



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: 13310-0-00731
Date Received: 10/1/13
Commission/Group: Italian Village
Existing Zoning: C-4 Application Accepted by: H. Reiss Fee: \$1,900.00
Comments: 12/17/13

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.

3312.49B To reduce the required number of bicycle parking spaces from 3 to 0.

3312.49C To reduce the required number of off-street parking spaces from 39 to 0.

LOCATION

1. Certified Address Number and Street Name 642 N. High Street
City Columbus State OH Zip 43215
Parcel Number (only one required) 010-025409

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Richard Bruggeman c/o Thomas Sampson (Behal Sampson Dietz, Inc.)
Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email kwitt@bsdarchitects.com

PROPERTY OWNER(S):

Name Armbrust Properties Ltd c/o Richard Bruggeman
Address 11 Buttles Avenue City/State Columbus, OH Zip 43215
Phone # 614-496-1505 Fax # 614-621-2200 Email richard@bruggeman.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Thomas Sampson (Behal Sampson Dietz, Inc.)
Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email: kwitt@bsdarchitects.com

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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00731
642 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas Sampson (Behal Sampson Dietz, Inc.)
of (1) MAILING ADDRESS 990 W. 3rd Avenue / 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
AND MAILING ADDRESS

(4) Armbrust Properties Ltd c/o Richard Bruggeman
11 Buttles Avenue / Columbus, Ohio 43215

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

Richard Bruggeman c/o Thomas Sampson (Behal Sampson Dietz, Inc.)
614-464-1933

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

(5) Italian Village Commission c/o Connie Torbeck
City of Columbus Planning Division/Historic Preservation Office
50 W. Gay Street / 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 Exhibit B

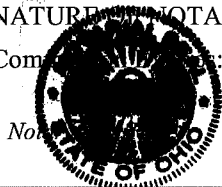
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Comm



Shawn T. Sams
Notary Public, State of Ohio
My Commission Expires 09-2-2014

(8)

Shawn T. Sams
Notary Public, State of Ohio
My Commission Expires 09-2-2014



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TOM SAMPSON
BEHAL SAMPSON DIETZ
990 W THIRD AVE
COLUMBUS, OH 43212

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W. BROAD ST, ROOM 425
COLUMBUS, OH 43215

TOM SAMPSON
BEHAL SAMPSON DIETZ
990 W THIRD AVE
COLUMBUS, OH 43212

CONNIE TORBECK
CITY OF COLS. PLANNING DIV.
HISTORIC PRES. OFFICE
50 W. GAY STREET, 4TH FLOOR
COLUMBUS, OH 43215

NEW VICTORIANS INC.
455 W. 3RD AVE
COLUMBUS, OH 43201

CONNIE TORBECK
CITY OF COLS. PLANNING DIV.
HISTORIC PRES. OFFICE
50 W. GAY STREET, 4TH FLOOR
COLUMBUS, OH 43215

RICHARD BRUGGEMAN
ARMBRUST PROPERTIES, LTD
11 BUTTLES AVENUE
COLUMBUS, OH 43215

KOHR ROYER GRIFFITH INC.
1480 DUBLIN RD
COLUMBUS, OH 43215

RICHARD BRUGGEMAN
ARMBRUST PROPERTIES, LTD
11 BUTTLES AVENUE
COLUMBUS, OH 43215

PIZZUTI SHORT NORTH OFFICE
LLC
2 MIRANOVA PLATE, SUITE 220
COLUMBUS, OH 43215

PIZZUTI SHORT NORTH OFFICE
LLC
2 MIRANOVA PLATE, SUITE 220
COLUMBUS, OH 43215

GIANNOPOULOS PROPERTIES
LTD
P.O. BOX 09499
COLUMBUS, OH 43209

GIANNOPOULOS PROPERTIES
LTD
P.O. BOX 09499
COLUMBUS, OH 43209

THE WOOD COMPANIES
TAX DEPARTMENT
21 W. HUBBARD AVE, SUITE D
COLUMBUS, OH 43215

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TAX DEPARTMENT
21 W. HUBBARD AVE, SUITE D
COLUMBUS, OH 43215

CBS PARTNERSHIP
P.O. BOX 36
PATASKALA, OH 43062

CBS PARTNERSHIP
P.O. BOX 36
PATASKALA, OH 43062

C&W 608 N HIGH LLC
1020 DENNISON AVE, SUITE 102
COLUMBUS, OH 43201

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W. BROAD ST, ROOM 425
COLUMBUS, OH 43215

C&W 608 N HIGH LLC
1020 DENNISON AVE, SUITE 102
COLUMBUS, OH 43201

SHYAM RAJADHYAKSHA
31 RUSSELL STREET
COLUMBUS, OH 43215

NEW VICTORIANS INC.
455 W. 3RD AVE
COLUMBUS, OH 43201

SHYAM RAJADHYAKSHA
31 RUSSELL STREET
COLUMBUS, OH 43215

35-39 RUSSELL STREET LLC
PO BOX 36
PATASKALA, OH 43062

KOHR ROYER GRIFFITH INC.
1480 DUBLIN RD
COLUMBUS, OH 43215

35-39 RUSSELL STREET LLC
PO BOX 36
PATASKALA, OH 43062

EXHIBIT A

Board of Zoning Adjustment Application

Statement of Hardship

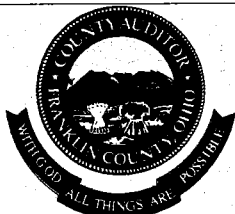
642 N. High Street, Columbus, OH 43215

The project site is located at the southeast corner of North High Street and East Russell Street, in Italian Village. The property is zoned C-4, Commercial. A restaurant is a permitted use within the C-4 Regional Scale Commercial Use district.

This building covers the entire parcel and therefore does not allow for any on-site vehicle or bicycle parking. We would be happy to provide bicycle parking along the sidewalk adjacent to the building pending approval by the City of Columbus Department of Public Service.

There are many buildings in the immediate area containing restaurant uses and include little or no on-site parking. Many similar projects in the Short North have received variances to reduce parking.

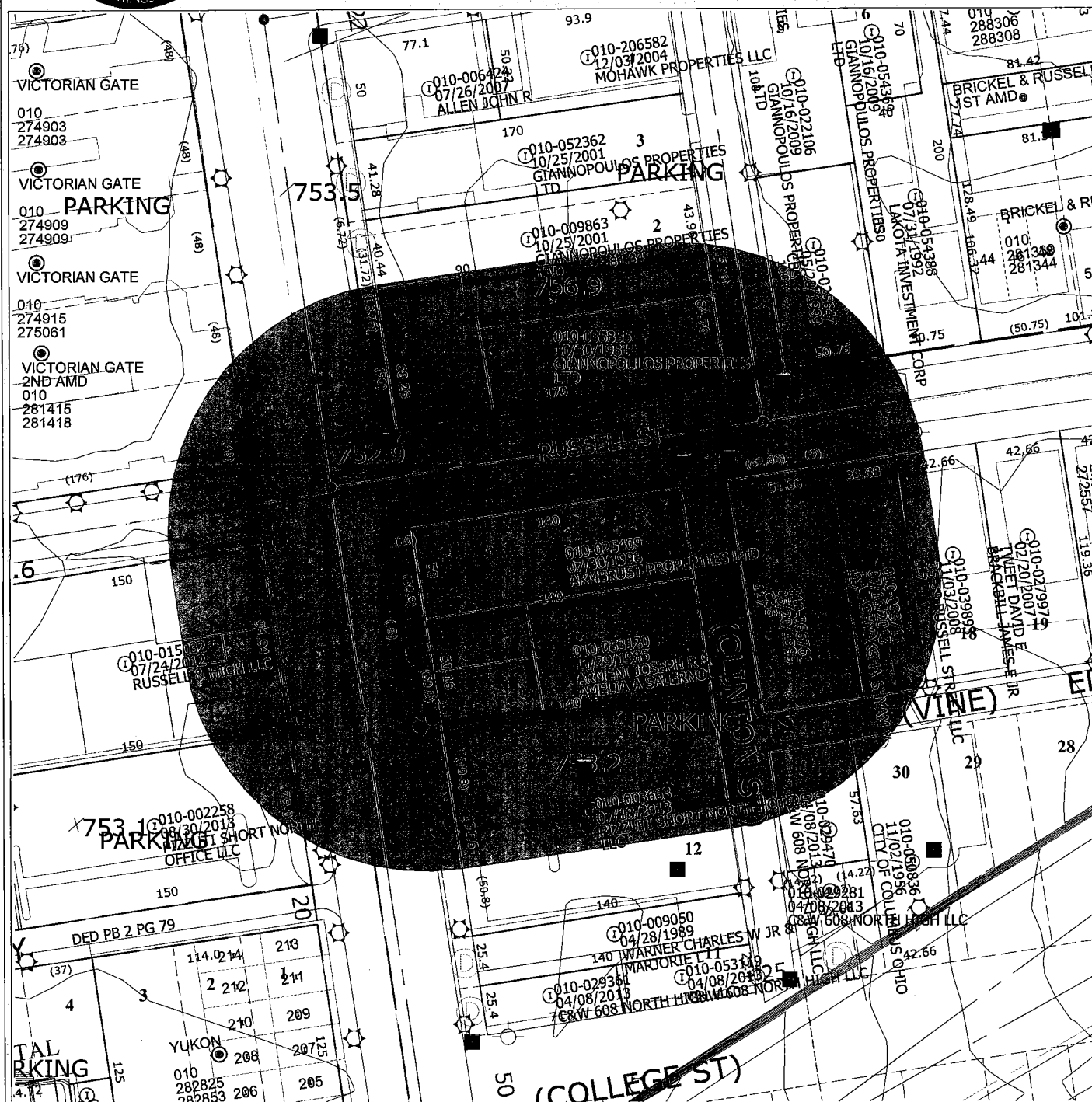
This is a pedestrian friendly area containing public parking lots and on-street metered spaces, bicycle parking and several bus lines. It is common for Short North visitors to use public transit and parking as a home base and walk to multiple amenities in the area. At the same time, many Short North residents may simply walk to their destinations.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 9/18/13



Disclaimer

Scale = 75'

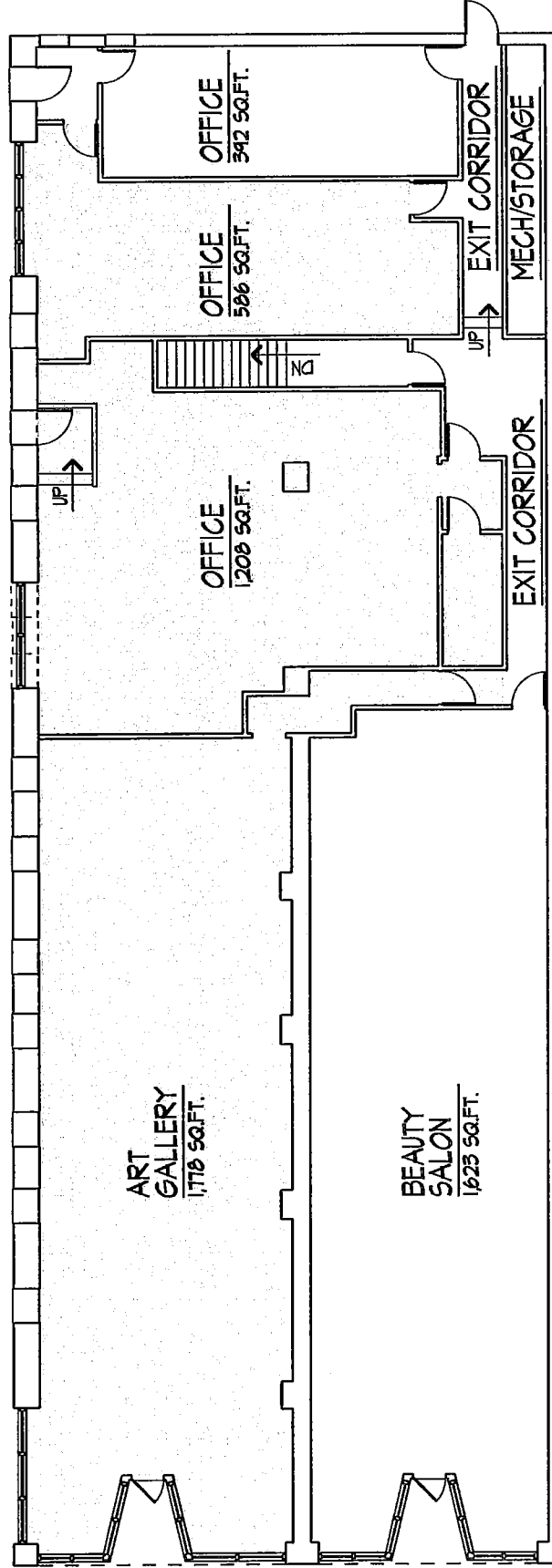


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

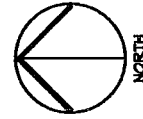
Real Estate / GIS Department

BEHAL[SAMPSON]DIETZ
ARCHITECTURE & CONSTRUCTION

880 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TEL: 614.266.4400
FAX: 614.266.4400
WWW.BEHARCHITECTS.COM



