



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00687
Date Received: 17 Dec. 2013
Commission/Civic: U.A.C.
Existing Zoning: _____ Application Accepted by: *AF* Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

3312.49, TO REDUCE MIN. # PARKING FROM 6 TO 0
FOR ADDITION OF 550 SF PAVED Bicycle Rm 2 TO 0
displacing 2 spaces

LOCATION
1. Certified Address Number and Street Name: 21 Smith Pl
City: Columbus State: OH Zip: 43201
Parcel Number (only one required): 010090908

APPLICANT: (IF DIFFERENT FROM OWNER)

Name: AYHAM ALAMMAR
Address: 4841 Elmont Pl City/State: Groveport, OH / Zip: 43125
Phone #: 614 634 6701 Fax #: _____ Email: MANGOSCAFE@GMAIL.COM

PROPERTY OWNER(S):

Name: KATHLEEN BARCLAY
Address: 1372 Cambridge Ct City/State: Atlanta GA Zip: 30319
Phone #: _____ Fax #: _____ Email: _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name: _____
Address: _____ City/State: _____ Zip: _____
Phone #: _____ Fax #: _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE: *Ayham Alamm*
PROPERTY OWNER SIGNATURE: *Kathleen H Barclay*
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 all checks payable to the Columbus City Treasurer



13310-00000-00687
21 SMITH PLACE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 23 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 21 SMITH PL COLUMBUS, OH

Owner: BARCLAY KATHY MUELLER

Mailing Address: 15384 5TH ST

Parcel Number: 010090908

GULFPORT MS 39503

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

Historic District: N/A

effective 2/27/1928, Height District: H-60

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: UNIVERSITY UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University/Impact

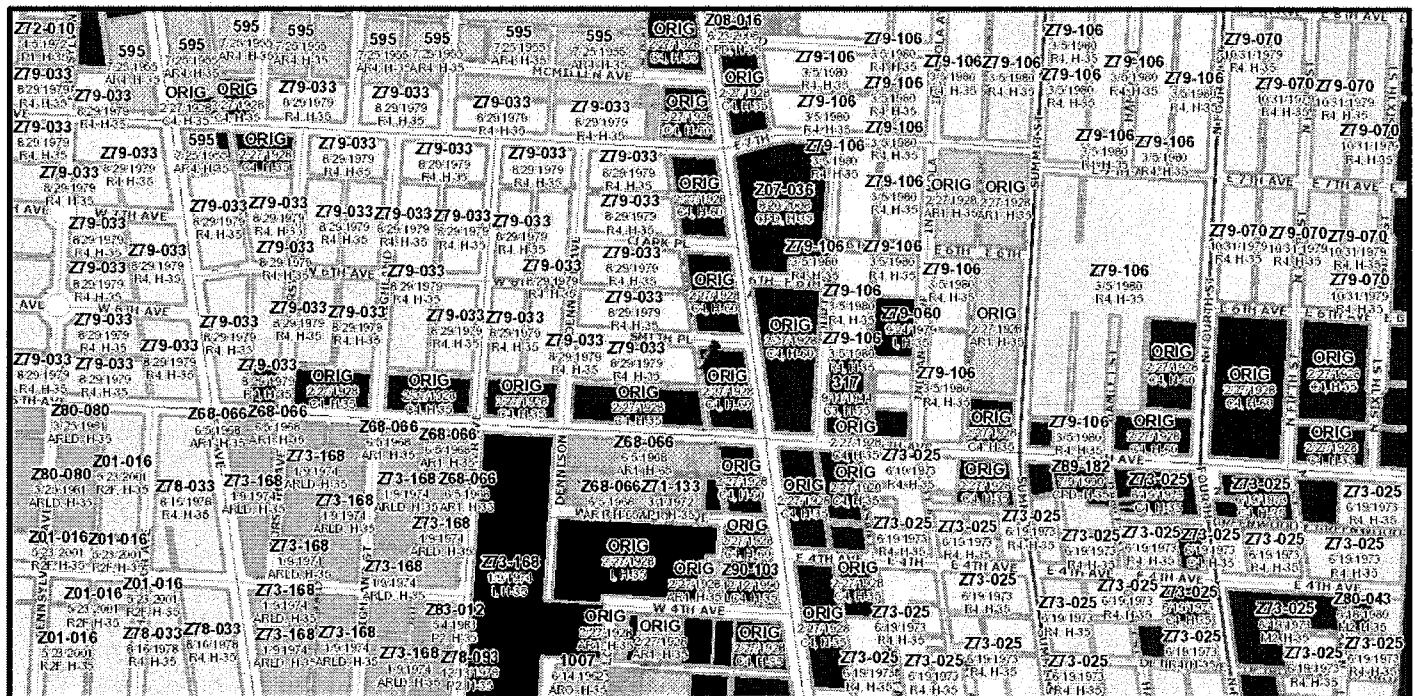
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

