



COUNCIL VARIANCE 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: 14315/00000-00262/CV14-022
Date Received: 4/25/14
Application Accepted By: SP+TP Fee: \$1600
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1023 N. 6TH ST. Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

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

Parcel Number for Certified Address: 010-013642, 010-013884 and 010-063590

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

Current Zoning District(s): M-2

Civic Association or Area Commission: ITALIAN VILLAGE COMMISSION

Proposed use or reason for Council Variance request: IN ADDITION TO THE ALLOWED USES IN A M-2 DISTRICT, TO ALLOW THE USE OF A RESTAURANT, DECREASE AMOUNT OF PARKING REQUIRED

Acreage: 0.223 ACRES & GRANT VARIANCE FOR BUILDING AND FENCE LESS THAN 50 FT. FROM STREET LINE & TO ALLOW 13 FT. WIDE ACCESS DRIVE FROM SIXTH ST. ☒

APPLICANT: Name DAN KRAUS

Address 1255 WEYBRIDGE RD. City/State COLUMBUS, OH Zip 43220

Phone # 614-286-6665 Fax # _____ Email: dan@thatfoodtruck.com

PROPERTY OWNER(S): Name MICHAEL AND KAREN GOODBURN

Address 3700 E. POWELL RD. City/State LEWIS CENTER, OH Zip 43035

Phone # 614-890-0161 Fax # _____ Email: _____

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

ATTORNEY / AGENT ☐ Attorney ☒ Agent

Name JEANNE M. CABRAL, ARCHITECT

Address 2939 BEXLEY PARK ROAD City/State COLUMBUS, OH Zip 43209

Phone # 614-239-9484 Fax # 614-754-5113 Email: jeannecabral@aol.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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CV14-022

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

SEE ATTACHED STATEMENT OF HARDSHIP

Signature of Applicant

Date

4-25-14

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CV14-0022

Jeanne Cabral Architects
2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484
614-537-2654 Cell
614-754-5113 Fax
e-mail: jeannecabral@aol.com

**Applicant: Dan Kraus
Bakery and Cafe**

Statement of Hardship

The subject property is currently zoned M-2 and it is located at 1023 N. Sixth Street Avenue Columbus, OH 43201 (consisting of parcel numbers: 010-013642, 010-013884 and 010-063590) located in Franklin County.

The applicant desires to use the main existing structure and accessory building as a commercial bakery facility (dough prep, baking, etc.) which is allowed in an M-2 district. The applicant also wants to use a portion of the main building along Sixth Street as a restaurant. The ancillary existing carport structure will have front garage doors added (there are already three block walls) and be used for the bakery and restaurant coolers, storage and ancillary equipment. An accessory use will be an organic, outdoor vegetable and herb garden (to supply the bakery and restaurant). All uses, except the restaurant, are allowed in the M-2 district. Therefore, the applicant seeks the following variances from the City of Columbus Zoning Code (each has an individual statement of hardship):

1. 3312.03 C.2.c

The applicant seeks a hardship variance from the minimum number of parking spaces required under this section. A maximum of 3 spaces would be utilized during the day at peak periods based on the bakery operating at full capacity. The proposed parking lot plan provides 3 spaces. The commercial bakery use requires 3 spaces based on 1250 square feet. The commercial bakery would be open Monday through Saturday from 3 AM to 3 PM for commercial use only. Deliveries will be loaded from the west side (interior drive) of the main building.

The additional use of a restaurant would occupy 750 square feet of the 2,000 square feet of the main building. This requires 10 spaces. Also, an outdoor patio of 300 square feet would require 2 parking spaces.

The total parking required is 15 spaces.

The restaurant would be open evenings Wednesday through Saturday from 5 PM to 11 PM. The bakery is in use from 3 AM to 3 PM. Thus, there would not be an overlap of bakery and restaurant uses.

Agreements with neighbors to be allowed to utilize their existing parking lots have been attached to this statement. More than 30 off-street spaces will be

available. Valet parking will be available Friday and Saturday nights for the restaurant portion.

