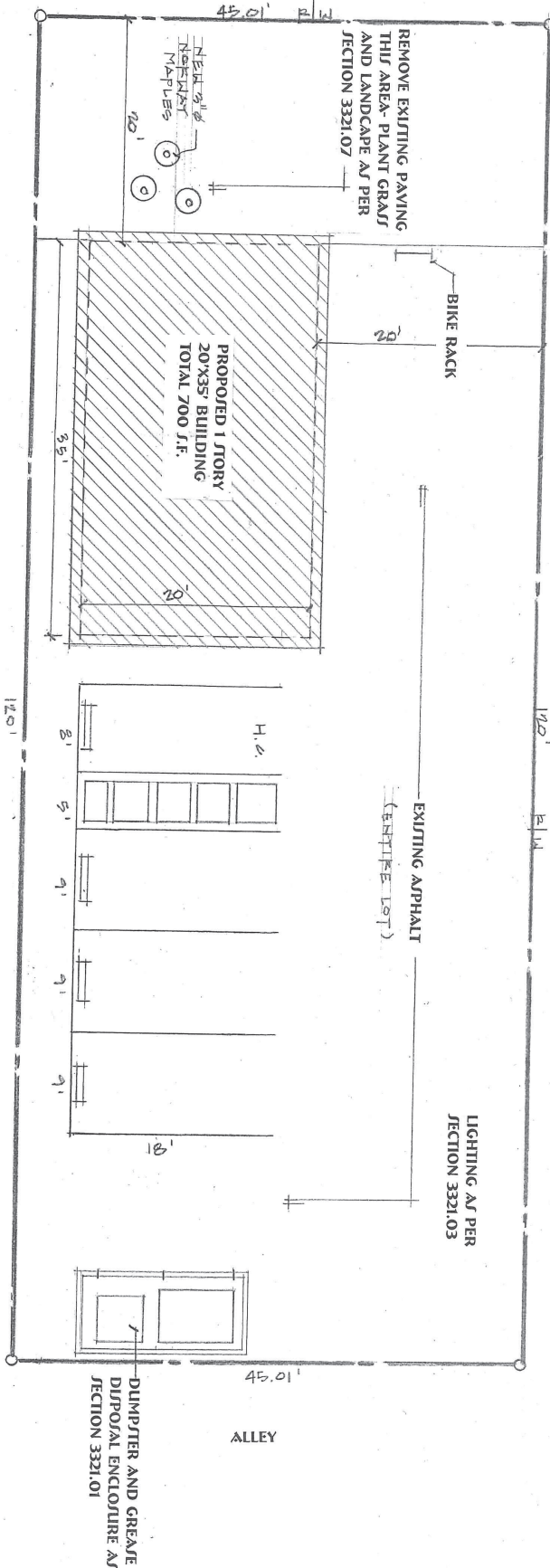


MOCK RD.

SITE ADDRESS  
2055 MOCK RD  
COLUMBUS, OH 43219

RANKIN AVE.

NO EXISTING CURB CUTS  
TO PROPERTY - ASPHALT  
FLUSH TO RANKIN AVE.



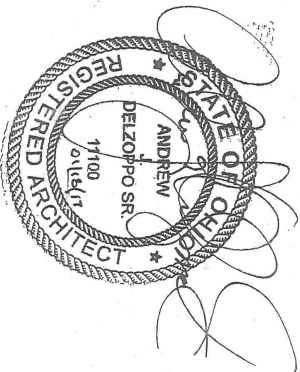
**PROPOSED SITE PLAN**  
1" = 10'

PARCEL # 010-108716  
OWNER: THALLISJA BOWMAN  
2096 MECCA RD.  
COLUMBUS, OH 43224

**PARKING REQUIREMENTS:**  
PER SECTION 3312.49  
1 SPACE PER 175 S.F. GROSS FLOOR AREA  
TOTAL 700 S.F. / 175 = 4 SPACES REQUIRED  
TOTAL PROVIDED - 1 HC PLUS 3 SPACES  
BIKE RACK PROVIDED

ANDREW DELZOPPO  
10067 GRANDEN JT. NW  
PICKERINGTON, OH 43147  
614 - 204-3996

CV17-040





DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

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...
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...

