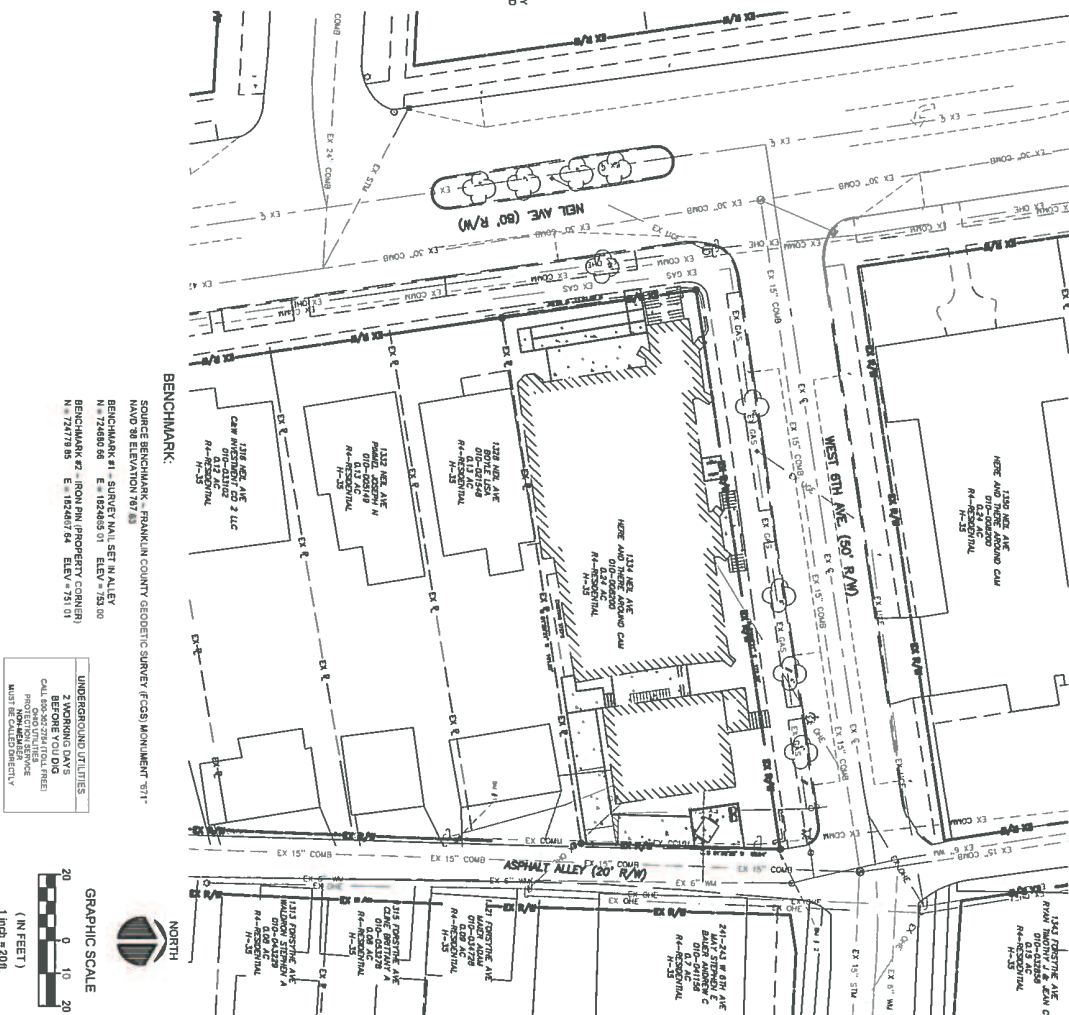


COLUMBUS, OHIO 43201
2018

GENERAL PROJECT INFORMATION	
MAXIMUM BUILDING HEIGHT	33' 0"
BUILDING HEIGHT (EXISTING 500 SF BUILDING)	33' 5 1/2"
BUILDING HEIGHT (EXISTING 400 SF BUILDING)	35' (APPROX.)
NO OF RESIDENTIAL DWELLING UNITS (EXISTING 500 SF BUILDING)	4
NO OF RESIDENTIAL DWELLING UNITS (EXISTING 400 SF BUILDING)	2
PROPOSED REUSE REFERENCE	WEST BLDG. 007 CUT EAST BLDG. 007 REFERENCE
PROPOSED REUSE CAPACITY, CY	WEST BLDG. 4 EAST BLDG. 0.5

SITE DATA TABLE	
TOTAL SITE AREA (AC)	0.24
TOTAL DEVELOPED AREA (AC)	0.24
PRE-DEVELOPED IMPERVIOUS (AC)	0.16
POST-DEVELOPED IMPERVIOUS (AC)	0.20
EXISTING CURB CUT FIRST FLOOR AREA (SF)	4,500
EXISTING RESIDENTIAL FIRST FLOOR AREA (SF)	1,400
LOT COVERAGE (%)	56.4%
FLOOR AREA RATIO	1.30

[illegible]

PARKING CALCULATION			
USE	SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
CHURCH SANCTUARY	2,200 SF	1.30 SF = 74	N/A
CHURCH RECREATIONAL (EXHAUST)	1 UNIT	2 PER UNIT = 2	N/A
RESIDENTIAL (EXHAUST)	2 UNITS	2 PER UNIT = 4	N/A
TOTAL EXHAUST PARKING		80	N/A
VESSEL STORAGE (PROPOSED)	4 UNITS	1.5 PER UNIT = 6	N/A
EAST RESIDENTIAL (PROPOSED)	2 UNITS	2 PER UNIT = 4	N/A
COFFEE SHOP (PROPOSED)	3,808 SF	1.75 SF = 51	1.50 = 76
OUTDOOR PLAY (PROPOSED)	330 SF	50% OF LAND REQUIRED FOR PRIMARY USE (0.110 SF) = 2	1.50 = 7
REQUIRED PARKING FOR PROPOSED USE		83	83
PROPOSED PARKING		MINIMUM PARKING REDUCED	
REQUIRED ADJ. PARKING		ADDITIONAL SPACES NOT REQUIRED	
PROPOSED ADJ. PARKING		2	
REQUIRED ADJ. PARKING		2	
		1 BIKE SPACE PER 20 VEHICLE SPACES = 2 BIKE SPACES	

OWNER/DEVELOPER
DAVID HINDRICKS, LLC
10000 W. 12TH AVE., SUITE 200
COLUMBIA, OHIO 43212
CONTACT: JIM C. HANES
TEL: 614.298.1000
EMAIL: JCH@COLUMBIAS.COM

DESIGN ENGINEER
OSBORN ENGINEERING, INC.
10000 W. 12TH AVE., SUITE 200
COLUMBIA, OHIO 43212
CONTACT: TAYLOR HARRINGTON
TEL: 614.298.1000
EMAIL: THARRINGTON@OSBORN-ENG.COM

PROJECT DESCRIPTION
THE PROJECT INVOLVED REPAIRING AND CONCRETE USE
OF EXISTING REINFORCING STEEL TO REMAIN, CONCRETE WALK AND PAVT.
ASPHALT PAVEMENT DUMPS WITH EROSION, AND PAVEMENT MARKINGS FOR
EXISTING INCLUDED PARKING SPACES TO ADD TO THE SITE.



4/20/18
Jelly N R



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 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 sheet

Signature of Applicant

[Handwritten signature: Scott Messer]
[Handwritten text: for attorney]
[Handwritten text: see applicant]

Date

[Handwritten date: 1/23/18]

[Handwritten text: CV18-005]

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

The applicant is proposing to redevelop the church for a coffee shop and four dwelling units. The second building on the east end of the lot will be converted into a two unit building. This area has a mixture of uses for residential and non-residential even though the existing zoning for the area is R-4, Residential.

