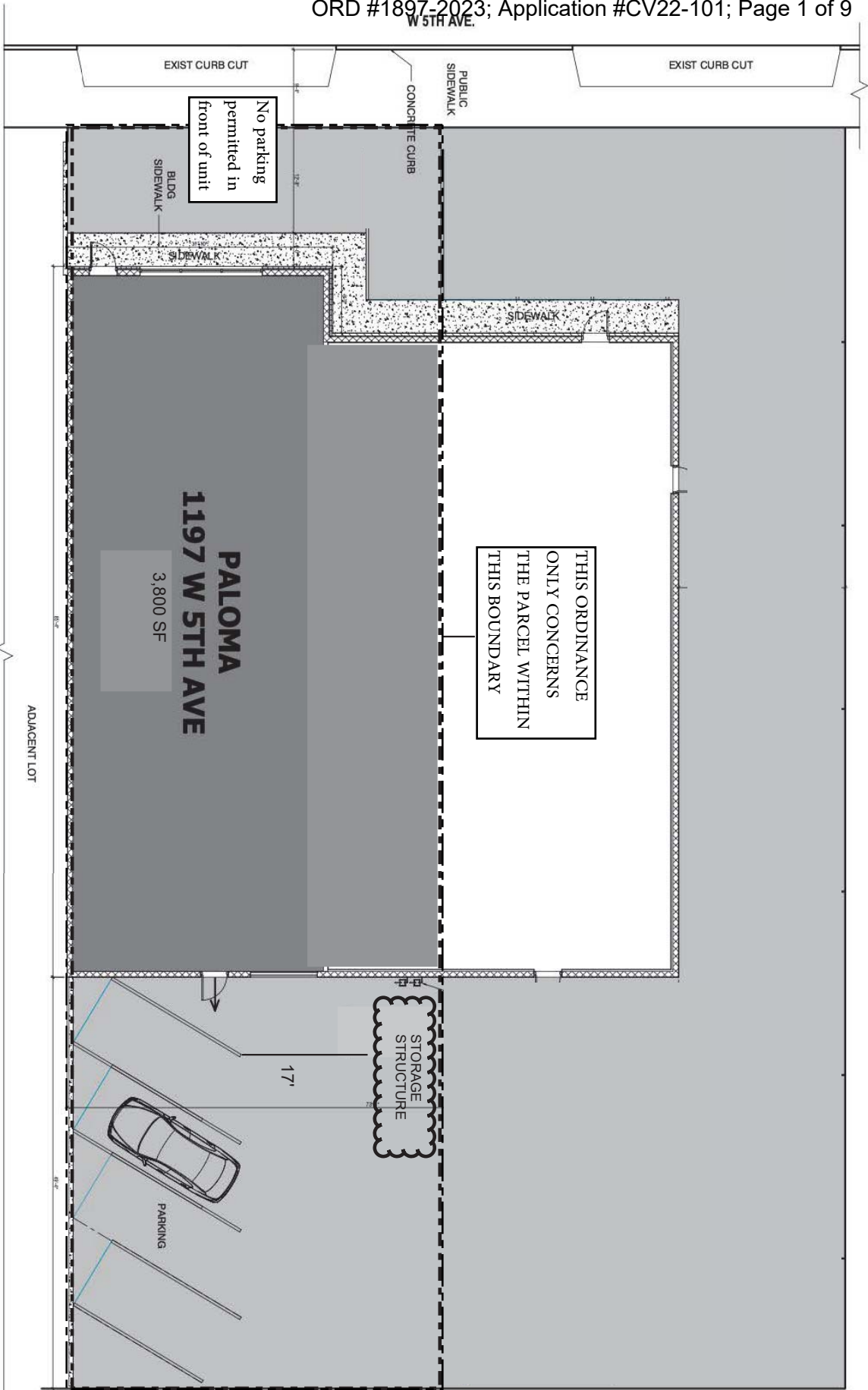


1/13/2024 9:00:20 PM

5/19/24
6-21-23



FLOOR PLAN

GENERAL SITE PLAN NOTES

THERE IS NO SITEWORK SCOPE AS PART OF THIS PROJECT SITE IS SHOWN FOR REFERENCE ONLY.
ACCESSIBLE ROUTE SHOWN THIS:

CV22-101

AS101

PROJECT NUMBER: 1893
SHEET TITLE: ARCHITECTURAL SITE PLAN
SHEET NUMBER: 1

SYMBOL	DESCRIPTION
	EXISTING SITE
	PROPOSED SITE
	PROPOSED DRIVE
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED CONSTRUCTION

PALOMA
1197 W 5TH AVE. COLUMBUS, OH 43212

ALLEY

SITE DATA TABLE

ADDRESS:	1197 W. 5TH AVE.
PARCEL:	01-0-069158
AREA:	17 ACRES
ZONING:	CA, ORIG 2/27/1928
PARKING:	USE: 3,800 SF RETAIL
REQUIRED:	16
EXISTING:	4
PROVIDED:	4

STELLA + ANGELA
1000 N. HIGHWAY 101
COLUMBUS, OH 43206

LUSK
architecture

2011 Inveside drive
Suite 300 Ohio 43221
614.827.6000

THE QUALITY AND INTEGRITY OF OUR WORK IS OUR PRIORITY. WE ARE COMMITTED TO EXCELLENCE IN EVERY ASPECT OF OUR BUSINESS. WE STRIVE TO BE THE MOST RELIABLE AND TRUSTWORTHY PARTNER FOR OUR CLIENTS.

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Please see attached.

Signature of Applicant



Date 9.27.22

CV22-101

STATEMENT IN SUPPORT

Application No.: CV22-101

Location: 1197 W. FIFTH AVE. (43212)

Parcel: 010-063159

Area Commission: Fifth by Northwest Area Commission.

Owner(s): DeMond Investments

Applicant(s): Paloma c/o Stella Giometti

Attorney/Agent: Michael Shannon, Underhill & Hodge LLC.

Date: September 27, 2022

The site is located on the south side of West Fifth Avenue and just east of Northwest Boulevard. This area of West Fifth Avenue is a commercial corridor with surrounding residential uses. The Applicant requests a council variance to allow a freestanding storage structure in the rear of the property.

The site is zoned C-4. The properties to the west and east are Columbus properties zoned C-4. The properties to the south and across an alley are Columbus properties and zoned R-4.

The site is situated within the boundary of the Fifth by Northwest Area Commission and the Fifth by Northwest Area Plan. The Plan recommends mixed-uses for this and adjacent properties. This site is also situated within the West Fifth Avenue Urban Commercial Overlay.

The Applicant operates a spa on this property. The purpose of this request is to allow a freestanding storage structure in the rear of the property. This is not a permitted use in the C-4 district so the Applicant respectfully requests the following variance:

1. 3356.03 – C-4 permitted uses. The Applicant requests a use variance to permit storage as the primary use of a freestanding structure.

City Council may grant a use variance if the use will not adversely affect the surrounding property or surrounding neighborhood and if granting of such variance will alleviate a difficulty which warrants a variance.

The Applicant is a small business owner in the Fifth by Northwest commercial community. It operates a spa called Paloma on this property. Paloma has been fortunate enough to grow over the last few years and it has maximized the usable space within its unit. Unfortunately, the Applicant needs a small amount of additional storage space for its business operations and property maintenance. This is a difficulty which can be alleviated if the Applicant were permitted to have a freestanding storage structure in the rear of the property.

The proposed freestanding storage structure will not adversely affect the surrounding property or neighborhood. The Applicant only proposes storage materials that are ancillary to business operations and property maintenance. For example, the building has a front façade with unique materials that require regular upkeep and maintenance. The Applicant proposes storing those materials in this structure so that the façade remains in top condition. The Applicant does not

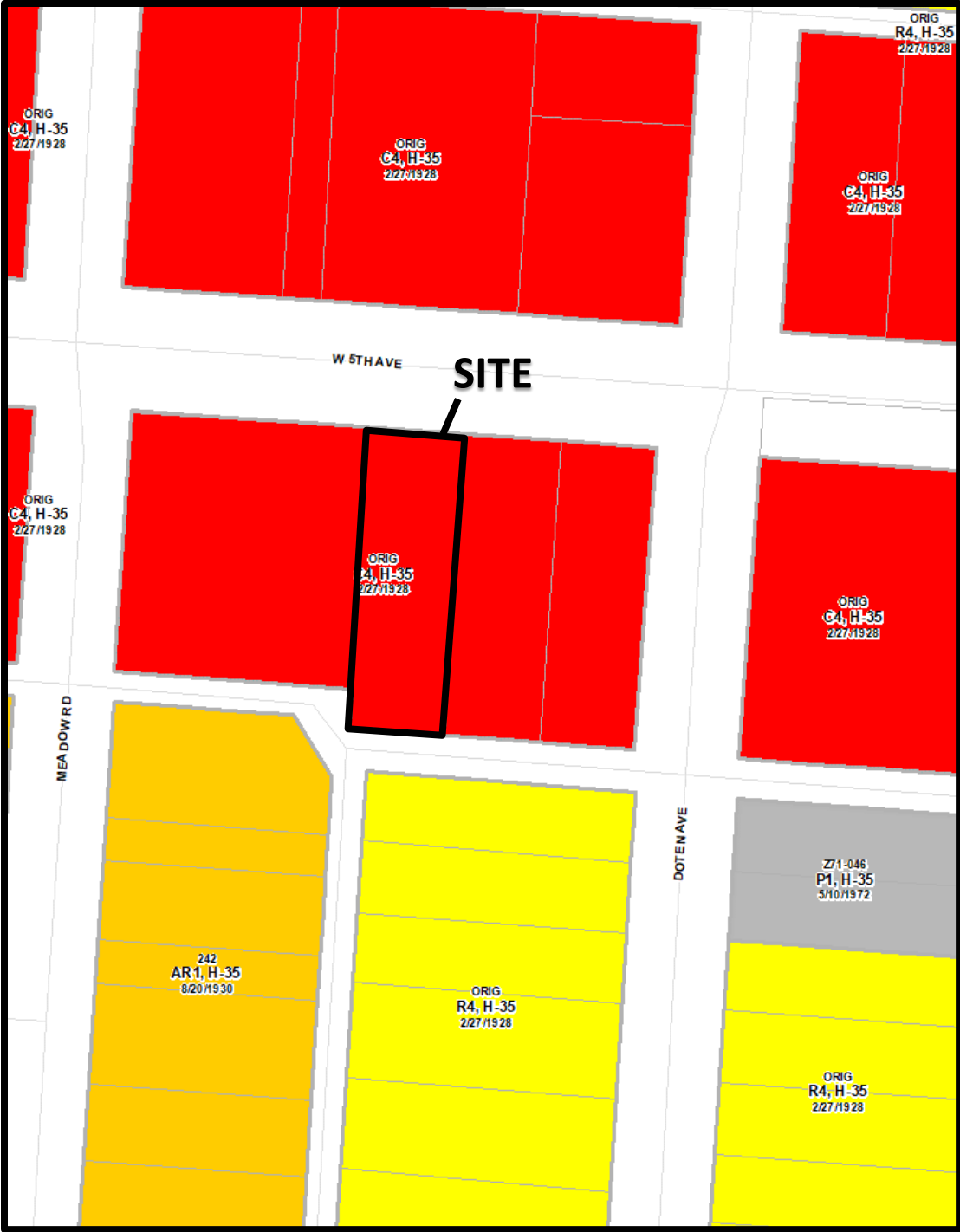
propose storage of any materials that could be hazardous or noxious. The proposed freestanding storage structure is limited in size and placed in the rear of the building. The structure will not impact traffic patterns or government services. The Applicant and their customers are the only people who will be affected by this storage structure.

The Applicant respectfully requests that City Council weigh these factors in its consideration and grant the requested use variance.

Respectfully submitted,

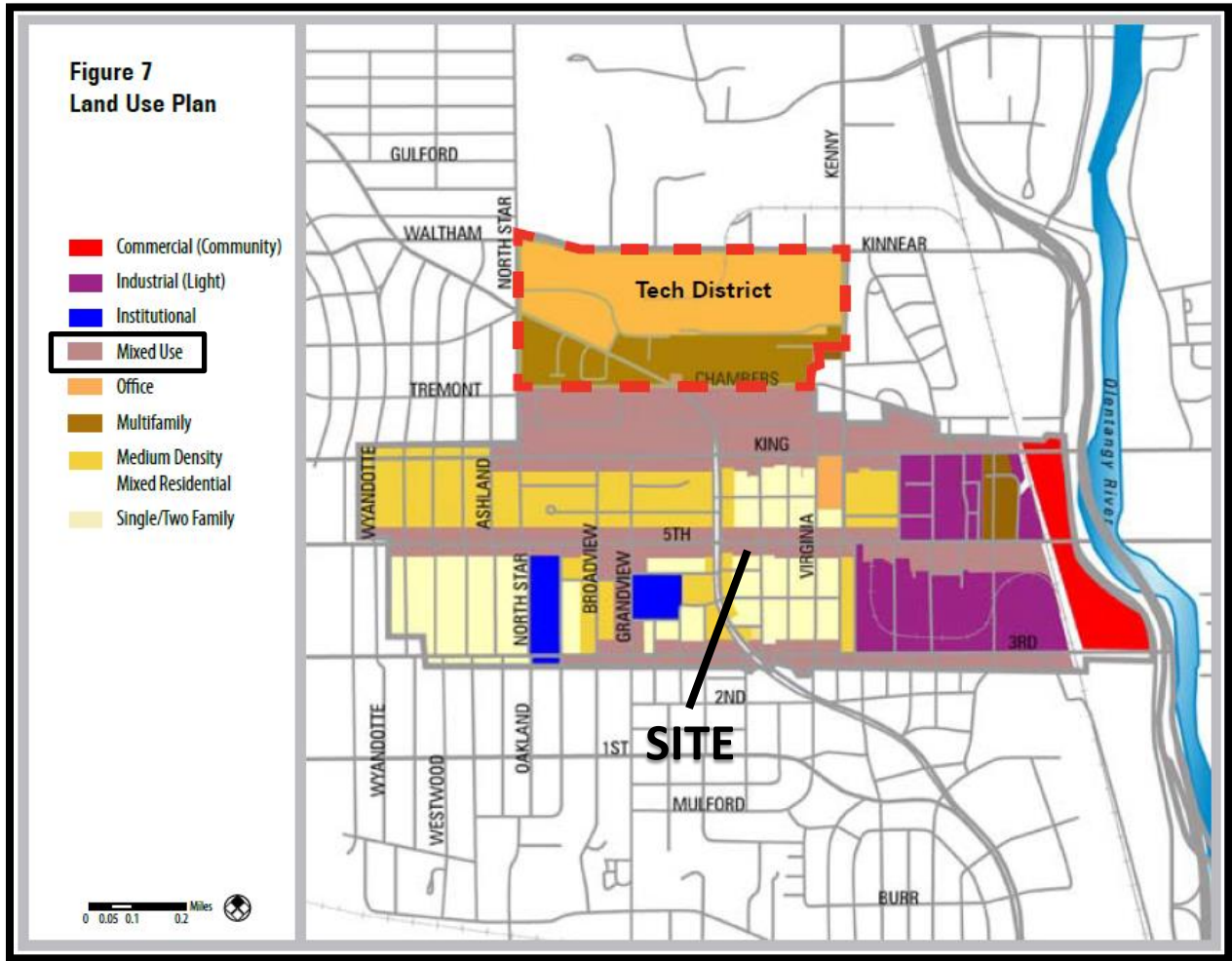
A handwritten signature in blue ink, appearing to read "Michael Shannon", with a long horizontal flourish extending to the right.

Michael Shannon, Attorney for Applicant



CV22-101
1197 W. Fifth Ave.
Approximately 0.17 acres

Fifth by Northwest Neighborhood Plan (2009)



CV22-101
1197 W. Fifth Ave.
Approximately 0.17 acres



CV22-101
1197 W. Fifth Ave.
Approximately 0.17 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-101

Address 1197 W 5th Ave

Group Name 5th by Northwest Area Commission

Meeting Date 3/7/2023

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Area commission was supportive of the proposed use.

Vote 4-1 recommend approval

Signature of Authorized Representative Justin Shaw

Recommending Group Title Fifth by Northwest AC

Daytime Phone Number 215-740-2835

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-101

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

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Paloma 1197 W. 5th Avenue Columbus, Ohio 43212	2. DeMond Investments 51 East Gay Street Columbus, Ohio 43215
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of July, in the year 2023

SIGNATURE OF NOTARY PUBLIC



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section: 147.03 R.C.

no expiration
My Commission Expires

Notary Seal Here

This Project Disclosure Statement expires six (6) months after date of notarization.