

CV06-015

Statement of Hardship

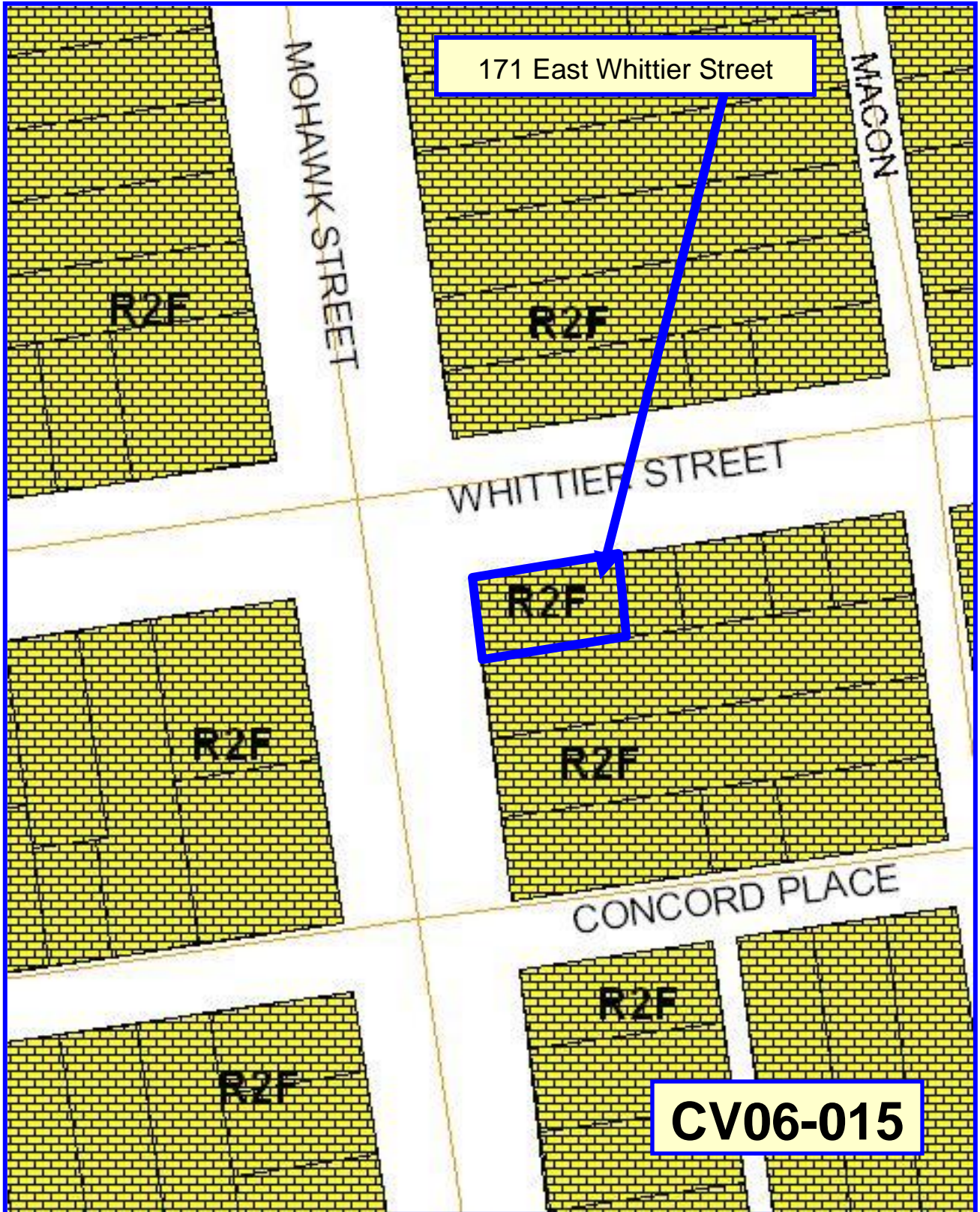
Brown Bag Deli

The applicant, Brown Bag Deli, seeks to expand within the same building that it currently occupies. The proposal is to expand into adjacent space, previously occupied by a barbershop. The barbershop operated as a legal non-conforming commercial use in the R2F zoning district. The applicant is requesting a council variance to permit continued commercial use of this space with the expansion of the deli. The expansion would permit the necessary handicap accessibility to the deli, a handicap accessible restroom, cooler space, and approximately 120 square feet of additional dining area. Pursuant to Columbus City Code Sections 3342.28 and 3342.02, this deli use will require three (3) additional parking spaces for which the applicant is requesting a variance to zero.

This is an existing commercial use, in the heart of German Village, a notoriously pedestrian oriented and pedestrian friendly neighborhood. Existing conditions in this location are such that on street parking is what is available. The bulk of the Brown Bag deli business is lunch, and therefore during hours when residents in the area are not in the neighborhood and therefore on-street parking is available. In addition, a number of the residents in the immediate vicinity have off-street parking thereby further alleviating potential conflict with the available parking.

