

Zoning Report

Site Information

Address	4409 N HIGH ST, COLUMBUS, OH
Mailing Address	4409 N HIGH ST COLUMBUS OH 43214-2634
Owner	BLATNIK JAY L & MAUREEN C
Parcel Number	010086629
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	NORTH HIGH STREET UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	Clintonville Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

Board of Zoning Adjustment Application

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

BZA16-178

4409 North High Street

OFFICE USE ONLY

Application Number: BZA16-178

Date Received: 12/20/16

Application Accepted by: 10 Reiss

Fee: \$1,900.00

Commission/Civic: Clintonville

Existing Zoning: G-4

Comments: 2/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Addition to existing building with redesigned vehicle entry, parking and a drive-thru. The project will require a variance for the number of parking spaces and the number of drive thru stacking spaces.

LOCATION

Certified Address: 4409 N. High Street City: Columbus Zip: 43214

Parcel Number (only one required): 010-086629

APPLICANT (If different from Owner):

Applicant Name: David Maison Phone Number: 216.832.3434 Ext.:

Address: 1814 East 40th Street City/State: Cleveland, Ohio Zip: 44103

Email Address: dm@wolfmaison.com Fax Number: n/a

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

Name: Jay L. Blatnik and Maureen C. Blatnik Phone Number: 614.263.1816 Ext.:

Address: 4409 N. High Street City/State: Columbus Zip: 43214

Email Address: note: please contact applicant or agent Fax Number:

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

Name: John Defourny Phone Number: 614.267.7400 Ext.:

Address: 4840 N. High Street City/State: Columbus, Ohio Zip: 43214

Email Address: john@d4ny.com Fax Number: 614.263.1699

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

APPLICANT SIGNATURE DAVID J. MAISON

PROPERTY OWNER SIGNATURE Maureen Blatnik Jay L. Blatnik

ATTORNEY / AGENT SIGNATURE JOHN J. DEFURNY

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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BZA16-178

4409 North High Street

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DAVID MAISON
of (1) MAILING ADDRESS 1814 E. 40th ST, CLEVELAND OH 44103

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 4409 N. HIGH ST. COLUMBUS OHIO

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) JAY L. BLATNIK AND MAURENIC
BLATNIK

4409 N. HIGH ST
COLUMBUS OHIO 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

DAVID MAISON 216 832 3424

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) CLINTONVILLE AREA COMMISSION
AREA CO RANDY KERHAM
614 262 6195

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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>COA & ALEX INVESTMENT</u>	<u>M. PROPERTY</u>	<u>ALAN & HENDERSON ECHS-LLC</u>
<u>GROUP LLC</u>	<u>HOLDINGS LLC</u>	
<u>5632 GLOVER RIVER RD.</u>	<u>199 W CAMPBELL VIEW</u>	<u>ART JAMES EWOT</u>
<u>HILLIARD OH 43026</u>	<u>BLVD.</u>	<u>HEATH OH 43026-1098</u>
<u>3028</u>	<u>COLUMBUS OH 43235</u>	

☒ (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 19 day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

SHERRY LUM Commission Expires
Notary Public, State of Ohio
My Commission Expires July 23, 2018

Notary Seal Here

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BZA16-178
4409 North High Street

