



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-P-00894
Date Received: 12/13/13
Commission/Civic: 5th by Northwest
Existing Zoning: M Application Accepted by: W. Reiss Fee: \$1,900.00
Comments: 2/25/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

~~Reduce required parking spaces from 43 to 27 parking spaces so as to permit 100% restaurant use at the premises of 1634-1636 Northwest Boulevard.~~ Applicable code sections are Sections 3312.29 and 3372.609.

LOCATION

1. Certified Address Number and Street Name 1634-1636 Northwest Boulevard
City Columbus State Ohio Zip 43212
Parcel Number (only, one required) 010-077036-80 010-077036-90

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Grovenor Ltd
Address 386 North Columbia Avenue City/State Columbus, Ohio Zip 43209
Phone # (614) 224-5811 Fax # (614) 224-5814 Email lawmarm@aol.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Ruthellen Weaver
Address 542 South Drexel Avenue City/State Columbus, Ohio Zip 43209
Phone # (614) 284-1400 Fax # (614) 224-5814 Email: lawmarm@aol.com

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

APPLICANT SIGNATURE Grovenor Ltd By Village Commons Co. Gen Mgr By [Signature] V.P.
PROPERTY OWNER SIGNATURE Grovenor Ltd By Village Commons Co. Gen Mgr. By [Signature] V.P.
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.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00894

1634-1636 Northwest Blvd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ruthellen Weaver
of (1) MAILING ADDRESS 542 South Drexel Avenue, Columbus, Ohio 43209
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
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

(4) Grovenor Ltd

AND MAILING ADDRESS

386 North Columbia Avenue
Columbus, Ohio 43209

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

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

(5) Fifth by Northwest Area Commission
c/o Mail Box & Services
1601 W. Fifth Avenue
Box 131

Columbus, OH 43212

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 ATTACHED

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

SIGNATURE OF AFFIANT

(8) _____

Subscribed to me in my presence and before me this 10th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires:

LARRY MARC GOLDIN
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION

Notary Seal Here

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(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROP. OWNER'S MAILING ADDRESS
George L. Tsoukalis	1650 Northwest Bl Columbus OH 43212	1362 Holmes Ave Portsmouth OH 45662
Michael Garcia and Anne M. Garcia	1250 King Av Columbus OH 43212	1250 King Ave Columbus OH 43212
Wheeler Investments LLC	1230-234W King Av Columbus OH 43212	1500 W. 3 rd Ave Ste 400 Columbus OH 43212
Hecker Sean <i>et al.</i>	1656-662 Northwest Bl Columbus OH 43212	440 Kent Avenue Apt 20C Brooklyn NY 11249
ADCON DEVELOPMENTS LLC	1629 Northwest Bl Columbus OH 43212	75 E. Gay Street Ste 100 Columbus OH 43215
City of Columbus Real Estate Management	W King Av	90 W. Broad Street Rm 425 Columbus OH 43215
Seidel Linnea R	1655 Northwest Bl Columbus OH 43212	540 Bimini Drive Sandusky OH 44870
Green Mountain Investments LLC	1211 Chesapeake AV Columbus OH 43212	1211 Chesapeake AV #1215 Columbus OH 43212
Westin Sandra L TR	1221 Chesapeake AV Columbus OH 43212	Kingston Realty Co. 700 Seale Av Paolo Alto CA 94303
Yellow Dog Investments LLC	1195 Chesapeake AV Columbus OH 43212	1211 Chesapeake AV Columbus OH 43212

13310-00894
1634-1636 Northwest Blvd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00894
1634-1636 Northwest Blvd.

One Stop Shop Zoning Report Date: Wed Dec 18 2013

Date: Wed Dec 18 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1155 BONHAM AVE COLUMBUS, OH

Mailing Address: 999 BONHAM AVE
COLUMBUS, OH 43211

Owner: PHIL-RO LAND CO LLC

Parcel Number: 010026860

ZONING INFORMATION

Zoning: Z12-030, Manufacturing, M
effective 8/21/2013, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: South Linden Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

