



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

OFFICE USE ONLY

Application Number: #14310-02700-~~61218~~ 02018

Date Received: _____

Commission/Group: _____

Existing Zoning: _____

Application Accepted by: _____

Fee: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Request for variance from parking required under Section 3312.49 Table 2 and Section 3312.03 C.2.c.

13-0

1379 / 250 = 6 1/2 (13)
1378 / 75 = 19 1/2

LOCATION

1. Certified Address Number and Street Name 771-A North High Street

City Columbus

State OH

Zip 43215

Parcel Number (only one required) 010-270464-80

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Native Cold Pressed

Address 771-A North High Street

City/State Columbus, OH

Zip 43215

Phone # 614.893.4812

Fax # _____

Email eethacker@gmail.com

PROPERTY OWNER(S):

Name CMH Midtown Properties, LLC

Address 861 N. High Street

City/State Columbus

Zip 43215

Phone # _____

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Matt Canterbury, M+A Architects

Address 775 Yard Street, Suite 325

City/State Columbus, OH

Zip 43212

Phone # 614.764.0407

Fax # 614.764.0237

Email: matte@ma-architects.com

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

APPLICANT SIGNATURE E. E. Thacker

PROPERTY OWNER SIGNATURE CMH

ATTORNEY / AGENT SIGNATURE M. G. Canterbury

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00018
771-A NORTH HIGH
STREET

One Stop Shop Zoning Report Date: Thu Jan 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 771 N HIGH ST COLUMBUS, OH

Mailing Address: 772 N HIGH ST STE 200
COLUMBUS OH 43215

Owner: CMH MIDTOWN PROPERTIES LI

Parcel Number: 010270466

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Victorian Village Commission

Planning Overlay: I-670 Graphics Control

Historic District: Victorian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

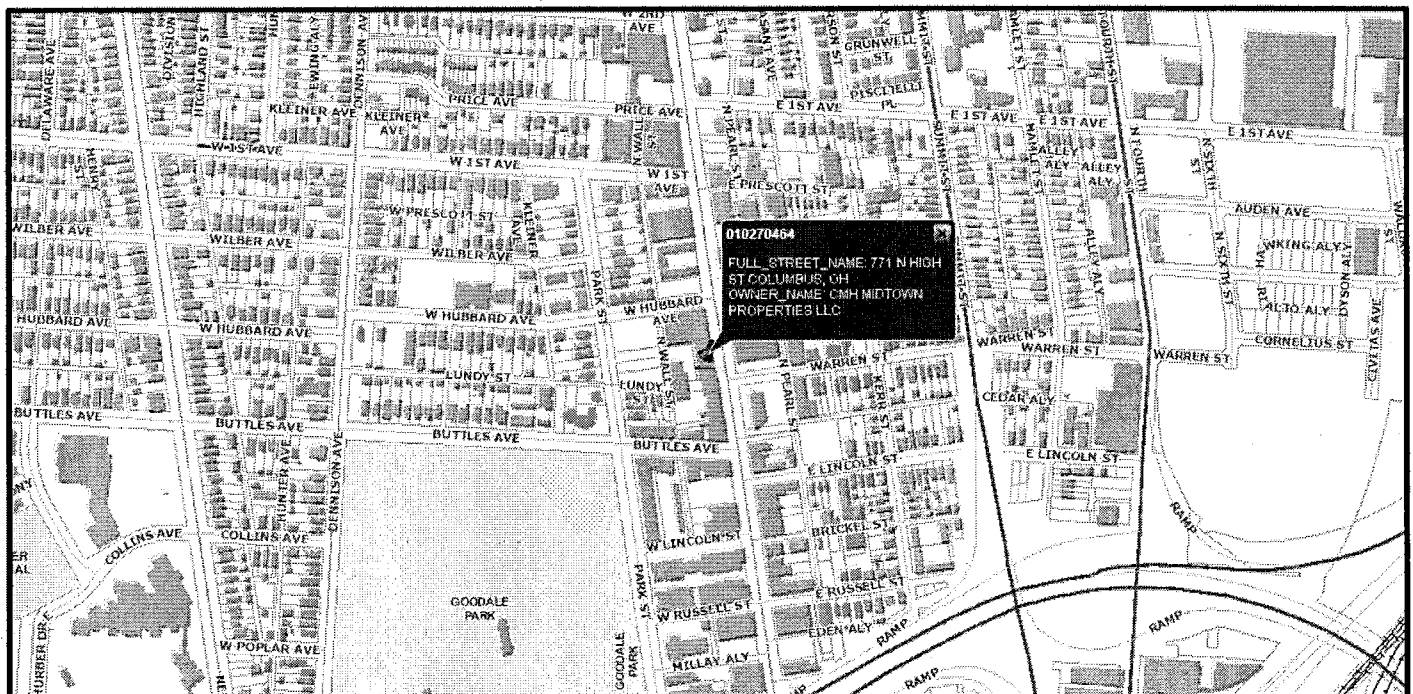
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