Surrounding properties

R. 4409 N. High St

SA & ALEX INVESTMENT
GROUP LLC
3632 SCIOTO RUN BLVD
HILLIARD OH 43026-3028

M PROPERTY HOLDINGS LLC
199 W CAMPUS VIEW BLVD
COLUMBUS OH 43235-1453

HIGH & HENDERSON DUCHESS LLC
447 JAMES PKWY
HEATH OH 43056-1098

SUE E LYONS
25 W SCHREYER PL
COLUMBUS OH 43214-2615

CONTINENTAL REAL ESTATE
ACCOUNTING DEPT
35 N 4TH ST FL 4
COLUMBUS OH 43215-3635

agent

Property owner

Area Commission

David Maison
1814 East 40th Street
Cleveland, Ohio 44103

Jay L Blatnik & Maureen C
Blatnik
4409 N High Street
Columbus, Ohio 43214

~~Stephen Harbrecht~~
c/o Isom Nivins
248 E. 11th Avenue
Columbus, Ohio 43201

Randy Ketcham
Clintonville AC- District 6
210 Ceramic Drive
Columbus, Ohio 43214

STEPHEN HARBRICK
74 CLINTONVILLE
AVE
COLUMBUS OH 43202

Zoning Code Criteria for Variance

1.) The size and shape of the property and the location of the existing building on this property limit our ability to satisfy the parking and stacking space requirements because the Overlay Standards request that we build up to the property line on North High and request that parking not be located in front of the building. We have shown as many parking spaces as the site can hold and due to our long term tenant's heavy delivery business, that parking number will be sufficient for our needs. The same is true for the reduced number of stacking spaces we are showing for the drive-thru on the site plan.

Delivery percent of sales vary per location. It's 60%+ in most locations.

Jimmy John's corporate mantra is "out the door in 4" which means the order is completely out together and the driver is stepping out with the order. Our POS system tracks delivery times and an order is considered "late" if it's not out in 10 minutes. The drive thru standard is once the order is placed we have them through in 1 minute, 15 seconds.

2.). We are not making any adjustments to the property that would allow for additional parking or stacking spaces while still being compliant with the Overlay standards. We have removed the two existing curb cuts currently located on North High Street.

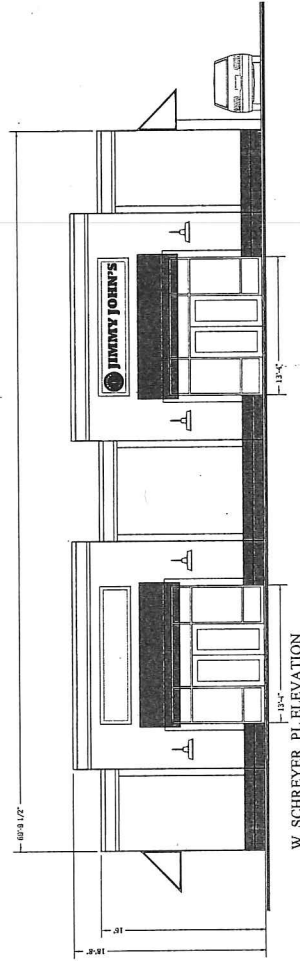
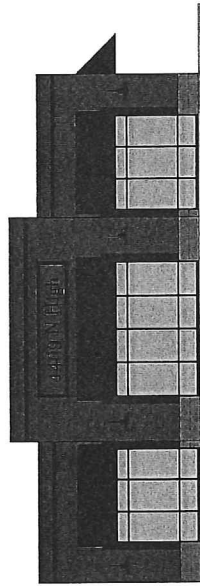
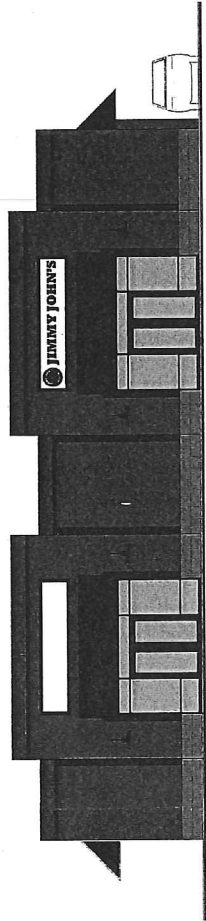
3.) The approval of these variances are necessary in order to make improvements to the property, build the kind of streetscape density that is requested by the Overlay standards and that is represented in both the new work directly across the street and in the recent development of the Panera Bread and Chipotle two blocks north. Our proposal and the approval of these variances will make this property a viable development investment and a contributing part of the neighborhood development plan.

4.). The granting of these variances will be a benefit to both the neighboring properties and the overall neighborhood development objectives.

