

Jamie F



Mayor Michael B. Coleman

## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number:

# 14310-00000-00143

Date Received:

6 MAR. 2014

Commission/Civic:

5th / NORTHWEST

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.

33/2.49 (C) Reduction of parking spaces required by 2 for increase in size of the patio.

### LOCATION

1. Certified Address Number and Street Name 1200 W. 3rd Ave

City Columbus

State Ohio

Zip 43212

Parcel Number (only one required) 010-062618-80

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name James Woodland III

Address 1200 W. 3rd Ave

City/State Columbus, OH

Zip 43212

Phone # (614) 406-4799

Fax #

Email

woodlandja@gmail.com

### PROPERTY OWNER(S):

Name IEZZI PROPERTIES LLC

Address P.O. Box 20307

City/State Columbus,

Zip 43220

Phone # (740) 965-4650

Fax #

Email

OH

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

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Joe Longenbaker

Address 6296 Proprietors Rd.

City/State Worthington, OH

Zip 43085

Phone # (614) 774-1055

Fax # (614) 433-9792

Email: Joe@Sullivanbuilders.net

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

APPLICANT SIGNATURE

*James Woodland III*

PROPERTY OWNER SIGNATURE

See Attached Power of Attorney for Owner Cooperation

ATTORNEY / AGENT SIGNATURE

*Joseph Longenbaker*

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

99636/9900

*Joseph Longenbaker*

14310-00000-00143  
1200 WEST THIRD AVE.



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Thu Apr 3 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 1200 W 3RD AVE COLUMBUS, OH

Mailing Address: P O BOX 20307

COLUMBUS OH 43220

Owner: IEZZI PROPERTIES LLC

Parcel Number: 010062618

### ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: 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](http://www.columbus.gov)

## AFFIDAVIT

**14310-00000-00143**  
**1200 WEST THIRD AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joe Longenbaker  
of (1) MAILING ADDRESS 6296 Proprietors Rd., Worthington, OH 43085  
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 1200 W. 3rd Ave, Columbus, OH 43212  
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) IEZZI PROPERTIES LLC  
P.O. Box 20307  
Columbus, OH 43220

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

James Woodland III  
(614) 406-4799

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

(5) 5th by Northwest Area Commission  
Bruce McKibben, Chair  
1094 Lincoln Rd., 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 Pages

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

SIGNATURE OF AFFIANT

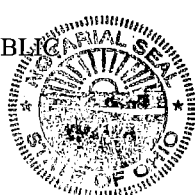
Subscribed to me in my presence and before me this

(8) Joseph Longenbaker  
4th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8) Edward W. Hasne  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

**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

14310-00000-00143  
1200 WEST THIRD AVE.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, as the Managing Member of Iezzi Properties, LLC, hereinafter called "IEZZI" have made, constituted and appointed, and by these presents do make constitute and appoint the following Sullivan Builders, and/or Three Buddies LLC, and/or James A. Woodland, III, my true and lawful attorney, for me and in my name, place and stead:

To represent my interests in the variance procedure for the property owned by IEZZI located at 1200 West Third Avenue, Columbus, Ohio 43212 for the installation of an expanded patio and to sign and execute on my behalf any document that may be necessary to effectuate the variance for the property located at 1200 West Third Avenue, Columbus, Ohio.

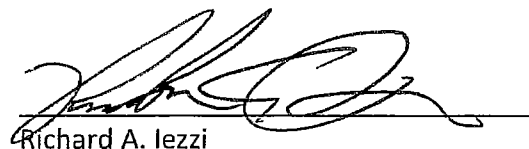
The Power of Attorney shall not be affected by the disability of the principal. An executed copy of this Power of Attorney or a photo static copy thereof delivered by me or by said attorney to any third party will be conclusive against me and said attorney as to such third party that this Power of Attorney has not been terminated and will continue in effect until such third party is advised by written notice from me or from said attorney of such termination. This Power of Attorney is governed by Ohio law.

I intend for this Power of Attorney to be effective in every state or where ever proffered or offered.

IN WITNESS WHEREOF, I have hereunto set my hand seal this 20<sup>th</sup> day of FEBRUARY, 2014.

Signed and acknowledged in the presence of:

  
WITNESS

  
Richard A. Iezzi

  
WITNESS

14310-00000-00143  
1200 WEST THIRD AVE.

STATE OF OHIO  
COUNTY OF FRANKLIN SS:

Before me, a Notary Public, in and for said County and State, personally appeared the above-named Richard A. Iezzi, Member of Iezzi Properties, LLC, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal at 1192 GRANDVIEW AVE, 43212, Ohio, this 20<sup>th</sup> day of February, 2014.



EDWARD W. HASTIE  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

*[Signature]*  
NOTARY PUBLIC

**14310-00000-00143**  
**1200 WEST THIRD AVE.**

ACTION BY THE MEMBERS OF IEZZI PROPERTIES, LLC

2/20/2014  
Date

The undersigned, being the Managing Member of Iezzi Properties, LLC, an Ohio limited liability company, organized and existing under the laws of Ohio, having its principal place of business at Columbus, Ohio, (the Company") by consent in writing does hereby approve and authorize the following actions of the Company in lieu of a meeting with respect to the authority to execute a power of attorney for the third parties listed below to act as agent for representation of the Company to effectuate a variance for the property located at 1200 West Third Street, Columbus, Ohio for expansion of the patio:

RESOLVED, that Sullivan Builders, and/or Three Buddies LLC and/or James A. Woodland, III, may act as the agent for the Company to effectuate a variance for the property located at 1200 West Third Street, Columbus, Ohio.

FURTHER RESOLVED, THAT Richard A. Iezzi as Managing Member of the Company has authority to execute the power of attorney on behalf of the Company.

The foregoing constitutes a complete record of the actions taken by the Company without a meeting effective the day and year first written above.

By:   
Richard A. Iezzi, Managing Member



# 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](http://www.columbus.gov)

**14310-00000-00143**  
**1200 WEST THIRD AVE.**

## 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 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:

See Attached Document

Signature of Applicant

Date

3-4-2014

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer

## **Statement of Hardship**

### **1200 West 3<sup>rd</sup> Avenue – Woodlands Tavern [01/20/14]**

We wish to expand our current 720 square foot exterior patio that is fenced in by 150 square foot to the West. We are not able to add additional parking spaces on this site because the entire existing site is covered with either building or parking.

We are seeking relief from CC 3312.49 (C), "Minimum numbers of parking spaces required". "The number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables".

We have construction documents ready to be submitted to the City of Columbus but wish to determine if the variance for the reduced parking has a chance of being approved before submitting for a permit. We understand that per City Zoning Code the additional patio space would require an additional 1 parking space.

The existing and additional patio space will be enclosed with a new black, decorative metal fence and will have a paver floor. The expansion will delete one existing space. The outdoor patio supports the recommendations of the 5th by Northwest Neighborhood Plan which states "Buildings should be designed to address the street and enhance the pedestrian experience. Examples include the use of outdoor dining areas, transparent windows or other means that emphasize human-scaled design features at ground level."

This property consists of a "strip mall" with five tenant spaces. The western most tenant space is a Rainbow Dry Cleaners at 1210 West 3<sup>rd</sup> Avenue, the next is a storage space leased by Woodlands Tavern, the next is now part of the Woodlands Tavern per the previously approved expansion at 1202 West 3<sup>rd</sup> Avenue, the next is the Woodlands Tavern at 1200 West 3<sup>rd</sup> Avenue, the last is Classico Tile & Marble at 1196 West 3<sup>rd</sup> Avenue, a tile flooring showroom.

The hours of the neighboring tenants do not greatly overlap with the main hours of the Woodlands Tavern. The hours of operation for the Woodlands Tavern are:

Monday – Friday: 4:00 p.m. – 2:30 a.m.

