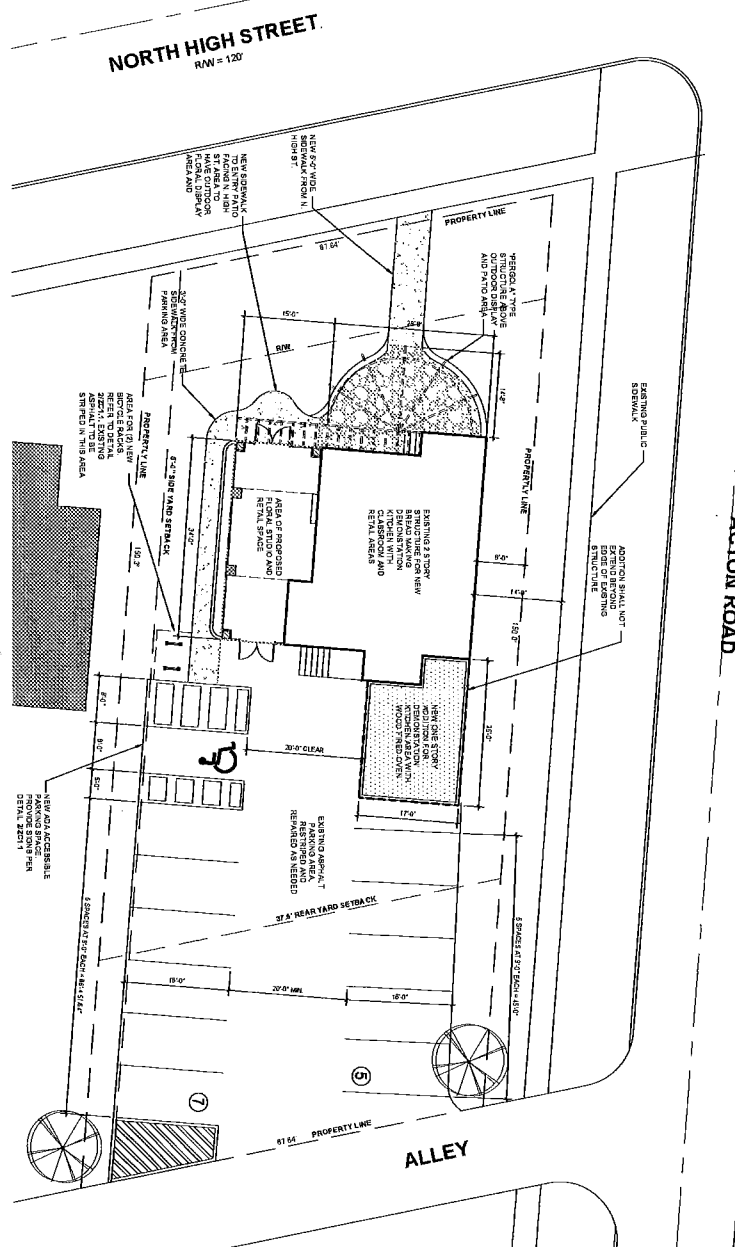
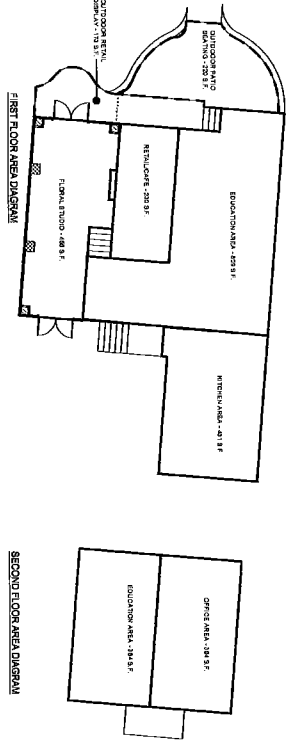


# BUILDING USE DIAGRAMS



## PROPOSED SITE PLAN

Scale: 1" = 10'

