

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

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

OFFICE USE ONLY

Application Number: BZA22-040 Date Received: MAR. 21, 2022
Assigned Planner: Jamie Freise Fee: \$1,500-
Contact Information: jffreise@columbus.gov
Comments: Scheduled for the Apr. 14, staff review

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

Variance Special Permit

Project Description:

See Exhibit A

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 116 E Moler St City: Columbus Zip: 43207

Parcel Number(s): 010-037613 and 010-033452

Neighborhood Group: Columbus South Side Area Commission, Curtis Current Zoning: CPD (Text Attached)

APPLICANT (If different from Owner):

Applicant Name: Moler and 4th, LLC (Alex Purtell) Phone Number: 513-238-0587 Ext.: _____

Address: 40 E Gates St City/State: Columbus Zip: 43206

Email Address: alexander.purtell@gmail.com Fax Number: _____

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

Name: Moler and 4th, LLC (Alex Purtell) Phone Number: 513-238-0587 Ext.: _____

Address: 40 E Gates St City/State: Columbus Zip: 43206

Email Address: alexander.purtell@gmail.com Fax Number: _____

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: Carly Maggio Phone Number: 585-746-1103 Ext.: _____

Address: 410 E Kossuth St City/State: Columbus Zip: 43206

Email Address: carly@410-studio.com Fax Number: _____

SIGNATURES

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE _____

AGENT SIGNATURE 

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Carly Maggio
of (1) MAILING ADDRESS 410 E Kossuth St, Columbus, OH 43206

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 116 E Moler St

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME (3) Moler and 4th LLC (Alex Purtell)
AND MAILING ADDRESS 40 E Gates St., Columbus, OH 43206

APPLICANT'S NAME AND PHONE # (same as listed on front application) Moler and 4th LLC (Alex Purtell)
513-238-0587, alexanderpurtell@gmail.com

NEIGHBORHOOD GROUP (4) Columbus South Side Area Commission, Curtis Davis
ZONING CHAIR OR CONTACT PERSON Merion Village Association, Jess Norman
AND EMAIL ADDRESS cdavis@team-icsc.com jnorman@merionvillage.org

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT *Carly Maggio*

Sworn to before me and signed in my presence this 21 day of REVISED MARCH, in the year 2022

Angela S. Mock
(6) SIGNATURE OF NOTARY PUBLIC

01/04/2026 Notary Seal Here
My Commission Expires



This Affidavit expires six (6) months after date of notarization.

<p>Public Notice List for 116 E Moler St (including parcel numbers 010-037613 and 010-033456)</p>		
<p>Applicant</p>	<p>Property Owner</p>	<p>Agent</p>
<p>Moler and 4th, LLC (Alex Purtell) 40 E Gates St Columbus, OH 43206</p>	<p>Moler and 4th, LLC (Alex Purtell) 40 E Gates St Columbus, OH 43206</p>	<p>Carly Maggio 410 E Kossuth St Columbus, OH 43206</p>
<p>Area Commission or Neighborhood Group</p>		
	<p>Merion Village Association % Jess Norman, President jnorman@merionvillage.org</p>	<p>Columbus South Side Area Commission % Curtis Davis, Zoning Chair cdavis@team-icsc.com</p>
<p>Surrounding Property Owners within 125 feet</p>		
<p>Seth, Pamela and Dean Janitzki 93 Frebis Ave Columbus, OH 43206</p>	<p>Samuel Reyes and Patricia Fellingner 87 W Cooke Rd Columbus, OH 43214</p>	<p>Michie Carpenter and Quinn Michelle 85 Frebis Ave Columbus, OH 43206</p>
<p>Grant and Casandra Haldeman 77 Frebis Ave Columbus, OH 43206</p>	<p>Deibel Properties, LLC 535 Woodland Ct W Jefferson, OH 43162</p>	<p>Benjamin Strand and Rebecca Nunn 92 E Moler St Columbus, OH 43207</p>
<p>Laura Sloan and Joshua Gandee 98 E Moler St Columbus, OH 43207</p>	<p>The Red Stable Properties, LLC 104 E Moler St Columbus, OH 43207</p>	<p>James and Kelly Marshall 5391 Winetavern Ln Dublin, OH 43017</p>

