

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-056 Date Received: 19 Apr. 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: Clintonville AC
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

9
A new covenant with the neighboring landlords has given the applicant 9 additional parking spaces. The applicant wishes to add new patio space, as well as leave room for future patio space.

LOCATION

Certified Address: 4784 North High St. City: Columbus Zip: 43214

Parcel Number (only one required): 010-084913

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Anand Saha Saha Properties, LLC Phone Number: (614) 588-5334 Ext.: _____

Address: 4175 Olentangy Boulevard City/State: Columbus, Ohio Zip: 43214

Email Address: info@mozartscafe.com Fax Number: n/a

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

Name: Bass Studio Architects Phone Number: (614) 294 - 4893 Ext.: _____

Address: 36 King Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: tim@bassstudioarchitects.com Fax Number: n/a

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

Attachment
Board of Zoning Adjustment Application
Expanded Application Sections
Date: March 14, 2016

Parcel ID: 010-084913

Address: 4784 North High Street
Columbus, Ohio 43214

Owner: Saha Properties, LLC Mr. Anand Saha
4175 Olentangy Boulevard
Columbus, Ohio 43214

General:

BRIEF DESCRIPTION OF SECTIONS FROM WHICH RELIEF IS REQUESTED:

3312.49 - MINIMUM NUMBER OF PARKING SPACES REQUIRED:

The applicant would like to add additional patio space; the addition of the patio space triggers the additional parking requirement from which the Applicant is requesting relief.

The proposal consists of two components:

1. The addition of 840 square feet of patio to connect the two existing patio spaces to present a more unified appearance to the High Street frontage of the of the facility.
2. The addition of 750 square feet of patio connected to the first expansion and wrapping the corner to enfront the Beechwold Blvd. frontage.

The additional square footage as Patio Space triggers the demand for additional parking as follows for the 1,590 total square feet:

Section 3312.49; for the Patio Use requires one parking space for each 150 square feet for this eating and drinking establishment.

$1,590 \text{ square feet} / 150 = 10.6 \text{ spaces; or } 11.$

The Urban Commercial Overlay allows for the reduction to 75% of required spaces;

or

$11 \times .75 = 8.25; \text{ or rounding up,}$

9 required spaces from which we request relief.

STATEMENT of HARDSHIP

Parcel ID: 010-084913-00

Address: 4784 North High Street
Columbus, Ohio 43214

Owner: Saha Properties, LLC

GENERAL STATEMENTS:

The Applicant finds significant demand from his clientele to increase the opportunity for sitting outdoors in the Clintonville streetscape. It is the same population that is driving the rapid changes in the High Street corridor, throughout Clintonville.

Patios are a staple of all of the new restaurants in this district of High Street. The limited patio seating present on site does not compare favorably with the new competitors moving into the area.

The Applicant needs the Patio space to remain competitive in this location.

The Applicant has been operating the establishment with the existing parking accommodation for three years with no impact, or complaint from, surrounding neighbors. A general expectation is that many of the Patio users, will have been clients who would otherwise have dined indoors; suggesting the Patio space will not generate a proportional increase in intensity.

**WE RESPECTFULLY ASK THE BOARD TO FIND THE FOLLOWING FACTS
SUFFICIENT TO GRANTING RELIEF AS DESCRIBED ABOVE:****1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.**

The property is an historic restaurant location. Established in the 1930's as The Beechwold Tavern, the structure has held a restaurant and dance hall, restaurant and meeting rooms and similar uses for the majority of the 80 years since its construction.

Zoning requirements have evolved to the point that a far less intense Use than Dining required a similar variance for relief for parking for a change of use to Retail in 1990.

Essentially, we find an historic structure with a parking facility that is no longer adequate to meet current zoning for a Use that is proliferating in the corridor.

2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.

The hardship resides with the property. As described above, for the size of structure and associated parking facility, there are few Uses that would be compliant with parking requirements. Of those Uses, even fewer are appropriate to this commercial corridor context.

The applicant did not create or contribute to this hardship.

3. That 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.

The proposed Use is similar to many existing Dining establishments and other business Uses on North High Street. The request for the Patio space is consistent with many recent developments. The depth of the commercial zone is limited, making parking accommodation a challenge from Downtown Columbus, through the University District and Clintonville.

Many Properties through the length of the corridor have required and have been granted parking variances to make the business Uses possible.

Granting of a variance will not confer special privilege to this Applicant; it will preserve a property right possessed by other Owners in the zoning district.

4. That 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.

Traffic: The proposed facility is on a large arterial street and will pose no unusual traffic conditions for a corridor of this size. With easy access on the main artery and an alley in the rear separating the property from the residential area to the east (accidental ingress/egress from the site); the site is well configured to minimize traffic beyond the intended pattern of the commercial zone and alley.

Public Transportation: The proposed facility is on a central public transportation line.

Demand Context: The applicant has been operating at this location with the current parking facility for three years with no problems and no complaints. The small additional demand will not significantly alter the equation.

The business is a known Clintonville entity and expects to draw from the residential areas on both sides of the commercial corridor that are within walking distance.

The Applicant has proposed four times the required bicycle spaces.

Public Benefit:

Granting of this variance will allow the Applicant to present a unified patio presence across the front of the facility; it will simply look more intentionally focused on the High street.

Granting of this variance will help extend the vibrant pedestrian, character developing just blocks south, to this section of High Street.

Granting of this variance may help foster community; the business is a family owned, family focused business. The Owner has a long history of community involvement and civic activity; often using his current restaurant as a venue for community gatherings.

Granting of these variances will not adversely affect the adjacent properties or be detrimental to the public health safety welfare.