



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 26 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 8380 N HIGH ST COLUMBUS OH 43235

Owner: NP 1947 LLC

Mailing Address: 8380 N HIGH ST
COLUMBUS OH 43235-6403

Parcel Number: 610210650

ZONING INFORMATION

Zoning: Z84-138, Commercial, CPD
effective 3/18/1985, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

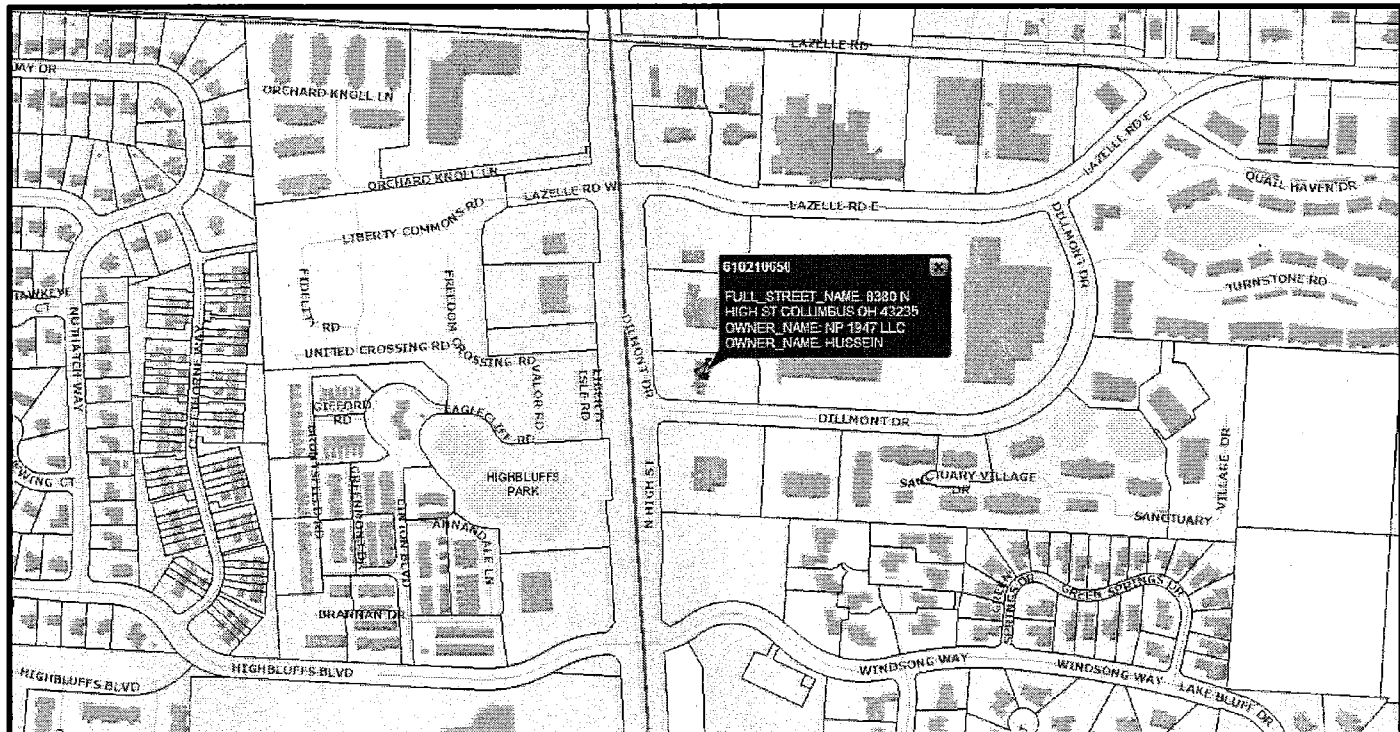
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

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: BZA16-141 Date Received: 17 Oct. 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic:
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:

Reduce required parking spaces from 48 to 33 per section 3312.49. This site is part of shopping center with number of parking spaces which can be used if needed.

LOCATION

Certified Address: 8380 N. High St. City: Columbus Zip: 43235

Parcel Number (only one required): 610-210650

APPLICANT (If different from Owner):

Applicant Name: Ram Nugooru Phone Number: 614-373-5738 Ext.:

Address: 3625 Eyre Hall Pass City/State: New Albany, Oh Zip: 43054

Email Address: rnugooru@eskribe.com Fax Number:

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

Name: NP 1947 LLC Phone Number: Ext.:

Address: 8133 Worthington Crossing City/State: Westerville, Oh Zip: 43081

Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): [] Attorney [X] Agent

Name: Behzad Vedaie Phone Number: 614-888-2535 Ext.:

Address: 1901 E Dublin Granville Rd., Ste 304 City/State: Columbus, Oh Zip: 43229

Email Address: bvedaie@iegi.com Fax Number: 614-888-2598

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

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Behzad Vedaie of (1) MAILING ADDRESS 1901 E Dublin Granville Road, Ste 304 Columbus, Ohio 43229

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 8380 N High St. Columbus, Ohio 43235

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) NP 1947 LLC 8133 Worthington Crossing Westerville, Oh 43081

APPLICANT'S NAME AND PHONE # (same as listed on front application) Ram Nugooru (614) 373-5738B

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far North Columbus Communities Coal.

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. Rows include Buckeye Express Wash LLC, Store Master Founding II LLC, Tch Dillmont LLC, and AQ1031 LLC.

