THE CITY OF COLUMBUS

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

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 conjuction 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:	
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Signature of Applicant	Date 64/19/16
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Statement of Hardship

Little Rock is requesting approval of 700 square foot rooftop patio to go over the building at 944 North 4th.

I have received a CoA from the Italian Village Commission and met all 4 stipulations they require of a rooftop patio. It is atop a 1 story building, it does not overlook a residential backyard, it only runs along both sides of the roof adjacent to 2 heavily trafficked streets and the building has no setback and should not be visible from the sidewalk or street.

I have secured 49 spaces for use by our patrons including a handicap accessible spot in our rear lot.

Little Rock is located between 7 Sons, Hoof Hearted and Exile, all of which enjoy much larger patios than the 350 square feet existing patio we have on the sidewalk of East Second Avenue now. Warm weather drives much of the business in Columbus and as of now we can only accommodate 4 tables outdoors.

The following variances are being requested, which are carried-over from the 2006 Council variance (CV06-014) that permitted an eating and drinking establishment at this location:

3332.039, R-4, Residential district uses, to allow an eating and drinking establishment

3312.49(C) Minimum numbers of parking spaces required, to reduce required parking spaces from 25 to 2 spaces for a 2,100 square-foot eating and drinking establishment with a 700 square foot roof-top patio

3332.05, Area district lot width requirements, to maintain a reduced minimum lot width of 37 feet (50 feet is required)

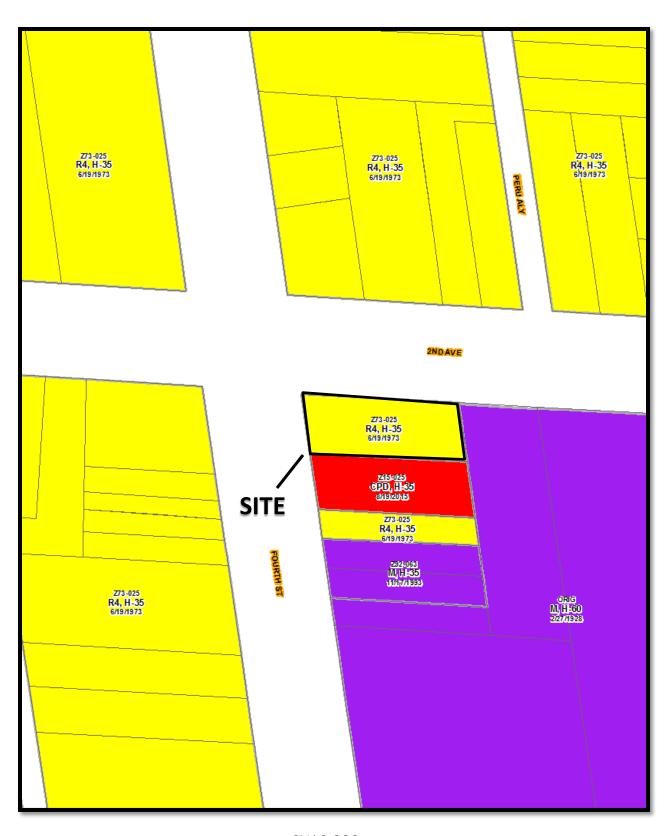
3332.15, R-4 Area district requirements, to maintain the existing reduced lot area of 3,594 square feet (5000 square feet is required).

Section 3321.05(B)(2), Vision clearance, requires that a thirty (30) foot right angle clear vision triangle shall be maintained on each residential lot adjacent to a street intersection, while the applicant proposes to maintain no clear vision triangle at the intersection of East Barthman and South Washington Avenues; and

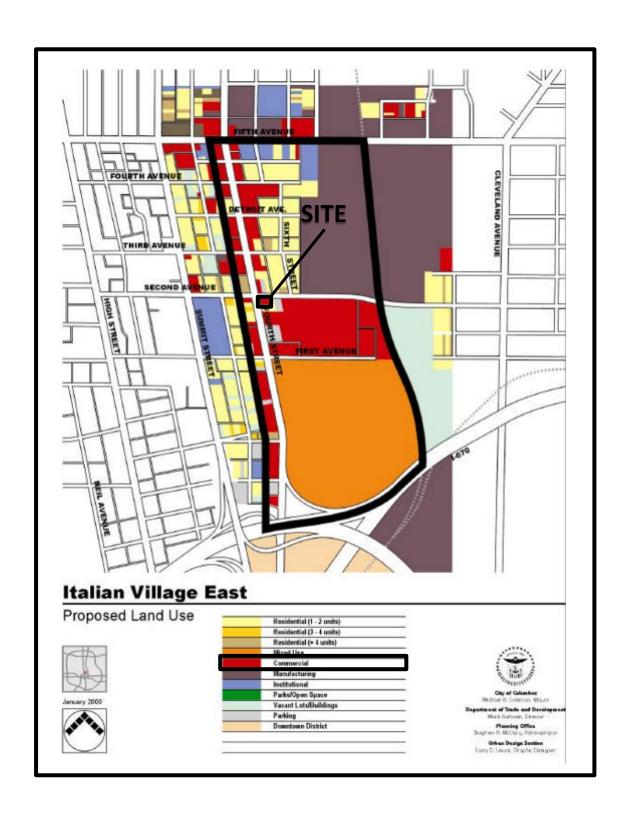
Section 3332.18(D), Basis of computing area, limits buildings from occupying more than fifty (50) percent of the lot area, while the applicant proposes to maintain an increased lot coverage of ninety (90) percent; and

3332.26(C)(1), Minimum side yard permitted, to maintain a minimum side yard of 0 feet (3 feet is required)

3332.27, Rear yard, to maintain a rear yard (including parking lot) of 237 square feet or 6.6% (25% is required).



CV16-029 944 North Fourth Street Approximately 0.08 acres



CV16-029 944 North Fourth Street Approximately 0.08 acres Italian Village East Redevelopment Plan (2000)



CV16-029 944 North Fourth Street Approximately 0.08 acres

STEVEN R. SCHOENY Director



DEPARTMENT OF DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

ordinances of the City of Columbus. PROPERTY ADDRESS: 944 North Fourth Street **APPLICANT'S NAME:** Quinn Fallon (Applicant/Owner) APPLICATION NO.: 16-5-22 **COMMISSION HEARING DATE: 5-17-16** The Victorian 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: Variance or Zoning Change Request Rezoning Special permit Setbacks Parking Variance Change of Use Lot Split **ACTION:** Upon review of Application #16-5-22, 944 North Fourth Street, the Italian Village Commission recommends approval of the proposed variance, as follows: Request for Variance Recommendation 1) 3332.039, R-4, Residential district uses, to allow an eating and drinking establishment 2) 3312.49(C) Minimum numbers of parking spaces required, to reduce required parking spaces from 25 to 2 spaces for a 2,100 square-foot eating and drinking establishment with a 700 square foot roof-top patio 3) 3332.05, Area district lot width requirements, to maintain a reduced minimum lot width of 37 feet (50 feet is required) 4) 3332.15, R-4 Area district requirements, to maintain the existing reduced lot area of 3,594 square feet (5000 square feet is required). 5) Section 3321.05(8)(2), Vision clearance, requires that a thirty (30) foot right angle clear vision triangle shall be maintained on each residential lot adjacent to a street intersection, while the applicant proposes to maintain no clear vision triangle at the intersection of East Barthman and South Washington Avenues; and Section 3332.1B(D), Basis of computing area, limits buildings from occupying more than fifty (50) percent of the lot area, while the applicant proposes to maintain an increased lot coverage of ninety (90) percent; and 7) 3332.26(C)(1), Minimum side yard permitted, to maintain a minimum side yard of O feet (3 feet is required) 8) 3332.27, Rear yard, to maintain a rear yard (including parking lot) of 237 square feet or 6.6% (25% is required). MOTION: Lapp/Boyer (5-0-0) RECOMMENDED. RECOMMENDATION: RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Historic Preservation Officer



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THE CITY OF COLUMBUS ANDREW 1 GINTHER MAYOR

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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 # CV16-029
STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) deposes and states that (he/she) is the APPLICANT, AGENT, OI is a list of all persons, other partnerships, corporations or entitie this application in the following format:	Fallon R DULY AUTHORIZED ATTORNEY FOR SAME and the following as having a 5% or more interest in the project which is the subject of
	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. Quinn Fallon 1017 N. 6A St. (Slundus, off 43201 11 employees Some As Alosve	2.
3.	4.
Check here if listing additional property owners on a separate of the separate	rate page.
Sworn to before me and signed in my presence thisday	y of, in the year
	Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires