

BOARD OF ZONING ADJUSTMENT APPLICATION

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

Application Number: 14310-0-00577
Date Received: 8/14/14
Commission/Civic: Brewery District
Existing Zoning: C-4 Application Accepted by: R. Reiss Fee: \$1,900⁰⁰
Comments: 10/28/14

TYPES OF ACTION REQUESTED (check all that apply)

Variance Special Permit

Indicate what the proposal is and list code sections.

Applicant seeks a variance from the parking requirements set forth in 3342.28 Columbus City Codes. Current C-4 zoning to remain unchanged. Applicant will change current use from restaurant/office to restaurant/entertainment and seeks to retain the existing parking lot.

LOCATION

Certified Address Number and Street Name 514-520 South High Street
City Columbus State Ohio Zip 43215
Parcel Number (only one required) 010022064

APPLICANT: (IF DIFFERENT THAN OWNER)

Name Mode Architecture
Address 174 Thurman Avenue, Columbus, OH 43206
Phone # (614) 555-5186 Fax # (614) Email mark@modearc.com

PROPERTY OWNER(S):

Name Dream Weaver Alive, LLC
Address 6951 Princeville Ct., Blacklick, OH 43004
Phone # (614) 327-0828 Fax # (614) 360-1130 Email robert_a_clark@ml.com

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name William J. Clark
Address 78 East Scioto Drive, Powell, OH 43065
Phone # (614) 766-8475 Fax # (614) 766-8465 Email wclark4@columbus.rr.com

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE Robert A. Clark
ATTORNEY/AGENT SIGNATURE William J. Clark

PLEASE NOTE: Incomplete information will result in the rejection of the submittal.
Applications must be submitted by appointment. Call 614-645-4552 to schedule
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

14310-00577
514-520 S. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME William J. Clark
of (1) MAILING ADDRESS 78 East Scioto Drive, Powell, OH 43065
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
AND MAILING ADDRESS

(4) DREAM WEAVER ALIVE, LLC
6951 PRINCEVILLE CT.
BLACKLICK, OH 43004

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

MODE ARCHITECTURE
(614) 555-5186

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

(5) BREWERY DISTRICT COMMISSION

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.

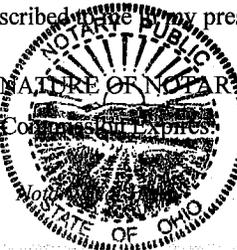
SIGNATURE OF AFFIANT

(8) William J. Clark
Subscribed in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

BRENDA BERTSCH
Notary Public, State of Ohio
My Commission Expires
January 30, 2017

(8) Brenda Bertsch
1-30-2017



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APPLICANT

Mode Architecture
c/o Mark Ours
174 Thurman Ave
Columbus, OH 43206

AREA COMMISSION

Brewery District Commission
c/o James A. Goodman
50 West Gay Street
Columbus, OH 43215

J. Elliot Van Dyne Jr.
525-527 City Park Avenue
Columbus, OH 43215

High & Wall Ltd
536 South Wall Street, Suite 300
Columbus, OH 43215

High & Wall Ltd
536 South Wall Street, Suite 300
Columbus, OH 43215

Village Legal Center
536 South High Street
Columbus, OH 43215

R. William Meeks
511 South High Street
Columbus, OH 43215

Kevin K. Calori
522 - 522S Pearl Street
Columbus, OH 43215

Lori Kelly and Kelly McClellan
8045 Pickerington Road
Canal Winchester, OH 43110

PROPERTY OWNER

Dream Weaver Alive, LLC
c/o Robert Clark, Manager
6951 Princeville Court
Blacklick, OH 43004

Pearl of Blenkner Properties, LLC
c/o Kohr, Royer, Griffith Inc.
1480 Dublin Road
Columbus, OH 43215

Schott Ventures, Ltd
492 South High Street, Suite 200
Columbus, OH 43215

Ohio Water Development Authority
480 South High Street
Columbus, OH 43215

Historical Homes I LLC
12998 Bevelheimer Road
Westerville, OH 43081

Ohio Water Development Authority
480 South High Street
Columbus, OH 43215

High & Wall Ltd
536 South Wall Street, Suite 300
Columbus, OH 43215

Geraldine E. Dye
555 South Third Street
Columbus, OH 43215

Columbus Properties, LLC
9370 McNight road, Suite 300
Pittsburgh, PA 15237

ATTORNEY

William J. Clark
78 East Scioto Drive
Powell, OH 43065

Cynthia A. Schillig
31 East Blenkner Street
Columbus, OH 43215

Dream Weaver Alive, LLC
6951 Princeville Court
Blacklick, OH 43004

Pearl of Blenkner Properties, LLC
c/o Kohr, Royer, Griffith Inc.
1480 Dublin Road
Columbus, OH 43215

Schott Ventures, Ltd
492 South High Street, Suite 200
Columbus, OH 43215

LP Investments Co.
35 East Livingston Avenue
Columbus, OH 43215

Harlin E. Robinson
521 City Park Avenue
Columbus, OH 43215

Gary Shroyer and Melissa Shroyer
2259 Haverford Road
Columbus, OH 43220



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00577
514-520 S. High St.

One Stop Shop Zoning Report Date: Fri Aug 15 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 514 S HIGH ST COLUMBUS, OH

Mailing Address: 6951 PRINCEVILLE CT
BLACKLICK OH 43004

Owner: DREAM WEAVER ALIVE LLC

Parcel Number: 010022064

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Graphic Commission: N/A

Area Commission: Brewery District Commission

Planning Overlay: N/A

Historic District: Brewery District

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



STATEMENT OF HARDSHIP

For BZA Variance Application

514-520 South High Street,
Columbus, OH 43215

Introduction

This statement is submitted in support of the Applicant's request for a variance from C.C.C. 3312.49 (Minimum number of parking spaces required) to allow a new restaurant tenant to occupy the entire space at 514-520 South High Street in the Brewery District. A certificate of appropriateness for this request has been filed and will be concurrently considered by the Brewery District Commission.

Site Information

The subject property (the "Site") is a two-story building constructed in 1928. It has been vacant for several years and has fallen into a state of disrepair. The building previously housed a mix of uses including general office space (about half of the first floor and all of the second floor) and restaurant space (about half of the first floor and all of the basement). The site is currently zoned C4 commercial, with a South High Street UCO. There are 25 parking spaces currently and upon redevelopment there will be a minimum of 20 on site spaces retained. The Site is located within a high density urban area. There is no land available to add parking spaces for code compliance.

Site History

The site appears to have been renovated in 1982 with a building change of use. However, there appears to be no record of a parking variance having been filed at that time.

Redevelopment Plan

The proposed new tenant for the building is "Copious" a mid-level priced dining establishment that is intended to serve nearby office building tenants, residents within a radius of several blocks, and business visitors to the city.

The planned redevelopment will involve a complete renovation of all interior space within the existing building footprint. **The only newly created area to the footprint of the existing building/site will house a new elevator function to improve non-compliant accessibility.**

The Copious redevelopment seeks to retain the existing parking lot, providing not less than 20 parking spaces after meeting screening requirements for a trash dumpster and providing improved accessibility. Code provisions would call for an increase of approximately 81 parking spaces to redevelop approximately 3500 sq. ft. on the first floor and 7000 sq. ft. on the second floor from office to restaurant usage. However, the lot size is fixed, every square foot is utilized, and there is no feasible way for this site to become compliant with the parking codes. In fact, even if no change in use were contemplated, the existing lot is insufficient to support the number of spaces required by the code for its previous uses.

Thus, the total requested variance from C.C.C. 3312.49 is from 81 additional parking spaces to 0.

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Parking Plan

Applicant requests that the Board consider the proposed use, which notably does not conflict with the peak parking times (day time) for the many offices and other commercial uses within the immediate South High Street area. There are more than 1000 parking spaces available within a two block radius of the Site. While these public parking spaces cannot be counted toward required on-site parking, they are certainly a factor in considering this request. There will be a minimum of 20 parking spaces on site. There are 50+ on street parking spaces surrounding the Site. There are 600+ spaces at the city garage within a half block of the Site (which is underutilized in the evenings and on weekends, when Copious will conduct most of its business). The Owner has spoken with the operators of this garage and has determined that this will be the recommended parking for all of Copious' employees. Also, the new Grange garage is within two blocks of the Site and will provide additional parking back up. Finally, the Owner plans to offer valet parking for its patrons, as is customary with downtown restaurant operations.

Additional Site Information

The Site is located within the South High Street Urban Commercial Overlay, which provides for an automatic 25% reduction in the parking requirements to encourage developments such as this.

The development of this Site will immediately contribute to the Brewery District neighborhood. The area is well known for its mix of uses and zoning districts. The proposed new use will complement the essential character of this community as an eclectic mix of uses evidenced by the existing restaurants, indoor and outdoor entertainment facilities, offices homes, condominiums, apartments, and other commercial businesses. The area is undergoing a strong renewal with both private and public investment dollars. Copious will contribute to this renewal and will help to add to the sense of vibrancy in the local Brewery District economy by bringing in an estimated 2700+ patrons each week. The Brewery District Commission is empowered to review exterior alterations within its boundaries, to evaluate the desirability of new property uses, and to determine the adequacy of parking for such intended use. Applicant trusts that the Board will give appropriate consideration to the recommendation of the Commission concerning this project.

Due to the existing structure of the building and the plan for entirely interior renovation, this variance will not affect the delivery of governmental services. The variance is not large, considering the reduction of new spaces requested is from 81 additional spaces to 0.

Summary – How the Request Satisfies the Conditions Imposed by C.C.C. 3307.09

- (1) The existing site conditions preclude code-compliant parking on site. The existing layout of this plat of land, the existing structure, and the existing parking lot comprise the special circumstances and conditions applicable to this site that do not apply generally to other properties in the district. Other, similar land-locked businesses in the area have been granted parking variances to facilitate business development.
- (2) The condition of this property is not the result of the actions of the current owners.
- (3) This parking variance is necessary to bring this site into full occupancy by way of Copious' planned use. There is simply no other means to address parking on-site or to alleviate the necessity for this variance. If the variance is not granted, the owner will lose the substantial right to develop this property to what the owner believes to be its highest and best use.
- (4) The requested variance will not adversely affect neighbors. The Owners' Parking Plan referenced above addresses the need for parking for its employees and patrons, most of whom will be patronizing the business at off-peak traffic and parking times in the vicinity.

Applicant respectfully suggests that redevelopment of the Site and the renewed vitality it will help to bring to the area far outweigh the need for additional on-site parking. Further, Applicant respectfully suggests that the overall parking plans developed for this business, that make full use of the resources already available in this community, adequately address the parking needs for this project and for the community.

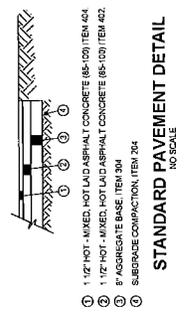
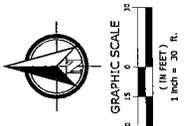
Based upon the information provided herein, Applicant requests approval of this parking variance to allow this development to proceed and to allow this business operation to become a part of the Brewery District's ongoing renewal.



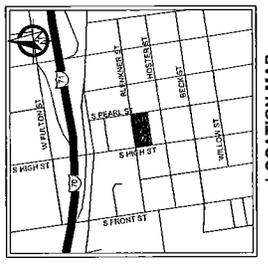
APPLICANT, Mark Ours, Architect

SANITARY SEWER NOTE:
 CONNECTION TO SANITARY SEWER SYSTEM TO BE MADE AT THE INTERSECTION OF THE SANITARY SEWER MAIN AND THE SANITARY SEWER SERVICE LINE. CONTACT THE SEWER PERMIT OFFICE REGARDING ANY FEES AND REGULATIONS. THE SEWER PERMIT OFFICE IS LOCATED AT 1500 CALIFORNIA AVENUE.

NOTES:
 ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
 TYPICAL PARKING SPACE IS 8' X 18'.
 FOR EXACT BUILDING AND FOUNDATION DIMENSIONS, SEE ARCHITECTURAL PLANS.