The council variance would permit six dwelling units and a coffee shop in the two existing buildings. The size of the lot would not permit two buildings under today's zoning code nor is there sufficient parking for the proposed uses. Given the nature of the coffee shop, the applicant believes that a lot of the business will be from the neighborhood and pedestrian in nature. There is on street parking surrounding the site. The parking in the side yard is for an existing parking space.

These variances 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 1988 Stauf's Coffee Roasters began offering specialty coffee to Central Ohio. From day one we have been obsessed with the entire process of achieving the finest cup of coffee- from acquiring the best specialty grade green arabica beans available, to roasting exclusively on gas-fired drum roasters. All of the coffees that we offer are roasted by us, by hand, everyday. Our profile method of roasting coffee in small batches allows us to concentrate on the best roast and flavor profile for each varietal and origin. You will not experience coffees of higher quality, consistency, or freshness. Our coffee is fresh and shipped within 48 hours of roasting. We are Columbus' first micro roaster and we'll always provide you with the best coffee available.

Our Neil Avenue Stauf's will offer coffee drinks, fresh pastries, desserts, a small selection of wraps, sandwiches, and salads. We will not roast or bake on site. We hope that this location is valuable addition to the community that Grandview, German Village, and Franklinton have become over the years.

Building 1 – west building (church)

Building 2 – east building

Section 3332.039 R-4 Residential; to permit a coffee shop in the first floor of the former church with four dwelling units in Building 1 and a two family dwelling in Building 2

Section 3332.15 R-4 area district requirements; to permit a principle building and a two family on a lot which is less than 11,000 square feet (approximately 10,454.4 sq. ft.)

Section 3325.705 Supplemental Parking Requirements - to permit parking in the required side yard of Building 2 (existing condition) and to have parking spaces without a curb or other permanent barrier (existing condition).

Section 3325.801 Maximum Lot Coverage - to increase the lot coverage from 25% to 57% of lot area for buildings (existing condition).

Section 3332.22 Building lines on corner lots – exception:

Building 1 - to reduce the building setback along Neil Avenue from 21 feet 7 inches to 8 feet 2 inches (existing condition) and along Sixth Avenue from 15 feet 7 inches to 0 feet.

Building 2 – to reduce the building and parking setback along Sixth Avenue from 15 feet 7 inches to 0 feet.

Section 3325.805 Maximum Floor Area Ratio (FAR) - to increase the FAR from .40 to 1.3.

Section 3332.25 Maximum side yard required

Building 1 - to reduce the maximum side yards from 12 to 0 feet

Section 3332.26 Minimum side yard permitted

Building 1 - to reduce the minimum side yard on the south side 5 to 0 feet (existing condition) and north side from 5 to 0 feet.

Building 2 - to reduce the minimum side yard on the north side from 5 to 0 feet (existing condition).

Section 3332.27 Rear Yard

Building 1- to reduce the required rear yard from 25% of the total lot area to 0% (existing condition)

Building 2 - to reduce the required rear yard from 25% of the total lot to 0% (existing condition)

Section 3332.28 Side or rear yard obstruction – to permit parking in the side and rear yards of Building 2 (existing condition.)

Section 3321.05 Vision Clearance

To permit the existing encroachment into the vision clearance at Neil Avenue and Sixth Avenue (existing condition)

