



OFFICIAL USE ONLY

Comments: Reduce required parking from 37-0 additional spaces Application Number: 09310-00350 Commission/Group: Hilltop
 Date Received: 12/14/09 Planning Area: _____
 Date of Hearing: 2/23/10 Acreage: _____
 Zoning Fee: \$ 1,900.00 Address Fee: _____
 Existing Zoning: _____ Accepted by: J.O. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: Parking Variance

LOCATION

1. Certified Address Number and Street Name 3191 West Broad Street
 City Columbus State Ohio Zip 43204
 Parcel Number (only one required.)

0	1	0	-	0	6	5	2	1	1
---	---	---	---	---	---	---	---	---	---

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name David G. Ringlein
 3. Address 56 South Westgate Ave. City Columbus Zip 43204
 4. Phone# 614-351-0386 Fax # n/a
 5. Email Address EatAtMargos@GMail.com

PROPERTY OWNER(S)

6. Name Elaine Athens
 7. Address 2343 Cambridge Blvd. City Columbus Zip 43221
 8. Phone# 614-488-5685 Fax # same as phone
 9. Email Address Ath23OH@MSN.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature David G. Ringlein 11/14/09
 15. Property Owner Signature Elaine Athens
 16. Attorney/Agent Signature _____



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Elaine Athens

of (1) MAILING ADDRESS 2343 Cambridge Blvd. Columbus 43221

deposed 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 3191 West Broad Street, Columbus 43204

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Elaine Athens
2343 Cambridge Blvd.
Columbus 43221

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

David G. Ringlein
614-351-0386

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

(5) Greater Hilltop Area Commission
David Horn - Zoning Chairman

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(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>Elaine Athens</u>	<u>3191 West Broad Street</u> <u>Columbus 43204</u>	<u>2343 Cambridge Blvd.</u> <u>Columbus 43221</u>

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

SIGNATURE OF AFFIANT

(8) Elaine Athens ^{Current owner} / David Rung ^{Prospective owner}

Subscribed to me in my presence and before me this

11 day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

07-10-2012

Notary Seal Here



Billie J. Utter
Notary Public, State of Ohio

My Commission Expires 07-10-2012

Proximity Report Results

6823424/2768249

The selection distance was **125 feet**.

The selected parcel was **010-065211**.

To view a table showing the **14 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

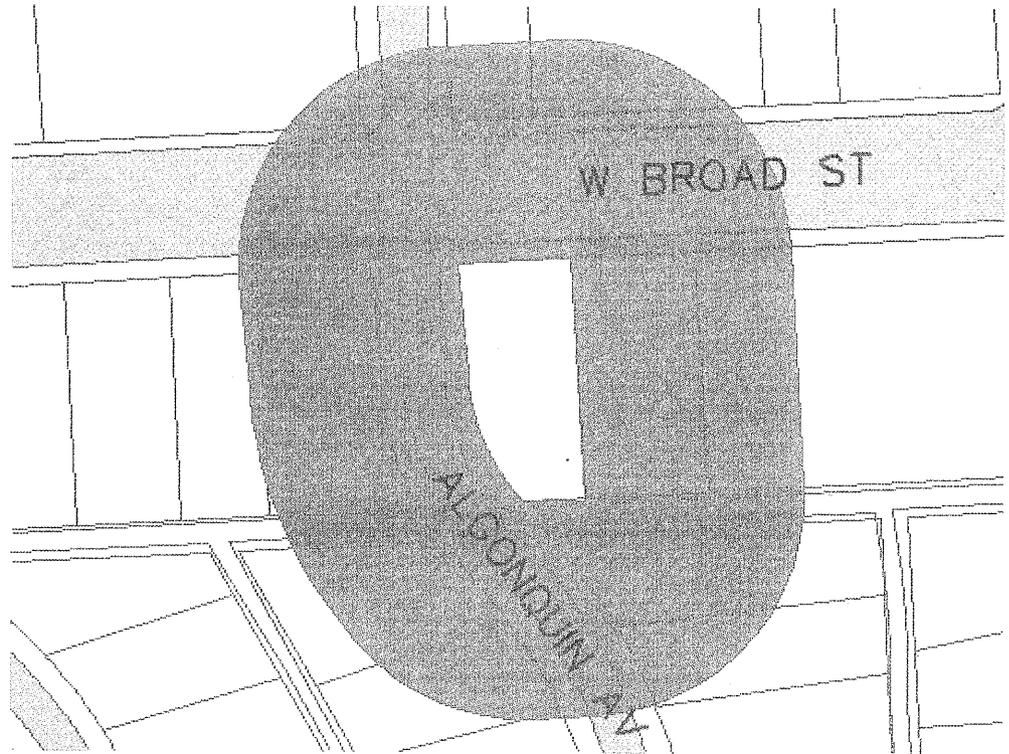


Image Date: Thu Nov 12 13:10:24 2009

Disclaimer

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 source 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.

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
010-065212	ADAMS PAUL J & DOROTHY A	26 S ALGONQUIN AV
010-078548	ALTHEN ALICE M	15 - 17 ALGONQUIN AV
010-065211	ATHENS WILLIAM J ATHENS ELAINE A	3191 -193W BROAD ST
010-065475	ATHENS WILLIAM J ATHENS ELAINE A	3184 W BROAD ST
010-044106	CATALFINA MARC G WILLIAMSON KELLY L	3201 -205W BROAD ST
010-065222	CERTIFIED OIL CORP	3204 W BROAD ST
010-057570	COMMUNITY HOUSING NETWORK INC	3179 -183W BROAD ST
010-078545	ELLS GEORGE A III	39 ALGONQUIN AV
010-078549	G & K PARTNERSHIP	3211 -215W BROAD ST
010-078546	LESTER LESLEY M	00031 ALGONQUIN AV
010-065213	PICKENS THOMAS G & VICKY S	34 S ALGONQUIN AV
010-065476	PORTER BETTY E PORTER SHERLYN	3192 W BROAD ST
010-078547	SOHNER KEVIN B & BARBARA	25 ALGONQUIN AV
010-009888	URIDGE OWEN F JR TR	03161 W BROAD ST

PAUL J AND DOROTHY A ADAMS
26 SOUTH ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-065212

ALICE M ALTHEN
15 - 17 ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-078548

WILLIAM J AND ELAINE A ATHENS
3184 WEST BROAD STREET
COLUMBUS OHIO 43204
010-065211 & 010-065475

**MARC G CATAFINA AND KELLY L
WILLIAMSON**
3201 -3205 WEST BROAD STREET
COLUMBUS OHIO 43204
010-044106

CERTIFIED OIL CORPORATION
3204 WEST BROAD STREET
COLUMBUS OHIO 43204
010-065222

COMMUNITY HOUSING NETWORK INC
3179 -3183 WEST BROAD STREET
COLUMBUS OHIO 43204
010-057570

GEORGE A ELLS III
39 ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-078545

G & K PARTNERSHIP
3211 -3215 WEST BROAD STREET
COLUMBUS OHIO 43204
010-078549

LESLEY L LESTER
31 ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-078546

THOMAS G AND VICKY S PICKENS
34 SOUTH ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-065213

BETTY E AND SHERYL N PORTER
3192 WEST BROAD STREET
COLUMBUS OHIO 43204
010-065476

KEVIN B AND BARBARA SOHNER
25 ALGONQUIN AVENUE
COLUMBUS OHIO 43204
010-078547

OWEN F URIDGE JR TR
3161 WEST BROAD STREET
COLUMBUS OHIO 43204
010-009888

DAVID G RINGLEIN
56 SOUTH WESTGATE AVENUE
COLUMBUS OHIO 43204
Applicant

ELAINE ATHENS
2343 CAMBRIDGE BLVD
COLUMBUS OHIO 43221
Property Owner

**GREATER HILLTOP AREA COM. -
DAVID HORN**
P.O. BOX 44415
COLUMBUS OHIO 43204
Commission



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. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 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.
 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.
- 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 the 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:

See Attached Statement of Hardship



David G. Ringlein
56 S. Westgate Ave
Columbus, Ohio 43204
614/351-0386 (H)/ 614/516-3856 (C)

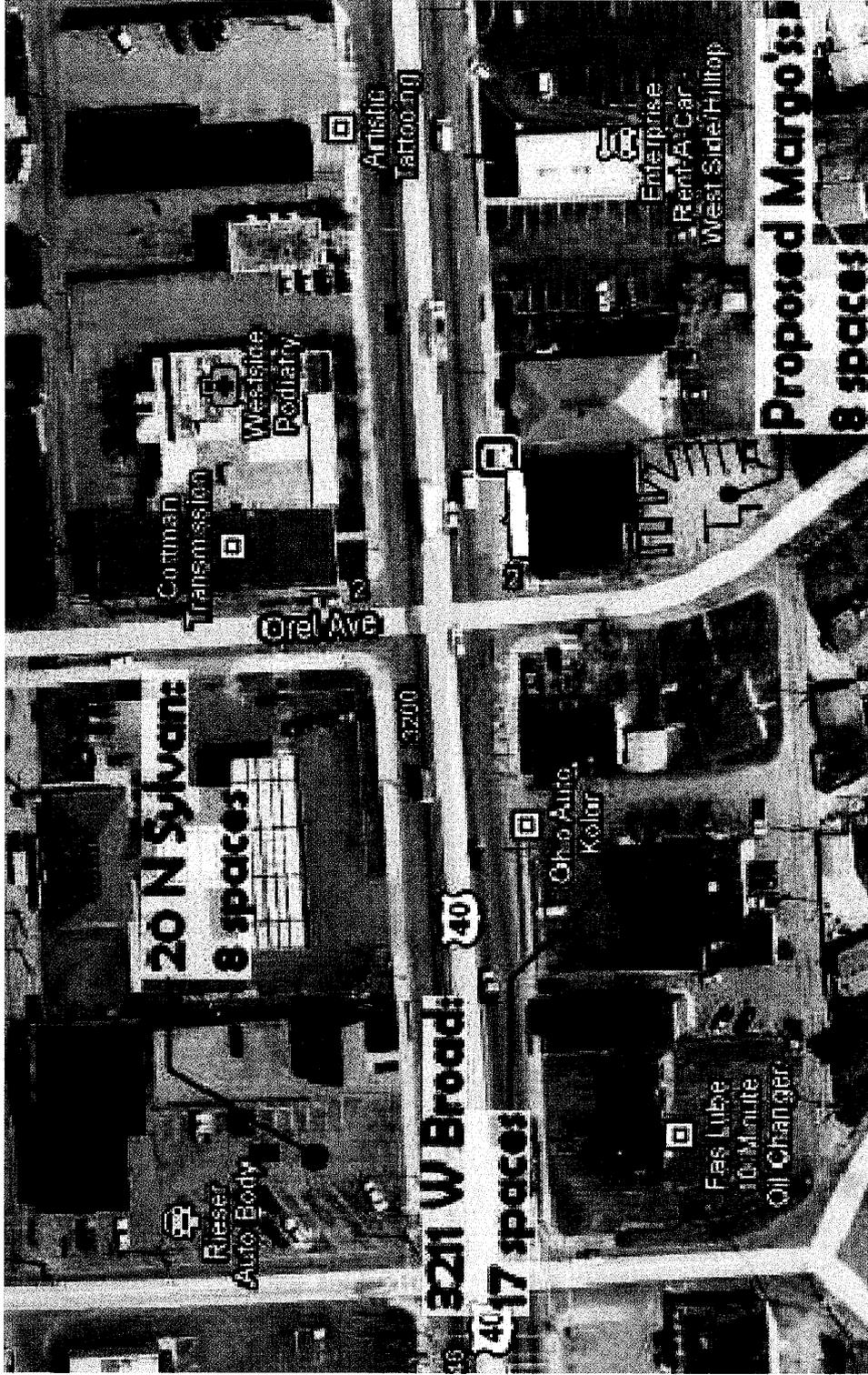
Statement of Hardship;

I believe my application for relief from certain requirements of the Zoning Code, IE: Parking meets or exceeds the listed criteria in the following ways.