There is ample street parking as there is only one house across the street in two entire blocks. We are asking the Department of Transportation to remove the no parking signs in front of this facility on Sixth St. since we will vacate delivery use of the overhead garage door on Sixth. We will keep the door opening for ventilation use but install a permanent railing across the opening and remove the concrete approach to the door from the sidewalk. This also removes the possibility of a truck protruding out into Sixth St.

Furthermore, limiting the parking to the rear and middle of property negates the need for a variance that requires that parking be fifty feet from the street property line. Also, the existing curb cut on Sixth St. will be sufficient for one-way traffic.

Due to the nature of the business model for this facility (garden to oven to table), the undeveloped land on the property needs to remain undeveloped to have a viable herb and vegetable garden which supplies the restaurant and the bakery. This is a significant factor in the long term financial success of the venture as a garden drastically lowers the cost of doing business. The bulk of sales and revenue would be derived from the commercial bakery which is allowed in a M-2 district.

The applicant respectfully seeks a hardship variance from any requirement to have more than the 3 spaces due to the following hardships:

- There is no more space on applicant's site plan to put additional parking,
- Extra-parking is available through agreements with neighbors to use their parking lots, and
- There is ample available on-street parking
- And valet parking will be made available during peak dining hours
- And more than 3 spaces is not needed during the bakery operation times and bakery and restaurant use times will not overlap
- And less developed on-site area means less impact from car pollution, less paving, less run-off and availability of space for gardens. Due to new impervious surface (paving) of less than 2,000 square feet, storm water requirements will not be engaged.

For the above reasons, the applicant seeks a hardship variance from the minimum number of parking spaces required in §3312.49, for any spaces that may be required over the 3 spaces provided for on the site plan.

2. 3367.01

The existing buildings are already zoned M-2. The applicant seeks a variance from the requirement under 3367.01 that only manufacturing and storage type uses are allowed in M-2. The applicant desires to have a subordinate use of a restaurant (the project business model is from garden to bakery to restaurant to table). The applicant seeks this variance under the hardship that the inability of applicant to provide multiple income streams to make for a long-term financial success impairs the applicant's ability to earn a living and further improve the property and grow the business. The nature of

the restaurant business involves a full scale kitchen which will already be provided onsite for the commercial bakery. Therefore, there would be no additional odors or emissions. The restaurant seating will be inside except for a small patio located in the center of the site – far away from any adjacent neighbors.

If unsuccessful in this variance request, the applicant may not be able to close on the real estate deal, so effectively no business would be utilizing this facility or, worst case, a noxious use allowed under M-2 include chemicals, storage, and adult entertainment could take its place.

3. §3367.15(a) & (d)

The existing building is already zoned M-2 and it is located less than fifty feet from the street line. The applicant wishes to construct a 6 ft. high concrete block privacy wall (along Sixth Street and several feet back from the property line. The applicant seeks a variance from this requirement under (a) as to comply with this requirement would require the hardships of either moving the existing building or reducing the size of the existing building, resulting in significant additional construction costs and seriously affecting the applicants ability to use the building for the applicant's intended uses. Also, the 6 ft. high privacy wall would give added privacy to the single family home across the street and buffer any activity on the site from neighbors. Furthermore, applicant will comply with the requirement under (d) that no portion of the fifty foot buffer be used for off-street parking or loading spaces. This effectively eliminates the rest of the lot for additional parking and loading spaces.

4. §3312.13

The applicant seeks a hardship variance from the required driveway width of 20 ft. to allow for a driveway width of 13 ft. The existing curb cut only allows 13 ft. access. There will be one-way traffic into the site, only three parking spaces will be provided (which is a minimal amount of traffic), and the pick up and deliveries for the commercial bakery will occur during the day and well before the dining hours. Dedicating any more land for paving would increase the impervious surface and increase the runoff to the street and sidewalk.

