



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: 14310-0-00598
Date Received: 8/19/14
Commission/Civic: 5th by Northwest
Existing Zoning: C-4 Application Accepted by: R. Reiss Fee: \$1,900⁰⁰
Comments: 10/23/14

TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

Requesting variance from nine required spaces (four existing plus five additional) to eight spaces (four existing and four nearby off-street spaces) per Sections 3312.49C, 3345-14 and 3312-47.

LOCATION

1. Certified Address Number and Street Name 1291 West Third Avenue
City Columbus State OH Zip 43212
Parcel Number (only one required) 010-062933

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Active Management Inc./ John Evans
Address 1021 Avondale Avenue City/State Grandview Hts. Zip 43212
Phone # 614-315-8247 Fax # NA Email john@theohiotaproom.com

PROPERTY OWNER(S):

Name Joanna Policaro
Address 4311 Randmore Road City/State Columbus Zip 43220
Phone # 614-457-9319 Fax # NA Email joannapolicaro@yahoo.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Design Collective Incorporated/ Gene McHugh
Address 151 East Nationwide Blvd. City/State Columbus, OH Zip 43212
Phone # 614-464-2880 Fax # NA Email: gmchugh@dcollective.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Gene J. McHugh

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

14310-00598
1291 W. 3rd Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eugene McHugh
of (1) MAILING ADDRESS 151 East Nationwide Blvd. Columbus, OH 43215
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) Joanna Policaro
AND MAILING ADDRESS 4311 Randmore Road
Columbus, OH 43212

APPLICANT'S NAME AND PHONE # (5) John Evans
(same as listed on front of application) 614-315-8247

AREA COMMISSION OR CIVIC GROUP (5) Fifth by Northwest Area Commission
AREA COMMISSION ZONING CHAIR OR Bruce McKibben, Zoning Chair
CONTACT PERSON AND ADDRESS _____

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:

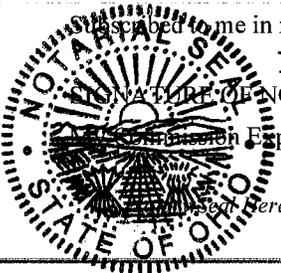
(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8) Eugene J. McHugh
_____ in the year 2014

(8) Mph
08/26/16



MICHAEL P. HERMAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/26/16

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John Evans
1021 Avondale Avenue
Columbus, OH 43212

Joanna Policaro
4311 Randmore Road
Columbus, OH 43220

Fifth by Northwest
Bruce McKibben- Zoning Chair Person
1094 Lincoln Road
Columbus, OH 43212

Gene McHugh
Design Collective Inc
151 E. Nationwide Blvd.
Columbus, OH 43212

Buckone Ltd.
1297 W. Third Avenue
Columbus, OH 43212

David Tyndall
5800 Forest Hills Blvd.
Columbus, OH 43231

Mindy Hedges
1301 W. Third Avenue
Columbus, OH 43212

Allan & Blanche Luczyk
1320 Murrell Avenue
Columbus, OH 43212

Jeremiah Heck
1307 W. Third Avenue
Columbus, OH 43212

S. Doss & A. Cochran
1314 Murrell Avenue
Columbus, OH 43212

Creative Housing Inc.
1311 W. Third Avenue
Columbus, OH 43212

Carl & Carla McElroy
1306 Murrell Avenue
Columbus, OH 43212

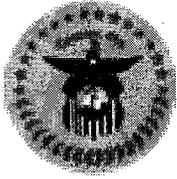
Ronald & Karen Mlicki
c/o Kohr Royer Griffith Inc.
1480 Dublin Road
Columbus, OH 43212

Steven & Susan Huff
1298 Murrell Avenue
Columbus, OH 43212

Jeff Glancy
1308 W. Third Avenue
Columbus, OH 43212

Thomas Tepley
1308 Murrell Avenue
Columbus, OH 43212

Richard & Irmina Light
1272 Hope Avenue
Columbus, OH 43212



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00598
1291 W. 3rd Ave.

