

Zoning Report

Site Information

Address	443 W 3RD AVE
Mailing Address	75 E GAY ST STE 300 COLUMBUS OH 43215-3126
Owner	LDA INVESTMENTS LLC
Parcel Number	010008198
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	WEST THIRD AVENUE UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	None
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

DEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-176 Date Received: 20 DEC. 2016
 Application Accepted by: HP Fee: \$1900
 Commission/Civic: HARRISON WEST SOC.
 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:

This application seeks a variance from section 3312.03C: Change of parking intensity. The applicant requests relief from the 16 spaces required.

LOCATION

Certified Address: 443-449 W Third Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-008198-00

APPLICANT (If different from Owner):

Applicant Name: Timothy Bass AIA, LEED AP Phone Number: 614-294-4893 Ext.: _____

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

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

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

Name: LDA Investments LLC Phone Number: 614-469-0087 Ext.: _____

Address: c/o 75 E. Gay St. Suite 300 City/State: Columbus, Ohio Zip: 43215

Email Address: deanadamant@yahoo.com Fax Number: n/a

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

Name: Timothy Bass AIA, LEED AP Phone Number: 614-294-4893 Ext.: _____

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

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

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT 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

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

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

of (1) MAILING ADDRESS

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 443-449 W THIRD 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)

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)

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

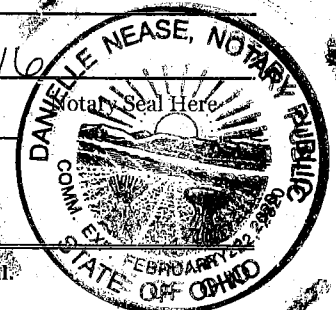
☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

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

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires Feb 22nd 2020



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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 "Expanded Application Sections"

Signature of Applicant

Date

12.20.16

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Attachment

Board of Zoning Adjustment Application**Expanded Application Sections****1. PROPOSED NARRATIVE SUMMERY**

The parcel is currently occupied by a front building with Eating & Drinking Establishment on the first floor with residential above, with a small Retail building occupying the rear of the site. The proposal consists of a change of use to the rear building with an addition of 4 residential units above, as well as a small addition for kitchen storage/walk in coolers. The change of use is to convert the building into a combination bar & barbershop. This addition & change of use will bring the rear building into a similar use/combination as the front.

Parcel ID: 010-008198-00**Address:** 443-449 W Third Ave.
Columbus Ohio, 43201**Owner:** LDA Investments LLCMr. Dean Adamantidis
c/o 75 E. Gay St. Suite 300
Columbus Ohio, 43215**2. BRIEF DESCRIPTION OF SECTIONS FROM WHICH RELIEF IS REQUESTED:**

3312.03C, Change of intensity - Existing retail/service store to new Mixed Use (eating & drinking/retail, residential): We are requesting relief for parking increase due to intensity increase – As described in the following

3. PARKING REQUIREMENT ANALYSIS:**A. Existing Parking Analysis:****A1. Existing Parking Count: 0 spaces**

A2. Existing Use: Retail (1:250)
Area: 1060 SF
Parking Calc: $1060/250=4.25$
Parking req'd: = 4 spaces

**B. Parking analysis for proposed commercial change of use:
(refer to attached site plan diagram):**

B1. New Use: Eating/Drinking (1:75)
Area: 1060SF
Parking Calc: $1060/75=14.3$
Parking req'd with UCO reduction at 25% = 11 spaces

B2. New Use: Eating/Drinking, (kitchen storage addition) (1:75)
Area: 280SF
Parking Calc: $280/75=3.75$
Parking req'd with UCO reduction at 25% = 3 space

C. Proposed commercial change of use Parking Calculation (3312.03)d:

(A1) Existing available spaces:	0 spaces
(A2) Required spaces for existing retail:	4 spaces
(B1) Required spaces for new eating/drinking:	11 spaces
Difference between intensities:	11-4= 7 spaces
(B2) Required spaces for building addition:	3 spaces

Spaces required for proposed change of use $0+7+3 = 10 \text{ spaces}$
Total parking spaces required for proposed partial change of use:
 (existing spaces + spaces req'd for expansion + difference between intensities)