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514-520 S. High St.



SITE DATA TABLE

TOTAL SITE AREA: 0.409 AC
 TOTAL DEVELOPED AREA: 0.007 AC
 PRE-DEVELOPED IMPERVIOUS: 0.386 AC
 POST-DEVELOPED IMPERVIOUS: 0.386 AC

PROPERTY ADDRESS: 514-520 SOUTH HIGH STREET
 EXISTING ZONING: ORIGINAL COMMERCIAL, C-4
 2271192, HEIGHT DISTRICT H-60
 COMMERCIAL OVERLAY: S HIGH STS FRONT ST UCO
 AREA COMMISSION: BREWERY DISTRICT COMMISSION
 HISTORIC DISTRICT: BREWERY DISTRICT

UPPER LEVEL (7.000) ASD
 EXISTING USE: RESTAURANT
 PROPOSED USE: RESTAURANT; 7,000 SF = 62.33 SPACES
 LOWER LEVEL (7.000) ASD
 EXISTING USE: OFFICE; 3,500 SF = 48.68 SPACES
 PROPOSED USE: RESTAURANT; 3,500 SF = 48.68 SPACES
 EXISTING USE: RESTAURANT; 3,500 SF = 48.68 SPACES
 LOWER LEVEL (7.000) ASD
 EXISTING USE: RESTAURANT; 7,000 NO CHANGE
 PARKING REQUIREMENT
 EXISTING USE: RESTAURANT; 24 SPACES (11.6 SPACES)
 ACTUAL: 20 SPACES (11.6 SPACES)
 BICYCLE PARKING: 100 BICYCLE SPACES REQUIRED = 20 SPACES (11.6 SPACES)
 ACTUAL: 2 BIKE RACKS
 SHADE TREE REQUIREMENT EXEMPTION - EXISTING PARKING

FLOOD PLAIN NOTE
 THIS SITE FALLS WITHIN ZONE X OF THE FEMA PANEL #29040030C. ZONE X DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
COMPLIANCE NOTE
 WE WILL COMPLY WITH SECTION 3021.01 DUMPSTER; 3321.07 LANDSCAPE; 3312.21 SCREENS; 3321.26 STRIPPING MARKING; 3312.43 SURFACE; AND 3312.45 WHEEL STOPPERS.

DEVELOPER: LOW CONSTRUCTION SERVICES, LLC
 21 E. STATE STREET, SUITE 2000
 COLUMBUS, OHIO 43215
 PHONE: (614) 621-2526

PLAN DESIGNER: RAS CIVIL ENGINEERING, LLC
 4254 TULLER ROAD
 COLUMBUS, OHIO 43230
 PHONE: (614) 851-4804
 FAX: (614) 781-6717
 EMAIL: RAS@RAS-COE.COM

