



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: 14310-0-00174
Date Received: 3/17/14
Commission/Civic: Italian Village
Existing Zoning: C-4 Application Accepted by: W. Reiss Fee: \$1,900⁰⁰
Comments: 5/27/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

VARIANCE IN REQUIRED NUMBER OF PARKING SPACES FROM 17 TO 0.
APPLICABLE CODE SECTIONS ARE: 3312.49 AND 3312.03 C 2 c

LOCATION

1. Certified Address Number and Street Name 608 NORTH HIGH STREET
City COLUMBUS State OHIO Zip 43215
Parcel Number (only one required) 00-029361

APPLICANT: (IF DIFFERENT FROM OWNER)

Name CARTER BEAN " J. CARTER BEAN ARCHITECT
Address 4400 N. HIGH ST., STE. 401 City/State COLUMBUS, OH Zip 43214
Phone # 614-262-2326 Fax # 614-262-2329 Email CARTER@BEANARCHITECTS.COM

PROPERTY OWNER(S):

Name C&K 608 NORTH HIGH LLC
Address 1020 DENNISON AVE., STE. 102 City/State COLUMBUS, OH Zip 43201
Phone # 614-565-4209 Fax # _____ Email KEVINE@LYKENS COMPANIES.COM
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name CARTER BEAN " J. CARTER BEAN ARCHITECT
Address 4400 N. HIGH ST., STE. 401 City/State COLUMBUS, OH Zip 43214
Phone # 614-262-2326 Fax # 614-262-2329 Email: CARTER@BEANARCHITECTS.COM

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
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



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

14310-00174
608 N. High St.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JAMES CARTER BEAN
of (1) MAILING ADDRESS 4400 N. HIGH ST., STE. 401, COLUMBUS, 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 (4) C&W 608 NORTH HIGH LLC
AND MAILING ADDRESS 1020 DENNISON AVE., STE. 102
COLUMBUS, OHIO 43201

APPLICANT'S NAME AND PHONE # (same as listed on front of application) CARTER BEAN .. J. CARTER BEAN ARCHITECT

AREA COMMISSION OR CIVIC GROUP (5) ITALIAN VILLAGE COMMISSION .. CONNIE TORBECK
AREA COMMISSION ZONING CHAIR OR CITY OF COLS. PLANNING DIV. / HIST. PRES. OFFICE
CONTACT PERSON AND ADDRESS 50 W. GAY ST., 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
VARIANCE REPORT ATTACHED

(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 4th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



TONYA SWIFT
Notary Public, State of Ohio
My Commission Expires
August 27, 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 all checks payable to the Columbus City Treasurer



Carter Bean
J. Carter Bean Architect
4400 North High Street, Suite 401
Columbus, Ohio 43214

Atiq U. Khan
Zohra T. Khan
1308 Penderson Court
New Albany, Ohio 43054

C & W 608 North High LLC
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201

J E Meacham Company LLC
2312 Coventry Road
Columbus, Ohio 43221

Connie Torbeck
Italian Village Commission
50 West Gay Street
Columbus, Ohio 43215

John B. Chambers
12 West Poplar Avenue, #206
Columbus, Ohio 43215

Pizzuti Short North Office LLC
2 Miranova Place, Suite 220
Columbus, Ohio 43215

Michael A. Mautz
Leslie Mautz
519 South Drexel Avenue
Columbus, Ohio 43209

Pizzuti Sort North Hotel LLC
2 Miranova Place, Suite 220
Columbus, Ohio 43215

Michael J. Muldoon
4500 Dublin Road
Columbus, Ohio 43221

Charles Warner
5900 Sawmill Road, Suite 110
Dublin, Ohio 43017

Sandy L. Velie
12 West Poplar Avenue, #209
Columbus, Ohio 43215

**City of Columbus Real Estate
Management**
90 West Broad Street
Columbus, Ohio 43215

Brian G. Heminger
12 West Poplar Avenue, #210
Columbus, Ohio 43215

CBS Partnership
P.O. Box 36
Pataskala, Ohio 43062

Daniel Wolt
7672 Ogden Woods Boulevard
New Albany, Ohio 43054

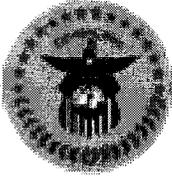
Mason Equity Group LLC
P.O. Box 14460
Columbus, Ohio 43214

Kathleen Godber
7464 Sleepy Hollow Drive
West Chester, Ohio 45069

Jennifer K Fahey
12 West Poplar Avenue, #202
Columbus, Ohio 43215

Maureen A. Quinn
12 West Poplar Avenue, #214
Columbus, Ohio 43215

14310-00174
608 N. High St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00174
608 N. High St.

One Stop Shop Zoning Report Date: Wed Mar 19 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 608 N HIGH ST COLUMBUS, OH
Mailing Address: 1020 DENNISON AVE STE102
COLUMBUS OH 43201

Owner: C&W 608 NORTH HIGH LLC
Parcel Number: 010029361

ZONING INFORMATION

Zoning: Z73-025, Commercial, C4
effective 6/19/1973, Height District H-35

Historic District: Italian Village

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: Italian Village Commission

Airport Overlay Environs: N/A

Planning Overlay: I-670 Graphics Control

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

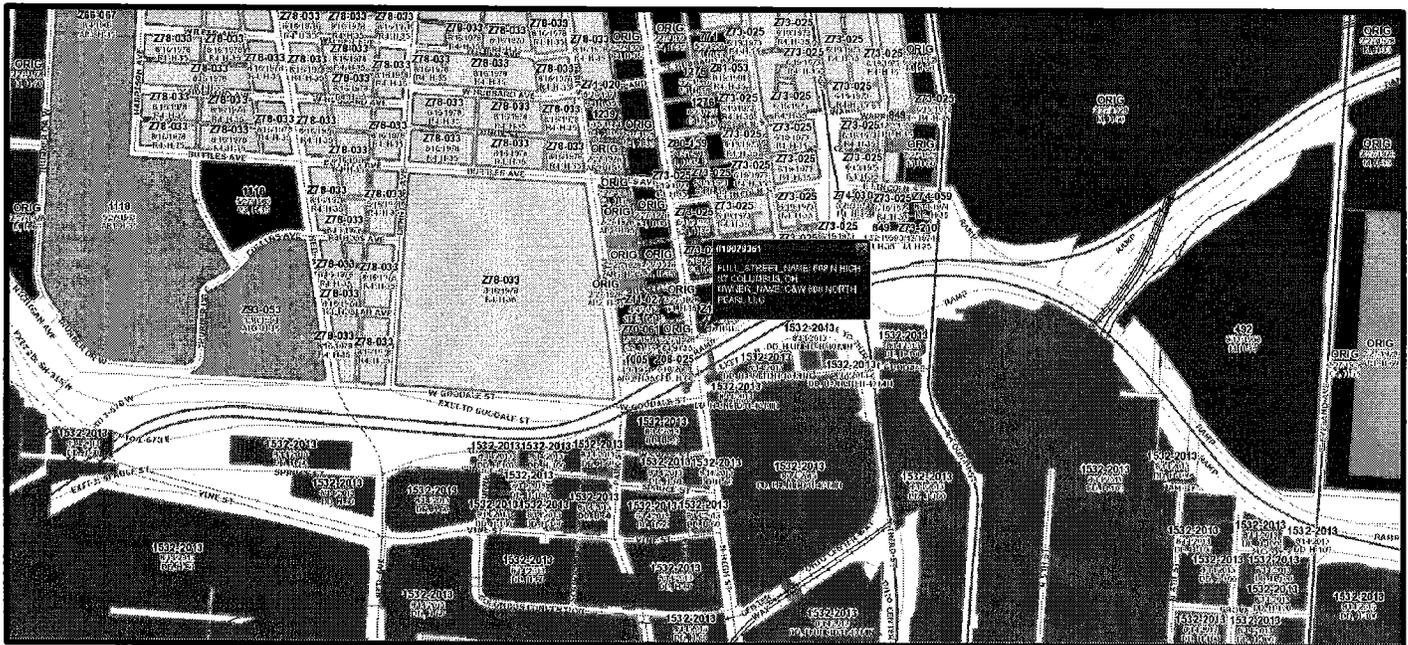


EXHIBIT A

Board of Zoning Adjustment Application

Statement of Hardship

608 – 610 North High Street, Columbus, Ohio 43215 (PID # 010-029361)

The subject property is located at the northeast corner of North High Street and East Poplar Avenue, in Italian Village. The property is zoned C-4, Commercial, within which a restaurant is a permitted use.

This building covers the entire parcel and, therefore, does not allow for any on-site, off-street vehicle parking.

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

The Short North is a pedestrian friendly area with public parking lots; on-street metered parking; bicycle parking; and several bus lines. It is common for Short North visitors to use public transit to access the area. Furthermore, it is common for visitors to use public parking as a home base, then walk to multiple amenities in the area. Additionally, this is a mixed-use neighborhood in which many of the customers for businesses live nearby and walk to their destinations.

