

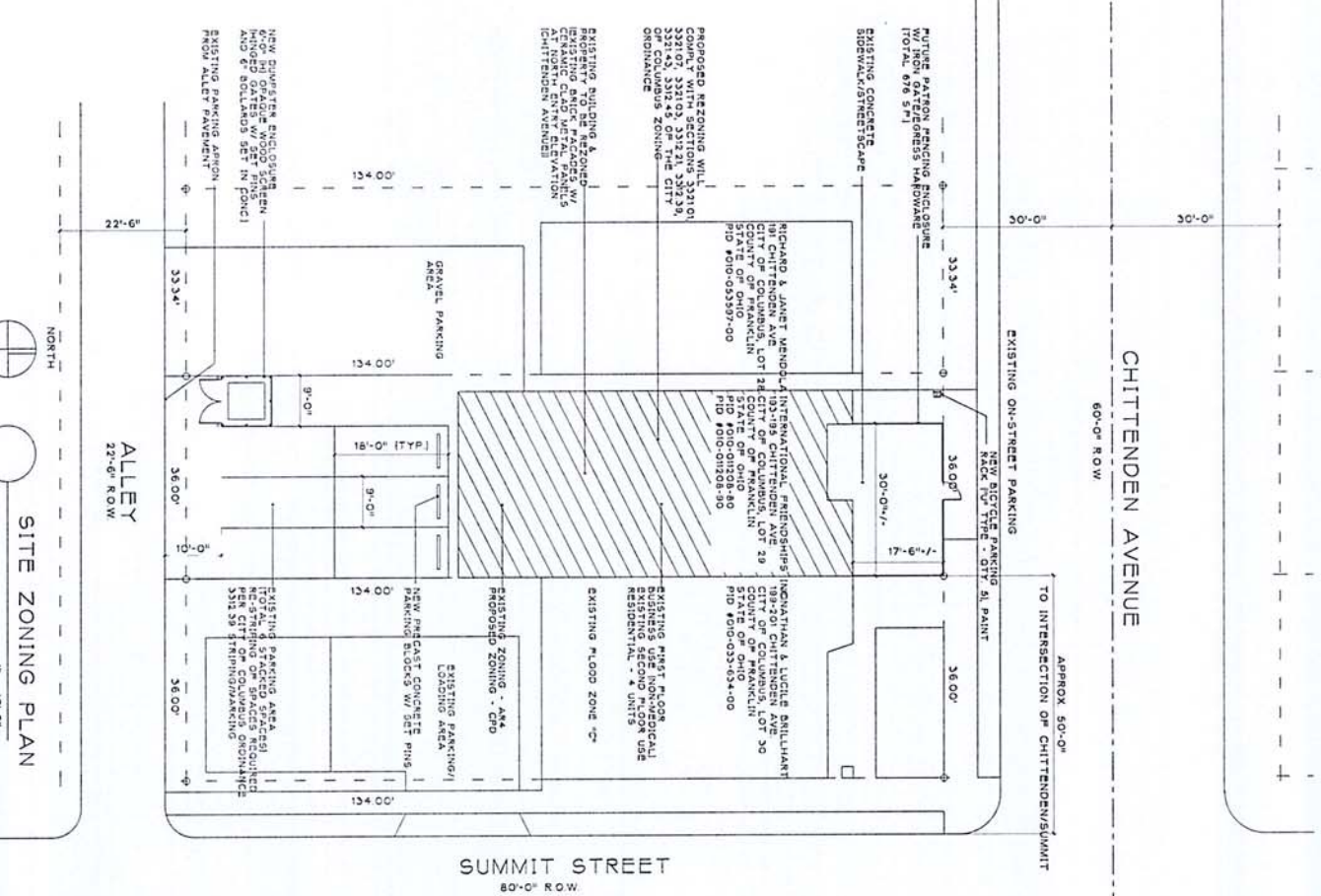
David Hoff
 March 12, 2014

GENERAL NOTE:
 PATIO CONFIGURATION SHOWN SOLELY FOR THE PURPOSE OF DETERMINING SQUARE FOOTAGE. NECESSARY PORTION OF THE PATIO IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ZONING AREA REVIEW BOARD AS REQUIRED BY C.C. 332.05A.

