

CV18-022

Statement of Hardship

548 West State Street

April 3, 2018

The applicant, Oxide Real Estate Development, is in the process of purchasing the subject property – located at the northwest corner of the intersection of West State Street and South Mill Street in the Dodge Park District of East Franklinton. The proposal is to enliven and activate this quirky bend in West State Street with a boutique, mixed-use infill redevelopment that will serve as a memorable marker at this intersection, as a transition to the lower density Dodge Park neighborhood, and to further catalyze the development and redevelopment generally occurring in this neighborhood. The redevelopment will consist of 13 apartment residential units, with a residential lobby and small-scale restaurant on the first floor.

The variance requested is to C.C. Section 3323.19 – Uses, to allow an “eating and drinking establishment” to be located within the first floor of the building, at the corner, as indicated on the attached plans, where most “commercial” uses are not permitted in the Dodge Park District.

The restaurant space proposed is designed as a small, neighborhood scale gathering spot of approximately 1,140 square feet in the heart of the neighborhood at a location that will eventually be surrounded by mixed-use and residential development. The development as a whole is intended to be a walkable spot on an attractive “square-like” intersection, accessible as a daily-use locale to those living and working in the Dodge Park, Arts & Innovation and Broad Street neighborhoods. The subject property is on the dividing line between East Franklinton districts – retail being permitting across the street – and providing retail along all corners will provide full street-level activation of the intersection.

The proposed small-scale urban walk-up commercial is the type of use that creates an environment of synergy with residential uses to enliven urban neighborhoods – as proven by the many examples of this throughout historic urban neighborhoods in Columbus – German Village, Olde Towne East, etc. This use will not adversely affect the surrounding property or surrounding neighborhood in the least, rather it will serve as a catalyst for additional positive neighborhood redevelopment. The other alternative to address this issue would be to rezone the property, however that would be inconsistent with planning principles for the neighborhood overall and would not provide the same type of long-term assurances that are provided in the council variance process.

The proposed small-scale neighborhood restaurant use will not impair an adequate supply of light and air to any 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.

The applicant respectfully requests positive recommendations from reviewing agencies, Boards, and Commissions, and ultimately from Columbus City Council to allow an appropriate redevelopment concept in this emerging neighborhood.