REVISIONS

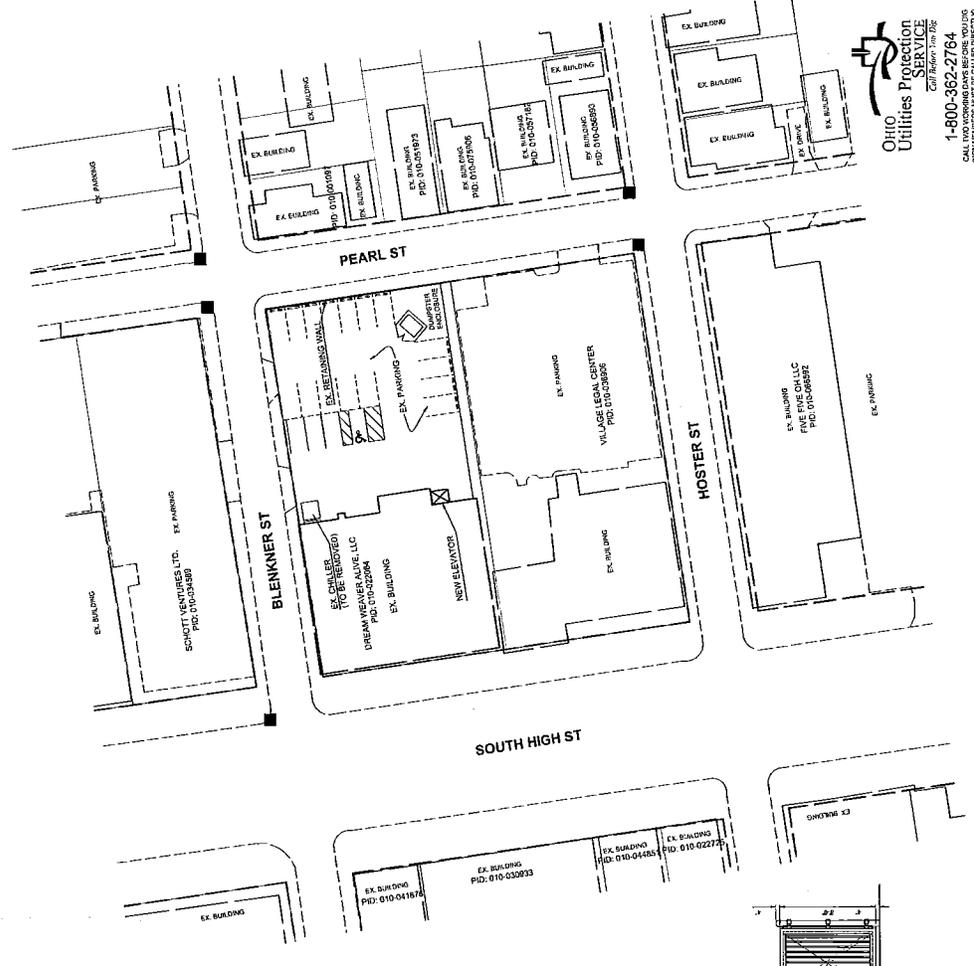
REV#	DATE	SHEET	DESCRIPTION	APPROVED



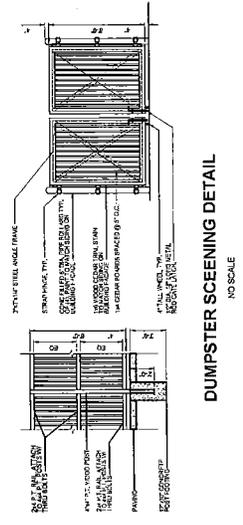
RAS CIVIL ENGINEERING, LLC
 CIVIL ENGINEERING & SURVEYING SERVICES
 4254 TULLER ROAD • DUBLIN • OHIO • 43017
 614-581-8504 • RASLLC@AMERITECH.NET

ZONING COMPLIANCE PLAN
 COLUMBUS, OHIO
 RESTAURANT COMPLEX
 514 - 520 SOUTH HIGH STREET

FORM NO.: 14-003
 DATE: AUGUST, 2014
 SCALE: HORIZONTAL: 1"=30'
 VERTICAL: N/A
 SHEET NO.: 1/1



Ohio Utilities Protection SERVICE
 Call Before You Dig
 1-800-362-2764
 ALL UTILITIES MUST BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.



