



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 13310-00000-00482

Date Received: 8 JULY 2013

Commission/Civic: U.A.C.

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.

3312.49. MINIMUM OF OFF-SITE PARKING - ONLY 6 PARKING SPACES ON SITE.

REMAINING 12 SPACES REQUIRED TO BE LEASED FROM NEIGHBORING LOCAL FOR PEAK HOURS.

3354.07. BAR WITHIN 500 FEET OF A RELIGIOUS FACILITY

### LOCATION

1. Certified Address Number and Street Name 237 KING AVENUE

City COLUMBUS

State OH

Zip 43201

Parcel Number (only one required) 010-036913

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name NEW AVENUE ARCHITECTS & ENGINEERS - BRENT RACER

Address 4740 REED RD. STE 201 City/State COL. OH Zip 43220

Phone # 614.884.8888 Fax # 614.884.8448 Email bracer@new-avenue.net

### PROPERTY OWNER(S):

Name PATRICIA GOODRICH

Address 1891 WESTWOOD AVENUE City/State COL. OH Zip 43212

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name NEW AVENUE ARCHITECTS & ENGINEERS - BRENT RACER

Address 4740 REED ROAD STE 201 City/State COL. OH. Zip 43220

Phone # 614 884 8888 Fax # 884.8448 Email: bracer@new-avenue.net

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

APPLICANT SIGNATURE Brent Racer

PROPERTY OWNER SIGNATURE Patricia A. Goodrich

ATTORNEY / AGENT SIGNATURE Brent Racer

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

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**13310-00000-00482**

**237 KING AVENUE**

# One Stop Shop Zoning Report Date: Thu Aug 1 2013

Date: Thu Aug 1 2013

**General Zoning Inquiries: 614-645-8637**

## SITE INFORMATION

**Address:** 237 KING AVE COLUMBUS, OH

**Mailing Address:** 1891 WESTWOOD AVE  
1891 WESTWOOD AVE

**Owner:** GOODRICH PATRICIA SU TR

**Parcel Number:** 010036913

## ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** UNIVERSITY UCO

**Graphic Commission:** N/A

**Area Commission:** University Area Commission

**Planning Overlay:** University

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

Flood Zone: OUT

**Airport Overlay Environs:** N/A

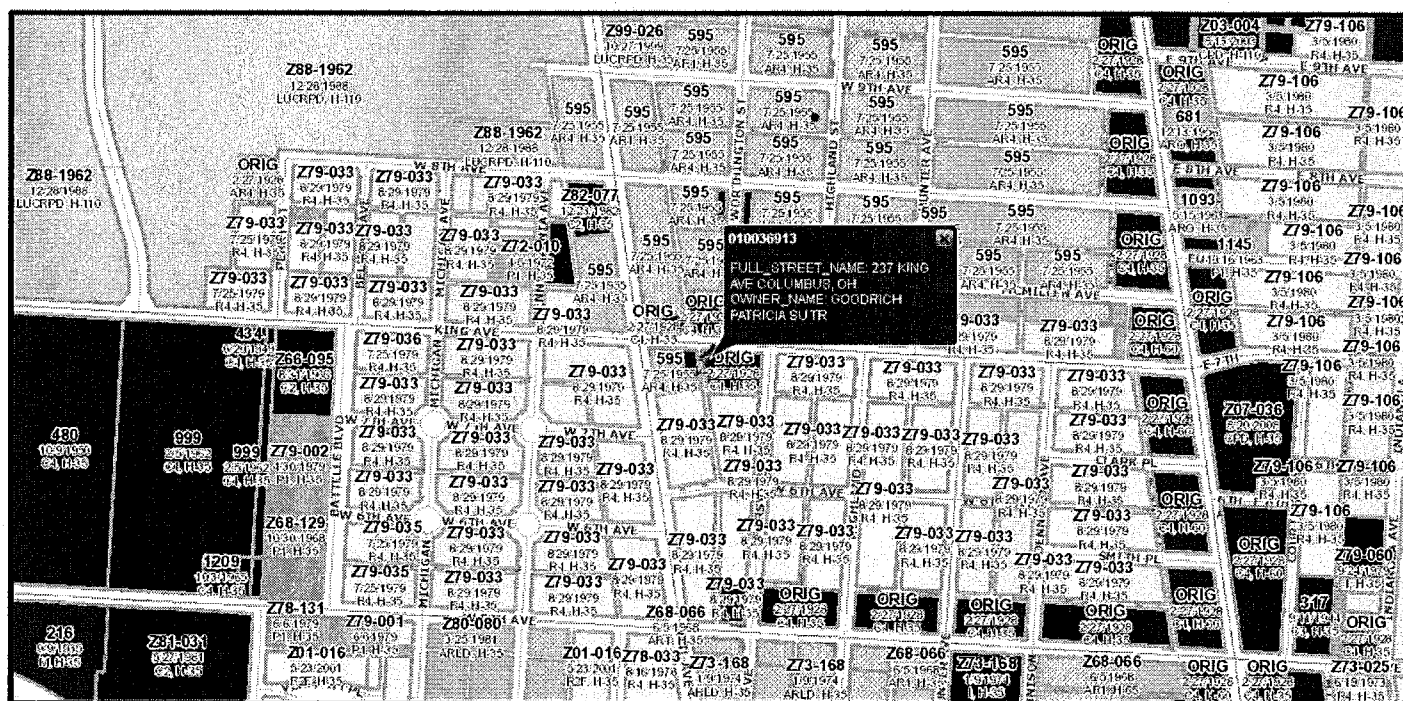
## PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### AFFIDAVIT

13310-00000-00482  
237 KING AVENUE

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BRENT RACER  
of (1) MAILING ADDRESS NEW AVENUE ARCHITECTS & ENGINEERS, 4740 REED ROAD, SUITE 201 UPPER ARLINGTON OH 43220  
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) PATRICIA GOODRICH

AND MAILING ADDRESS

231891 WESTWOOD AVENUE  
COLUMBUS OH 43212

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

NEW AVENUE ARCH & ENG. (BRENT RACER)  
614-884-8888

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

Subscribed to me in my presence and before me this 8th day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

Notary Seal Here



(8) Tamara R. Sines  
Notary Public, State of Ohio  
My Commission Expires 7/13/16

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### STATEMENT OF HARDSHIP

13310-00000-00482

237 KING AVENUE

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:

SEE ATTACHED

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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May 29, 2012

To: **Department of Building and Zoning Services**  
757 Carolyn Avenue  
Columbus, Ohio 43224  
(614) 645-2226

**13310-00000-00482**  
**237 KING AVENUE**

Attn: Jamie Freise

Re: Viking Premium Beverage  
237 King Avenue  
Columbus, Ohio 43201

Applicant: Brent C. Racer  
New Avenue Architect and Engineers  
4740 Reed Rd – Suite 201  
Upper Arlington, Ohio 43220

Dear Mr. Freise,

The existing tenant is expanding their service to include an area for eating and drinking. Due to the change of use, the business will be in violation of two code sections. Each has been listed below along with the reasons for consideration for a variance.

**CCC 3312.49, Minimum Parking:**

The new minimum on-site parking required exceeds what is possible on the lot. Currently, the site has 7 parking spaces and with the addition of a handicap designated parking stall, the total spaces would be reduced to 6.

The existing building is 2,423 sf and is currently a neighborhood carryout. The plan is to change the use of a portion (739 sf) of the existing business into an 'Eating and Drinking Establishment' which would require 18 parking spaces per C.C.C 3312.49 Table 2 (see table below). The building and existing parking consume 100% of the site, thus allowing for no additional off-street parking. As this building is located in the south campus area, there is very little off street parking, but this community is a walking community. Also, there is on-street parking available on King Avenue. Also, we have secured an agreement with the King Avenue United Methodist Church at the corner of King Avenue and Neil Avenue (less than 500' away) for the use of 12 parking spaces during the peak business hours of Friday and Saturday evenings after 5pm. Also, we will provide a bicycle space as required by C.C.C 3312.49 Table 2.

**CCC 3356.07, Distance Separation Standards:**

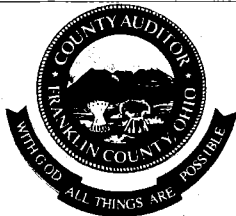
The new use would be classified as a bar, and does fall within 500 feet of three religious facilities. We have obtained letters from each of the facilities giving their approval for the change of use.

We respectfully request your consideration for this parking variance for the tenant space. Please feel free to contact me if you have any questions or need further information.

Thank you in advance for your assistance in this matter,

Brent C. Racer  
Principal

**New Avenue Architects and Engineers**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jhj

DATE: 7/8/13



Disclaimer

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

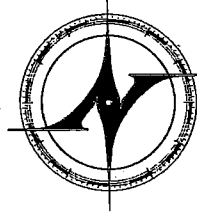
13310-00000-00482  
237 KING AVENUE

Scale = 100

Grid North

Real Estate / GIS Department

13310-00000-00482  
237 KING AVENUE



**NEW AVENUE**  
architects-engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT ISSUE	05/13/13
BID ISSUE	04/11/13
TENANT REVIEW	03/06/13
	03/06/13
	07/12/13
	07/19/13

**VIKING PREMIER  
BEVERAGE**

Phase 2

Bar Addition and Carryout Remodel

237 King Avenue  
Columbus, Ohio 43201

CONTRACTOR  
T.B.D.

Project No: 12-0262

ORIGINAL SIGNATURE IN RED REQUIRED FOR  
AMENDMENTS

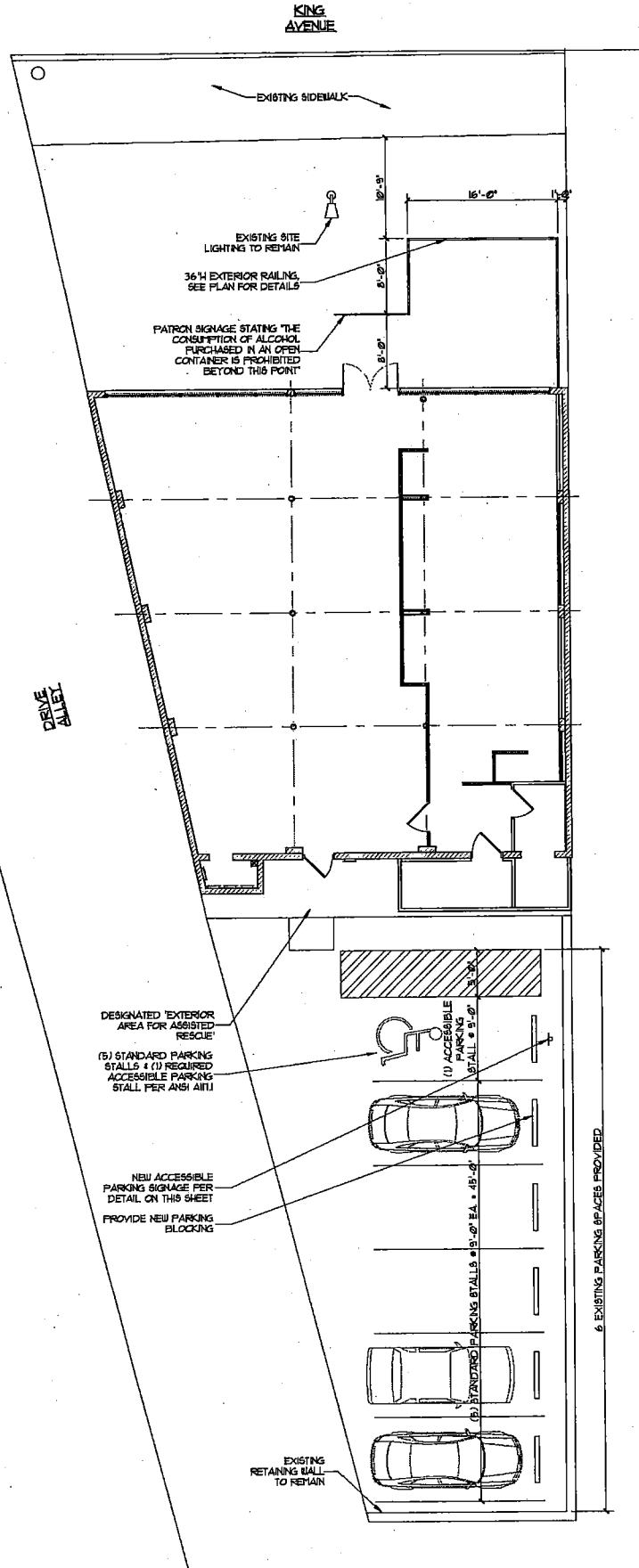


Michael J. Maistros, License #13380  
Expiration Date 12/31/2013

**ARCHITECTURAL  
SITE PLAN &  
VICINITY MAP**

© 2013 NEW AVENUE, LLC  
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW  
AVENUE, LLC AND MAY NOT BE USED, REPRODUCED OR ALTERED  
WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A0.1**



6 EXISTING PARKING SPACES PROVIDED

**PARKING TABULATION**

EXISTING PARKING CALCULATIONS:	
EXISTING USE GROUP CLASSIFICATION:	
BUILDING AREA: 2,173 SF	
REQUIRED:	
MERCANTILE (1,250)	9 SPACES
PROVIDED:	6 SPACES
PROPOSED USE GROUP BUILDING AREA	
ASSEMBLY (DRINKING ESTABLISHMENT)	540
PATIO	256
MERCANTILE -	1,239
ACCESSORY	600
TOTAL:	2,435
REQUIRED PARKING (CC3312.43)	
PROPOSED USE GROUP	
DRINKING ESTABLISHMENT (1,175)	8 SPACES
OUTDOOR PATIO AREA (1,150)	2 SPACES
MERCANTILE (1,250)	5 SPACES
ACCESSORY (1,125)	10 SPACES
TOTAL:	15 SPACES
PROPOSED PARKING (EXISTING TO REMAIN)	
PARKING	5 SPACES
H.C. PARKING	1 SPACE
TOTAL:	6 SPACES

ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"





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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 # 13310-00000-00482  
237 KING AVENUE

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRENT RAEER SUITE 201  
of (COMPLETE ADDRESS) NEW AVENUE APARTMENTS #ENG 4940 REED RD. Col. OH 43255  
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>PATRICIA GOODRICH</u>	<u>1891 WESTWOOD AVENUE COLUMBUS, OH 43212</u>

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 8th day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Tamara R. Sines

My Commission Expires:

\_\_\_\_\_

Notary Seal Here



Tamara R. Sines  
Notary Public, State of Ohio  
My Commission Expires: 7/13/16

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