13310-00000-00687
21 SMITH PLACE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME AYHAM ALAMMAR
of (1) MAILING ADDRESS 4842 Elmwood Pl, Groveport, OH 43125
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 21 Smith Pl Columbus OH 43201
for which the 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) KATHLEEN BARCLAY
1372 Cambridge Ct.
Atlanta GA 30319

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

AYHAM ALAMMAR
614-634-6701

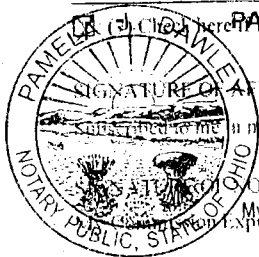
AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) SUSAN KEENEY
U.A.C.

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

See Attachment



(7) I, PAMELA J. DAWLEY, Notary Public, do hereby certify that the above named property owners on a separate page.

SIGNATURE OF AFFIANT
STATE OF OHIO
NOTARY PUBLIC
My Comm. Expires April 25, 2014

(8) [Signature]
17th day of September, in the year 2013
(8) Pamela J. Dawley
4-25-14

Notary Seal Here

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 all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433

STATEMENT OF HARDSHIP

13310-00000-00687
21 SMITH PLACE

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 does 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:

I **Ayham Alammar** requesting for zoning variance to move the current two parking spots front of my business (Mangos Café 21 smith PL) to the rear of the building which i have an existing parking lot that is rented with a lease.

My reasons for moving the two parking spots front of my business are the following:

1- would like to have a patio front of my store so my customers can enjoy the outside environment

2- would like to Fence the patio and plant some flowers on the patio fence.

3- Front of my store is all glass and they way the parking setup now its to close to the front door (customer entry), i would like to have the patio so no cars can be close to the main intense and more people can be seated outside during the summer time.

Ayham Alammar
614-634-6701

Signature of Applicant _____

Date _____

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 all checks payable to the Columbus City Treasurer

