



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: 13310-00373
Date Received: 5/30/13
Commission/Group: German Village
Existing Zoning: R-2F Application Accepted by: R. Reiss Fee: \$1,900.00
Comments: 8/27/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

VARIANCE FOR PARKING FOR ADDITIONAL RESTAURANT
SEATING IN AN OUTDOOR/SIDEWALK PATIO
3312.49 To reduce the required number of additional parking
spaces from 3 to 00 for a 320 sq. ft. patio addition.

LOCATION

1. Certified Address Number and Street Name 262 EAST SYCAMORE ST.
City COLUMBUS State OH Zip 43206
Parcel Number (only one required) 010048155

APPLICANT: (IF DIFFERENT FROM OWNER)

Name MARK A. SCHIEBER
Address 2807 B DELMAR DR. City/State BEXLEY, OH Zip 43209
Phone # 614-754-8752 Fax # 614-754-8932 Email LANDARCH@SCHIEBERASSOCIATES.COM

PROPERTY OWNER(S):

Name CITRIS CRADER % HARVEST PIZZERIA
Address 495 S. FOURTH ST. City/State COLUMBUS, OH Zip 43206
Phone # 614-589-0578 Fax # _____ Email CITRIS@HARVESTPIZZERIA.COM
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE Mark A. Schieber, LANDSCAPE ARCHITECT
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522.



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MARK A. SCHIEBER
of (1) MAILING ADDRESS 2801 B DELMAR DR. BEXLEY, OH 43209
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) 262 E. SYCAMORE ST. COLUMBUS, OH 43209
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) CHRIS CRADER
c/o HARVEST PIZZERIA
495 S. FOURTH ST.
COLUMBUS, OH 43206
MARK A. SCHIEBER
614-496-1303

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

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

(5) GERMAN VILLAGE COMMISSION
JIM PANZER
221-8888

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
<u>CHRIS CRADER</u>	<u>262 E SYCAMORE ST</u>	<u>311 E COLUMBUS ST. COLUMBUS, OH 43204</u>
<u>PETER MORRIS</u>	<u>262 E SYCAMORE ST. COLUMBUS, OH</u>	<u>22 E GAY ST 8th FLOOR COLUMBUS, OH 43204</u>
<u>RICKY DAY</u>	<u>262 E SYCAMORE ST COLUMBUS, OH</u>	<u>22 E GAY ST 8th FLOOR COLUMBUS, OH 43204</u>

☐ (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 28 day of MAY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: PAULINE S. POLING
Notary Public, State of Ohio
My Comm. Expires May 4, 2016



(8) Pauline S. Poling
5-4-2016

APPLICANT

OWNER

Mark A. Schieber Associates, LLC
Mark A. Schieber, ASLA
2807 B Delmar Dr.
Bexley, OH 43209

Chris Crader
c/o Harvest Pizzeria
495 S. Fourth St.
Columbus, OH 43206

AREA COMMISSION

The German Village Commission
109 N. Fourth St.
Columbus, OH 43215

SURROUNDING PROPERTY
OWNERS

George Barrett and Deborah
Neimeth
246 E. Sycamore St.
Columbus, OH 43206

Dorothy and Roger Bosworth
267 E. Sycamore St.
Columbus, OH 43206

George B. Duncan, et al
278 E. Sycamore St.
Columbus, OH 43206

Charles David Ellison and
Susan Annette Ellison
276 E. Sycamore St.
Columbus, OH 43206

Elizabeth Hingsbergen and
Kathy Anderson
247 E. Sycamore St.
Columbus, OH 43206

Wayne Lawson and
William Mitchell
272 E. Sycamore St.
Columbus, OH 43206

Richard S. Long
254 E. Sycamore St.
Columbus, OH 43206

Mary Midlam
255 Lear St.
Columbus, OH 43206

PCM First Day Development
Group Inc.
22 E. Gay St., Suite 800
Columbus, OH 43206

Sara Ruppert and
Gigliello Gabriel
266 E. Sycamore St.
Columbus, OH 43206

Thomas and Kemberley Snowberger
250 E. Sycamore St.
Columbus, OH 43206

Jonathan Tafel and
Sandra M. Miller
255 E. Sycamore St.
Columbus, OH 43206



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STATEMENT OF HARDSHIP

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.

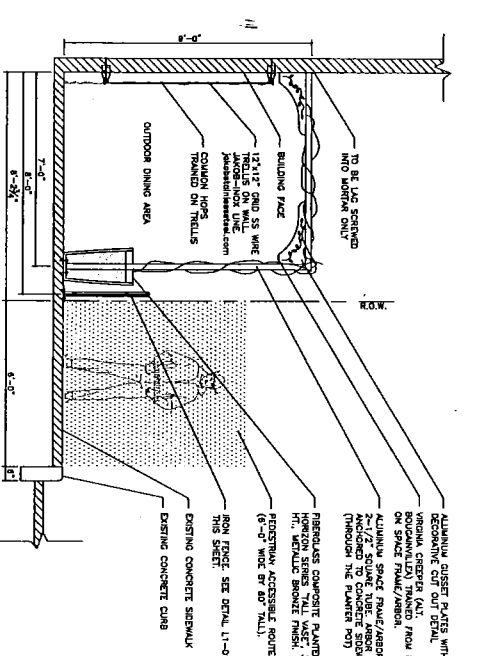
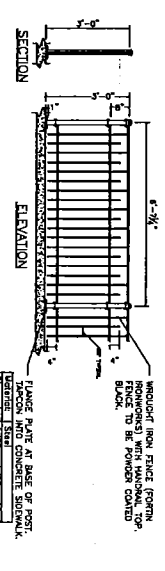
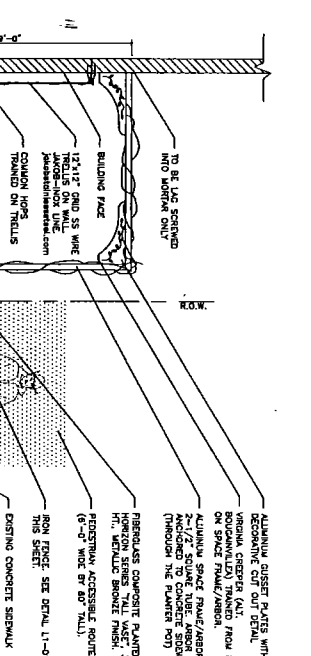
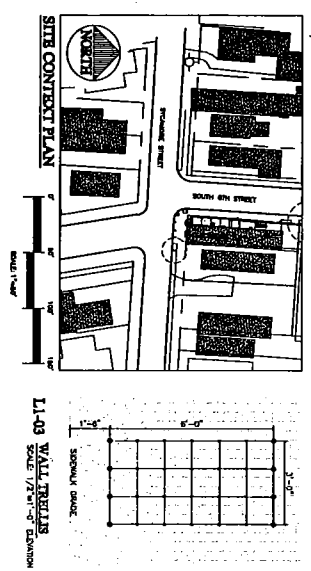
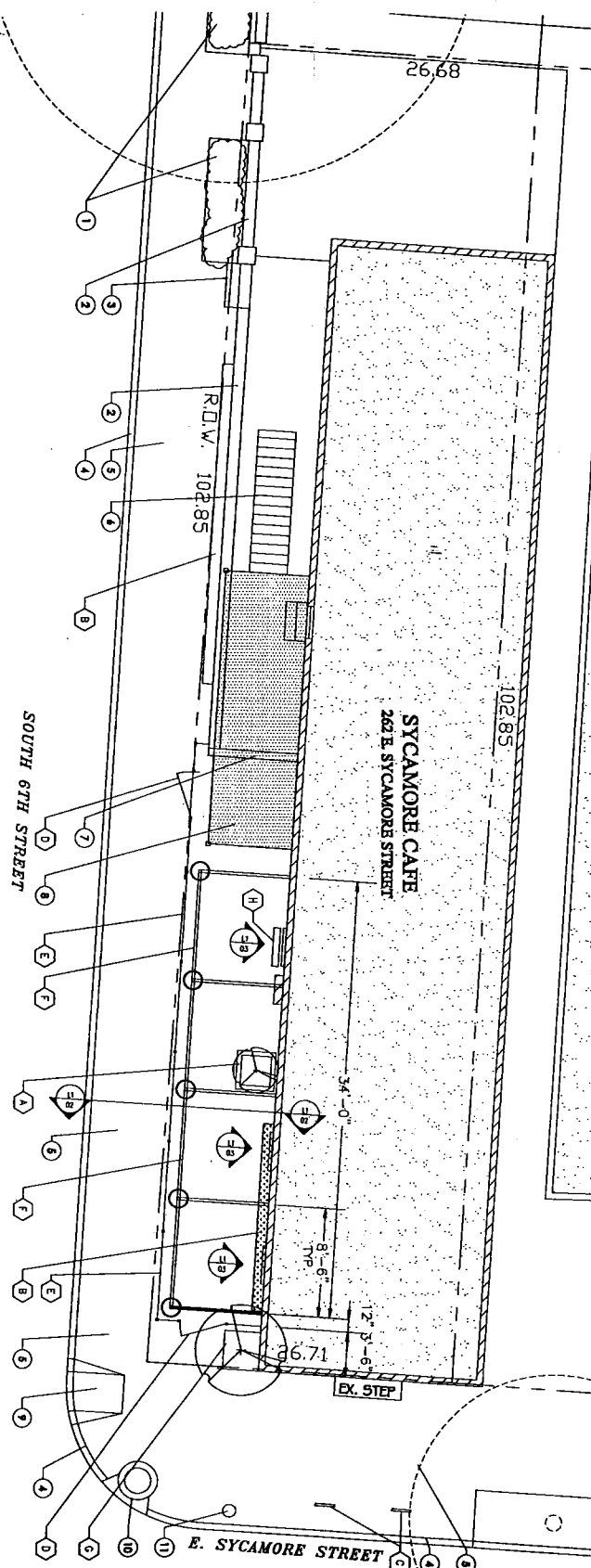
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