North Arrow

Project: 0417-2015; CV14-061

Date: January 21, 2015

CV14-061 Final Received 1/9/15

## NOTES AND DETAILS

1. EXISTING 10' x 8' 5" TWO STORY WOOD FRAME STRUCTURE TO BE USED FOR PARKING AND STORAGE. THE EXISTING STRUCTURE SHALL BE DEMOLISHED AND A NEW TWO STORY WOOD FRAME STRUCTURE SHALL BE CONSTRUCTED IN ITS PLACE. THE NEW STRUCTURE SHALL BE 20' x 20' WITH A GABLE ROOF. THE EXISTING STRUCTURE SHALL BE DEMOLISHED AND A NEW TWO STORY WOOD FRAME STRUCTURE SHALL BE CONSTRUCTED IN ITS PLACE. THE NEW STRUCTURE SHALL BE 20' x 20' WITH A GABLE ROOF.
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**REVISION RECORD**

NO.	DATE	REVISION
1	01/21/15	ISSUED FOR PERMIT

**PLANNING COM. 2014.10.XX**

**JOB NUMBER: 14.001**

**SHEET TITLE: SITE COMPLIANCE PLAN**

**SHEET NUMBER: ZC1.1**

**GENERAL NOTES**

1. THE EXISTING 10' x 8' 5" TWO STORY WOOD FRAME STRUCTURE TO BE USED FOR PARKING AND STORAGE. THE EXISTING STRUCTURE SHALL BE DEMOLISHED AND A NEW TWO STORY WOOD FRAME STRUCTURE SHALL BE CONSTRUCTED IN ITS PLACE. THE NEW STRUCTURE SHALL BE 20' x 20' WITH A GABLE ROOF. THE EXISTING STRUCTURE SHALL BE DEMOLISHED AND A NEW TWO STORY WOOD FRAME STRUCTURE SHALL BE CONSTRUCTED IN ITS PLACE. THE NEW STRUCTURE SHALL BE 20' x 20' WITH A GABLE ROOF.
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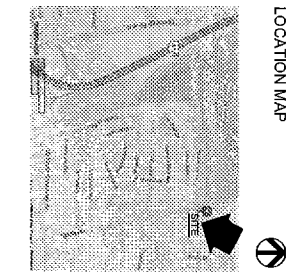
**Flowers & Bread**

Building and Site Renovation  
3870 North High Street  
Columbus, Ohio 43214

**create collaborative**  
design + architecture

1116 west 2nd avenue  
columbus, ohio 43212

T: 614-562-4395  
kimm@createcollaborative.com



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**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV14-061

**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

Signature of Applicant

Lucia Wheeler  
 Sarah [Signature]

Date

11/15/14

**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 all checks payable to the Columbus City Treasurer

The footprint of the structure is changing with an appropriate 30% addition.

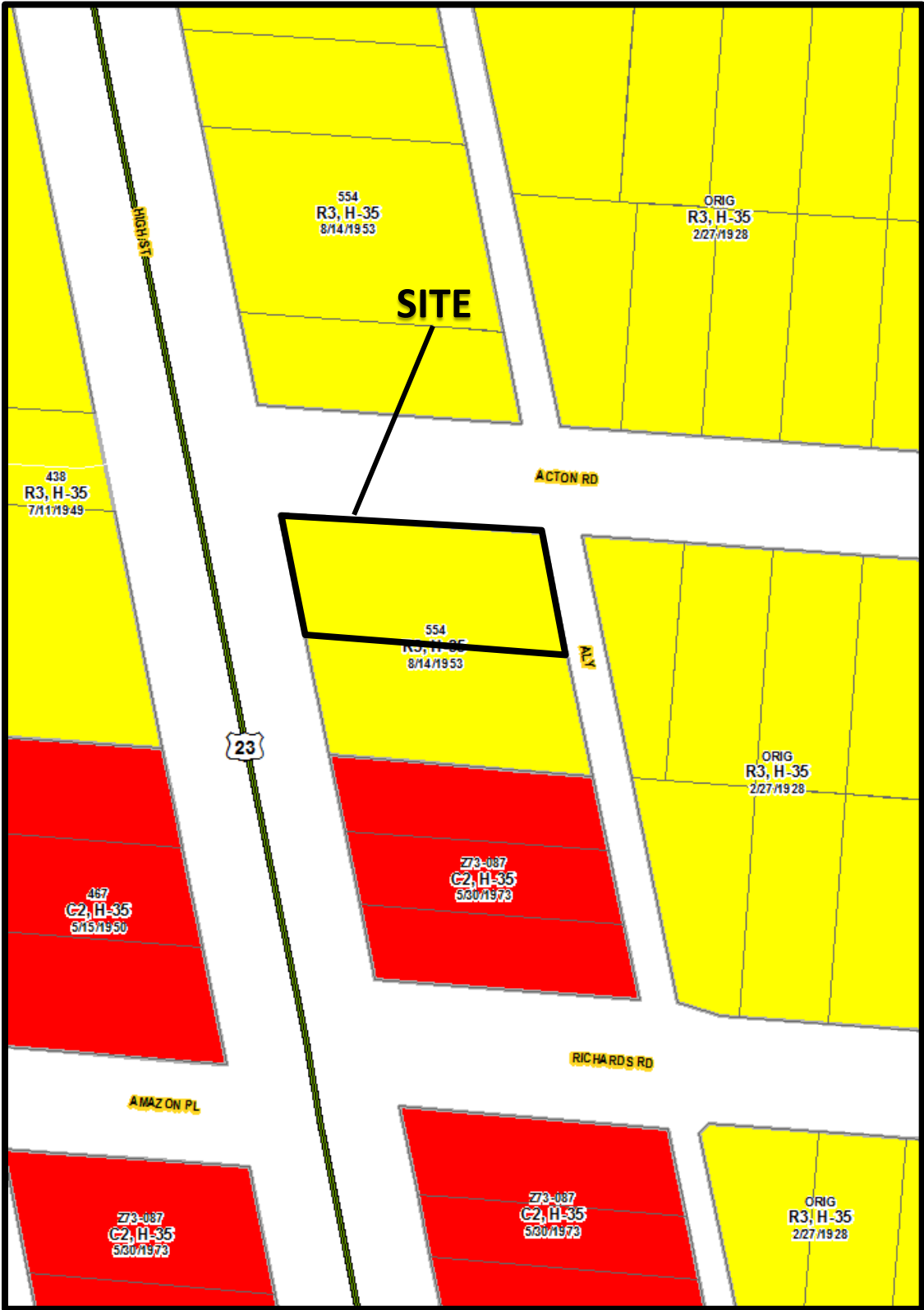
The High Street corridor which stretches the length of the Clintonville neighborhood is already 95% commercial uses. The change in use of the subject property will have minimal impact on the surrounding properties.

Clintonville has well established walkable neighborhoods and the uses in the subject property will encourage neighborhood residents to attend Bread making classes, Flower arranging classes or have a cup of coffee in the Café area. There will be a small amount of retail available pertaining to classes offered and café related products.

All work on the premises will comply with the building code, fire code, sanitation codes.

The subject property is under "option" by the applicants who have invested time and money into developing a concept that would be beneficial to the Clintonville Neighborhood, provide jobs and educate residents in the fine art of bread-making and other artistic pursuits.

The applicants are currently "stakeholders" in the neighborhood and believe that new types of business will strengthen the core values of the area.



CV14-061  
3870 North High Street  
Approximately 0.23 acres

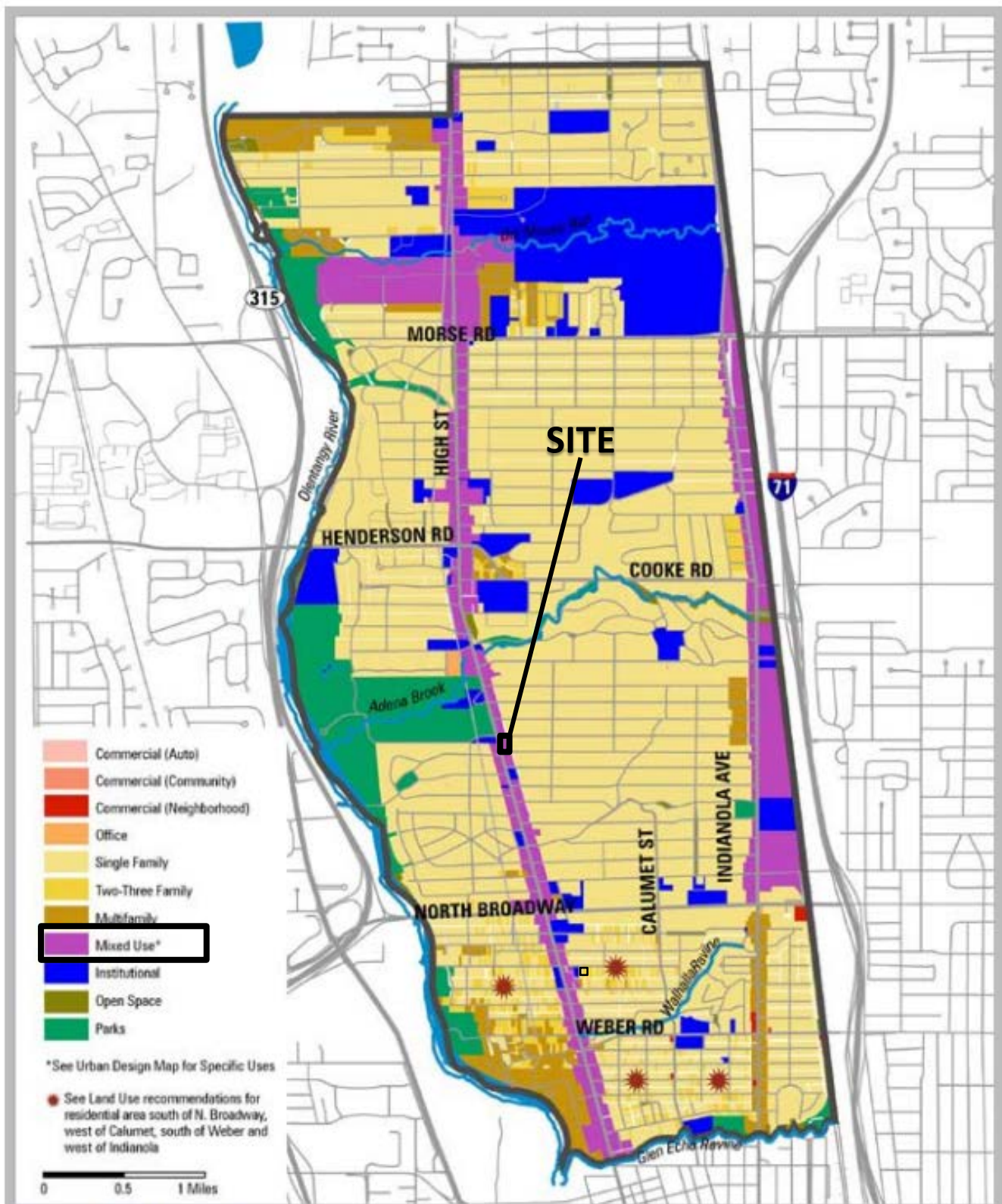


Figure 10 : Land Use Plan



CV14-061  
3870 North High Street  
Approximately 0.23 acres



CV14-061  
3870 North High Street  
Approximately 0.23 acres

**Pine, Shannon L.**

---

**From:** Libby Wetherholt <libbywd3@gmail.com>  
**Sent:** Tuesday, December 16, 2014 9:18 AM  
**To:** Pine, Shannon L.  
**Cc:** Dana Bagwell; Dan Miller  
**Subject:** Clintonville Area Commission Votes

Hi Shannon - CAC took the following votes on council variances at the December 4 meeting:

71 E. Como Avenue - CV14-055/14315-00000-00784  
5 voted yes; 1 voted no; 2 abstained

3870 N. High Street - CV14-061/14315-00000-00835  
The commission voted to amend the variance to limit the use of the building to no more than 25% retail on the first floor and 0% of retail on the second floor.  
The commission voted 7 yes; 0 no; 1 abstain on the amendment.  
Vote on the amended variance:  
8 yes; 0 no; 0 abstain

Libby Wetherholt  
CAC District 3 Commissioner  
[libbywd3@gmail.com](mailto:libbywd3@gmail.com)  
541 East North Broadway  
[614.267.4998](tel:614.267.4998)

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # CV14-061

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Sarah Lagrotteria Tricia WheelerOf [COMPLETE ADDRESS] 3870 North High Street

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 formats

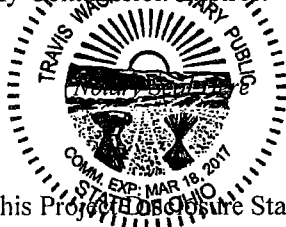
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Sarah Lagrotteria 3874 N. High Street Columbus, Ohio 43214	2. Tricia A Wheeler 3874 North High Street Columbus, OH 43214
3. John McTigue C/O Just Society Law + Education Center, INC. C. Columbus, 545 E Town St. Columbus, OH 43215	4.

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

**SIGNATURE OF AFFIANT**Subscribed to me in my presence and before me this 15 day of November, in the year 2014**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

Mar 18, 2017

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

**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 all checks payable to the Columbus City Treasurer