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 statement of hardship for variances listed below:

Storage/Parking of food trailer

Take out service from the food trailer

Future outside seating

3332.033 - vary use in R-2 for uses above

900 sq ft. or less accessory eating 1:175 (4 spots)

3312.21 - Eliminate parking lot landscaping and screening

3312.27 - Reduce parking setback from 25' to 0' on Rankin Ave, and 20' on Mock Road

3312.49 - (C) Reduce parking to 4 on-site spaces (if needed outside seating is provided)

3332.21 (B) Reduce building setback from 25' to 20' along Rankin Ave and Mock Road

Signature of Applicant

[Handwritten signature]

Date

5/22/17

CV17-040

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

Statement of Hardship

May 15, 2017

Re: 2058 Mock Road  
Columbus, Ohio 43219

My name is Thallissa Bowman, owner and operator of Floyd's Southern Cooking, LLC. I currently have an operating food trailer. I have been in business since 2011. I previously rented 1420 E. 5<sup>th</sup> Avenue under the business name. That property is currently up for sale. During the time I rented that property I had a number of different issues with the bldg. I fulfilled my lease term and invested in a food trailer. I am a small business that would like to stay in this area. However with the cost of renting or buying a bldg. in the 43219 area right now it is not feasible. I am currently renting space(s) on a daily basis to operate. The space(s) that I have been renting is limited on parking and also very costly.

I have purchased a lot that is currently zoned R-2. When I purchased this lot, the previous seller and I were under the assumption that it was vacant commercial land. I was informed through City of Columbus/Zoning that this property was annexed over from the township and that the usage was R-2. This land has been used as a vacant commercial land since 1989 for a trucking company. And from speaking with the neighbors, they informed me that it was used as a beauty shop prior to 1989 for over 15 years. With finding out this information, I have since spoken with Shannon Pine and Michael Marit/City of Columbus in regards to having this lot rezoned, special use, or even having a variance.

My intention was to provide asphalt parking, and picnic tables or seating for my customers. I would also like to construct approx. a 900 sq. ft. or less bldg. that will be used to hold misc. items that I do not have adequate space for on my trailer, and to secure the my belongings at night. It is my intentions to transition from the trailer and to operate in the building at a later time.

I have taken the time to start a petition from some of the people that currently support my business that are requesting your consideration in this matter. I have also taken the time to speak to the neighbors that will be adversely affected by my trailer. The neighbor to East of the lot is requesting that I do not put a fence or tree line shrubbery that will obstruct their view. They are not opposed to the shrubbery they would prefer that shrubs are miniature in size or flower bed of some sort. The neighbor in the rear of the lot is requesting that I leave a chain link fence that is

currently there now verses putting in wood fence. I am required to install a wood fence to soften the appearance of the dumpsters and grease container. Because my dumpster is rather small, he is in agreeance with that to satisfy code requirements.

Due to financial cost to erect a building, I am asking that be broken into 2 phases. Phase 1 will consist of stripping the asphalt parking lot where required, installing fencing around the dumpster and grease container, planting shrubbery and flowers along the adjacent lot, landscaping the front entrance of Mock Road with pavers, flowers, shrubbery, seating , and directive post(s) with chain link connections to prevent direct access on to Mock Road.

Phase 2 will consist of architectural drawing approved by the city of Columbus Planning division, Building Codes. Applying for permits that would be required and finally obstructing the building, and inspections per each trade.