BUILDING AND LOT DATA:
 TOTAL BUILDING AREA 3,684 S.F.
 TOTAL FLOOR AREA USED 2,592 S.F.
 TOTAL LOT AREA 4,824 S.F.
 TOTAL LOT ACRES 0.111 ACRES
 EXISTING BUILDING HEIGHT 18'-6"

SITE STATISTICS:
 SITE DATA TABLE
 TOTAL SITE AREA 0.11 ACRES
 ZONING ADDRESS 193 CHITTENDEN AVENUE
 SITE AREA 0.11 ACRES
 TOTAL BUILDING AREA 3,684 S.F.
 PARKING SPACES 8 SPACES

PARKING CALCULATIONS:
 TOTAL SPACES REQUIRED 8 SPACES (1.5 SPA PER UNIT)
 REQUIRED SPACES 8 SPACES (1.5 SPA PER UNIT)
 CITY OF COLUMBUS 332.03(2)(C) ADMINISTRATIVE REQUIREMENTS FOR CHANGE OF USE
 TOTAL SPACES PROVIDED 8 SPACES
 BICYCLE PARKING PROVIDED 1 SPACE (5 "U" TYPE RACKS)



PROPERTY REZONING
 193-195 Chittenden Avenue
 Columbus, Ohio 43201

KEVIN S. HOFFMAN ASSOCIATES
 architects

post office box 884
 new albany ohio 43054
 direct 614.554.2717
 kshoff@kshoff.com

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REVISIONS:
 DATE: 03/11/14
 BY: KSH
 DESCRIPTION: PRELIMINARY CONSULTATION

SITE ZONING PLAN, NOTES
 SHEET NO. A101
 PROJECT NO. KHA1112

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2014**

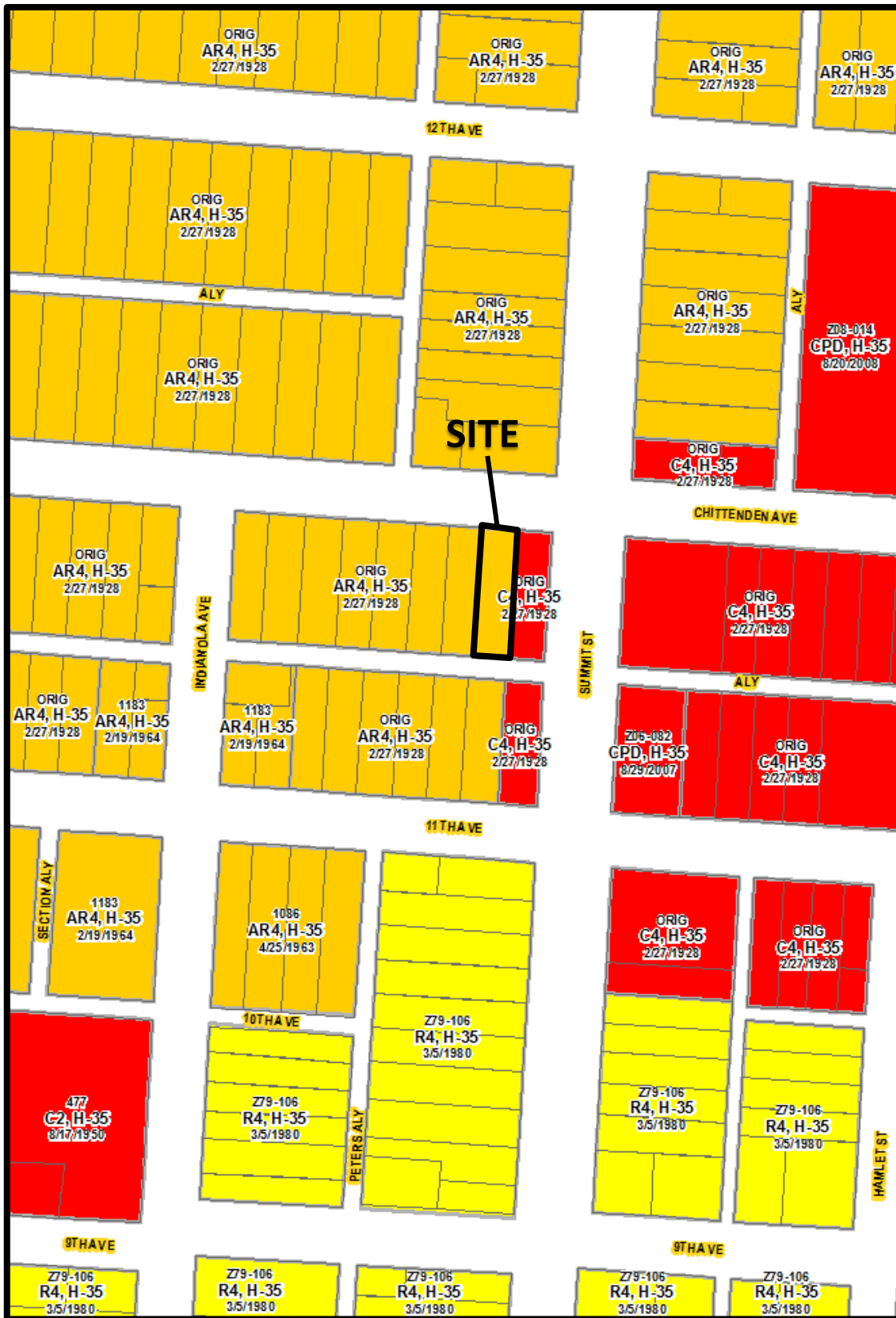
- 4. APPLICATION: Z14-002 (14335-00000-00004)**
Location: **195 CHITTENDEN AVENUE (43201)**, being 0.11± acres located on the south side of Chittenden Avenue, 50± feet west of Summit Street (010-011208; University Area Commission/University Area Review Board).
Existing Zoning: AR-4, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Eating and drinking establishment.
Applicant(s): Northwest Property Management; c/o David Hodge, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): International Friendship Inc.; 195 Chittenden Avenue; Columbus, OH 43201.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 0.11± acre site is developed with a two-story building and currently zoned in the AR-4, Apartment Residential District. The applicant requests rezoning to the CPD, Commercial Planned Development District to allow a restaurant use in the lower level of the building. A parking reduction is also part of this request.
- Surrounding the site is commercial development to the east in the C-4, Commercial District. To the north, west and south are single and multi-family homes in the AR-4, Apartment Residential District.
- The site is located within the planning area of the *University Neighborhoods Revitalization Plan* (1996), which recommends Moderate Intensity Residential for this location.
- The site is located within the boundaries of both the University Area Commission and the University Area Review Board. The University Area Review Board made a recommendation of approval for this application, and the University Area Commission's recommendation is for disapproval, since the applicant does not agree to one of the conditions.
- The CPD plan includes the 5,184 square foot building, with a maximum of 2,592 square feet for business (restaurant) use. The CPD text includes development standards for permitted and prohibited uses. It also includes variances to the minimum number of parking spaces required, maneuvering and landscaping and screening.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial development, and the applicant intends to develop the first floor of the building with restaurant use, while preserving the four apartments on the second floor. With the proposed development standards, the request is consistent with the zoning and development patterns of the area.

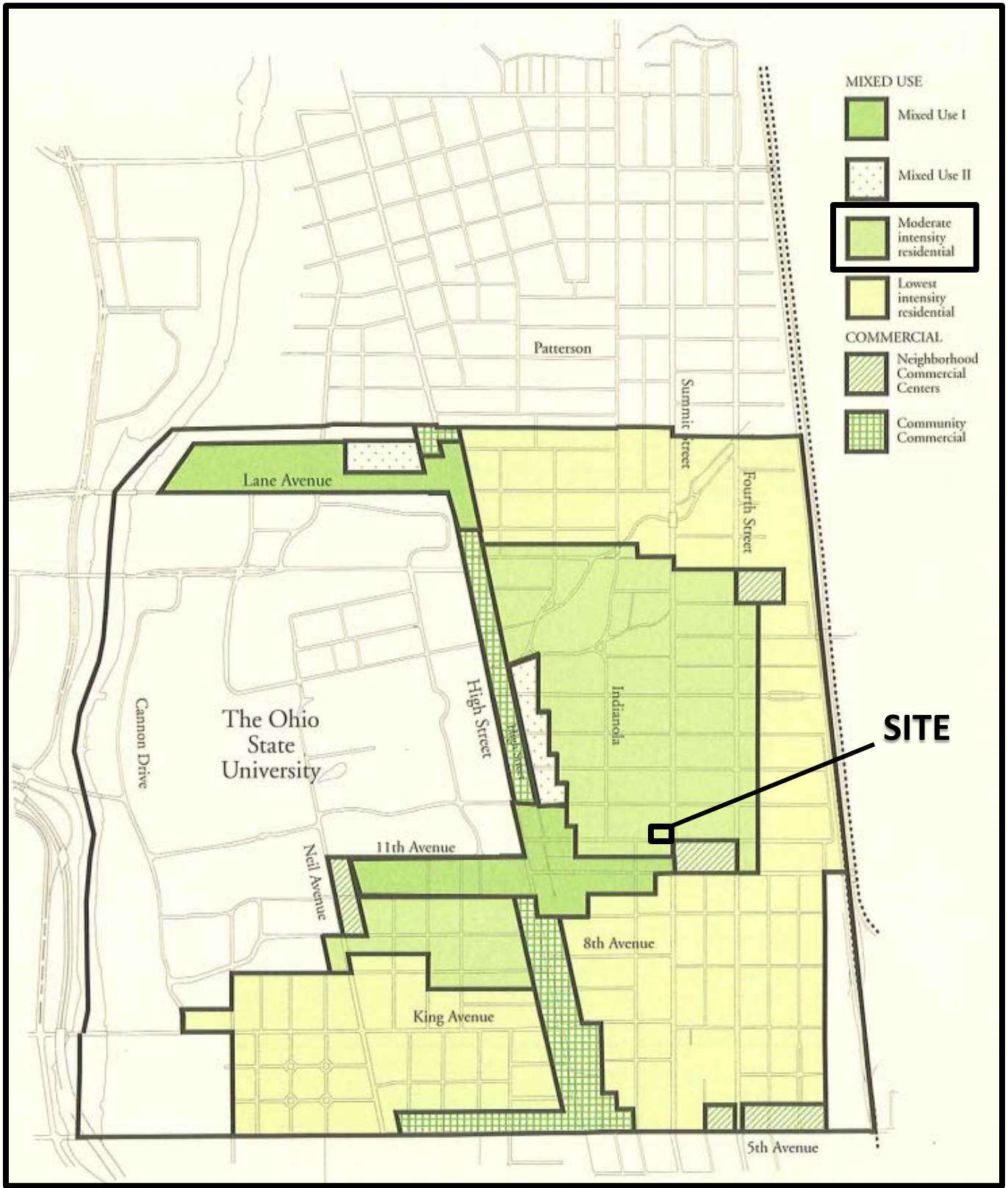


Z14-002

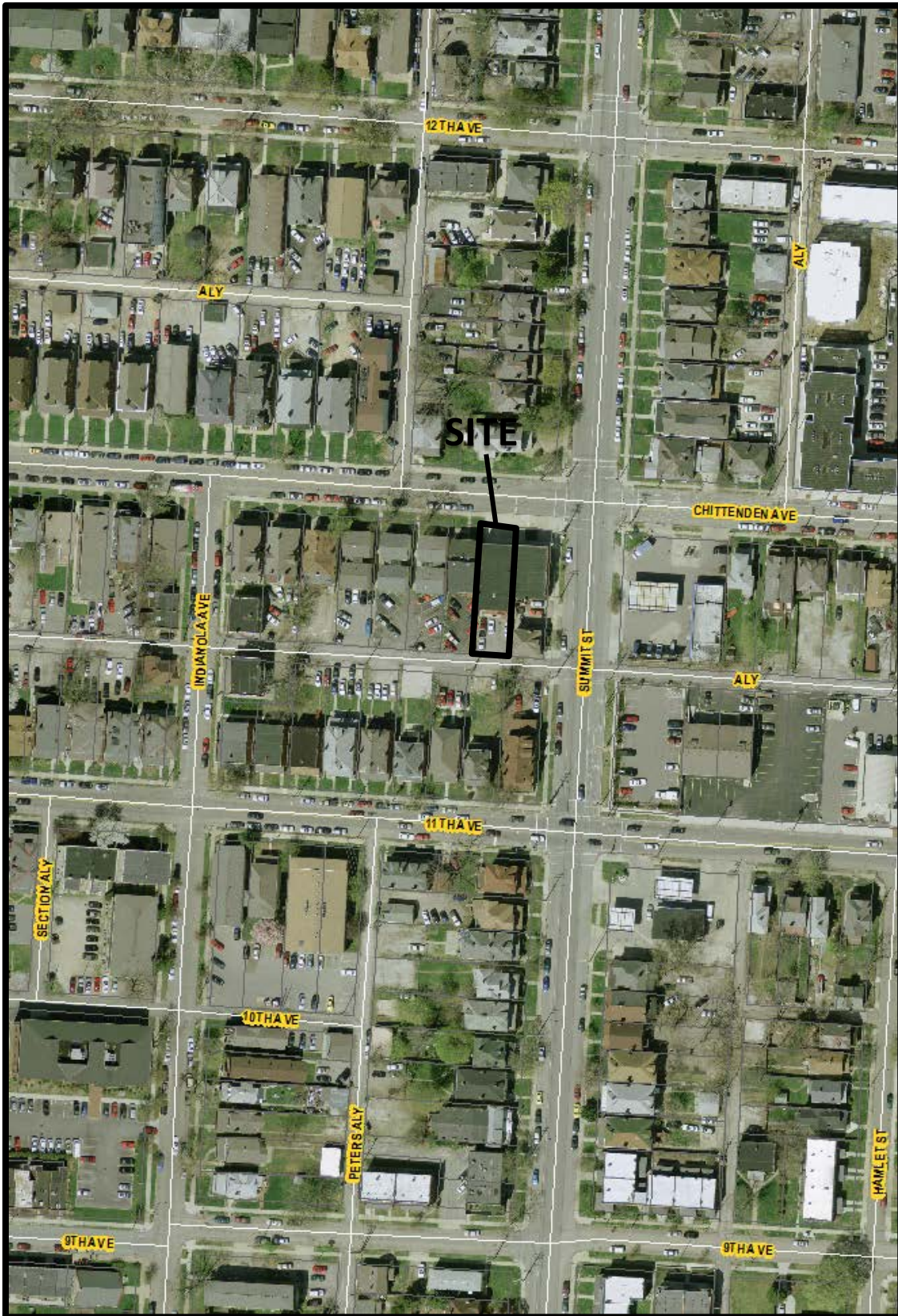
195 Chittenden Avenue

Approximately 0.11 acres

Request: Rezoning from AR-4, Apartment Residential District to CPD, Commercial Planned Development District



University Neighborhoods Revitalization Plan



Z14-002

195 Chittenden Avenue

Approximately 0.11 acres

Request: Rezoning from AR-4, Apartment Residential District to CPD, Commercial Planned Development District



City of Columbus
Mayor Michael B. Coleman

ORD # 0801-2014, Z14-002, Page 7 of 9
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

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Seth Golding
Treasurer

TO: Victoria Proehl
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6350
vjproehl@columbus.gov

February 19, 2014

RE: Council Variance – rezoning for 193-195 Chittenden Avenue

Dear Ms. Proehl:

This letter is to inform you that at the February 19, 2014 meeting, the University Area Commission voted to approve the request to rezone the property located at 193-195 Chittenden Avenue from and **AR-4** to a **CPD with conditions**. (At the Zoning Committee meeting on Feb. 3, 2014, this rezoning request had received a tie vote). The submitted "Revised CPD Text dated 2/6/2014" follows the requirements found in *Chapter 3356 C-4*, and includes a list of exceptions to the Permitted Uses (such as appliance stores, bars, cabarets, nightclubs, & supermarkets), plus the following 3 variances:

Section 3312.21– Landscaping and Screening: "Perimeter parking lot screening required. Any portion of a parking lot located within 80 feet of residentially zoned property shall be screened, as hereinafter set forth, on the perimeter affecting same." Applicant proposes to eliminate any perimeter screening of the parking lot, legitimizing the existing condition.

Section 3312.25– Maneuvering: "Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line. Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space. The Director of Public Service may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation." Applicant proposes to have stacked parking behind the building, abutting the alley, legitimizing the existing condition.

Section 3312.49 – Minimum number of parking spaces required: "Table 1. Parking requirements for residential uses: 4 or more dwelling units = 1.5 spaces per unit; Table 2. Parking Requirements for Retail and Other Commercial Uses: 1 space per 75 sq. ft. for restaurants less than 5,000 sq. ft. and 50% of ratio required for primary structure for Patios/outdoor dining areas." Calculations show that the apartments plus new restaurant requires 39 parking spaces. There are 6 existing spaces, and the City requires that these 6 parking spaces are to be designated for residential use only. Calculations per **Chapter 3312.03(D)** (includes some parking reductions) show that **35** total parking spaces are required. Request, therefore, is for parking reduction from **35** to **6** parking spaces.

The Commission expressed concerns over the lack of parking, the increased occupancy, noise generated from the proposed outdoor patio, and the lack of green space/plantings. The following conditions were unanimously agreed upon to become a part of the proposed CPD:

- **No outdoor amplification or electronics (eg: wide screen TV's) in the outdoor patio**
- **No sidewall enclosures around outdoor patio**
- **Provide landscaping to incorporate a continuous, permanent green planting strip around the outdoor patio and at least one tree.**

The vote to approve the above requested rezoning request with conditions was **14** in favor, **1** opposed, and **0** abstentions. The request for council variance with conditions was approved.

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair

University Area Review Board

50 West Gay Street, Fourth Floor
 Columbus, Ohio 43215-9031
 (614) 645-6096 (614) 645-1483 fax



MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
 DEVELOPMENT

	RECOMENDATION
property address	193-195 Chittenden Avenue Z14-002 (14335-00000-00004)
hearing date	01/16/2014
applicant	David Hodge (Smith & Hale LLC)
issue date	02/07/2014

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

Variance or Zoning Change Request

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Motion to support the requested variances on the condition:

- That a list of proper and improper uses be formulated and forwarded to staff for review and approval.

Motion was approved unanimously

RECOMMENDATION:

- SUPPORT REQUESTED VARIANCE OR ZONING CHANGE DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
 University Area Review Board, Staff



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # 714-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

1. International Friendship Inc. 195 Chittenden Avenue Columbus, OH 43201	2. Northwest Property Management 1170 Olde Henderson Avenue, Suite 220 Columbus, OH 43220 3 Columbus employees Dana Donnell / 451-9615
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 2nd day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/2015



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015
Project Disclosure Statement expires six months after date of notarization.

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