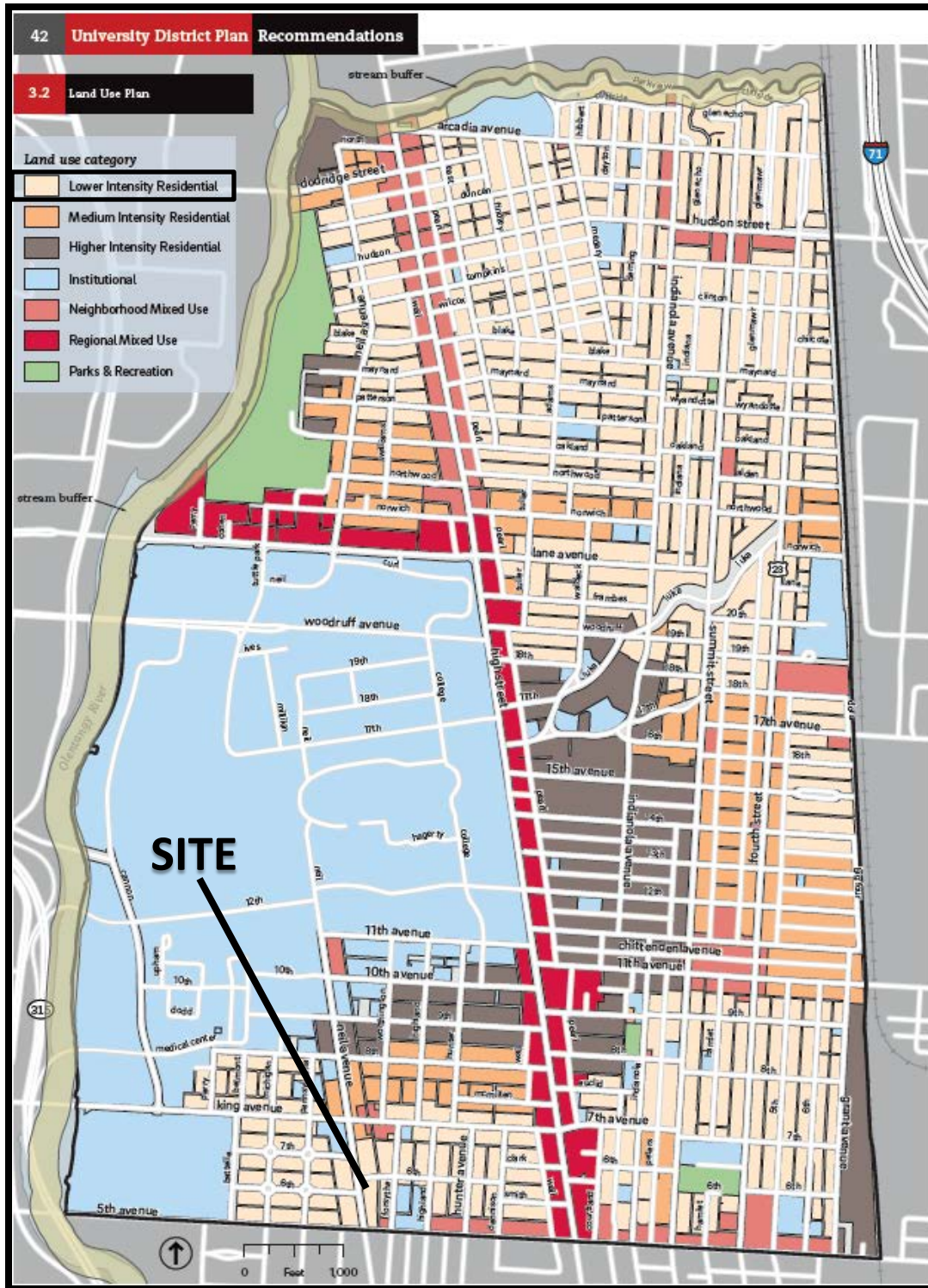
Section 3325.809 Landscaped Area and Treatment

Building 1 – to reduce the landscaped area in the rear from 10% of lot area to 0 (existing condition)