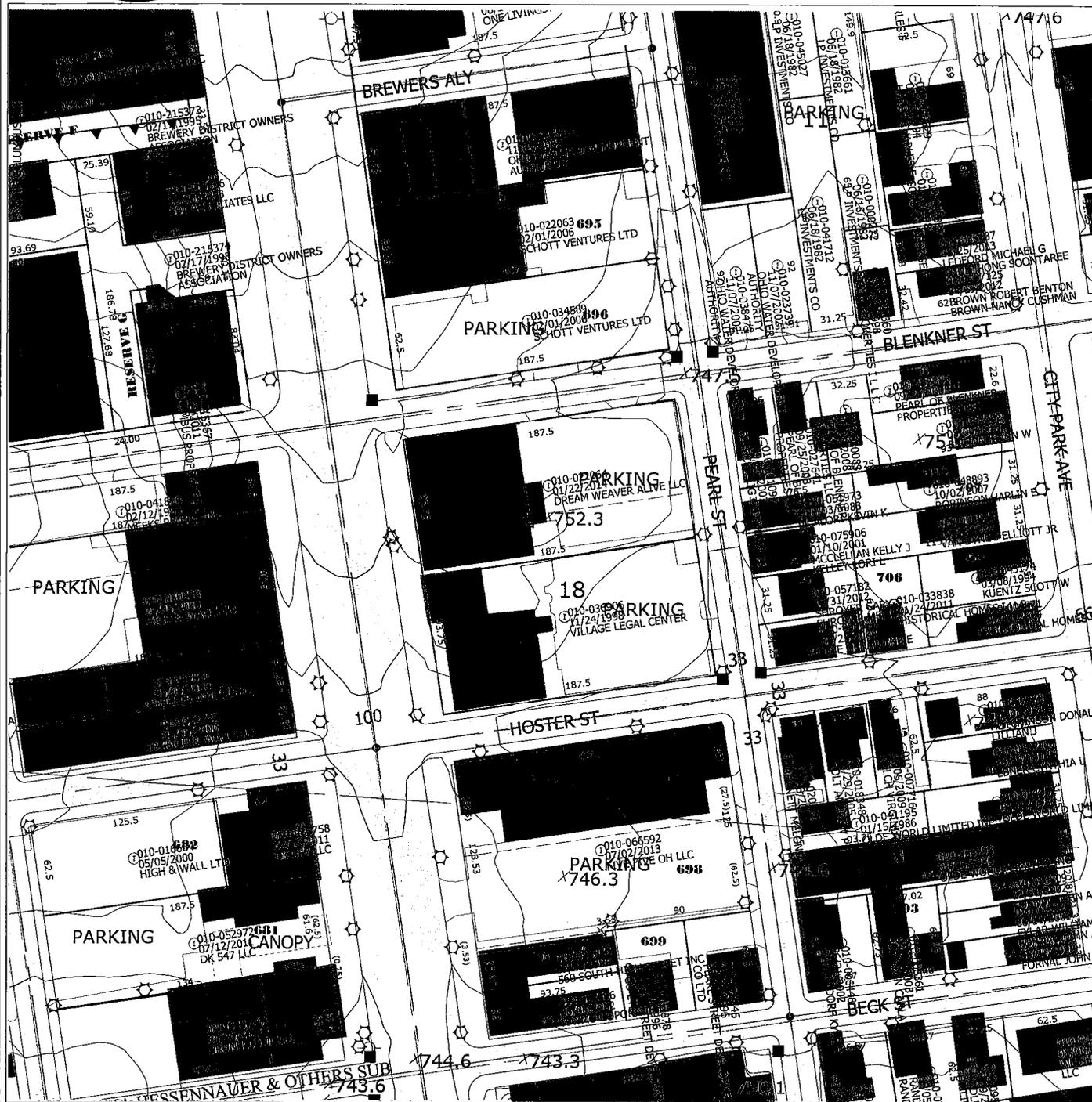
DUMPSTER SCREENING DETAIL
 NO SCALE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/8/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are not to be held responsible for any errors or omissions. Users of this map are not to be held responsible for any errors or omissions. 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.

14310-00577
514-520 S. High St.



BOARD OF ZONING ADJUSTMENT APPLICATION

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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 **14310-00577**
514-520 S. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM J. CLARK
of (COMPLETE ADDRESS) 78 E. SCIOTO DRIVE, POWELL, OH 43065
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>DREAM WEAVER ALIVE, LLC</u> <u>(OWNS 100% of PROJECT)</u>	<u>6951 PRINCEVILLE CT., BLACKICK, OH 43004</u>
<u>ROBERT A. CLARK</u> <u>(OWNS 100% of Dream Weaver Alive, LLC)</u>	<u>6951 PRINCEVILLE CT., BLACKICK, OH 43004</u>

SIGNATURE OF AFFIANT *William J. Clark*

Subscribed to me in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Brenda Bertsch*

My Commission Expires: 1-30-2017



BRENDA BERTSCH
Notary Public, State of Ohio
My Commission Expires
January 30, 2017

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