

Statement of Hardship

Little Rock is requesting approval of 700 square foot rooftop patio to go over the building at 944 North 4th.

I have received a CoA from the Italian Village Commission and met all 4 stipulations they require of a rooftop patio. It is atop a 1 story building, it does not overlook a residential backyard, it only runs along both sides of the roof adjacent to 2 heavily trafficked streets and the building has no setback and should not be visible from the sidewalk or street.

I have secured 49 spaces for use by our patrons including a handicap accessible spot in our rear lot.

Little Rock is located between 7 Sons, Hoof Hearted and Exile, all of which enjoy much larger patios than the 350 square feet existing patio we have on the sidewalk of East Second Avenue now. Warm weather drives much of the business in Columbus and as of now we can only accommodate 4 tables outdoors.

The following variances are being requested, which are carried-over from the 2006 Council variance (CV06-014) that permitted an eating and drinking establishment at this location:

3332.039, R-4, Residential district uses, to allow an eating and drinking establishment

3312.49(C) Minimum numbers of parking spaces required, to reduce required parking spaces from 25 to 2 spaces for a 2,100 square-foot eating and drinking establishment with a 700 square foot roof-top patio

3332.05, Area district lot width requirements, to maintain a reduced minimum lot width of 37 feet (50 feet is required)

3332.15, R-4 Area district requirements, to maintain the existing reduced lot area of 3,594 square feet (5000 square feet is required).

Section 3321.05(B)(2), Vision clearance, requires that a thirty (30) foot right angle clear vision triangle shall be maintained on each residential lot adjacent to a street intersection, while the applicant proposes to maintain no clear vision triangle at the intersection of East Barthman and South Washington Avenues; and

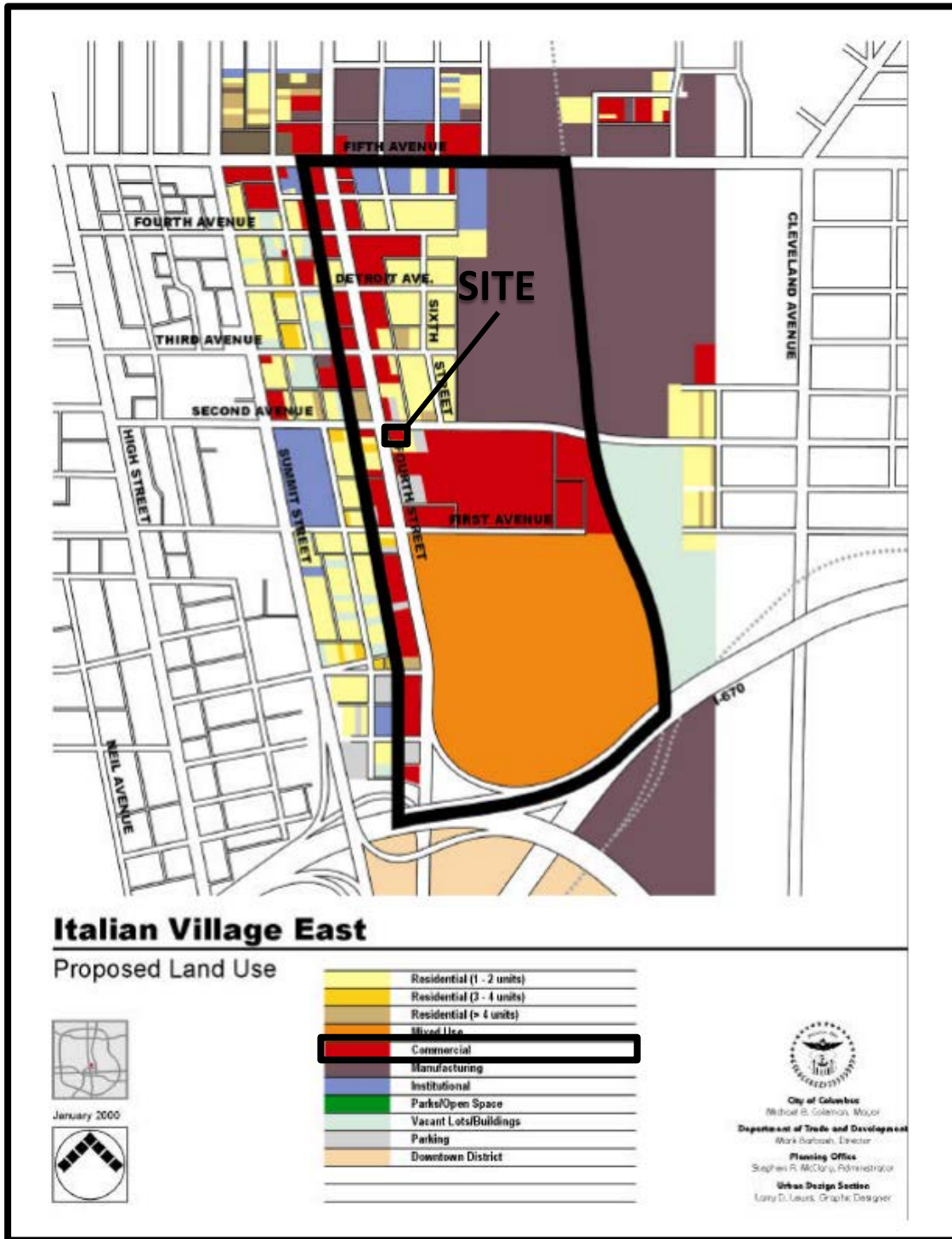
Section 3332.18(D), Basis of computing area, limits buildings from occupying more than fifty (50) percent of the lot area, while the applicant proposes to maintain an increased lot coverage of ninety (90) percent; and

3332.26(C)(1), Minimum side yard permitted, to maintain a minimum side yard of 0 feet (3 feet is required)

3332.27, Rear yard, to maintain a rear yard (including parking lot) of 237 square feet or 6.6% (25% is required).



CV16-029
944 North Fourth Street
Approximately 0.08 acres



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Approximately 0.08 acres
Italian Village East Redevelopment Plan (2000)



CV16-029
944 North Fourth Street
Approximately 0.08 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV16-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Quinn Fallon
of (COMPLETE ADDRESS) 1017 N. 6th St Columbus 43201

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

1. Quinn Fallon 1017 N. 6th St. Columbus, OH 43201 11 employees Same as Above	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this _____ day of _____, in the year _____

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires