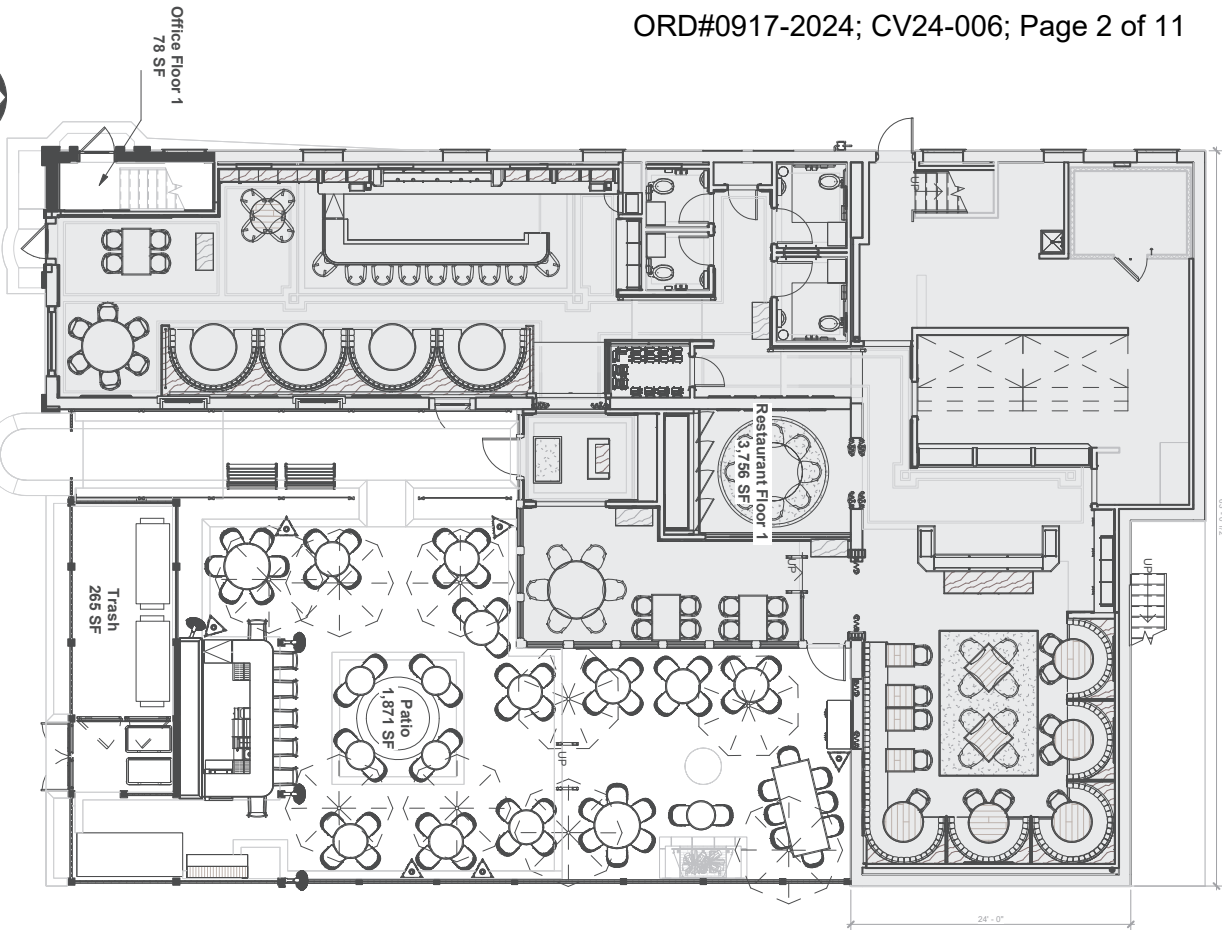


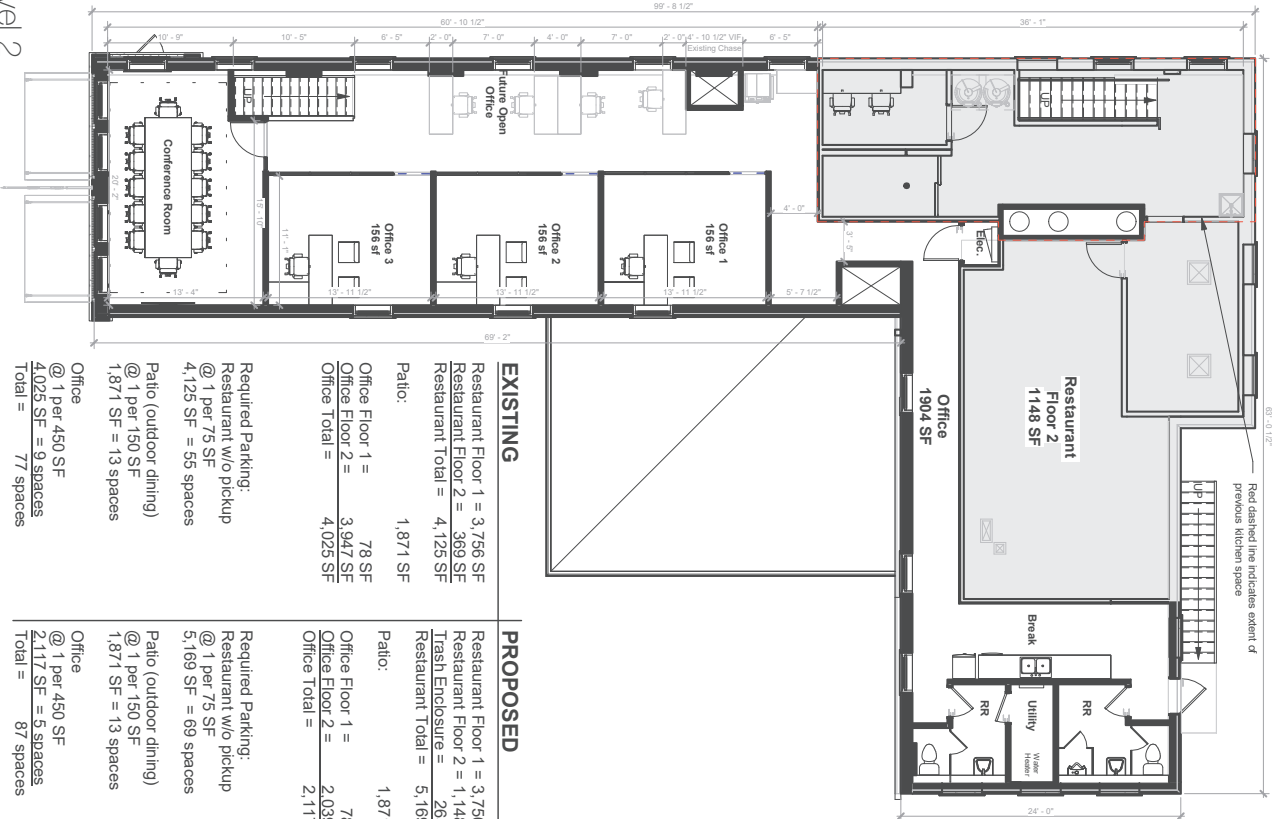


Level 1
Scale: 3/32" = 1'-0"

West 3-7-24



Level 2
Scale: 3/32" = 1'-0"



EXISTING

Restaurant Floor 1 = 3,756 SF
Restaurant Floor 2 = 369 SF
Restaurant Total = 4,125 SF
Patio: 1,871 SF
Office Floor 1 = 78 SF
Office Floor 2 = 3,947 SF
Office Total = 4,025 SF

PROPOSED

Restaurant Floor 1 = 3,756 SF
Restaurant Floor 2 = 1,148 SF
Trash Enclosure = 265 SF
Restaurant Total = 5,169 SF
Patio: 1,871 SF
Office Floor 1 = 78 SF
Office Floor 2 = 2,039 SF
Office Total = 2,117 SF

Required Parking:
Restaurant w/o pickup @ 1 per 75 SF
4,125 SF = 55 spaces
Patio (outdoor dining) @ 1 per 150 SF
1,871 SF = 13 spaces
Office @ 1 per 450 SF
4,025 SF = 9 spaces
Total = 77 spaces

Required Parking:
Restaurant w/o pickup @ 1 per 75 SF
5,169 SF = 69 spaces
Patio (outdoor dining) @ 1 per 150 SF
1,871 SF = 13 spaces
Office @ 1 per 450 SF
2,117 SF = 5 spaces
Total = 87 spaces

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):

Signature of Applicant



Date

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV24- _____ 006

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: March 7, 2024

This site is located on the northwest corner of the intersection of South Third Avenue and East Willow Street. The site has operated with restaurant and office uses for a number of years and currently operates as Cento.

The site was granted 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 permitted restaurant uses, increased lot coverage, reduced dumpster area, and reduced parking standards. The site was granted a number of variances in 2022 to allow expansion of the previously approved restaurant patio, reduction of parking, and reduction of lot lines (Ord. 2531-2022, CV22-040).

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 now proposes interior conversion of part of the second floor office use to restaurant use. No new development is proposed. The resulting total square footage of each use proposed is: 2,117 square feet of office use, 5,169 square feet of restaurant use, and 1,871 square feet of restaurant patio use.

This application reincorporates the previously approved variances into the current request for the sake of record clarity. To permit the proposed expansion, the Applicant requests the following variances:

Previously approved variances:

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

New request:

7. 3312.49 – Required vehicle parking – To reduce the minimum number of required vehicle parking spaces from 87 parking spaces to zero spaces. Notably, the previous combined variances had already reduced the parking requirement from 77 parking spaces to zero spaces. These additional 10 spaces are the result of converting office use to restaurant use.

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 use will 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 three conditions. The Applicant now proposes converting 1,908 square feet of office use to restaurant use. The restaurant is a popular destination for the neighborhood and this expansion will allow the restaurant to serve more of its neighbors.