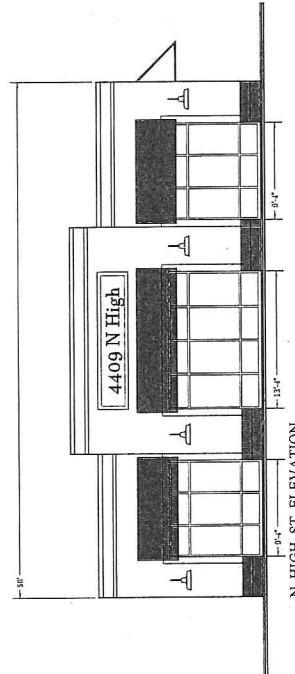


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4409 N HIGH ST COLUMBUS, OHIO
BUILDING ADDITION

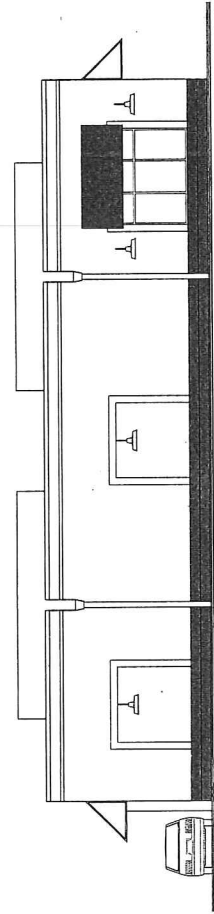


W SCHREYER PL ELEVATION

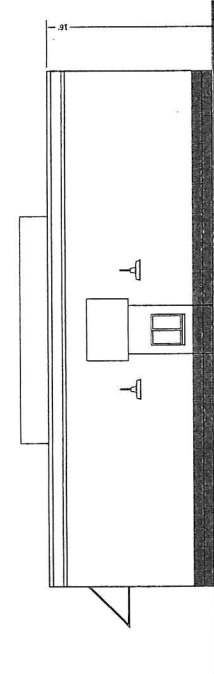


N HIGH ST ELEVATION

ALL BRICK MASONRY FACADE WITH ACCENT BAY COLOR. BLACK AWNINGS, STOREFRONT WINDOW SYSTEM AND DECORATIVE BUILDING LIGHTING. DUMPSTER ENCLOSURE IS NOT SHOWN BUT WILL MATCH BUILDING MATERIAL WITH A SOLID PAINTED STEEL GATE.

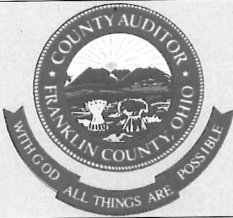


SIDE ELEVATION



REAR ELEVATION

BZA16-178
4409 North High Street



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 12/15/16



Disclaimer

Scale = 40



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.

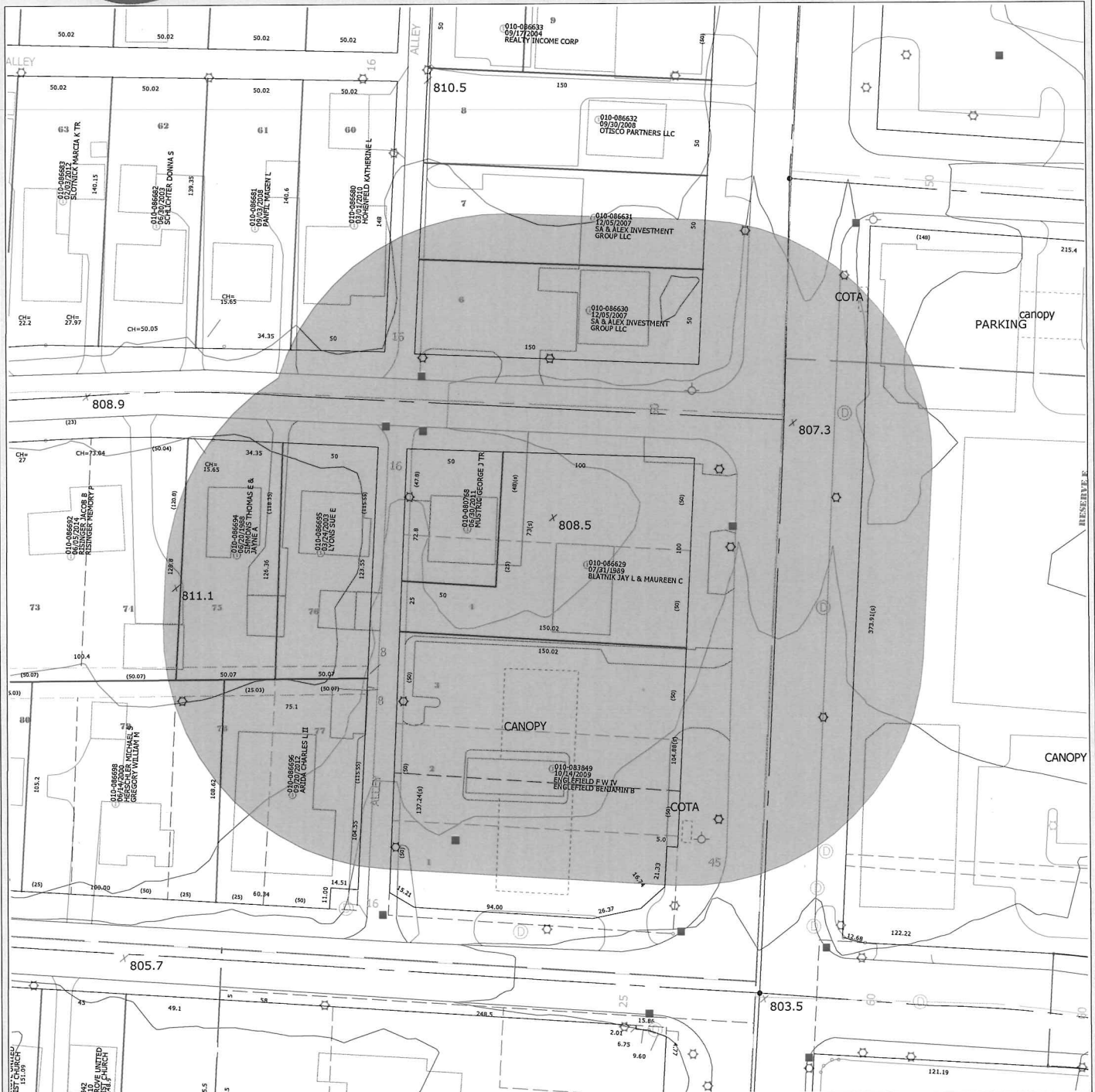
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 12/15/16



Disclaimer

Scale = 77'



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Real Estate / GIS Department