For the above reasons, the applicant seeks a hardship variance from the minimum driveway width required in §3312.13.

The applicant respectfully requests all of the hardship variances above for the aforementioned reasons. In summary, these variance requests:

- affect significant project costs;
- affect the ability of the site to effectively function as a fully sustainable food facility that embraces growing, production and consumption of food on site;
- are necessary for the applicant to have the ability to close on the real estate in order to move forward with the project; and

- provide reasonable alternatives to use an existing site rather than move or demolish an existing building and not to increase impervious surface in the area.;

For all the reasoning mentioned, the applicant seeks a hardship variance from each of the sections mentioned, allowing the applicant to have full use of the subject property as a commercial bakery and restaurant with the accessory use of gardening with a 13 ft. driveway access and a reduction of parking spaces.



COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-022

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME JEANNE M. CABRAL
of (1) MAILING ADDRESS 2939 BEXLEY PARK ROAD COLUMBUS, OH 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1023 N. 6TH ST.
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) 4/25/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) MICHAEL AND KAREN GOODBURN
3700 E. POWELL ROAD
LEWIS CENTER, OH 43035

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

DAN KRAUS
614-286-6665

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

(5) ITALIAN VILLAGE COMMISSION
CONNIE TORBECK - CITY OF COLUMBUS
50 W. GAY ST. 4TH FLOOR
COLUMBUS, OH 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

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

SIGNATURE OF AFFIANT

(8) Jeanne M Cabral

Subscribed to me in my presence and before me this 25 day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Antionette M. Gillum

My Commission Expires:

ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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CV14-022

RICHARD BECKER
51 W. 4TH AVE.
COLUMBUS, OH 43201

DONA CHANDLER
1030 SIXTH ST.
COLUMBUS, OH 43201

DAMADO INC
375 E. 5TH AVE.
COLUMBUS, OH 43201

JOHN L. DAVIS
1426 MILLERDALE
COLUMBUS, OH 43209

DSC HOLDING LTD
1050 N FOURTH ST
COLUMBUS, OH 43201

MICHAEL AND KAREN GOODBURN
3700 E. POWELL RD.
LEWIS CENTER, OH 43035

SCOTT GUILER
1017 N SIXTH ST
COLUMBUS, OH 43201

VINCENT JONES
255 DETROIT AV
COLUMBUS, OH 43201

NEW VICTORIANS INC
455 W. 3RD AVE.
COLUMBUS, OH 43201

SUSAN M OEHLER
1002 PENNSYLVANIA AVE.
COLUMBUS, OH 43201

RYAN J OSBORN
251 DETROIT AV
COLUMBUS, OH 43201

BRENT AND CRAIG RICHARDSON
4994 N. HIGH ST. APT B-4
COLUMBUS, OH 43214

DONA ROTUNDA
1030 N SIXTH ST
COLUMBUS, OH 43201

IVY L SMITH
247 DETROIT AV
COLUMBUS, OH 43201

HEATHER WARRICK AND
CHERYL MABROS
277 DETROIT AV
COLUMBUS, OH 43201

JEFFREY WEINGARTEN
6856 DUBLIN RD.
DUBLIN, OH 43017

MATTHEW WOOD &
CHRISTOPHER HAMMER
60 W. BEAUMONT RD.
COLUMBUS, OH 43214

DAN KRAUS
1255 WEYBRIDGE RD.
COLUMBUS, OH 43220

JEANNE CABRAL
2939 BEXLEY PARK RD.
COLUMBUS, OH 43209

CONNIE TORBECK - CITY OF
COLUMBUS
ITALIAN VILLAGE COMMISSION
50 W. GAY ST. 4TH FLR.
COLUMBUS, OH 43215



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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 # CV14-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] JEANNE M. CABRAL

Of [COMPLETE ADDRESS] 2939 BEXLEY PARK ROAD COLUMBUS, OH 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 in the following formats

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

1. Karen and Michael Goodburn 3700 E. Powell Road Lewis Center, OH 43035	2. Dan Kraus 1255 Weybridge Rd. Columbus, OH 43220
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Antionette M. Gillum

ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.