Jay and Amy Goyal 1307 S Fourth St Columbus, OH 43206	Scott and Sarah Navicky 1308 S Fourth St Columbus, OH 43207	Carola and Richard Kruse 1312 S Fourth St Columbus, OH 43206
Jed Haldeman 1322 S Fourth St Columbus, OH 43206	Mary Gagas 1311 Maetzel Dr Columbus, OH 43227	Scott Wegeng and Sarah Rainwater 131 E Moler St Columbus, OH 43207
David Brown Jr 108 N Elwood Ave Baltimore, MD 21224	Marcia Arnold 3856 Hillcrest St W Hilliard, OH 43026	Amy Morrow 101 E Moler St Columbus, OH 43207
React Ventures 93, LLC 211 E Arcadia Ave Columbus, OH 43202	Michael and Melissa Calhoun 7131 Rosemount Way Canal Winchester, OH 43110	S3MV, LLC 54 W Kossuth St Columbus, OH 43206
Christopher Forbes 4389 Wetmore Rd East Columbus, OH 43221	Lance Diccio 1362 S Fourth St Columbus, OH 43206	Christian Hasenfratz and Thomas Ogara 1368 S Fourth St Columbus, OH 43207
Folk Real Estate Holdings, LLC 3016 Maryland Ave Columbus, OH 43209	Jeffrey and Allison Yoakam 1379 S Fourth St Columbus, OH 43207	Zachary Gerber 1373 S Fourth St Columbus, OH 43207
Christopher Trajanovski 1371 S Fourth St Columbus, OH 43207	Paul Fraunholtz 1363 S Fourth St Columbus, OH 43207	John and Amanda Haseley 79 E Moler St Columbus, OH 43207
Hulk Investments, LLC 2675 Anderson Dr Hilliard, OH 43026	Rohit Kejriwal 1364 S Third St Columbus, OH 43207	86-90 E Neff St, LLC 3757 N County Line Rd Croton, OH 43013
Ashley Rogers 1364 S Third St Columbus, OH 43207		

STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

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 not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

See Exhibit A, attached

Signature of Applicant



Date

3-21-22

BZA Application : 116 E Moler St, Mixed-Use Commercial Building

116 E Moler St, Columbus, OH 43207

Exhibit A : Statement of Support of Variance

The site of this project is two (2) parcels totaling .71 acres (PID: 010-037613, 010-033452), located on the north-west and south-west corners of E Moler St and S 4th St in Merion Village. The north parcel consists of an existing mixed-use building and the south parcel consists of an off street surface parking lot with 23 parking spaces (including two ADA spaces). The property was rezoned in 2013 from a L-AR-3 to a Commercial Planned Development, CPD per Rezoning #Z13-025. The official CPD Text is Exhibit B, attached. The property is under the jurisdiction of the Columbus South Side Area Commission (CSSAC) and the Merion Village Association (MVA).

The existing building is a 1-story and partial 2-story masonry mixed-use commercial building, with a coffee-shop, commercial kitchen and offices. The scope of the proposed project is to add an event space to the vacant west half of the existing structure. With the additional use the applicant is requesting a variance for number of parking spaces. With the new mix of uses 142 parking spaces are required and 4 are provided on-site. The adjacent 23 parking spaces will be used by the occupants of the building but is an existing non-conforming use and not counted in our variance application. A parking study has been conducted (see attached, Exhibit D), and current on-street parking occupancy in the area is an average of 35% occupied. The future occupancy percentage with the full variance amount of 138 added is 63% on average. Although the zoning code does not account for off-set uses, we anticipate that the event space will be primarily used off hours of the coffee-shop and office, resulting in a parking deficit of 108 spots and an occupancy percentage of 57%. We also anticipate widespread usage of shuttles and/ or ride-share apps.