**EXISTING
FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"

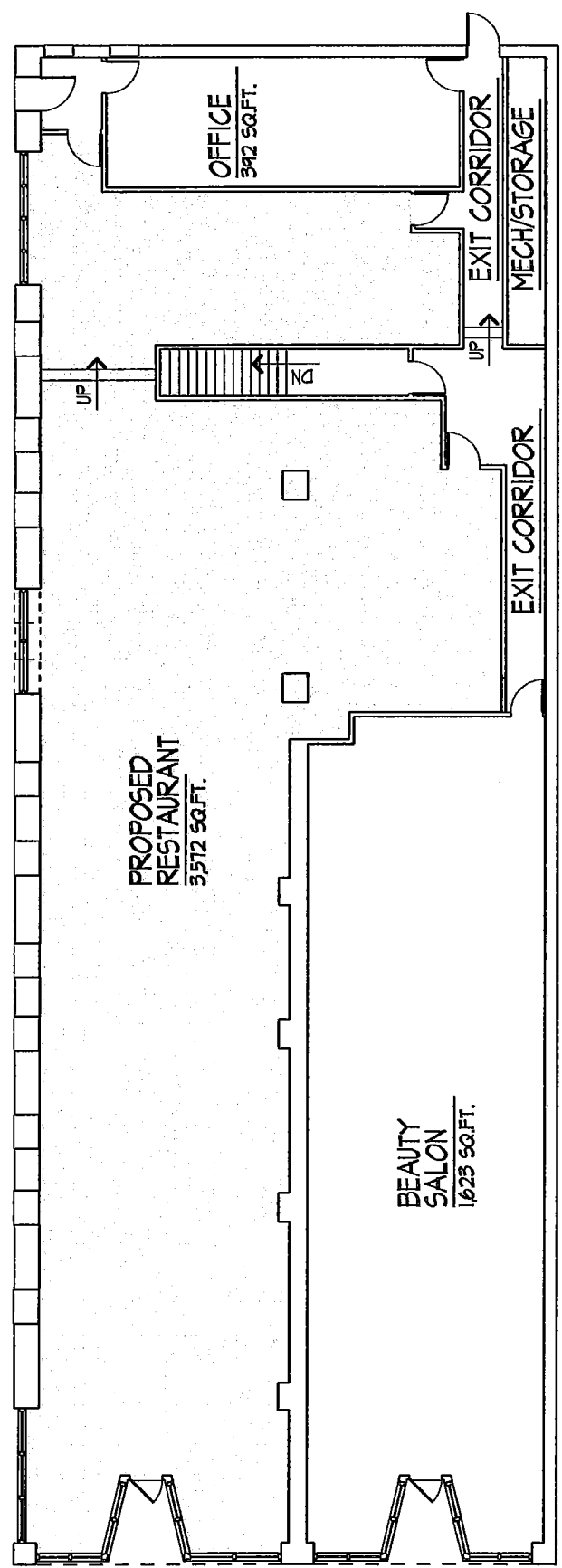


DESCRIPTION	DATE
BZA/IVC SUBMITTAL	10-1-2013
ZONING VARIANCE REQUEST FOR 642 N. HIGH ST. COLUMBUS, OHIO 43215	
DRAWN BY KMW	REVIEWED BY TS
JOB NUMBER 11108	
EXISTING FIRST FLOOR PLAN	A1.1

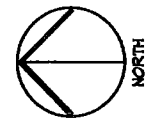
13310-00731
642 N. High St.

