

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

OFFICE USE ONLY

Application Number: CV18-013 Date Received: 3/11/2018
Application Accepted by: SP Fee: \$800 (w/rezone)
Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1187 OAK STREET Zip: 43205

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☐ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-003430; 010-023583; 010-020670; 010-020844

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): ARLD - Proposed is C-3

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request:
C-3; see attached variance list.

Acreage: .433

APPLICANT:

Name: Juliet Bullock Arch. Phone Number: 935-0944 (614) Ext.: _____

Address: 1182 Wyandotte Rd City/State: Columbus Zip: _____

Email Address: bullock.juliet@gmail.com Fax Number: _____

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

Name: W ON MAIN LLC; Levi Phone Number: 614-571-5003 Ext.: _____

Address: 139 E MAIN ST. UNIT 103 City/State: COLUMBUS Zip: 43215

Email Address: YLEVIUS@yahoo.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: N/A City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Juliet A. Bullock

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

STATEMENT OF HARDSHIP

Application Number: CV18-013

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

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 discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

(see attached)

Signature of Applicant

Date

2/28/18

CV18-013

Statement of Hardship

These are very minor variances, and will not modify the essential character of the neighborhood. There is minimal impact to the neighborhood with this proposal. Although the site is zoned ARLD, there is an existing commercial building on the site that has never been residential use. The proposed use of the property is restaurant and the proposed zoning is C-3, per the recommendation of zoning staff. This proposed restaurant use would be a beneficial amenity to this mixed use neighborhood, which currently has apartments, commercial buildings and single family residential with a one core block area.

The building currently sits on a parcel with no parking. By combining the one adjacent parcel to the east and the two adjacent parcels to the west, with the parcel the building currently occupies, we are able to provide some on-site parking for this new use. We will be provided 32 of the required 62 parking spaces which is a significant number of on-site parking spaces for this urban area. There are examples of similar restaurant uses in proximity that provide no on-site parking. We also anticipate many of the patrons are also within walking distance of the proposed restaurant and therefore parking spaces will not be required for all patrons. Bicycle racks are also being provided.

The landscape screening variance is required because the existing site conditions do not allow us to provide a 4' landscape buffer and still provide the required parking space and aisle dimensions on the eastern portion of the lot. A 6' fence along this property line is being provided to screen the parking and additional landscaping is proposed within this east parking lot to lessen the impact of the paving. The landscape buffer is being provided on the west property line, since that lot is zoned ARLD but is currently vacant.

We are proposing to maintain the existing parking setback line, and therefore a variance to the parking setback line is required. We are proposing to maintain the existing historic building setback line, and therefore a variance to the district setback is required.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions, but also with the knowledge that similar projects had been approved in this area.

CV18-013

1187 Oak Street

Current District: ARLD

Proposed District: C-3

Combine 4 lots into a single Lot – Parcel numbers 010-003430, 010-023583, 010-020670, 010-020844

Existing building on site to remain. Existing use of record: daycare (actual use educational); proposed use: restaurant.

Proposed Variances

.3312.21(D)(1) Landscape and screening: In lieu of 4' landscape bed on east property line abutting residential structure, no landscape bed.

3312.27(4) Parking setback line: To allow for a 2'-1" parking setback in lieu of the 10' from ROW line, maintaining the existing parking setback.

3312.49 Minimum Parking Spaces: 62 spaces required, 32 provided; a reduction of 30 spaces.

3355.09(A)(3) C-3 District Setback: required is 25', proposed is to allow the existing setback of 0' to remain.

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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AFFIDAVIT (See instruction sheet)

Application Number: CV18-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet A. Bullock

of (1) MAILING ADDRESS 1182 Wyandotte Rd.