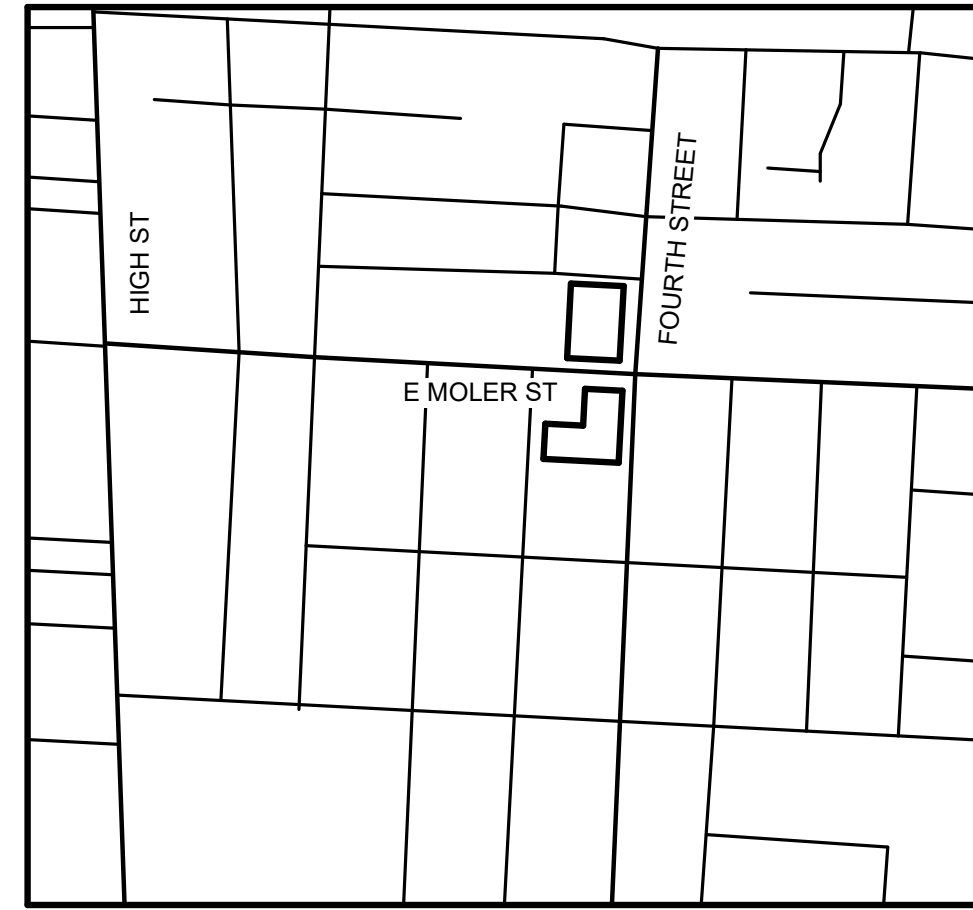
The requested variance will not alter the character of the neighborhood and will instead reactivate a vacant portion of the building. The requested variance follows the cities parking recommendations in the Strategic Parking Plan for a target range of 60%-80% parking occupancy to provide adequate supply and limit spillover impacts on the residents.

Applicant Requests the following variances:

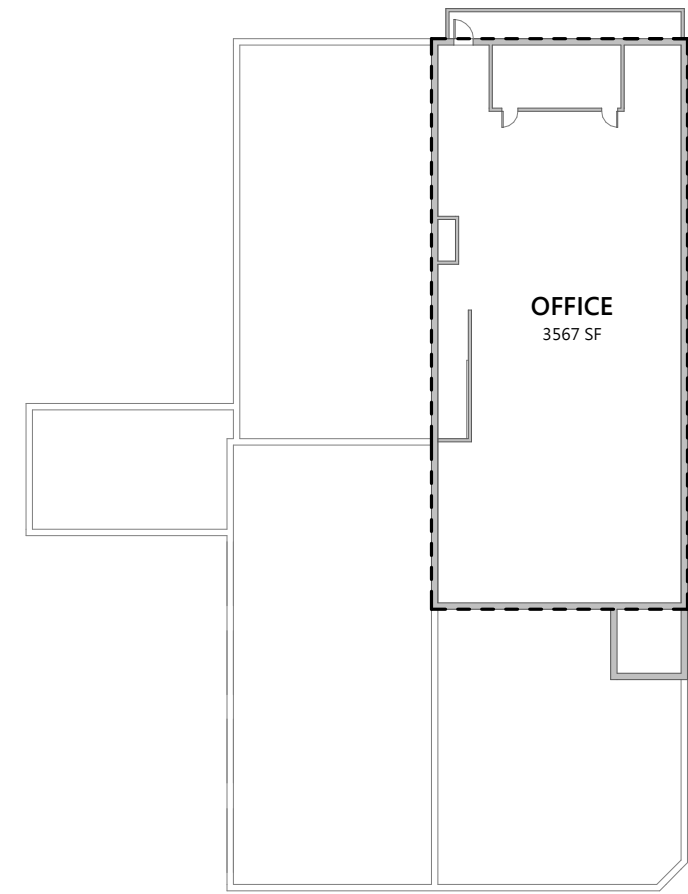
1. Section 3312.49 - Minimum number of spaces required - To reduce the number of parking spaces from 142 to 4