D. Parking calculation for proposed new residential use:

New Use: 4 Apartment Units (1.5 spaces per Unit)
Parking Calc: $4*1.5= 6 \text{ spaces}$
Parking req'd for new use = 6 spaces

4. Total parking load for proposed use mix

residential use + commercial use = 6 spaces + 10 spaces = **16 spaces**

5. The applicant would like to request relief from these 16 spaces associated with the proposed new use mix.

STATEMENT of HARDSHIP

Parcel ID: 010-008198-00

Address: 443-449 W Third Ave.
Columbus Ohio, 43201

Owner: LDA Investments LLC

Dean Adamantidis
c/o 75 E. Gay St. Suite 300
Columbus Ohio, 43215

General statements:

The Owners seeks to activate & expand a vacant leasehold in the Harrison West District to put the space back into productive use and eliminate a vacant storefront in the district.

The applicant is the parcel owner. The existing building configurations were all present prior to the purchase of the parcel by the owner. Over the years the owner has made several improvements to the site, improving the appearance and streetscape. All prior work by the owner was done within the same building configurations, and did not contribute to the parking hardship. The pre-existing conditions prevent any parking on site.

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

The Proposed Use Mix is complimentary, compatible and consistent with Uses in the vicinity (and matches existing site mix).

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 parcel is on the intersection of 2 arterial streets within the Harrison West District. With several other adjacent & nearby commercial structures, this is a dense commercial pocket within the District. Located on this dense corner the parcel was developed with two structures, preventing the possibility for on site parking.

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. There are no parking facilities within the site, and there is no space to develop on site parking. As such, any use developed on the site will require some form of variance. The parcel was configured in this way prior to its purchase by the current owner.

The applicant 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 business & use mix is similar to several existing business and mixed use properties

within the area. Several other properties within the district have required and been granted parking variances.

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.

4. That 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.

Granting of this variance will simply permit a business & Use/Mix that is similar to many other uses within the district, 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 West 3rd Ave arterial street; at this size, it will not materially affect the traffic patterns, or expectations of users, already established in the district.

MITIGATING CONSIDERATIONS:

Public Transportation: The proposed facility is on 2 central public transportation lines, with a stop directly across the street and several other nearby.

Additional Parking: The surrounding streets all have on street parking – which can help serve the increased parking intensity.

Walkable District: In addition to the clientele walking from business to business in the District, the site benefits from the surrounding urban housing. A good portion of the clientele can be expected to be neighbors walking to the development.

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: 12/16/16



Disclaimer

Scale = 40



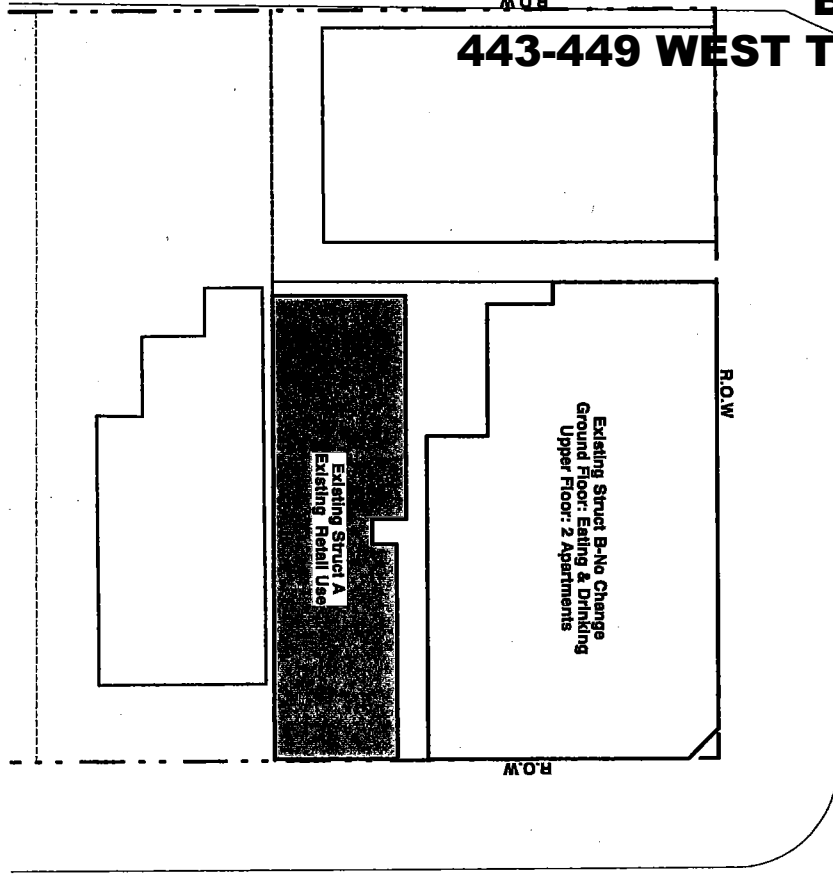
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

