

## STAFF REPORT

## BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

10.   **Application No.:**     **11310-00624**  
      **Location:**         **1479 NORTH HIGH STREET (43201)**, located on the west side of High Street approximately 120 feet south of 9th Avenue.  
      **Area Comm./Civic:** University Area Commission  
      **Existing Zoning:** C-4, Commercial District  
      **Request:**         Variance(s) to Section(s):  
                              3312.49, Minimum numbers of parking spaces required.  
                              To reduce the amount of additional parking from 5 to 0.  
      **Proposal:**         To construct a 581 sq.ft. patio for an existing bar.  
      **Applicant(s):**     Jack D. Walters & Associates, c/o Joseph P. Borghese  
                              5166 Blazer Parkway  
                              Dublin, Ohio 43017  
      **Property Owner(s):** Joseph P. and Linda S. Mollica  
                              1376 Castleton Road North  
                              Columbus, Ohio 43220  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**           JFFreise@Columbus.gov

### **RELEVANT DATA**

- The site is developed as the Beer Stube bar. Surrounding uses include a bar to the south, a carry-out to the north, retail and commercial to the east and residential to the west.
- The applicant requests a variance to reduce the number of additional parking spaces from 5 to 0.
- The applicant proposes to construct a 581 sq.ft. patio for an existing bar.
- 3312.49, Minimum numbers of parking spaces required- eating and drinking establishments without pickup unit- 1:75 sq.ft.
- The site has 4 on site parking spaces. The addition of the 581 sq.ft. patio requires 8 parking spaces, but because the site is in an overlay it is granted a 25% reduction requiring only 5 additional parking spaces.
- The Division of Planning & Operations has reviewed this case and has no issues with the variance requested.

- The University Area Commission has voted to recommend approval of this request pending the following conditions:
  - (1) No outdoor amplification
  - (2) No outdoor electronics
  - (3) No enclosure

## **CITY DEPARTMENTS' RECOMMENDATION: APPROVAL**

### **SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:**

Staff can recommend approval as the site is in a very dense area near the Ohio State University where the majority of patrons will walk and not utilize parking spaces.

**THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.**

**PROPOSED HEARING TIME:** 6:00 p.m. p.m. agenda

**STAFF REPRESENTATIVE:** Jamie Freise, 645-6350  
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