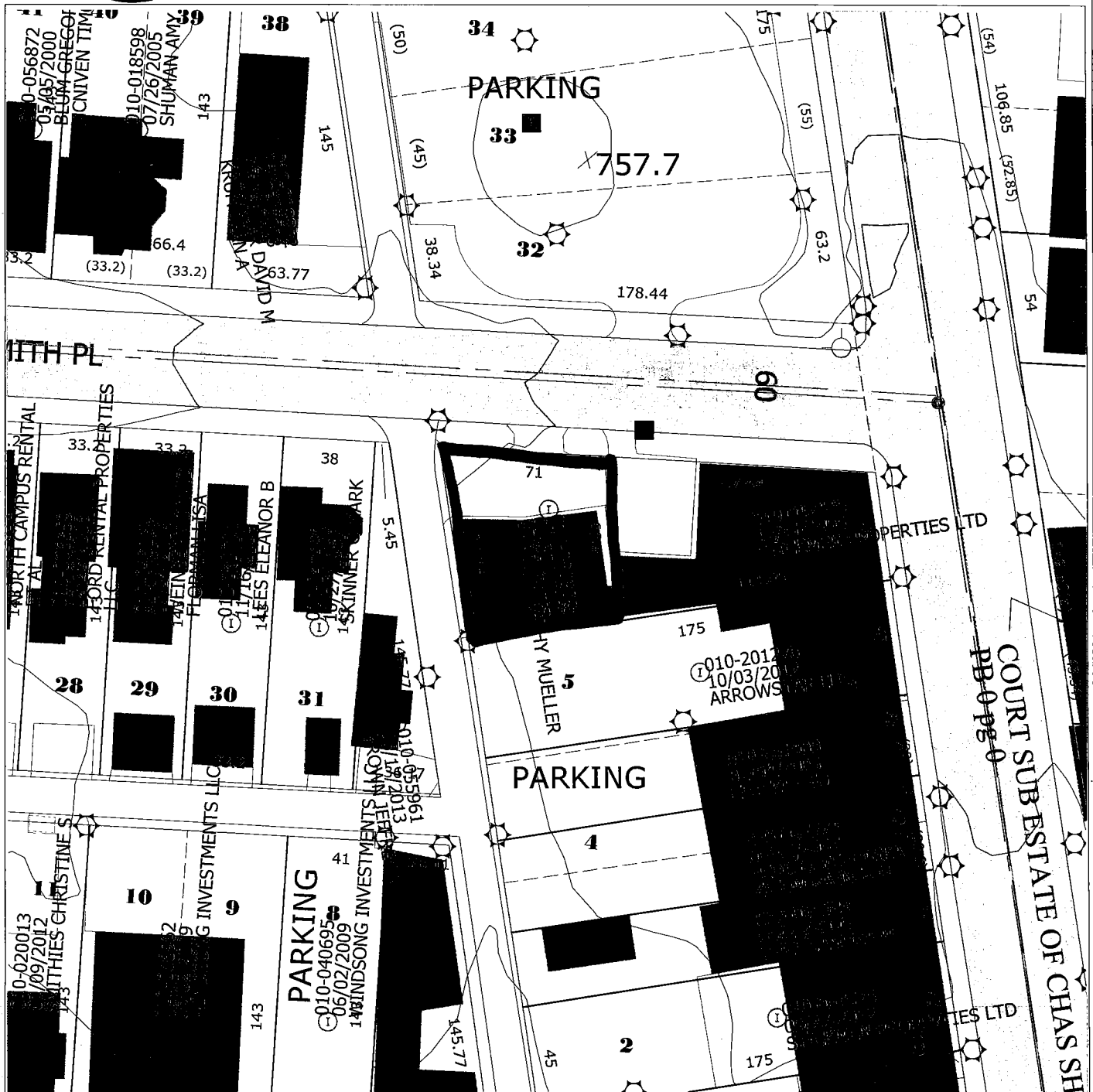
Revised 11/1/04



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 7/30/13



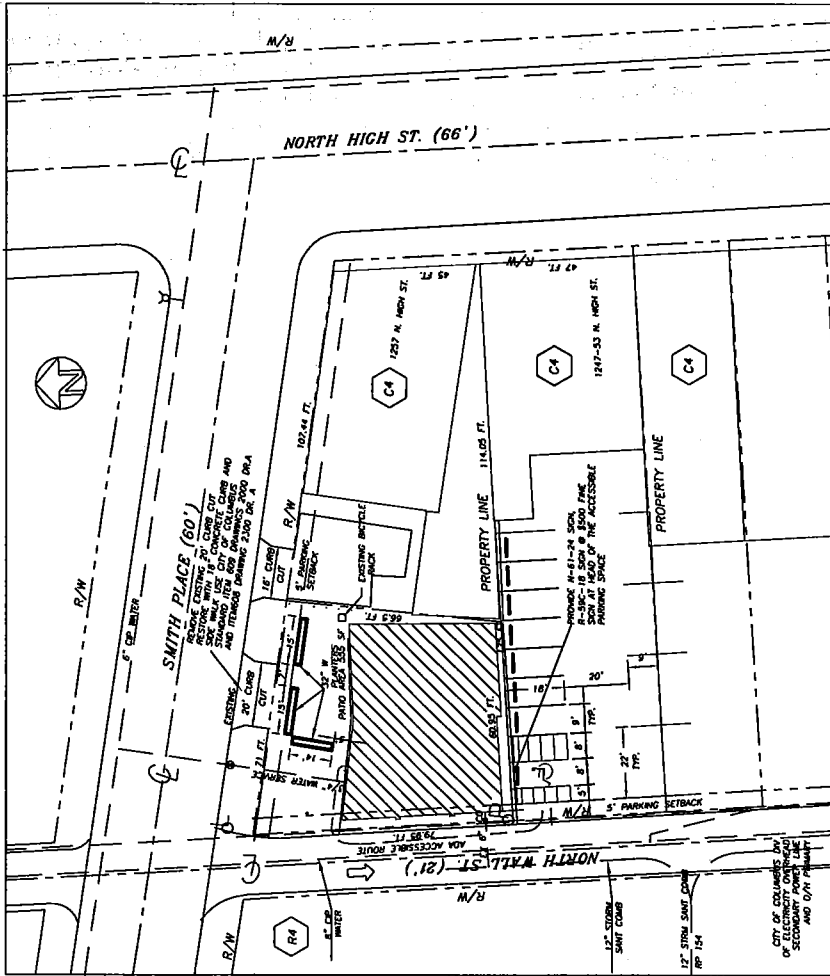
Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and other information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

13310-00000-00687
21 SMITH PLACE



SITE PLAN
SCALE 1"=20'

FOR THE DIVISION OF POWER
THE DIVISION OF POWER (POWER) HAS OVERSEEN PRIMARY AND OVERHEAD SECONDARY IN THE PROJECT AREA. THE CONTRACTOR IS HEREBY ADVISED TO CONTACT OURS AT 1-800-368-2794, FORTY-FOUR HOURS PRIOR TO THE START OF CONSTRUCTION AND TO CONTACT US WITHIN THE CONSTRUCTION AREA. THE POWER DISTRICT OFFICE NUMBER IS (614) 442-3872 (MORNING).