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1187 Oak St.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/1/2018

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) W on Main LLC
139 E. Main St Unit 103
Columbus Ohio
43215

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

Juliet A. Bullock
614.935.0944

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

(5) Neal East Area Commission
Annie Ross-Womack
874 Oakwood Ave
Columbus, Ohio 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)

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

(8) SIGNATURE OF AFFIANT

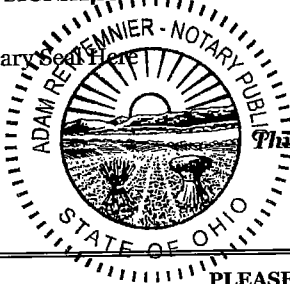
Juliet A. Bullock

Sworn to before me and signed in my presence this 28th day of February, in the year 2018

(9) SIGNATURE OF NOTARY PUBLIC

May 28, 2018
My Commission Expires

Notary Seal Here



This Affidavit expires six (6) months after the date of notarization.

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CV18-013

Juliet Bullock Architects
Or current occupant
1182 Wyandotte Road
Columbus, Ohio 43212

Lafayette Bondurant
Or current occupant
1200 Oak Street
Columbus, Ohio 43205

Betty Carter
Or current occupant
171 S Champion Ave
Columbus, Ohio 43205

Network Restoration II LLC
Or current occupant
88 E Broad Street
Columbus, Ohio 43215

John Dupler
Or current occupant
229 Bayshore Drive
Cape Coral, Fla 33904

Tonti Organization
Or current occupant
34 N High Street
Columbus, Ohio 43215

NEAC Chair
Annie-Ross Womack
874 Oakwood Avenue
Columbus Ohio 43206

Carlos Glass
Or current occupant
P.O. Box 328778
Columbus, Ohio 43232

David Tweet
Or current occupant
106 N Nelson Road
Columbus, Ohio 43219

Alan Russell
Lita Jo Henman
Or current occupant
1156 Franklin Ave
Columbus, Ohio 43205

Timothy Allen
Or current occupant
7742 Cabbage Road
Westerville, Ohio 43081

Lary and Rita Moore
Or current occupant
1198 Franklin Ave
Columbus, Ohio 43205

Community Properties
Revitalization I LLC
Or current occupant
88 E Broad Street
Columbus, Ohio 43215

Greater Faith Temple
Or current occupant
1186 Oak Street
Columbus, Ohio 43205

Nina Masseria
Or current occupant
806 Bryden Road
Columbus, Ohio 43205

Roxster Ltd.
Or current occupant
753 E Broad Street
Columbus, Ohio 43205

Brandon Buchanan
Or current occupant
1188 Franklin Ave
Columbus, Ohio 43205

John Whitlock
Or current occupant
1221 Franklin Ave
Columbus, Ohio 43205

Lev Su Tr
Or current occupant
139 E Main Street Unit 103
Columbus, Ohio 43215

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

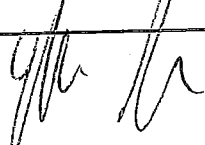
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

Application Number: CV18-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Yhezker Levi W on Main LLC
of (COMPLETE ADDRESS) 139 E Main St Unit 103 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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1.  Yhezker Levi W on Main LLC 139 E Main St Unit 103 Columbus, OH 43215	2.
3.	4.

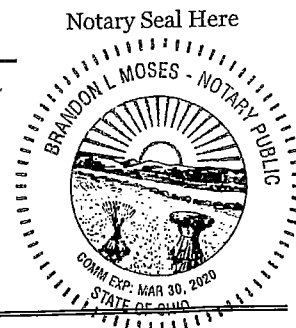
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFILIANT Yhezker Levi

Sworn to before me and signed in my presence this 20 day of February, in the year 2018

