

Board of Zoning Ad

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

DAVID J. REISS
Planner II

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OFFICE USE ONLY

Application Number: BZA 16-044
Application Accepted by: D. Reiss
Commission/Civic: Clintonville
Existing Zoning: C-4
Comments: 6/28/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3356.05-C-4 district development limitations
Proposed Cat Cafe - adoption center
Reduce separation requirement for an animal shelter to a residential
district from 100 ft. to approx. 15 ft. Reduce add'l parking from
12 to 0. (3312.49)

LOCATION
Certified Address: 3041 Indianola Ave City: Columbus Zip: 43202

Parcel Number (only one required): 010-028-495

APPLICANT (If different from Owner):

Applicant Name: Christine A. Kuras Phone Number: (614) 971-6579 Ext.: —
Address: 5120 Sandpiper Ct. City/State: Columbus OH Zip: 43223
Email Address: EatPurrLoveCatCafe@gmail.com Fax Number: —

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Michael Tomko Phone Number: (614) 763-5744 Ext.: —
Address: P.O. Box 141213 City/State: Columbus OH Zip: 43214
Email Address: Michael@ClintonvilleApartments.com Fax Number: —

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Jerold A. Kuras Phone Number: — Ext.: —
Address: 5120 Sandpiper Ct. City/State: Columbus OH Zip: 43223
Email Address: KurasJ@NationalCar.com Fax Number: (614) 471-2370

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Christine A. Kuras
PROPERTY OWNER SIGNATURE UPPON HOLDINGS LIMITED LLC by Jerold Kuras
ATTORNEY / AGENT SIGNATURE Jerold A. Kuras

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

Board of Zoning Adjustment Application

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

#1 East, Full, Love Cat Cafe will also serve the community as a feline adoption center. Unlike some traditional shelters we, a.) will not be housing dogs, therefore will not be a noise issue (barking) and b.) will be housing a small number of cats (approx 10) the cats will not be allowed outdoors (unless leaving w/ a representative or adopter in a pet carrier) The cats will not be voiding outdoors, waste will be disposed of in a manner compliant with Columbus Dept. of Health Regulations. We will be acquiring cleaning protocols from C.A.T.S. We will not be preparing food on premises #2 we have not yet opened or signed a lease for this location #3 we will be notifying residential neighbors as instructed by the BZA Adjustment Application Affidavit.

Signature of Applicant Christine A. Kim Date 4/10/16

"Connecting Homeless Cats...



...with Happy People in Central Ohio."

Eat, Purr, Love Cat Café Business Description:

The purpose of the business is:

·To provide a comfortable setting for cat aficionados in which they can relax, while interacting with a small group of adoptable cats and like-minded people.

(The cat and human furniture will be built at The Marion County Developmental Disability Woodworking Program)

·To create and provide a safe cage-free, cat oriented and enriched environment for a small group of adoptable cats to reside, until permanent homes are found for them.

The mission of the business is:

·To bring awareness to cat welfare and adoption.

·To bring the community together for a common cause. That being, the love of cats.

·Partner with other small businesses and increase commerce in the area.

·Employment of local residents.

·Sustainability and longevity of it's operation.

The proposed model of the business is:

- To house approximately 10 cats at a time. The fostered cats will come from The Capital Area Humane Society. They will all be Vet checked, spayed/neutered, vaccinated (including current Rabies vaccination) etc.
- Creating a separate retreat area for the cats and area where litter boxes will also be kept.
- Allow approximately 15-20 guests visitation at a time. A reservation system will be utilized during peak times. An hourly cover charge will apply. The interaction between cats and guests will be monitored.
- Renovating the space to separate the storage and serving of beverages / snacks from the cats. The beverages will be simple; bottled soft drinks, waters, etc, We will brew basic coffee and hot water beverages such as tea. We will use single serving creamers. The snacks will be basic; commercially packaged non perishable items such as Cheryl's Cookies.
- Offer special events such as; Yoga with cats, Painting Classes with cats, Kid Movie Night with cats.
- Host free events to groups, such as Veterans, senior citizens, special needs children, who would benefit from the therapeutic response of interacting with cats.
- Co-op with several cat rescue and welfare organizations by allowing them to utilize the establishment for meetings, work-shops and volunteer orientation and appreciation events.
- Utilize the business for fundraisers and supply-donation center to benefit local cat rescue groups.
- Display and consign artwork from local artists, proceeds to be donated to local cat rescue groups.

Eat · Purr · Love Cat Café LLC / (614) 971-6579 / EatPurrLoveCatCafe@gmail.com / wwwEatPurrLoveCatCafe.com