Because of these variables, we feel that a reduction in the required parking is warranted. However, to ensure that the granting of this variance is not injurious to neighboring properties and will not be contrary to the public interest or intent and purpose of Zoning Code, the building owner will establish a parking lease agreement for privately owned spaces within 750' of the subject property.

The required number of parking spaces for this change of use is 17. The nearby, privately owned parking lot, for which a lease agreement will be established, contains 12 parking spaces. Therefore, the majority of the required parking shall be provided for.

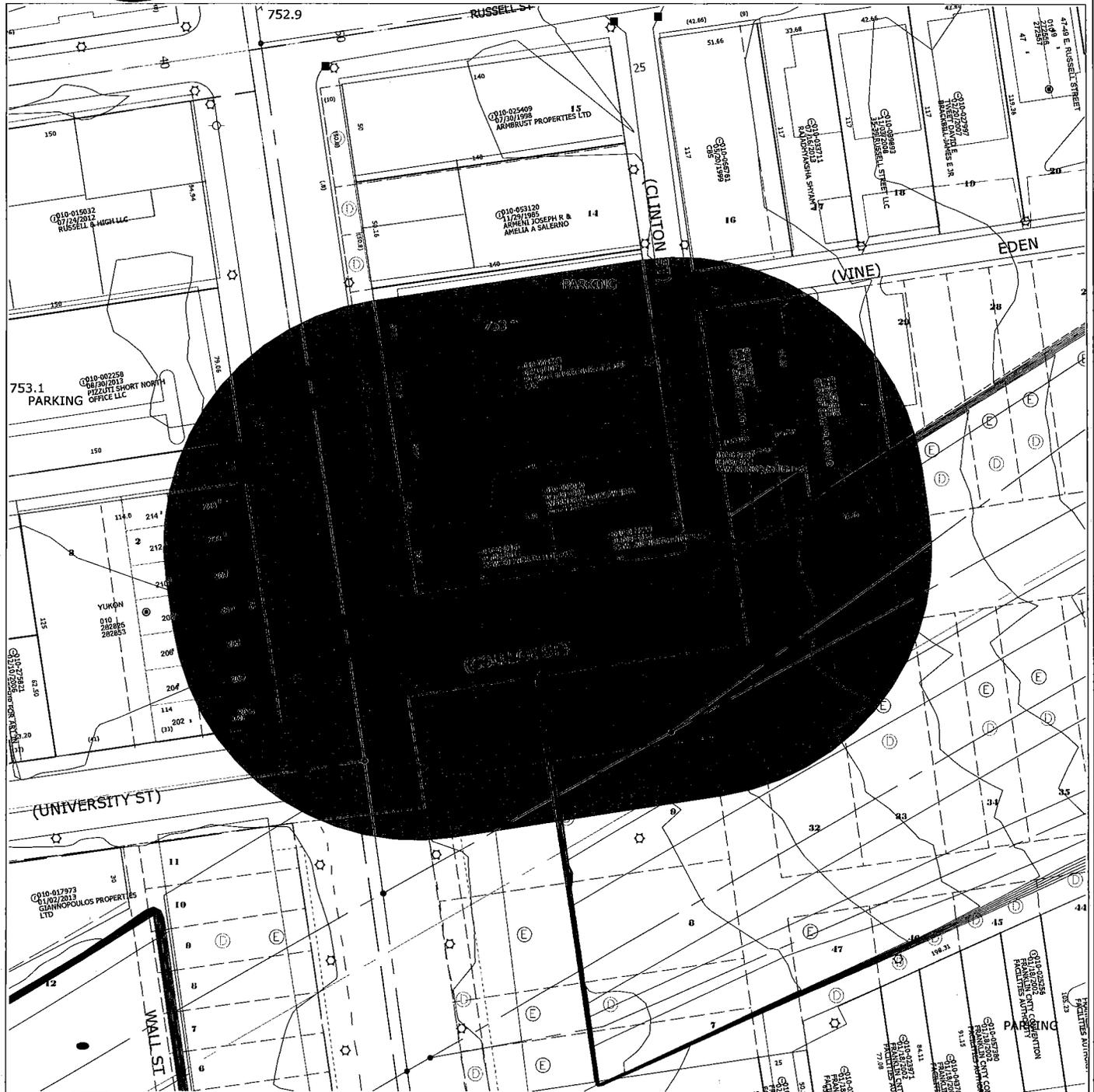
14310-00174
608 N. High St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/28/14



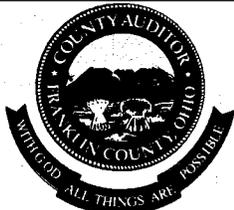
Disclaimer

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 not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00174
608 N. High St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/28/14



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 and other information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

14310-00174
608 N. High St.