BEHAL[SAMPSON]DIETZ
ARCHITECTURE & CONSTRUCTION

840 WEST THIRD AVENUE
 COLUMBUS, OHIO 43215
 TELEPHONE 614-258-2143
 FACSIMILE 614-258-2143
 WWW.BSDARCHITECTS.COM



**PROPOSED
 FIRST FLOOR PLAN**
 SCALE: 1/16" = 1'-0"



13310-00731
642 N. High St.

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PROPOSED FIRST FLOOR PLAN	
A1.2	

ZONING INFORMATION

CONVERT 3572 SQ.FT. OF ART GALLERY AND OFFICES USES INTO A RESTAURANT USE.

PID: 010-025404-00
COMMERCIAL OVERLAY: N/A
HISTORIC DISTRICT: ITALIAN VILLAGE
AREA COMMISSION: ITALIAN VILLAGE COMMISSION
HISTORIC SITE: NO
PLANNING OVERLAY: I-670 GRAPHICS CONTROL
FLOOD ZONE: OUT
HEIGHT DISTRICT: H-35

LOT AREA: 7,000 SQ.FT. (0.16 ACRE)
BUILDING FOOTPRINT: 7,000 SQ.FT.

ZONING: C4, COMMERCIAL, Z13-025 (NO CHANGE)
- 3355.05 - INCLUDING C3, COMMUNITY SCALE COMMERCIAL USES - CAFES, DELICATESSENS AND RESTAURANTS (UNLIMITED SIZE)
- 3355.05 C) - DWELLING UNITS ONLY WHEN LOCATED ABOVE USES PERMITTED IN THIS DISTRICT

EXISTING USES: ART GALLERY, GENERAL OFFICES, BEAUTY SALON, RESIDENTIAL APARTMENTS
PROPOSED USES: RESTAURANT, GENERAL OFFICES, BEAUTY SALON, RESIDENTIAL APARTMENTS

NO PROPOSED CHANGE IN ZONING
A CHANGE IN INTENSITY OF USE IS PROPOSED

PARKING CALCULATIONS
*CALCULATIONS PROVIDED ARE FOR FLOOR AREAS WITH A PROPOSEED CHANGE IN INTENSITY OF USE ONLY

EXISTING
EXISTING ART GALLERY (1,178 SQ.FT.)
1,178 SQ.FT./400 = 4.44 = 5 SPACES

EXISTING GENERAL OFFICE (1,194 SQ.FT.)
1,194 SQ.FT./450 = 3.98 = 4 SPACES

REQUIRED SPACES FOR EXISTING USES = 9 SPACES

PROPOSED
RESTAURANT (3,572 SQ.FT.)
3,572 SQ.FT./75 = 47.6 = 48 SPACES

REQUIRED SPACES FOR PROPOSED USE = 48 SPACES

REQUIRED SPACES FOR EXISTING USES = 9
REQUIRED SPACES FOR PROPOSED USES = 48
EXISTING SPACES = 0
DIFFERENCE BETWEEN INTENSITIES (48-9) = 39
TOTAL PARKING SPACES REQUIRED FOR NEW USES (0 + 39) = 39

BICYCLE PARKING = 2 MINIMUM REQUIRED
ADDITIONAL BICYCLE PARKING= [(34-20)/20] = 0.95 = 1 SPACE
TOTAL REQUIRED BICYCLE PARKING = 3 SPACES

VARIANCES:

3312.44B TO REDUCE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES FROM 3 TO 0.

3312.44C TO REDUCE THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FROM 34 TO 0.

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ZONING INFORMATION A1.3	

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642 N. High St.



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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 spaces provided.

APPLICATION #

13310-00731

642 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom Sampson (Behal Sampson Dietz, Inc.)
of (COMPLETE ADDRESS) 990 W. 3rd Avenue / Columbus, Ohio 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

Armbrust Properties Ltd c/o Richard Bruggeman 11 Buttles Avenue/Columbus, OH 43215

SIGNATURE OF AFFIANT

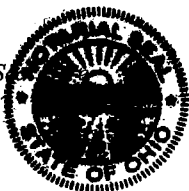
Subscribed to me in my presence and before me this 30th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9-2-2014

Notary Seal



Shawn T. Sams
Notary Public, State of Ohio
My Commission Expires 09-2-2014

Shawn T. Sams
Notary Public, State of Ohio
My Commission Expires 09-2-2014



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