

Final Site Plan Received 12.11.19 CV19-089

**PROJECT ZONING INFORMATION**

**PROJECT:** Kasi Township Grill  
**CERTIFIED SITE ADDRESS:** 1190 Mt. Vernon Ave, Columbus, OH 43203  
**OWNER:** Bradley A. Ranker  
**OWNER CONTACT:** 244 Hamilton Ave, Columbus, OH 43203  
 Phone (614) 315-4049  
 Email bradley.ranker@kasi.com

- A. SITE PLAN: As Shown
- B. SITE LOCATION MAP: As Shown
- C. ZONING DISTRICT: 22219.2, Multi-family, AFD, 4/11/1974, H-35, 200-076, Commercial, CA, 12/12/1990, H-35
- D. MANUALLY BUILDING COVER: 50%
- E. MAXIMUM EX. BUILDING HEIGHT: 35'
- F. REQUIRED LOADING SPACE - FOR A GROSS FLOOR AREA OF 50,000 SF: 50% WORK: Not Required for this project
- G. SITE AREA: 0.30 Acres
- H. FLOOD DESIGNATION: This site is NOT located within a Management Agency's Flood Insurance Rate Map; No 39049020258K, June 17, 2008.
- I. DUMPSTER SIZES: Per plan
- J. THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF THE CITY OF COLUMBUS CODES:
  - 3312.231 Screening
  - 3312.433 Surface
  - 3312.435 General Signs/Curbs
  - 3321 General Sign Development Standards
- K. NEAR EAST AREA COMMISSION: Applies to this site.

**PARCEL NUMBER**

**Parcel Dedication Ordinance (CC3318)**  
 019-04019

**SCOPE OF WORK**

This project includes the demolition of the existing asphalt parking lot and adjacent gravel/grass/soil area. The building is to be demolished and the site is to be regraded and graded. The new parking lot will extend to the east property line. The new parking lot will extend to the east property line through the newly alley to the north property line.

**DIVISION OF POWER NOTES**

The addition of power (DOP) may have overhead and underground primary, secondary and street lighting at this work location. The contractor is hereby required to contact the utility companies to determine the location of the power lines to be relocated within the construction area.

**RIGHT-OF-WAY ENCROACHMENT NOTE**

No private elements are permitted to encroach into the right-of-way including, but not limited to, stairs, railings, foundations, doors, overhead elements or walls.

**SANITARY SEWER NOTE**

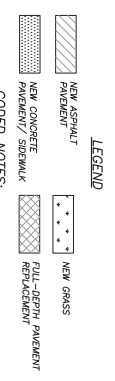
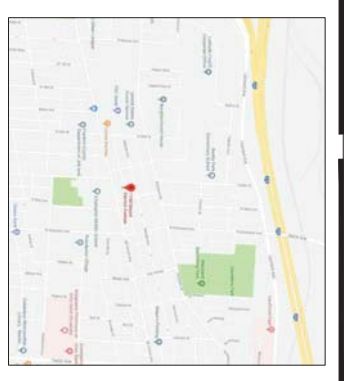
Connection to sanitary sewer cannot be made without obtaining a permit from the Sewer Permit Office at 111 Front Street, 614-649-7490.

**SANITARY DEMOLITION NOTE**

Permit to demolish must be obtained from 111 Front Street, 614-649-7490.

**EXPIRATION NOTE**

Date of expiration: Plan is valid for one year from date of approval.



- CODED NOTES:**
- ① WEDESTAIR (PLASTIC)
  - ② REINFORCED CONCRETE
  - ③ 6" CONCRETE
  - ④ 8" CONCRETE
  - ⑤ 10" CONCRETE
  - ⑥ 12" CONCRETE
  - ⑦ 14" CONCRETE
  - ⑧ 16" CONCRETE
  - ⑨ 18" CONCRETE
  - ⑩ 20" CONCRETE
  - ⑪ 22" CONCRETE
  - ⑫ 24" CONCRETE
  - ⑬ 26" CONCRETE
  - ⑭ 28" CONCRETE
  - ⑮ 30" CONCRETE
  - ⑯ 32" CONCRETE
  - ⑰ 34" CONCRETE
  - ⑱ 36" CONCRETE
  - ⑲ 38" CONCRETE
  - ⑳ 40" CONCRETE

**SQUARE FOOTAGE BREAKDOWN**

Building: 2,330 SF  
 Building Expansion: 1,141 SF  
 Parking: 6,000 SF

**PARKING DATA**

**PARKING REQUIREMENTS PER CITY OF COLUMBUS CODE SECTION 3312:**

Existing and Drinking Establishment: 75 SF = 24  
 Minimum Spaces Required: 150 SF = 35  
 Maximum Spaces Required: 1,100 SF = 7  
 Proposed ADA Parking (0.07/100): 1/1  
 Proposed ADA Parking (0.07/100): 1/1

**ZONING VARIANCE**

The guidelines set by the City of Columbus Urban Commercial Zoning Code shall be followed. The required number of spaces: 29

**KASI TOWNSHIP GRILL**  
 1190 Mt. Vernon Avenue  
 Columbus, OH 43203  
 Bradley A. Ranker

**NOODY ENGINEERING**  
 1120 N. High Street  
 Columbus, OH 43201  
 Phone: 614-291-8888  
 Email: info@noodyeng.com

**SEAL:** ILLINOIS PROFESSIONAL ENGINEER  
 No. 11907  
 State of Ohio  
 Date: 11/20/19

**DATE:** 11/20/19  
**PROJECT:** C201  
**REVISIONS:**

**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 #: CV19-089

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.**

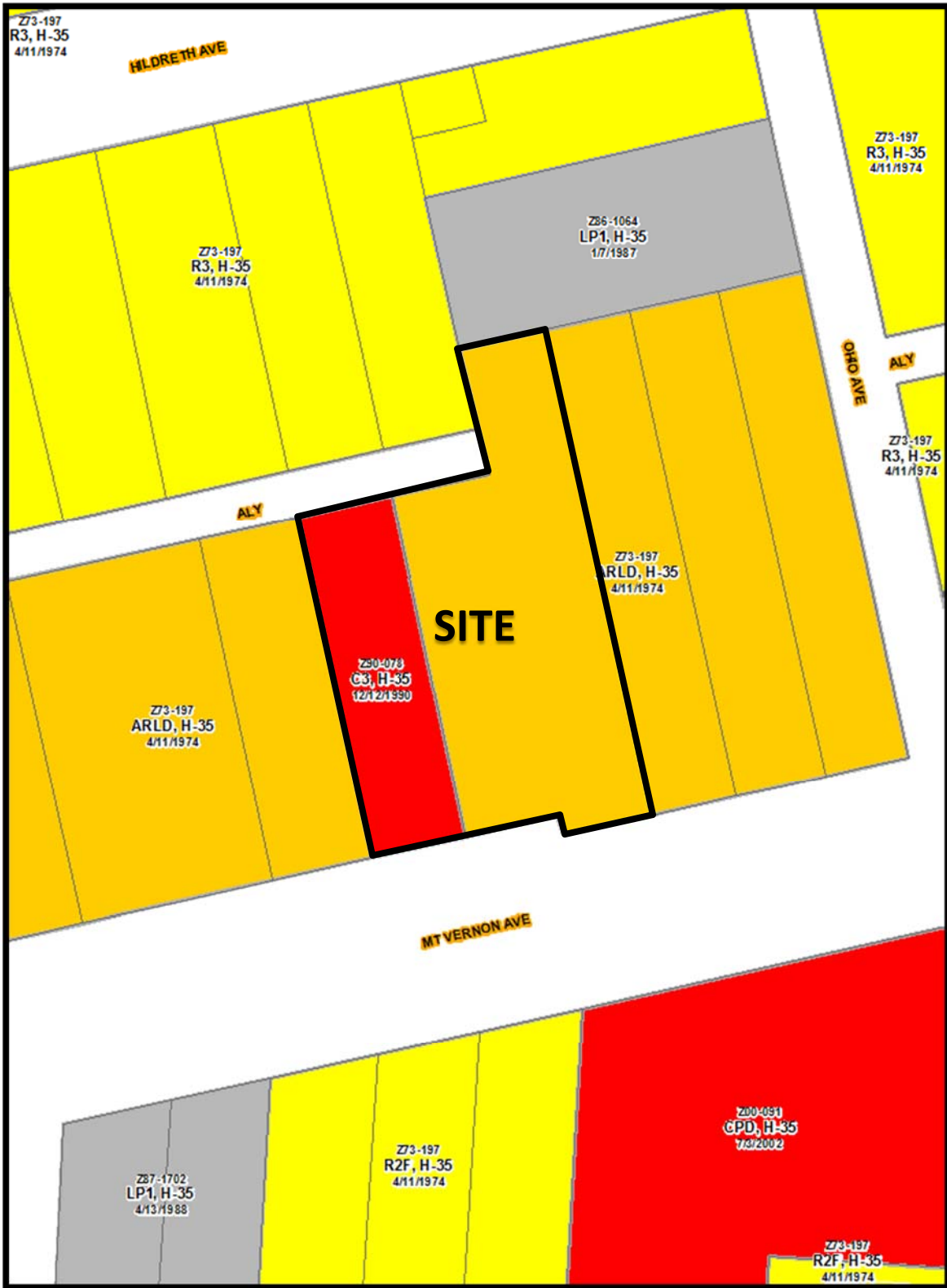
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

The Mt. Vernon UCO allows for the possibility of a reduction in the number of parking spaces required for a small commercial restaurant. Section 3312 requires 29 spaces and the property only has room for 16 spaces.

