





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

Chapter 3307 of the Columbus Zoning Code

CV20-083

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):

See Exhibit B

Signature of Applicant: Woodhouse Vegan Cafe by David B. Perry, Agent Date: 8-23-2020
Signature of Attorney: Donald Plank Date: 8/23/2020

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**  
**CV20-083**  
**851 North Fourth Street, Columbus, OH 43215**

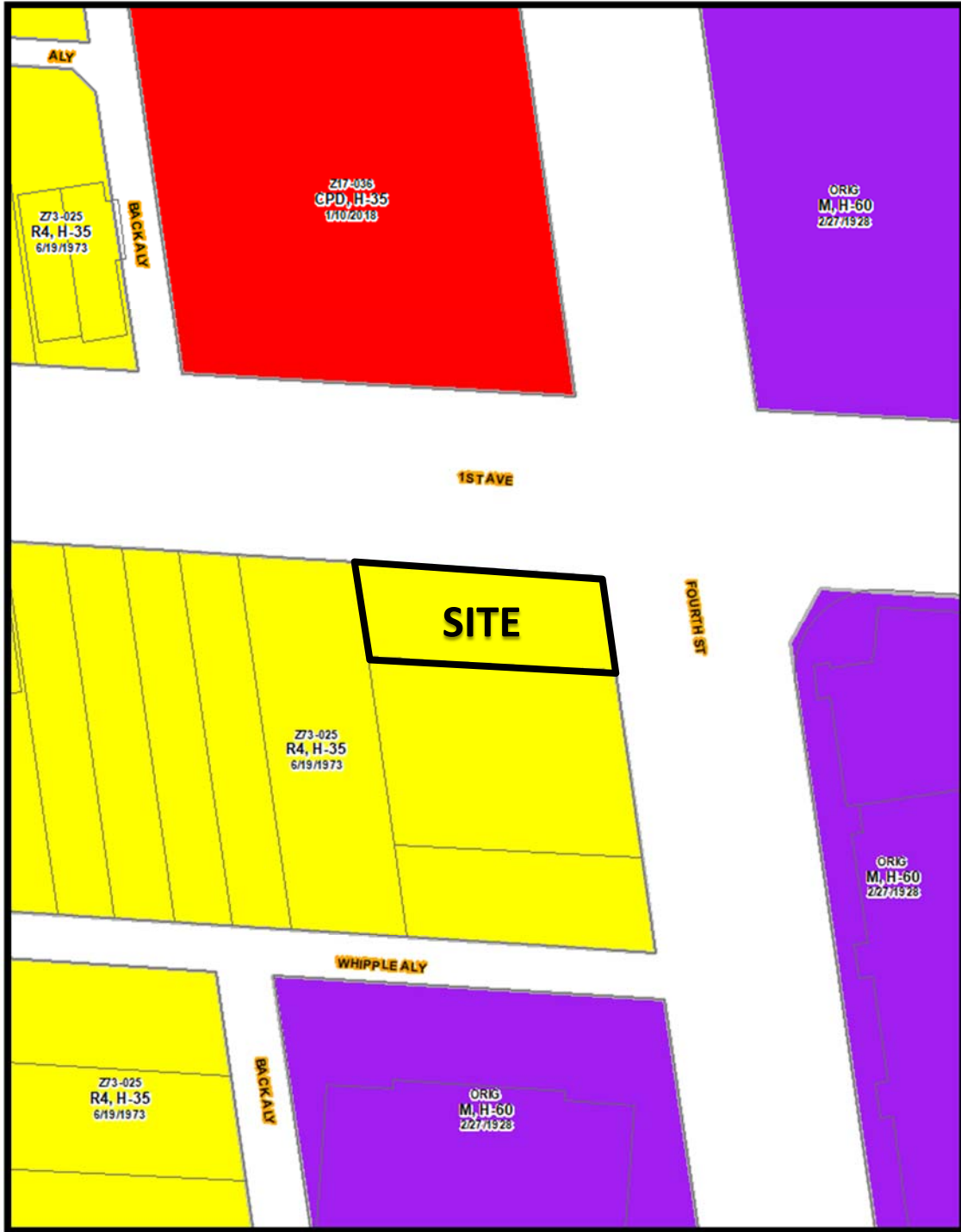
By Ordinance 1946-2017, passed July 31, 2017 (CV17-016), ground level commercial use, including restaurant use (1,007 SF) and two (2) second floor dwelling units are permitted. Interior and exterior remodeling of the building has been completed and the building is occupied with a ground floor restaurant (Woodhouse Vegan Café) and two second floor dwelling units. The Site Plan for Ordinance 1946-2017 didn't include any parking at the rear (west side) of the building. Applicable zoning variances, including reduction of parking to 0 spaces were part of Ordinance 1946-2017. This application is submitted to change the Site Plan of Ordinance 1946-2017 to the Site Plan submitted with this application. The applicant, Woodhouse Vegan Café, requires a seasonal patio for business. The seasonal patio is 300 SF. Subsequent to Ordinance 1946-2017, the Short North Special Parking Area has been enacted. One (1) parking space is required for the 300 SF patio. The Site Plan submitted with this application shows one (1) ADA parking space, as required by the Division of Traffic Management.