14310-00018
771-A NORTH HIGH
STREET

Being first duly cautioned and sworn (1) NAME Matt Canterbury
of (1) MAILING ADDRESS 775 Yard Street, Suite 325, Columbus, OH 43212

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

(4) CMH Midtown Properties, LLC

AND MAILING ADDRESS

861 N. High Street

Columbus, OH 43215

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

Native Cold Pressed

614.893.4812

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

(5) Victorian Village Commission

James Goodman

50 West Gay Street, Fourth Floor, Columbus, OH 43215

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
See attached proximity report from the Franklin County Auditor's office

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

SIGNATURE OF AFFIANT

(8) M. G. Cantel

Subscribed to me in my presence and before me this 13 day of JANUARY, in the year 2014

SIGNATURE OF NOTARY

(8) Catherine Paskvan

My Commission Expires:

Notary Seal Here



Catherine Paskvan
Notary Public, State of Ohio
My Commission Expires 10-01-2018

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STATEMENT OF HARDSHIP

14310-00018
771-A NORTH HIGH
STREET

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 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.
 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.
- 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 the 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:

1. As this property is along a bus line and within a walkable urban fabric with public parking throughout the district, this property does not have access to off-street parking as others in the same district do. 2. Not having available off-street parking is not a result of the actions of the property owner or applicant. 3. A variance from the requirement for off-street parking from 9 spaces to ZERO (0) is being requested for this property. This variance request is based upon the true use of the space as contrasted to the zoning guidelines for that of a Restaurant Use. The Native Juice shop is a retail use that allows seating of up to 9 people with 4 full time employees at any time. The nature of the business is one that sells previously prepared juices to their patrons and retail clothing; cleanse packages, and health goods. There will be no beverages that are made to order within this establishment. The seats and tables are to encourage 'lifestyle driven' conversations as the employees of the shop may invite healthy living professionals in to consult on different benefits of juices, cleanses, and healthy living. The tables will be used for any consultation as well as for display within the space. This store has no hood, no grease interceptor, nor any intent to serve or order foods. In contrast to the previous use "Origins Salon", we anticipate less users within this space from an impact perspective. There were 8 salon stalls, with 8-9 employees and waiting space for up to 4 patrons in the old space - where as in Native's peak occupancy, there will be 13 people. The longer average stay for a hair-cut versus that to drink a juice is also among the requested factors of consideration. 4. The grant of a variance will not be injurious to neighboring properties, nor be contrary to the public interest. Because it will have less occupants, for less average stay, in the space than its prior user.

