



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: CV14-061/14315-00000-00835

Date Received: 11/19/14

Application Accepted By: TP+SP Fee: \$1680

Comments: Assigned to Shannon Pine; 645-2288; spine@Columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3870 North High Street Zip 43214

Is this property currently being annexed into the City of Columbus ☐ Yes ☐ No N/A

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

Parcel Number for Certified Address: 010-072054

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

Current Zoning District(s): (R3) Residential, 14-35

Civic Association or Area Commission: Clintonville Area Commission

Proposed use or reason for Council Variance request: To use bldg. For Educational Kitchens +

Acreage: .228 Retail Area

APPLICANT: Name Tricia Wheeler + Sarah Lagotterial

Address 3678 North High City/State Columbus, OH Zip 43214

Phone # 614-296-5053 Fax # Email: triciaw@ediblecolumbus.com
sarah@ediblecolumbus.com

PROPERTY OWNER(S): Name SAME AS APPLICANT

Address City/State Zip

Phone # Fax # Email:

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

N/A

Contract pending on property - until zoning decision

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name KIMBERLY MIKANIK, ARCHITECT

Address 1116 W. 2nd AVE. City/State COLUMBUS, OH Zip 43212

Phone # 614-562-4895 Fax # Email: kimmikanik@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Tricia Wheeler Sarah Lagotterial

PROPERTY OWNER SIGNATURE SAME AS ABOVE

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



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

CV14-061

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

Signature of Applicant

Lucia Wheeler
Sarah [Signature]

Date

11/15/19

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

The footprint of the structure is changing with an appropriate 30% addition.

The High Street corridor which stretches the length of the Clintonville neighborhood is already 95% commercial uses. The change in use of the subject property will have minimal impact on the surrounding properties.

Clintonville has well established walkable neighborhoods and the uses in the subject property will encourage neighborhood residents to attend Bread making classes, Flower arranging classes or have a cup of coffee in the Café area. There will be a small amount of retail available pertaining to classes offered and café related products.

All work on the premises will comply with the building code, fire code, sanitation codes.

The subject property is under "option" by the applicants who have invested time and money into developing a concept that would be beneficial to the Clintonville Neighborhood, provide jobs and educate residents in the fine art of bread-making and other artistic pursuits.

The applicants are currently "stakeholders" in the neighborhood and believe that new types of business will strengthen the core values of the area.



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

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 # CV14-001

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Sarah Lagrotteria Tricia Wheeler

Of [COMPLETE ADDRESS] 3870 North High Street
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. Sarah Lagrotteria 3074 N. High Street Columbus, OH 43214	2. Tricia A Wheeler 3874 North High Street Columbus, OH 43214
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15 day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

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



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-061

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tricia Wheeler + Sarah Lagrotteria

of (1) MAILING ADDRESS 3674 North High St. Columbus, OH 43214

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 3870 North High Street

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) 11/19/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Tricia Wheeler + Sarah Lagrotteria
3674 North High St
Columbus, OH 43214

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

Tricia Wheeler - 614-296-5053
Sarah Lagrotteria - 917-596-4801

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

(5) Travis Wagner

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. N/A

SIGNATURE OF AFFIANT

(8) Tricia Wheeler Sarah Lagrotteria

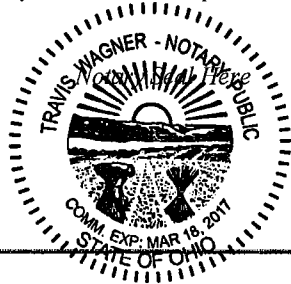
Subscribed to me in my presence and before me this 15 day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Mar 18, 2017



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

CV14-001

Exhibit A

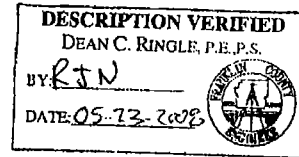
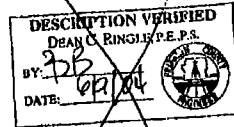
Legal Description

Being Lot Number Three (3) and Twenty-one and Seventy-Six hundredths (21.76) feet off the north side of Lot No. 2 of NORTHBRIDGE SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, Page 29, Recorder's Office, Franklin County, Ohio.

Commonly Known As: 3870 High Street
Columbus, Ohio

M 31
All of
(010)

72054

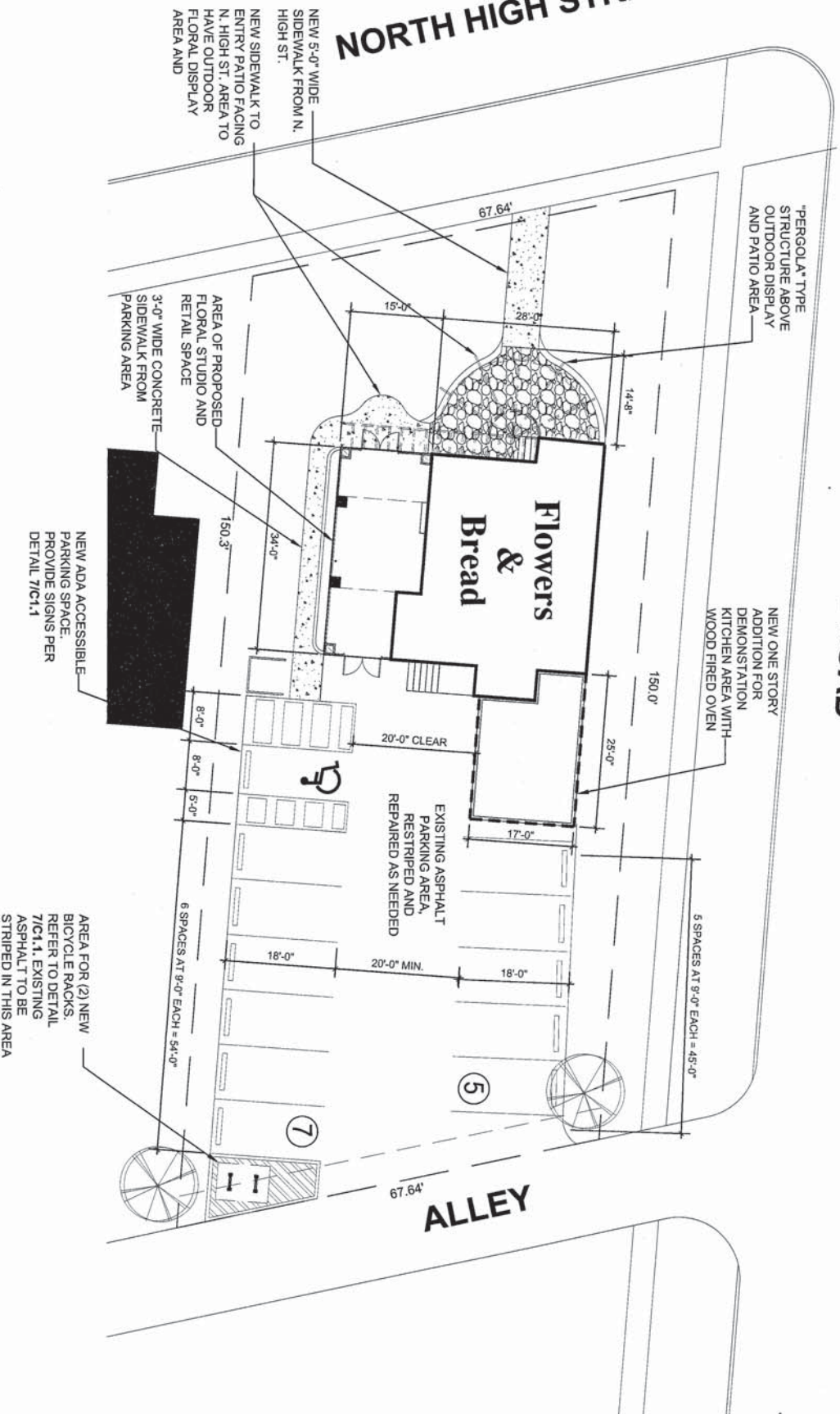


Real Estate / GIS Department

ACTON ROAD

NORTH HIGH STREET

ALLEY



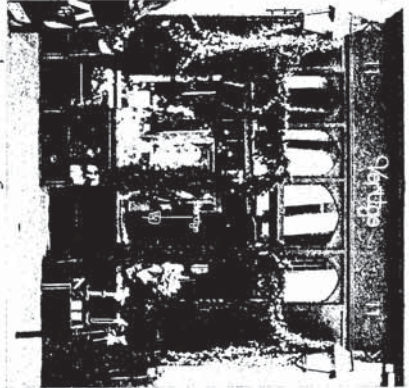
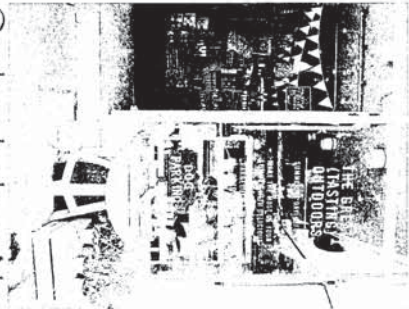
PROPOSED SITE PLAN

Scale: 1" = 20'-0"

1

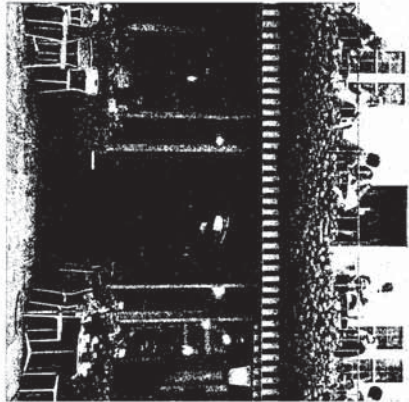


C114-001

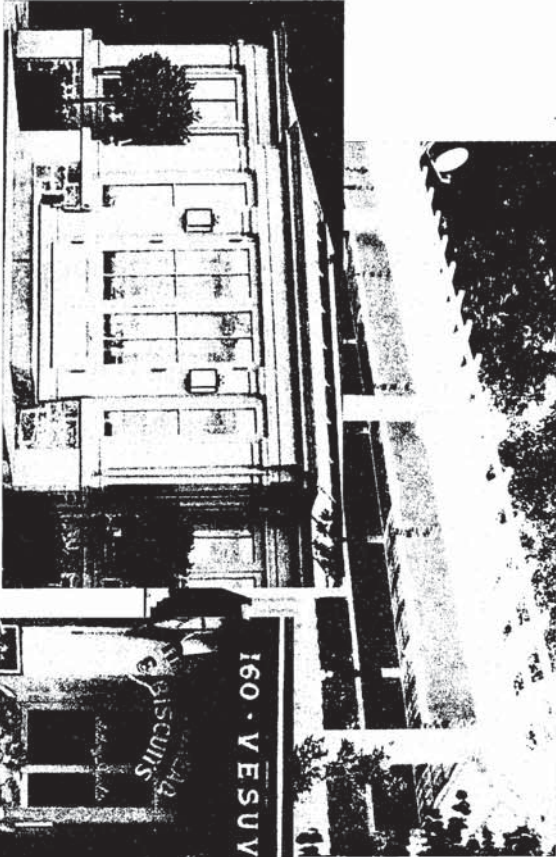


Outdoor displays - New open glass storefront

Cafe Tomasselli



Outdoor Cafe



Landscape Elements

Conservatory - floral studio



Inviting Entry Features

Streetscape

Columbus, Ohio - Flowers & Bread

create collaborative
design + architecture

Date: November 18, 2014

CM4-001



CV14-061
3870 North High Street
Approximately 0.23 acres

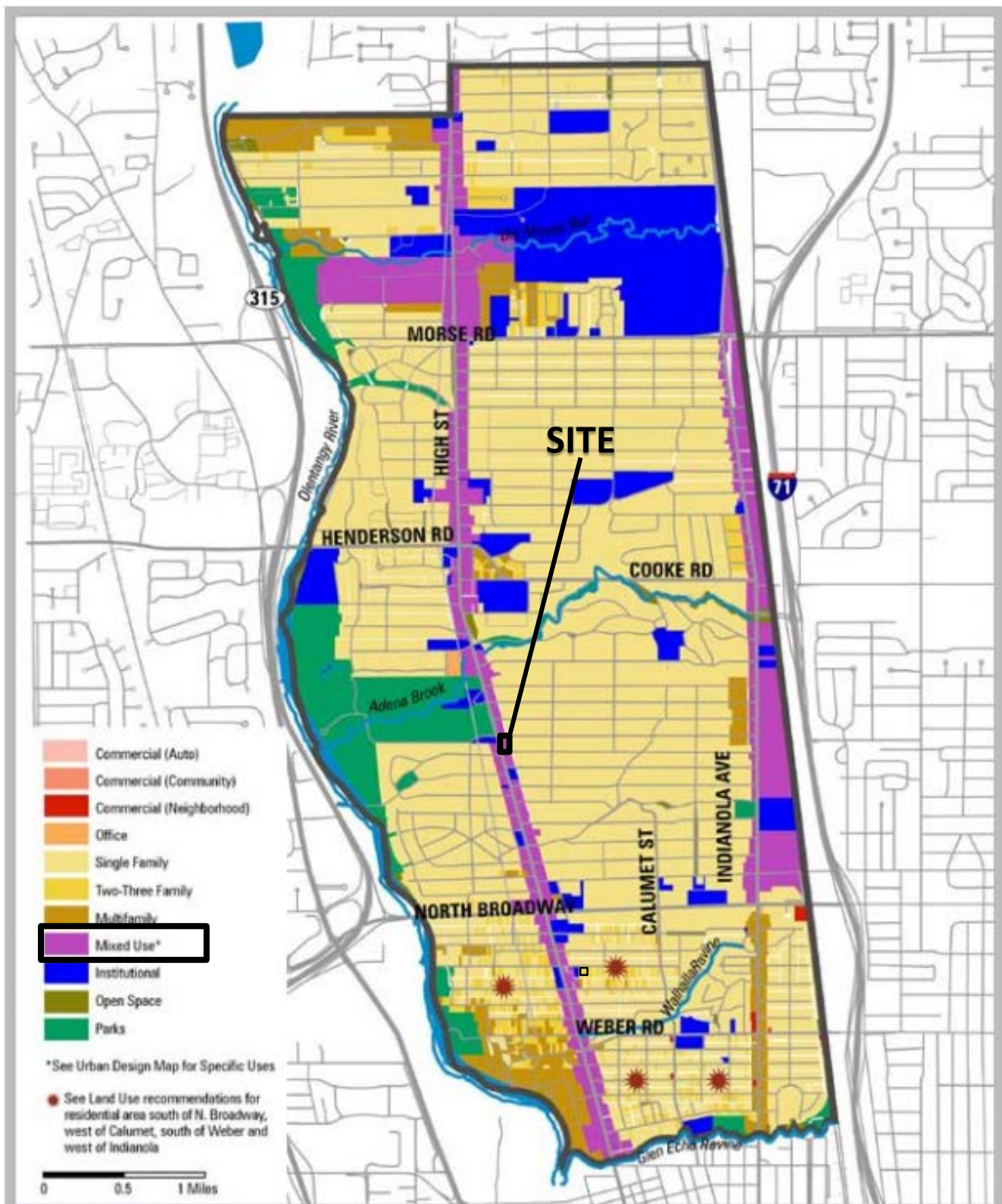


Figure 10 : Land Use Plan



CV14-061
3870 North High Street
Approximately 0.23 acres



CV14-061
3870 North High Street
Approximately 0.23 acres