Real Estate / GIS Department

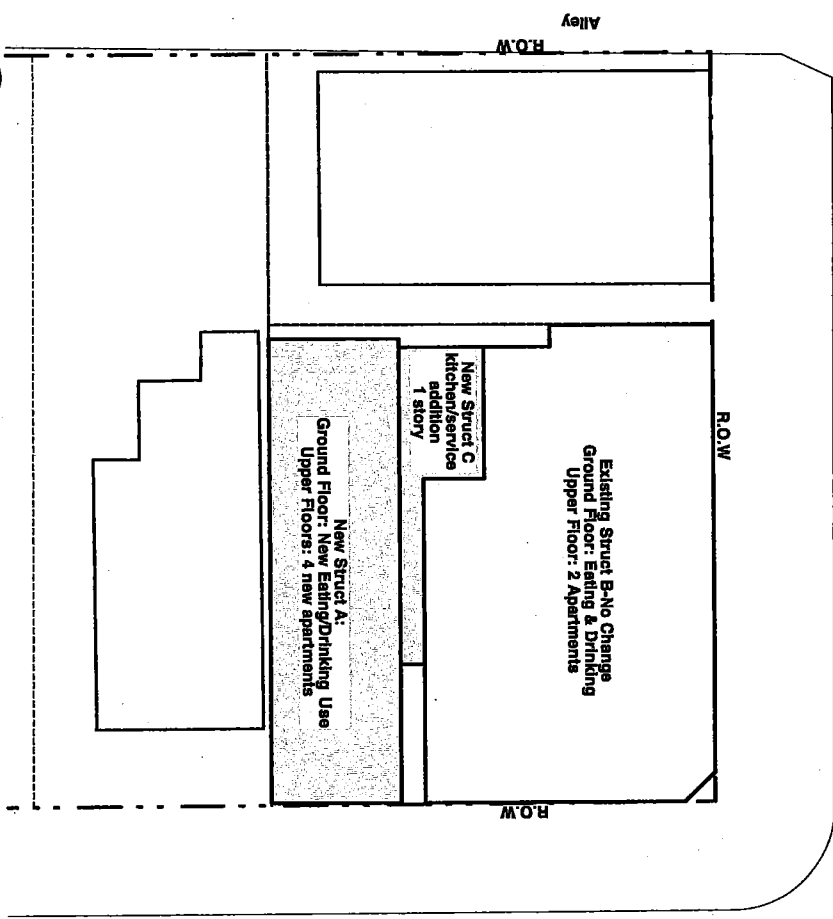
W Third Ave

W Third Ave

443-449 WEST THIRD AVE



1 Existing Diagrammatic Site
1/16" = 1'-0"



2 Proposed Diagrammatic Site
1/16" = 1'-0"

THE CITY OF
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ANDREW J. GUTHER, MAYOR

DEPARTMENT OF BUILDING
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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) DEAN ADAMANTIDIS
of (COMPLETE ADDRESS) 75 E. GAY STREET, COLUMBUS, OH 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

LDA INVESTMENTS, LLC

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 13TH day of DECEMBER, in the year 2016



SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires
C. WILLIAM KLAUSMAN IV
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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