

Zoning Report

Site Information

Address	925 MT VERNON AVE UNIT B, COLUMBUS, OH
Mailing Address	50 W GAY ST FL 4 COLUMBUS OH 43215-9070
Owner	CITY OF COLUMBUS OHIO
Parcel Number	010041015
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z73-197, Commercial, C4, 4/11/1974, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	MT. VERNON UCO
Planning Overlay	I-670 Graphics Control
Graphics Variance	None
Area Commission	Near East 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

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: BZA17-020 Date Received: 22 FEB. 2017
Application Accepted by: NEAR EAST AC Fee:
Commission/Civic: 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:
3372.604 to increase from 10' to 15'
3372.605 to provide no glass
3312.49 to reduce minimum parking spaces from 14 to 0

LOCATION

Certified Address: 925 Mt. Vernon Ave. City: Columbus, OH Zip: 43203
Parcel Number (only one required): 010041015

APPLICANT (If different from Owner):

Applicant Name: City of Col./Maroon Arts Grp/Willowbeez Phone Number: 614-715-4624 Ext.:
Address: 265 MLK Jr Blvd City/State: Columbus, OH Zip: 43203
Email Address: maroonartsgroup@gmail.com Fax Number:

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

Name: City of Columbus - Land Redevelopment Office Phone Number: 614-645-7274 Ext.:
Address: 50 West Gay St. FL 4 City/State: Columbus, OH Zip: 43215
Email Address: rereyazi@columbus.gov Fax Number: 614-645-3092

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

Name: Kay Onwukwe Phone Number: 614-784-2929 Ext.:
Address: 2929 N. High St. City/State: Columbus, OH Zip: 43203
Email Address: kay@hkiassoc.com Fax Number: 614-784-2363

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

APPLICANT SIGNATURE: [Signature]
PROPERTY OWNER SIGNATURE: [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.



Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME City of Col./Maroon Arts Grp/Willowbeez SoulVeg Sheri J. Neale
of (1) MAILING ADDRESS 265 Martin Luther King Junior Blvd. Columbus, OH 43203

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 925 Mt. Vernon Ave. Columbus, OH 43203

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) City of Columbus - Land Redelopment Office
50 West Gay St
Floor 4
Columbus, OH 43215

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

City of Col./Maroon Arts Grp/Willowbeez SoulVeg
614-715-4624

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

(5) Near East Side Area Commission
Annie Ross-Womack
874 Oakwood Ave. Columbus, OH 43206

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT

Sheri J. Neale

Sworn to before me and signed in my presence this 17 day of February, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



JOEL CREACHBAUM
Notary Public, State of Ohio
My Commission Expires
August 13, 2019

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925 MT. VERNON AVENUE

Maroon Arts Group
c/o Sheri Neale
265 MLK Jr Blvd
Columbus, OH 43203

City of Columbus – Land Bank
c/o Reza Reyazi
50 W. Gay St. FL 4
Columbus, OH 43215

Kay Onwukwe
2929 N. High St.
Columbus, OH 43202

Willowbeez SoulVeg
1301 Hildreth Ave
Columbus, OH 43203

Near East Area Commission
c/o Annie Ross-Womack - Zoning Chair
874 Oakwood, OH 43206

Steve Doss
264 N. Seventeenth St
Columbus OH, 43203

OSU Community Extension Center
905 Mt. Vernon Ave
Columbus, OH 43203

Viktor & Alma Yzeiri
270-272 N. Monroe Ave
Columbus, OH 43203

Delano B. Coleman
282 N. 17th St
Columbus, OH 43203

Carlotta Penn
272 N. 17th St.
Columbus, OH 43203

Second Baptist Church
263 N. 17th St
Columbus, OH 43203

Joseph D Fergus-Bailey
273-275 N. 17th St.
Columbus, OH 43203

Bluestoe Dwellings
268 N. 17th St.
Columbus, OH 43203

Second Baptist Church
269 N. 17th St.
Columbus, OH 43203

Shiloh Grove Limited Partnership
945 Atcheson St.
Columbus, OH 43203

Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT

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...
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

SEE SEPARATE PAGE FOR STATEMENT

Multiple horizontal lines provided for the applicant's statement.

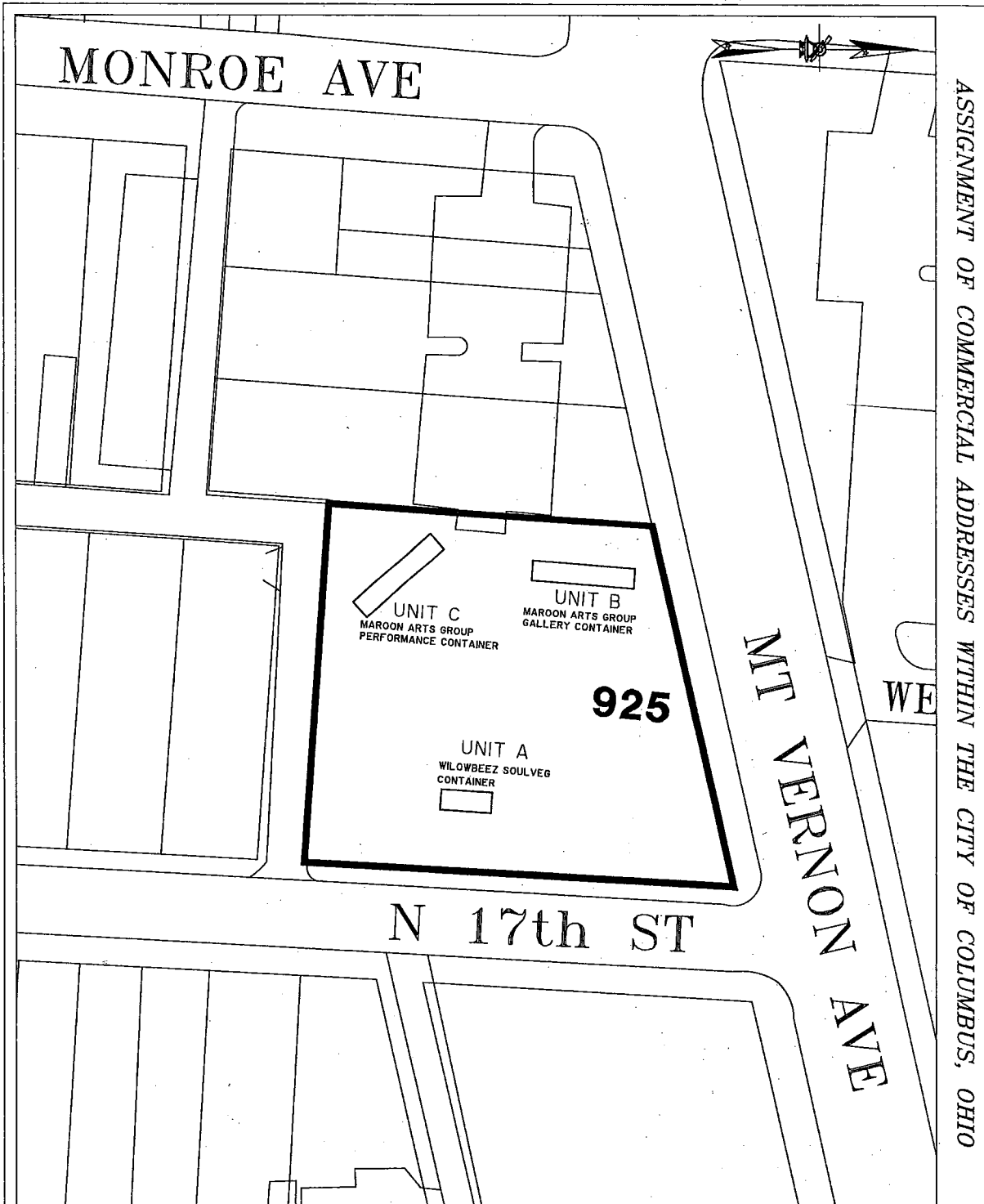
Signature of Applicant [Handwritten Signature] Date 2/21/17

925 MT. VERNON AVENUE

BZA Application: Statement in Support
925 Mt. Vernon Ave, Columbus, OH 43203

Maroon Arts Group (MAG) & Willowbeez SoulVeg have set out to bring innovative community programming access to healthy food options seasonally (June-Oct) on a vacant lot in the King Lincoln District(KLD). MAG is a 501c3 organization whose mission is to provide a platform for conscious art that promotes & preserves cultures of African descent. MAG will re-purpose 2 -40' shipping containers into an art gallery and performance space for community stimulation via seasonal programming. Willowbeez is a minority owned pop-up kitchen and caterer that is well known in the KLD and around Columbus. This business will be re-purposing a 20' shipping container into a small outdoor cafe space that will have the ability to showcase community food demos and serve healthy food options. Both entities are finalists in the City of Columbus' Parcels to Places contest and have been awarded a considerable amount funding from the city to implement programming at 925 Mt. Vernon Ave. The Land Redevelopment Office, specifically Reza Reyazi, has been a staunch advocate as we moved through the zoning/permit process and we have received an accommodation from the land redevelopment office to use the parking lot directly across from the site. This lot has more than 20 spaces. MAG has received funding from the Greater Columbus Arts Council, The United Way of Central Ohio, Puffin West, the Ohio Arts Council, OSU Medical Center and has full support from the neighboring OSU Extension Center. The Near East Side Commission has also approved the plans for this project and has extended their full support in bringing this project to fruition.

This project will be the 1st of its kind in Central Ohio and will attract many attendees within and outside the KLD. We request said variances to accommodate this innovative, temporary and seasonal project to stimulate economic growth, tourism, and commerce in the KLD.



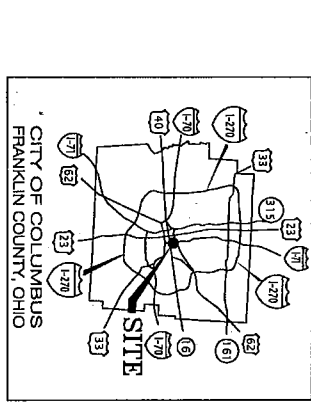
ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO

DEVELOPED BY:	N/A
ENGINEERING CONSULTANT:	N/A
MAROON ARTS GROUP	
CONTAINERS	
ORIGINAL PARCEL NUMBER:	N/A
DRAWN BY: LOM	CHECKED BY: AC

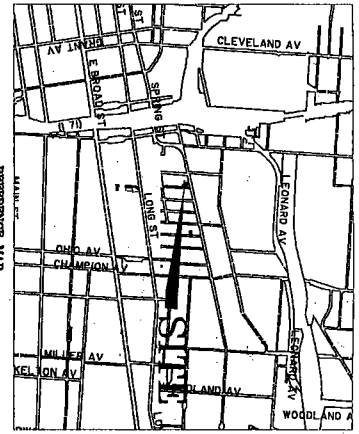
Issued by *Frank D. Williams* Date 8/11/2016

FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
60 W. GAY STREET
COLUMBUS, OH 43215

ADDRESS FILE NUMBER - 01-048



OTHER MAP REFERENCES	
CITY LAND USE MAP:	35A
GIS FACET NUMBER:	183357150



在案圖中所有之房屋號碼均係根據現行之
HOUSE NUMBERS SHOWN ON ATTACHED
PLAT ARE INTENDED FOR SETTING
OF BUILDING & UTILITY PERMITS

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EXPIRATION DATE: DECEMBER 31, 2016

PREPARED FOR:
Maroon Arts Group
and
Willowbeez Soul Veg

DESIGN ARCHITECT & ARCHITECT OF RECORD



HKI Associates, Inc.
2929 North High Street
Columbus, Ohio 43202
TEL: 614.784.2929
FAX: 614.784.2363

PROJECT STATUS:

- PLANNING
- PROGRAMMING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- REVISION
- RECORD DOCUMENTS
- NOT FOR CONSTRUCTION

REVISION NUMBER

12-01-2017

SHEET NAME

SITE PLAN

SHEET NUMBER

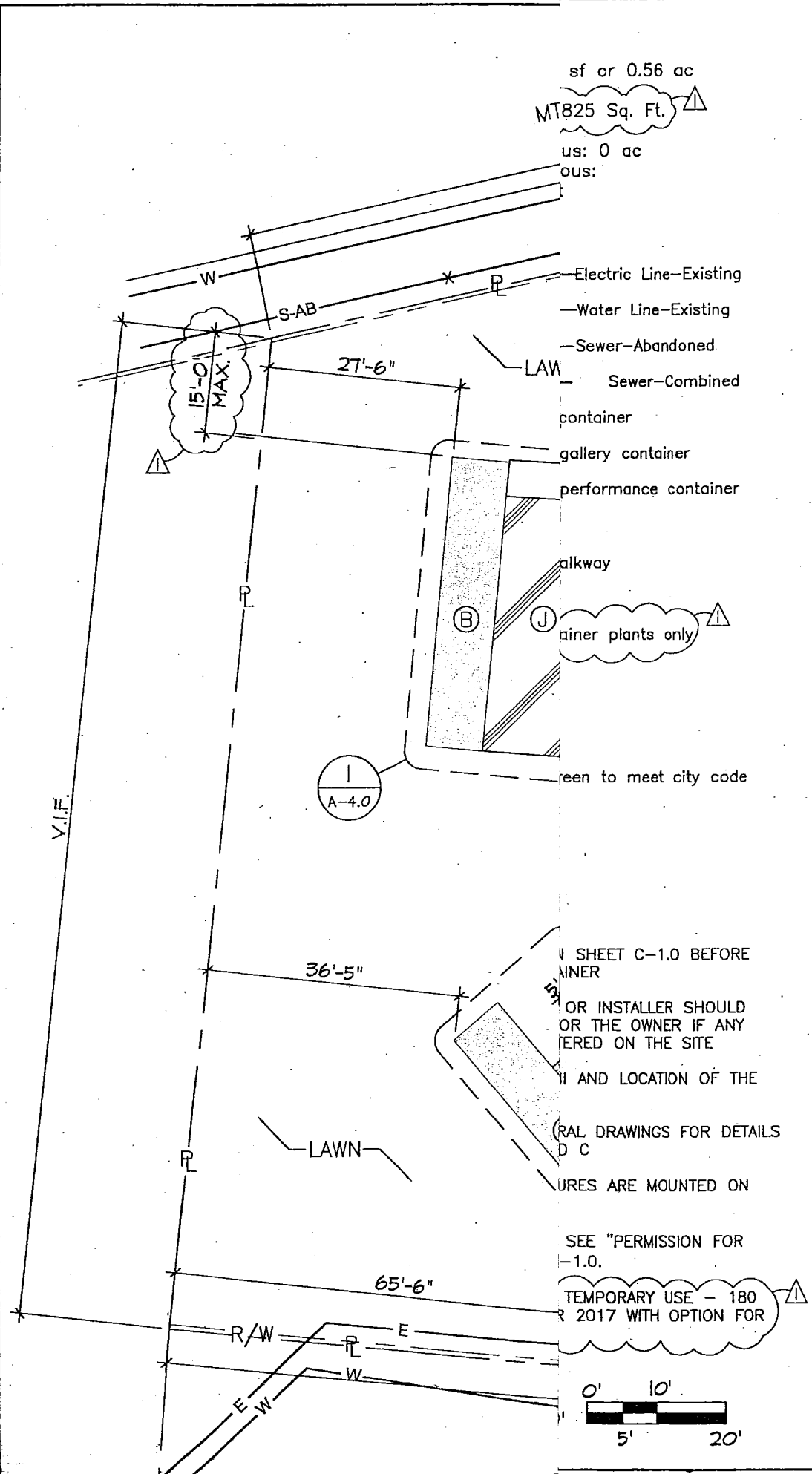
C-1.0

DATE: 10/10/16

sf or 0.56 ac

MT825 Sq. Ft.

us: 0 ac
ous:



Electric Line-Existing
 Water Line-Existing
 Sewer-Abandoned
 Sewer-Combined

gallery container
 performance container
 walkway

planter plants only

green to meet city code

SEE SHEET C-1.0 BEFORE
 OR INSTALLER SHOULD
 OR THE OWNER IF ANY
 ERRED ON THE SITE

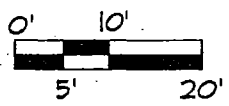
II AND LOCATION OF THE

(RAL DRAWINGS FOR DETAILS
 D C

URES ARE MOUNTED ON

SEE "PERMISSION FOR
 -1.0.

TEMPORARY USE - 180
 R 2017 WITH OPTION FOR





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

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) Sheri J. Neale
of (COMPLETE ADDRESS) 265 Martin Luther King Jr. Blvd. Columbus, OH 43203

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:

Table with 2 columns: NAME and COMPLETE MAILING ADDRESS. Rows include Reza Revazi, Sheri J. Neale, Carnell Willoughby, Malik Willoughby, and Diettra Ingram.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 17 day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires _____ Notary Seal Here



JOEL CREACHBAUM
Notary Public, State of Ohio
My Commission Expires
August 13, 2019

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