ANY REQUIRED ELECTRICAL SURVEY, PROTECTION, OR ANY OTHER ACTS REQUIRED BY THE CITY'S ELECTRICAL DIVISION SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF THE DIVISION'S ELECTRICAL SUPERVISOR. THE CONTRACTOR SHALL MAINTAIN ALL FINAL CONNECTIONS TO THE METER, METER BOX, AND SERVICE ENTRANCE TO THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING THE CITY'S ELECTRICAL DIVISION'S MANUAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING THE CITY'S ELECTRICAL DIVISION'S MANUAL. THE CONTRACTOR SHALL COMPLY WITH THE CITY'S ELECTRICAL DIVISION'S MANUAL AND CITY OF COLUMBUS POLICY AND FIELD CARD SECTION 46-51, CODES OF WHICH ARE AVAILABLE FROM DDP. IF YOU HAVE ANY QUESTIONS, CALL WEAH (661) 364-6101 OR CHRIS PACEL AT (614) 460-0488.

ALL ELECTRICAL PLUMBING AND ANY REQUIRED WIRETRAY SHALL BE INSTALLED AS SHOWN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SERVICE AND EXPENSE. OF SUCH REPAIRS AND ANY REQUIRED WIRETRAYS, DDP SHALL MAKE ALL NECESSARY REPAIRS AND EXPENSE. OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

LEGEND

- ZONING DISTRICT OF ADJACENT PROPERTIES
- 8'-8" x 6" PRECAST CONCRETE CARSTOP
- CURB STOP
- FIRE HYDRANT

NOTICE
THESE PLANS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR COPIED WITHOUT PRIOR WRITTEN AGREEMENT. UNAUTHORIZED ALTERATION TO THESE PLANS IS A VIOLATION OF THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT. THE MATERIALS SPECIFICATION ARE TO BE VERIFIED BY THE CONTRACTOR.

SCOPE OF PROPOSED WORK

REMOVE THE TWO PARKING STALLS AT THE FRONT (NORTH) OF BUILDING PLACE THREE NONE PERMANENT PLANTERS AT THE FRONT OF THE BUILDING TO CREATE PAVED ADDITIONAL PARKING SPACES AT THE REAR (SOUTH) OF THE BUILDING. THERE WILL BE NO OTHER WORK STRUCTURE, PLUMBING, MECHANICAL OR ELECTRIC INSIDE OR OUTSIDE THE BUILDING.

BUILDING NOTE

NO EXTERIOR STRUCTURAL CHANGE IN THE BUILDING
TYPE OF CONSTRUCTION: III-B
BUILDING HEIGHT: 14 FT. ALLOWED HEIGHT: 55 FT.
FLOOR AREA: 2,730 SQ. FT. ALLOWED FLOOR AREA 12,500 SQ. FT.
EXTERIOR LOAD BEARING WALL FIRE RATING: RECD 2 HR. ACT'L 2 HR.
INTERIOR NON-LOAD BEARING WALL FIRE RATING: RECD 1 HR. ACT'L 1 HR.
OCCUPANCY LOAD
GROSS FLOOR AREA: 2,730 SQ. FT. SEATING FLOOR AREA: 1,226 SQ. FT.
OCCUPANCY DESCRIPTION: CAFE USE GROUP: A-2
NO CHANGE OF OCCUPANCY
OCCUPANCY LOAD RATE: 15 SQ. FT./OCCUPANT NET
OCCUPANT LOAD: 81 PERSON
EGRESS WIDTH: 0.2 IN/OCCUPANT
EGRESS WIDTH RECD: 81 x 0.2 = 36 IN MIN. AVAILABLE WIDTH = 108 IN
RECD NUMBER OF MEANS OF EGRESS: 2 DOOR AVAILABLE 3 DOORS

