

Zoning Report

Site Information

Address	1455 W 3RD AVE, COLUMBUS, OH
Mailing Address	10 N HIGH ST STE 401 COLUMBUS OH 43215-3497
Owner	SWUMA LLC
Parcel Number	010062641
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	GRANDVIEW AVENUE UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	5th by Northwest Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA 16-157 Date Received: 12/8/16
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: 5th by Northwest
Existing Zoning: C-4
Comments: 2/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

C.C. 3312.49 Parking Requirements
UCO Section 3372.605 - minimum 60% of renovated area to be glass

LOCATION

Certified Address: 1455 West Third Avenue City: Columbus Zip: 43212

Parcel Number (only one required): 010-062641-00

APPLICANT (If different from Owner):

Applicant Name: Connect Realty Phone Number: 614-503-4344 Ext.: _____

Address: 1400 Dublin Road City/State: Columbus, Ohio Zip: 43215

Email Address: brad@connect-ohio.com Fax Number: _____

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

Name: SWUMA LLC Phone Number: 614-825-8957 Ext.: _____

Address: 10 N. High Street, Suite 401 City/State: Columbus, Ohio Zip: 43215

Email Address: davidrumba@columbus.rr.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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BZA16-157

1455 West 3rd Avenue

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME David Ruma**

of **(1) MAILING ADDRESS 10 N. High Street, Suite 401, Columbus, Ohio 43215**

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 1455 West Third Avenue, Columbus, Ohio 43212

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) SWUMA, LLC

10 N. High Street, Suite 401

Columbus, Ohio 43215

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

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

**(5) 5th by Northwest
Bruce McKibben**

1094 Lincoln Rd.; 43212

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
SWUMA, LLC	1455 W Third Avenue Columbus, Ohio 43212	10 N. High Street, Suite 401 Columbus, Ohio 43215

☐ **(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 16th day of December, in the year 2016


(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 10/15/17

Notary Seal Here



Jolene Spector
Notary Public, State of Ohio
My Commission Expires 10-15-17

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Janis P Scott
1435 West Third Ave
Columbus, Ohio, 43212

Carlo S Lombardi
1354 Grandview Ave
Columbus, Ohio, 43212

Janis P Scott
1445 West Third Ave
Columbus, Ohio, 43212

Hollywood and Third LLC
1349-1353 W Hollywood St
Columbus, Ohio, 43212

David C Compton
1301 Hollywood Ave
Columbus, Ohio, 43212

1312 Grandview Avenue LLC
1312 Grandview Ave
Columbus, Ohio, 43212

Nyall J Sheldon
Kathleen Cannon
1305 Hollywood Ave
Columbus, Ohio, 43212

Eva Gallo TR
Michael L & Ronald P
1355-1359 Grandview Ave
Columbus, Ohio, 43212

Janis P Scott
1441 West Third Ave
Columbus, Ohio, 43212

Brad DeHays
1400 Dublin Road
Columbus, Ohio, 43215

Wagbros CO LTD
1310 Grandview Ave
Columbus, Ohio, 43212

Bruce McKibben
1094 Lincoln Road
Columbus, Ohio 43212

Wagbros CO LTD
1307 Grandview Ave
Columbus, Ohio, 43212

SWUMA, LLC
10 N. High Street, Suite 401
Columbus, Ohio, 43215

SWUMA LLC
1445 West Third Ave
Columbus, Ohio, 43212

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 (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:

C.C 3312.40-Parking Requirements

The existing Grandview Cafe site has three (3) parking spaces that are accessed directly from

Grandview Avenue. The new operators have been informed that City of Columbus Traffic Management prefers to eliminate parking spaces directly accessing Grandview Avenue. The operators

are interested in expanding the existing patio to occupy the remaining site south of the building. The

patio expansion would include an additional 900 square feet of occupied patio space. At one parking space per 150 SF, an additional six (6) spaces are required per the code.

A variance for a total of nine (9) parking spaces is requested to improve the overall safety of the property and expand the existing patio to better serve the local community.

In addition to the variance for the vehicle parking, a variance is also requested for the bicycle parking.

Such parking is available on the public sidewalk close to the building, along Grandview Avenue.

Signature of Applicant



Date

1/26/17



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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- 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:

UCO Section 3372.605 minimum of 60% clear glass on exterior wall between 2' & 10'.

The original building elevation along Grandview Avenue between 2' and 10' contained approximately

24 SF of clear glass or 4.8% of the wall. The age of the original structural brick walls limits the amount of any openings that can be cut into the masonry walls.

The new operator is proposing to increase the percentage of glass along this elevation from 4.8% to

28.8% by adding three new operable windows along the Grandview Avenue Facade. This alteration will improve the exterior appearance of the building and the quality of the interior space without

encroaching on or into the sidewalk right of way.

Signature of Applicant

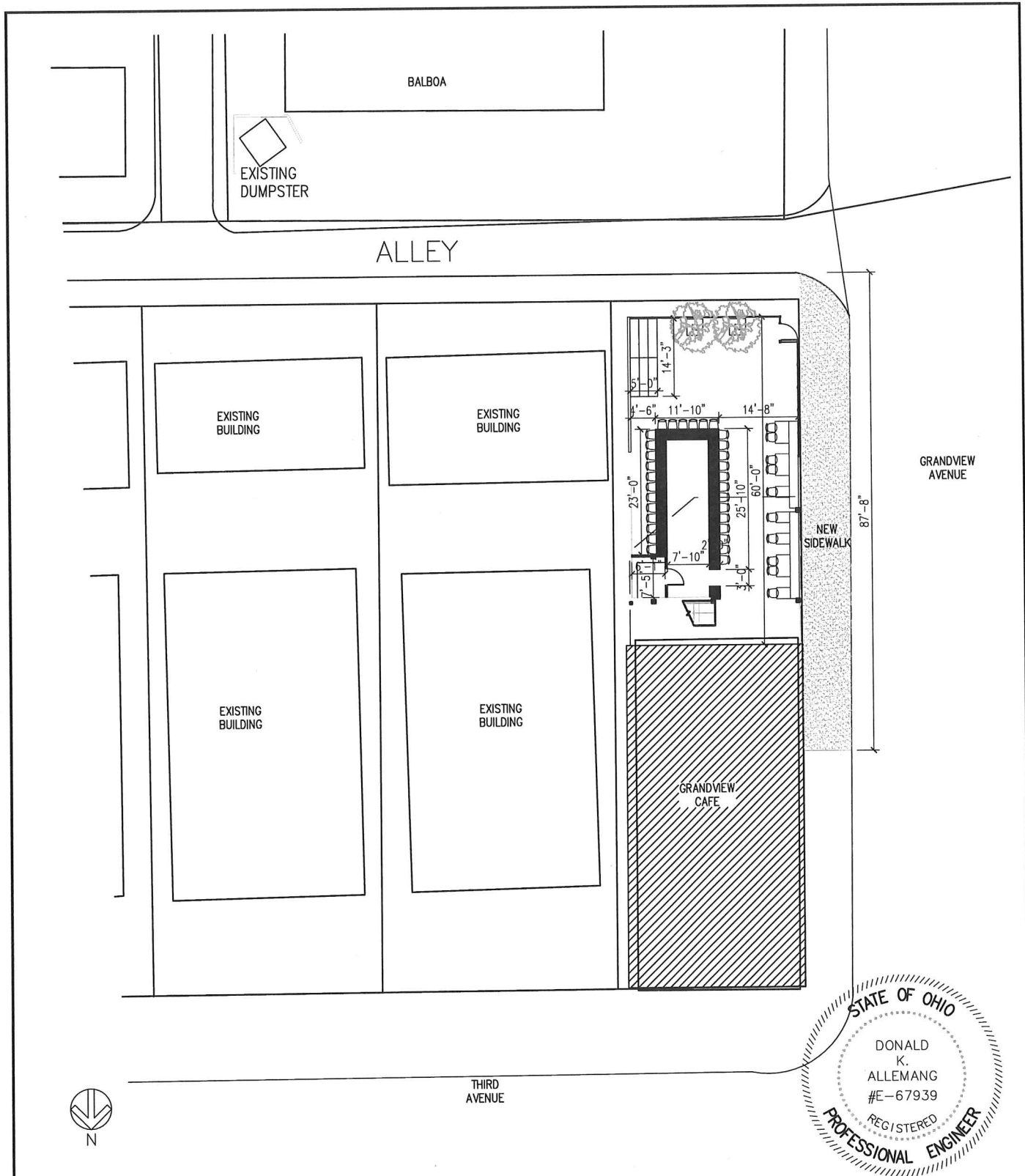
Date

12-5-16

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Genesis Planning & Design
300 East Broad Street
Columbus, Ohio 43215
614.926.1190
www.genesisohio.com

SITE PLAN

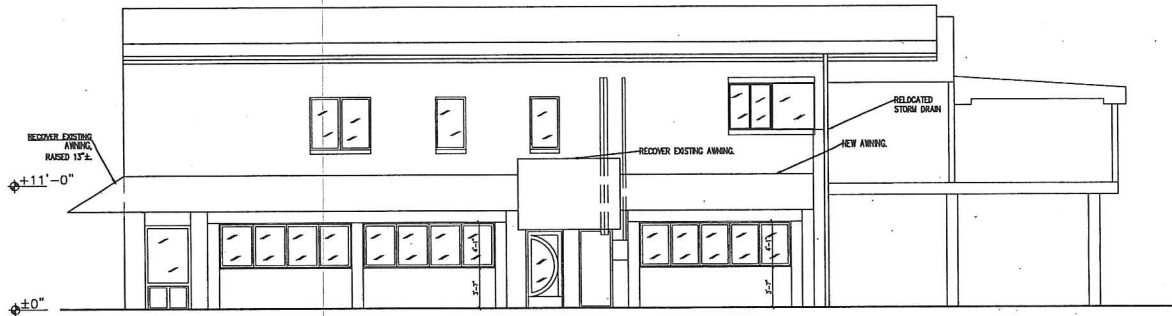
GRANDVIEW CAFE
1455 W. THIRD AVE
COLUMBUS, OHIO 43212

SCALE:
JOB:

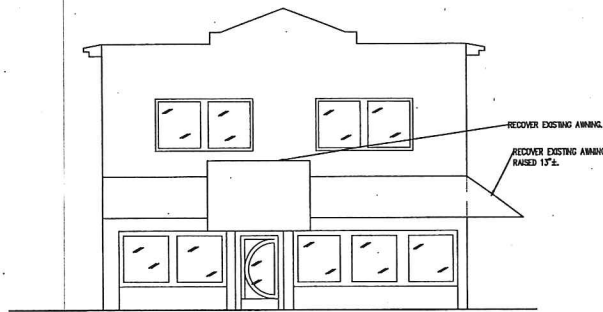
REVISION: DATE
1 REVISION

NTS DRAWN BY: GMS
DATE: 11/30/2016

A1-6



1 WEST FACADE ELEVATION
 A-4 3/32"=1'



2 NORTH FACADE ELEVATION
 A-4 3/32"=1'



Genesis Planning & Design
 300 East Broad Street
 Columbus, Ohio 43215
 614.926.1190
 www.genesisohio.com

ELEVATIONS

GRANDVIEW CAFE
 1455 W. THIRD AVE
 COLUMBUS, OHIO 43212

SCALE:
 JOB:

NTS

DRAWN BY: GMS
 DATE: 11/30/2016

REVISION: DATE
 REVISION

A-4

MAP ID: S

The map shows a portion of the City of Chicago, with various lots and streets. The map includes lot numbers, dimensions, and owner names. The map is oriented with North at the top.

Streets: NEW AVE, PARKING, 60, 15, 12, 10, 8, 6, 4, 2, 1, 0.

Lot Owners and Details:

- Lot 1010-062546:** 05/22/2007 LOMBARDI C
- Lot 010-063176:** 06/06/2001 HOLLYWOODA
- Lot 010-062641:** 12/09/2008 MSA GRANDVIEW CAFE LLC
- Lot 010-062640:** 03/16/1994 SCOTT JANIS P
- Lot 010-062639:** 03/16/1994 SCOTT JANIS P
- Lot 010-062638:** 03/16/1994 SCOTT JANIS P
- Lot 010-062769:** 10/20/1993 3RD/ HOLLYWOOD INC
- Lot 030-001558:** 11/30/2012 WAGBROS COMPANY LTD
- Lot 030-002389:** 11/30/2012 WAGBROS COMPANY LTD
- Lot 030-001394:** 08/22/2013 1312 GRANDVIEW AVENUE LLC
- Lot 030-001393:** 06/16/2009 WAGBROS CO LTD
- Lot 030-001408:** 10/09/2013 SHELDON NYA CANNON KATHLEEN
- Lot 030-001992:** 05/09/2003 COMPTON DAVID C
- Lot 030-002255:** 08/06/2013 FINNEGAN MEGAN J

Other Labels: THE HEIGHTS, 229, 228, 227, 226, 224, 191, 192, 193, 194, 188, 187, 180, 189, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

Grid
North

Real Estate / GIS Department



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: 010062641

Zoning Number: 1455

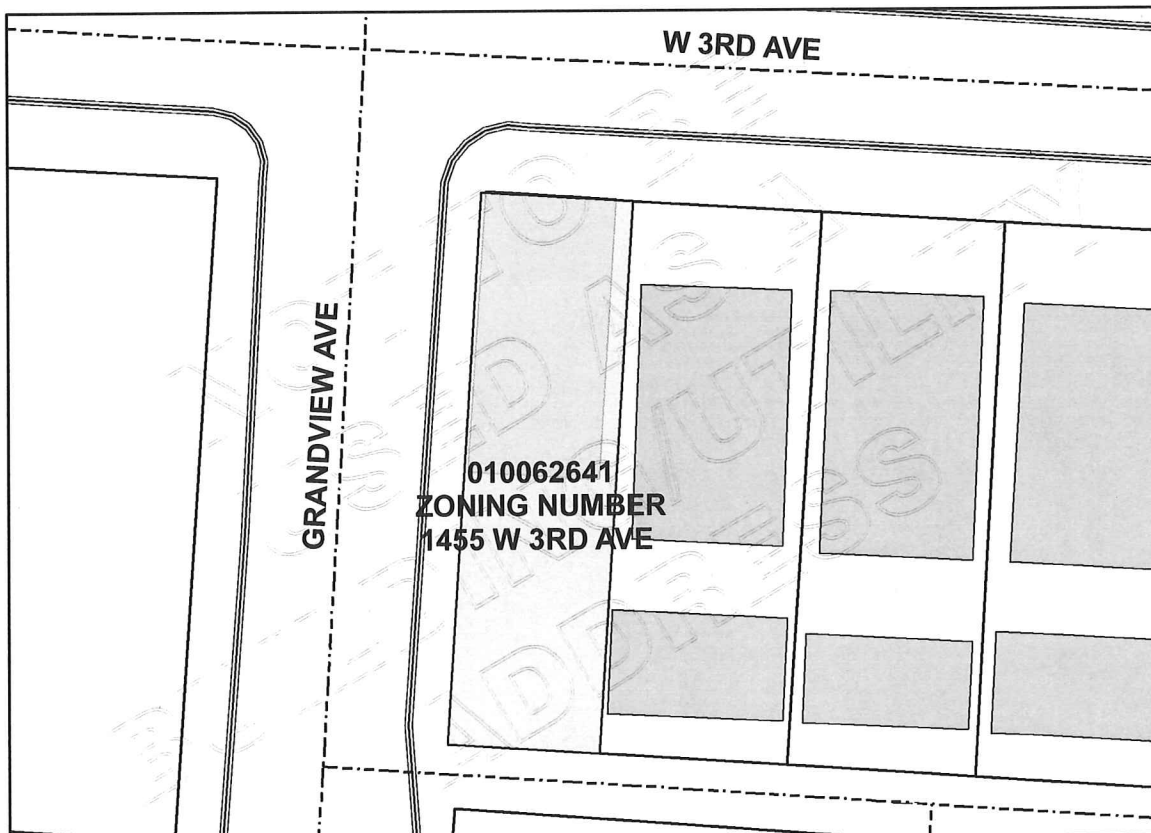
Street Name: W 3RD AVE

Lot Number: N/A

Subdivision: N/A

Requested By: GENESIS PLANNING & DESIGN (JIM MARTIN)

Issued By: *Adyana Amariam* Date: 12/6/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 79803

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) Brad DeHays
of (COMPLETE ADDRESS) 1400 Dublin Road Columbus, Ohio 43215

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

Brad DeHays (76%)

1400 Dublin Road, Columbus, OH 43215

Brian Swanson (24%)

1400 Dublin Road, Columbus, OH 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 10th day of December, in the year 2016

Jolene Spector
SIGNATURE OF NOTARY PUBLIC

10/15/17
My Commission Expires

Notary Seal Here



Jolene Spector
Notary Public, State of Ohio
My Commission Expires 10-15-17

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