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

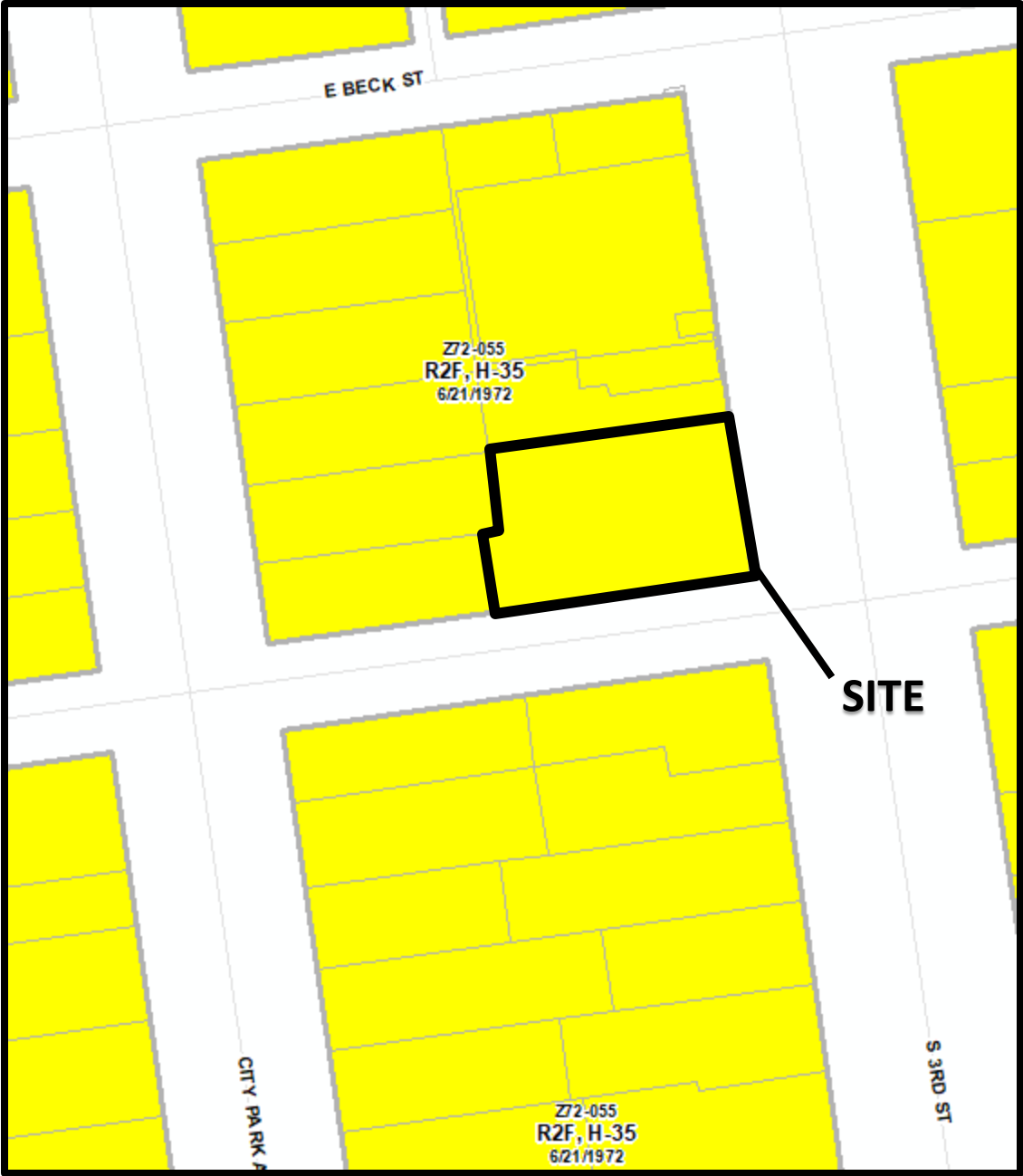
previously granted variances. The parking reduction will allow the proposed patio expansion and this use is not something which will cause any detriment. This site is along a walkable corridor with access to public transportation. There are many opportunities for street parking along South Third Avenue. 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



CV24-006
595 S. 3rd St.
Approximately 0.14 Acres



CV24-006
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 S. Third St.

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

APPLICATION NO.: GV-24-03-009

MEETING OR STAFF APPROVED DATE: 03-06-24 **EXPIRATION:** 03-06-25

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/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

Recommend application GV-24-03-009, 595 S. Third St., as submitted:

Variance Recommendation

- 3312.49 – Required vehicle parking - To reduce the minimum number of required vehicle parking spaces from 87 parking spaces to zero spaces.
 - The previous GVC Recommended Variances have already reduced the parking requirement from 77 parking spaces to zero spaces. (GV-22-06-036)
 - These additional 10 spaces are the result of converting office use to restaurant use.

MOTION: Thiell/McCoy (5-0-0) 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.


James A. Goodman, M.S.
Historic Preservation Officer

NC

Staff Notes:

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.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-006

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)

1. Cameron Mitchell Restaurants 390 W. Nationwide Blvd. Columbus, OH 43215 (2196 employees)	2. Mohawk Properties One LLC 2555 34th Street NE Canton, OH 44705-3713 (0 employees)
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 23rd day of January, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

no expiration
My Commission Expires

Notary Seal Here



DAVID L. HODDE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.02 N.C.

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