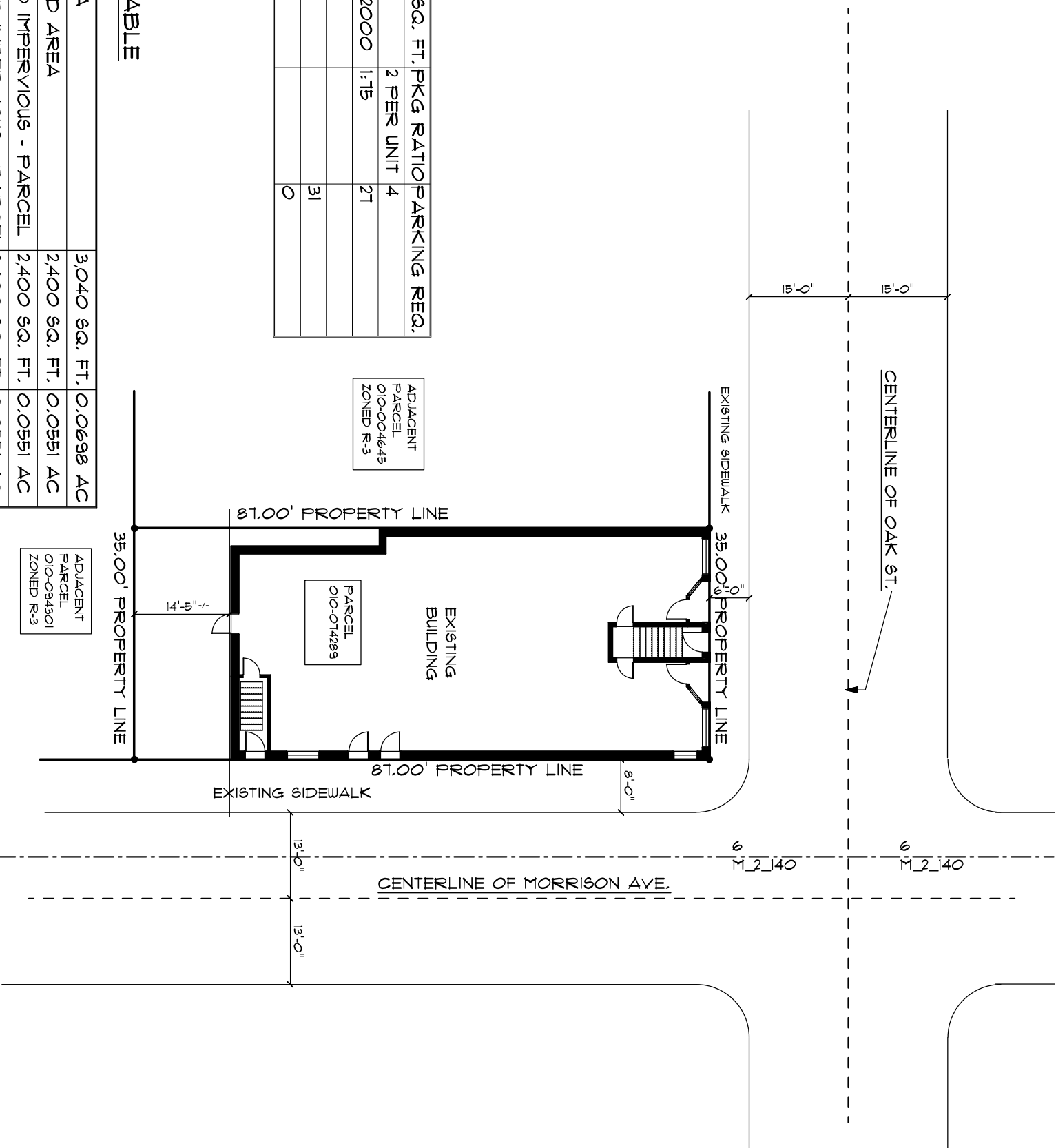


PARKING

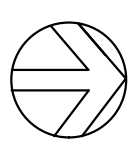
USE GROUP	SQ. FT. PKG. RATIO	PARKING REQ.
RESIDENTIAL	2 PER UNIT	4
RESTAURANT	1:15	21
REQUIRED PKG.		31
PROVIDED PKG.		0

SITE DATA TABLE

TOTAL SITE AREA	3,040 SQ. FT.	0.0698 AC
TOTAL DISTURBED AREA	2,400 SQ. FT.	0.0551 AC
PRE-DEVELOPED IMPERVIOUS - PARCEL	2,400 SQ. FT.	0.0551 AC
POST-DEVELOPED IMPERVIOUS - PARCEL	2,400 SQ. FT.	0.0551 AC
NEW TOTAL IMPERVIOUS	0 SQ. FT.	0 AC



SITE PLAN



CENTERLINE ELLIOTT ALLEY
 6
 F_2_058
 CLOSEST HYDRANT @ NW CORNER OF KELTON AND ELLIOTT ALLEY
 0034B02 FLOW @ 20 PSI = 2330
 521 FT. TO WEST FROM THIS POINT

CV18-025 Final Dated 4/18/2018

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<p>RIVENDELL PROPERTIES LLC RETAIL & OFFICES</p> <p>PARCEL 010-040972 1685 - 1687-1/2 OAK ST. COLUMBUS, OH 43205</p>	<p>JEANNE CABRAL ARCHITECTS</p> <p>2939 Bexley Park Road Columbus, OH 43209-2236 Office (614) 239-9484 Fax (614) 754-5113 Cell (614) 537-2654 e-mail: jeannecabral@aol.com</p>		<p>These drawings are not to be submitted for permits without the Architect's seal below</p>	<p>JOB NUMBER: CM.0318</p> <p>SITE PLAN</p> <p>PARKING CALCULATIONS</p> <p>SITE DATA TABLE</p> <p style="font-size: 2em; font-weight: bold;">A-2</p>
--	--	--	--	---

ON OAK SIDE OF BUILDING (FRONT), BRICK TO BE SANDBLASTED AND CLEANED BACK TO ORIGINAL

REPLACE TRANSOMS

REPLACE WINDOWS WITH FULL LENGTH (TO MATCH ORIGINAL OPENINGS),

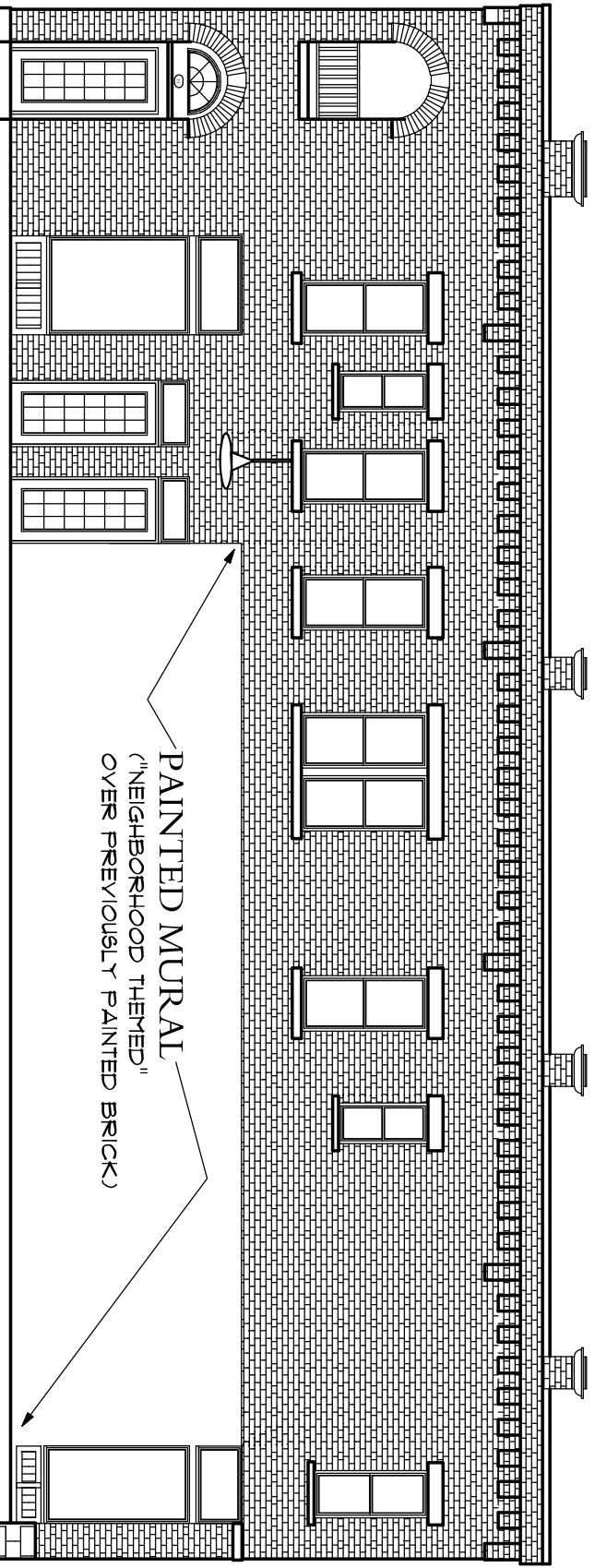
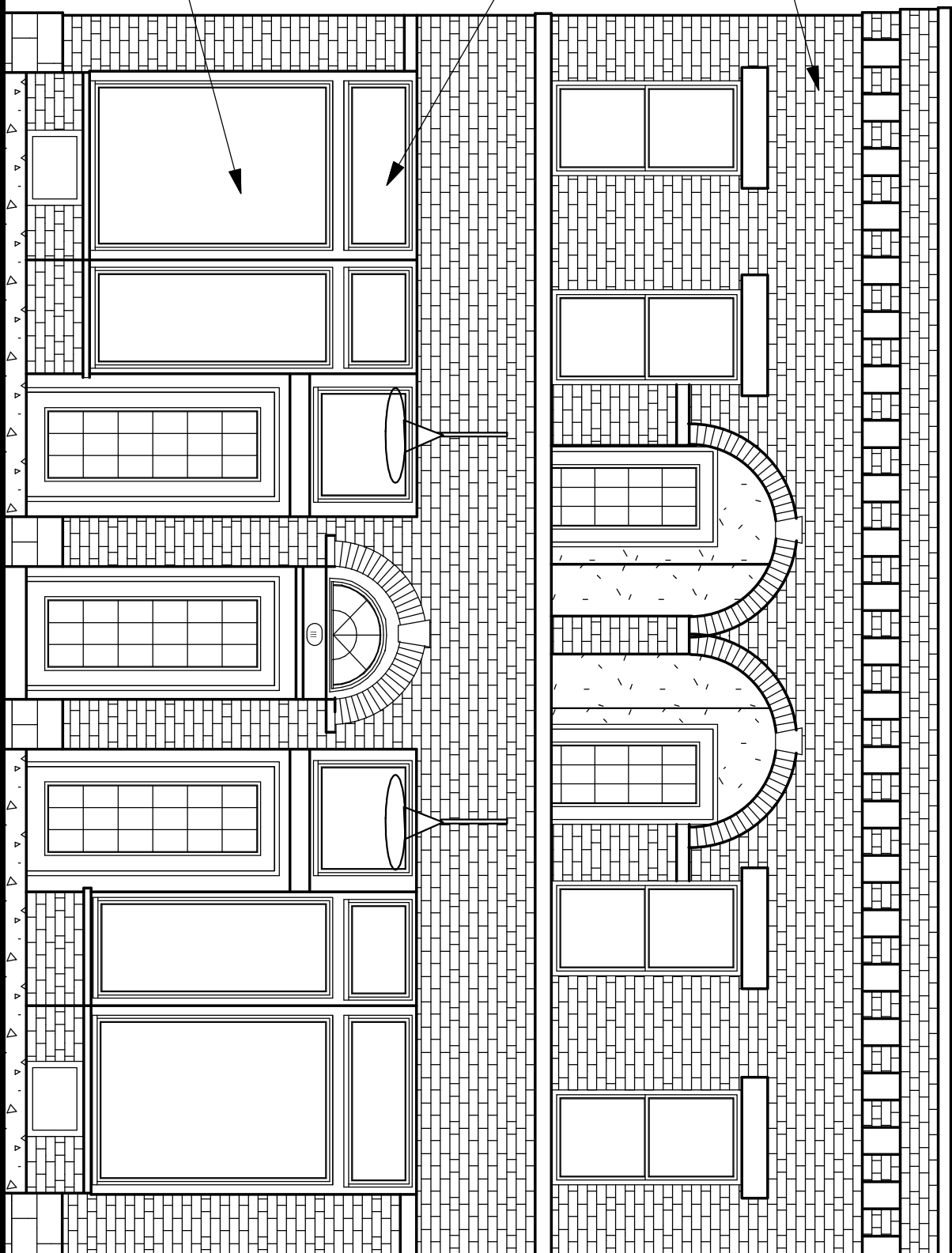
FRONT ELEVATION

1/4" = 1'-0"

REMAINDER OF BRICK ON THIS SIDE TO BE CLEANED AND SANDBLASTED

EAST ELEVATION

1/8" = 1'-0"



PAINTED MURAL ("NEIGHBORHOOD THEMED") OVER PREVIOUSLY PAINTED BRICK

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Jeanne M. Cabral

<p>FRONT ELEVATION</p> <p>A-1</p>	<p>JOB NUMBER: CM.0318</p>	<p>JEANNE M. CABRAL, LICENSE #9018 EXPIRATION DATE 12-31-2019</p>	<p>DATE: 4-18-18</p> <p>5-23-18 8-14-18 8-30-18</p>	<p>STATE OF OHIO REGISTERED ARCHITECT JEANNE M. CABRAL OHIO LIC. 9018</p>	<p>RIVENDELL PROPERTIES LLC RETAIL & OFFICES</p> <p>PARCEL 010-040972 1685 - 1687-1/2 OAK ST. COLUMBUS, OH 43205</p>	<p>JEANNE CABRAL ARCHITECTS</p> <p>2939 Bexley Park Road Columbus, OH 43209-2236 Office (614) 239-9484 Fax (614) 754-5113 Cell (614) 537-2654 e-mail: jeannecabral@aol.com</p>
	<p>These drawings are not to be submitted for permits without the Architect's seal below</p>					



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 #: CV18-025

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):

SEE ATTACHED

Multiple horizontal lines for providing details on variances.

Signature of Applicant [Handwritten Signature]

Date 4-17-18

Jeanne Cabral, Architect
2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484 Office
614-537-2654 Cell
614-754-5113 Fax
jeannecabral@aol.com

8-14-18

STATEMENT OF HARDSHIP:

1685-1687-1/2 OAK ST.

PARCEL 010-040972

R-3 ZONING

The subject property is currently zoned R-3. Located on the property, at the corner of Oak Street and Morrison Ave., it is a two story building which was constructed in 1900.

As constructed, the building sits on the lot line along both Morrison Ave. and Oak Street. As shown on the attached site plan, there is an approximate ten percent rear yard when facing the property from Oak Street. As is typical of a building in a neighborhood of this age, the subject property does not have surface parking spaces, and there is no available space on the subject property for such parking. The rear yard does not have a curb cut and this space houses the air conditioning units and a storage shed.

The first floor of the building has historically been used for retail or office uses. The second floor has been historically used for residential uses as there are two apartments on the second floor.

The applicant is requesting this Council Variance in order to allow for the first floor of the building on the subject property to be used for the operation of a coffee shop or a restaurant with an onsite kitchen, onsite consumption of food and beverages and retail sale of goods and products, including the sale of food and beverages (excluding alcohol) for offsite consumption. Uses such as office and retail will still be allowed. The second floor of the subject property will remain residential use (there are currently two occupied living units on the second floor). Except for interior construction work, there will be no new construction on the site other than exterior façade work. The applicant will maintain the existing structure in the location shown on the site plan.

In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

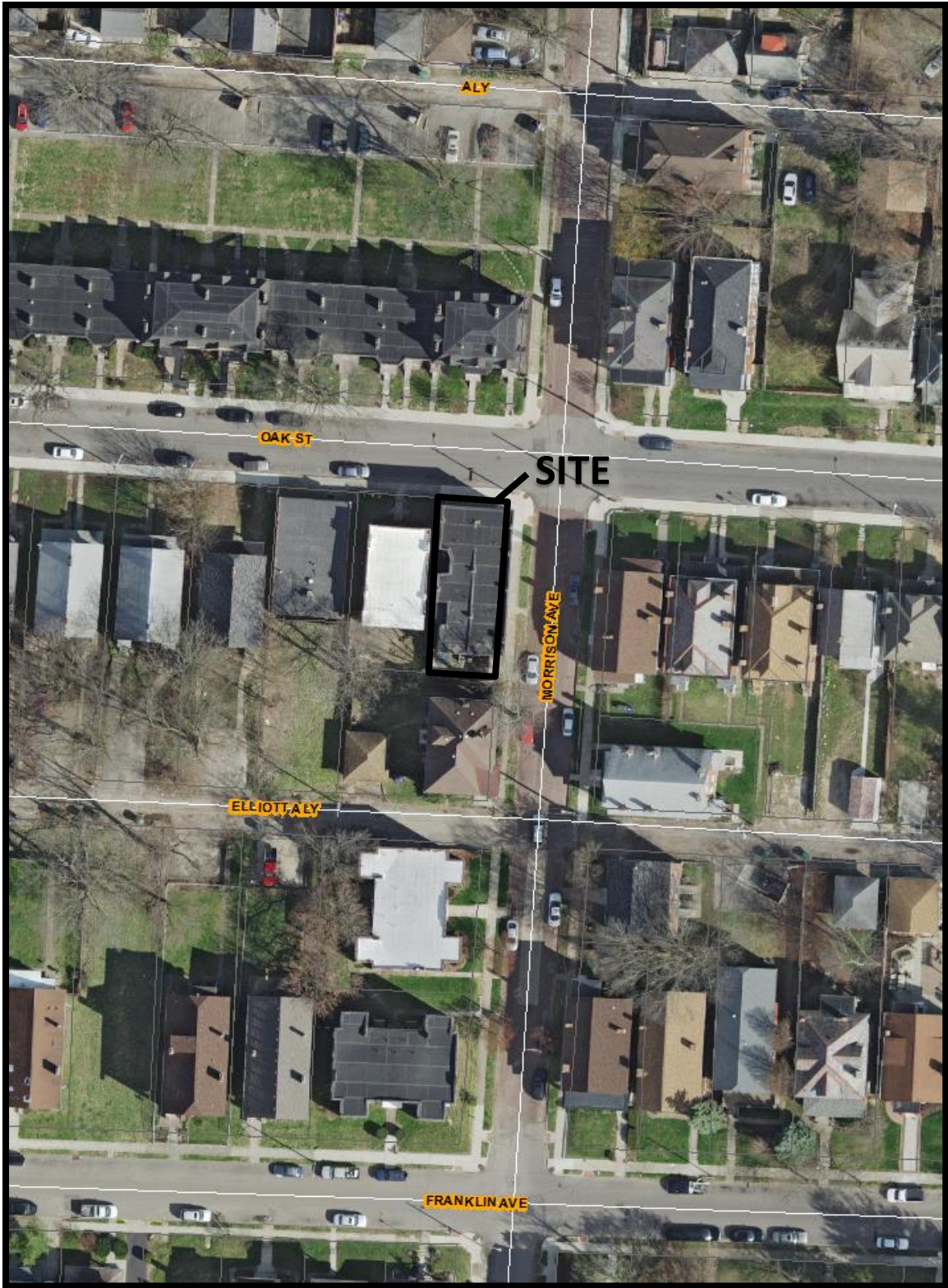
1. Variance from Section 3332.035(A) to permit a restaurant to be operated on the first floor of the subject property, to permit an onsite kitchen, to permit onsite consumption of food and beverages and also to allow for retail sale of goods and products from the first floor of the subject property, including the sale of food and beverages for offsite consumption, and continuation of two second-story apartment units.
2. Variance from 3332.05 to reduce the minimum lot width requirement from 50 feet to 34.94 feet.

3. Variance from Section 3332.13 to allow a principal building to be located on a lot of less than 5,000 square feet in area. The subject property has an area of approximately 3,040 square feet.
4. Variance from Section 3332.18(D) to increase the maximum lot coverage of 50% to a lot coverage of 80%, which is the approximate lot coverage with the existing building.
5. Variance from Section 3332.21, and to the extent applicable for comer lots pursuant to Section 3332.22, to reduce the required building setback line to zero feet to accommodate the existing building, which is located on the subject property lot line (as shown on the attached site plan).
6. Variance from Section 3332.25 and Section 3332.26 to reduce the minimum side yard requirement to zero (0) feet along Morrison Ave. and zero feet (0) feet along Oak Street to conform to the current building location.
7. Variance from Section 3332.27 to reduce the 25% requirement for a rear yard area to 10%.
8. Variance from Section 3312.49, requiring a certain number of off-street parking spaces. Given the size of the subject property, including the size and location of the building on the subject property, off-street parking cannot be located on the subject property. The required number of spaces is 31 which cannot be met as there is no room on the site for any parking. The variance is for a reduction of parking from 31 spaces to 0 spaces.
9. Variance from Section 3321.21(B)(2) 30 ft. Vision Clearance required as the building is existing and is built to the northeast corner of the lot along the property lines.

The proposed variances will not have any significant impact on the existing conditions of the site as no construction on the site (other than exterior and interior remodeling) will occur with respect to the requested variances. The proposed variances will not be injurious to neighboring properties or contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, endanger the public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.



CV18-025
1685 Oak Street
Approximately 0.07 acres



CV18-025
1685 Oak Street
Approximately 0.07 acres



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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

Case Number CV18-025

Address 1685 - 87 1/2 Oak Street 43205

Group Name Near East Area Commission

Meeting Date NOV 8, 2018

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

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES: Stipulation no brick be painted and that Columbus landmarks be contacted. Only allow paint on East Side wall for mural

Vote 104-0-0

Signature of Authorized Representative Matthew J. Beck

Recommending Group Title CHAIR NEAC

Daytime Phone Number 614-582-4305

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV18-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE CABRAL
of (COMPLETE ADDRESS) 2939 BEYLEY PARK RD COLS, OH 43209
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

Table with 4 quadrants. 1. RIVENDELL PROPERTIES LLC, 423 WESTLAND, COLUMBUS OH 43209, 2 EMPLOYEES, BOB BIFE 614-537-5113. 2. NA. 3. NA. 4. NA.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeanne Cabral

Subscribed to me in my presence and before me this 12th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

03/16/2019

This 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