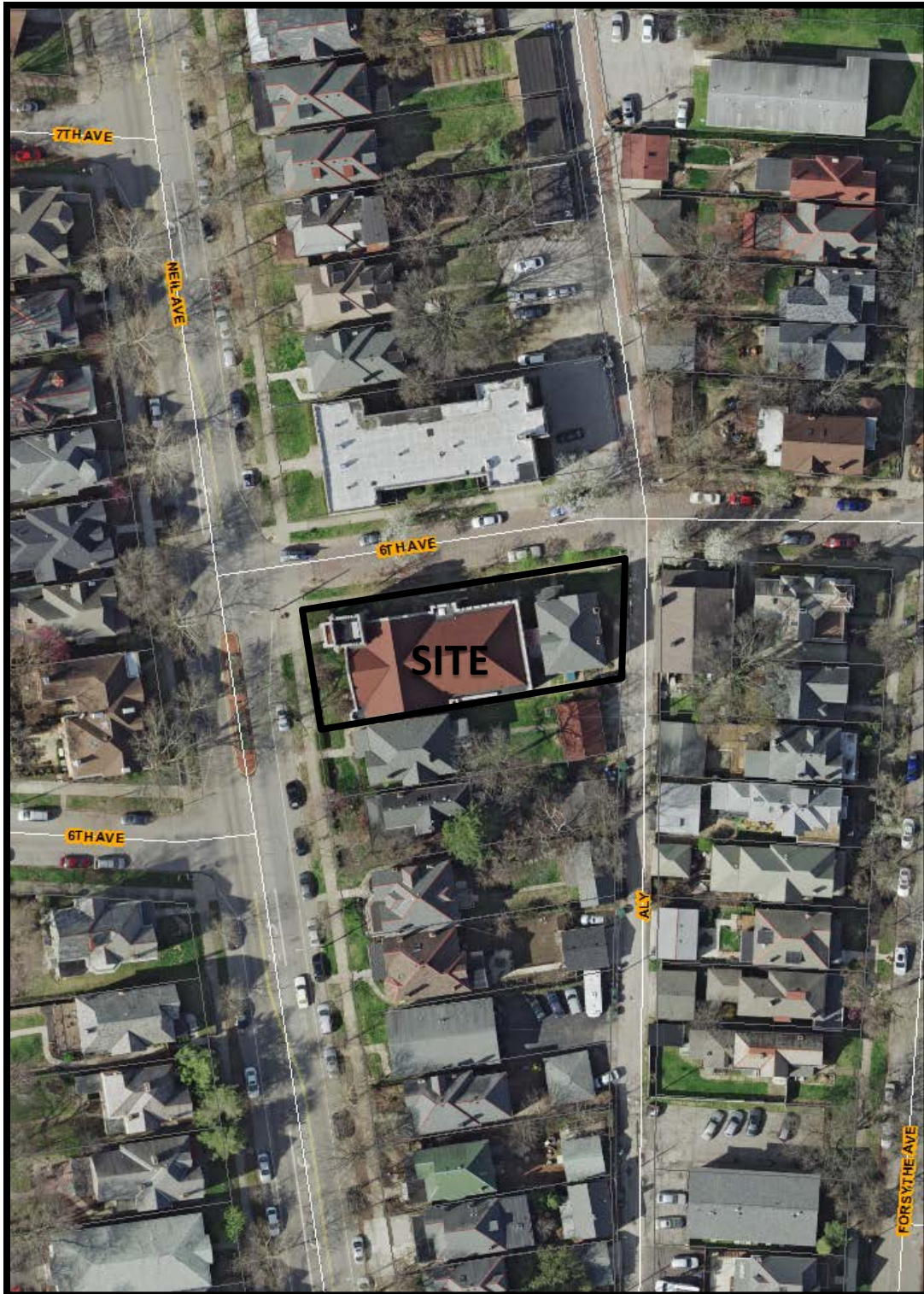
Building 2 – to reduce the landscaped area in the rear from 10% of lot area to 0 (existing condition)



CV18-005
1334 Neil Avenue
Approximately 0.24 acres



CV18-005
1334 Neil Avenue
Approximately 0.24 acres



CV18-005
1334 Neil Avenue
Approximately 0.24 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny
1st Vice President

David Hegley
2nd Vice President

Aaron Marshall
Corr. Secretary

Brian Williams
Recording Secretary

Seth Golding
Treasurer

TO: Tim Dietrich

757 Carolyn Ave.
Columbus, OH 43224

Ph: 614-645-6665
tedietrich@columbus.gov

RE: CV18-005

Tim:

March 3, 2018

This letter is to inform you that on Feb. 21, 2018, the University Area Commission voted to approve the council variance for the property located at 1334 Neil Avenue.