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CJ14-022

LEGAL DESCRIPTION FOR 1023 N. 6TH ST.

PARCELS NO:

010-063590

010-013642

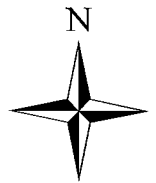
010-013884

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being 89.50 feet off the entire east end of Lots Number Nineteen (19), Twenty (20) and Twenty-One (21) of Rickley & Graham's Addition to the City of Columbus, being a subdivision of Lots 21, 22, 23 and 24 of Wm. G. Deshler's Addition to Wm. Phelan's Mt. Pleasant Addition and Lot 67 and part OF Lots 64, 65 and 66 of said Phelan's Addition, the latter lots having been heretofore subdivided by O. P. Tong, Attorney for E. Sorin as said Lots 19, 20 and 21, are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158, Recorder's Office, Franklin County, Ohio.



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: 010013642

Zoning Number: 1023

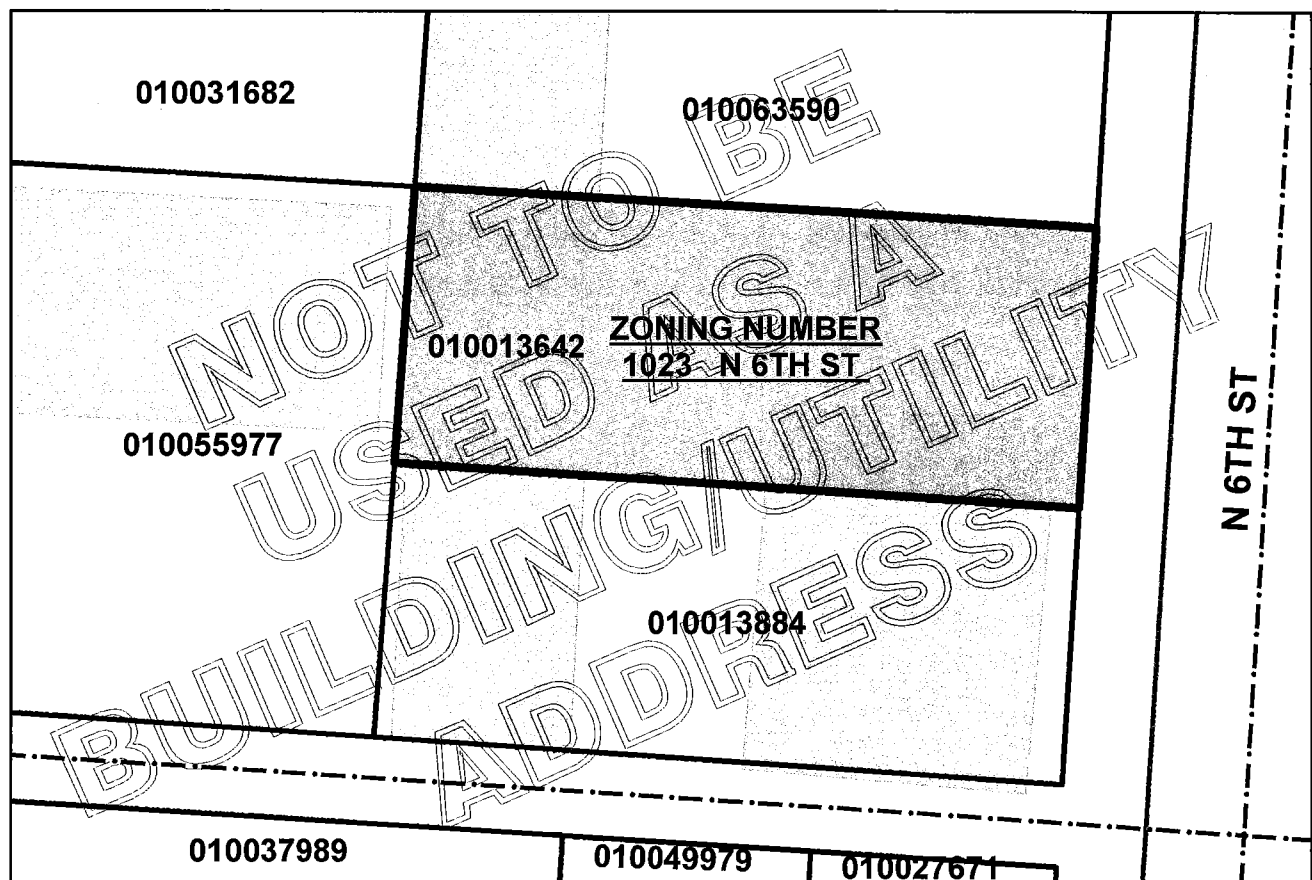
Street Name: N 6TH ST

Lot Number : 20

Subdivision: RICKLY & GRAHAM SUB

Requested By: JEANNNE CABRAL, ARCHITECT (JEANNE COBRAL)

Issued By: *Patricia A. Austin* Date: 4/25/2014