1. The special circumstances that apply to the subject property are, while there is a parking lot available, meeting handicap parking space requirements and the need for a refuse container on site & approved by the City will leave me with 8 (total) available parking spaces. Margo's is being billed as a community based restaurant that will serve Westgate and the surrounding neighborhoods within walking distance to a dining experience that currently does not exist on the Hilltop. There are over 3,000 single family units in the area, most are owner occupied. This means the community will have the opportunity to walk to Margo's. Margo's relies heavily on pedestrian traffic to fill the seats available. I already have permission to use 17 spaces during my peak hours at the Ohio Auto Kolor lot (see attached) less than 150 feet away and an additional 8 spaces across the street at Rieser Auto Body Inc (see attached). Most other area businesses have access to parking on their own lots. 3191 W. Broad Street will not have the 50 required spaces as the lot is not large enough to accommodate the 3,000 square foot restaurant. Margo's will also benefit from being on the COTA bus line that runs right in front of the establishment.
2. The requirements are not the fault of the current property owner as the buildings prior use was a medical office complex. The requirements were also not the fault of Margo's as the restaurant does not currently exist. This is the reason for the 33 parking space variance request.
3. Special circumstances make it necessary to bring 3191 W. Broad Street to its full potential as a viable destination for the area. Margo's will contribute a new tax base to the area that also does not currently exist. A smaller square foot restaurant would not be conducive to the expense already incurred to bring said property back to usefulness. It is the right of the potential property owner involved, to create jobs in the area and bring long overdue life back to the Hilltop. Including the unique dining experience Margo's has to offer.
4. The grant of parking variance will not be injurious to the neighborhood or surrounding businesses (see attached). Margo's will be a healthy alternative to the fast food diets currently plaguing the Hilltop in its offerings. Margo's intends to be the fast food alternative for breakfast and lunch during the work week & providing an enjoyable meal during Friday & Saturday night dinner. Margo's is needed to keep the dining dollars where they belong, Hilltop USA. The variance will not harm the current zoning codes but will make Columbus aware of the Westgate Neighborhood and bring new life to the Hilltop. Margo's intends to be an anchor for new growth, provide opportunities for budding entrepreneurs in the area as well as making the area more viable for working, dining and play.

Sincerely,

David G. Ringlein



Margo's
 3191 West Broad Street
 Columbus, Ohio 43204

Client:
David Ringlein
 56 South Westgate Street
 Columbus, Ohio 43204
 (614) 516-3856

PARKING DISTRIBUTION MAP (11/15/2009)

N.T.S.



LUSK
 architecture

A DIVISION OF LUSK, LLC

35 north fourth street
 suite 350
 columbus, ohio 43215
 614.827.6000

815 Grandview Avenue, Suite 400
Columbus, Ohio 43215
Phone: 614-441-4222
Fax: 888-488-7340
www.manniksmithgroup.com

LETTER OF TRANSMITTAL

DATE: 12-14-09
PROJECT NO.: OP091292
RE: Margo's Restaurant- David Ringlein
3191 W Broad Street
Columbus, OH 43204
DELIVERY METHOD: <input type="checkbox"/> USPS <input type="checkbox"/> Overnight <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Courier
<input type="checkbox"/> Other:

TO: Andy Beard
757 Carolyn Ave
Columbus, OH

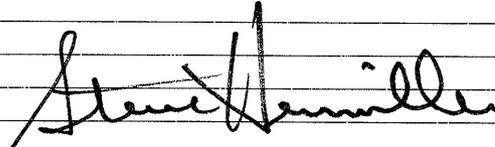
ENCLOSED ARE THE FOLLOWING:

NO. OF COPIES	DESCRIPTION
1	Check payable to "City of Columbus- Treasurer" \$1,900 (#1751 12/10/09 from David Ringlein)
2	E Plots – auditor (folded)
2	BZA application (1 original, 1 copy) {9 official website posted pages}
2	Site Survey topo / metes bounds (to scale); Site Plan Layout (2) 24x36; Aerial parking exhibit (2);
2	Petitions: Business (4), Affected Neighbors (4), Neighborhood (4);

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> For review and comment | <input type="checkbox"/> Returned for corrections |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | |

REMARKS: _____

SIGNED:  _____

PRINTED: Steve Hemiller

COPY TO: File
Steve Hemiller- Mannik & Smith Group, Inc.
Jim Dreiss- Lusk Architects

This transmittal is subject to the following conditions to which you agree by accepting these terms on a reply to this message or using the information in any manner, including but not limited to, copying or using the information for reference.

- Any work product of The Mannik & Smith Group, Inc. may not be altered in manner, form or content without our prior express written consent.
- If you discover any errors and/or omissions in the attached information, you will promptly notify us so that we can make any necessary revisions.
- For any electronic file(s) attached hereto, The Mannik & Smith Group, Inc. is not responsible for any errors caused by the transmission of said files, your software, or your computer systems.



