

## STAFF REPORT

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

1. **Application No.:** 11310-00525  
**Location:** 19 EAST 13TH AVENUE (43201), located at the southwest corner of Pearl Al. & E. 13th Ave.  
**Area Comm./Civic:** University Area Commission  
**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 35 to 0.  
**Proposal:** To convert 3,446 sq. ft. of commercial retail floor space into an eating and drinking establishment.  
**Applicant(s):** Deanna Frank; c/o 3D Group, Inc.  
266 N. 4th St.  
Columbus, Ohio 43215  
**Property Owner(s):** BT Campus Holdings, Ltd.  
2470 E. Main St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

### RELEVANT DATA

- The site is developed with a multiple-tenant, retail commercial building, originally constructed as row house apartments.
- The applicant is requesting the conversion of 3,446 sq. ft. of floor space into use as an eating and drinking establishment.
- Section 3312.49 requires that an additional 35 parking spaces be provided for the conversion of the floor space proposed, while the applicant cannot provide them.
- The site is located within the boundary of the University Neighborhoods Revitalization Plan and the University/High Street Development & Design Guidelines. No comment has been received with regard to the conversion of the existing building's floor space.
- There are no objections to this change-of-use by the Division of Planning & Operations (Transportation).
- A recommendation from the University Area Commission has not been received, as of this report.

### CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

#### **SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:**

The applicant is proposing the conversion of 3,446 sq. ft. of floor space from retail to an eating & drinking establishment use. Since this is in the University District, this is in a mostly pedestrian-

oriented environment. Various modes of transportation are available in this area, including the use of bicycles and busses. It is not anticipated that this will be a 'destination location' that will necessitate a large number of parking spaces as might otherwise be expected in a less dense environment.

**CONDITION(S) RECOMMENDED:**

1. The applicant is encouraged to attempt to secure a parking lease agreement for at least 18 off-site parking spaces within 750 ft. of the site.

**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  
E-mail: DJReiss@Columbus.gov