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 19946



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 4/25/14



Disclaimer

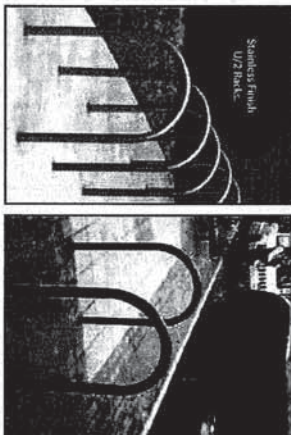
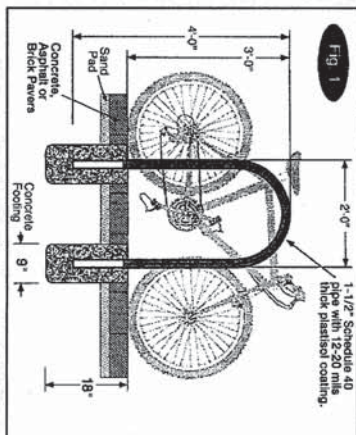
Scale = 90



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

This is the standard for new construction and the most secure type of inverted-U installation. Existing concrete surface may be core drilled with a 3'-4" hole saw and filled with quikrete or a construction adhesive.



WORK CONSISTS OF A CHANGE OF USE FROM OFFICE/WAREHOUSE TO COMMERCIAL BAKERY AND CAFE.

NO EXTERIOR CHANGES WITH THE EXCEPTION OF NEW OVERHEAD GARAGE DOORS TO THE CARPORT AND ONE NEW EXTERIOR DOOR (FROM THE INTERIOR DRIVE) TO THE MAIN BUILDING.

THE CURB CUT IS EXISTING AND
WILL BE MADE LESS WIDE.

PAVING IN THE AREA IN FRONT OF THE GARAGE DOOR ON THE MAIN BUILDING WILL BE REMOVED AND REPLACED WITH GRAVEL.

PAVING ON LOT WILL BE ADDED AND IS LESS THAN 2,000 SQUARE FEET.

BUILDING HAS EXISTING ELECTRICAL, WATER AND GAS SERVICE.

PARCEL NUMBER 010-013642, 010-013884 AND 010-063590

ZONING CLASS M-2

SIZE OF SITE 0.271 ACRES = 11,805 SQ. FT.