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: 010029361

Zoning Number: 608

Street Name: N HIGH ST

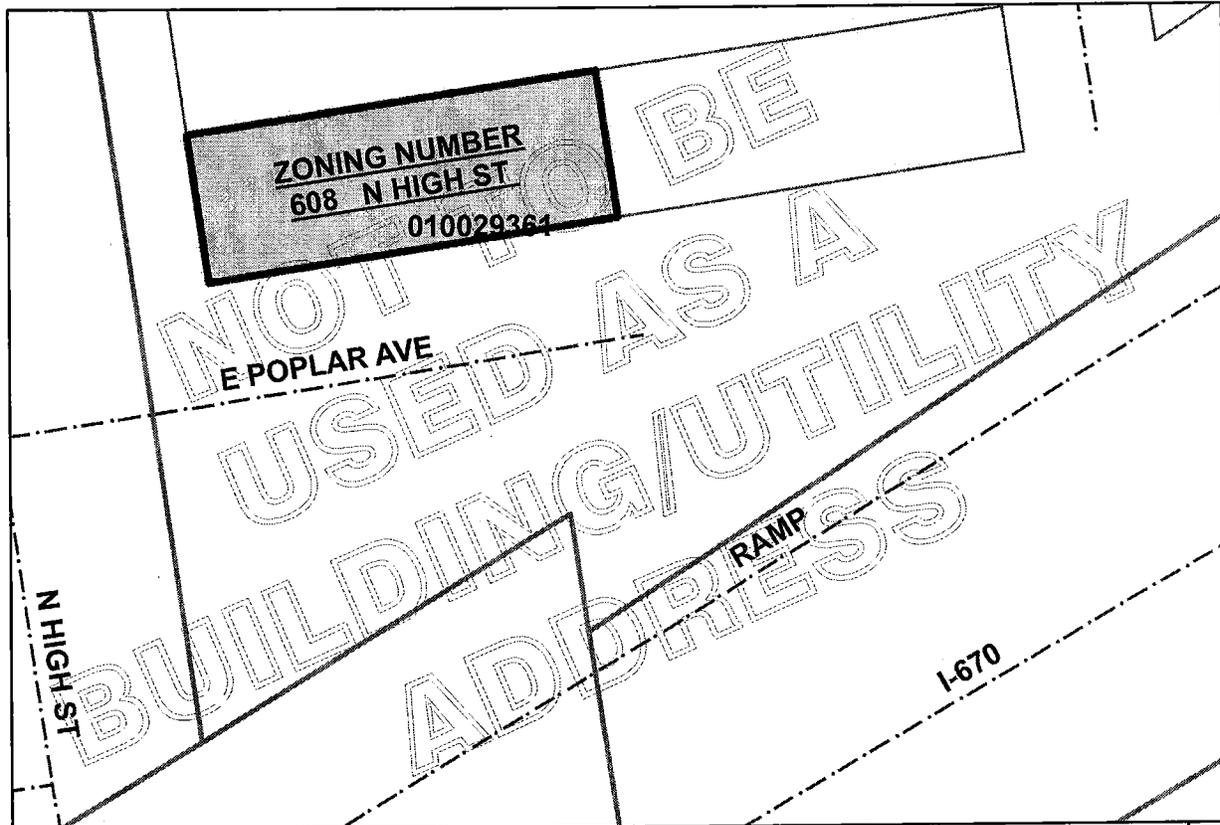
Lot Number 11

Subdivision: W NEIL

Requested By: j. CARTER BEAN ARCHITECTS (BEAN CARTER)

Issued By: *Patricia Austin*

Date: 2/28/2014



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 18026



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



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

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 provided.

APPLICATION # 14310-00174
608 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JAMES CARTER BEAN - J. CARTER BEAN ARCHITECT
of (COMPLETE ADDRESS) 4400 N. HIGH ST., STE. 401, COLUMBUS, OH 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
<u>C & W NORTH HIGH LLC</u>	<u>1020 DENNEON AVE., STE. 102, COLUMBUS, OH 43201</u>

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 4th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Signature]



TONYA SWIFT
Notary Public, State of Ohio
My Commission Expires
August 27, 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 all checks payable to the Columbus City Treasurer