One Stop Shop Zoning Report Date: Tue Aug 19 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1291 W 3RD AVE COLUMBUS, OH

Mailing Address: 4311 RANDMORE RD
COLUMBUS OH 43220

Owner: POLICARO JOANNA

Parcel Number: 010062933

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTHWEST BOULEVARD UCO

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





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STATEMENT OF HARDSHIP

APPLICATION # _____

14310-00598
1291 W. 3rd Ave.

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:

1. Because of the site configuration and size, additional on-site parking is not possible.
2. The existing site configuration and size is not a result of the actions of the property owner or applicant.
3. The property right of the owner to expand his structure in order to provide additional space and accessible toilet rooms is a right possessed by the owners of other properties in a C4 zoning district.
4. This slight expansion of the existing building for a similar merchantile use is not contrary to the public use or the intent and purpose of the Zoning Code.

Signature of Applicant

Eugene J. McHugh

Date

August 18, 2014

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/18/14



Disclaimer

Scale = 69'

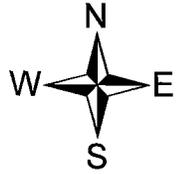
This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not intended as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00598
1291 W. 3rd Ave.

Real Estate / GIS Department



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: 010062933

Zoning Number: 1293

Street Name: W 3RD ST

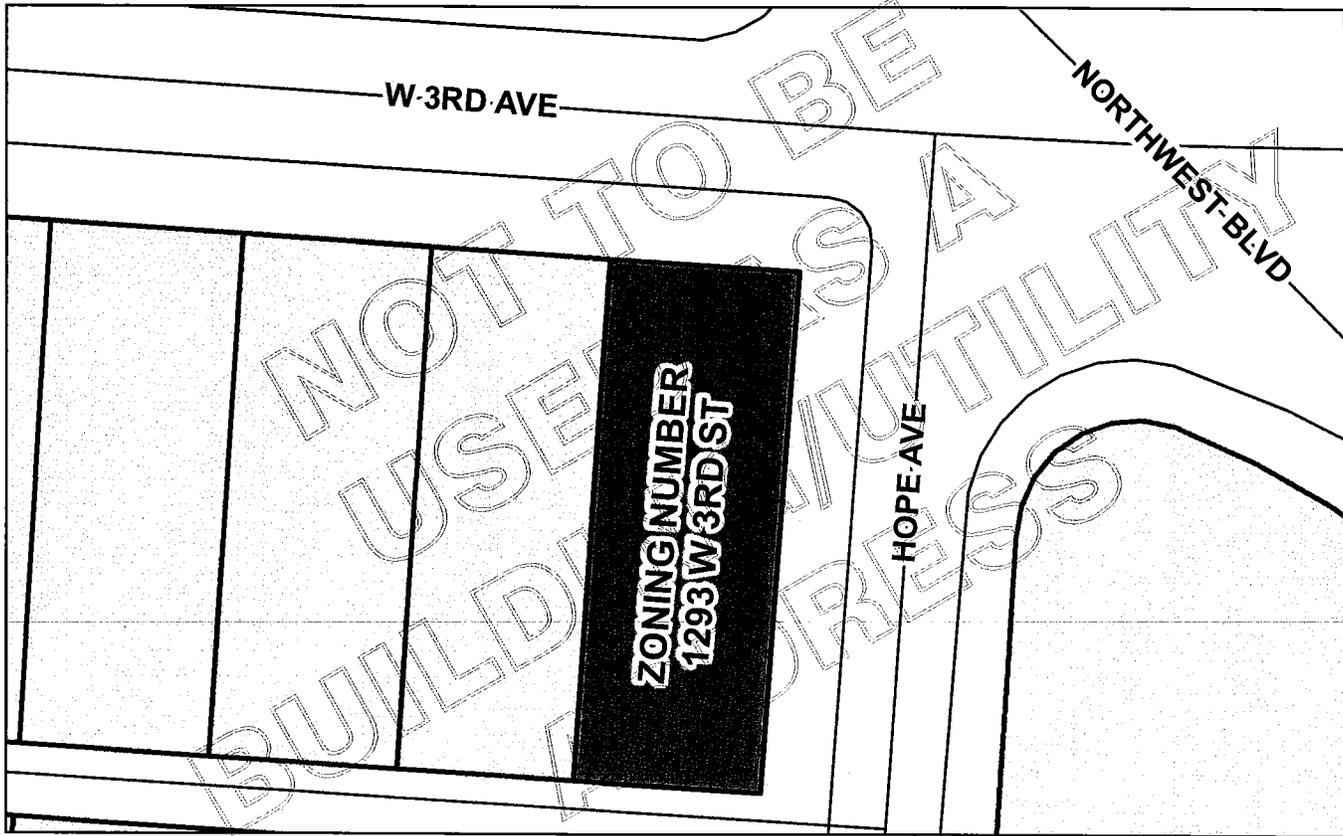
Lot Number: 276

Subdivision: NORTHWEST BLVD 3

Requested By: DESIGN COLLECTIVE INC (GENE MCHUGH)

Issued By: James R Reagan

Date: 8/18/14



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 22179

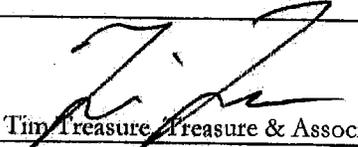
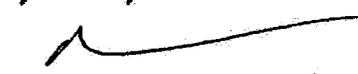
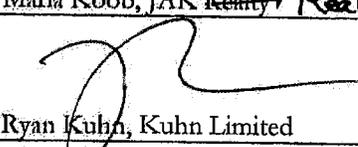
AGREEMENT REGARDING PARKING

