

Date:

7/7/10

Application #

10310-0-00257

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224



If you have questions about this form call 645-4522

Comments: Parking 9-0 add Commission/Group: University
 Date Received: 7/7/10 Planning Area: _____
 Date of Hearing: 9/28/10 Acreage: _____
 Zoning Fee: \$1,900.00 Address Fee _____
 Existing Zoning: C-4 Accepted by: D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

Applicant is requesting a variance from additional parking requirements.
3342-28 3312-49

LOCATION

1. Certified Address Number and Street Name 20 EAST 13th STREET AVE.
 City COLUMBUS State OH Zip 43201

Parcel Number (only one required.)

0	1	0	-	0	1	8	6	2	2
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name 3D Group Inc.
 3. Address 200 North Fourth St. City Columbus Zip 43215-2511
 4. Phone# (614) 464-3600 Fax # (614) 464-9331
 5. Email Address 3dinfo@3dgroup.com

PROPERTY OWNER(S)

6. Name Oxford Realty, Scott Solomon
 7. Address 68 South Fourth St. City Columbus Zip 43215
 8. Phone# (614) 221-6048 Fax # (614) 221-4098
 9. Email Address sol.0304@aol.com

Check here if listing additional property owners on a separate page

ATTORNEY/AGENT (CIRCLE ONE)

10. Name 3D Group Inc.
 11. Address 200 North Fourth St. City Columbus Zip 43215-2511
 12. Phone# (614) 464-3600 Fax # (614) 464-9331
 13. Email Address 3dinfo@3dgroup.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 7/15/2010 12:26:22 PM

Parcel Report

Parcel ID	Owner	Address
010018622	OXFORD CAMPUS I LLC	1758 N HIGH ST 1 COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	1760 N HIGH ST 3 COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	1758 1/2 N HIGH ST 2 COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	4 13TH AVE COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	6 13TH AVE COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	10 13TH AVE COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	18 13TH AVE COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	1756 N HIGH ST COLUMBUS OH 43201
010018622	OXFORD CAMPUS I LLC	20 13TH AVE COLUMBUS OH

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	28	Commercial	(View Document)

Zoning Overlay District

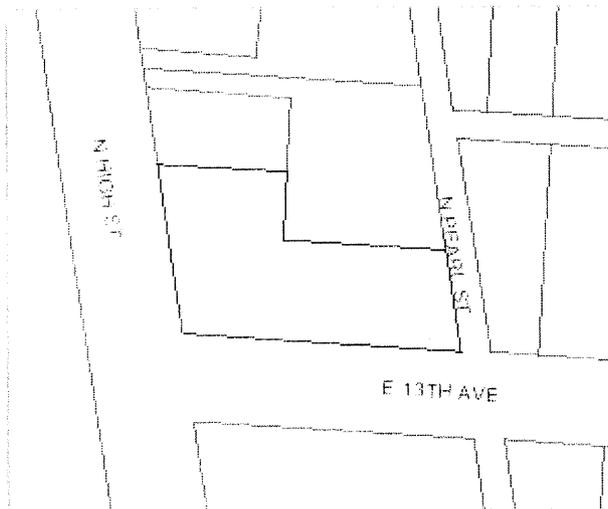
Overlay Name	District Name	Planning Overlay
N/A	PLANNING OVERLAY	P
N/A	PLANNING OVERLAY	P
University/Impact	PLANNING OVERLAY	PI
University/Impact	PLANNING OVERLAY	PI
UNIVERSITY UCO	COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
University Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00257
20 E. 13th Ave.

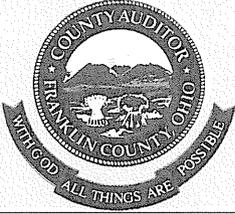
Statement of Hardship for Formaggio's Pizza

The property, a two-story existing structure is zoned C-4. The use of the first floor is and will remain a pizza carryout. The applicant wishes to build a patio in front of the existing structure.

The applicant is requesting a variance of the required additional parking. According to code section 3342.02 with the expansion of an existing building or new use of intensity shall provide additional parking. In code section 303.1, exception one, the use of the building classifies as business 'B' for the reason that less than fifty people are being served. According to code section 3342.28 the required parking for interior dining use is (1:175). The calculated interior dining area is 544 SQ FT resulting in a requirement of seven parking spaces. Code section 3312.49C clarifies that parking for patio dining is (1:150). The calculated patio dining area is 572 SQ FT resulting in a requirement of four parking spaces. Code section 3372.609B1 states that the property is granted a 25% reduction on required additional parking, resulting in the total number of additional required parking to be nine.

The additional parking requirement is a hardship because the site is at full capacity and cannot provide any additional off-street parking spaces. The use of the property will not affect the traffic flow and amount of parking needed for the businesses. The current on-street parking produces convenience for quick turn over and service, which corresponds with the use of the property.

10310-00257
20 E. 13th Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 7/6/10



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010018622

Zoning Number: 20

Street Name: E 13TH AVE

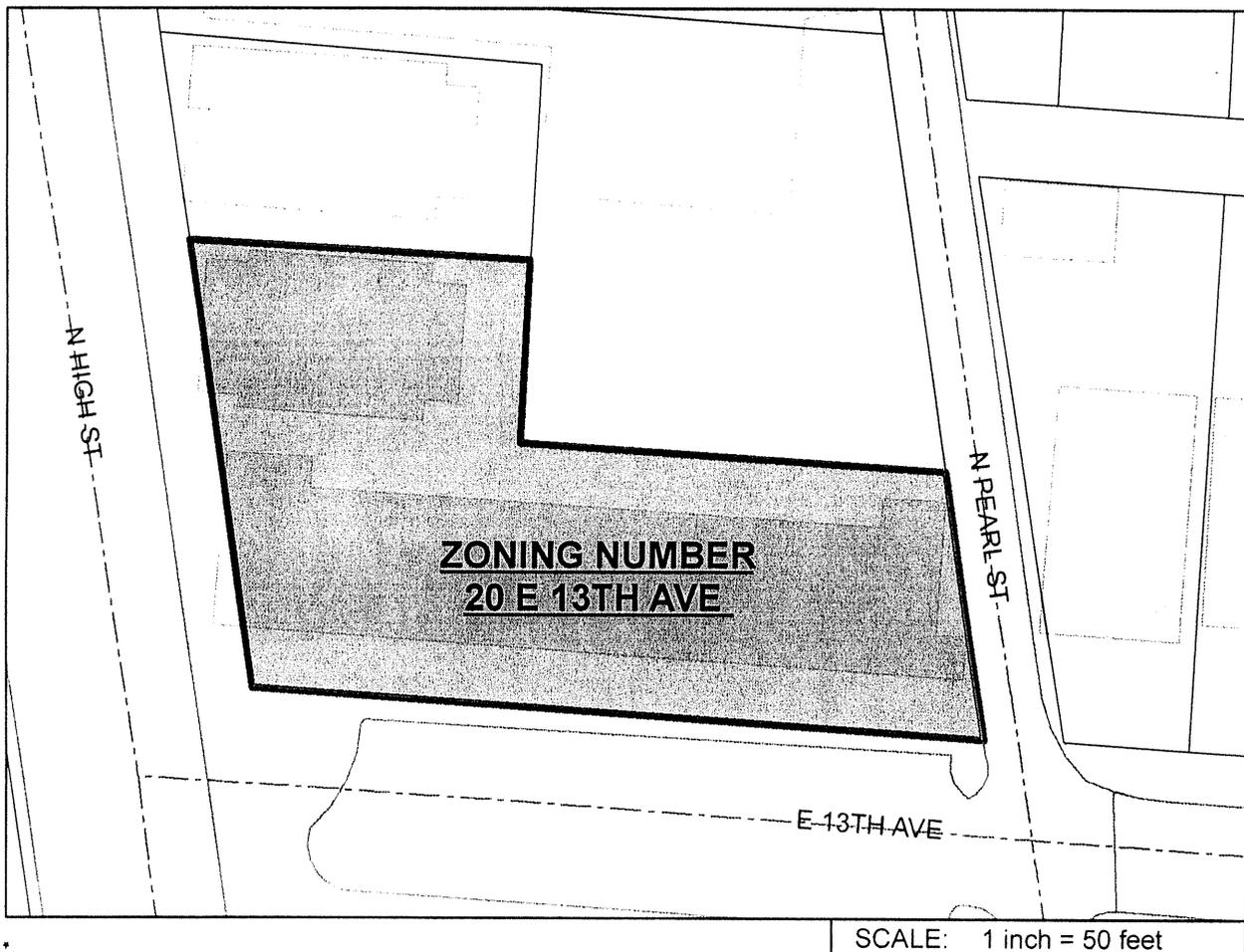
Lot Number: 13-15

Subdivision: DENNISON N HIGH ADD

Requested By: 3D GROUP (CAROLINE BIGNER)

Issued By: *Patricia Austin*

Date: 7/7/2010



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 5787



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

[Handwritten Signature]



Signature of Applicant _____

Date July 7, 2010

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

10310-00257
20 E. 13th Ave.

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

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>Sanford Solomon</u>	<u>68 S. 4th Col. OH, 43215</u>

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 7 day of July, in the year 2010

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

6-6-15

Notary Seal Here



STEPHANIE SHARP
Notary Public, State of Ohio
My Commission Expires June 6, 2015

Board of Zoning Adjustment Packet