Certified Address: 1105 Pennsylvania Ave City: Columbus, Ohio Zip: 43201

Parcel Number (only one required): 010-093346-00

APPLICANT (If different from Owner):

Applicant Name: Kathleen Day Phone Number: +1 (614) 946-8415 Ext.: _____

Address: 969 Neil Ave, City/State: Columbus Ohio Zip: 43201

Email Address: leenyday@gmail.com Fax Number: _____

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

Name: BLUNK ROBERT, KAREN SPAIN Phone Number: _____ Ext.: _____

Address: 3323 SCIOTO FARMS DR City/State: HILLIARD, OH Zip: 43026

Email Address: _____ Fax Number: _____

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

Name: Bass Studio Architects - Brandon Doherty Phone Number: 614-294-4893 Ext.: _____

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

Email Address: info@bassstudioarchitects.com Fax Number: n/a

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

APPLICANT SIGNATURE Anne Kathleen Day

PROPERTY OWNER SIGNATURE Rob Blunk Karen Spain

ATTORNEY / AGENT SIGNATURE Brandon Doherty

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brandon Doherty
of (1) MAILING ADDRESS 36 King Ave Columbus 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 1105 Pennsylvania Ave. Columbus, 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) BLUNK ROBERT, KAREN SPAIN
323 SCIOTO FARMS DR.
HILLARD OHIO, 43026

APPLICANT'S NAME AND PHONE # (same as listed on front application) Kathleen Day
1(614) 946-8415

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) HARRISON WEST SOC.

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Multiple empty rows for listing owners.

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

(8) SIGNATURE OF AFFIANT Brandon Doherty

Sworn to before me and signed in my presence this 16th day of August, 2014

(8) SIGNATURE OF NOTARY PUBLIC Emily E. Giffin

Notary Seal Here: EMILEY E. GIFFIN, Notary Public, State of Ohio, My Commission Expires June 6, 2017. Includes circular notary seal.

PLEASE NOTE: Incomplete information will result in the rejection of your application. Applications must be submitted by appointment. Call 614-645-4523. Please make checks payable to the Columbus City Treasurer

Attachment

Date: 18 March 2016

Parcel ID: 010-093346-00

Address: 1105 Pennsylvania Ave.
Columbus Oh, 43201

Owner: Blunk Robert, Karen Spain 3323 Scioto Farms Dr.
Hilliard Ohio, 43201

Applicant: Katalina's Cafe

General:**Brief description of Zoning Ordinance sections from which relief is requested:**3312.49 – MINIMUM NUMBER OF PARKING SPACES REQUIRED:

The Applicant purchased a business with certain zoning/parking configurations already established. Due to the businesses popularity the owner added tables on site in a residual parking area. A previous BZA order is in place allowing for the existing patio space. Both the existing patio and associated BZA order have been in place before the applicant leased the property.

Attached to this application is the previous BZA order 02310-00067. BZA 02310-00067 waived all required on site parking for the existing conditions. As part of this BZA order the previous tenant entered a parking covenant with nearby Zeno's. An original lease for required parking spaces is attached.

The location of the additional seating is not inconsistent with the residual space in the parking area in the plan associated with the BZA 02310-00067. The primary difference between the previously approved site plan and the applicant's current plan is the small addition to the dining patio, totaling 380 SF.

Section 3312.49; for the Patio Use requires one parking space for each 150 square feet for this eating and drinking establishment.

380 square feet/150 = 2.5 parking spaces

The Urban Commercial Overlay allows for the reduction to 75% of required spaces;

Or

1.2 x .75 = 1.9 spaces; or 2 spaces rounded up,

+1 space removed from approved site plan (2002)

2 new required parking space from which we request relief.

102

Parcel ID: 010-093346-00

Address: 1105 Pennsylvania Ave.
Columbus Oh, 43201

Owner: Blunk Robert, Karen Spain 3323 Scioto Farms Dr.
Hilliard Ohio, 43201

Applicant: Katalina's Cafe

General Statements:

The applicant finds significant demand from her clientele to increase the opportunity for sitting outdoors in Katalina's vibrant patio. A patio has become a staple of the Columbus brunch scene, and Katalina's is under pressure to increase this amenity to stay competitive.

This parcel has operated as a café with the associated variance for over a decade with no impact on, or complaint from, surrounding neighbors. The small additional demand will not significantly alter the equation.

WE RESPECTFULLY ASK THE BOARD TO FIND THE FOLLOWING FACTS SUFFICIENT TO GRANTING RELIEF AS DESCRIBED ABOVE:

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 property is a historic building dating to ~1937, originally built as a gas station. Over the years the parcel has housed several different uses with the most recent being the café/restaurant use. The property has functioned as a café for over a decade, with no adverse affect on the surrounding neighborhood.

Essentially, we find an historic structure with a parking facility that is not adequate to meet current zoning for a Use that is proliferating in the corridor.