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010065211

Project Name: OFFICE BUILDING

House Number: 3191

Street Name: W BROAD ST

Lot Number: 4-5

Subdivision: WESTGATE PARK SUB

Work Done: N/A

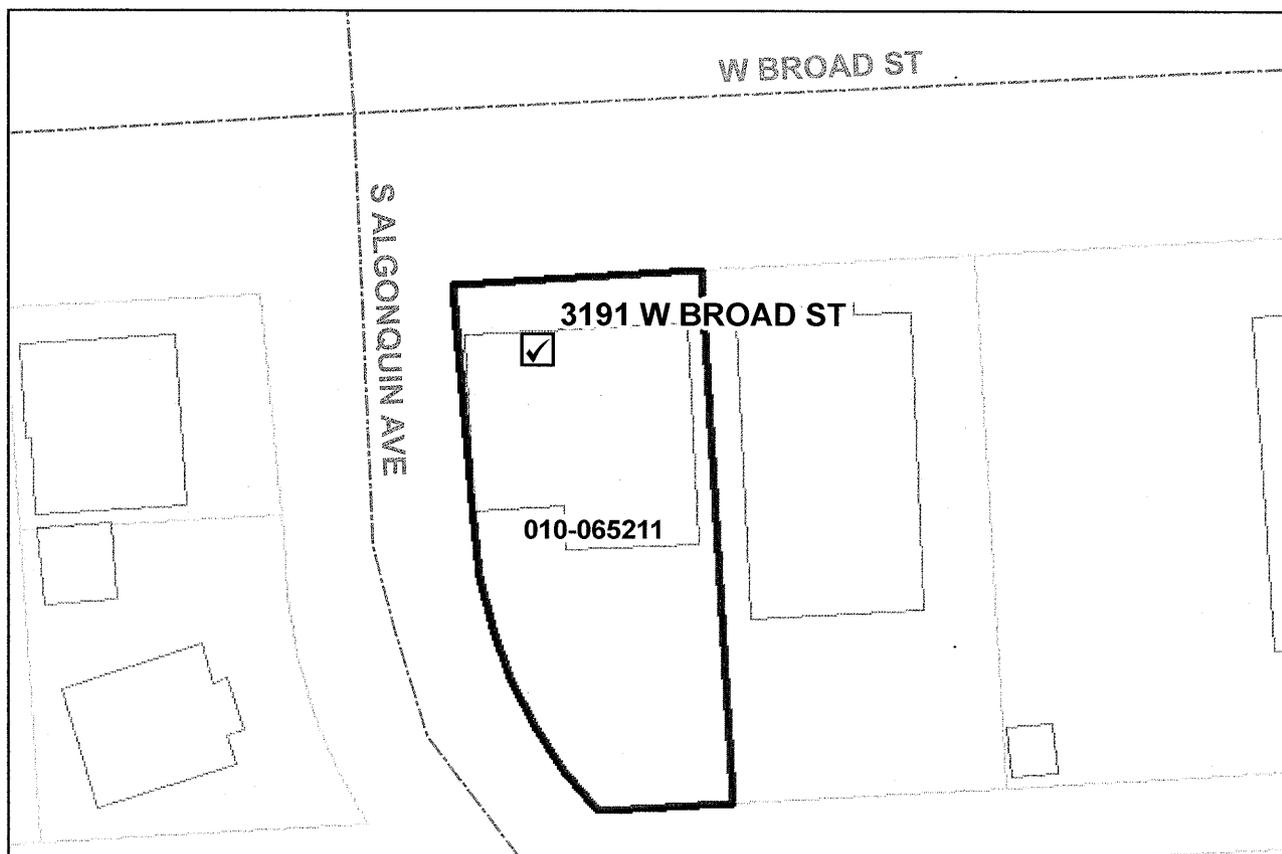
Complex: N/A

Owner: ATHENS WILLIAM J & ATHENS ELAINE A

Requested By: THE MANNIK & SMITH GROUP INC

Printed By: *Phil Y. Smith*

Date: 11/13/2009



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 621034

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ WATER VALVE
- ⊕ BENCHMARK
- ⊕ SANITARY CLEAN OUT
- ⊕ ELECTRIC TRANSFORMER
- O.H. — OVERHEAD UTILITY LINE
- ⊕ WATER TAP
- ▲ GAS MARKER
- ⊕ GAS TAP
- ⊕ BUSH
- ⊕ DECIDUOUS TREES