The project includes the renovation of **Building 1 – West Building (Church Building) & Building 2 – East Building (House)** into coffee shop and apartments. Variances being requested are:

Section 3332.039, R4 Residential: to permit a coffee shop in the 1st floor of the former church along with 4 dwelling units in Building 1 and a 2-family dwelling in Building 2.

Section 3332.15, R4 Area District Requirements: to permit a principal building & a 2-family on a lot which is less than 11,000 sf (approx. 10, 332 sf).

Section 3325.705, Supplemental Parking Requirements: To permit existing parking spaces in the side yard of Building 2 (exist. condition) & to have parking spaces without a curb or other permanent barrier (exist. condition).

Section 3325.801, Max. Lot Coverage: to increase the lot coverage from 25% to 57% of lot area for buildings (exist. condition)

Section 3332.22, Building lines on corner lots – exception:

Building 1: to reduce the building & parking setback along Neil Ave. from 23' 1" to 22' 4" (exist. condition) & along 6th Ave. from 15' 10" to 0 ft.

Building 2: to reduce the building setback along 6th Ave. from 15' 10" to 0 ft.

Section 3325.805, Max. floor area ratio (FAR): to increase the FAR from 0.4 to 1.3.

Section 3325.805 Max. side yard required:

Building 1: to reduce the max. side yards from 12 ft. to 5 ft. (exist. condition)

Building 2: to reduce the max. side yards from 12 ft. to 9 ft. (exist. condition)

Section 3332.26, Min. side yard permitted:

Building 1: to reduce the min. side yard on the south side from 5 ft. to 0 ft.

Building 2: to reduce the min. side yard on the west side from 5 ft. to 0 ft. (exist. condition)

Section 3332.27, Rear Yard:

Building 1: to reduce the required rear yard from 25% of the total lot area to 0.02% (exist. condition)

Building 2: to reduce the required rear yard from 25% of the total lot to 0.03% (exist. condition)

Section 3332.28, side or rear yard obstruction: to permit parking in the side yard of Building 2 (exist. condition)

Section 3321.05, Vision Clearance: to permit the exist encroachment into the vision clearance at Neil Ave. & 6th Ave. (exist condition)

Section 3325.809, Landscaped area & treatment: **Building 1** – to reduce the landscaped area in the rear from 10% of lot area to 0% (exist. condition)

There was concern about the lack of parking (*although this was not a variance request*) in a dense neighborhood with very little on-site parking for adjacent properties. There was also concern that renovations would damage the pristine condition of a historic church. The applicant was urged to do minimal work on the exterior and to maintain stone and stained glass windows, and agreed to do so. The UAC appreciated the repurposing of an existing building that would not increase the building footprint. It was felt that the customers would be predominantly on foot, which would limit the parking impact on the neighborhood. The applicant was urged to seek leased parking at the churches across Neil Ave., and agreed to do so. The UAC was in support of the project as submitted on the plans and documents dated 2/20/2018.

The vote to approve the above variance request was: For – 15; Against – 0; Abstentions – 0.

Respectfully Submitted,
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

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

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 # CV18-005

STATE OF OHIO
 COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) _____
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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. Hanks Holdings Ltd. 2205 Tremont Road Columbus, OH 43221 JC Hanks _____ number of Columbus based	2. Mark E. Wolfe 251 West 6th Avenue Columbus, OH 43201-2780 employees
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 22nd day of January, in the year 2018

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires _____



Jackson B. Reynolds, III, Attorney At Law
 NOTARY PUBLIC - STATE OF OHIO
 My commission has no expiration date
 Sec. 147.03 R.C.

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 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer