



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 13310-0-00098  
Date Received: 2/8/13  
Commission/Civic: Clintonville  
Existing Zoning: C-4 Application Accepted by: W. Reiss Fee: \$1,900.00  
Comments: 4/23/13

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance     Special Permit

Indicate what the proposal is and list applicable code sections.

The project is a Dining establishment. We are seeking relief from Section 3312.03C2c - NUMBER OF PARKING SPACES change of use to restaurant requires 111 on-site parking spaces. The proposal provides 49 spaces on-site plus 20 additional spaces in an adjacent lot under the same ownershikp.

### LOCATION

1. Certified Address Number and Street Name 4784 North High Street  
City Columbus State Ohio Zip 43214  
Parcel Number (only one required) 010-084913

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Anand Saha Saha Properties, LLC  
Address 4175 Olentangy Boulevard City/State Columbus, Ohio Zip 43214  
Phone # (614) 588-5334 Fax # \_\_\_\_\_ Email info@mozartscafe.com  
*Check here if listing additional property owners on a separate page.*

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name Bass Studio Architects  
Address 36 King Avenue City/State Columbus, Ohio Zip 43201  
Phone # (614) 294-4893 Fax # (614) 294-2709 Email: Tim@bassstudioarchitects.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE ANAND SAHA  
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 all checks payable to the Columbus City Treasurer**



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## AFFIDAVIT

**13310-00098**  
**4784 N. High St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Anand Saha  
of (1) MAILING ADDRESS 4175 Olentangy Blvd, Cols, OH 43214  
deposed 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  
for which the 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) ANAND SAHA  
4175, OLENTANGY BLVD  
COLS - 43214

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

ANAND SAHA  
614-588-5334

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

(5) DANA BAGWELL  
3982, North High St  
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:

(6) PROPERTY OWNER(S) NAME      (6A) ADDRESS OF PROPERTY      (6B) PROPERTY OWNER(S) MAILING ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 8 day of Feb., in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
05-25-2013

My Commission Expires



JULIA A. HUDGINS  
Notary Public, State of Ohio  
My Commission Expires 5/25/16

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Ric Grubaugh  
44 E. Royal Forest Blvd.  
Columbus, OH 43214

Jerilyn Tinio  
38 E. Royal Forest Blvd.  
Columbus, OH 43214

Todd Okuley  
4771 N. High St.  
Columbus, OH 43214

Richard McCoy  
30 W. Beechwold Blvd.  
Columbus, OH 43214

Steven Weed  
69 E. Royal Forest Blvd.  
Columbus, OH 43214

Patricia Cash  
41 E. Royal Forest Blvd.  
Columbus, OH 43214

Patricia Cash  
53 E. Royal Forest Blvd.  
Columbus, OH 43214

Chad Morrison  
19 W. Royal Forest Blvd.  
Columbus, OH 43214

Elicia Azali  
4783 N. High St.  
Columbus, OH 43214

Charlotte Friedman  
38 W. Beechwold Blvd.  
Columbus, OH 43214

William Kemp  
46 W. Beechwold Blvd.  
Columbus, OH 43214

John Spoff  
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Linda Wood  
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Leslie Yavorsky  
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Columbus, OH 43214

Kimberly Crapsey  
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Columbus, OH 43214