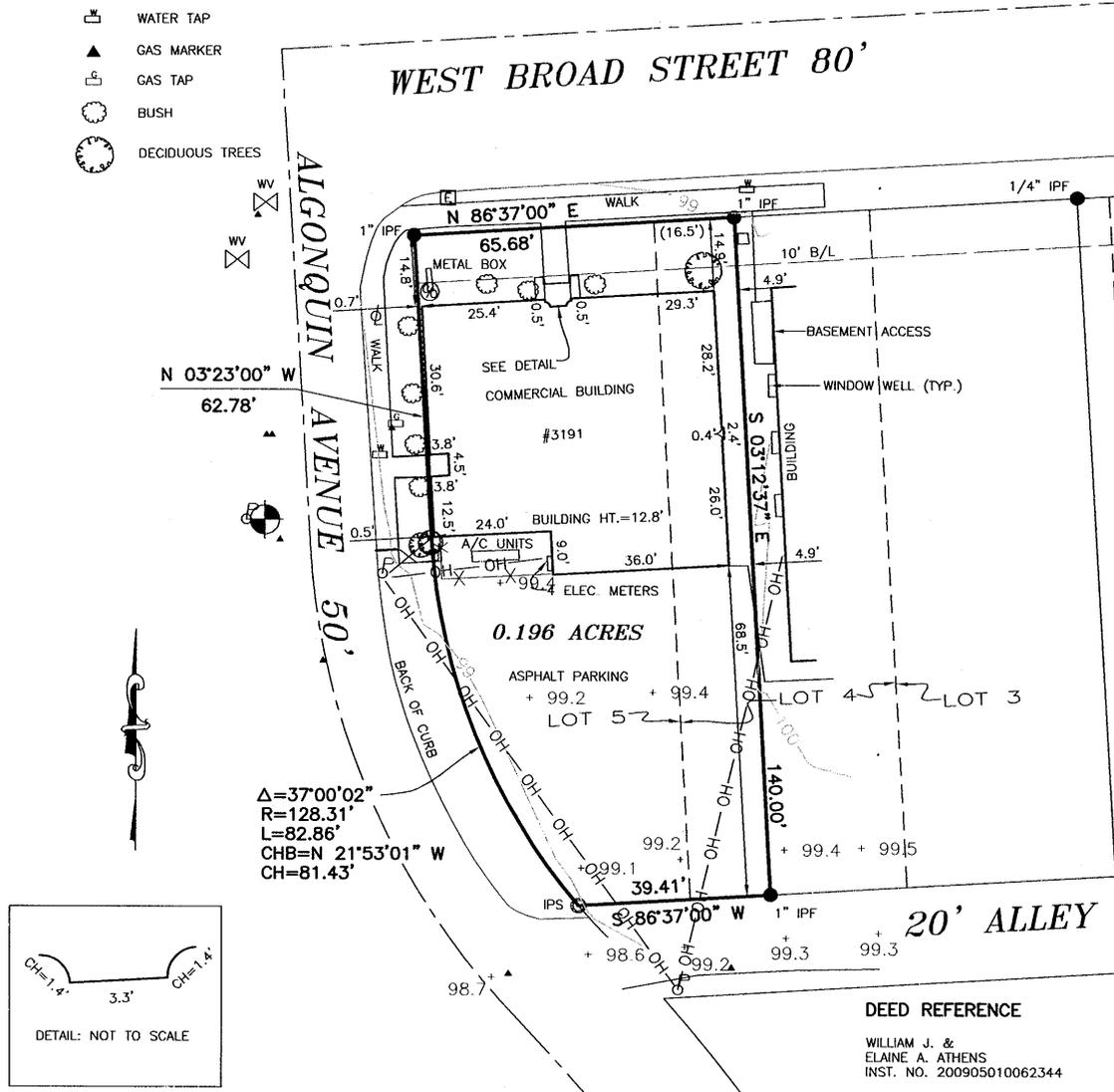
BENCHMARK:

MAG HUB SET IN EAST SIDE OF FIRST POLE SOUTH OF WEST BROAD STREET ON WEST SIDE OF ALGONQUIN STREET.

ASSUMED ELEV. = 100.00

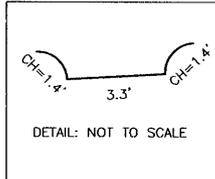
UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



N 03°23'00" W
62.78'

Δ=37°00'02"
 R=128.31'
 L=82.86'
 CHB=N 21°53'01" W
 CH=81.43'



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 86°37'00" E FOR THE CENTER LINE OF WEST BROAD STREET, OF RECORD IN P.B. 18, PAGE 10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE:

THIS SURVEY MAY NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

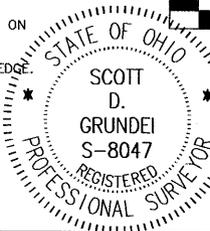
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER OF 2009 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: TNW

Scott D. Grundeil

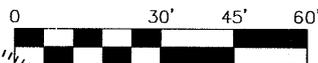
SCOTT D. GRUNDEIL, P.S.
 REGISTERED SURVEYOR NO. 8047

11/09/09
 DATE



**SURVEY OF
 LOT 5 & PART LOT 4**

LYING IN
WESTGATE PARK SUBDIVISION
PLAT BOOK 18, PAGE 10
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO



SCALE IN FEET
 SCALE: 1"=30'

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 11/6/09 FILE NO. 116789



Post Office Box 44217 • Columbus, Ohio 43204

October 23, 2009

To Whom it may Concern:

We have been notified that Mr. David Ringlein is planning to open a restaurant on West Broad Street which will accommodate not only customers eating inside as a sit-down restaurant, but will also provide delivery service to it's customers. The name of the restaurant is Margo's.

The Hilltop Business Association is very pleased to have this restaurant located on the Hilltop where this type of business is very badly needed. There are very few restaurants located in the Westgate area where Margo's will be located, so the area residents as well as the hundreds of people employed in that area should certainly welcome the opportunity to have another choice for dining.

We, as the Hilltop Business Association, strongly support this endeavor by Mr. Ringlein and are looking forward to his business being a great addition to the Hilltop community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judy C. Andrews".

JUDY C. ANDREWS, President
Hilltop Business Association



Friends of
Westgate Park

David Ringlein
Margo's Restaurant
56 South Westgate Avenue
Columbus, Ohio 43204

Dear Dave:

On behalf of Friends of Westgate Park, I would like to state our support for your concept of Margo's restaurant. The addition of this business to the Hilltop (in 2010) would greatly enhance our area. We are willing to support your endeavors in any way that we can.

Friends of Westgate Park is a non-profit group of Hilltop residents dedicated to working towards the beautification and stewardship of Westgate Park, located in the neighborhood of Westgate, in the Hilltop. We operate under the umbrella of Columbus Recreation and Parks and have a separate fiscal agent that gives us 501(c)3 status.

The enthusiasm and zeal that you hold for this project is refreshing. Friends of Westgate Park will be happy to work with you in your quest for a fundraiser for us that will include Margo's. Please feel free to call upon our board for any show of support that you might need.

Please feel free to contact me via e-mail (lmgrazier@yahoo.com) or telephone (614.274.4382) with any questions or comments.