Brandon L. Moses
SIGNATURE OF NOTARY PUBLIC

March 30, 2020
My Commission Expires



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CV 18-013

LEGAL DESCRIPTION

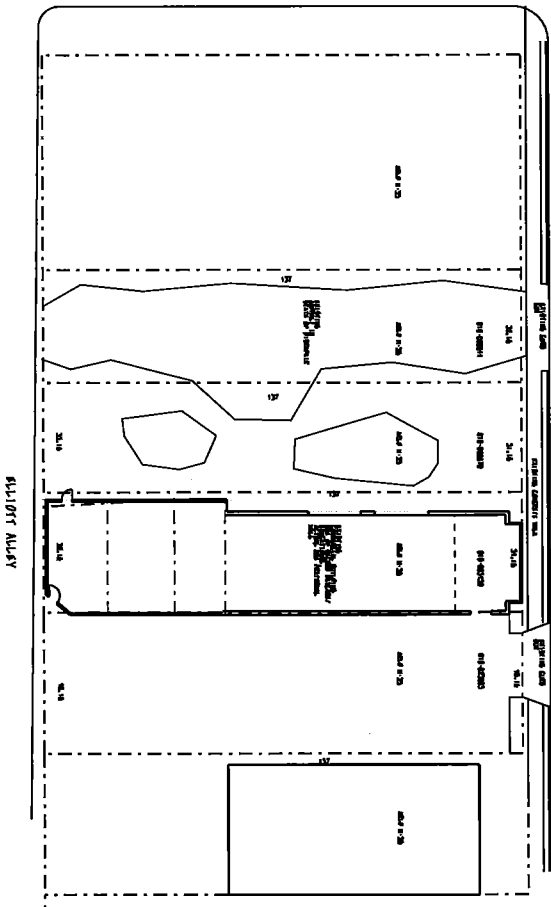
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being all of Lot Numbers 206, 207, and 208, and 17.16 feet off the eastern side of Lot Number 209 of THE HOFFMAN & MCGREW'S ADDITION to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 200, Recorder's Office, Franklin County, Ohio.

Property Address: 1187 Oak Street; Columbus, OH 43205

Parcel Numbers: 010-003430, 010-023583, 010-020670, & 010-020844

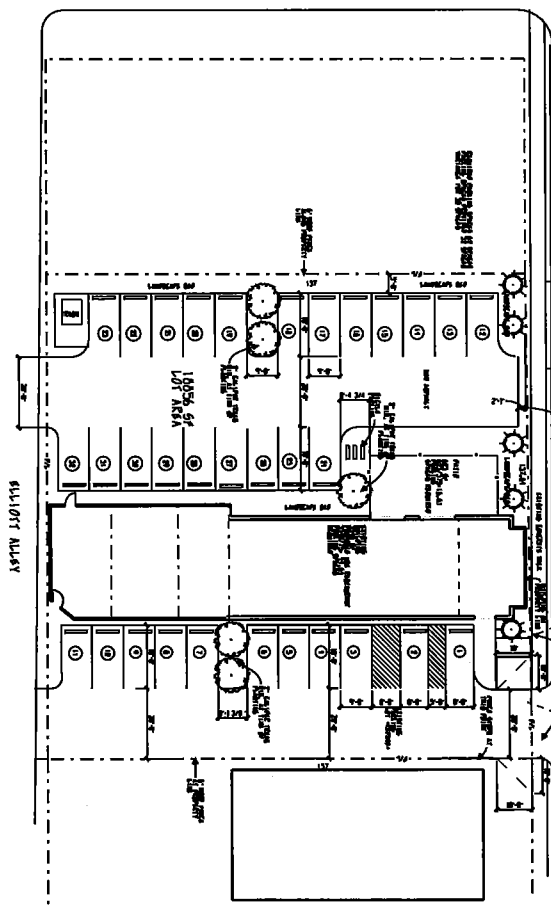
OAK STREET



AS-BUILT
SITE PLAN
SCALE 1/8" = 1'-0"



