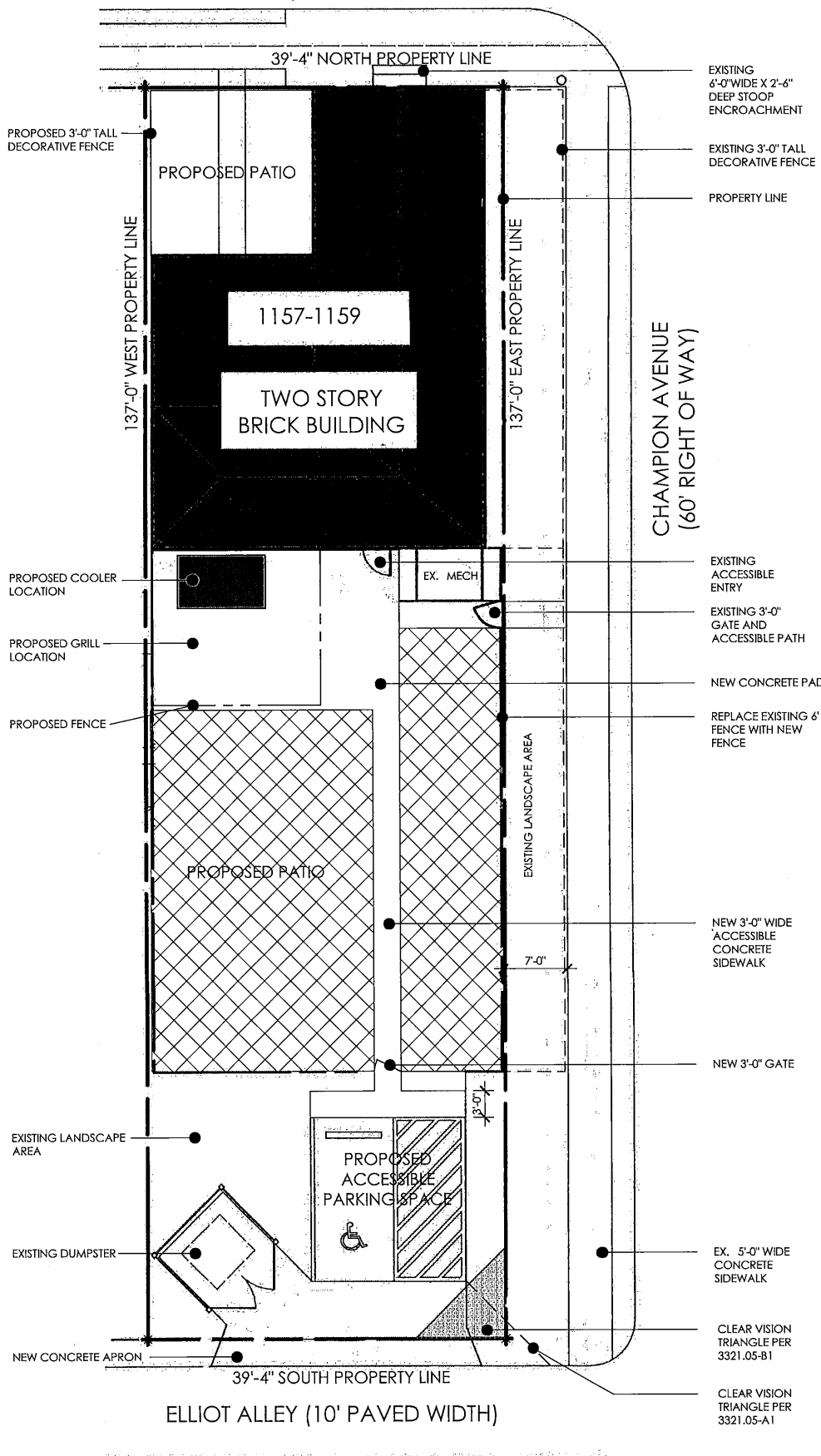


OAK STREET (50' RIGHT OF WAY)



BUILDING SQUARE FOOTAGE	
1ST FLOOR	1550 SF
2ND FLOOR	1150 SF
NEW FRONT PATIO	325 SF
NEW BACK PATIO	2000 SF

EXISTING PARKING REQUIREMENTS:  
 1ST FLOOR RESTAURANT: 900 SF AT 1:75 = 12 SPACES  
 1ST AND 2ND FLOOR OFFICE AT 1:450 = 4 SPACES  
 ACTUAL PARKING: 1 SPACE

NEW USE PARKING REQUIREMENTS:  
 ALL RESTAURANT 2700 SF AT 1:75 = 36 PARKING SPACES  
 PATIO 2325 SF 1:150 = 16 PARKING SPACES

DIFFERENCE BETWEEN INTENSITIES = 36 SPACES  
 ADD 1 EXISTING PARKING SPACE = 37 TOTAL PARKING SPACES REQUIRED FOR NEW USE.