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 structure and associated parking facility, there are few uses that would be compliant with parking requirements. Of those Uses, even fewer are appropriate to this commercial corridor context.

The applicant purchased the business configured as such and did not create or contribute to this hardship.

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 Use is similar to many existing Dining establishments and other business in the area.

Granting of a variance will not confer special privilege to this Applicant; it will preserve a property right possessed by other Owners in the zoning district.

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.

Traffic: The proposed facility is on arterial street, and will pose no unusual traffic conditions for a corridor of this size. The site is easily accessed from both Pennsylvania Ave, and W Third Ave.

Public Transportation: The proposed facility is on a public transportation line, with a stop directly outside the structure on W Third Ave.

Demand Context: The applicant has been operating at this location with the current parking facility for ~7 years with no problems and no complaints. The small additional demand will not significantly alter the equation.

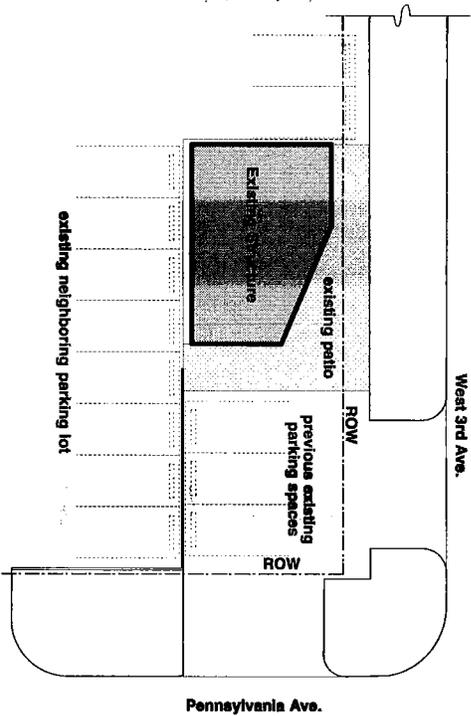
The business is a known local breakfast destination, and aims to continue to draw business from the surrounding residential districts through pedestrian traffic.

Public Benefit:

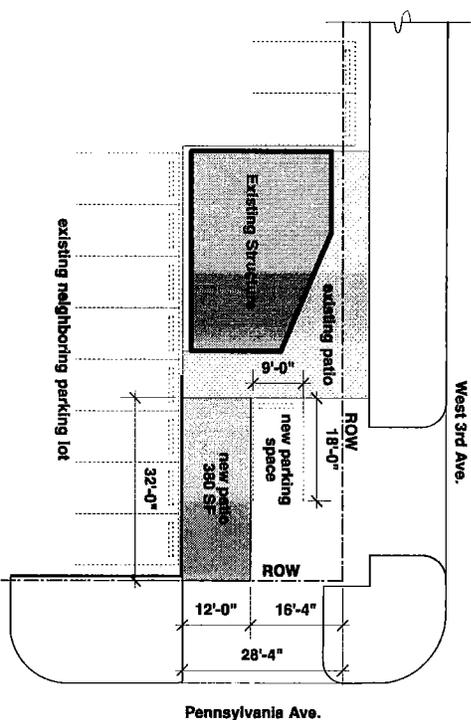
Granting of this variance will allow the Applicant to expand the vibrant pedestrian character of the patio, thus contributing to the pedestrian experience along the corridor.

Granting of this variance may help foster community; the business is a locally owned and operated Columbus brunch landmark. The business is not only run by a Columbus local, but locally sources the majority of its ingredients.

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



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



2 Existing Site Plan
 Scale = 1" = 20' - 0"

Vicinity Map	Site Location	Parking Calculation
		<p>380 square feet/150 = 2.5 parking spaces The Urban Commercial Overlay allows for the reduction to 75% of required spaces; Or 2.5(required) x .75(reduction) = 1.875 spaces; or 2 new spaces rounded up, include 1 space lost on site due to reconfiguration from previously approved plan 2 space + 1 space = 3 parking spaces The proposed BZA variance requests relief from these 3 parking spaces.</p>

Site Exhibit

BASS
 STUDIO
 ARCHITECTS

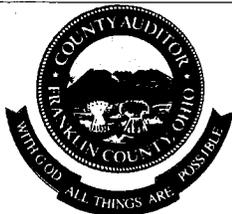
Katalinas
 1105 Pennsylvania Ave
 Columbus, OH 43201

36 King Avenue

Columbus, Ohio 43201

614.294.4893

www.bassstudioarchitects.com



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 8/15/16



Disclaimer

Scale = 30



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.

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) Anne Kathleen Day
of (COMPLETE ADDRESS) 969 Neil Ave, Columbus, 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 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

see Above

SIGNATURE OF AFFIANT Anne Kathleen Day

Sworn to before me and signed in my presence this 23 day of August, in the year 2016

Kellina J. Nicholson
SIGNATURE OF NOTARY PUBLIC

5-23-21
My Commission Expires

Notary Seal Here



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