OAK STREET

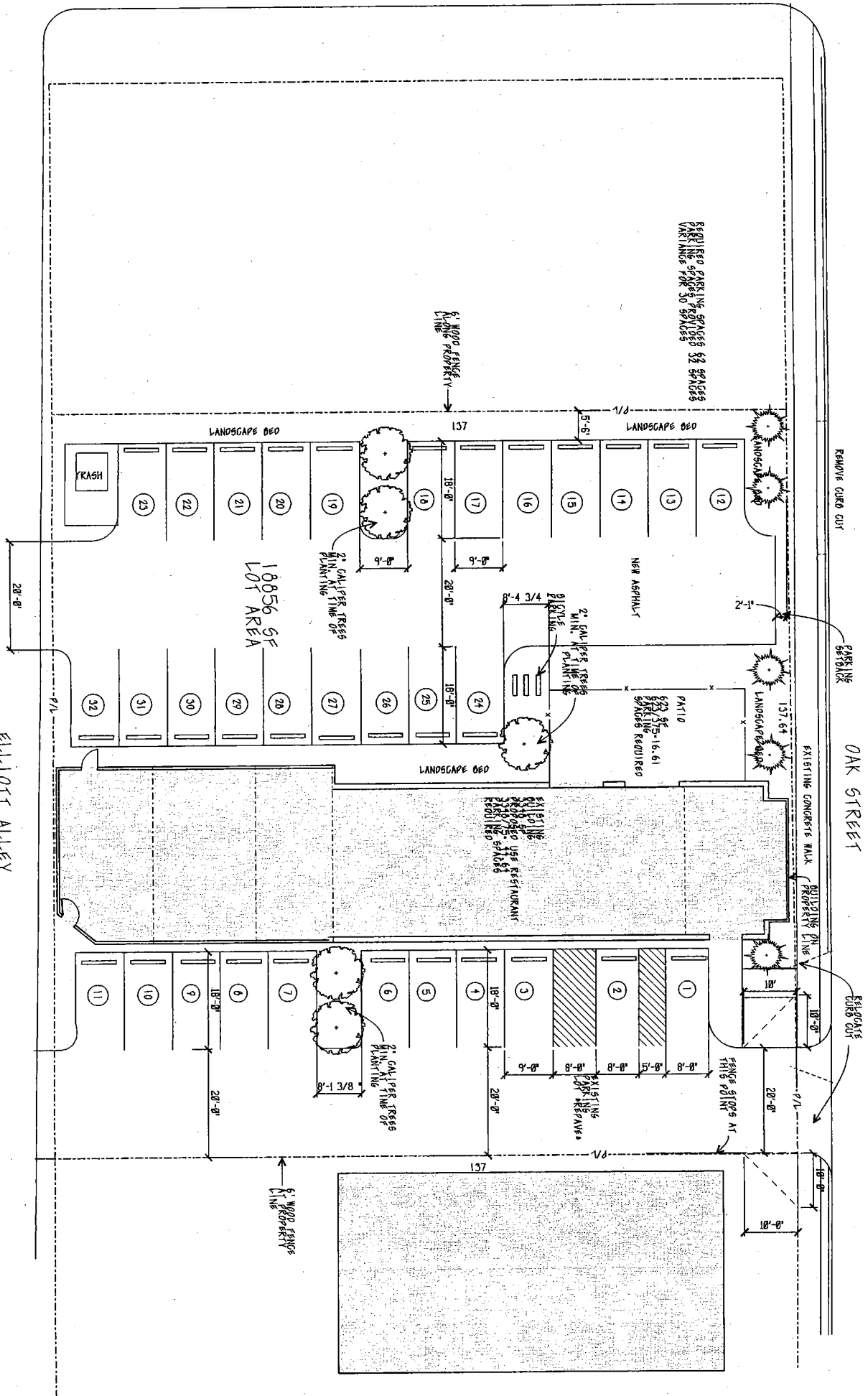


PROPOSED
SITE PLAN
SCALE 1/8" = 1'-0"



2/24/18
1187 OAK STREET
COLUMBUS OHIO

CV18-013



REQUIRED PARKING SPACES 32 SPACES
 PER THE 2008 FDOT/2008 32 SPACES
 VARIANCE FOR 30 SPACES

REMOVE CURB CUT

PAVING

OAK STREET

EXISTING CONCRETE WALK

BUILDING PL

EXISTING CURB CUT

TRUCKS 10' AT

EXISTING
 1056 SF
 RESTAURANT
 1056 SF
 RESTAURANT
 1056 SF
 RESTAURANT

1056 SF LOT AREA

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

2' CALIF. TREES PLANTING

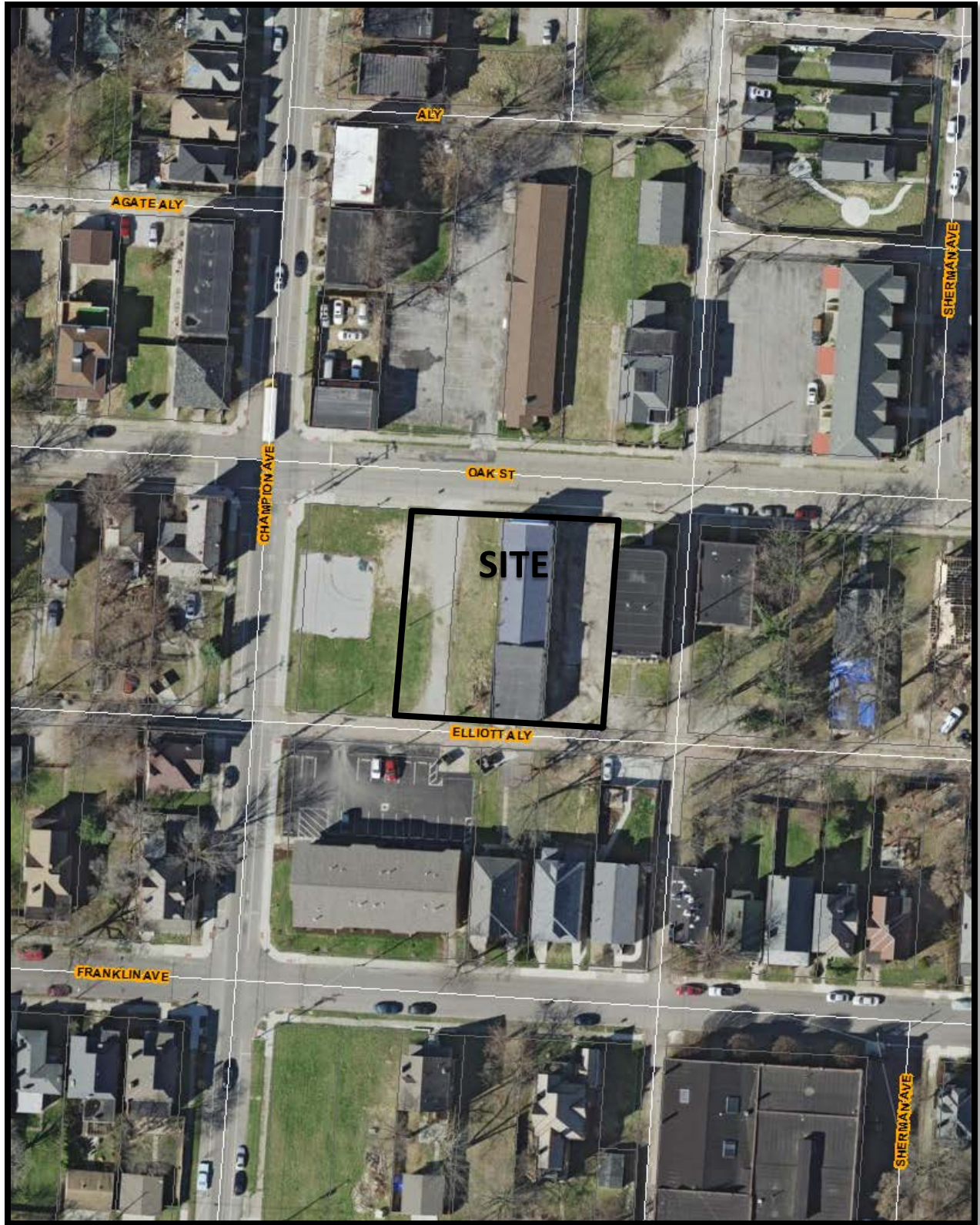
6' WOOD FENCE LINE

ELLIOTT ALLEY

CV18-013



CV18-013
1187 Oak Street
Approximately 0.43 acres



CV18-013
1187 Oak Street
Approximately 0.43 acres