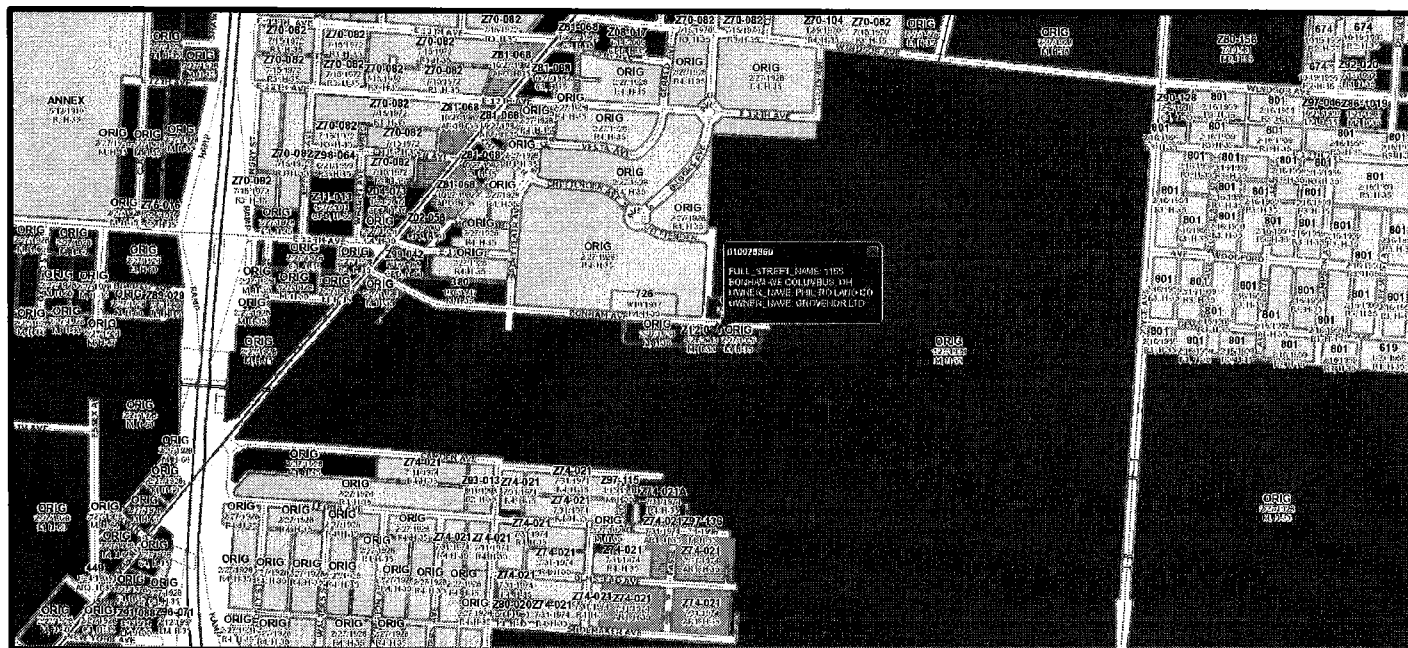
PENDING ZONING ACTION

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

STATEMENT OF HARDSHIP

13310-00894

1634-1636 Northwest Blvd.

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:

- ~~At the current time part of the building is used for restaurant purposes-- due to the location of the property, however, a substantial portion of the restaurant business is take-out, and the actual parking required for the restaurant is substantially reduced.~~
- ~~If the proposed variance is not granted, the most likely use for the vacant part of the building is exercise/fitness related, which would result in a more intensive parking use but would not require a parking variance.~~
- ~~There is extensive off street parking on Northwest Boulevard in close proximity to the property. Based on my personal observations for many years this off street parking is virtually unused and would be available to handle any parking overflows.~~
- ~~The proposed use of the vacant premises as an ethnic restaurant would boost cultural diversity in the Fifth by Northwest community.~~
- ~~The existing building footprint of 3,978 sq. ft. will remain unchanged and the parking plot, number of parking spaces, parking space sizes, landscaping, and numerous other factors are currently grandfathered as clarified in correspondence prepared by the Department of Development on February 17, 2010.~~

Signature of Applicant

Gravenor Ltd
80 Village Commons Co, Gen Ptnr
By [Signature] V.P.

Date December 10, 2013

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010077036

Zoning Number: 1638

Street Name: NORTHWEST BLVD

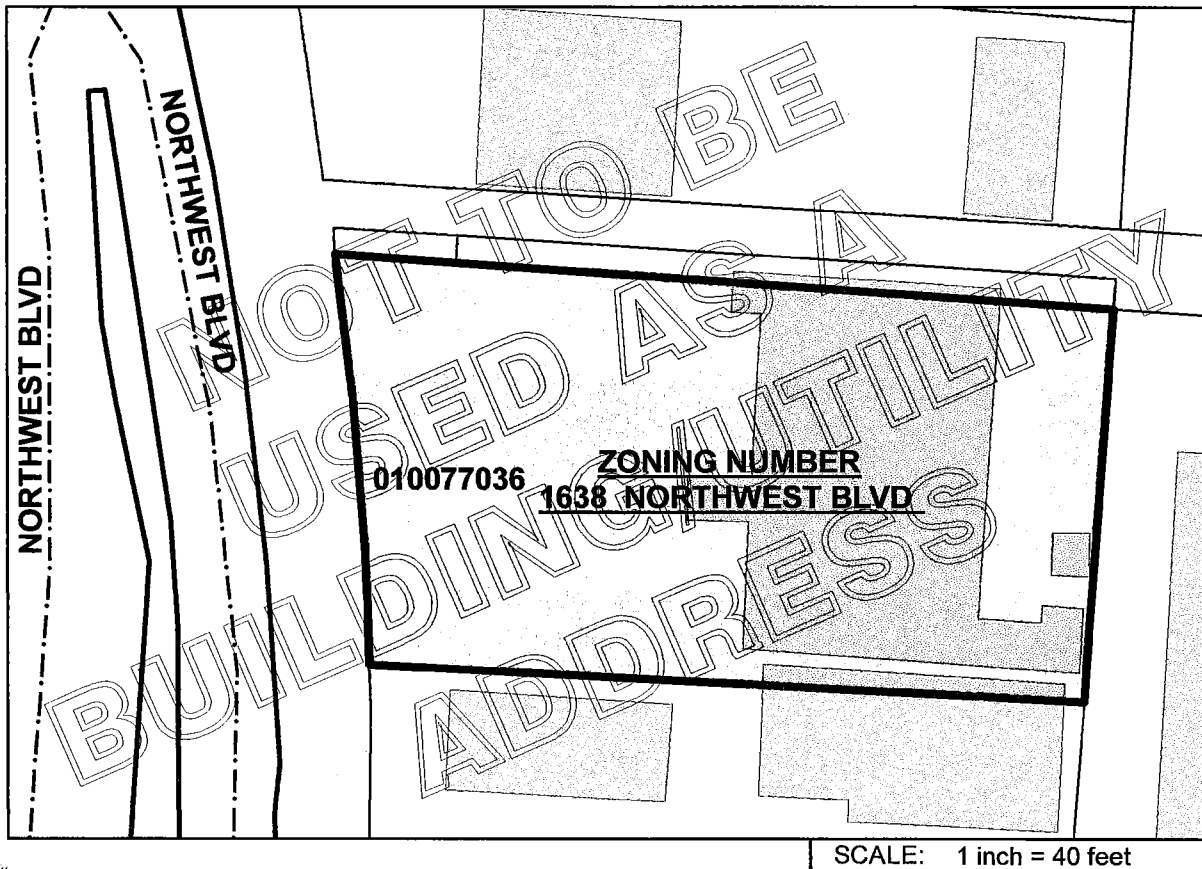
Lot Number: .311 ACRE

Subdivision: NEIL HRS PARTITION

Requested By: GROVENOR LTD (RUTHELLEN WEAVER)