Jennifer Weiss  
10 W. Beechwold Blvd.  
Columbus, OH 43214

William Notz  
35 W. Royal Forest Blvd.  
Columbus, OH 43214

John Vickers  
4738 N. High St.  
Columbus, OH 43214

Ann Leighty  
57 E. Royal Forest Blvd.  
Columbus, OH 43214

Susan Lowe  
28 Wetmore Road  
Columbus, OH 43214

Ryan Phillips  
Wetmore Road  
Columbus, OH 43214

Alan Landgraf  
4 W. Royal Forest Blvd.  
Columbus, OH 43214

McGlaughlin Oil Co.  
4844 N. High St.  
Columbus, OH 43214

John DeFourny  
4840 N. High St.  
Columbus, OH 43214

Caleb Longman  
54 E. Royal Forest Blvd.  
Columbus, OH 43214

Laura Soltis  
63 E. Royal Forest Blvd.  
Columbus, OH 43214

Robert Baldrige  
22 E. Royal Forest Blvd.  
Columbus, OH 43214

William Burge  
31 E. Jeffrey Place  
Columbus, OH 43214

Richard Weimer  
4891 N. High St.  
Columbus, OH 43214

Arthur Thomas  
N. High St.  
Columbus, OH 43214

Thomas Arthur  
4762 -764 N. High St.  
Columbus, OH 43214

Janice Kinley  
21 E. Jeffrey Place  
Columbus, OH 43214

Susan Read  
4808 N. High St.  
Columbus, OH 43214

TTK  
39 E. Jeffrey Place  
Columbus, OH 43214

Arthur Thomas  
4756 High St.  
Columbus, OH 43214

Donald Palmer  
20 Wetmore Rd.  
Columbus, OH 43214

Ryan Phillips  
38 Wetmore Rd.  
Columbus, OH 43214

Arthur Thomas  
4756 High St.  
Columbus, OH 43214

Barbara Fisher  
37 E. Royal Forest Blvd.  
Columbus, OH 43214

Katy Ann Hunter  
70 E. Beechwold Blvd.  
Columbus, OH 43214

Virginia Secrest  
4777 N. High St.  
Columbus, OH 43214

Christopher McCandlish  
60 E. Beechwold Blvd.  
Columbus, OH 43214

Victoria Yang  
37 E. Jeffrey Place  
Columbus, OH 43214

Douglas Rinehart  
54 E. Beechwold Blvd.  
Columbus, OH 43214

Sharon Osbeck  
31 E. Royal Forest Blvd.  
Columbus, OH 43214

Edward Putnoky  
4845 N. High St.  
Columbus, OH 43214

Keith Fuller  
56 Wetmore Rd.  
Columbus, OH 43214

Sandra Mollett  
32 E. Royal Forest Blvd.  
Columbus, OH 43214

Marjorie O'Neil  
4766-768 N. High St.  
Columbus, OH 43214

Martha Stephens  
21 E. Beechwold Blvd.  
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Marjorie Prince  
25 E. Beechwold Blvd.  
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Michael Crooks  
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James Garrison  
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Jeffrey Eakin  
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Laura Simbulan  
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Steven Brown  
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Dale Pennington  
57 E. Beechwold Blvd.  
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Suzanne Camilli  
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Donald Devlin  
48 Wetmore Rd.  
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Judith Hartzler  
64 E. Beechwold Blvd.  
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Edgar Serrano  
26 E. Royal Forest Blvd.  
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Joseph Ricci  
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John DeFourney  
N. High St.  
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North Royal LLC  
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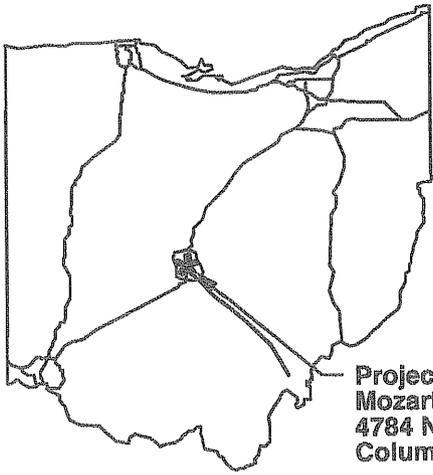
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Columbus, OH 43214

# Vicinity Map



**Project Location:**  
**Mozart's Bakery**  
 4784 N High Street  
 Columbus, OH 43081

**13310-00098**  
 4784 N. High St.

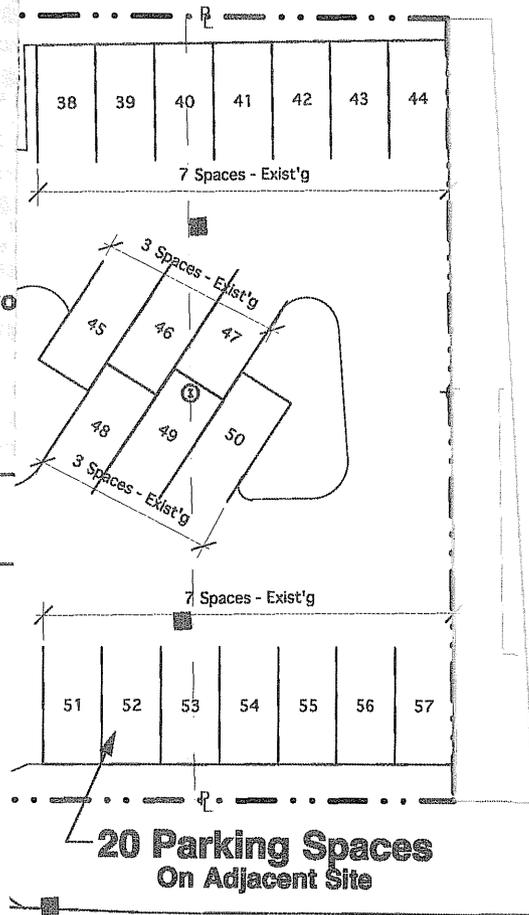
# Site Location

**Project Location:**  
**Mozart's Bakery**  
 4784 N High Street  
 Columbus, OH 43081



N High Street

Beechwo



# Parking - Existing

**37 Parking Spaces**  
 On Site  
 +  
**20 Parking Spaces**  
 On Adjacent Site

---

**57 Total Parking Spaces**



36 King Avenue

**Parcel ID:** 010-084913  
**Address:** 4784 North High Street  
 Columbus, Ohio  
**Owner:** Saha Properties  
 Mr. Anand Saha  
 4175 Olentangy Avenue  
 Columbus, Ohio

Columbus, Ohio

8 February 2012

**SP-1**



[www.bassstudioarchitects.com](http://www.bassstudioarchitects.com)





Attachment  
**Board of Zoning Adjustment Application**

**Expanded Application Sections**

**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:**

3312.53 - MINIMUM NUMBER OF LOADING SPACES REQUIRED.

In the proposal status "Change of Use", the parking requirements are governed by Section 3312.03C2c.

3312.03C2C, CHANGE OF INTENSITY - EXISTING RETAIL STORE TO NEW RESTAURANT:

**PER EXAMPLE**

Required spaces for existing retail store =  $11,900/250 = 47.6$  or 48

Required spaces for new restaurant =  $11,900/75 = 158.6$  or 159

Existing spaces = 37

$$\begin{array}{r}
 159 - 48 = 111 \\
 \text{Adding existing} \quad \underline{\quad 37 \quad} \\
 148
 \end{array}$$

Urban Corridor Overlay Reduction for Restaurant Use =  $25\% = 37$

**Change of use to restaurant requires 111 on-site parking spaces**

**The attached site plan demonstrates 43 on site spaces plus 20 spaces under the same Ownership on an adjacent lot purchased with the subject property**

**13310-00098**  
**4784 N. High St.**

## STATEMENT of HARDSHIP

**Parcel ID:** 010-084913-00

**Address:** 4784 North High Street  
Columbus, Ohio 43214

**13310-00098**  
**4784 N. High St.**

**Owner:** Saha Properties, LLC

### **GENERAL STATEMENTS:**

The Owners seeks to bring a vacant structure in the Clintonville Urban Corridor back into productive use.

The proposed Use is compliant with the zoning for the corridor.

The Proposed Use is complimentary, compatible and consistent with Uses in the vicinity.

### **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 been a restaurant and dance hall, restaurant and meeting rooms and similar uses for the majority of the 80 years since its construction. The Applicant wishes to return the structure to its historic use.

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 all but a limited few Uses.

***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 business/Use is similar to many existing Dining establishments and other business Uses on North High Street. The depth of the commercial zone is limited, making parking accommodation a challenge from Downtown Columbus, through the University District and Clintonville.

### 3 (Continued)

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.

**Additional Parking:** The Applicant owns an adjacent site, immediately contiguous (except for an alley passing through) that was part of this site purchase. This parking facility is controlled by the applicant and will be dedicated to the proposed business at all times; adding 20 spaces to the parking accommodation.

**Demand Context:** The Applicant's business includes a popular bakery component and so has a large component of customers who will visit and leave quickly. The parking calculations have no mechanism to reduce the parking demand by the less intense use of this "retail" activity and the disproportionately large kitchen areas that do not generate parking need.

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 the variance will allow the Applicant to remove a source of potential blight from this critical area of Clintonville.

Granting of this variance will help populate this underused portion of the commercial corridor.

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 focus of community activity.