THE PROPERTY REQUIRES ADDITIONAL SEATING TO HELP IT MEET THE
REQUIRED REVENUES TO SUPPORT THE UPKEEP OF THE OF THE
RESTAURANT IN A MANNER APPROPRIATE TO RESPECTFULLY SERVE
THE NEIGHBORHOOD. THE DIFFICULTIES ENCOUNTERED WITH THE
BUILDING ARE NOT THE RESULTS OF THE PROPERTY OWNER. THESE
CIRCUMSTANCES NECESSITATE A VARIANCE AS OTHER
ESTABLISHMENTS IN GERMAN VILLAGE HAVE ATTAINED.
RESTORATION/RENOVATION OF THE RESTAURANT AND ADDITION
OF THE PATIO DINING WILL BE A WELCOME IMPROVEMENT
TO THE NEIGHBORHOOD.

Signature of Applicant

Date

5/28/2013



- COORDINATES:**
- 1. 102.85' (102.85' - 102.85')
 - 2. 102.85' (102.85' - 102.85')
 - 3. 102.85' (102.85' - 102.85')
 - 4. 102.85' (102.85' - 102.85')
 - 5. 102.85' (102.85' - 102.85')
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 - 11. 102.85' (102.85' - 102.85')
- NOTES:**
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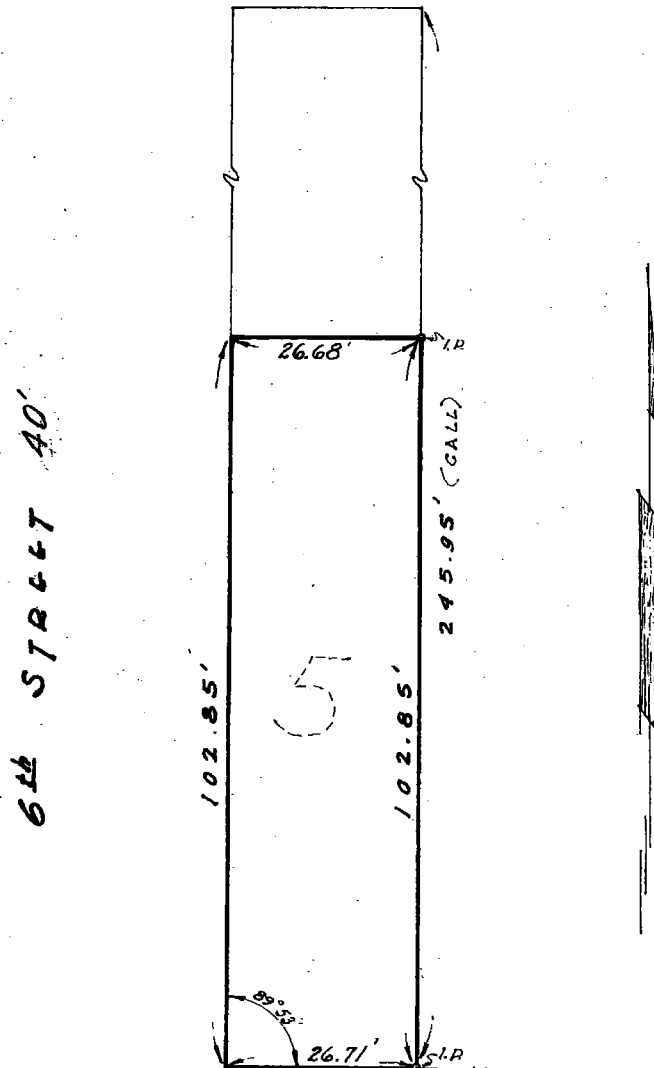
THE JENNINGS - LAWRENCE CO.
CIVIL AND MUNICIPAL ENGINEERS
COLUMBUS, OHIO

SURVEY OF PART OF LOT N^o 5
JOHN G. KURTZ HEIRS SUBDIVISION
FOR
MR. J. E. ATWOOD

ALLEY

Scale 1" = 20'

July 26, 1957



We hereby certify that the foregoing drawing was prepared from an actual survey of the premises and correctly shows the location of the boundaries.

Surv'd	Drawn	Checked
J.L.W.	R.S.D.	

THE JENNINGS - LAWRENCE CO.
By *Roland R. Edwards*
Registered Surveyor









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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Crader
of (COMPLETE ADDRESS) 262 E. SYCAMORE ST. COLUMBUS, OH 43206
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

Chris Crader

262 E. SYCAMORE ST. COLUMBUS, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28 day of May, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Pauline S. Poling

My Commission Expires:

5-4-2016



PAULINE S. POLING
Notary Public, State of Ohio
My Comm. Expires May 4, 2016