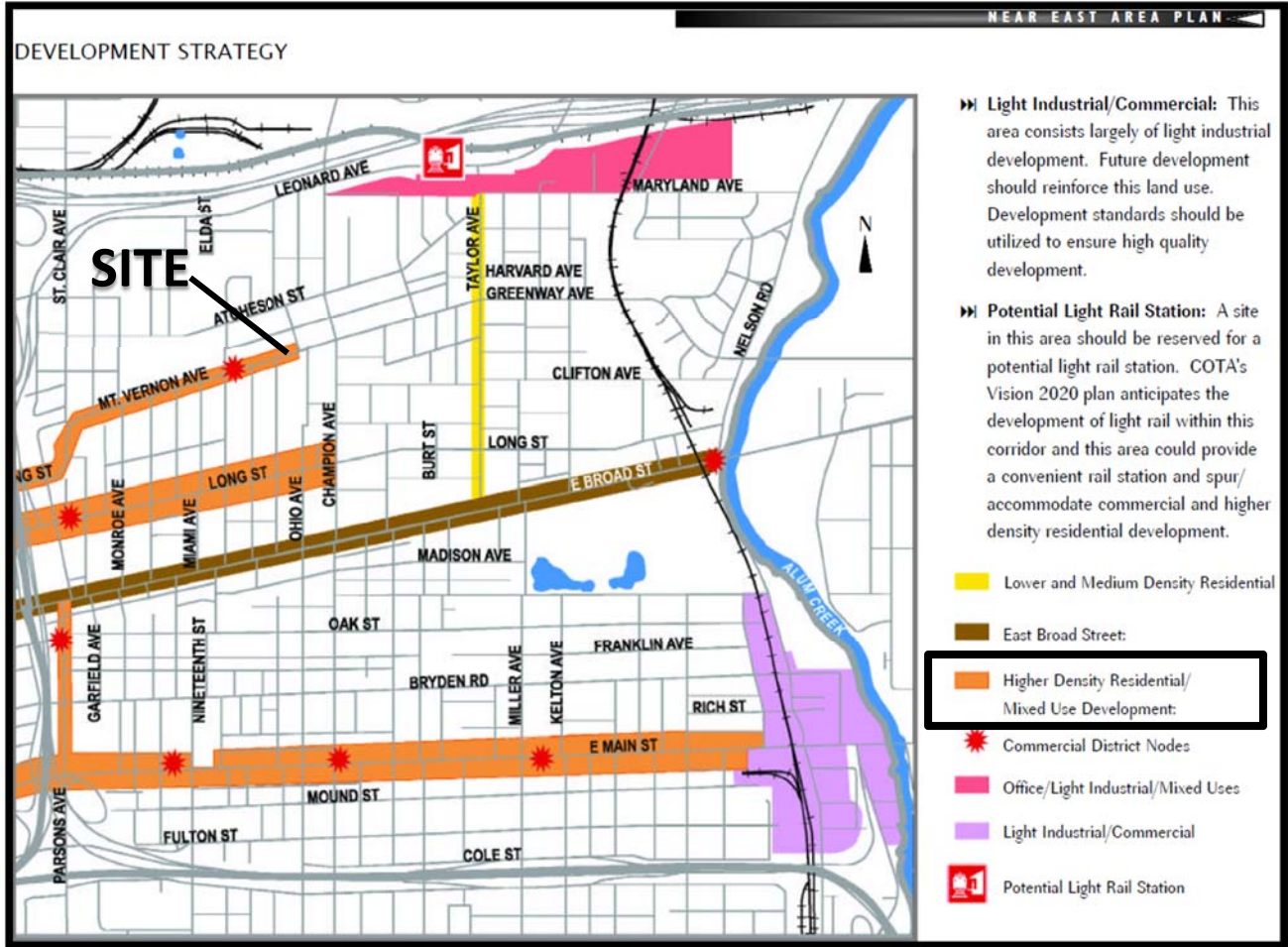
There are several neighboring properties which have excess parking which is not being used when our restaurant might need overflow parking and we would execute an agreement with one of them, if needed.

Signature of Applicant

Date 12/12/19



CV19-089  
1190-1194 Mt. Vernon Ave.  
Approximately 0.30 acres



CV19-089  
 1190-1194 Mt. Vernon Ave.  
 Approximately 0.30 acres



CV19-089  
1190-1194 Mt. Vernon Ave.  
Approximately 0.30 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: 219-067 CV19-089

Address: 1194 MT. VERNON

Group Name: NEAR EAST AREA COMM

Meeting Date: 10/10/2019

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

**NOTES:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote: 9-0-0

Signature of Authorized Representative: Kathleen D. Bulj  
SIGNATURE

CHAIR  
RECOMMENDING GROUP TITLE

614-582-3053  
DAYTIME PHONE NUMBER

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.



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV19-089

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bradley Ransier
of (COMPLETE ADDRESS) 1190-1194 Mount Vernon Avenue Columbus, Ohio 43203

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 4 lines per box)

Table with 2 columns and 2 rows listing individuals: 1. Frederick L. Ransier, 2. Bradley Ransier, 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Bradley Ransier

Subscribed to me in my presence and before me this 26 day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kathleen H. Ransier

My Commission Expires:

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



KATHLEEN H. RANSIER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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 all checks payable to the Columbus City Treasurer