Applicant has a hardship and practical difficulty with complying with Ordinance 1946-2017 because a seasonal patio is essential to a successful restaurant use. The variances granted by Ordinance 1946-2017 will remain in effect with the additional variances related to the seasonal accessory patio permitted by the new ordinance. The submitted Site Plan reflects the change in the rear (west) area of the site to add one (1) parking space for the seasonal patio.

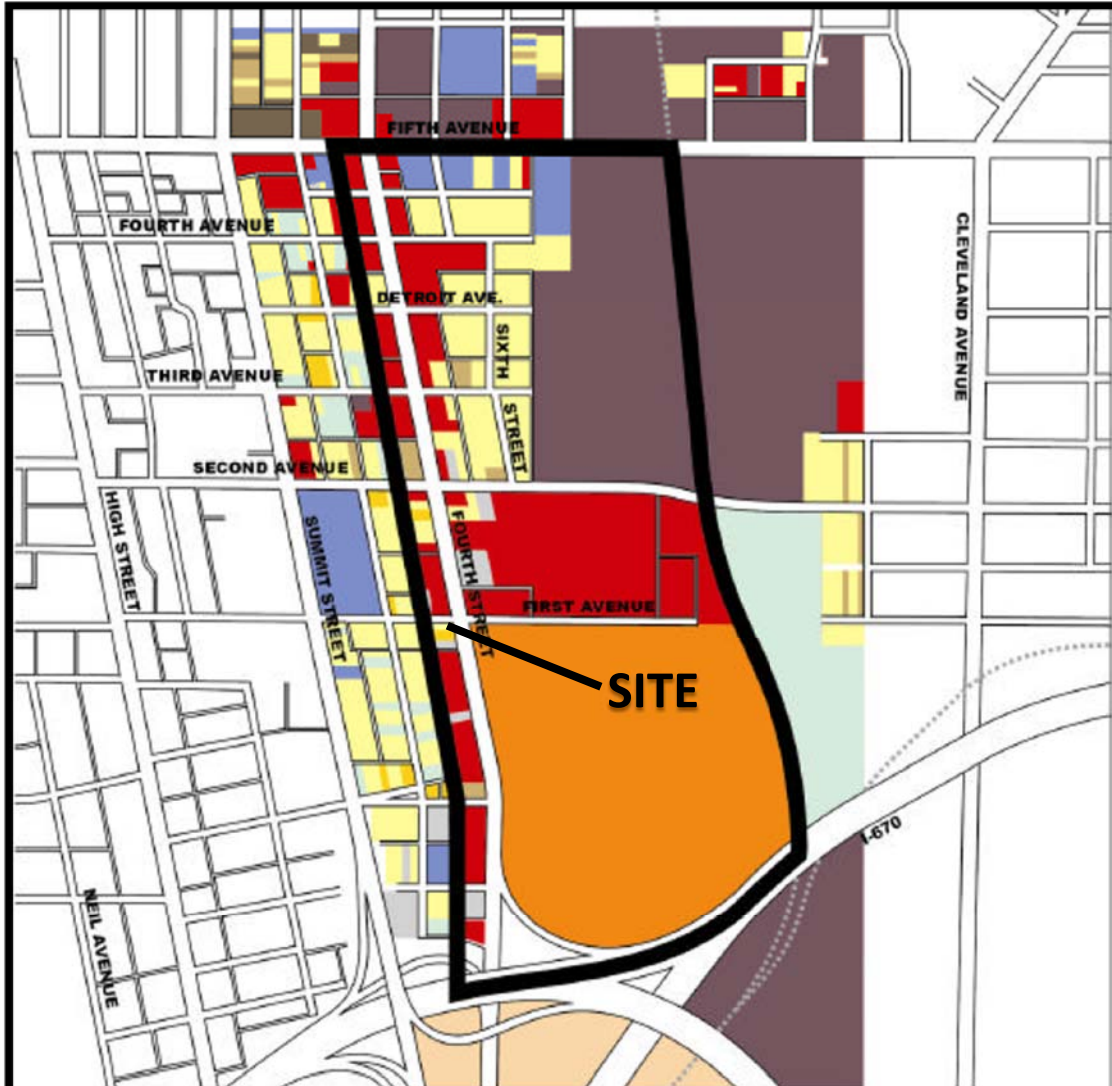
Applicant requests the following variances:

- 1). Section 3332.039, R-4, Residential District, prohibits commercial uses, while the applicant proposes a 300 SF accessory dining patio.
  
- 2). Section 3312.09, Aisle, requires aisle width and maneuvering to be 20 feet for 90 degree parking spaces, while the applicant proposes a reduced aisle width of 18.25 feet.

10-30-2020



CV20-083  
851 N. 4th St.  
Approximately 0.06 acres



### Italian Village East

#### Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus  
 Michael B. Coleman, Mayor  
 Department of Trade and Development  
 Mark Barabach, Director

Planning Office  
 Stephen R. McClary, Administrator  
 Urban Design Section  
 Larry D. Lewis, Graphic Designer

CV20-083  
 851 N. 4th St.  
 Approximately 0.06 acres



CV20-083  
851 N. 4th St.  
Approximately 0.06 acres

*This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 851 N Fourth Street

**APPLICANT'S NAME:** Woodhouse Vegan Café c/o Dave Perry (Applicant)/ Alkhatib Fourth LLC (Owner)

**APPLICATION NO.:** IV-20-10-021

**MEETING DATE:** 10/13/2020      **EXPIRATION:** 10/13/2021

The Italian 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 & 3319 and the architectural guidelines:

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

**APPROVED SPECIFICATIONS:**

Approve Application IV-20-10-021, 851 N Fourth Street, as submitted, with all clarifications noted:

- Add a 300 SF seasonal patio and one parking space on the west side of the building.
- Fence needs to be added to South side of patio.

Variance Recommendation

- Section 3332.039, R-4, Residential District, to permit ground floor commercial use, including restaurant with an 300 SF seasonal patio and two (2) dwelling units located above the ground level commercial use.
- Section 3312.09, Aisle, to reduce aisle width from 20 feet to 18.25 feet on the south side of the one (1) new parking space provided on the west side of the building.
- Section 3312.13, Driveway, to permit the existing ten (10) foot wide driveway from E. First Avenue.
- Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 16 spaces to 1 space, with the ground floor to include restaurant use, or less intensive commercial uses, up to two (2) second floor dwelling units and a 300 SF seasonal patio.
- Section 3332.05(A)(4), to reduce the current required lot width at the front lot line from 50 feet to the existing 32 feet fronting N. Fourth Street.
- Section 3332.15, R-4 Area District Requirements, to reduce the required lot area for a principal building from 5,000 square feet to the existing 2,613 +/- square feet.
- Section 3372.604(B), Setback Requirements, to reduce the E. First Avenue parking setback from five (5) feet to zero (0) to two (2) feet, as depicted on the Site Plan.

Motion: Fergus/Goodman (5-0-1) [Sudy] 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.



**Staff Notes: Site plan shows two cars, but the patio only has one parking space which is the handicap spot. The second car is depicted on the site plan to show the car backing out of the space, it is not a second parking spot. -KAB**





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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-083

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows containing business details for Alkhatib Fourth LLC and Woodhouse Vegan Cafe.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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