

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011

5. **Application No.:** 11310-00588
Location: 972 NORTH HIGH STREET (43201), located on the east side of N. High St., approximately 82.5 ft. south of E. 2nd Ave.
Area Comm./Civic: Italian Village
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 14 to 0.
Proposal: To convert 1,500 sq. ft. of retail space into restaurant space for a restaurant expansion.
Applicant(s): Jim W. Clarke; c/o Clarke Architects, Inc.
2433 Shillingham Ct.
Powell, Ohio 43065
Property Owner(s): Sebram, Inc.
303 Green Meadows Dr., S.
Westerville, Ohio 43081
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RELEVANT DATA

- The site is developed with a three-story, brick, commercial and apartment building. The surrounding area is also developed with commercial establishments and similar structures.
- The applicant proposes to convert 1,500 sq. ft. of retail space into space for a restaurant expansion.
- Section 3312.49 requires a minimum of 14 additional parking spaces, while the applicant proposes 0 additional on site parking spaces.
- The existing structure was constructed in 1920.
- There is no adopted area plan pertaining to this site.
- The Division of Planning & Operations (Transportation) has no objections to this request.
- The Italian Village Commission recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

The applicant is requesting a variance to not provide 14 additional parking spaces for a restaurant expansion.

This site is in an urban area of high density. Much of the business in this area is accessed by pedestrians and public transportation. Those who arrive by their own private vehicles usually park once and visit this and nearby establishments on foot, therefore the need for as many additional parking spaces as are needed can be modified.

Staff believes this proposal is reasonable and considering the urban environment, the need for additional parking can be reduced.

CONDITION(S) RECOMMENDED:

1. The applicant shall attempt to secure at least 7 additional parking spaces within 750 ft. of the site with a parking lease agreement.

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

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

STAFF REPRESENTATIVE: Dave Reiss, 645-7973
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