Signature of Applicant

Date

1/13/2014

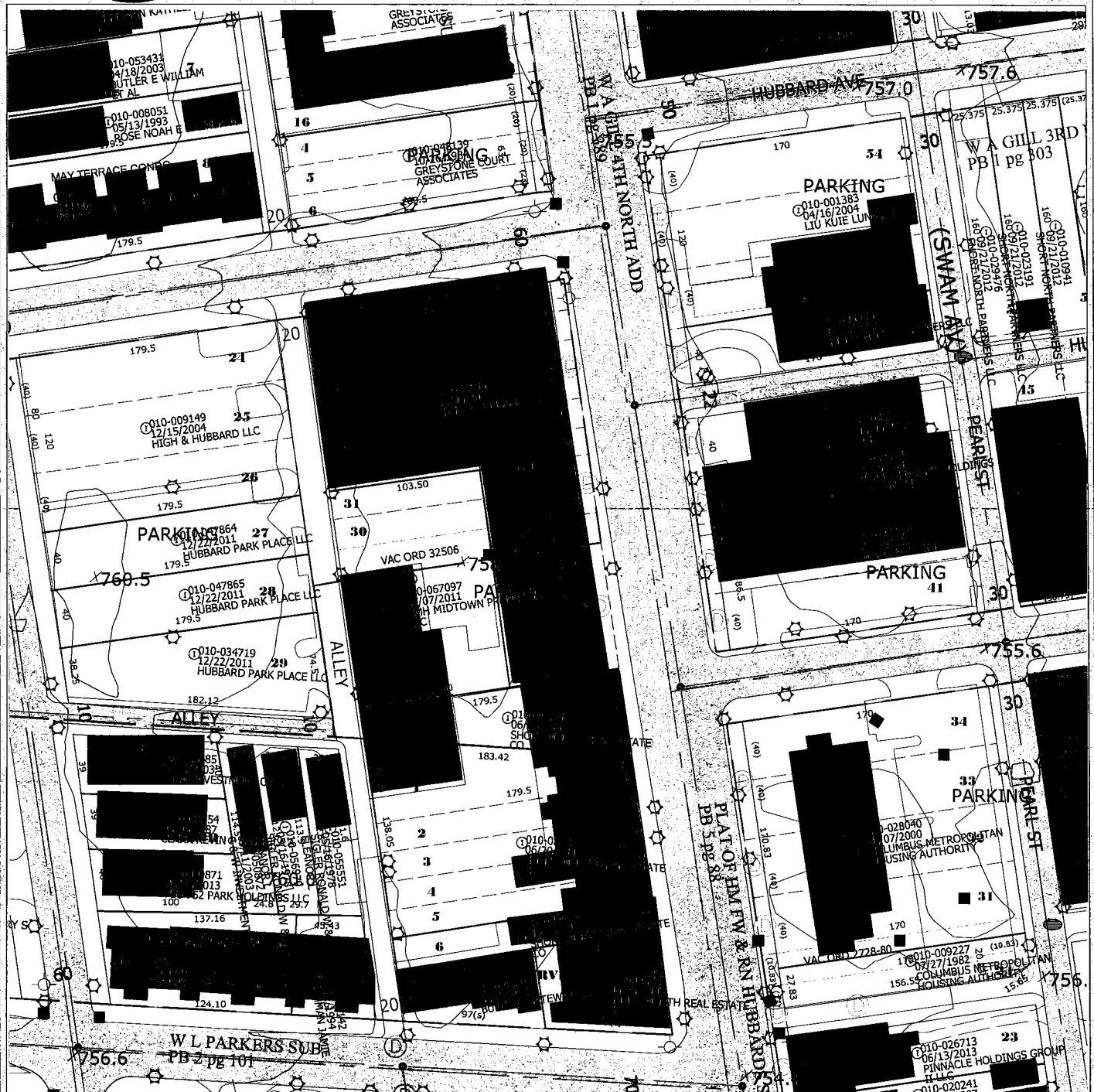
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 1/9/14