1380-1382 WEST THIRD AVENUE

This agreement entered into the 11th of June, 2014 by and between Active Management, Inc. dba The Ohio Taproom, and Tim Treasure, Maria Koob, and Ryan Kuhn, the tenants of 1380 - 1382 West Third Avenue. Active Managements operates The Ohio Taproom, at 1291 West Third Avenue.

For One dollar and other valuable consideration paid by Active Management to these parties, the parties agree that "Ohio Taproom" patrons shall be permitted to park in at least four (4) parking spaces controlled by the tenants, during the period of time that their businesses are not open. ~~At a minimum, these parking spaces will be available to "Ohio Taproom" patrons after 5:00 each weekday, and all weekend.~~ Spaces may not be used for other businesses other than Ohio Tap Room customers.

Active Management shall furnish and post signage at the lot, if requested by the tenants. This agreement shall be in effect until cancelled, modified, or terminated by any party hereto. Any party may cancel or terminate this contract by providing all others with thirty days advance written notice.

 Tim Treasure, Treasure & Associates	Date 6/10/14
 Maria Koob, JAK Realty Real Estate	Date 6/11/14
 Ryan Kuhn, Kuhn Limited	Date 6/10/2014
 John Evans, The Ohio Taproom	Date 6/10/14



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

14310-00598
1291 W. 3rd Ave.

Being first duly cautioned and sworn (NAME) Eugene McHugh
of (COMPLETE ADDRESS) 151 East Nationwide Blvd. Columbus, OH 43212

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

John Evans 1021 Avondale Avenue, Columbus, OH 43212

SIGNATURE OF AFFIANT

Eugene McHugh, Agent

Eugene J. McHugh

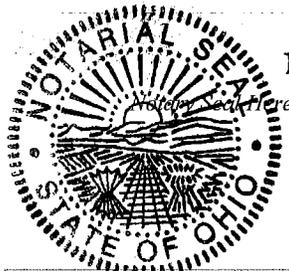
Subscribed to me in my presence and before me this 18TH day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

mp

My Commission Expires:

08/26/16



MICHAEL P. HERMAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/26/16

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