Oxide Real Estate Development

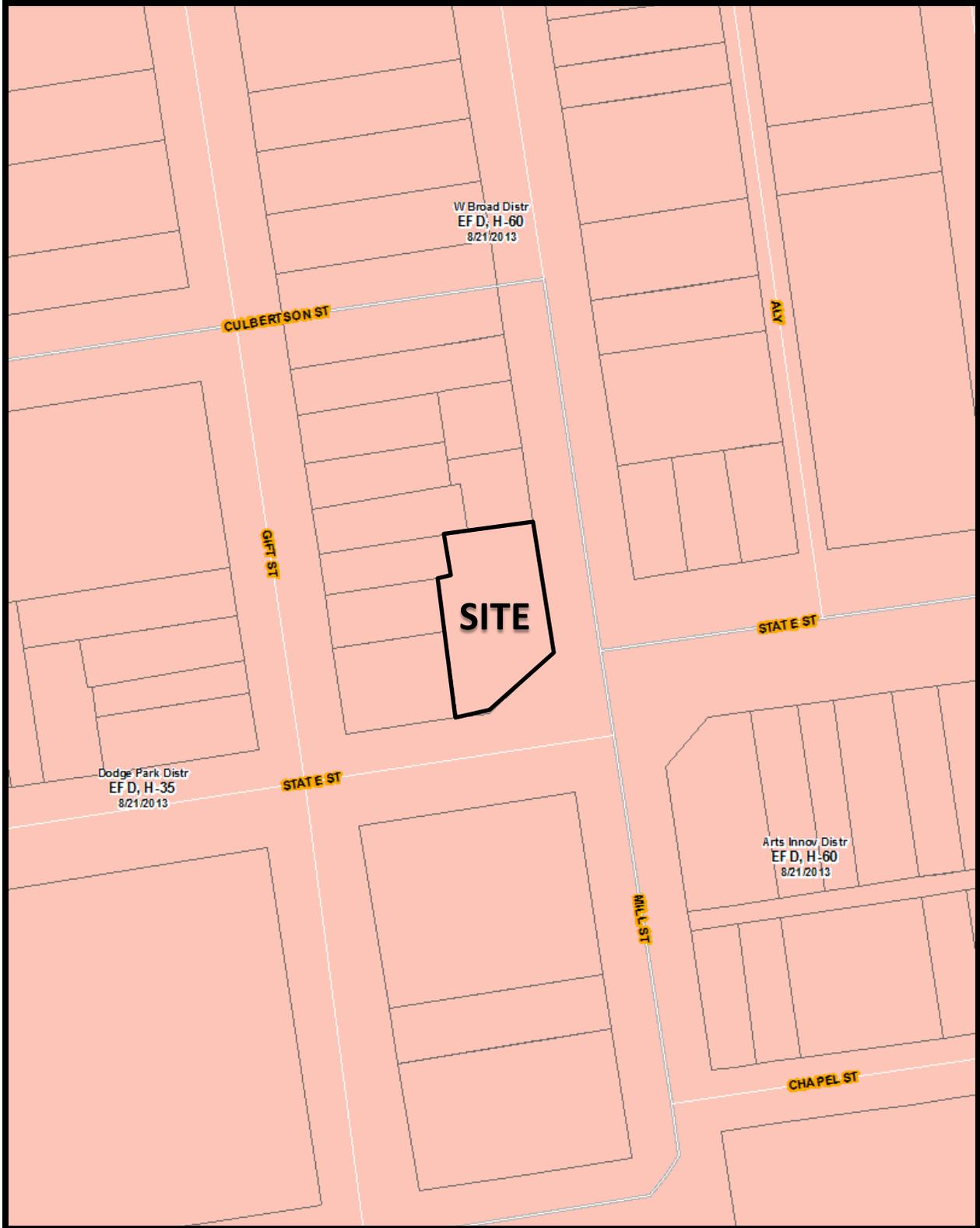
By:

Signature of Applicant:

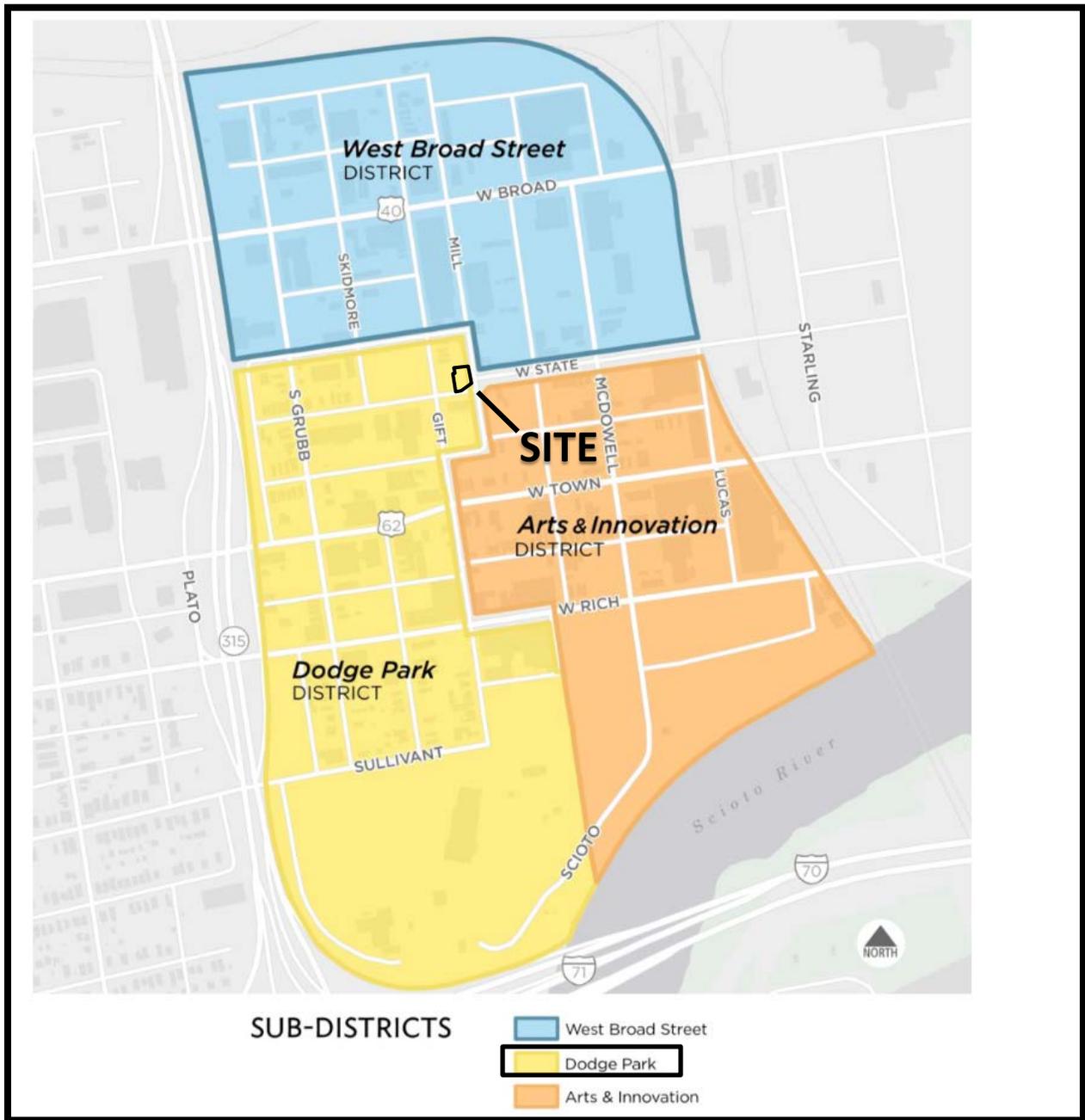
David Hodge

Date:

4/3/2018



CV18-022
548 West State Street
Approximately 0.11 acres



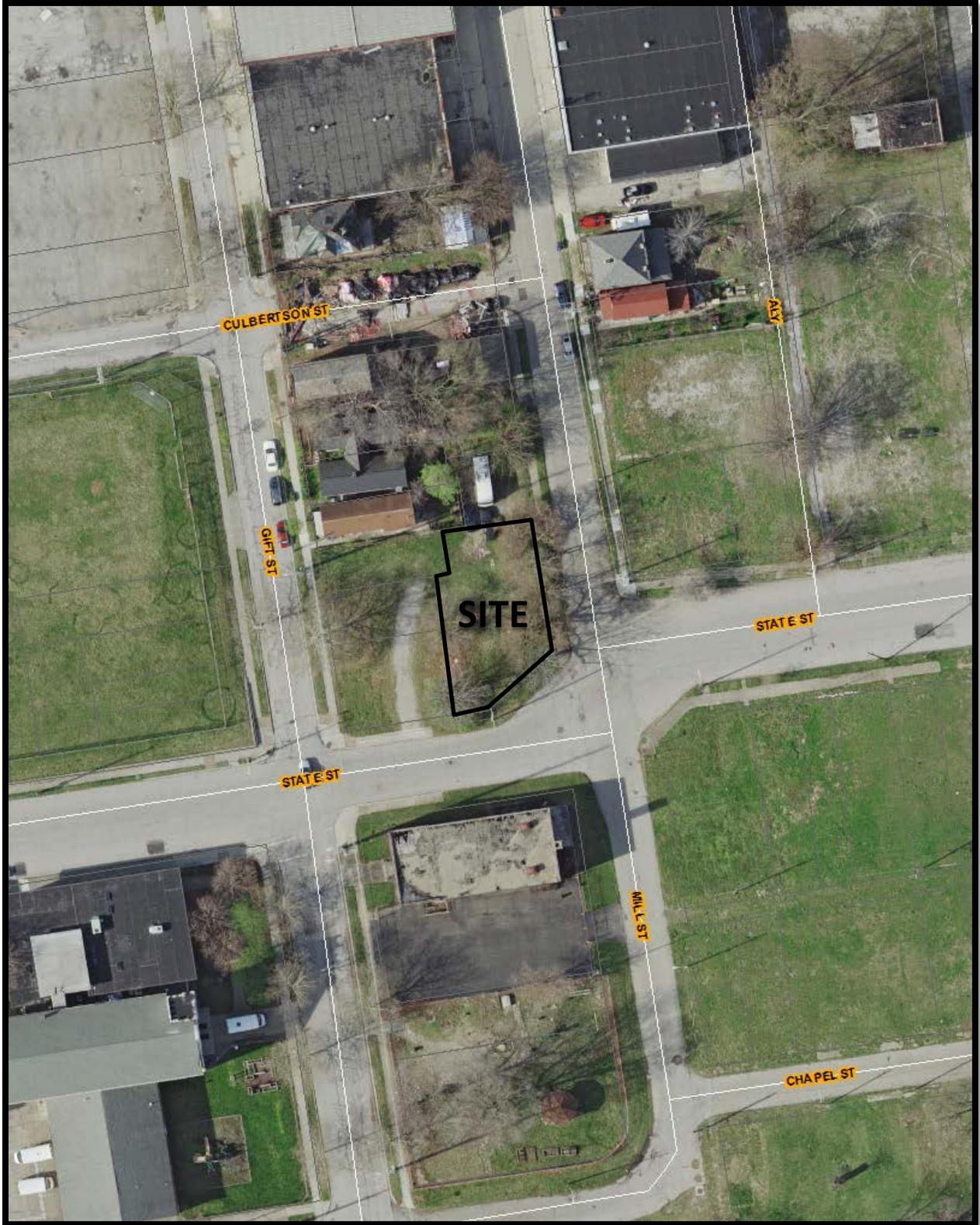
East Franklinton Sub-District Plan

CV18-022
548 West State Street
Approximately 0.11 acres



East Franklinton Creative Community District Plan (2012)

CV18-022
548 West State Street
Approximately 0.11 acres



CV18-022
548 West State Street
Approximately 0.11 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number: CV18-022

Address: 548 West State St.

Group Name: Franklinton Area Commission

Meeting Date: May 8, 2018

Specify Case Type:

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

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

The EFRB Voted to approve.
FAC Voted to support as well.

Vote: _____

Signature of Authorized Representative: 

SIGNATURE
Franklinton AC Chair

RECOMMENDING GROUP TITLE
614-746-0287

DAYTIME PHONE NUMBER

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, 111 N. Front St., Columbus, OH 43215.

RECOMMENDATION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not 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 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 548 W STATE ST
PROPERTY OWNER: EF_18-03-001
APPLICANT: SHAWN KICHLINE
REQUEST: COUNCIL VARIANCE FOR USE (CV18-022)
HEARING DATE: 04/17/2018

The East Franklinton Review Board hereby certifies that the application for the above referenced property and a copy of this recommendation are on file with the city's Planning Division. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3323:

- | | | | |
|-------------------------------------|-----------------------|--------------------------|----------------|
| <input type="checkbox"/> | Zoning Change Request | <input type="checkbox"/> | Special permit |
| <input checked="" type="checkbox"/> | Variance | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Change of Use | | |

TYPE(S) OF ACTION(S) REQUESTED:

RECOMMENDATION:

- Recommend Approval Recommend Approval with Conditions Recommend Denial No Action Taken

CONDITONS:

1. That the restaurant use shall limit its hours to close by 10pm Sunday through Thursday and Midnight on Friday and Saturday.
2. That the maximum size of the restaurant use shall be 1500 square feet.

This recommendation is for consideration by designated regulatory authority for the actions requested as indicated.

Daniel Ferdelman

04/20/2018
Date

East Franklinton Review Board/Development Department/Planning Division
111 North Front Street, Third Floor, Columbus OH 43215

jeveoman@columbus.gov | 614 645 6096

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 Number: CV18-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Oxide Real Estate Development 421 West State Street Columbus, Ohio 43215	2. William Klatte & Kathleen and Jonathan York 548 West State Street Columbus, Ohio 43215
3.	4.

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

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 3rd day of April, in the year 2018

Kimberly R. Grayson
SIGNATURE OF NOTARY PUBLIC
My Commission Expires 1-11-2021 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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