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

**13310-00098**  
**4784 N. High St.**

### Vicinity Map

**Project Location:**  
Mozart's Bakery  
4784 N High Street  
Columbus, OH 43081

### Site Location

**Project Location:**  
Mozart's Bakery  
4784 N High Street  
Columbus, OH 43081

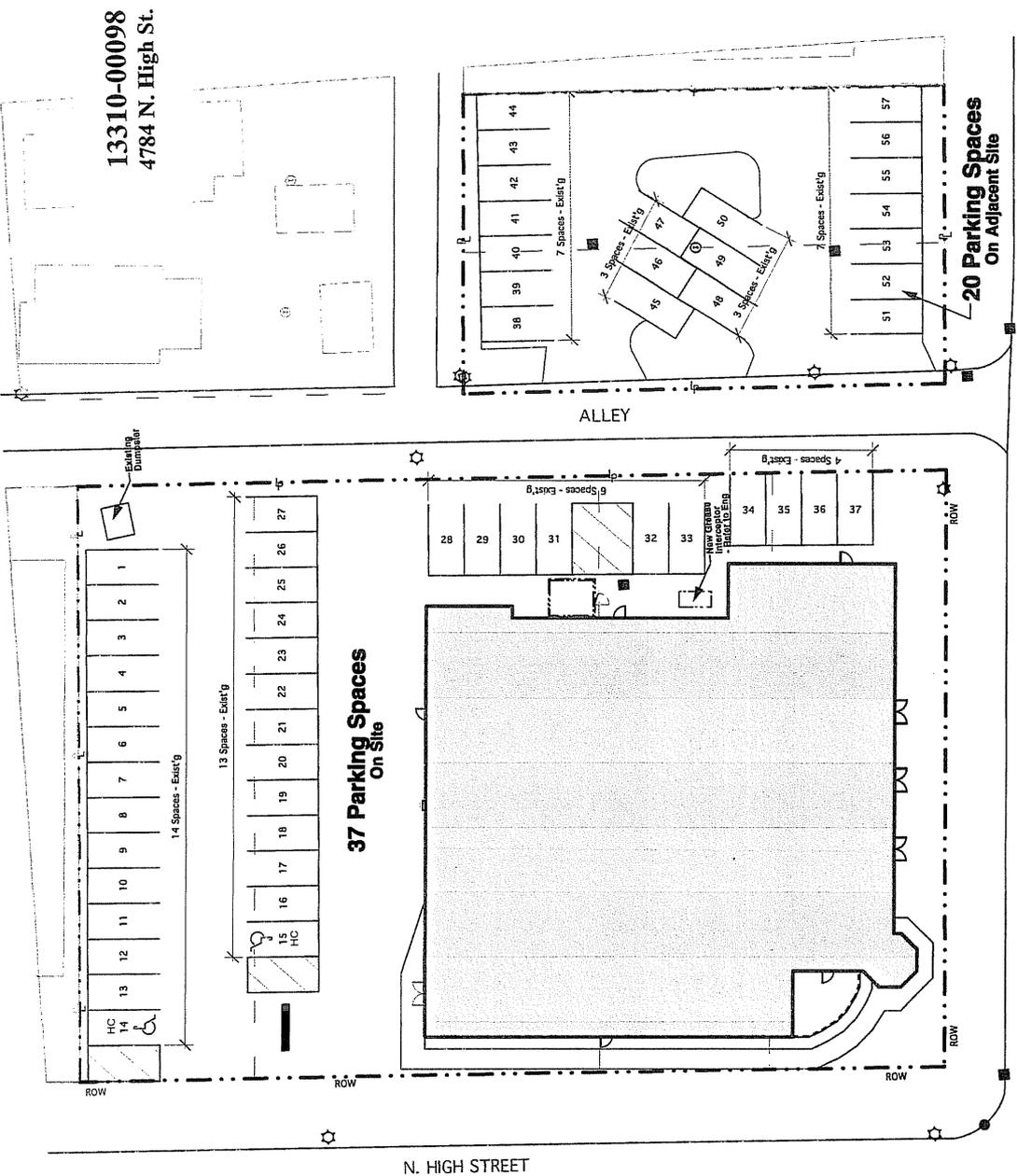
### Parking - Existing

**37 Parking Spaces**  
On Site

**+ 20 Parking Spaces**  
On Adjacent Site

---

**57 Total Parking Spaces**



Mozart's Bakery & Piano Cafe: 4784 N High Street

**Site Plan - Existing**

Scale: 1"=30'-0"

**A**

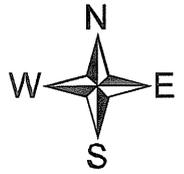
Parcel ID: 010-084913  
4784 North High Street  
Columbus, Ohio 43214

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





# 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: 010084913

Zoning Number: 4784

Street Name: N HIGH ST

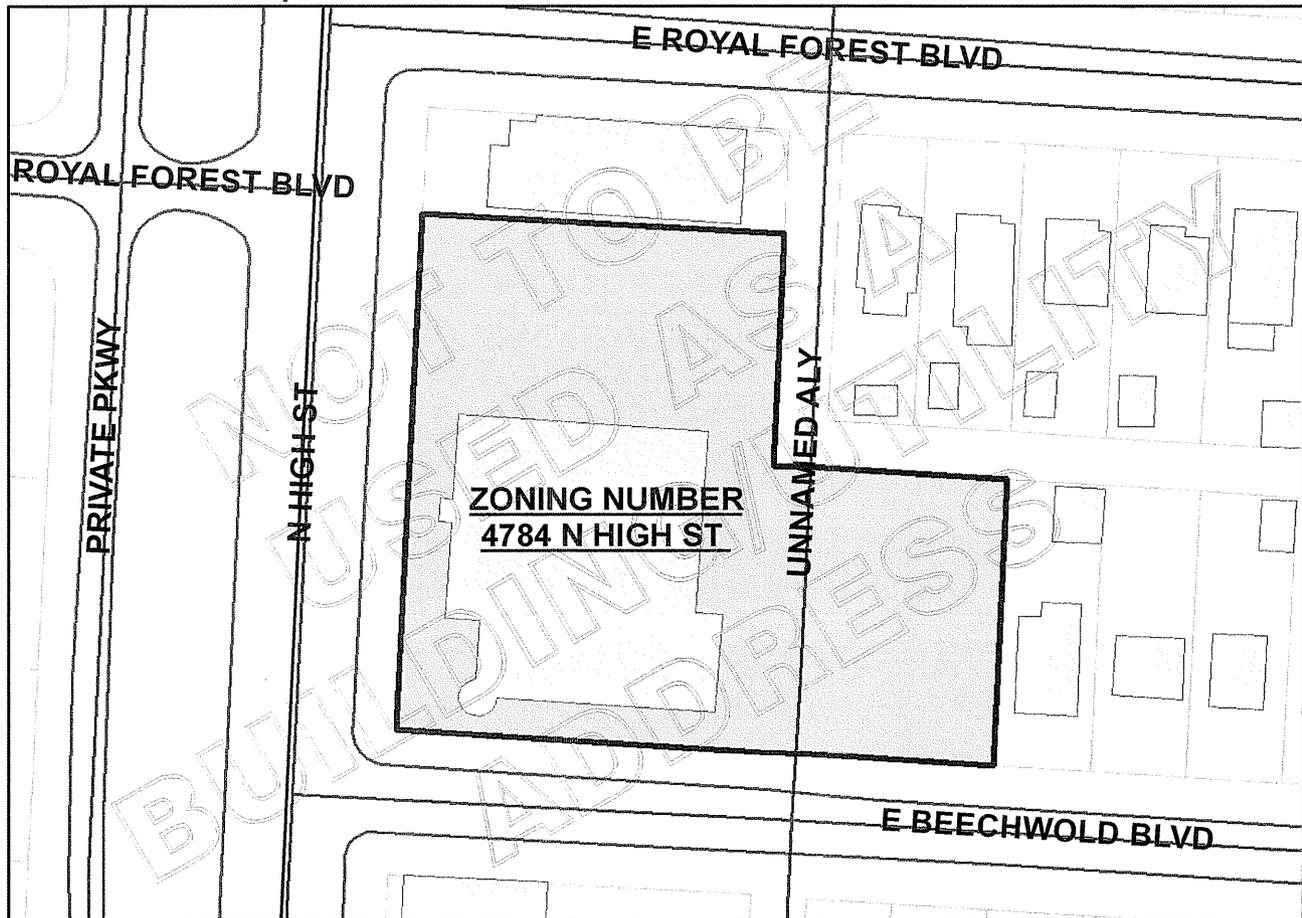
Lot Number: N/A

Subdivision: N/A

Requested By: SAHA PROPERTIES LLC (ANAND SAHA)

Issued By: Alfred Carron

Date: 2/8/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 12763



# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
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Parcel ID: 010085677

Zoning Number: 26

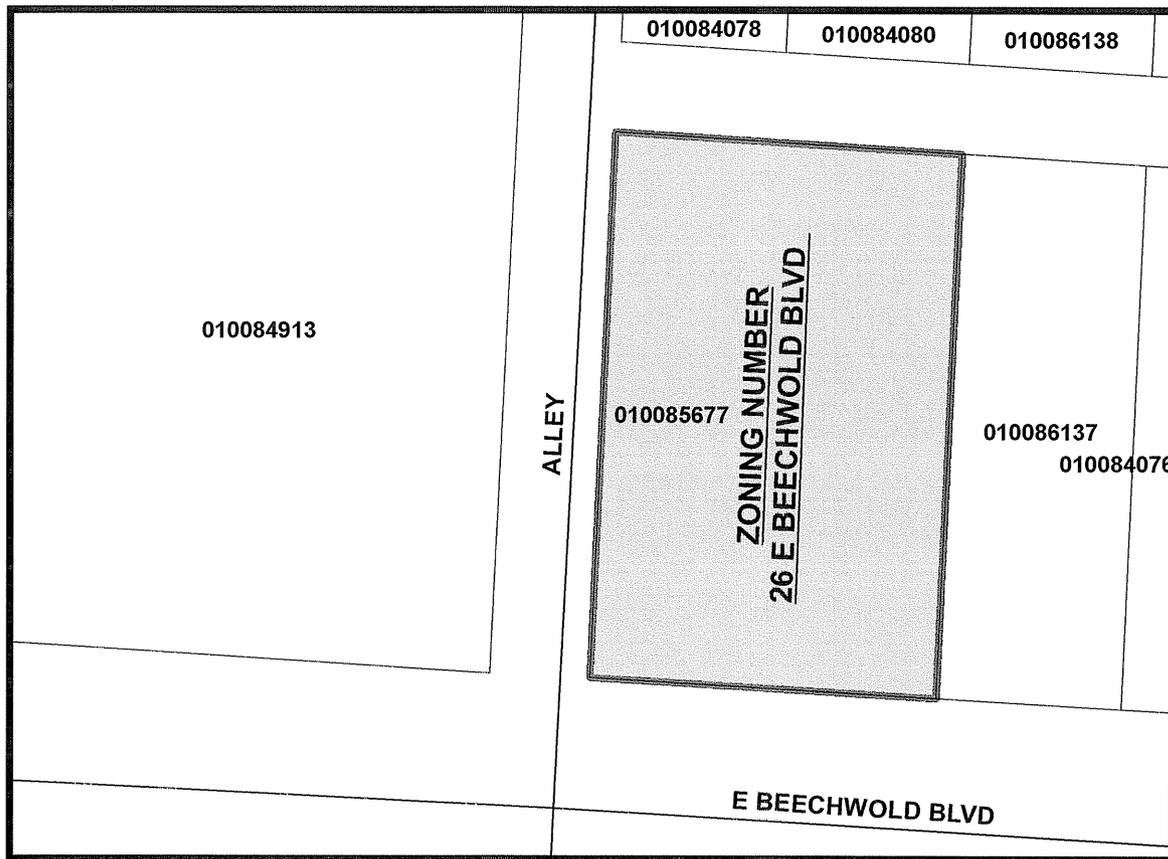
Street Name: E. BEECHWOLD BLVD

Lot Number: N/A

Subdivision: N/A

Requested By: PONTIA ARCHITECTURE

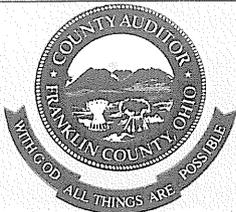
Issued By: *Patricia A. Austin* Date: 11/06/08



SCALE: 1 inch equals 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
TRANSPORTATION DIVISION  
COLUMBUS, OHIO



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

**MAP ID: N**

**DATE: 2/8/13**



Disclaimer

Scale = 75



This map is prepared for the real property inventory within this cour survey plats, and other public records and data. Users of this map a information sources should be consulted for verification of the infor county and the mapping companies assume no legal responsibilities Please notify the Franklin County GIS Division of any discrepancy:

**13310-00098**  
**4784 N. High St.**



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # **13310-00098**  
**4784 N. High St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANAND SAHA  
of (COMPLETE ADDRESS) 4175, OLENTANGY BLVD, COLS - 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:

NAME COMPLETE MAILING ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of Feb., in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5/25/16

Notary Seal Here



JULIA A. HUDGINS  
Notary Public, State of Ohio  
My Commission Expires 5/25/16

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