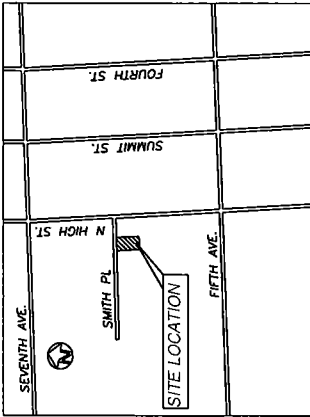
PARKING REQUIREMENT

USE GROUP A-2 PARKING REQUIREMENT 1 SPA PER 75 SQ. FT. OF GROSS FLOOR AREA 2730/75 = 36 SPACES
25% REDUCTION PER UDO TOTAL REQUIRED SPACES 27 SPACES
PAVED PARKING REQUIREMENT 1 SPA PER 150 SQ. FT. OF PAVED AREA 2730/150 = 18 SPACES
TOTAL REQUIRED PARKING SPACES = 30
PARKING SPACES AVAILABLE 15 SPACES INCLUDING 1 ADA SPACE

THE BUSINESS OWNER HAS AN AGREEMENT WITH THE OWNER OF THE OFFICE BUILDING IMMEDIATELY SOUTH OF 21 SMITH PLACE TO USE THEIR PARKING LOT DURING CLOSING HOURS IN THE EVENING.

BACKFLOW PREVENTER

THIS BUILDING IS EQUIPPED WITH 1" BACKFLOW PREVENTER LOCATED UNDER THE MAIN COLD WATER SUPPLY LINE AFTER THE WATER METER



LOCATION MAP

NOT TO SCALE
PROJECT SITE IS LOCATED AT THE SOUTH SIDE OF SMITH PLACE ABOUT 140 FEET WEST OF N. HIGH ST. AND SUMMIT PL. INTERSECTION

PROJECT

MANGOS CAFE
PROPERTY OWNER
ROSEMARY MUELLER
15384 5TH ST.
GULFPORT MS 39503

PLAN PREPARED BY
A.M. SHUBLAO, P.E.
700 MORSE RD.
COLUMBUS, OHIO 43214
PHONE (614) 985-0012

CERTIFIED ADDRESS

21 SMITH PLACE
COLUMBUS, OHIO 43201

SITE NOTE

PARCEL I.D. NO. 010-09090880
PARCEL AREA 4,948 SF (0.117 ACRE)
ZONING C4
UNIVERSITY COMMERCIAL OVERLAY
UNIVERSITY IMPACT DISTRICT

FEMA FLOOD MAP 39049C0326K DATED 6/17/2008
FEMA FLOOD HAZARD ZONE "X"
PROJECT COMPLIES WITH THE FOLLOWING SECTIONS OF THE ZONING CODE:

- SECTION 3321.01 OVERLAP
- SECTION 3321.02 STRIPING AND MARKING
- SECTION 3312.33 STRIPING AND MARKING
- SECTION 3312.43 SURFACE
- SECTION 3312.45 WHEEL STOPS/CURB

ALL CONSTRUCTIONS SHALL MEET THE REQUIREMENT OF OBC 2011 ACCESSIBILITY SHALL COMPLY WITH THE RE

13310-00000-00687
21 SMITH PLACE

7/10 SHEET INDEX
SITE PLAN

BY	DATE
DRAWN	MAH
CHKD	AS
SCALE	1"=20'
DWG. NO.	3242-C-101
REV.	B



OWNER		
DATE		



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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, if provided.

13310-00000-00687
21 SMITH PLACE

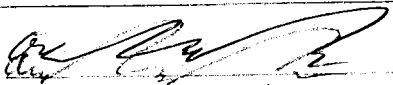
APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

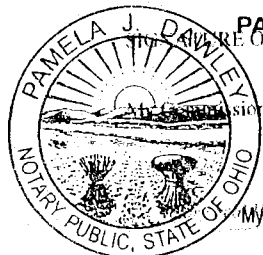
Being first duly cautioned and sworn (NAME) AYHAM ALAMMAR
of (COMPLETE ADDRESS) 4841 ELMONT PL GROVEPORT OH 43125
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>AYHAM ALAMMAR</u>	<u>4841 ELMONT PL GROVEPORT OH, 43125</u>

<u>EIHAB ALAMMAR</u> (Brother / Silent Partner)	<u>9212 Avalon gates, Trumbull, Connecticut, 06611</u>
--	--

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 17th day of September, in the year 2013



PAMELA J. DAWLEY
NOTARY PUBLIC
My Commission Expires: April 25, 2014

Pamela J. Dawley
4-25-14

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 all checks payable to the Columbus City Treasurer