Sincerely,



Ms. Lisa Grazier
President
Friends of Westgate Park



1 November 2009

To Whom it may Concern:

The Board of Directors of the Westgate Neighbors Association would like to offer its support to Mr. Dave Ringlein in his efforts to bring a new business to the West Broad Street business corridor, on the northern border of the Westgate neighborhood.

The redevelopment of West Broad Street is of paramount concern to the Westgate Neighbors Association, and we are pleased to have one of the first steps taken by a resident of the neighborhood.

We wish Mr. Ringlein all the best in his entrepreneurial endeavor.

Sincerely,

Mari Ann Binder Fuddy

Digitally signed by Mari Ann Binder Fuddy
DN: cn=Mari Ann Binder Fuddy, o=Westgate Neighbors
Association, ou=President, email=mabfuddy@columbusrr.com,
c=US
Date: 2009.11.02 00:32:13 -05'00'

Mari Ann Binder Fuddy, president
Westgate Neighbors Association

Westgate Neighbors Association - P.O. Box 44194 ~ Columbus OH 43204
www.westgateneighborsassociation.org

Promoting Our Neighborhood Outside the Gate ~ Supporting Our Neighbors Inside the Gate

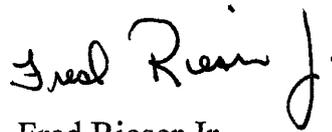
FRED RIESER AUTO BODY INC.

20 N. SYLVAN AVE. COLUMBUS, OH 43204 PHONE: {614}276-5438
FAX: {614}276-5430

To whom it may concern,

Fred Reiser auto body is allowing Margo's restaurant to use eight of our parking spaces.

Sincerely,

A handwritten signature in black ink that reads "Fred Rieser Jr." with a stylized flourish at the end.

Fred Rieser Jr.



Ohio Auto Kolor, Inc.

Corporate Office

2600 Fisher Rd

Columbus, OH 43204

PHONE # {614} 276-8700

FAX # {614} 276-8705

8/12/09

To Whom It May Concern,

Concerning the request from Mr. David Ringlein to use 17 spaces of our parking lot at our business location located at 3211 West Broad St. in Columbus, Ohio for overflow parking for his proposed restaurant "Margo's" to be located at 3191 West Broad St. in Columbus, Ohio.

It is our intention to grant him permission to use our property during the following requested times: Fridays from 5PM until 12AM, Saturdays from 12PM until 12AM, and Sundays from 7Am until 3PM.

Signage, defining these times and the proper parking locations on our property, are to be provided by Mr. Ringlein before his business opens.

Gary Bumgarner

President

LOI



September 28th, 2009

**David Ringlein CEO
56 S. Westgate Ave
Columbus, Ohio
43204
614/351-0386**

RE:3191 West Broad Street Columbus, OHIO Parcel# 010-065211-00

Letter of Intent to Purchase

Dear Elaine,

Per our recent discussions, I am sending you this offer, which when accepted, constitutes an agreement between Margo's Restaurant LLC (or its assignee) (BUYER), and Elaine Athens (SELLER), for the purchase of the above referenced property under general terms outlined below:

Property:

The building & grounds located at 3191 W. Broad Street, Columbus, Ohio 43204 as mentioned above.

Purchase Price:

Buyer will be willing to pay the agreed upon price of One Hundred Forty Three Thousand DOLLARS (\$143,900.00) for the site. There are no real estate brokers involved in this land transaction and no fees due to any brokers.

Contingencies:

The purchase will be contingent upon typical items required to development of the land. Zoning, Variance and final development approvals from the City of Columbus. A title search on the property must be completed. We intend to develop a 3,000 square foot restaurant on the premises.

Contract:

BUYER desires to purchase the property subject to the terms of this letter. Upon notification by the SELLER of general agreement with terms contained herein, both parties agree to work together during a due diligence period of no more than 8 months to satisfy the contingencies and to draft and execute the purchase contract within the 8 months of said notification. The contract shall provide for the closing within sixty (60) days thereafter (BUYER intends to start development as soon as possible upon securing financing).

Other Matters:

***SEE ADDENDUM**

SELLER and BUYER agree to cooperate, with no additional expense or liability to SELLER or BUYER, in the effectuating financing and/or tax deferred exchanges. BUYER shall assign to a limited partnership it has not yet formed for the purchase of the property.

BUYER would like to place signage on the property as soon as possible at BUYER's sole expense, within the current regulations of the City of Columbus. BUYER shall secure and pay for all costs associated with the signage including planning, designing, permitting and placing of the signage.

If the proposal is acceptable, please execute on copy of this Letter of Intent in the space provided and return copy of the undersigned at your earliest convenience.

It is understood this proposal outlines the basic terms for an agreement between the parties hereto, and the execution hereof confirms the intent to proceed in good faith toward the prompt negotiation and execution of a Contract of Sale. Prior to the execution of the Contract of Sale by both parties, either party shall have the right to terminate negotiations without liability of the other.

Please contact me with your acceptance and or any questions or concerns about the contents of this letter. I can be reached at d_gerard_777@yahoo.com or eatatmargos@gmail.com , direct at 614/351-0386. I look forward to hearing from you.

BUYER:

Margo's Restaurant, LLC (or its designee)

The above is agreed to and accepted this 28th day of September, 2009.

For MARGO'S:


David G. Ringstein

28/09/09


10/17/09

The above is agreed to and accepted this _____ day of September, 2009.

Seller:

OCT 17 2009

Elaine Athens

ELAINE ATHENS

By:

Title: _____

CC: File

NOTARY PUBLIC

Letitia J. Miller



LETITIA J. MILLER
Notary Public, State of Ohio
My Commission Expires Nov. 9, 2009

RE: 3191 W Broad St. Columbus Ohio 43204
Parcel #010-065211-00

ADDENDUM

For

Letter of Intent to Purchase

SELLER grants permission to BUYER access to property
for the purpose of conducting a survey at BUYERS expense
with a copy of survey provided to SELLER.