Disclaimer

Scale = 100

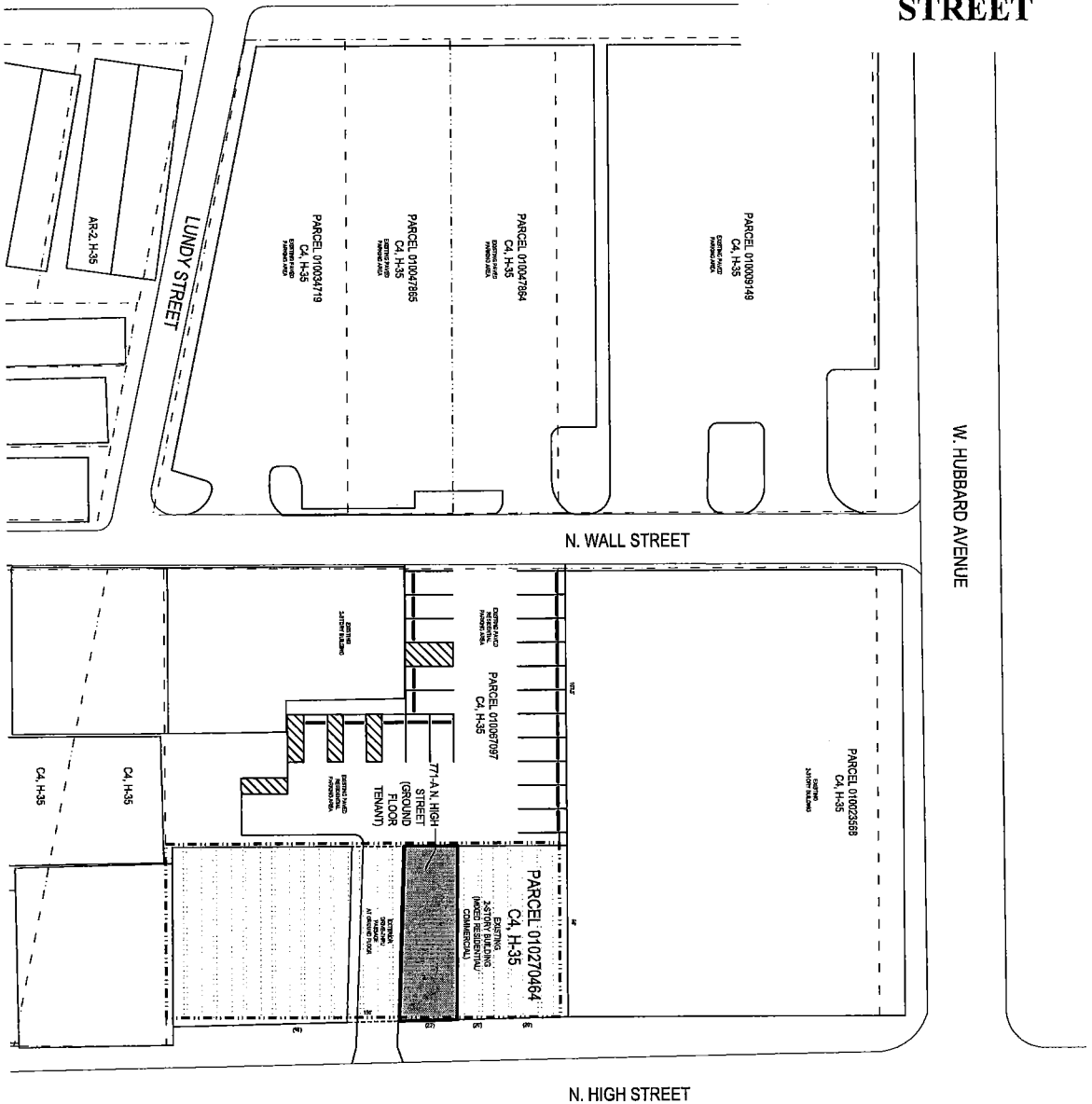
Grid
North

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

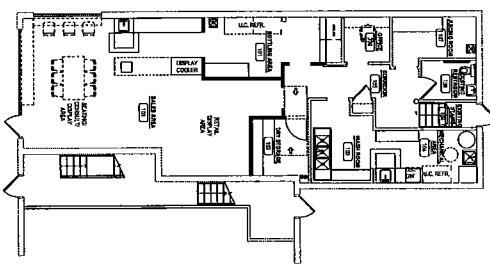
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Real Estate / GIS Department

PARK STREET



architectural site plan



floor plan

site location map

Native Juice Shop

771-A NORTH HIGH STREET | COLUMBUS, OH 43215



J 775 Yard Street, Suite 325
Columbus, Ohio 43212
J 614 764 0497
F 614 764 0237
J www.mtr-architects.com



01-13-14 BZA SUBMISSION

PROJECT NAME

13298

CRASH: E

10

I

DATE:

01-13-2

SECTION

Sheet 1 of 1

A1

m+a architects



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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 #

14310-00018
771-A NORTH HIGH
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matt Canterbury

of (COMPLETE ADDRESS) 775 Yard Street, Suite 325, Columbus, OH 43212

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

Erin Thacker 972 North fourth St. Columbus, OH 43201
Christine Meeker 2332 Royal Creek Ct. Grove City, OH 43123
Nicole C Salvo 57 West 2nd Avenue, Columbus, OH 43201

SIGNATURE OF AFFIANT

M. G. Canterbury

Subscribed to me in my presence and before me this 13 day of JANUARY, in the year 2014

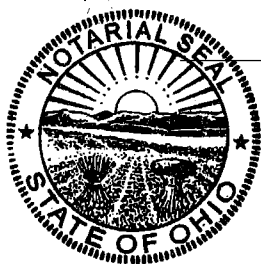
SIGNATURE OF NOTARY PUBLIC

Catherine Paskvan

My Commission Expires:

10-1-18

Notary Seal Here



Catherine Paskvan
Notary Public, State of Ohio
My Commission Expires 10-01-2018

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