THIS APPLICATION IS REQUESTING A PARKING VARIANCE FOR 36 PARKING SPACES TO CONFORM WITH THE EXISTING CONDITIONS. 1 ACCESSIBLE PARKING SPACE WILL BE PROVIDED AS SHOWN BY THE SITE PLAN.

1157-1159 SITE PLAN



1/8"=1'-0"

ARLD DISTRICT  
 PARCEL #010-017250  
 0.12 ACRES



AMANDA D. DUNFIELD  
 # 1315825  
 EXPIRATION: 12.31.17

6-3-2016



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

CV16-023

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 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.

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 requested as detailed below:

See attached.

Multiple horizontal lines for providing details of the variance requested.

Signature of Applicant

Handwritten signature in blue ink.

Date

4/5/2016

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:

The subject property is currently zoned ARLD. Located on the property, at the corner of Oak Street and S. Champion Avenue, is a two-story building, which was constructed in 1882. As originally constructed, the building sits on the lot line at Oak Street. As shown on the attached site plan (Appendix I), there is approximately 2' of side yard between the building and the ROW for S. Champion Avenue, and approximately zero (0) feet of side yard between the building and the west property line. The current use of the building as approved by Council Variance (CV10-034) is for a baked-goods store with seating and a real estate office. This Council Variance seeks to replace (CV10-034) to allow the building to be used as an eating and drinking establishment and/or an office while still allowing for the potential future use to return to residential. As typical of a building in a neighborhood of this age, the subject property does not have full surface parking spaces however the back yard is currently used for a gravel lot to support (4) cars with an additional paved accessible parking space. The first floor of the building has historically been used for retail purposes and the second floor has historically been used for residential or office purposes.

The applicant is requesting this Council Variance in order to allow for the entire building on the subject property to be used for the operation of a restaurant or a restaurant with a bar, onsite kitchen, onsite consumption of food and beverages (including alcohol), and retail sale of goods and products, including the sale of food and beverages (excluding alcohol) for offsite consumption. The applicant is also requesting that this Council Variance allow the building to be used as an eating and drinking establishment and/or an office while still allowing for the potential future use to return to residential. The applicant is requesting to turn a majority of the existing gravel back yard and the front courtyard into patio seating area. The applicant requests to relocate the accessible parking space to beyond the proposed patio, adjacent to the dumpster enclosure, providing an accessible route from the parking space, through the patio to the accessible entrance at the back of the building.

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

1. Variance from section 3333.02 to permit a restaurant or a restaurant with bar to be operated throughout the entire building of the subject property, to permit an onsite kitchen, to permit onsite consumptions of food and beverages (including alcohol) and also to allow for retail sale of goods and products, including the sale of food and beverages (excluding alcohol) for offsite consumption.
2. Variance from 3312.27 to permit the existing zero (0) foot parking setback line for the relocated accessible parking spaces along S. Champion Avenue.
3. Variance from 3312.49 to permit one (1) accessible parking space near rear property line and not provide any additional parking.
4. Variance from 3321.01 to permit the dumpster to be located in the back yard as shown in the site plan.
5. Variance from 3333.21.05 to maintain the existing building which encroaches into the clear vision triangle at the intersection of Oak Street and South Champion Avenue.

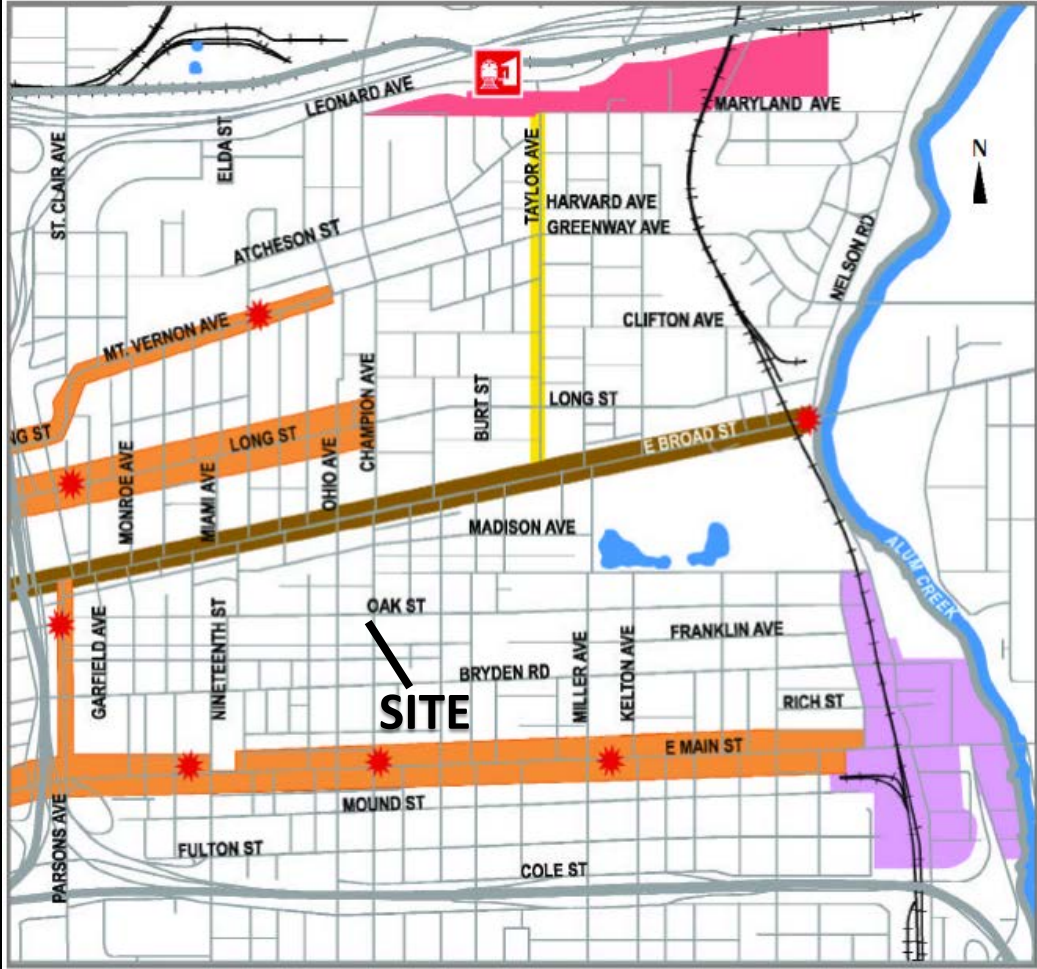
6. Variance from 3333.09 to maintain the existing lot width of thirty-nine feet four inches (39'-4").
7. Variance from 3333.18 (E) to maintain the existing zero (0) setback along Oak Street.
8. Variance from 3333.19 (a) (1) to maintain the minimum building line of two (2) feet along South Champion Avenue.
9. Variance from 3333.23 to maintain the zero (0) side yard setback at the west property line.

The proposed variances will not have any significant impact on the existing conditions of the site. 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.



CV16-023  
 1157-1159 Oak Street  
 Approximately .12 Acres

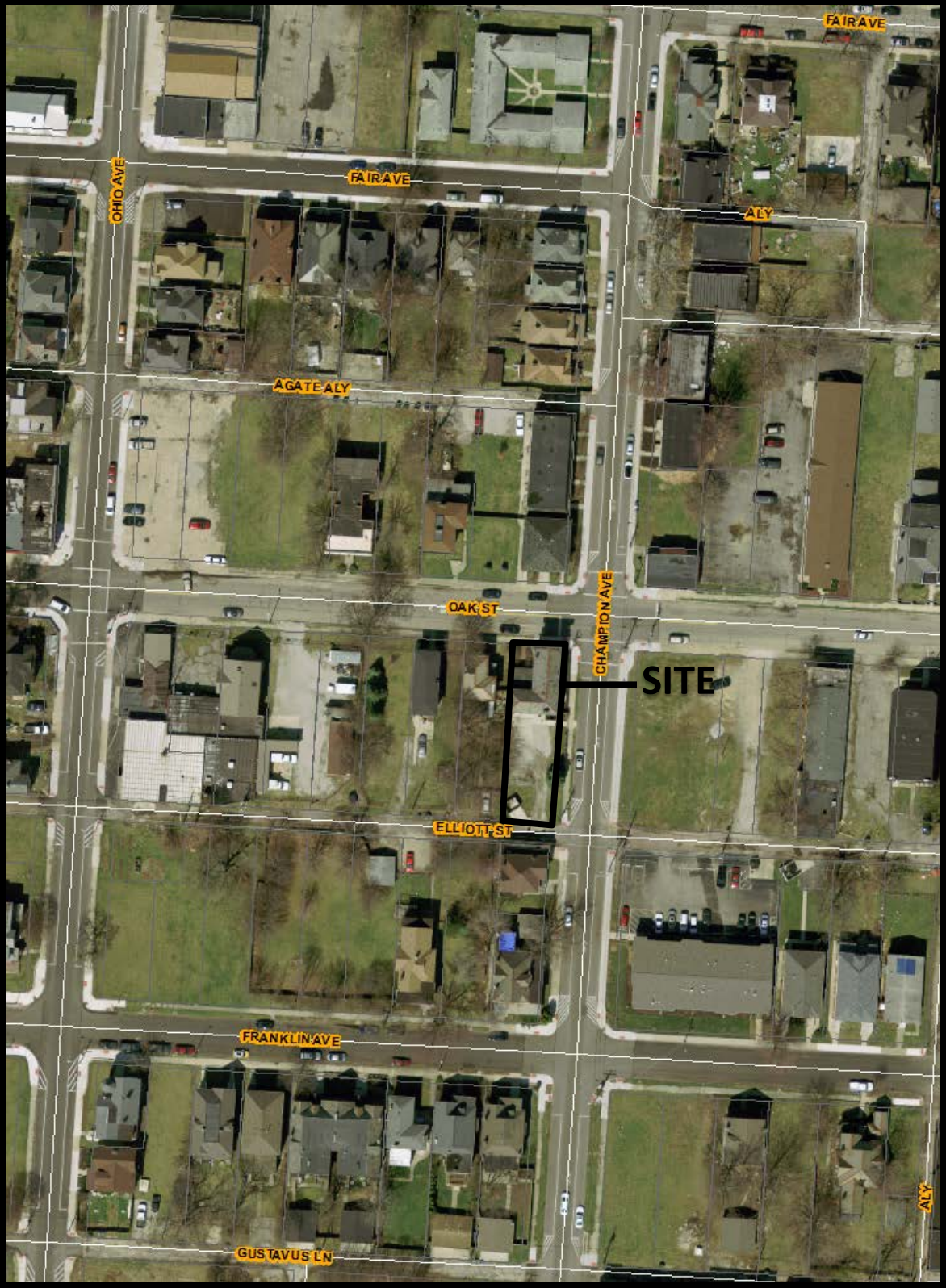
DEVELOPMENT STRATEGY



- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

**\*No Recommendation\*  
at site location**

CV16-023  
1157-1159 Oak Street  
Approximately .12 Acres



CV16-023  
1157-1159 Oak Street  
Approximately .12 Acres

From: [kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com)  
To: [spine@columbus.gov](mailto:spine@columbus.gov)  
Subject: Variances NEAC May 2016  
Date: Wed, 18 May 2016 21:44:31 -0400

The Near East Area Commission (NEAC) voted to support variance for 1157 Oak St. (9-2-2) for restaurant/office. The only objection by one commissioner was the location of the handicap parking which she felt was too far from the rear entrance of the restaurant.

The vote took place at NEAC's May 2016 General Business meeting.





DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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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 # CV16-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amanda Dunfield, AIA
of (COMPLETE ADDRESS) 3126 Derby Road, Columbus, Ohio 43221

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 for listing interested parties. Row 1: 1. Nina Masseria, 806 Bryden Road, Columbus, Ohio 43205. Row 2: 2. (Empty). Row 3: 3. (Empty). Row 4: 4. (Empty).

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

Notary Seal Here
My Commission Expires Jan. 5 2021



VAUGHN C. ELLIS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
January 05, 2021

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