USE GROUP (CURRENT)	5-1 - STORAGE (MODERATE HAZARD)
USE GROUP (CURRENT)	5-1 - STORAGE (MODERATE HAZARD)

4 RESTAURANT

BUILDING CODE USED
CONST. CLASSIFICATION

**SPRINKLER
NONE REQUIRED**

BUILDING HEIGHT	14 FT.
NUMBER OF FLOORS	ONE
EXIST. AREA (SQUARE FEET)	2,000 SQ. FT. - MAIN BUILDING

TAX DISTRICT
SCHOOL DISTRICT
LAND USE
NEIGHBORHOOD
FLOOD ZONE
HEIGHT DISTRICT
COMMISSION

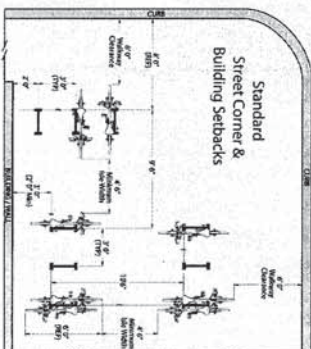
Highland bicycle racks are designed to provide safety for users and to fit into any urban environment. The Highland engineering team has developed three variations for installation to accommodate your needs: In-ground, Surface-Mount, or Rail-Mount.

- 1-1/2" SCH40, 40 PIPE (1.50" I.D.), rolled in the shape of an inverted "U" to a 24" outside radius of standing 36" high.
- Coating to be plastisol rubberized applying 12-20 mils thick jacket.

- Gloss-semi-gloss (optional textured)
- Tensile Strength: 1800 PSI min.
- Resistance to abrasion
- Salt Spray Resistance to > 2000 hours
- Hardness (Shore D) ASTM D 2240 – Results 52
- Installation Options: In-ground (G), Surface-Mount (S), Rail-Mount (R)

Based on recommendations from the Association of Pedestrian and Bicycle Professionals and over 26 years in the bike parking industry, the following diagrams show typical configurations and space allowances for installations of multiple bike racks.

The minimum space between each rack is 30", more is possible to allow for ease of access. Aisles separate the rows of racks, with a minimum between aisles to be 4'-6", to allow for one person to walk one aisle. In high traffic areas, the recommended aisle width is 6'-0". Bike widths are measured from tip to tip of bike tires between the rows of racks. Six feet should be allowed for each row of parked bicycles. Conventional upright bicycles are just less than 22 inches long, with handlebar widths varying from 22-32" and can be easily accommodated with these recommended spacings.



A-1 ZONING AND SCOPE OF WORK
VICINITY MAP
BIKE RACK DETAILS
A-2 SITE PLAN



PARCEL 010-013642
1023 SIXTH ST.
COLUMBUS, OH 43201

JEANNE
CABRAL
ARCHITECTS

2939 Bexley Park Road
Columbus, OH 43209-2236
Office (614) 239-9484
Fax (614) 754-5113
Cell (614) 537-2654
e-mail: jeannecabral@aol.com

COMMERCIAL BAKERY REQUIRES THREE PARKING SPACES

PER MOTOR VEHICLE USED IN THE BUSINESS AND BASED, FOR OPERATIONAL PURPOSES, UPON THE PREMISES

2 SPACES BASED 1:150 S.G. FT. (1,250 S.G. FT. USED FOR BAKERY)

PARKING FOR PARTIAL USE OF BUILDING (750 SQ. FT.) FOR BEST ALTERNATIVE.

10 SPACES BASED ON 1.75 SQ. FT.
2 SPACES BASED ON 300 SQ. FT. OF OUTSIDE PATIO

THUS, 15 SPACES ARE REQUIRED. THREE WILL BE PROVIDED.

TWO BAYS OF CARPORT BUILDING WILL BE USED FOR STORAGE AND WAREHOUSING OF MATERIALS FOR BAKERY. OUTSIDE COOLER WILL BE LOCATED IN ONE BAY.

GARDENING TOOLS WILL BE IN ONE BAY.

PARKING WILL BE STRIPED PER 3312.