*parking count based on floor plans on the Site Plan (Exhibit C)

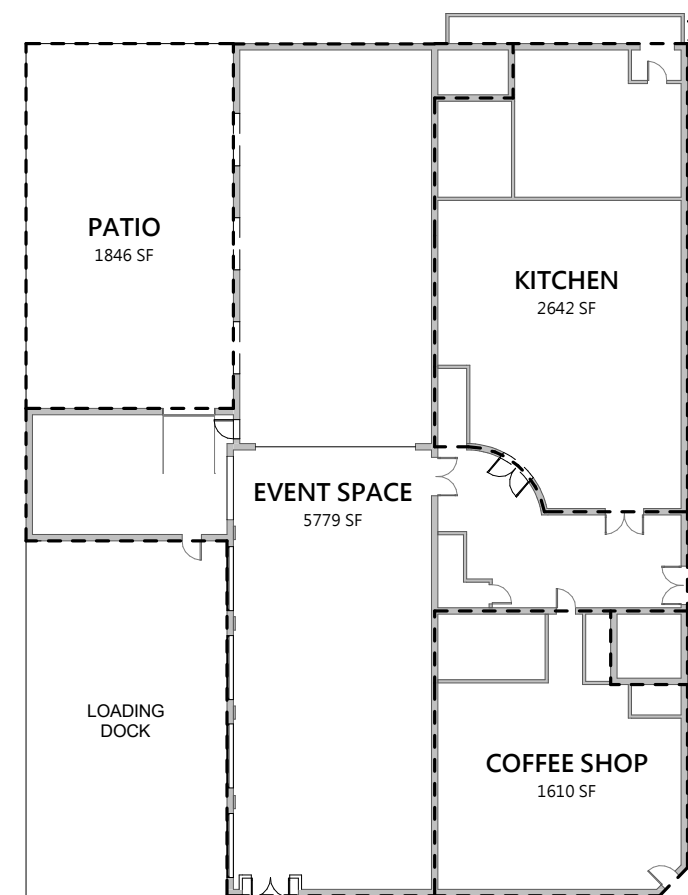
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF 410-STUDIO LLC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF 410-STUDIO LLC. 3/21/2022 8:47:01 PM



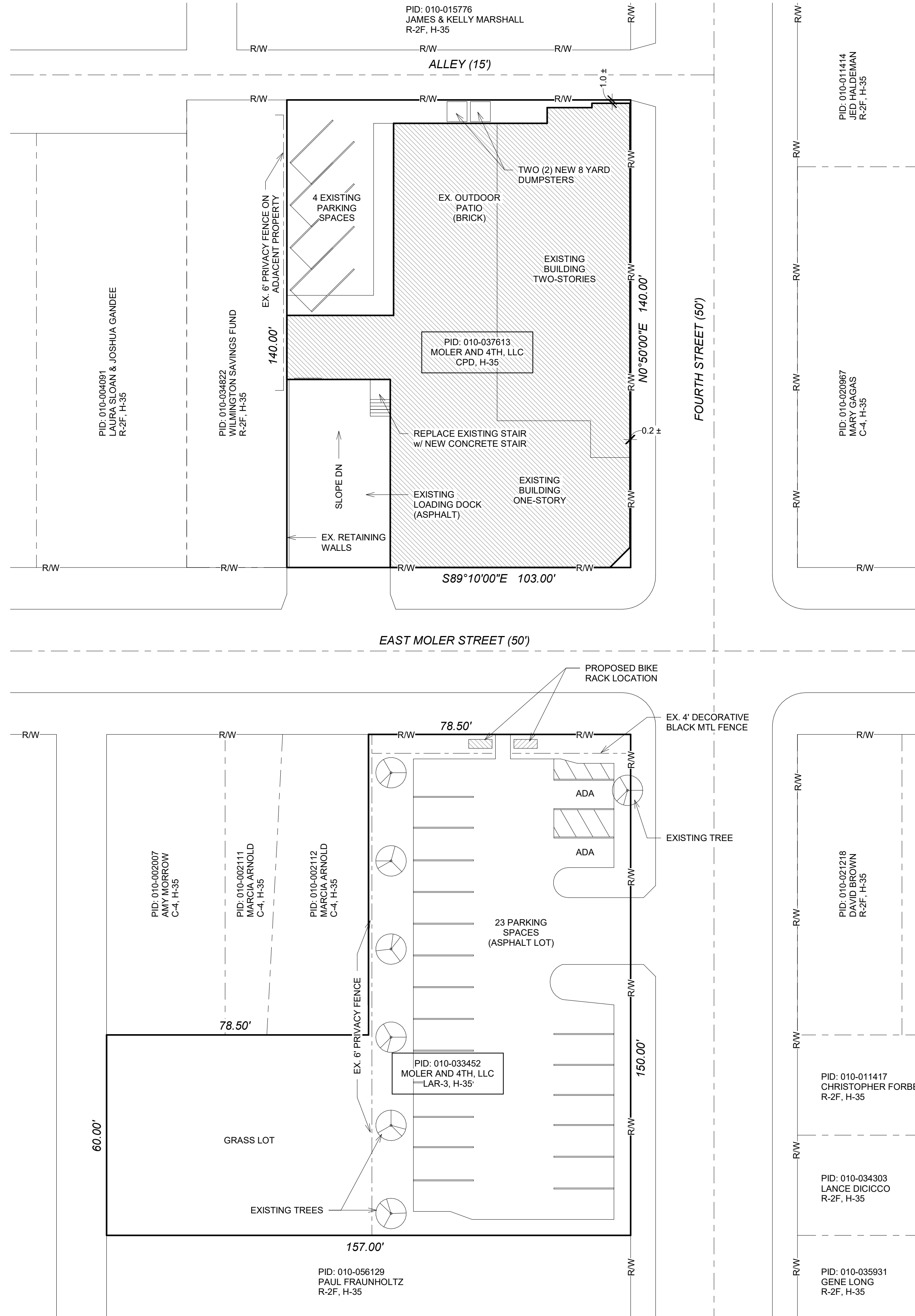
VICINITY MAP



LEVEL 2 - FLOOR PLAN
1" = 30'-0"



LEVEL 1 - FLOOR PLAN
1" = 30'-0"



PROJECT TITLE
116 E MOLER ST. MIXED-USE DEVELOPMENT

PROJECT INFO:
CERTIFIED ADDRESS:
116 E MOLER ST.
COLUMBUS, OH 43206
PARCEL ID NO: 010-037613 & 010-033452

OWNER
MOLER AND 4TH, LLC
ALEX PURTELL
513-238-0587
ALEXANDER.PURTELL@GMAIL.COM
40 E GATE ST., COLUMBUS, OH 43206

ARCHITECT
CARLY MAGGIO
585-746-1103
CARLY@410-STUDIO.COM
410 E KOSSUTH ST., COLUMBUS, OH 43206

PROJECT DESCRIPTION
PARCEL ID: 010-037613 - THE SCOPE OF THE PROPOSED PROJECT IS PRIMARILY WITHIN THE EXISTING BUILDING, THE SITE IS LARGELY TO REMAIN AS IS EXCEPT FOR THE ADDITION OF FENCING ALONG THE NORTH ALLEY AND RESTORING HISTORIC OPENINGS. ON THE EAST SIDE OF THE EXISTING BUILDING WILL BE A COFFEE SHOP, COMMERCIAL KITCHEN, LOBBY AND OFFICE ON THE SECOND FLOOR (ALL ARE EXISTING USES). ON THE WEST PORTION OF THE BUILDING THE CURRENTLY VACANT WAREHOUSE WILL BE CONVERTED INTO EVENT SPACE. THE LOADING DOCK IS TO REMAIN AS IS, THE NORTH-WEST OUTDOOR SPACE WILL BE FENCED IN AND REMAIN AS IS.
PARCEL ID: 010-033452 - THE EXISTING PARKING LOT AND EMPTY GRASS LOT ARE TO REMAIN AS IS.

