



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Apr 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4784 N HIGH ST COLUMBUS, OH 43214

Mailing Address: 4175 OLENTANGY BLVD

COLUMBUS OH 43214-3031

Owner: SAHA PROPERTIES LLC

Parcel Number: 010084913

ZONING INFORMATION

Zoning: 658, Commercial, C4

effective 7/23/1956, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTH HIGH STREET UCO

Graphic Commission: 05320-00000-00009

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): 13310-00098

Council Variance: N/A

Graphic Commission: N/A





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: Clintsville AC
Existing Zoning:
Comments:

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

- [x] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

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 [x] 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 [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [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

4784 NORTH HIGH STREET Board of Zoning Adjustment Application

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME TIMOTHY A. BASS, AIA of (1) MAILING ADDRESS 30 King Avenue Columbus, OH 43201

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 ADDRESS CARD FOR PROPERTY 4784 N. HIGH ST. Columbus, OH 43214

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) ANAN SAKA

APPLICANT'S NAME AND PHONE # (same as listed on front application) TIMOTHY A. BASS

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) CLINTONVILLE DANA BRADY 3982 N. HIGH COLS 43214

and that the following 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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19th day of April, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here YUMIKO A. HART Notary Public, State of Ohio My Comm. Expires 01/11/2021 Recorded in Franklin County

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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 square feet/ 150 = 10.6 spaces; or 11.

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

or

11 x .75 = 8.25; 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 form 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.

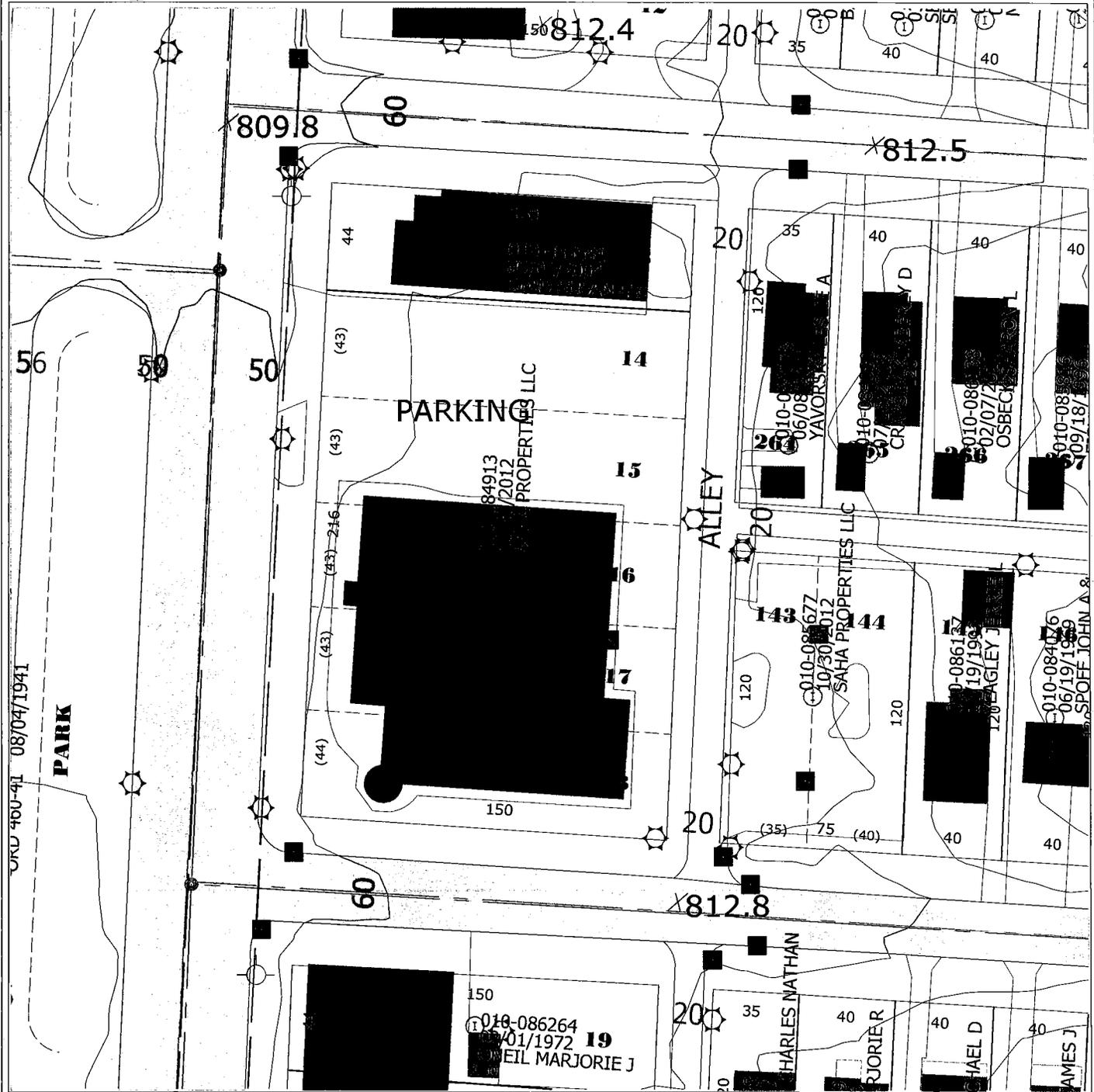
Granting of this variance may help foster community; the business is a family owned, family focused business. The Owner has a long history of community involvement and civic activity; often using his current restaurant as a venue for community gatherings.

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 4/14/16



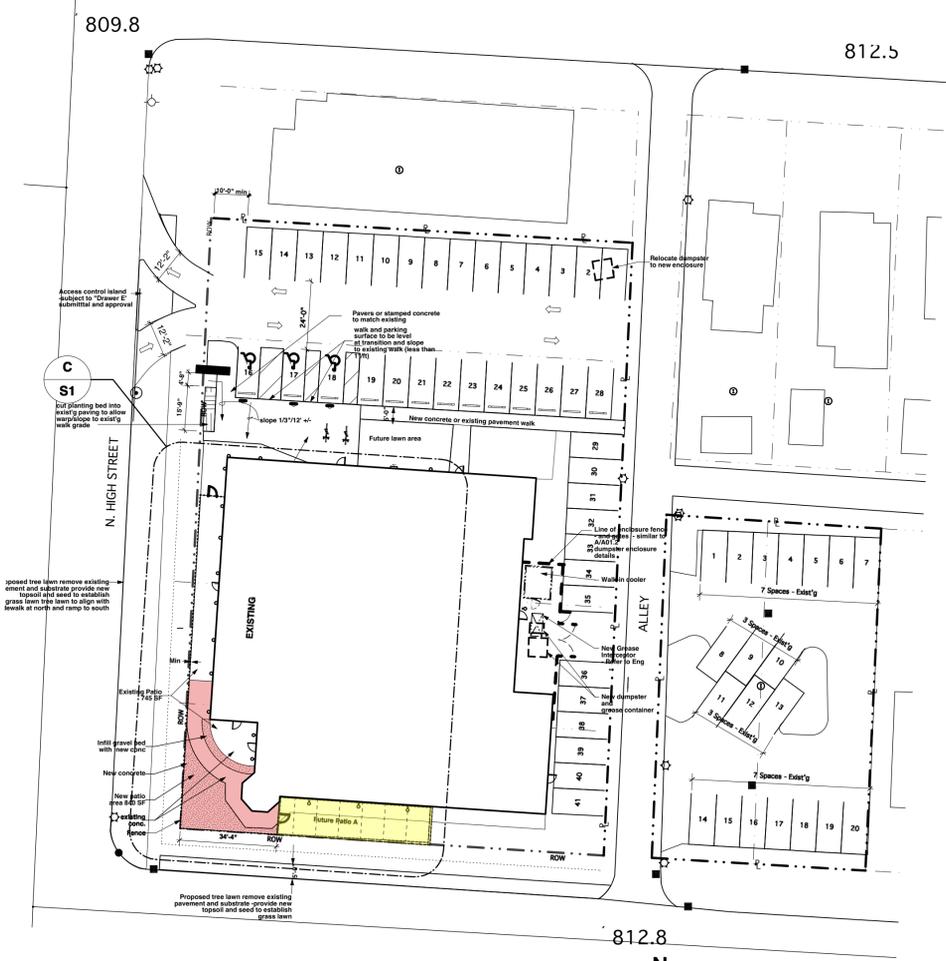
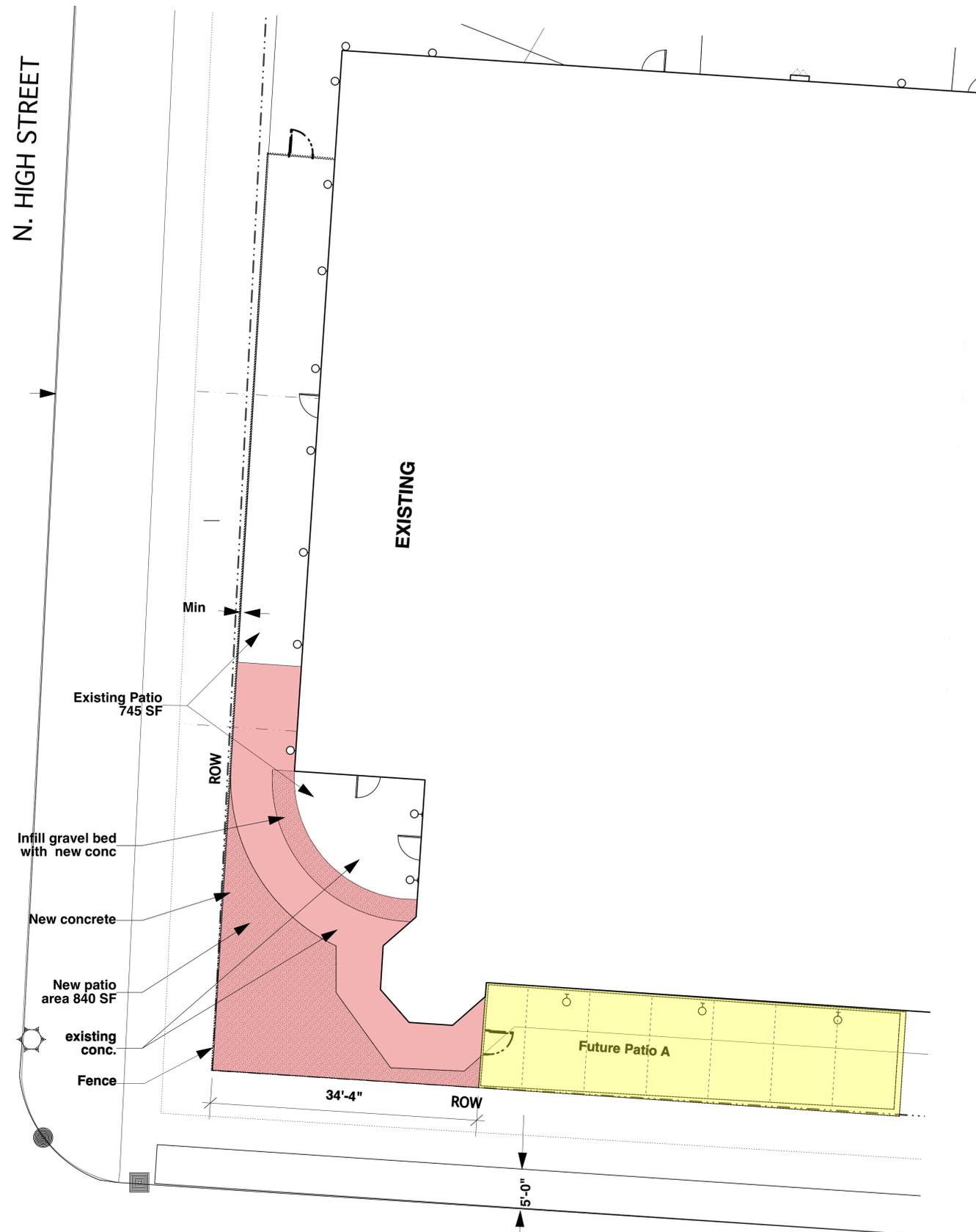
Disclaimer

Scale = 60

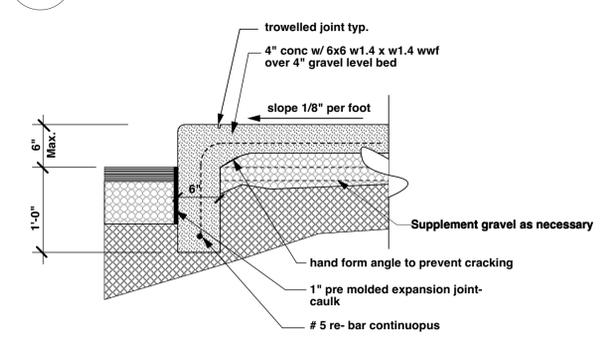


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

N. HIGH STREET



A Site Plan
Scale: 1" = 30' - 0"



B Typical Concrete Curb Detail
Scale: 1" = 1'-0"

Hatch Legend

	New Patio Area-
	New Concrete

Patio SF	ADDITIONAL PARKING REQUIRED
New Patio 840 SF	New New Patio square footage = 840 sq ft Parking requirement per 3312.49, Table 2: Patio ratio is 50% of ratio required for primary structure or 1/150 New Patio 1585 @ 1/150 = 5.6= 6
Future Patio option A: 750 SF Total Patio w/ Future A: 1590 SF	New New patio requires 6 parking spaces
Parking Existing 43 Parking Spaces On Site + 20 Parking Spaces On Owner owned adjacent site 63 Total existing parking spaces Additional 12 existing Bike spaces	Future A Option A Future Patio square footage = 1590 sq ft Parking requirement per 3312.49, Table 2: Patio ratio is 50% of ratio required for primary structure or 1/150 New Patio 1590 @ 1/150 = 10.6 = 11
Parking New Covenant with Neighboring landlords allows for additional 16 parking spaces 63 Parking Spaces: Existing + 16 Parking Spaces: New 79 Total Parking Spaces	Reduction The Urban Commercial Overlay allows for the reduction to 75% of required spaces; or 11 x .75 = 8.25; or rounding up: 9 required spaces from which we request relief.

BASS
STUDIO
ARCHITECTS

36 KING AVENUE
Columbus, OH 43201
ph. 614.294.4893
fax. 614.294.2709

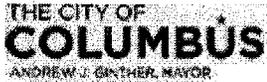
Mozart's Bakery & Piano Cafe

Patio Diagram
4784 North High Street
Columbus, Ohio 43214

March 14, 2016

Patio Modifications

S1



DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANAND SAHA
of (COMPLETE ADDRESS) 4784 NORTH HIGH ST, COLUMBUS-43214

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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Rows include ANAND SAHA and DORIS SAHA with their respective addresses at 4175 Olentangy Blvd, Columbus, OH 43214.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 18th day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

12/15/2019
My Commission Expires

Notary Seal Here



ADAM J. RIVERA
Notary Public, State of Ohio
My Commission Expires
December 15, 2019

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