



PROPOSED
SITE PLAN
SCALE: 1/4" = 1'-0"



1231 E MOUND STREET
COLUMBUS OHIO

Just Bullock.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** 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.
- 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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.

Signature of Applicant



Date

12/11/23

Statement of Hardship

This project consists of the conversion of the use of the existing building from a Church use to a small Restaurant use. The restaurant will have a limited number of tables, and we anticipate the majority of orders will be carry-out or food delivery services. The owner/operator plans on specializing in Nigerian food for this restaurant. No liquor license is proposed. A use variance is required as the property is in an R-3 district, and we believe that the proposed use will be less impactful than the current church/assembly use. In fact, no parking variance is required, as the existing use is considered a more intensive use than the new proposed restaurant use.

The rest of the variances are required because of the location of the building/size of the lot and the required upgrades required by the building code. A vision triangle variance and the building setback variance are dictated by the existing building location. The lot coverage is currently over the allowable and building code requires us to do a wheelchair lift on the west side and landing outside the second means of egress on the east. The previous owner demolished a non-compliant addition to the east that was over the property line, and that is being rebuilt to be entirely within the property boundaries. These items do require side yard variances. We are also removing stoops that project into the City's right-of-way on Mound Street and recessing the entry from Mound Street to be compliant. The rear yard size is not impacted by this proposal, and a rear yard variance is required for the existing condition.

The delivery of government services will not be impacted by this proposal. The owner purchased the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

1231 E MOUND STREET

PARCEL NO. 010-019836

CURRENT ZONING R3

NEAR EAST AREA COMMISSION

EXISTING USE OF RECORD IS RELIGIOUS (CHURCH)

PROPOSED USE IS RESTAURANT.

EXISTING LOT AREA 1503.2 SF OR .035 ACRES

LOT AREA FOR THE BASIS OF COMPUTING AREA TO CENTERLINE OF ALLEY – 1887.2 SF

EXISTING FOOTPRINT OF BUILDING 1267.6 SF (EXISTING BUILDING AND STEPS/STOOPS ENCROACH OVER PROPERTY LINE.)

PROPOSED FOOTPRINT OF BUILDING 1296.35 SF (ADDED ADA LIFT, AND REQUIRED LANDING ON SIDE.)

BUILDING OCCUPIES 68.7% OF LOT AREA

REMOVED BUILDING ENCROACHMENTS OVER PROPERTY LINES.

EXISTING LOT COVERAGE IS 1267.6 SF OR 67.64% (TO CENTER OF ALLEY)

PROPOSED LOT COVERAGE IS 1296.35 SF OR 68.69%

EXISTING REARYARD IS 41 SF

PARKING CALCULATIONS

EXISTING ASSEMBLY CHURCH TO RESTAURANT

REQUIRED SPACES FOR CHURCH USE = $1/30 \text{ SF} = 1258/30 = 42 \text{ SPACES}$

REQUIRED SPACES FOR RESTAURANT USE = $1/75 \text{ SF} = 1258/75 = 17 \text{ SPACES}$

EXISTING SPACES = 0 SPACES

TOTAL REQUIRED SPACES = 0 SPACES

PROPOSED VARIANCES

3312.49 (B) BICYCLE PARKING – WHEREAS 1 BICYCLE PARKING IS REQUIRED AS AND NONE IS PROVIDED GIVEN EXISTING SITE CONSTRAINTS.

3321.05 (B)(1) VISION TRIANGLE WHEREAS A 10' VISION TRIANGLE IS REQUIRED FOR THE EXISTING BUILDING IS REQUIRED AND 4' IS PROVIDED FOR THE EXISTING BUILDING AND NEW FENCE FOR TRASH ENCLOSURE.

3332.035 R-3 RESIDENTIAL DISTRICT TO ALLOW FOR A RESTAURANT IN AN R-3 DISTRICT

3332.13 R-3 AREA DISTRICT REQUIREMENTS 5000 SF LOT IS REQUIRED & THE EXISTING LOT IS 1503.2 SF

3332.18 BASIS OF COMPUTING AREA – TO PERMIT A LOT COVERAGE OF 68.69% FOR THE EXISTING BUILDING, LANDINGS AND ADA LIFT AND 50% IS PERMITTED.

3332.21 BUILDING SETBACK TO ALLOW FOR AN EXISTING SETBACK OF 0' ALONG EAST MOUND

3332.25 MAXIMUM SIDEYARD REQUIRED IS 9.4' AND THE PROVIDED IS .39'

3332.26 (A) MINIMUM SIDEYARD REQUIRED - WHEREAS A 5' SIDEYARD IS REQUIRED AND .3 IS PROVIDED ON THE EAST SETBACK AND .09 IS PROVIDED ON THE WEST SETBACK

3332.27 REARYARD TO MAINTAIN THE EXISTING REARYARD OF 41 SF AND 375.8 SF IS REQUIRED.

3332.05(A)(4) LOT WIDTH – 50' LOT WIDTH IS REQUIRED AND THE EXISTING LOT IS 47' WIDE



CV23-150
1231 E. Mound St.
Approximately 0.04 acres



CV23-150
1231 E. Mound St.
Approximately 0.04 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number CV23-150

Address 1231 E MOUND STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 2/8/2024

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

15-0-1

[Signature]

Chair

614 403 2225

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV 23 - 150

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) Gachomo Joanne Mapis
of (COMPLETE ADDRESS) 2390 Dover Road Columbus Ohio 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 (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)

| | |
|--|----|
| 1. <u>Joanne Mapis Gachomo</u> <u>2390 Dover Rd</u> <u>Columbus, Ohio</u> <u>43209</u> # of Columbus-Based Employees: <u>0</u> | 2. |
| 3. | 4. |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 12th day of Dec, in the year 2023

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

9/26/27

Notary Seal Here



CHRISTINE NEVEADOMI
Notary Public, State of Ohio
My Comm. Expires Sept. 26, 2027

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