ZONING INFORMATION
CPD FILE NO. 1420-2013/ REZONING #Z13-025
CPD TEXT *PERMITTED USES: THOSE USES PERMITTED UNDER CHAPTER 3356 FOR ALL C-4 USES EXCEPT AS OUTLINED BELOW. MEDICAL PRACTICE, DENTAL PRACTICE, SIT DOWN RESTAURANT, CONVENIENCE STORE, GROCERY STORE, SCHOOL AND RETAIL USES OFFERING FOOD AND/OR BEVERAGES FOR SALE MAY BE PERMITTED UPON ACQUISITION OF PARCEL 010-033452 WHICH CONTAINS 23 ADDITIONAL PARKING SPACES.*

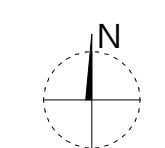
* PARCEL 010-033452 IS INCLUDED IN THIS PROJECT SCOPE AND THE PROPOSED USE OF EVENT VENUE FALLS UNDER THE PERMITTED C-4 ZONING USES

GENERAL ZONING INFORMATION
ZONING CLASSIFICATION: CPD (SEE ABOVE) AND LAR-3
HEIGHT DISTRICT: H-35
EXISTING BUILDING HEIGHT: APPROX. 32'
TOTAL SITE AREA: .34 ACRES (010-037613)
.37 ACRES (010-033452)
TOTAL = .71 ACRES
TOTAL DISTURBED AREA: NONE
FIRM NUMBER: 39049C0336K, 6/17/2008
BASE FLOOD ELEV (BFE): ZONE X

ZONING USES
PREVIOUS USES: COFFEE SHOP, COMMERCIAL KITCHEN, OFFICE, WEST SIDE OF BUILDING IS VACANT
PROPOSED USES: COFFEE SHOP, ROASTING FACILITY, COMMERCIAL KITCHEN, STORAGE, OFFICE, EVENT SPACE

ZONING PARKING REQUIREMENTS

USE	PARKING REQ.	AREA	# SPACES
COFFEE SHOP	EAT/ DRINK 1:75	1,610 SF	21.5
KITCHEN	EAT/ DRINK 1:75	2,642 SF	35.2
EVENT SPACE	EAT/ DRINK 1:75	5,779 SF	77.1
OFFICE	OFFICE 1:450	3,567 SF	7.9
		TOTAL	141.7
		# OF REQUIRED PARKING SPACES	142
		# OF EXISTING SPACE	4
		REQUIRED VARIANCE	138



SITE PLAN
1" = 20' - 0"

SITE PLAN BASED ON SURVEY FROM 03/29/18
BY SCOTT D GRUNDEI, P.S.
RIGHT OF WAY BEARINGS BASED ON 1853 PLAT
BOOK 1, PAGE 96



PROJECT TITLE
116 E MOLER MIXED-USE DEVELOPMENT
116 E MOLER ST.
COLUMBUS, OH 43207
PROJECT NO. 2022
ISSUE SITE COMPLIANCE
ISSUE DATE 03.21.2022
SHEET TITLE
SITE PLAN

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Moler and 4th, LLC (Alex Purtell)
of (COMPLETE ADDRESS) 40 E Gates St, Columbus, OH 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Alex Purtell	40 E Gates St, Columbus, OH 43206
Arleigh Purtell	40 E Gates St, Columbus, OH 43206
Evan Mutch	410 E Kossuth St, Columbus, OH 43206
Carly Maggio	410 E Kossuth St, Columbus, OH 43206

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21st day of MARCH, in the year 2022


SIGNATURE OF NOTARY PUBLIC

01/04/2026
My Commission Expires

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization.

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

- Specify Case Type**
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation** (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within **48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.