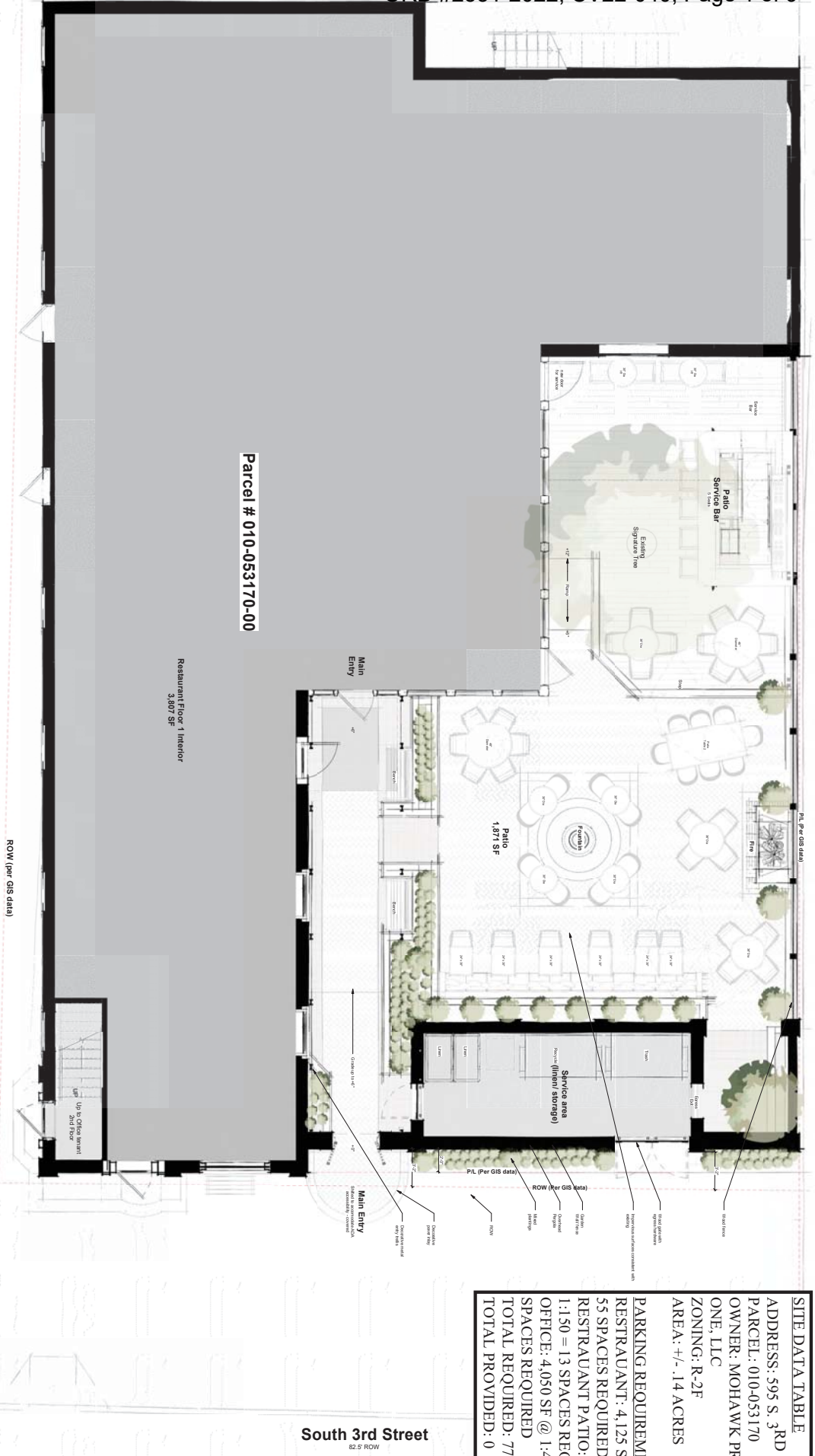


East Willow Street
33' ROW

595 S 3rd Street
Columbus, OH 43215
(Franklin County)



Parcel # 010-053170-00

Restaurant Floor 1 Interior
3,807 SF

SITE DATA TABLE	
ADDRESS:	595 S. 3RD ST.
PARCEL:	010-053170
OWNER:	MOHAWK PROPERTIES ONE, LLC
ZONING:	R-2F
AREA:	+/- .14 ACRES
PARKING REQUIREMENTS	
RESTAURANT:	4,125 SF @ 1:75 = 55 SPACES REQUIRED
RESTAURANT PATIO:	1,871 SF @ 1:150 = 13 SPACES REQUIRED
OFFICE:	4,050 SF @ 1:450 = 9 SPACES REQUIRED
TOTAL REQUIRED:	77
TOTAL PROVIDED:	0

Signature
8-19-22 Schematic Site Plan
March 30, 2022



STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV20-040

ADDRESS: 595 South Third Street

PARCEL: 010-053170

OWNER: Mohawk Properties One LLC

APPLICANT: Cameron Mitchell Restaurants c/o Dan Waller

ATTORNEY: David Hodge, Underhill and Hodge

DATE: April 25, 2022

This site is located on the northwest corner of the intersection of South Third Avenue and East Willow Street. The site received a number of variances in 1998 to allow the commercial operation of this site with reduced area standards (Ord 1844-98, CV98-028). Those variances concerned uses, increased lot coverage, reduced dumpster area, and reduced parking standards. This application reincorporates many of these previously approved variances into the current request for the sake of record clarity.

The site is not located within a commercial overlay nor planning overlay. The site is located within the German Village Historic District and the German Village Commission boundary. Properties within the German Village Historic District are subject to the German Village District Guidelines but do not have specific land use recommendations.

The Applicant proposes expansion of the previously approved restaurant patio from 1,150 square feet (Ord 1844-98, CV98-028) to 1,871 square feet and construction of a service area structure for refuse and ancillary laundry. To permit the proposed expansion, the Applicant requests the following variances:

1. 3312.49 – Required vehicle parking – To reduce the minimum number of required vehicle parking spaces from 77 spaces to zero spaces.
2. 3321.01 – Dumpster area – To eliminate vehicle maneuvering area for dumpster enclosure.
3. 3332.18(D) – Lot coverage – To increase permitted lot coverage from 50% of the total lot area to 70% of the total lot area.
4. 3332.037 – R2F Permitted uses – To allow office, restaurant, and restaurant patio uses.
5. 3332.21 – Building setback – To reduce the building setback from 10 feet to zero feet from South 3rd Street and East Willow Street.
6. 3332.25 – Maximum side yards required – To reduce the maximum side yards required from 16 feet to zero feet.
7. 3332.26 – Minimum side yard permitted – To reduce the minimum side yard permitted from five feet to zero feet.

The Applicant requests a use variance to allow a commercial use in the proposed residential district. City Council may 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 it is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

The site has a long history of commercial uses. It was an ice cream parlor and gourmet market in 1965 before it was downzoned to R2F by the City in 1974. The site has operated with G. Michaels Bar and Bistro on the first floor and office uses on the second floor over the last 20 years. With respect to the surrounding neighborhood, this stretch of South Third Avenue is largely a mixed use corridor which includes single-family residential, restaurant, and office uses.

The requested use variance will not adversely affect the neighborhood. Rather, the proposed contribute to the vibrant community and will complement the mixed-use corridor. The requested use variance will also alleviate the Applicant's difficulty. It is the City's general policy for properties within German Village District to maintain their R2F zoning district designations. Therefore, a use variance is the only manner in which a commercial use may be permitted within this district.

The Applicant requests a number of area variances to allow the proposed patio expansion and also reincorporate many of the property's previously granted area variances and existing, nonconforming conditions. City Council may permit a variation 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 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.

The requested area variances will not seriously affect adjoining properties or the general welfare of the neighborhood. The Applicant requests area variances to increase building coverage, reduce building lines, reduce side yards, reduce parking, and to reduce dumpster enclosure maneuverability. All of these variances were previously approved variances or existing nonconforming conditions, except for the following two conditions. The site was previously approved for a 1,150 square feet restaurant patio with only 6 onsite stacked parking spaces and the proposal expands the restaurant patio to 1,871 square feet with zero onsite parking spaces. Also, the plan proposes a small service area structure which expands the restaurant area by 265 square feet. These expansions required parking reduction and the new service structured (dumpster enclosure) requires a maneuverability area. The maneuverability variance is just a technicality because garbage trucks will not directly access this dumpster area and, therefore, maneuverability area is not needed.

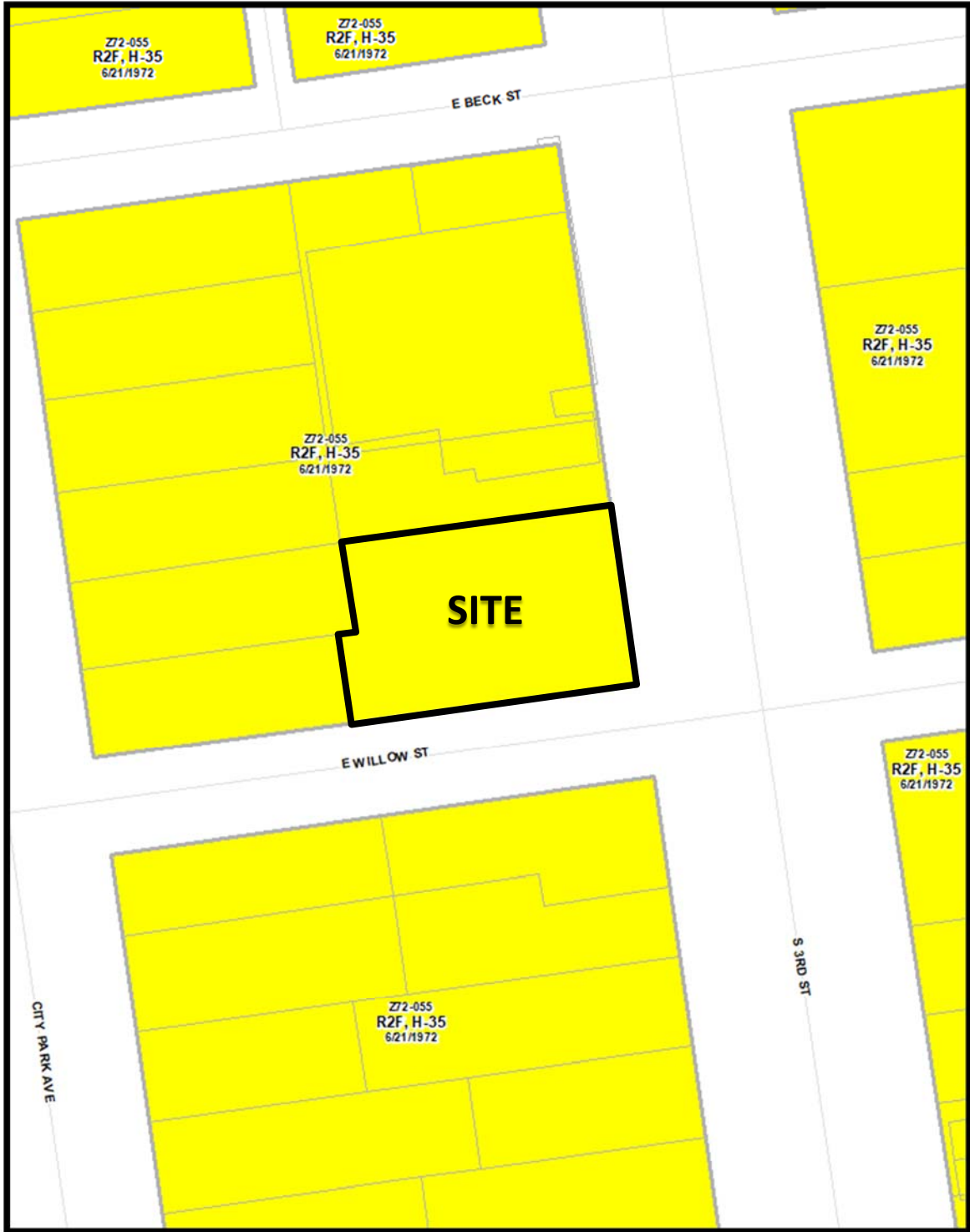
These requested area variances are not substantial, they will not substantially alter the essential character of the neighborhood, and they will not seriously affect adjoining properties or the general welfare of the neighborhood. These variances are largely existing, nonconforming conditions or previously granted variances. The parking reduction will allow the proposed patio expansion and this use is not something which will cause any detriment. This site is along a walkable corridor with access to public transportation. There are many opportunities for street parking along South Third Avenue. Most significantly, G. Michaels Bistro and Bar offers a valet service for its guests.

The requested variances will not adversely affect the delivery of governmental services. The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



David Hodge
Attorney for the Applicant



CV22-040
595 S. 3rd St.
Approximately 0.14 acres



CV22-040
595 S. 3rd St.
Approximately 0.14 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: 595 South Third Street

APPLICANT'S NAME: Cameron Mitchell Restaurants (Applicant)/ Mohawk Properties One LLC. (Owner)

APPLICATION NO.: GV-22-06-036

MEETING OR STAFF APPROVED DATE: 07-06-22 **EXPIRATION:** 07-06-23

The German 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:

Recommend application GV-22-06-036, 595 South Third Street, as submitted:

Variance Recommendation

- **3312.49 – Required vehicle parking** – To reduce the minimum number of required vehicle parking spaces from 77 spaces to zero spaces.
- **3321.01 – Dumpster area** – To eliminate vehicle maneuvering area for dumpster enclosure.
- **3332.18(D) – Lot coverage** – To increase permitted lot coverage from 50% of the total lot area to 70% of the total lot area.
- **3332.037 – R2F Permitted uses** – To allow office, restaurant, and restaurant patio uses.
- **3332.21 – Building setback** – To reduce the building setback from 10 feet to zero feet from South 3rd Street and East Willow Street.
- **3332.25 – Maximum side yards required** – To reduce the maximum side yards required from 16 feet to zero feet. (existing conditions)
- **3332.26 – Minimum side yard permitted** – To reduce the minimum side yard permitted from five feet to zero feet. (existing conditions)

MOTION: Thiell/Durst (4-0-0) RECOMMENDED.

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: Originally recommended in April 2022 (COA #GV-22-04-026B) but came back for revised and additional variances.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-040

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Cameron Mitchell Restaurants 390 W. Nationwide Blvd. Columbus, OH 43215</p>	<p>2. Mohawk Properties One LLC 2555 34th Street NE Canton, OH 44705-3713</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th day of April, in the year 2022

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.