SELLER:

Flaine A. Teas
10-17-09

BUYER:

David M. [Signature] 10/17/09

NOTARY PUBLIC

Letitia J. Miller



LETITIA J. MILLER
Notary Public, State of Ohio
My Commission Expires Nov. 9, 2009

BUSINESS
PETITION

The logo for 'Margo's' is written in a large, bold, cursive script. The word is enclosed within a thin black rectangular border. The letters are thick and have a slightly irregular, hand-drawn appearance.

Coming to 3191 West Broad Street...

I am searching for support from the neighboring business community to bring this venture to reality. It is to be located on the corner of Algonquin & W. Broad Street. We will be featuring, Ohio GRASS-FED Beef, Buffalo, Free-Range Chicken and fish from Lake Erie, Walleye, Perch & Bluegill. All vegetables are heirloom, no genetic alteration or chemicals used in growing.

Margo's will be open 7 days a week from 6am-3pm. Re-open on Friday & Saturday evenings, 4 to 10pm for dinner & drinks. A sample of the breakfast & lunch menu's upon request to eatatmargos@gmail.com

In order to bring this to reality, I have a few things to clear with the City Zoning and Variance Boards which is the reason for this flyer. I am in need of signatures from residents to turn into the City of Columbus stating that I have canvassed the neighborhood Margo's doing business in and we will be welcomed in the area.

If you have any questions, please contact us at the above email address or contact me at home, 614/351-0386. You can also check out Tuesdays COLUMBUS DISPATCH in the business section, there was an error in today's paper that is being corrected. You can also go to ColumbusUnderground.com in the Development section, there is an ongoing post that's had great response.

To sign the document I will come either at your request or be going door to door 1 night this week. I live at 56 S. Westgate. Let's give the Westgate neighborhood a landmark we can rely on!

Business



I the undersigned work or own a business within walking distance of the Westgate Neighborhood & believe Margo's will be an asset to the Hilltop and will serve the Westgate community well.

Name

West Broad Dental

westbroaddental@yahoo.com

Address

1 Jeff S. 3079 W. Broad St Cols 43204

STREAMLINE MGMT.

2 Naomi V.

naomi@streamline-mgmt.com

3079 W. BROAD ST.

STE. 9 COLS, OH 43204

3 Isabel G. mu003470@yahoo.com 68 N. Ross. Col. OH. 43204

4 Shawn Hicks Bearbear@yahoo.com Columbus Appliance

274-5670 3093 W Broad St froglover@Columbu
5 Instance Kayvan Westmond Beauty Salon rtr.com

6 Shop Bauman Beck & Orr skip e Beckandorr.com

7 Ron Bauman Beck & Orr

8 Alan Johnson Col. Parks & Rec. 278-4340

9 Chris Jeffrey Get Right Cutz 279-4740

10 Donte' Brown Sr. Get Right Cutz 279-6740

11 Chris Lucas WSF 274-6100

12 Soni Connett WSF 274-6100

13 Debra' Buggs Dr. Moeller DPM Inc. 272-8884 d_moeller3131@yahoo

14 Michael O'Connell Enterprise Rent a Car 279-2577

15 Douglas Bailey Enterprise 279-2577 Douglas E. Bailey 786 yahu

- 16 Ryan Woods ERAC 279-2577
- 17 Sue Gustas Josies 595-0440
- 18 Robert Q. Cundiff WESTLAND DRIVING SCHOOL .COM 274-5550
- 19 Ken King Midas 276-5127
- 20 Michael Miller Fred Riesen auto body 276-5438
- 21 Carol Czarnecki Fred Riesen auto body 276-5438
- 22 Fred Riesen Fred Riesen auto body 276-5438
- 23 Eril McQuate COTTMAN TRANSMISSION 276-0148
- 24 Tish Miller Hungry Employees 2482630
- 25 Andrea Stockel Schoedinger Hilltop 279-8675

Affected
Neighbors
PETITION

The logo for Margo's is written in a large, bold, black, cursive-style font. The word "Margo's" is centered within a thin black rectangular border. The background behind the text is a light gray, textured area.

Coming to 3191 West Broad Street...

I am searching for support from the neighborhood residence to bring this venture to reality. It is to be located on the corner of Algonquin & W. Broad Street. We will be featuring, Ohio GRASS-FED Beef, Buffalo, Free-Range Chicken and fish from Lake Erie, Walleye, Perch & Bluegill. All vegetables are heirloom, no genetic alteration or chemicals used in growing.

Margo's will be open 7 days a week from 6am-3pm. Re-open on Friday & Saturday evenings, 4 to 10pm for dinner & drinks. A sample of the breakfast & lunch menu's upon request to eatatmargos@gmail.com

In order to bring this to reality, I have a few things to clear with the City Zoning and Variance Board, concerning parking. It is the reason for this flyer. I am in need of signatures from residents to turn into the City of Columbus stating that I have canvassed the neighborhood Margo's doing business in and we will be welcomed in the area.

If you have any questions, please contact us at the above email address or contact me at home, 614/351-0386. You can also check out Tuesdays COLUMBUS DISPATCH in the Business section. There was an error that is being corrected. You can also go to ColumbusUnderground.com in the Development Section, there is an ongoing post that's had great response.

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Affected Neighbors



I the undersigned live in the Westgate Neighborhood & believe Margo's will be an asset to the Hilltop and will serve the Westgate residence well.