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010086629

Zoning Number: 4409

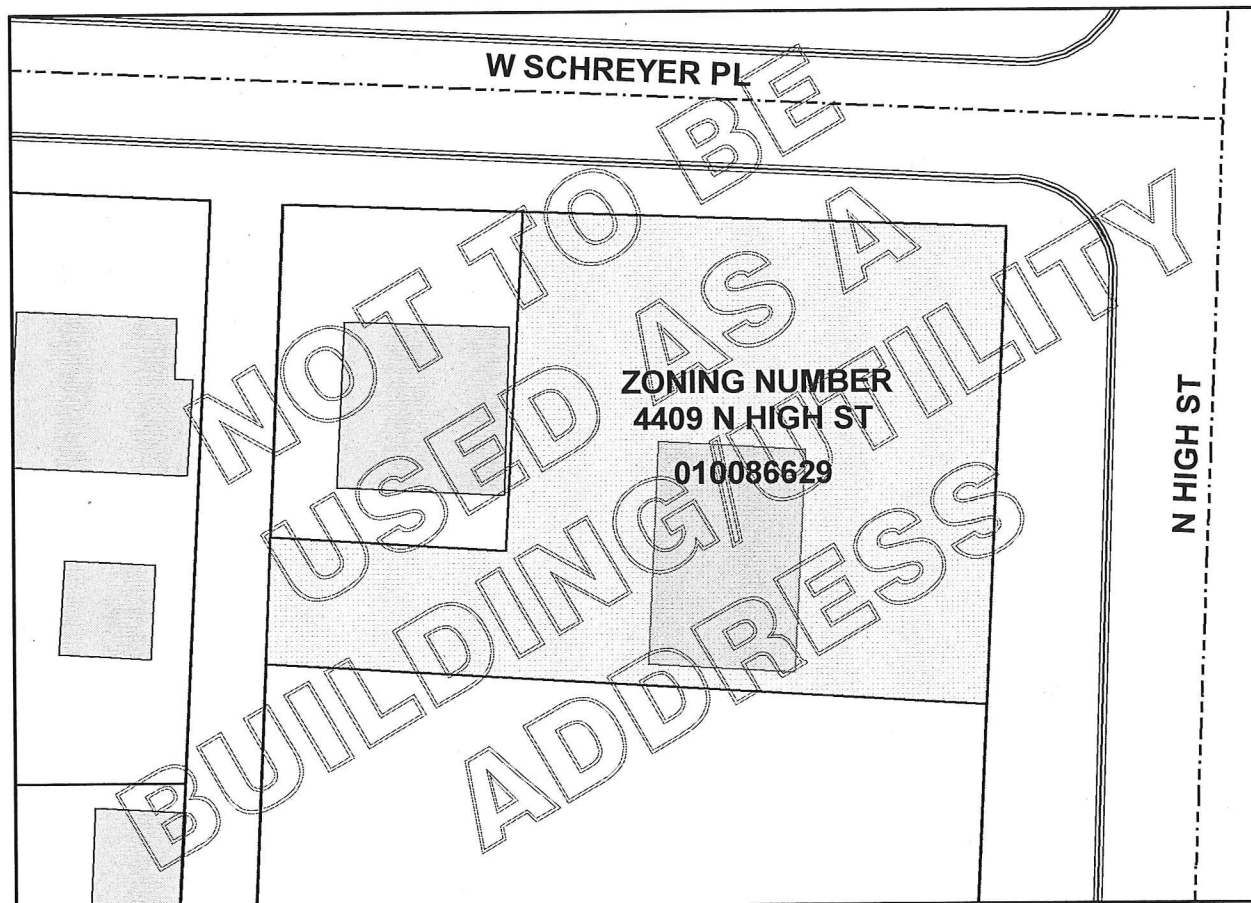
Street Name: N HIGH ST

Lot Number: N/A

Subdivision: N/A

Requested By: WOLF MAISON ARCHITECTURE (DAVID MAISON)

Issued By: *Adyana Amariam* Date: 12/21/2016



ZONING NUMBER
4409 N HIGH ST
010086629



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 81077

THE CITY OF
COLUMBUS

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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) DAVID MAISON
of (COMPLETE ADDRESS) 1814 E. 40th CLEVELAND OH 44103

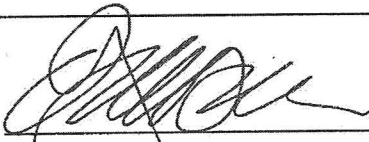
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

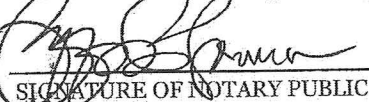
COMPLETE MAILING ADDRESS

ERENT ZIMMERMAN 1481 LINBAZZO AVE CLEVELAND OH 44114
JOSHUA ZIMMERMAN 160 THURMAN AVE COLUMBUS OH 43206
CAM MERRINA 6957 E. WINKING OAK MIDDLEBURG AVE. OH
44130

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 21st day of December, in the year 2016


SIGNATURE OF NOTARY PUBLIC

12/01/2019
My Commission Expires

Notary Seal Here



JEFFREY P LOWMAN, NOTARY
STATE OF OHIO
MY COMMISSION EXPIRES 12/01/2019

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