Saturday and Sunday: 12:00 p.m. – 2:30 a.m.

Music venues generally start at 8:00 p.m. or later.

Our neighbors' hours are:

Rainbow Dry Cleaners

Monday – Friday: 7:30 a.m. – 6:00 p.m.

Saturday: 8:30 a.m. – 5:00 p.m.

Classico Tile & Marble

Monday – Friday: 9:00 a.m. – 5:00 p.m. by appointment only

For this reason, we believe that the existing parking spaces approved as part of the Woodlands Tavern expansion approved in 2009 is still sufficient for this business. There is street parking on Dotten Avenue and Virginia Avenue. This neighborhood is also considered a very pedestrian friendly neighborhood.





# CLARENCE E MI FRANKLIN COUNTY AUDITOR

14310-00000-00143  
1200 WEST THIRD AVE.

MAP ID: JP

DATE: 1/17/14



Disclaimer

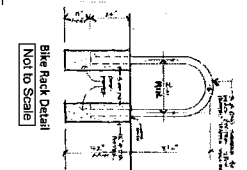
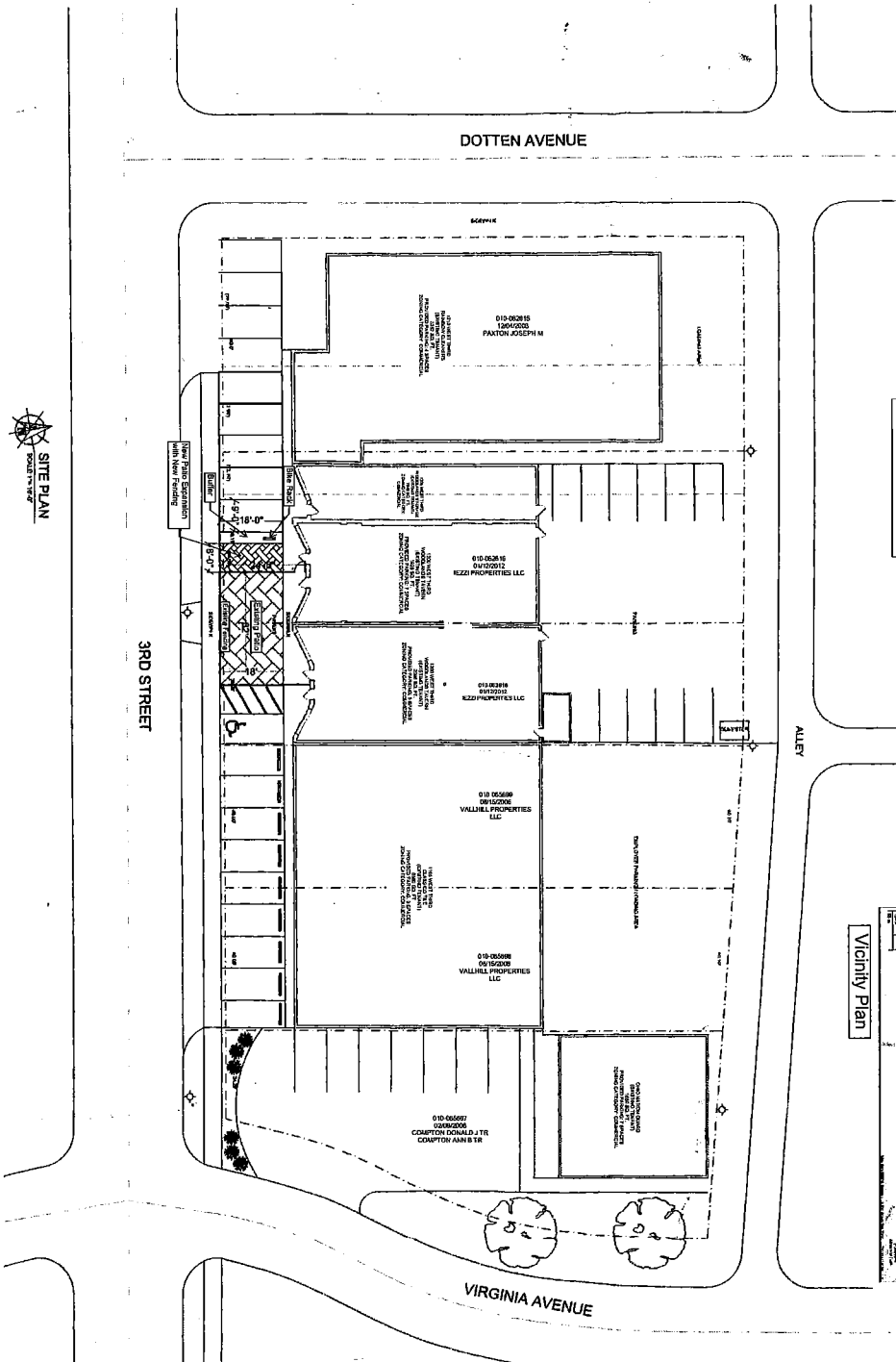
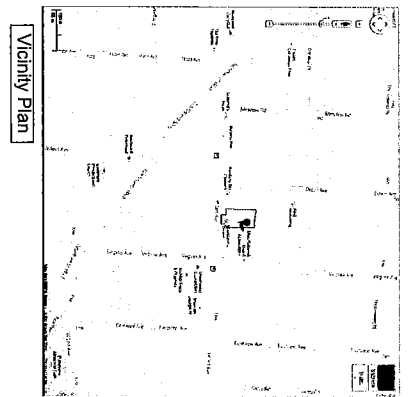
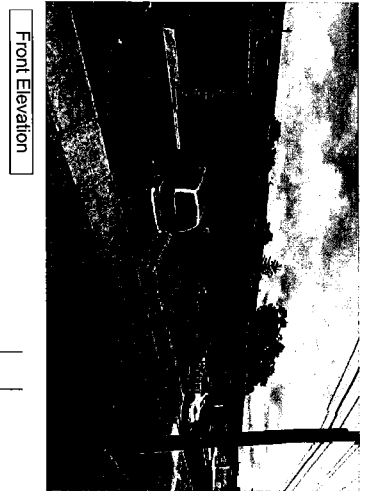
Scale = 100