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7 day of OCTOBER, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires APRIL 26, 2020



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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

APPLICATION #

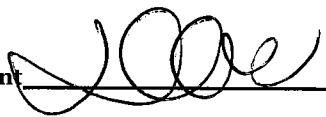
3307.09 Variances by Board.

- 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:

This property is initially constructed as a bank. In 2005, it was converted into general store with 22 parking spaces. The existing asphalt pavement area can accommodate 33 parking spaces. The restaurant is designed to have a very large kitchen (1,290sf) with smaller dining area as well as pick up orders. If pick up service would have been approved by zoning, the required parking spaces should have been 22 spaces. Unfortunately, we do not meet the requirement of pick up window (drive through), therefore the required parking should be 48 spaces.

The shopping center has additional parking spaces which can be used if needed. At the present time we are providing 33 parking spaces and requesting a variance for waiving 15 parking spaces.

Signature of Applicant 

Date 10/07/2016

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 10/5/16



Disclaimer

Scale = 100



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.

GENERAL INFORMATION:

- BUILDING LOCATION: 8380 N HIGH STREET COLUMBUS, OHIO
- FLOOD ZONE: "X"
- LOT AREA: 0.921 ACRES
- PID: 610-210650
- CPD Z84-138
- ZONING: MERCANTILE
- EXIST. BUILDING USE GROUP: SITING & CARRYOUT RESTAURANT
- PROPOSED USE GROUP: 5B
- CONSTRUCTION TYPE: 2 807 S.F.
- EXISTING BLDG AREA: 3 597 S.F.
- PROPOSED BLDG AREA: BLDG OF 290.62' - 47.54' - 48' PARKING SPACES
- REQUIRD PARKING: 22 PARKING SPACES
- EXISTING PARKING: 11 SPACES
- ADDED SPACES FROM STRIPING: 11 SPACES
- ON EXIST. PAVEMENT: 292' - 11.23' 12 PARKING SPACES
- CREDIT FROM EX. USE: 3 EXISTING - 2 H.C. SPACES = 33 SPACES
- TOTAL PARKING SPACES PROVIDED: PLUS ONE BICYCLE PARKING
- ADDITIONAL PARKING SPACES REQUIRED: 3 PARKING SPACES IS REQUESTED FOR VARIANCE

ZONING ANALYSIS:

1. CURRENT ZONING DISTRICT: CPD Z84-138 (NO CHANGE)
2. CURRENT BUILDING IS A MERCANTILE BUILDING: 2,807 S.F. IT WILL BE CHANGED TO A RESTAURANT WITH TOTAL REPLACEMENT OF KITCHEN; TOTAL PROPOSED BUILDING AREA OF 3,597 S.F.
3. TOTAL BUILDING AREA = 3,597 S.F. REQUIRED PARKING SPACES AS FOLLOWS:
 - ** PROPOSED NEW RESTAURANT 3597 S.F. @ 1:75 = 48 SPACES
 - TOTAL EXISTING PARKING SPACES PROVIDED ON SITE: 33 SPACES
4. AN APPLICATION IS SUBMITTED FOR VARIANCE TO REQUIRED PARKING SPACES FROM 48 TO 31
5. ALL BICYCLE PARKING SPACES ARE EXISTING. NO CHANGE IS PROPOSED.
6. ALL GREEN SPACE AND SHADE TREES ARE EXISTING. NO CHANGE IS PROPOSED.
7. DUMPSTER ARE EXISTING. NO CHANGE IS REQUIRED.
8. FEMA FLOOD PLANE ZONE MAP: THIS SITE IS CLASSIFIED AS AREA OF MINIMAL FLOOD HAZARD ZONE X. PANEL 39041C0244K, EFFECTIVE APRIL 16, 2009, & PANEL 39049C0044K, EFFECTIVE JUNE 17, 2008.
9. TOTAL SITE AREA = 0.921 ACRES. TOTAL DISTURBED SITE AREA = 0.0287 ACRES
10. TOTAL PRE-DEVELOPED IMPERIOUS AREA = 0.615 ACRES. TOTAL POST-DEVELOPED IMPERIOUS AREA = 0.615 ACRES. NO CHANGE.



EXISTING SITE PLAN
SCALE: 1" = 20' - 0"

<p>DATE: 07/2016 SCALE: AS SHOWN</p>	<p>BID DOC. NO.</p>		<p>PROJECT NAME: DAKSHIN INDIAN BISTRO</p> <p>LOCATION: 8380 North High Street Columbus, Ohio 43235</p> <p>SHEET TITLE: EXISTING SITE PLAN</p>	<p>FIRM NAME AND ADDRESS: IEG INC. ARCHITECTURAL, ENGINEERING, & PLANNING INNOVATIVE ENGINEERS GROUP, INC. 1901 E. DUBLIN GRANVILLE RD., SUITE 301 TEL: (614) 888-2525 FAX: (614) 888-2525 E-MAIL: I.MANAGER@IEG.COM</p> <p>OWNER'S NAME:</p>	<p>NOTES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>7/27/16</td> <td>Issue</td> </tr> </table>	REV.	DATE	DESCRIPTION	1	7/27/16	Issue
REV.	DATE	DESCRIPTION									
1	7/27/16	Issue									

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

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

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) Ram Nugooru of (COMPLETE ADDRESS) 8380 N. High St. Columbus, Ohio 43235

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. Row 1: Behzad Vedaie, 1901 E Dublin Granville Road Col., Oh 43229

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 7 day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires April 29, 2020



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