Issued By: *Patricia Austin*

Date: 12/2/2013



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 16422



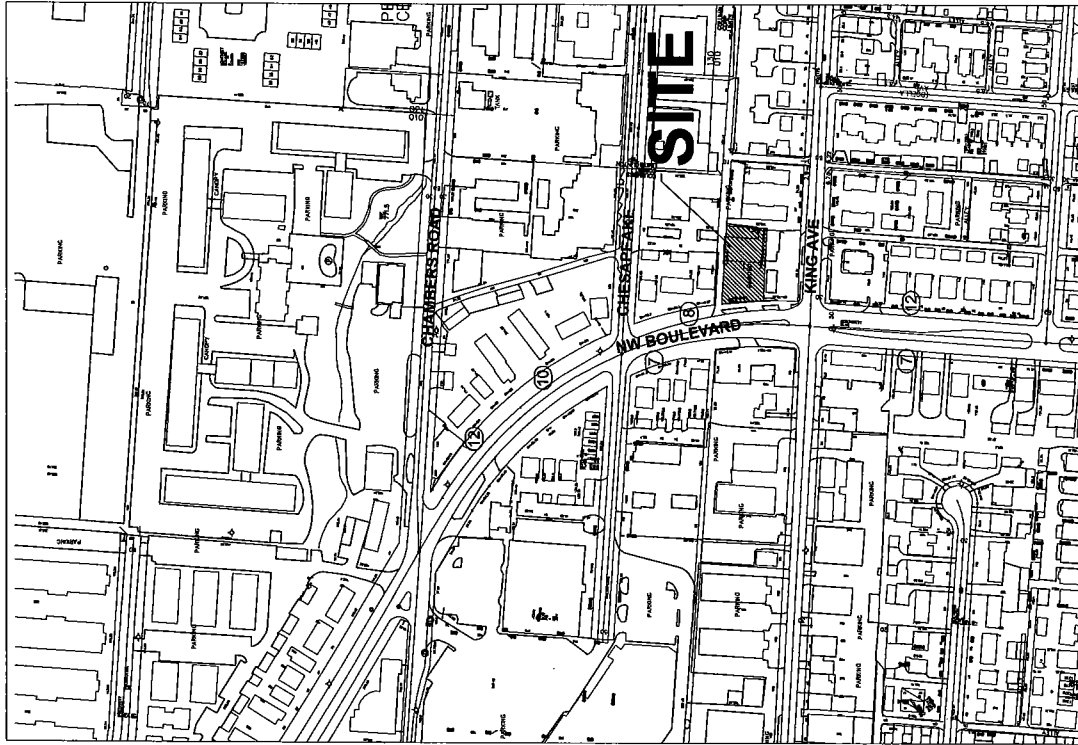
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

13310-00894

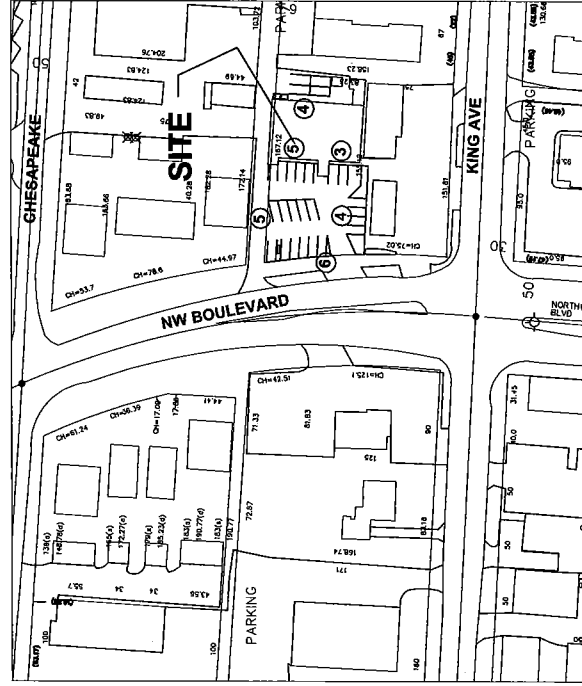
1634-1636 Northwest Blvd.

SITE SUMMARY

1. EXISTING
 - A. MEDICAL OFFICE 2,878 SF @ 300 = 10 SPACES
 - B. RESTAURANT 1,000 SF @ 75 = 14 SPACES
 - TOTAL 24 SPACES REQ'D
2. PROPOSED
 - A. RESTAURANTS 3,978 SF @ 75 = 54 SPACES REQ'D
 - B. SITE IS LOCATED IN AN URBAN COMMERCIAL OVERLAY AREA ALLOWING FOR A 25% REDUCTION IN PARKING = 54 SPACES - 25% = 41 SPACES REQUIRED
3. EXISTING PARKING 27 SPACES



KEY PLAN ON STREET PARKING
SCALE: 1" = 50'-0"



EXISTING CONDITIONS PLAN
SCALE: 1" = 50'-0"

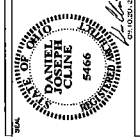
1634-1636
NW BLVD

PARCEL #010-077-36-00
PARCEL #010-077-36-00
COLUMBUS, OHIO 4312

DAVID CLINE
DAVID CLINE & ASSOCIATES, INC.
ARCHITECTS / PLANNERS / ENGINEERS
112 South Parkside Avenue
Columbus, Ohio 43260
Phone: 614.263.2400
www.dcline.com

PROJECT NO.
40638.00

DATE
12.12.2013
REVIEW
EDR/PMR
REVISION #1



EXISTING CONDITIONS PLAN
SHEET NO.

A100



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

February 17, 2010

13310-00894

1634-1636 Northwest Blvd.

Ruthellen Quillen Weaver, Esq.
542 S. Drexel Ave.
Bexley, OH 43209-2100

Office of the Director
50 W. Gay St.
Columbus, OH 43215-9040
(614) 645-8591
(614) 645-6295 [FAX]

Building Services Division
757 Carolyn Ave.
Columbus, OH 43224-3218
(614) 645-7433
(614) 645-7840 [FAX]

Economic Development Division
109 N. Front St.
Columbus, OH 43215-9031
(614) 645-8616
(614) 645-1790 [FAX]

Housing Division
50 W. Gay St.
Columbus, OH 43215-9040
(614) 645-7795
(614) 645-6675 [FAX]

Neighborhood Services Division
757 Carolyn Ave.
Columbus, OH 43224-3218
(614) 645-6767
(614) 645-6961 [FAX]

Planning Division
109 N. Front St.
Columbus, OH 43215-9030
(614) 645-8664
(614) 645-1483 [FAX]

Downtown Development Office
20 E. Broad St.
Columbus, OH 43215
(614) 645-0661
(614) 724-0276 [FAX]

Land Redevelopment Office
109 N. Front St.
Columbus, OH 43215-9030
(614) 645-5263
(614) 645-3092 [FAX]

www.columbus.gov

Re: 1634-1636 Northwest Boulevard, Columbus, OH 43212

Dear Ms. Quillen Weaver:

This letter follows our recent meetings concerning the proposed Urban Commercial Overlay ("UCO") in an area that includes the above referenced property (the "Property"). I will address the site's existing improvements in the context of the minimum development standards of the Columbus Zoning Code as well as the applicability and extent provisions of the proposed UCO. These examples are applicable to any property within a UCO designation.

1. Although, among other things, certain aspects of the principal building (Principal Building"), parking plots, exterior lighting, building and parking setbacks, number of parking spaces, parking space size, striping, wheel stop devices, landscaping, maneuvering, driveway, the pylon sign and related graphics (collectively, the "Improvements") are and, in the future will likely be, non-conforming under current or future Zoning Code regulations as well as the proposed UCO, if the owner or any future owners, current or future tenants, or current or future occupants of the Property do any of the following actions of events (even if the acts require zoning clearance, building permits, occupancy permits, inspections or any other type of governmental approvals), no provision of the UCO shall be deemed to be applicable to the Property solely as a result of these actions or events, to wit:
 - A. The change or substitution of any tenant(s) or occupant(s) of the Property, even if the change or substitution results in a change of use of all or any part of the Property.
 - B. Any and all interior changes to the Principal Building and other structures on the Property, including, but not limited to: (i) gutting all or part of the same, (ii) improving or changing all or part of the same, (iii) repairing maintaining and renovating all or part of the same.
 - C. While exterior alteration of a primary building façade is subject to applicable provisions of the UCO's building design standards, the placement of window shutters, fabric canopies and awnings, and/or building mounted signage is not considered to be exterior alteration (C.C.3372.603(E)).

- D. Any and all exterior routine maintenance and in-kind replacement of materials.
 - E. Re-stripping the existing parking lot
2. Unless the UCO is deemed to be applicable to the Property for a reason not directly applicable to this point 2, the owner, any future owners of the Property, current and future tenants and current and future occupants of the Property will continue to have the following rights:
- A. To keep and/or replace the two sheds currently located at the rear of the Property with the same or smaller sized sheds.
 - B. To keep and/or replace the drums for storage of non-edible protein from any restaurant on the Property.
 - C. To keep and/or replace the dumpsters currently located behind the Principal Building without the requirement that such be screened from view.
 - D. To keep and/or replace the current refrigeration/cooling unit at the back of the Property with similar or smaller sized refrigeration/cooling unit or a larger refrigerator/cooling unit so long as there is no increase in the gross square feet of the Principal Building.
 - E. While the installation of new exterior lighting is subject to the applicable provisions of the UCO's lighting standards (C.C.3372.608), the current exterior lighting on the Property may be kept, maintained, and replaced, in-kind, with similar lighting.
 - F. To keep and/or replace in-kind on the rooftops or the back of the Property mechanical equipment and related structures without the requirement that such be screened from public view.
3. Although, as noted above, among other things, certain aspects of the Improvements are, and will likely in the future be, non-conforming under current, or future Zoning Code regulations as well as the proposed UCO, such non-conformity, by and of itself, shall not result in the applicability of certain provisions of the UCO as it pertains to any setback requirement, building design standards, graphics, landscaping and screening, lighting, parking and internal traffic circulation.
4. As a point of clarification with respect to point 3 above regarding graphics, the owner, any future owners of the Property, the current and future tenants and the current and future occupants of the Property shall retain the following rights pursuant the provisions of C.C.3381.08, Non-conforming graphics:
- A. Existing non-conforming graphics and routine maintenance and in-kind replacement of materials are and shall remain exempt from the graphics standards and requirements of the UCO.

