

REVISIONS				APPROVED
REV#	DATE	SHEET	DESCRIPTION	

DEVELOPER: DAVID L. GATTE
 MOORE ARCHITECTS, LLC
 174 THURMAN AVE.
 COLUMBUS, OHIO 43206
 PHONE: 614-551-5124
 EMAIL: MARK@MOOREARCH.COM

PLAN DESIGNER: RAS CIVIL ENGINEERING, LLC
 4254 TULLER ROAD • DUBLIN, OHIO 43017
 PHONE: 614-581-8504
 FAX: 614-581-8507
 EMAIL: RICK@RAS-CIVIL.NET

ZONING: 205-022, RESIDENTIAL, R2F, 29/2006, H-35
ZONING CERTIFIED ADDRESS: 1179 JAEGER STREET
PARCEL #: 010-024888

SITE REQUIREMENTS:
 PARKING REQUIRED: 1,850 SF / 75 = 24.67 SPACES
 FUTURE ADDITION: 1,850 SF / 75 = 24.67 SPACES
 ACTUAL PARKING: 24 SPACES
 REQUIRED PARKING SPACES: 24 SPACES
 ACTUAL 2 BINE ROWS
 SHADE TREES REQUIRED: 2 CALIFORNIA WALNUTS (IN 45 SF PLANTED)
 1 TREE / 75 SPACES (10 = 0 TREES)
 LOT COVERAGE: (1650/2200) = 75% (40% OR LESS REQUIRED)

Final Site Plan Received
 4/13/18
 CV17-056

MADE OPS & CO
MARK ARCHITECTS

GRAPHIC SCALE
 1" = 10' ft

North Arrow

COLUMBUS, OHIO RESTAURANT W/ PATIO 1179 JAEGER STREET COUNCIL VARIANCE SITE PLAN CV17-056		RAS CIVIL ENGINEERING, LLC CIVIL ENGINEERING & SURVEYING SERVICES 4254 TULLER ROAD • DUBLIN • OHIO • 43017 614-581-8504 • RICK_SICKER@ATT.NET <i>Rick Sicker</i> 47802 REGISTERED PROFESSIONAL ENGINEER		04/03/18 DATE
JOB NO.: 17-12 DATE: APRIL 3, 2018 SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A SHEET NO.: 1/1	<div> </div>			

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

Application Number: CV17-056

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

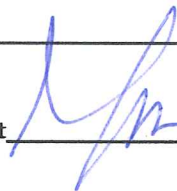
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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 STATEMENT OF HARDSHIP

Signature of Applicant



MARK OURS FOR
MODE ARCHITECTS

Date

8/28/17

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
1179 Jaeger Street

The site is located on the east side of Jaeger between Nursery Lane and Mithoff Street. The site is zoned R2F - Single or Double Family as is most of the area surrounding this property. The existing non-conforming use of the subject property is a vehicle repair shop. The existing commercial building and this use pre-dates the down zoning of this area to R2F. Typical of the commercial mixed use nature of this neighborhood, there are many businesses with limited or no on-site parking. Parking for residents is readily available and accessed from the rear of their premises. This project proposed to remove large existing curb cuts and restore street parking where possible.

Our proposal is to change the non-conforming use of the vehicle repair / service garage into either restaurant, general business, or retail use. The vehicle repair / service garage has been operating continuously in this location for many years. The nature of the vehicle repair use was that many vehicle were stored on the premises, outside and in full visibility of residents. The proposed use change will allow the existing commercial structure to remain and be a viable corner business within Merion Village and contribute to the vibrant mixed use corridor happening just to the north of the subject site in German Village.

Variance's Required -

1. Chapter 3332.037 - R2F Residential District

Property is located in a Residential Zoning district.

Variance Requested

To allow a commercial use - either restaurant, office or retail use in an existing commercial structure. Maximum square footage to be 1,900 SF. 550 SF patio as well.

2. Chapter 3312.49 - Minimum Parking Spaces Required

The number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables. $1900 \text{ SF} / 75 = 26 \text{ stalls}$ $550 \text{ SF} / 150 = 4 \text{ stalls}$ for a total of 30 parking stalls.

Variance Requested

Request reduction of parking requirement from 30 spaces to 0 spaces. See site plan for calculation.

3. Chapter 3332.27 - Rear Yard

Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

Variance Requested

Request reduction of the percentage of rear yard coverage from 25% to 0%. See site plan for calculation.

4. Chapter 3321.01(A) - Dumpster Area

A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area.

Variance Requested

To permit a dumpster area within a required side yard area.

5. Chapter 3332.25 - Maximum Side Yards

The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted: R-2F = 16 feet.

Variance Requested

To all the existing 15' side yard. See site plan.

6. Chapter 3332.26 - Minimum Side Yard Permitted

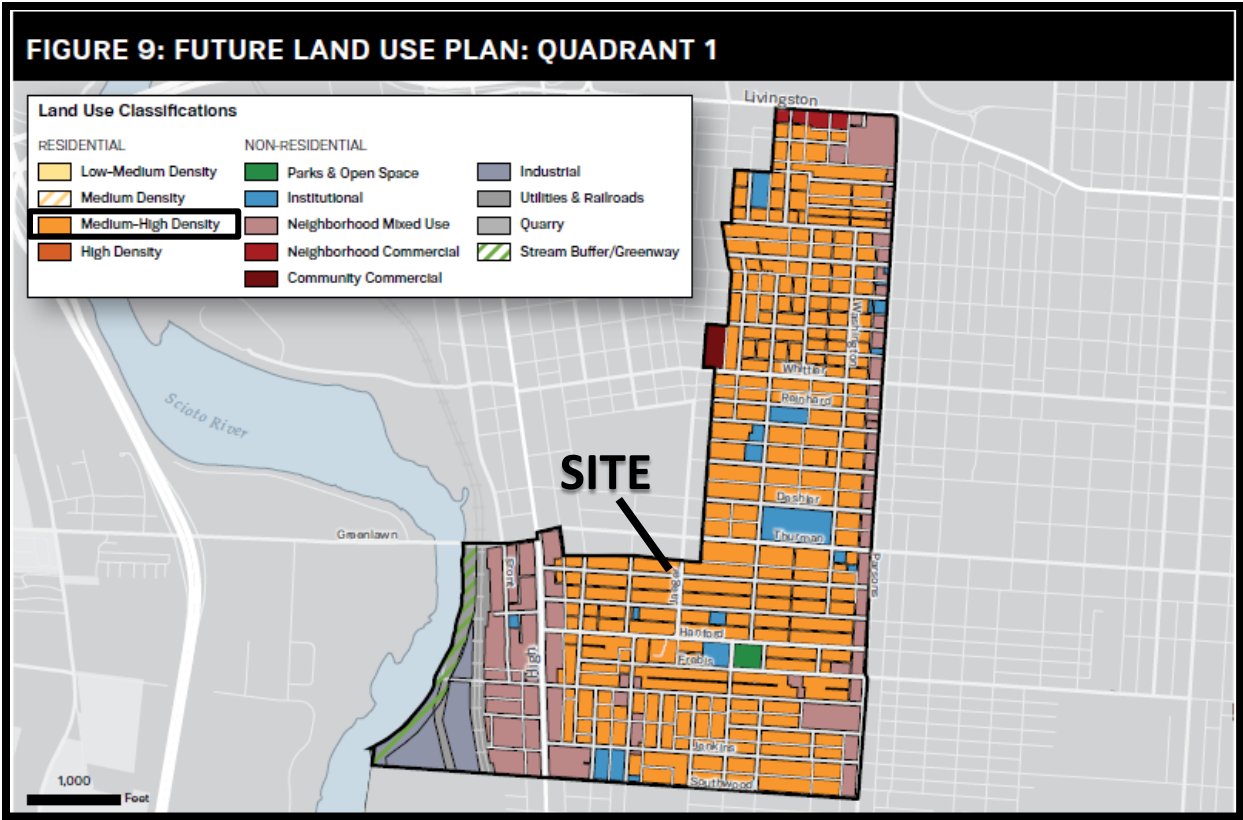
The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows: In R-2F no less than - five feet

Variance Requested

To all the proposed 2' side yard. See site plan.

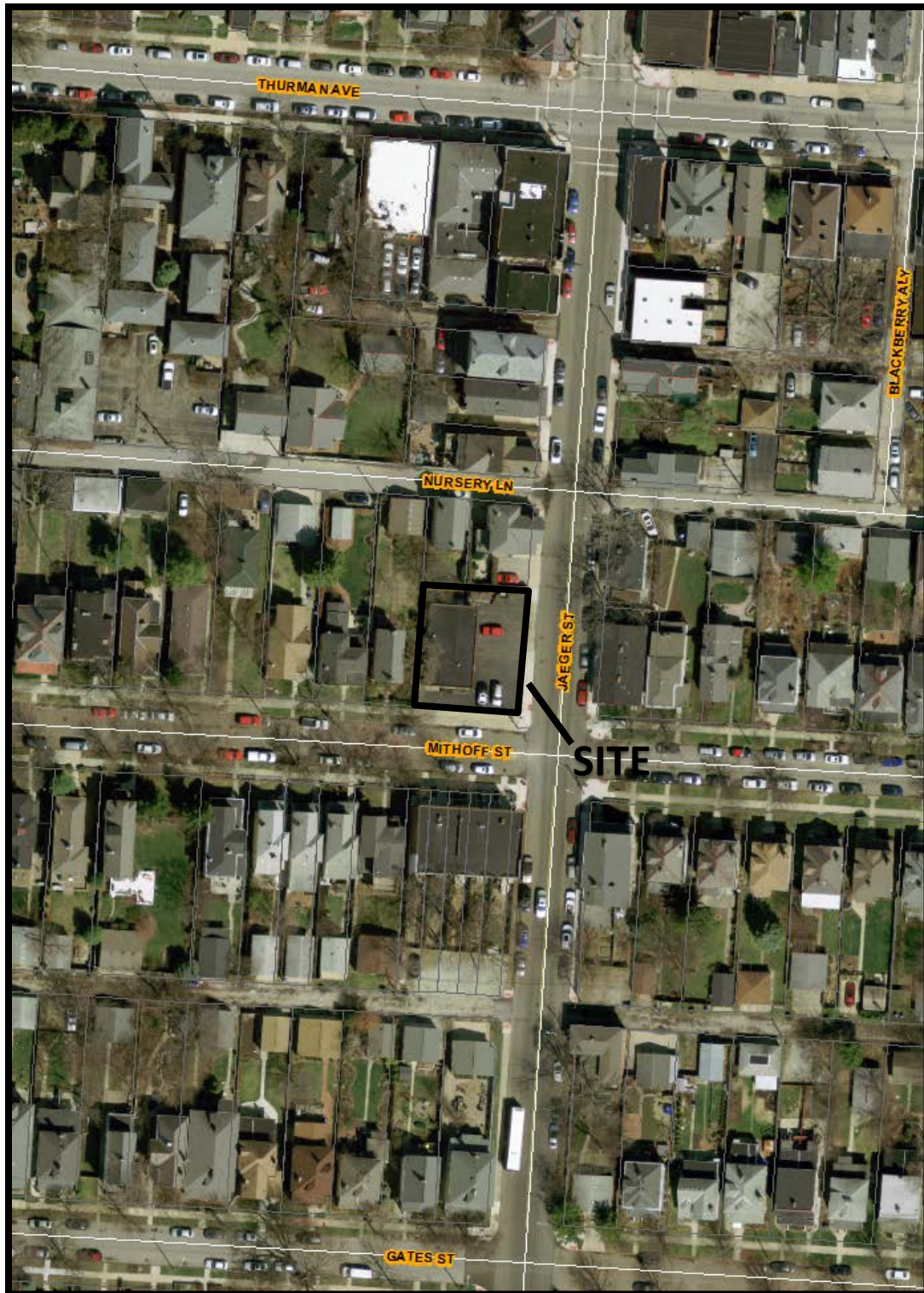


CV17-056
1179 Jaeger Street
Approximately 0.13 acres



South Side Plan (2014)

CV17-056
1179 Jaeger Street
Approximately 0.13 acres



CV17-056
1179 Jaeger Street
Approximately 0.13 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV17-056

Address: 1179 Jaeger Street

Group Name: Columbus Southside Area Commission

Meeting Date: 10/24/17

Specify Case Type:

- ☐ BZA Variance / Special Permit
- ☒ Council Variance
- ☐ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- ☒ Approval
- ☐ Disapproval

NOTES:

CIVIC AND COMMISSION REQUEST SITE BE USED FOR RETAIL / OFFICE
FOOD APPLICATION ONLY.

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

13 IN FAVOR 1 ABS

[Signature]

SOUTHSIDE AREA COMMISSION

614-285-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 6/17 slp

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director ORD # 0793-2018; CV17-056; Page 8 of 8

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 Number: CV17-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK OURS FOR MODE ARCHITECTS
of (COMPLETE ADDRESS) 174 THURMAN AVENUE COLUMBUS OHIO 43206

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

1. <u>DAVID L. CATTEE</u> <u>100 EAST MITCHELL</u> <u>COLUMBUS OHIO 43206</u>	2.
3.	4.

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

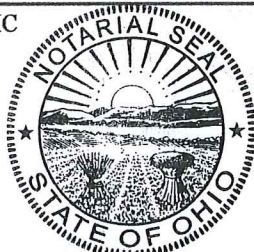
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9 day of Feb, in the year 2018

Laura A. Noll
SIGNATURE OF NOTARY PUBLIC

3-22-2020
My Commission Expires

Notary Seal Here



Laura A. Noll
Notary Public, State of Ohio
My Commission Expires 03-22-2020

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