The proposed variances will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

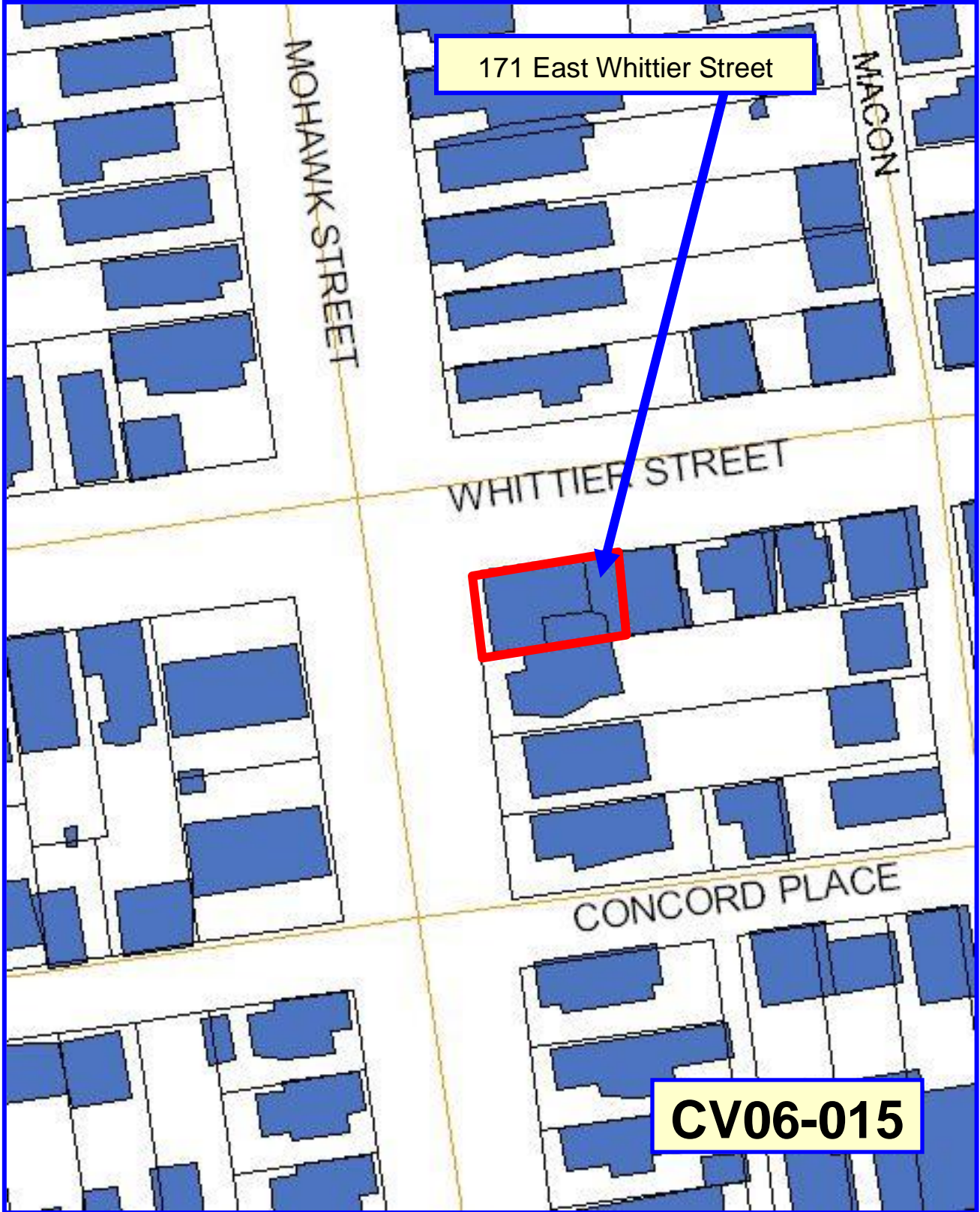
Applicant: By: [Signature] [Signature] Date: 2/27/06
Brown Bag Deli [Signature]



171 East Whittier Street

R2F

CV06-015





171 East Whittier Street

CV06-015



City of Columbus
Mayor Michael B. Coleman

Department of Development

Mark Barbash, Director

Certificate of Appropriateness

GERMAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 898-900 Mohawk Street
APPLICANT'S NAME: John Haytas Kim Miklos (Owner)

APPLICATION NO.: 06-3-15a & b **HEARING DATE:** March 7, 2006 **EXPIRATION:** March 7, 2007

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

06-3-15a

Variances Requested

- 3342.02 and 3342.28 Minimum Number of Parking Spaces Required: To reduce the number of off-street parking spaces required from three (3) to zero (0).
- 3332.037 R-2F Residential District: To allow commercial use of the property in a R-2F residential district.
- 3332.14 R-2F Area District Requirements: To allow less than the required lot area.

The German Village Commission recommends approval of the variances in Application #06-3-15a, 898-900 Mohawk Street as presented.

MOTION: Panzer/Colvin (5-0-1) [Rosen] **RECOMMENDATION APPROVED.**

[Note: Recommendation for approval of the proposed variances based on the existing commercial use of the property, and that the proposed alterations do not affect the historic character of the building.]

06-3-15b

Approve Application #06-3-15b, 898-900 Mohawk Street, as submitted.

- Enclose rear (east) elevation for delivery entrance, per submitted drawings.
- MOTION:** Colvin/Panzer (4-1-1) [nay: Carleton; abstain: Rosen] **APPROVED.**

- Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black (Signature)

Randy F. Black
Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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 # CV06-015

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
 of (COMPLETE ADDRESS) 37 W. Broad St. Ste 725, Columbus, OH 43215
 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>5 employees</u> Brown Bag Deli 898 Mohawk St. Columbus, OH 43206	2. Kim & Antionette Miklos 2341 Reynoldsburg New Albany Rd. Blacklick, OH 43004
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration



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

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