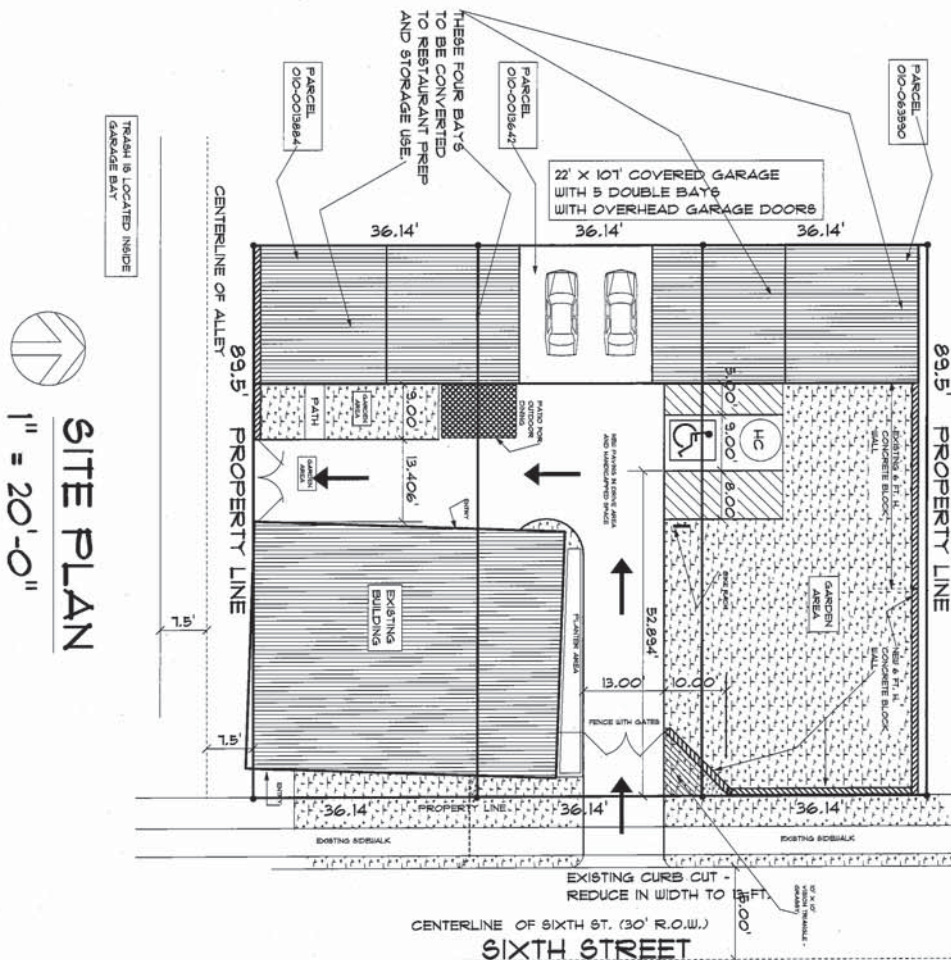
1 H.C. ACCESSIBLE SPACES REQUIRED PER TABLE 106.
(VAN ACCESSIBLE) - TO HAVE CODE COMPLIANT
POLES AND SIGNS PER ADA REQUIREMENTS.
SIGNS SHALL BE MOUNTED AT A MINIMUM OF 1 FT. FROM
GROUND TO BOTTOM OF SIGN.

H.C. SPACES TO HAVE WHEELCHAIR SYMBOL PAINTED ON PAVEMENT AND LOADING AREAS TO BE DIAGONALLY STRIPED.

NEW IMPERVIOUS SURFACE = 2,239 S.F.

OLD IMPERVIOUS TO BE REMOVED = 250 S.F.

NET NEW IMPERVIOUS SURFACE = 1,989 S.F.



STILL PLAN

$$I'' = 20' - 0''$$


JEANNE CABRAL ARCHITECTS

2938 Bredley Park Road
Columbus, OH 43209-2236

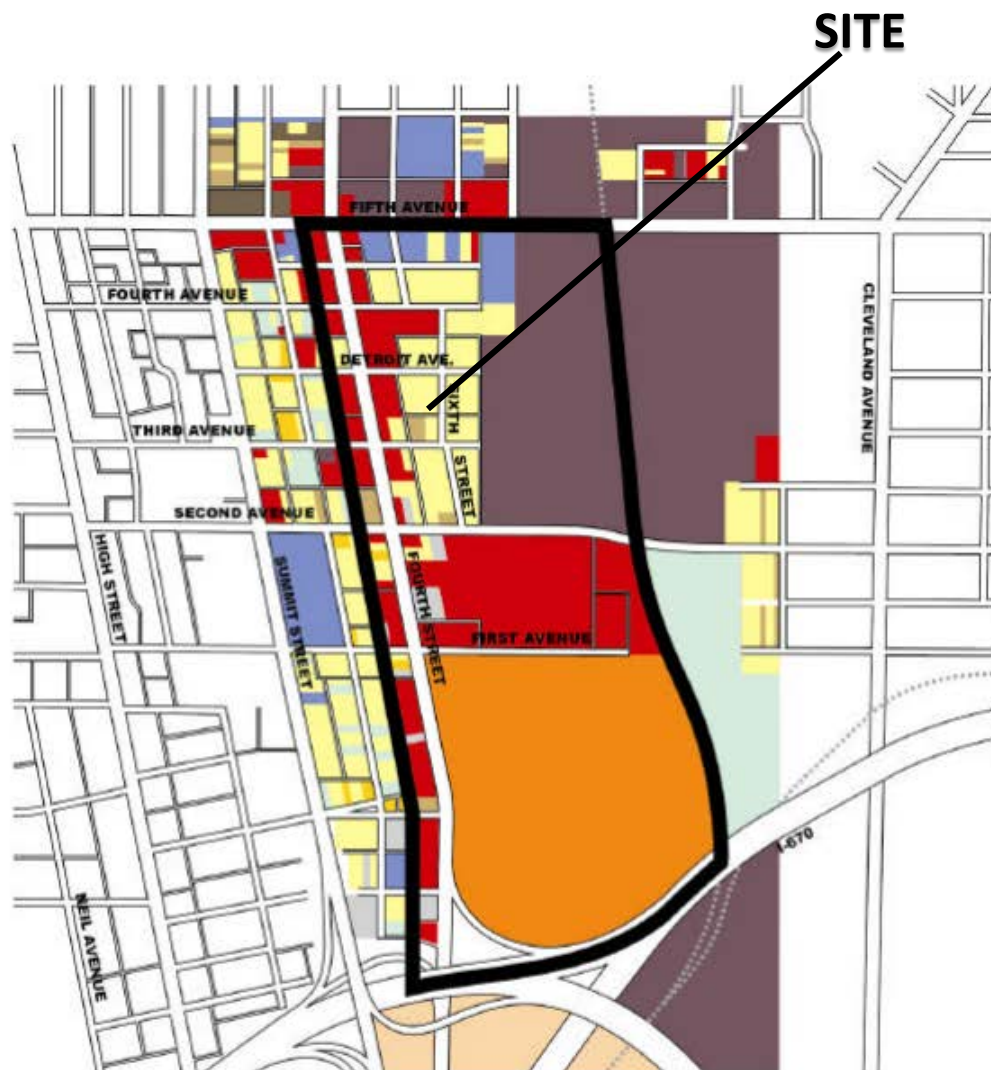
Office (614) 239-6464
Fax (614) 754-6113
Cell (614) 537-2654
e-mail: jeannecabral@aol.com

BAKERY & CAFE

PARCEL 010-013642
1023 SIXTH ST.
COLUMBUS, OH 43201

2938 Bredley Park Road
Columbus, OH 43209-2236

Office (614) 239-6464
Fax (614) 754-6113
Cell (614) 537-2654
e-mail: jeannecabral@aol.com



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus
Michael R. Coleman, Mayor
Department of Trade and Development
Mark Barboza, Director
Planning Office
Stephen R. McClary, Administrator
Urban Design Section
Lynn D. Lewis, Graphic Designer



CV14-022
1023 North Sixth Street
Approximately 0.22 acres