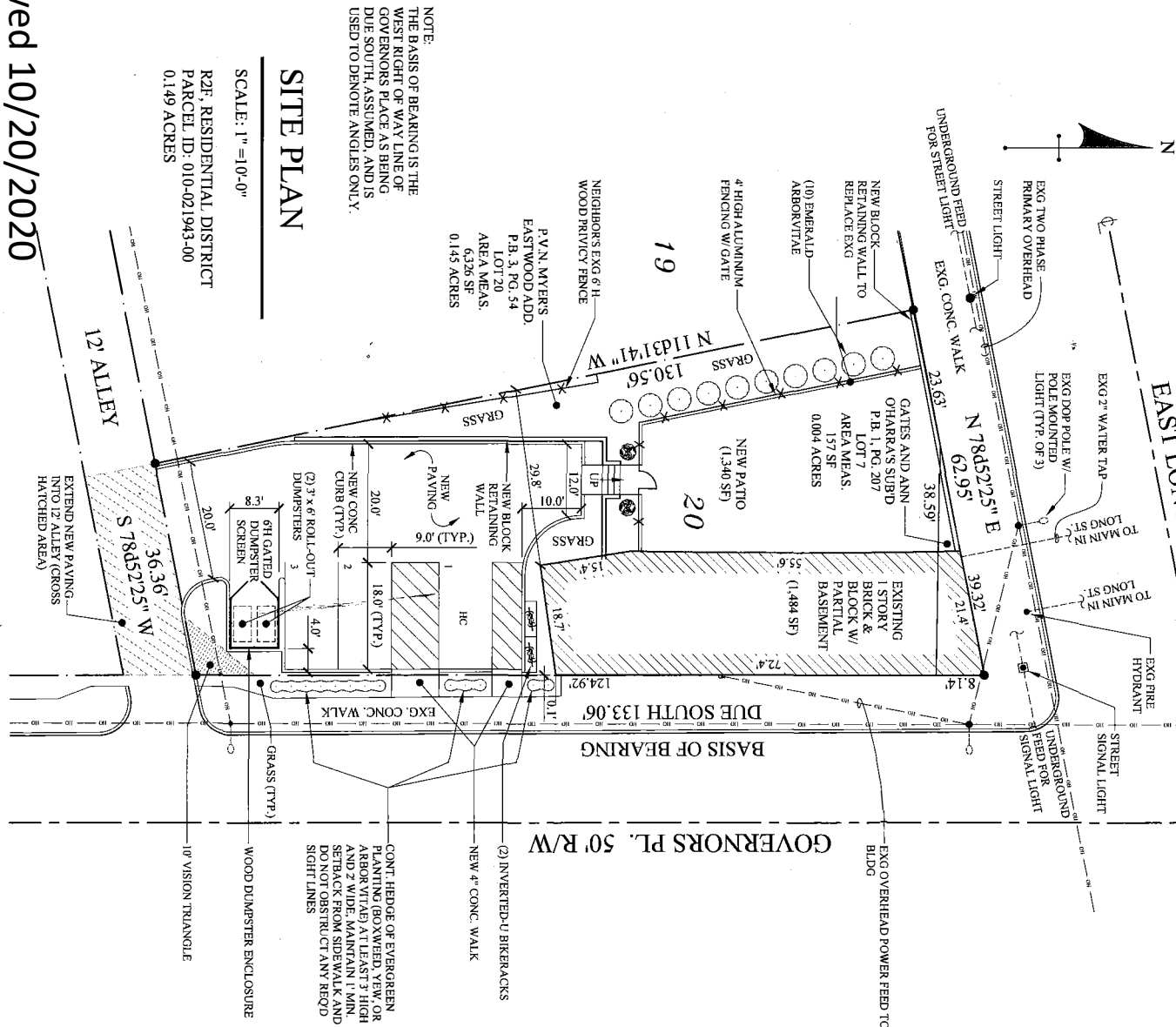


Submitted
10/20/2020

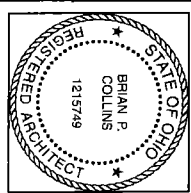
James P. Higgins

Submitted
CV20-004

PARKING REQUIREMENTS: 1 SPACE/75 SF COMMERCIAL BUILDING < 5,000 SF; 1 SPACE/150 SF PATIO = 29 SPACES (1,484 + 1340/150)
UCO 25% REDUCTION (3372,609(E)) = 22 SPACES REQUIRED
3 SPACES PROVIDED
BICYCLE PARKING: 1 SPACE/20 REQ'D PARKING SPACES (2 SPACES MIN.)
2 SPACES PROVIDED



Architect:
bcf Design & Development, Ltd.
62 Hoffman Avenue
Columbus, OH 43205



Project:
Future Restaurant Space
Project Number: 18-0460
1223 Long St., Columbus, OH 43203

Issued For:
Council Variance
Application

Date:
July 08, 2020

Sheet Title:
Site Plan

Page Number:
S1.0



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV20-004

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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 Exhibit B Statement of hardship and variances,
[Multiple blank lines for text entry]

Signature of Applicant [Handwritten Signature]

Date 12/24/2019

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Exhibit B**Statement of Hardship****CV20-004; 1223 E. Long ST.**

The site is 0.1489 +/- acres (~0.15) located on the south west corner of E Long St. at Governor Place (E. Broad north to E Long) and N. Champion (E long north to Mt Vernon). Currently, the commercial corner is occupied by a Chase Retail bank branch with dry through (south- east), a City of Columbus Firehouse (north east), Poindexter Market (north-west) and the subject property (south-west). The site is zoned Z73-197, Residential, R2F, 4/11/1974, H-35 from a 1974 City of Columbus area rezoning. Property to the west and south is zoned R2F, Residential. The site is developed with a 1,484 +/- SF Retail Single Occupancy building built in 1910. The building has been used a retail grocery, coin operated laundry mat, beauty salon and most recently a pizza and prepared food establishment (Figaro's). Applicant recently purchased the property and proposes to renovate the building with a patio to use as a dine-in restaurant and or retail food service business.

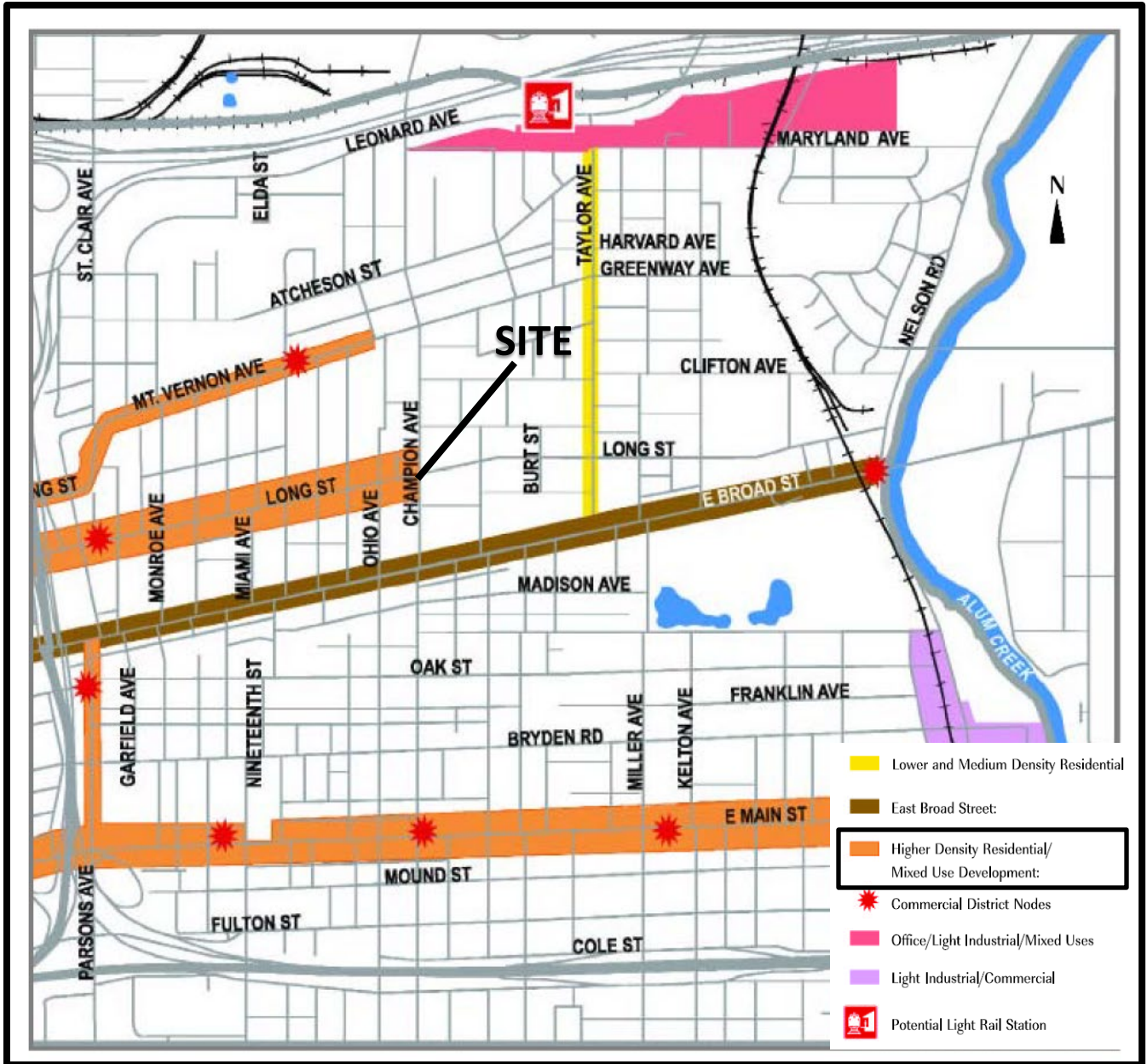
Applicant has a hardship in that the City of Columbus area rezoning to a residential district was applied to a non-residential building and use. The Property Class is C-Commercial and Land Use is 437 – Other Food Service Structure. It is very unlikely the site will be redeveloped with a single family dwelling or any residential use given the location on a busy commercial intersection, adjacent businesses and firehouse. There is no zoning district to which the property could be rezoned for the proposed uses without also needing variances. Applicant requests the following variances:

- 1) Section 3332.037, R2F, Residential District Use, which Section prohibits commercial uses, applicant proposes to permit an existing commercial building of 1,484 +/- SF and proposed patio of 1,340 +/- SF for use as an eating and drinking establishment.
- 2) Section 3372.604(B), Minimum Parking Lot Setback Requirements, to reduce from the required 5 feet to +/- 1 feet in order to allow for the proper sized access drive and parking spaces and is due to width of the existing site.
- 3) Section 3312.21 (D) (1), Landscaping and screening, requires screening of parking lots within 80 feet of residential zoning districts to be at least five (5) feet in height and provided in a landscaped area at least four (4) feet width. Variances are requested to reduce the height and width of the parking lot screening along Governor Place to 3 feet in height and 2 feet in width, and to locate the screening within the right-of-way as shown on the submitted site plan. A variance is also requested to reduce the parking lot screening along the west property line to 2 feet in height and 1 feet in width.
- 4) Section 3332.26, Minimum Side Yard Required, applicant proposes to conform to the existing condition of the side yard abutting the eastern property line and reduce the minimum side yard from 5' to 0' wide.

- 5) Section 3321.05 (B) (2), Vision Clearance Triangle, the existing building is within the 30' vision clearance triangle at the northeast corner of the site and applicant proposes to conform to the existing condition.
- 6) Section 3372.605, Width of Principal Building, the width of a principal building along a primary building frontage shall be a minimum of 60 percent of the lot width, the existing building is less than 60 percent and applicant proposes to conform to the existing condition.
- 7) Section 3372.605 (D), Primary Building Frontage, requires for each primary building frontage that at least 60 percent of the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade to be clear/non-tinted window glass permitting a view of the buildings' interior to a minimum depth of four feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet, the existing building is under 60 percent, so applicant proposes to conform to the existing condition.
- 8) Section 3312.49, Minimum Number of Parking Spaces Required, to reduce from the required 22 parking spaces, reduced as permitted by Section 3372.609(B), to 3 parking spaces.



CV20-004
1223 East Long Street
Approximately 0.15 acres



CV20-004
1223 East Long Street
Approximately 0.15 acres



CV20-004
1223 East Long Street
Approximately 0.15 acres

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: CV20 - 004
Address: 1223 E. Lomb St. Col. Ohio 43203
Group Name: NEAR EAST AREA COMMISSION
Meeting Date: 10/8/2020

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

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
 - Disapproval
- Food and Sit Down Restuarant aaBusiness

NOTES:

Good project. Glad the building is being restored

Vote: 14-0-0

Signature of Authorized Representative: *[Signature]*
SIGNATURE
RECOMMENDING GROUP TITLE: *COUNCIL NEAR EAST AREA COMMISSION*
DAYTIME PHONE NUMBER: *614-582-3053*

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-004

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) JAMES B. FLYNN
of (COMPLETE ADDRESS) 64 MIAMI AVENUE, COLUMBUS, OHIO

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. Milo Holdings LLC 64 Miami Ave, Columbus, Ohio 43203 James B. Flynn 614.364.1741	2.
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 16 day of OCTOBER, in the year 2020

Anne Hildreth
SIGNATURE OF NOTARY PUBLIC

3-15-2025
My Commission Expires

Notary Seal Here



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