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 sources 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.

Real Estate / GIS Department

14310-00000-00143  
1200 WEST THIRD AVE.



**ZONING NOTES**  
TOTAL AREA OF WOODLANDS TAVERN SITE:  
11,000 SQ. FT.  
WOODLANDS TAVERN BUILDING: 5,740 SQ. FT.  
PROJECT AREA: 150 SQ. FT.  
HEIGHT OF BUILDING: 12'-0"

**ANDREW J. DELZOPPO SR.**

ARCHITECT

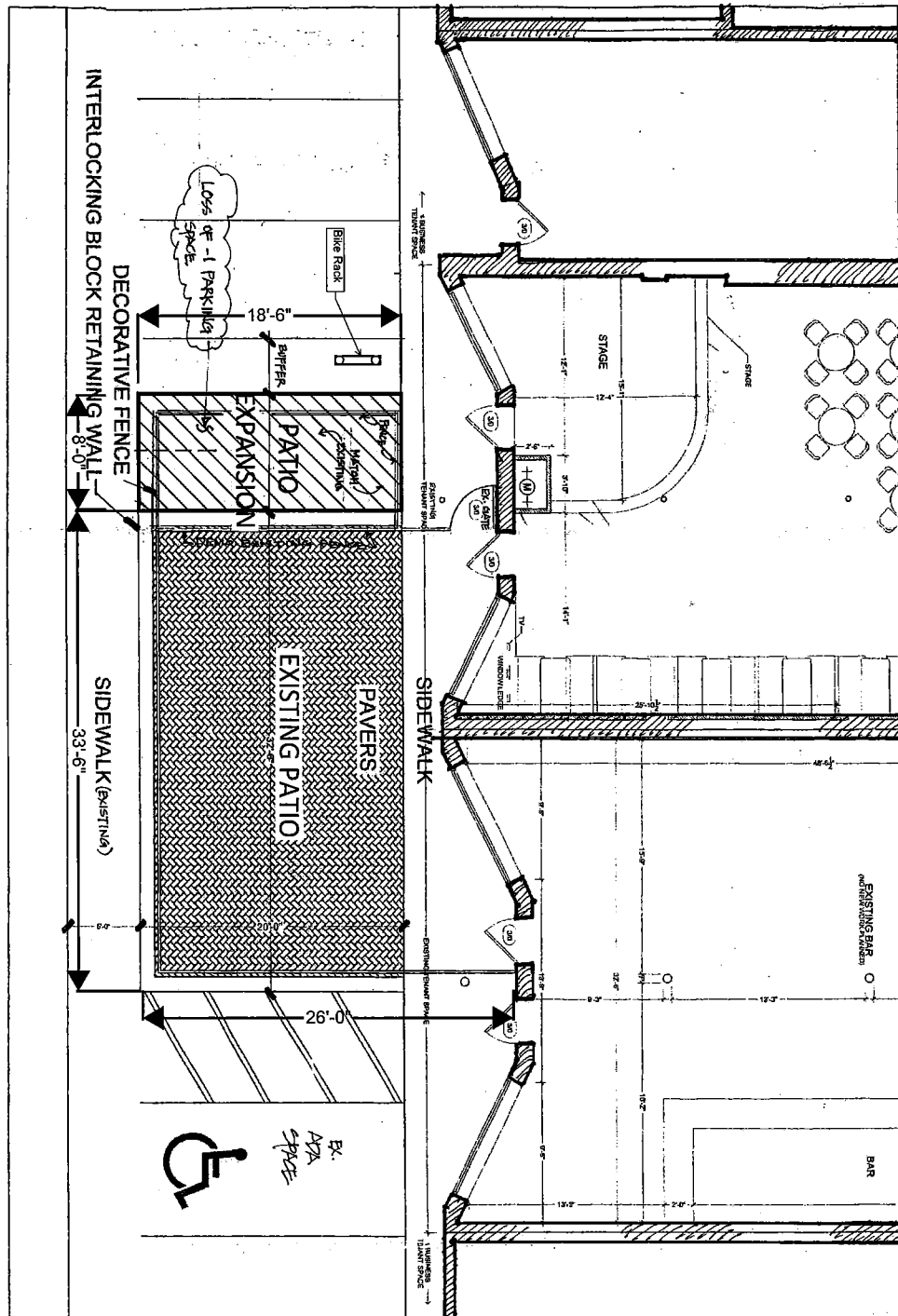
10067 GRANDEN STREET NW  
PICKERINGTON, OHIO 43147  
ANDREWDELZOPPO@AOL.COM  
614.204.3996



Patio Expansion  
for the  
**Woodlands Tavern**  
1200 W. 3rd Ave, Columbus, OH 43212

Technical drawing of a bike rack detail. The drawing shows a cross-section of a rack with a curved top. Dimensions include a total width of 14" and a height of 14". Material specifications include 1/2" x 1/4" x 1/4" and 1/2" x 1/4" x 1/4". A note indicates: "See detail for material and finish." The drawing is labeled "Bike Rack Detail" and "Detail 10-10-10".

**Not to Scale**



A circular professional seal for a Registered Architect in the State of California. The seal features a signature across the top. The text within the seal reads: "ARCHITECT", "J. E. SMITH", "NO. 11100", and "REGISTERED ARCHITECT STATE OF CALIFORNIA".

Page 2 of 2

14310-00000-00143  
1200 WEST THIRD AVE.



Robert G. Montgomery  
Franklin County Recorder

CUSTOMER RECEIPT - RECORDING SERVICES

Receipt Number: T20090052574  
Date/Time: 09/22/2009 15:43:20  
Method Received: Walk-In

Transaction Detail

<u>Instrument Number</u>	<u>Instrument Type</u>	<u># Pgs</u>	<u>Base Fee</u>	<u>Non-Std Pricing</u>	<u>Housing Trust Fund</u>	<u>Cert. Copy</u>	<u>Total Copy</u>	<u>Copy Fee</u>	<u>Disposition</u>	<u>Postage</u>	<u>Subtotal</u>
200909220137642	AGREEMENT	2	\$ 14.00	No	\$ 14.00	N	N	\$0.00	Mailing Label	\$ 0.44	\$28.44
200909220137643	AGREEMENT	2	\$ 14.00	No	\$ 14.00	N	N	\$0.00	Mailing Label	\$ 0.00	\$28.00
200909220137644	AGREEMENT	2	\$ 14.00	No	\$ 14.00	N	N	\$0.00	Mailing Label	\$ 0.00	\$28.00

AMOUNT DUE: \$84.44

Payment Information

<u>Method of Payment</u>	<u>Payment Control ID</u>	<u>Authorized Agent</u>	<u>Amount</u>
Cash			\$85.00
AMOUNT PAID:			\$85.00
LESS AMOUNT DUE:			\$84.44
CHANGE RECEIVED:			\$0.56

9/22/2009 3:44PM

Franklin County Courthouse \* 373 South High Street \* 18th Floor \* Columbus, Ohio 43215-6307 \* (614) 462-3930

Page 1 of 1

14310-00000-00143  
1200 WEST THIRD AVE.

**Agreement Regarding Parking**  
**In Front of 1210 West Third Avenue, Columbus, Ohio**

This agreement entered into the 20 day of May, 2009 by and between Joseph M. Paxton (Paxton) and Three Buddies, LLC, (Three Buddies.)

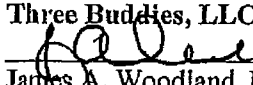
Paxton is the owner of the real property known as 1210 West Third Ave. Columbus, Franklin County, Ohio, a copy of the legal description of which is attached hereto as Exhibit "A" to this agreement. Three Buddies operates a tavern located at 1200 West Third Ave. Columbus, Ohio and currently known as the "Thirsty Ear."

For One Dollar and other valuable consideration paid by Three Buddies to Paxton, the parties agree that "Thirsty Ear" patrons and invitees shall be permitted to park on the parking lot situated in front of the business located at 1210 W. Third Ave, Columbus, Ohio, and described in Exhibit "A", during the period of the day and night when your business is not open to the public. The parties agree that Three Buddies may furnish and post a sign at its expense and in consultation with and approved by Paxton announcing the same to the public.

The parties agree that this agreement shall be in effect for one year from the date hereof and will renew for yearly periods unless and until modified, amended or terminated by the parties in writing.

  
\_\_\_\_\_  
Joseph M. Paxton

Three Buddies, LLC

  
\_\_\_\_\_  
James A. Woodland, Managing member

Signed and acknowledged by Joseph M. Paxton in my presence this 20 day of May, 2009

  
\_\_\_\_\_  
Notary Public

Signed and acknowledged by James A. Woodland in my presence this 20 day of May, 2009

  
\_\_\_\_\_  
Notary Public



DAVID A. COLLEY  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
LIFETIME COMMISSION



DAVID A. COLLEY  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
LIFETIME COMMISSION

14310-00000-00143  
1200 WEST THIRD AVE.

**Agreement Regarding Parking  
In Front of 1299 Virginia Avenue, Columbus, Ohio**

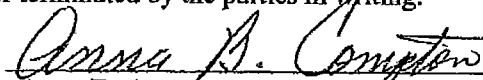
This agreement entered into the 24 day of Aug, 2009 by and between Donald J. Compton and Anna B. Compton, Trs. (Compton) and Three Buddies, LLC, (Three Buddies.)

Compton is the owner of the real property known a 1299 Virginia Ave., Columbus, Franklin County, Ohio, a copy of the legal description of which is attached hereto as Exhibit "A" to this agreement. Three Buddies operates a tavern located at 1200 West Third Ave. Columbus, Ohio and currently known as the "Thirsty Ear."

For One Dollar and other valuable consideration paid by Three Buddies to Compton, the parties agree that "Thirsty Ear" patrons and invitees shall be permitted to park on the parking lot owned by Compton and situated in front of the business located at 1299 Virginia Ave, Columbus, Ohio, and described in Exhibit "A", during the period of the day and night when your business is not open to the public. The parties agree that Three Buddies may furnish and post a sign at its expense and in consultation with and approved by Compton announcing the same to the public.

The parties agree that this agreement shall be in effect for one year from the date hereof and will renew for yearly periods unless and until modified, amended or terminated by the parties in writing.


  
Donald J. Compton, Trustee

  
Anna B. Compton, Trustee

**Three Buddies, LLC**

  
James A. Woodland, Managing member

Signed and acknowledged by Donald J. Compton and Anna B. Compton, Trs. in my presence this 24<sup>th</sup> day of August, 2009

  
Notary Public  
LUCILLE E. YARASCHUK  
NOTARY PUBLIC-STATE OF OHIO  
MY COMMISSION EXPIRES 4-19-2012

Signed and acknowledged by James A. Woodland in my presence this 24 day of Aug 2009

  
Notary Public

This instrument prepared by David A. Colley 1001 Eastwind Dr. Suite 305 Westerville, OH 43081

14310-00000-00143  
1200 WEST THIRD AVE.

**Agreement Regarding Parking  
In Front of 1217-1225, 1229 West Third Avenue, Columbus, Ohio**

This agreement entered into the 10 day of Aug 2009 by and between Paul J. Wright (Wright) and Three Buddies, LLC, (Three Buddies.)


Wright is the owner of the real property known as 1217-1225, 1229 West Third Ave. Columbus, Franklin County, Ohio, a copy of the legal description of which is attached hereto as Exhibit "A" to this agreement. Three Buddies operates a tavern located at 1200 West Third Ave. Columbus, Ohio and currently known as the "Thirsty Ear."

For One Dollar and other valuable consideration paid by Three Buddies to Wright, the parties agree that "Thirsty Ear" patrons and invitees shall be permitted to park on the parking lot owned by Wright and situated in front of the business located at 1217-1225, 1229 W. Third Ave, Columbus, Ohio, and described in Exhibit "A", during the period of the day and night when your business is not open to the public. The parties agree that Three Buddies may furnish and post a sign at its expense and in consultation with and approved by Wright announcing the same to the public.

The parties agree that this agreement shall be in effect for one year from the date hereof and will renew for yearly periods unless and until modified, amended or terminated by the parties in writing.

  
\_\_\_\_\_  
Paul J. Wright

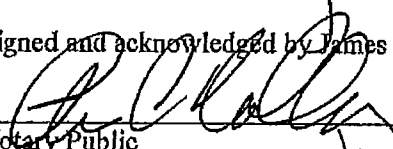
Three Buddies, LLC

  
\_\_\_\_\_  
James A. Woodland, Managing member

Signed and acknowledged by Paul J. Wright in my presence this 10 day of Aug 2009

  
\_\_\_\_\_  
Notary Public

Signed and acknowledged by James A. Woodland in my presence this 10 day of Aug, 2009

  
\_\_\_\_\_  
Notary Public

This instrument prepared by David A. Colley 1001 Eastwind Dr. Suite 305 Westerville, OH 43081

14310-00000-00143  
1200 WEST THIRD AVE.

Three Buddies, LLC  
dba "Woodlands Tavern"  
1200 W. Third Ave  
Columbus, OH 43212

02/03/14

City of Columbus  
Board of Zoning Adjustment  
757 Carolyn Avenue  
Columbus, Ohio 43224

To whom it may concern,

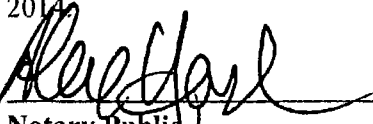
This letter is to confirm that the attached parking agreements originally put in place back in August 2009 are still in place. The tavern name at the time of these documents was named the "Thirsty Ear" but has been renamed to the "Woodlands Tavern". The ownership of the tavern has remained the same. The parking agreements referenced are as follows:

1. In Front of 1217-1225, 1229 West Third Ave, Columbus OH
2. In Front of 1299 Virginia Ave, Columbus OH
3. In Front of 1210 West Third Ave, Columbus OH

Three Buddies, LLC

  
James A. Woodland, Managing member

Signed and acknowledged by James A. Woodland in my presence this 6<sup>th</sup> day of February, 2014.

  
Notary Public



ALEXANDER H. HASTIE, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.



14310-00000-00143  
1200 WEST THIRD AVE.

\*NEW

AGREEMENT REGARDING PARKING

1132 W. Third Avenue

This agreement entered into the 27<sup>th</sup> of February, 2014 by and between Jo Joe Properties, LLC; dba Fortin Welding (Fortin) and Three Buddies, LLC (Three Buddies).

Fortin is the owner or the real property known as 1132 West Third Ave., Columbus, Ohio. A copy of the legal description is attached as Exhibit A to this agreement. Three Buddies operates "Woodland's Tavern" at 1200 West Third Ave., Columbus, Ohio.

For valuable consideration paid by Three Buddies to Fortin, the parties agree that Three Buddies patrons shall be permitted to park in at least two (2) parking spots owned by Fortin during the period of day that Fortin is not open for business. At a minimum, these parking spots will be available to Three Buddies patrons after 5:00 p.m. each week day and all weekend.

Three Buddies shall furnish and post signage at the lot if requested by Fortin. This agreement shall be in effect for at least one year and shall renew for yearly periods in the event not cancelled, modified, or terminated at least 180 days prior to expiration.

FORTIN:

  
Jo Joe Properties, LLC ("Fortin")

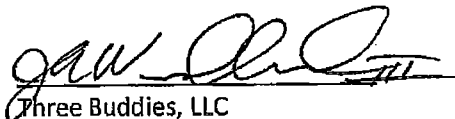
Signed and acknowledge by Margaret Van Gundy in my presence this 27 day of 2014.

Notify Public



EDWARD W. HASTIE  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

WOODLANDS TAVERN:

  
Three Buddies, LLC

Signed and acknowledge by James A. Woodhead in my presence this 28 day of 2014.

Notary Public



EDWARD W. HASTIE  
Attorney At Law  
Notary Public, State of Ohio  
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Sec. 147.03 R.C.

This instrument prepared by Edward W. Hastie, Esq., 1192 Grandview Ave., Columbus, OH 43212



## 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](http://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.

APPLICATIC

**14310-00000-00143**  
**1200 WEST THIRD AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joe Longenbaker  
of (COMPLETE ADDRESS) 6296 Proprietors Rd., Worthington, OH 43085  
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

IEZZI PROPERTIES LLC

P.O. Box 20307, Columbus, OH 43220

Three Buddies, LLC

1200 W. 3rd Ave, Columbus, OH 43212

SIGNATURE OF AFFIANT

*Joseph Longenbaker*

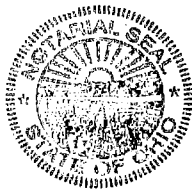
Subscribed to me in my presence and before me this 4<sup>th</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Edward W. Hastie*

My Commission Expires:

Notary Seal Here



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**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