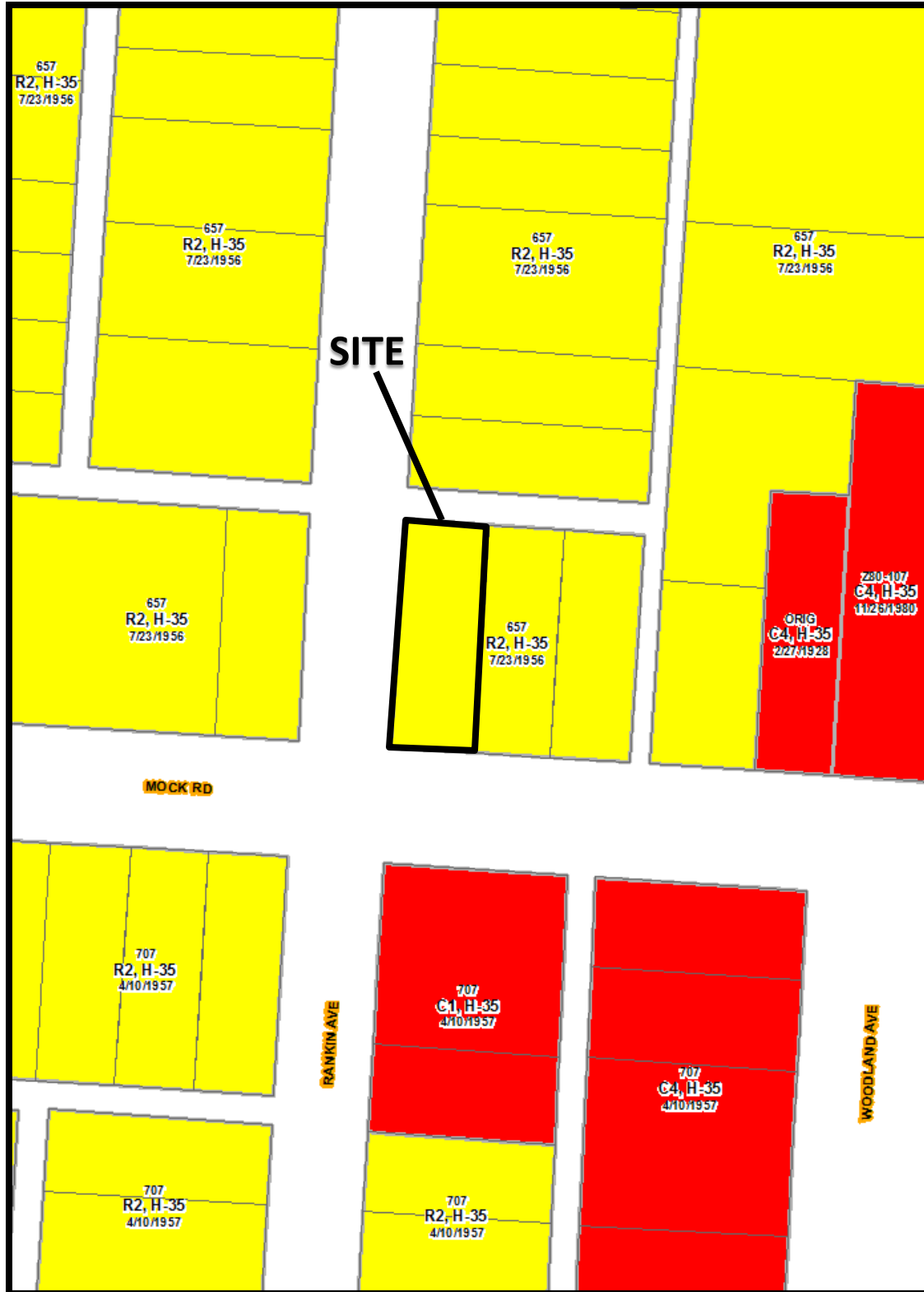
By breaking this project into phases this will allow me to continue to operate, generate income revenue that will help me fund this venture, and allow me to save money in the same process by eliminating the money that I am paying out to rent a space.

The response that I have received has been very welcoming. I have also taken the time to speak with Christopher Lohr/Department of Development – Planning Division City of Columbus in regards to the variance and explained to him what I was trying to achieve. He made suggestions and recommendations to me to speak with the surrounding neighbors, get feedback, and provide a buffer between the surrounding lots.

I am asking for time and consideration in this matter.

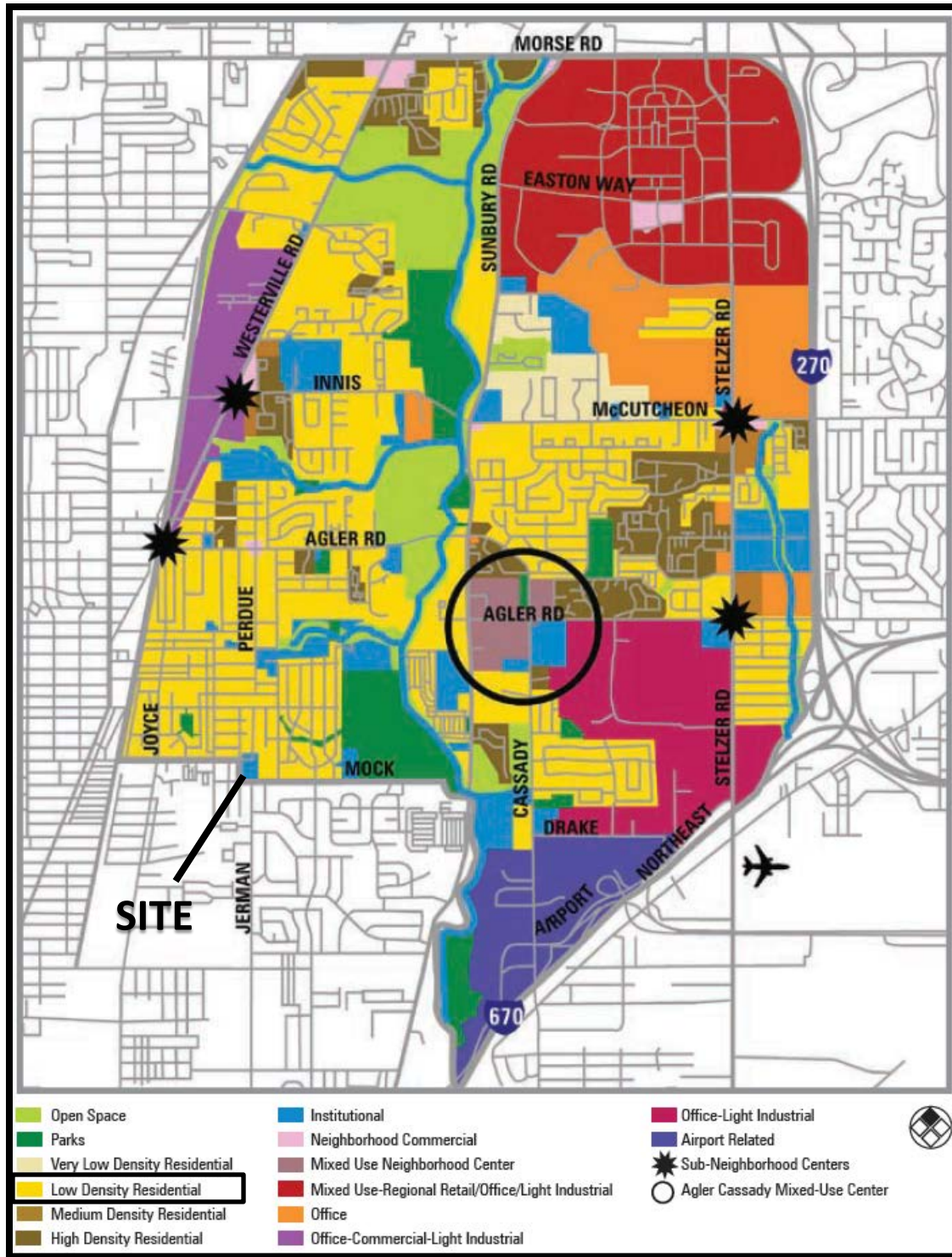
The following list of sections of zoning code to varied is attached.

Sincerely,  
Thallissa Bowman



CV17-040  
2058 Mock Road  
Approximately 0.12 acres

Northeast Area Plan (2007)



CV17-040  
2058 Mock Road  
Approximately 0.12 acres



CV17-040  
2058 Mock Road  
Approximately 0.12 acres

July 11, 2017

Ms. Shannon Pine  
Department of Development  
Building & development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: CV17-040, property known as 2058 Mock Road, Columbus, OH 43224. The North East Area Commission at public meeting on July 6, 2017, voted to approve both phases of this application with conditions.

1. Construct a 6ft fence to screen neighbors to the East of property in question
2. Proper screening on Mock Road of 3ft evergreen trees on a 3 or 4 ft mound.
3. No overnight parking of food truck with an exemption for two to three days during construction of permanent structure.
4. Sidewalk on Mock Road once construction begins.
5. Access points will be reviewed and approved by Public Service.

Sincerely,



Commissioner Porter – Zoning Chair

Cc: Elwood Rayford – NEAC Chair  
Thalissa Bowman - Applicant





DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 \* www.bzs.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 # CV17-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thallissa Bowman
of (COMPLETE ADDRESS) 2096 Mecca Road Columbus, Ohio 43224

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 2 columns and 2 rows. Row 1: 1. Rueben Bowman, 2096 Mecca Road, Columbus, Ohio 43224, 614-804-6587, 1- employee; 2. (Empty)

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Thallissa Bowman

Sworn to before me and signed in my presence this 22 day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 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