- B. The routine maintenance and in-kind replacement of any and all existing graphics on the Property and/or Principal Building is exempt from the standards and requirements of the UCO. The installation of new graphics is subject to the applicable regulations of the Graphics Code and the UCO (C.C.3372.606, Graphics).
 - C. Address locations and existing related tenant, occupant or owner graphics on fabric canopies attached to the Principal Building's façade are permitted along with replacement of same upon change of tenant, occupant or owner.
 - D. Although the pylon sign located at the front of the Property is non-conforming, the pylon sign may continue to be used in the future even if the following events occur:
 - (i) Routine maintenance and in-kind replacement.
 - (ii) Without any overview by the Fifth by Northwest Area Commission or similar organization, the face panels on such pylon sign are replaced with the same or smaller sized face panels even though the graphics (name, color(s), advertisement language) are changed.
5. These rights and limitations relative to existing non-conforming conditions stated herein as well as the applicability of the UCO are not personal to the owner or any future owners of the Property as they run with the Property for the benefit of the Property and all current and future owners, current and future tenants, and current and future occupants thereof; and shall not be deemed to have established a precedent with regard to other properties that lie within the UCO.
6. Owner and future owners, current and future tenants and current and future occupants of the Property shall also benefit from future, broader administrative interpretations of the UCO even if such interpretations exceed their rights described in this letter.

For your convenience, I am enclosing hardcopies of the current UCO code and the code provisions that address non-conforming graphics, in general. I hope this letter helps to clarify the rights and limitations afforded to non-conforming standards as well as what types of improvements trigger compliance with either today's Zoning Code or the proposed UCO.

Please contact me directly if I can be of any further assistance or if you would like to discuss future plans for the Property.

Very truly yours,



Christopher Presutti
Chief Zoning Official

Enclosures: C.C.3372, Urban Commercial Overlay
C.C.3381.08, Non-conforming graphics

13310-00894
1634-1636 Northwest Blvd.

Urban Commercial Overlay

3372.601 Purpose and intent.

The purpose of the Urban Commercial Overlay (UCO) is to regulate development in specifically designated areas in order to protect, re-establish and retain the unique architectural and aesthetic characteristics of older urban commercial corridors. Such corridors are typically characterized by pedestrian-oriented architecture, building setbacks ranging from zero (0) to ten (10) feet, rear parking lots, commercial land uses, a street system that incorporates alleys and lot sizes smaller than one-half (1/2) acre. The provisions of the UCO are intended to encourage pedestrian-oriented development featuring retail display windows, reduced building setbacks, rear parking lots, and other pedestrian-oriented site design elements. Use of this overlay also serves as a means of implementing key policy recommendations of neighborhood plans and design studies. (Ord. 1095-02 § 2 (part); Ord. 2431-03 § 1; Ord. 0854-2008 § 8.)

3372.602 Overlay areas.

The boundaries of designated Urban Commercial Overlay areas are part of the Official Zoning Map and described in separate sections beginning with C.C. 3372.650 and ending with C.C. 3372.699. For the purposes and requirements of an Urban Commercial Overlay area, the term "primary street" means: Third Avenue, Fourth Street, Fifth Avenue, Fifth Street, Broad Street, Cleveland Avenue, Front Street, Indianola Avenue, High Street, Hudson Street, Lane Avenue, Livingston Avenue, Long Street, Main Street, Mt. Vernon Avenue, Parsons Avenue, Summit Street. (Ord. 0854-2008 § 9.)

3372.603 Applicability and extent.

The standards and requirements of the UCO apply as follows:

- A. Residentially-zoned properties and properties that are used exclusively as residences are exempt from the standards and requirements of this overlay.
- B. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to non-conforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials.
- C. The expansion of a principal building's gross floor area by up to fifty (50) percent is subject to applicable provisions of C.C. 3372.605 and C.C. 3372.607 and the expansion of a principal building's gross floor area by more than fifty (50) percent is subject to all standards and requirements of this overlay.
- D. The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of this overlay.
- E. Exterior alteration of a primary building frontage is subject to applicable provisions of C.C. 3372.605. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.
- F. The parking standards in C.C. Section 3372.609 apply to existing buildings, additions, and new construction.

G. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein.

H. In architectural review commission districts properties are subject to C.C. Sections 3372.604, 3372.607, 3372.608 and 3372.609, and are not subject to Sections 3372.605 and C.C. 3372.606. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that architectural review commission's given boundary.

I. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of this overlay. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.

J. The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.

(Ord. 1095-02 § 2 (part); Ord. 2431 § 2; Ord. 0854-2008 § 10.)

3372.604 Setback requirements.

Setback requirements are as follows:

A. The minimum building setback is zero (0) feet and the maximum building setback is ten (10) feet, except where a public-private setback zone is provided. Where a public-private setback zone is provided, a maximum setback of fifteen (15) feet is permitted for up to fifty (50) percent of the building frontage.

B. The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to fifty (50) percent of the parking may be located at the side of the principal building.

C. The minimum setback for fences and masonry or stone walls is zero (0) feet.

(Ord. 0854-2008 § 11.)

3372.605 Building design standards.

Design standards are as follows:

A. A primary building frontage shall incorporate at least one (1) main entrance door. At a building corner where two (2) primary building frontages meet, one (1) main entrance door may be located so as to meet the requirement for both building frontages.

B. The width of a principal building(s), including any significant architectural appurtenances thereto, along a primary building frontage shall be a minimum of sixty (60) percent of the lot width; except for a building serving an activity that occurs outside a structure.

C. A building frontage that exceeds a width of fifty (50) feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical

piers or vertical elements shall be spaced at intervals of fifteen (15) feet to thirty-five (35) feet along the entire building frontage.

D. For each primary building frontage, at least sixty (60) percent of the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four (4) feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten (10) feet.

E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level, are spaced at regular intervals and give scale and texture to the street edge formed by building facades.

1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.

2. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure.

3. At least twenty-five (25) percent of the second and third floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.

F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.

G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.

H. Backlit awnings are not permitted.

(Ord. 2431-03 § 3; Ord. 0854-2008 § 12; Ord. 1987-2008 Attach. 1 (part).)

3372.606 Graphics.

Graphics standards are as follows:

In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, projecting signs and roof-mounted signs.

(Ord. 0854-2008 § 13.)

3372.607 Landscaping and screening.

Landscaping and screening standards are as follows:

A. Surface parking lots shall be screened from all abutting public streets. In architectural review commission districts, required parking lot screening will be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:

1. A four (4) foot high solid masonry or stone wall, or

2. A four (4) foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three (3) foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three (3) evergreen shrubs and one deciduous shade tree per thirty (30) feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping.

B. Interior landscaping. In all surface parking areas in which more than ten (10) parking spaces are required:

1. A landscaped island or peninsula of at least one hundred sixty-two (162) square feet at least nine (9) feet in width left unpaved, but concrete curbed, filled with suitable topsoil and covered with either grass, groundcover, or mulch shall be provided for every ten (10) parking spaces, or portion thereof;
2. No less than one (1) shade tree of two and one-half (2- 1/2) inches or more in caliper shall be provided in each landscaped island or peninsula;
3. Every parking aisle that is bounded at an end by a traffic lane shall be terminated at such traffic lanes by such a landscaped island or peninsula;
4. Landscaped islands or peninsulas do not need to be uniformly spaced, but must be contained within and dispersed throughout the interior of a parking lot.
5. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area.
6. If part of a bioretention or other storm water control measure approved by the director of public utilities, curbs on landscaped islands or peninsulas may contain openings to allow for drainage. The required tree for an island or peninsula designed for bioretention shall be flood tolerant.

C. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four (4) feet. Chain-link fences are prohibited. Walls shall not exceed a height of four (4) feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.

D. In addition to the provisions regulating dumpsters in Chapter 3342, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.

E. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.

F. Plant species shall be installed and maintained as follows:

1. Shade trees shall be a minimum of two and one-half (2 1/2) inches in caliper.
2. Ornamental trees shall be a minimum of two (2) inches in caliper.
3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of twenty-four (24) inches in height at time of planting.

G. Native species as recommended in the Stormwater Drainage Manual are recommended for all landscaping requirements.

H. All plants and landscaped areas shall be maintained in a neat and healthy condition. Replacement plants shall be planted no later than the next planting season; and shall also meet the size requirements herein.

(Ord. 1095-02 § 2 (part); Ord. 1851-04 § 1; Ord. 0854-2008 § 14.)

3372.608 Lighting.

Lighting standards are as follows:

- A. Exterior lighting shall be designed, located, constructed, and maintained to minimize light trespass and spill over off the subject property.
- B. The average horizontal illumination level on the ground shall not exceed two (2) footcandles. The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half (1/2) footcandle.
- C. The height of any parking lot light pole/fixture shall not exceed eighteen (18) feet above grade.
- D. Lights greater than fourteen (14) feet shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
- E. Non-shielded exterior lighting shall not exceed fourteen (14) feet above grade and shall not be more intense than four thousand (4,000) lumens per fixture.
- F. Exterior building illumination shall be fully shielded. The maximum illumination of any vertical surface or angular roof surface shall not exceed four (4) footcandles.
- G. Canopy lighting shall be recessed within a canopy and use an opaque shield around the sides of a light.
- H. All external outdoor lighting fixtures, which are being used for the same purpose, within a given development, shall be from the same or similar manufacturer's type to insure aesthetic compatibility.

(Ord. 0854-2008 § 15.)

3372.609 Parking and circulation.

Parking, access and vehicular circulation standards are as follows:

- A. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line.
- B. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
 - 1. All uses, regardless of size, are permitted a twenty-five percent (25%) reduction of the required parking in Chapter 3342.
 - 2. All uses, other than bars, cabarets, restaurants, night clubs, private clubs, places of assembly, and medical offices, that are ten thousand (10,000) square feet or less, are permitted an additional twenty-five percent (25%) reduction (for a total reduction of fifty percent (50%)) of the required parking in Chapter 3342.
 - 3. Provided parking shall not exceed the standard provided for in Chapter 3342.
 - 4. For this provision, area is based on total size of use including any additions.

(Ord. 1095-02 § 2 (part); Ord. 0854-2008 § 16.)

3381.08 Nonconforming graphics.

A. Definition. A graphic lawfully in existence in the city prior to the effective date of the ordinance codified in this chapter, or lawfully in existence at the time of annexation in an area annexed to the city thereafter, that does not conform to the provisions of this Graphics Code, is designated a nonconforming graphic.

B. Conditional Continuance Permitted. A nonconforming graphic shall be allowed to continue in its nonconforming status provided the graphic was lawful on or before the effective date of the ordinance codified in this chapter, or at the time the site was annexed, whichever is applicable.

C. Maintenance or Repair. A nonconforming graphic shall be maintained or repaired only in the following manner:

1. The size and structural shape shall not be changed or altered, except to remove entire elements thereby reducing the overall size.

2. The copy may be changed provided that the change applies to the use with which the graphic was associated at the time the graphic became nonconforming.

3. Where damage occurs to the graphic to the extent of fifty (50) percent or more of replacement value, the graphic shall be brought into compliance or removed in its entirety. Where the damage to the graphic is less than fifty (50) percent of its replacement value, the graphic shall be repaired to its original configuration or removed in its entirety. In either case, the work shall be completed within sixty (60) days following the occurrence of the damage.

D. Relocation or Replacement. A nonconforming graphic may be replaced or relocated on the same lot only so long as there is no increase in its nonconformity, including, but not limited to, the following:

1. Increased height, graphic area, or overall size of a nonconforming graphic;

2. Decreased distance between a nonconforming graphic and the adjacent public right-of-way;
or

3. Conversion of a nonconforming on-premises sign into an off-premises sign, or a nonconforming off-premises sign into an on-premises sign.

E. A nonconforming graphic which has been abandoned shall automatically lose any nonconforming status it may have had and shall not thereafter be returned to any such nonconforming use.

(Ord. 2837-96 § 9 (part).)



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. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00894

1634-1636 Northwest Blvd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ruthellen Weaver
of (COMPLETE ADDRESS) 542 South Drexel Avenue, Columbus, Ohio 43209
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
Dorothy Goldin	386 N. Columbia Avenue, Columbus OH 43209
Larry Goldin	542 S. Drexel Avenue, Columbus OH 43209
Barry Goldin	3744 Barrington Drive, Allentown PA 18104
	c/o 386 N. Columbia Avenue, Columbus OH 43209
Grovenor Ltd	386 North Columbia Avenue, Columbus OH 43209

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

LARRY MARC GOLDIN
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION

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