Name

Address

1 Kristi Gussinger 417 Demorest Ave
Columbus, OH 43204

2 Tom Peters 34 S. Algonquin
Columbus, OH 43204

3 Paul [Signature] 26 S. Algonquin Ave.
Columbus, OH 43204

4 Robert [Signature] 40 S Algonquin Ave
Columbus OH 43204

- 5 James W. Loman 72 S. Algonquin Ave
- 6 Charles G. Lamm 90 S. Algonquin Ave. 614-276-7735
- 7 Barbara J. Kelmer 68 S. Brinker Ave
- 8 Merlyn L. Farmer 3133 Ellis Pl. 274-5741
274-5741
- 9 Charlotte Farmer 3133 Ellis Place
- 10 Margaret Kay 86 S. Algonquin ~~St~~ #3204.
- 11 Tom Lamm 103 S. Algonquin Ave 43204
- 12 A. K. Schnell 53 S. Algonquin Ave.
- 13 Robert Schnell 197 S. WESTGATE AVE. 43204
- 14 Annabell Kay - 25 S. Brinker - 43204
- 15 Karen Blackburn 47 Powhatan Ave. 43204
- 16 Georgene Miller 43204

Margo's Restaurant Petition -

17 Beth Mitchell 31 S. Sylvan Ave Col OH 43204 ^{daffydiet@columbus.rr.com}

18 Mary Hadden 45 S. Sylvan Ave ^{Col Ohio} 43204

19 Ally Beland 85 S. SYLVAN

20 Karen Shaffer 37 S. Sylvan ²⁷⁵⁻⁴⁴⁴⁸
⁵⁹²⁻⁷⁷⁵¹

21 Mary S. Rubin 105 Algonquin Ave. 327.6994

22 Richard R. R. 3339 Mansion Way 459-2562

23 Brian Culbert 130 Powhatan AC 274-3674

24 Phyllis Taylor 164 Powhatan Ave 279-8320

25 Ar Ar 65 S. Sylvan Ave., Col 43204

Dud Julian 65 S SYLVAN AVE COL. 43204
614 634 6992

Neighborhood
Petition

The logo for 'Margo's' is written in a large, bold, cursive font. The word is centered within a square frame that has a thin black border. The background behind the text and frame is a light, textured grey.

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— Neighborhood —



I the undersigned live within walking distance of the Westgate Neighborhood & believe Margo's will be an asset to the Hilltop and will serve the Westgate community well.

Name

Address

- | | | |
|---|------------------------|----------------------------|
| 1 | <i>Don Peris</i> | <i>68 So. Westgate</i> |
| 2 | <i>Christy J. King</i> | <i>74 S. Westgate Ave</i> |
| 3 | <i>Tom Lee</i> | <i>78 S. Westgate Ave</i> |
| 4 | <i>Stanley W.</i> | <i>78 S. Westgate Ave</i> |
| 5 | <i>Maureen Wolford</i> | <i>87 S. Westgate Ave</i> |
| 6 | <i>Splendid</i> | <i>105 S. Westgate Ave</i> |

— Margo's Restaurant Petition —

- 7 Alan Schlenker 105 S Westgate Ave
- 8 Mr Re Whitley 122 S. Westgate
- 9 Debi Cunningham 150 S. Westgate
- 10 Betty BETTY SAYNES 152 S. Westgate
- 11 Richard Clifton 230 S. Westgate
- 12 John C. Hill 254 S WESTGATE AVE
- 13 [Signature] 254 S. Westgate Ave
- 14 Charles R. Ben 259 S. Westmoor Ave.
- 15 Candi Bacon 259 S Westmoor Ave
- 16 Steve Whiteman 260 S Westmoor gate. Ave.
- 17 [Signature] 260 S Westgate Ave
- 18 Spence Farland 235 S. Westmoor - Ave.
- 19 Chris Gantley 223 S. Westmoor Ave.
- * 20 Frank Dubuff 153 S. WESTMOOR AV
- 21 John A. B. 127 S. Westmoor Ave
- 22 Barb Steel 127 S Westmoor AVE
- 23 Jessie Sexton 410 S. Westgate Ave.
- 24 Wynne King 213 Powhatan Ave
- 25 [Signature] 151 S. BRINKER AVE
- 26 Charles J. Miller 151 S. BRINKER AVE,
- 27 Colleen Chilcote 320 Josephine Ave 43204
- 28 Liz K. Chandler 303 Josephine Ave.
- 29 [Signature] 303 Josephine Ave

— Margo's Restaurant Petition —

- 30 Dennis Ciccosto 320 Josephine Ave
- 31 MARK POWERS 141 LETCHWORTH AVE.
- 32 Phillip H. Lynch 107 S. Westmore Ave.
- 33 Ryan B. Meffo 104 S. Westmore Ave
- 34 Shelley England 75 S. Westmore Ave
- 35 ~~James J. J.~~ 49 S. Westmore Ave
- 36 ~~Altoetic Dotal Amaya~~
- 37 Agu Aina dela dela Cruz
- 38 Alexis dela Cruz.
- 39 James Mont 3050 Wrescent Dr Col 43204
- 40 James E. Orr 3049 Olive Ave 43204
- 41 Will V. Paul 3049 Olive Ave 43204
- 42 Carolyn Charles 3033 Olive St. 43204
- 43 ~~Bruce Shuy~~ 3014 OLIVE ST 43204
- 44 Stephanie John 3014 Olive St. 43204
- 45 Sarah Tomichio 3005 Olive St. 43204
- 46 ~~Paul Paul~~ 133 S. Huron Ave 43204
- 47 Kevin S. Daberkow 169 S. Huron 43204
- 48 Stefanie Daberkow 169 S. Huron Ave. 43204
- 49 Cathyl Wright 239 S. Huron Ave 43204
- 50 Molly Wright 239 S. Huron Ave 43204
- 51 John A. Reilly 3045 PALMETTO ST 43204
- 52 Debbie Maddox 3033 Palmetto St. 43204
- 53 Sandy Whitford 2937 Fremont ST 43204
- Jerry S. 416 S. Westmore Ave 43204