



# 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: 11310-0-00392  
Date Received: 7/19/11  
Commission/Group: Italian Village  
Existing Zoning: C-4 Application Accepted by: J.R. Reiss Fee: \$1,900.00  
Comments: \_\_\_\_\_

### 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.

I am requesting for a variance to reduce or eliminate the required parking to establish a business "Dane's Dessert Cafe" at 14 E Poplar Ave. The City of Columbus Zoning Code classifies the proposed use as a restaurant and calculates required parking per C.C. 3312 as an Eating and Drinking Establishment. C.C. 3312.03(C)(2)(c) states that "Without expansion of an existing building a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses."

Reduce required parking from 16 to 0 additional spaces. (WR)

### LOCATION

1. Certified Address Number and Street Name 14 Poplar Ave.  
City Columbus State Ohio Zip 43215  
Parcel Number (only one required) PID 010-053119

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Karen Williams  
Address 2784 Frazell Rd City/State Hilliard/Ohio Zip 43026  
Phone # (614) 850-0931 Fax # \_\_\_\_\_ Email kaywill58@hotmail.com

### PROPERTY OWNER(S):

Name C&W Investment Company, LLC  
Address 92 WEST 5TH AVE. City/State Columbus/Ohio Zip 43201  
Phone # (614) 297-1037 Fax # (614) 297-1009 Email cwi@cwinvestment.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 K Williams  
PROPERTY OWNER SIGNATURE Amanda Hoop  
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  
Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

11310-00392  
14 Poplar Ave.

### One Stop Shop Zoning Report

Date: Tue Jul 19 2011

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 14 E POPLAR AVE COLUMBUS OH 43215

Mailing Address: 92 W 5TH AVE  
COLUMBUS, OH 43201-3219

Owner: C&W INVESTMENT CO LLC

Parcel Number: 010053119

#### ZONING INFORMATION

Zoning: Z73-025, Commercial, C4  
effective 6/19/1973, Height District H-35

Historic District: Italian Village

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Historic Site: No

Graphic Commission: N/A

Council Variance: N/A

Area Commission: Italian Village Commission

Flood Zone: OUT

Planning Overlay: I-670 Graphics Control

Airport Overlay Environs: N/A

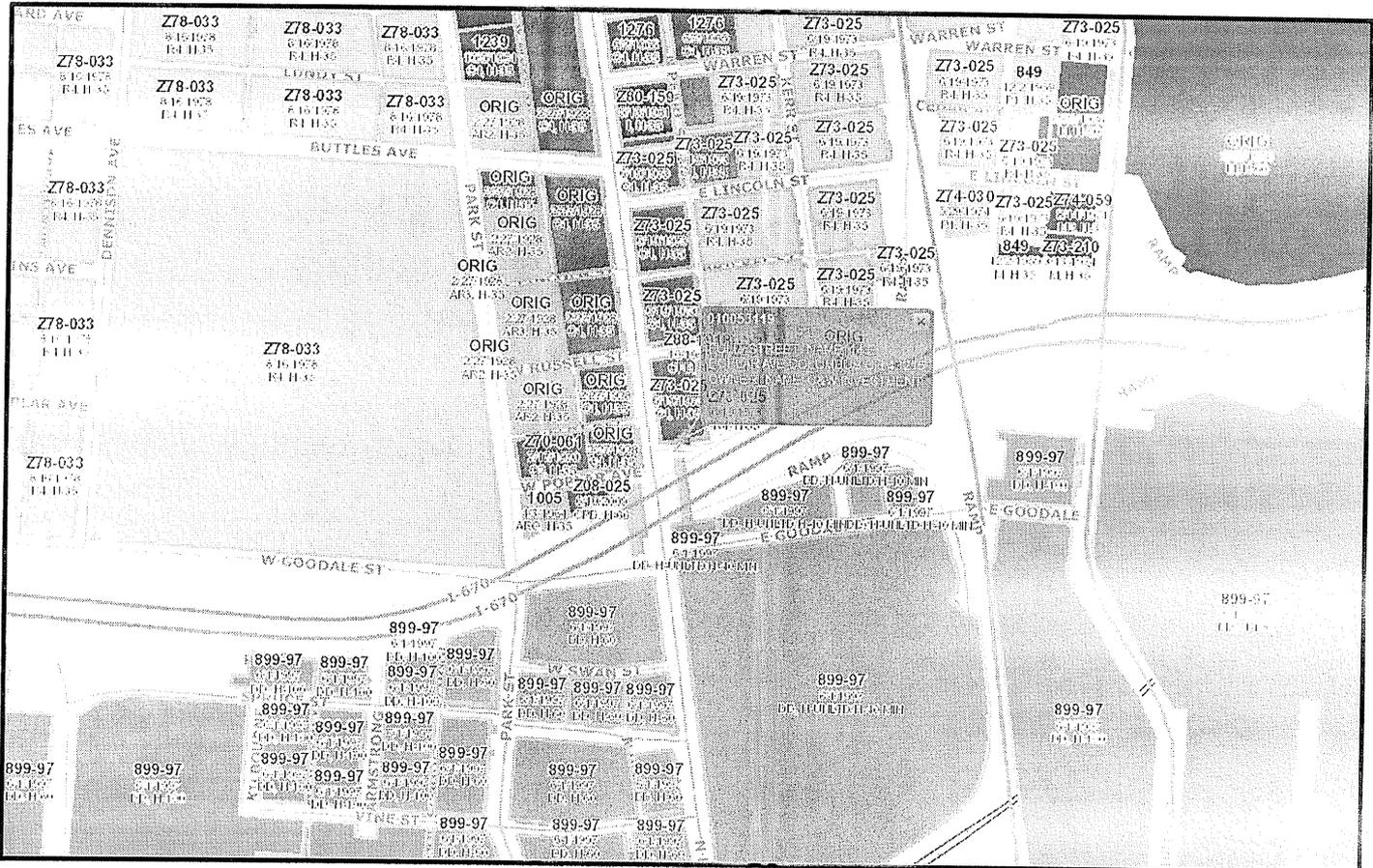
#### PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

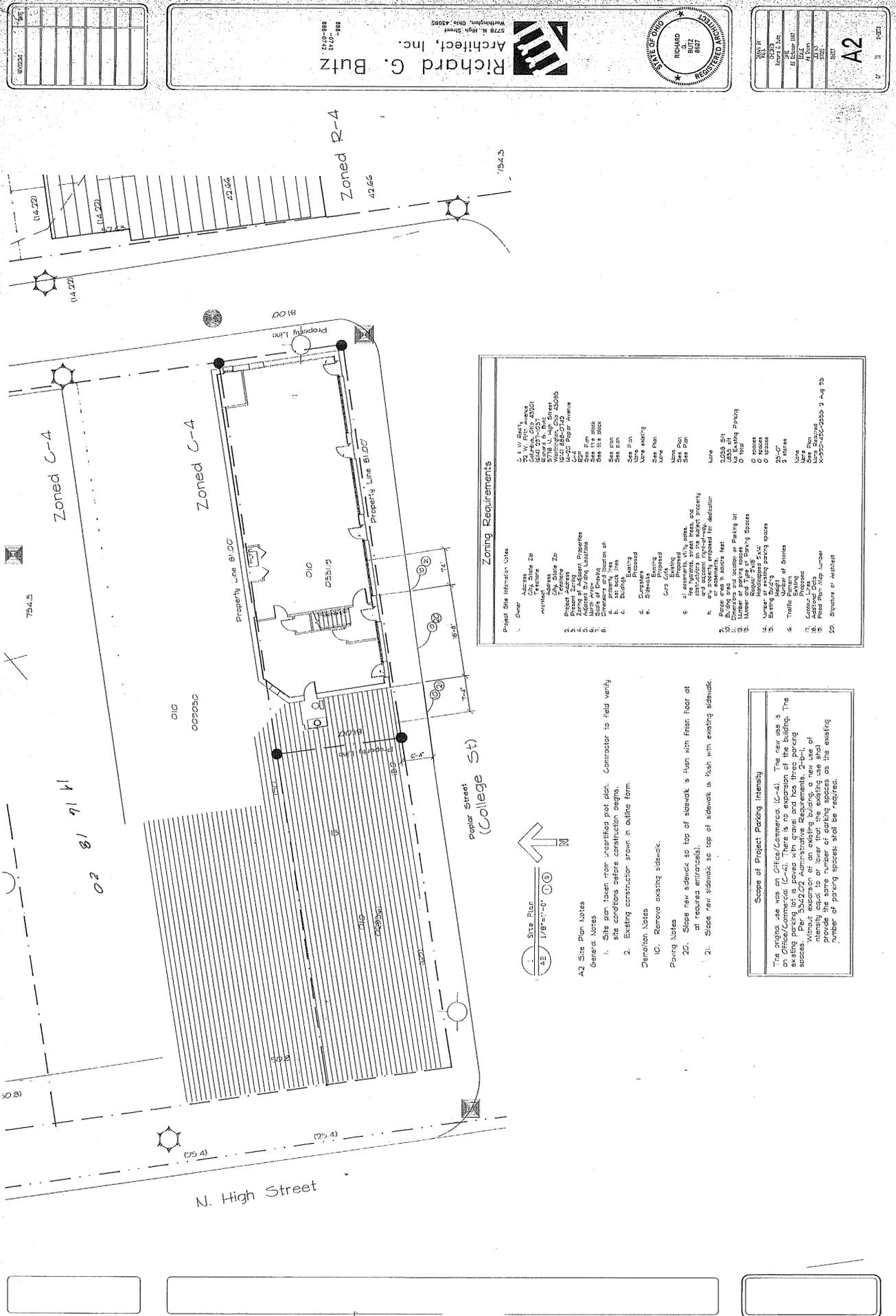
Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





# 11310-00392 14 Poplar Ave.



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

Richard G. Butz  
Architect, Inc.  
Washington, Ohio 43085  
778 N. High Street  
432-0712  
432-0713

**A2**

City of Columbus  
Department of Public Works  
Engineering Division  
1675 East Broad Street  
Columbus, Ohio 43261  
Phone: 614-622-3300  
Fax: 614-622-3301

### Zoning Requirements

1. General	2. Lot Area	3. Lot Width	4. Lot Depth	5. Front Setback	6. Side Setback	7. Rear Setback	8. Height	9. Floor Area Ratio	10. Parking	11. Signage	12. Other

- ### A2 Site Plan Notes
- General Notes
1. Site plan taken from verified plot plan. Contractor to field verify site conditions before construction begins.
  2. Existing construction shown in outline form.
- Demolition Notes
10. Remove existing sidewalk.
- Paving Notes
22. Slope new sidewalk to top of sidewalk to flush with finish floor of adjacent entrance(s).
  21. Slope new sidewalk to top of sidewalk to flush with existing sidewalk.

### Scope of Project Parking Intensity

The original use was an Office/Commercial (C-4). The new use is an Office/Commercial (C-4). There is no expansion of the building. The parking spaces are located in the existing parking lot. The existing parking spaces are 20-foot wide. Without expansion of an existing building, a new use of intensity equal to or lower than the existing use shall not require additional parking spaces. The existing use shall provide the number of parking spaces that are required.



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010053119

Project Name: DANES DESERT CAFE

House Number: 14

Street Name: E POPLAR AVE

Lot Number: 11

Subdivision: WILLIAM NEILS ADD

Work Done: NEW

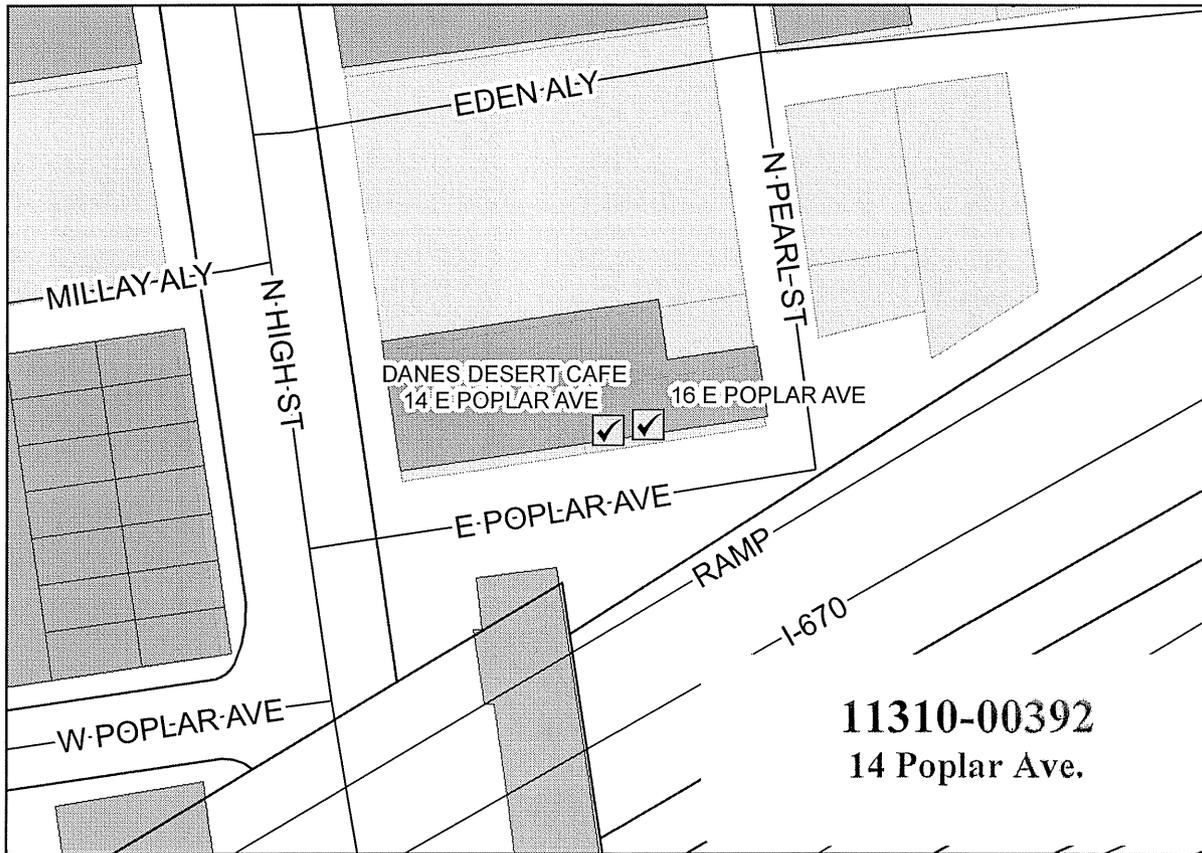
Complex: WILLIAM NEILS

Owner: C & W INVESTMENTS

Requested By: DANES DESERT CAFE(SRINIVASA AMATHI)

Printed By: *Alfred Carmon*

Date: 7/13/2011



SCALE: 1 inch = 70 feet



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

GIS FILE NUMBER: 762320



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/14/11



Disclaimer

Scale = 75'



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the Please notify the Franklin County GIS Division of any discrepancies.

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14 Poplar Ave.



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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

**11310-00392**

**14 Poplar Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Karen Williams  
of (COMPLETE ADDRESS) 2784 Frazell Rd, Hilliard OH 43026

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
Srini Amathi	8205 Chinook Pl. Columbus, Ohio 43235
Kadian Guthrie	2784 Frazell Rd, Hilliard Ohio 43026

SIGNATURE OF AFFIANT *Karen Williams*

Subscribed to me in my presence and before me this 19<sup>th</sup> day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC *David J. Reiss*

My Commission Expires: DAVID J. REISS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES MAY 30, 2015

*Notary Seal Here*

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