



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: BZA15-021
Date Received: 18 FEB. 2015
Commission/Civic: ITALIAN VILLAGE
Existing Zoning: _____ Application Accepted by: JF 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.

CONSTRUCT 810 SQ. FT. PATIO, DISPLACE 3 PARKING SPACES
3312.49, REDUCE ADDITIONAL # PARKING FROM 8 TO 6
UCD = 25% PARKING REDUCTION = 6 SPACES TO 0

LOCATION

1. Certified Address Number and Street Name 1031 N. 4TH ST.
City COLUMBUS State OH Zip 43201
Parcel Number (only one required) 010016668

APPLICANT: (IF DIFFERENT FROM OWNER)

Name LAUREN CULLEY
Address 1889 TREMONT RD. City/State WARLINGTON, OH Zip 43212
Phone # 6142827026 Fax # _____ Email LCULLEY@GMAIL.COM

PROPERTY OWNER(S):

Name CAROL GUILER
Address 355 CHEROKEE DR. City/State _____ Zip _____
Phone # 6145544629 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name CHRISTOPHER CULLEY
Address 1889 TREMONT RD. City/State WARLINGTON, OH Zip 43212
Phone # 6146206005 Fax # _____ Email: CMHCMC@GMAIL

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE Carol Guiler
ATTORNEY / AGENT SIGNATURE Christopher Culley

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-021
1031 NORTH FOURTH
STREET

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1031 N 4TH ST COLUMBUS, OH

Mailing Address: 355 CHEROKEE DR
CANAL WINCHESTER, OH 4311

Owner: GUILER CAROL J

Parcel Number: 010016668

ZONING INFORMATION

Zoning: Z98-080, Manufacturing, LM
effective 11/3/1999, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: ITALIAN VILLAGE UCO

Graphic Commission: N/A

Area Commission: Italian Village Commission

Planning Overlay: N/A

Historic District: Italian Village

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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BZA15-021

**1031 NORTH FOURTH
STREET**

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME LAUREN CULLEY
of (1) MAILING ADDRESS 1031 N. 4TH STREET
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) CAROL GUILER
355 CHEROKEE DR.
CANAL WINCHESTER, OH
43110

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

LAUREN CULLEY
614 282 7026

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

(5) _____

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) [Signature]
Subscribed to me in my presence and before me this 18 day of FEBRUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires _____
CHRISTOPHER M. CULLEY, ESQ.
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



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BZA15-021
1031 NORTH FOURTH
STREET

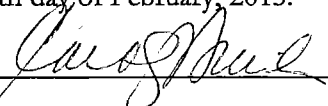
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Carol J. Guiler, owner of the property commonly known as 1031 North Fourth Street, Columbus, Ohio 43201 (the "Premises"), do hereby make, constitute, and appoint Lauren K. Culley, of 1889 Tremont Road, Upper Arlington, Ohio 43212 as my lawful attorney-in-fact. I authorize my attorney-in-fact, while acting in good faith and in furtherance of my interests, to act for me and in my name, place, and stead, as follows:

1. To apply for zoning, parking, and code adjustments and/or variances necessary for construction of a patio on the Premises;
2. To attend and act on my behalf at any hearing or other proceeding relative to such application; and
3. To do or perform any incidental act reasonably required to carry out and perform the specific authorities granted herein.

This Special Power of Attorney is effective upon execution, and shall terminate automatically after three hundred sixty-five (365) days. The lawful acts of my attorney-in-fact, taken while this instrument is valid and in force, shall be unaffected by subsequent termination of this Special Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand at Columbus, Ohio on this the 17th day of February, 2015:



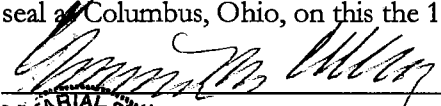
 Carol J. Guiler, Principal

JURAT

STATE OF OHIO)
) SS.
 COUNTY OF FRANKLIN)

Before me, a Notary Public in and for said county, personally appeared the above-named Carol J. Guiler, who produced satisfactory evidence of her identity, and who acknowledged the she did sign the foregoing *Special Power of Attorney* and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Columbus, Ohio, on this the 17th day of February, 2015.



 Notarial Seal
 CHRISTOPHER M. CULLEY, ESQ.
 My Commission expires Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.



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STATEMENT OF HARDSHIP

BZA15-021
1031 NORTH FOURTH
STREET

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:

SINCE OPENING OUR SHOP IN OCTOBER, 2014, WE HAVE BEEN AT CAPACITY ON WEEKENDS AND WEEKDAY MORNINGS. IN AN ATTEMPT TO MAKE OUR CUSTOMERS HAPPIER & TO MEET THE DEMANDS OF THE NEIGHBORHOOD AND COMMUNITY, WE'D LIKE TO BUILD A PATIO. IN DOING SO, WE LOSE THREE PARKING SPACES ALONG THE BACK OF OUR SHOP. WE ARE SEEKING A VARIANCE FOR THESE SPOTS. WE ARE IN NEGOTIATIONS WITH OUR PROPERTY'S NEIGHBOR TO USE HIS LOT DURING THE DAY (A MINIMUM OF TEN SPACES) AND ARE INCREASING OUR BIKE PARKING IN ORDER TO EASE OUR PARKING SITUATION. WE BELIEVE THE PATIO WILL BENEFIT OUR NEIGHBORHOOD & WILL ENCOURAGE FOOT & BIKE TRAFFIC.

Signature of Applicant _____

Date 2.17.15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 2/12/15



Disclaimer

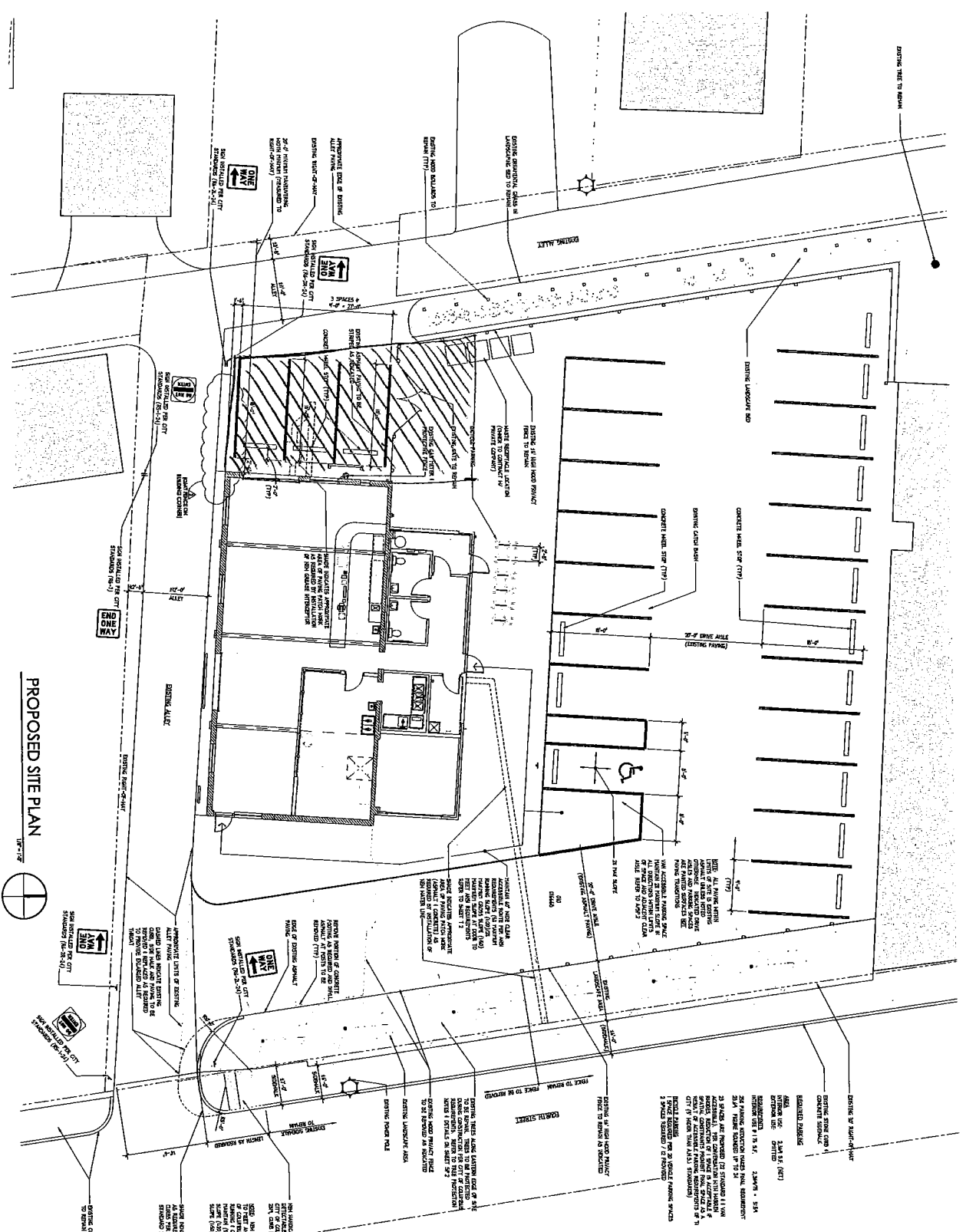
Scale = 30



This map is prepared for the real property inventory with survey plats, and other public records and data. Users of information sources should be consulted for verification of county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-021
1031 NORTH FOURTH STREET

deeds, / he this map.



PROPOSED SITE PLAN
1/8" = 1'-0"



BZA15-021 1031 NORTH FOURTH STREET

SHEET INFORMATION	
Project #:	11000
Revised:	02/2015
Drawn by:	MS/SL
Checked by:	MS/SL
Scale:	AS SHOWN
Date:	2/10/15
Author:	MS/SL
Checker:	MS/SL
Designer:	MS/SL
Reviewer:	MS/SL
Approver:	MS/SL

PREPARED FOR
Fox in the Snow
1031 North Fourth Street
Columbus, Ohio 43201

PROJECT
Fox in the Snow
1031 North Fourth Street
Columbus, Ohio 43201

dkd studio
1031 North Fourth Street
Columbus, Ohio 43215
(614) 596-7226

Site Plan
SHEET NUMBER
SP.1



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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 # **BZA15-021**
1031 NORTH FOURTH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) LAUREN CULLEY
of (COMPLETE ADDRESS) 1031 N. 4TH 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS	
<u>LAUREN CULLEY</u>	<u>1889 TREMONT RD</u>	<u>43212</u>
<u>JEFF EXCELL</u>	<u>1889 TREMONT RD</u>	<u>43212</u>
<u>CHRISTOPHER CULLEY</u>	<u>1889 TREMONT RD</u>	<u>43212</u>

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 18 day of FEBRUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: _____



CHRISTOPHER M. CULLEY, ESQ.
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
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