



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: # 14310-00000-00223
Date Received: 9 APRIL 2014
Commission/Civic: COL. SOUTH SIDE
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

Reduction of Required Parking (code section 3312.49 table 2 parking requirements for retail and other commercial uses)

Special use permit for a patio (code section 3389.02 Special use permit)

TO REDUCE FROM 15 TO 9 (6)
(REQ) (on-site)

LOCATION

1. Certified Address Number and Street Name 1224 S. HIGH STREET
City COLUMBUS State OHIO Zip 43207
Parcel Number (only one required) 010-034725

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Ran Dezalovski
Address 3128 E. 17 Ave Suite L City/State Columbus, Ohio Zip 43219
Phone # 614.286.6059 Fax # 614.471.1387 attn Ran Email dezagroup@aol.com

PROPERTY OWNER(S):

Name DEZALOVSKY & TAL LLC
Address 3252 MANN ROAD City/State BLACKLICK/OH Zip 43004
Phone # 614-532-5010 Fax # _____ Email DEZAGROUP@AOL.COM
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Walter Leiri, Attorney

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

14310-00000-00223
1224 SOUTH HIGH
STREET



CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 1 2014
General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1224 S HIGH ST COLUMBUS, OH 43206
Mailing Address: 6887 E MAIN ST
REYNOLDSBURG, OH 43068

Owner: HEARTLAND BANK
Parcel Number: 010034725

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-60

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Columbus Southside Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

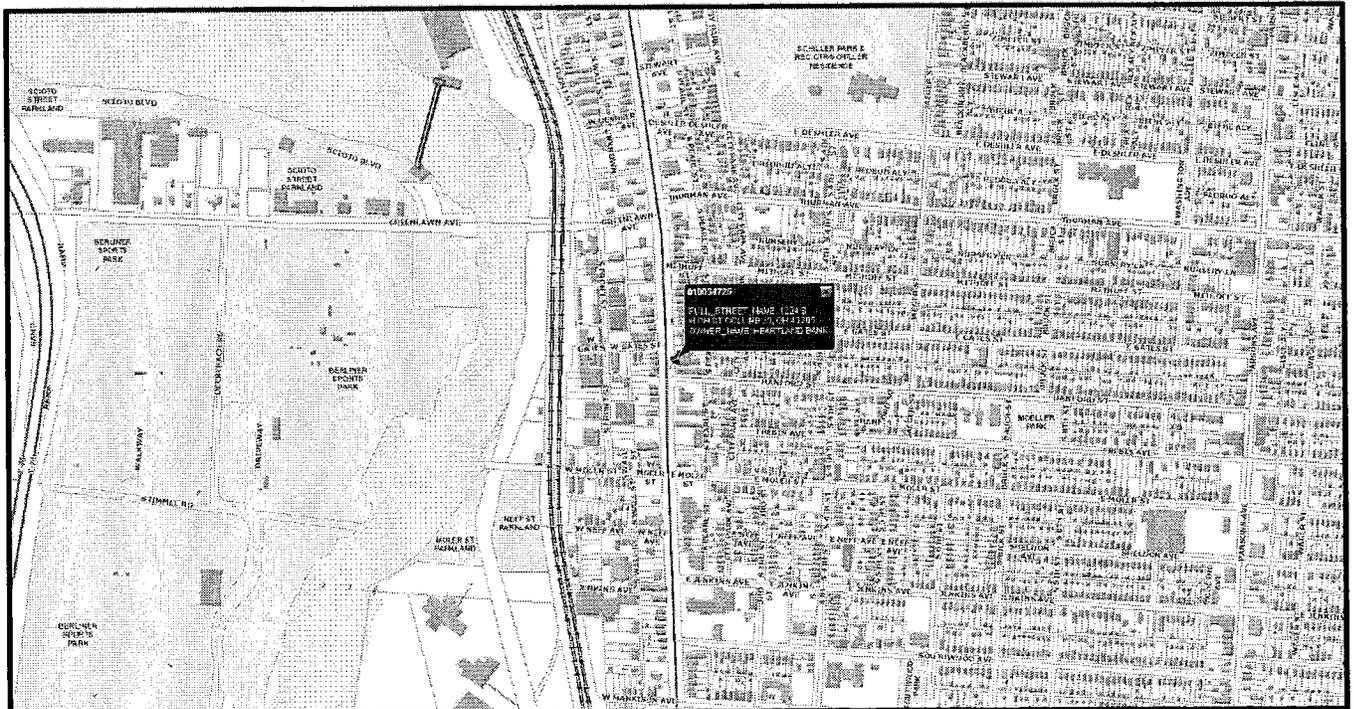
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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14310-00000-00223

1224 SOUTH HIGH STREET

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ran Dezalovski
of (1) MAILING ADDRESS 3128 E. 17th Ave Suite L, Columbus, OH 43219
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) DEZALOVSKY & TAL LLC
3252 MANN ROAD
BLACKLICK, OH 43004

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

DEZALOVSKY & TAL LLC
614-532-5010

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

(5) MERION VILLAGE ASSOCIATION
BOB LEIGHTY
1330 S. FOURTH ST., COLS., OH 43206

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

Subscribed to me in my presence and before me this 28 day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Shelly M Powers
March 30, 2014

Notary Seal Here



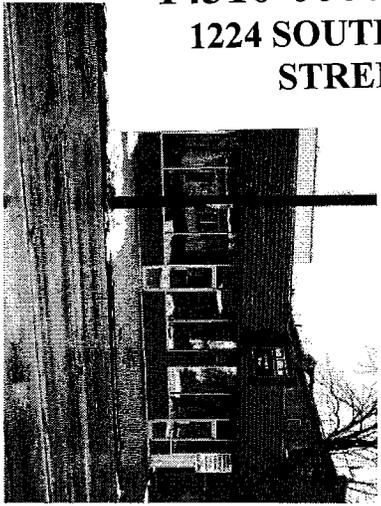
SHELLY M POWERS
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
MARCH 30, 2014

PLEASE NO information or rejection of this submittal.
Application accepted by appointment. Call 614-645-4522 to schedule.
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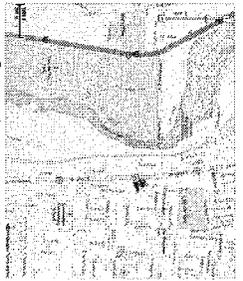
14310-00000-00223

1224 SOUTH HIGH STREET

anrife
rchitecture LLC



FRONT ELEVATION



@ 2014 GOOGLE
SITE LOCATION MAP

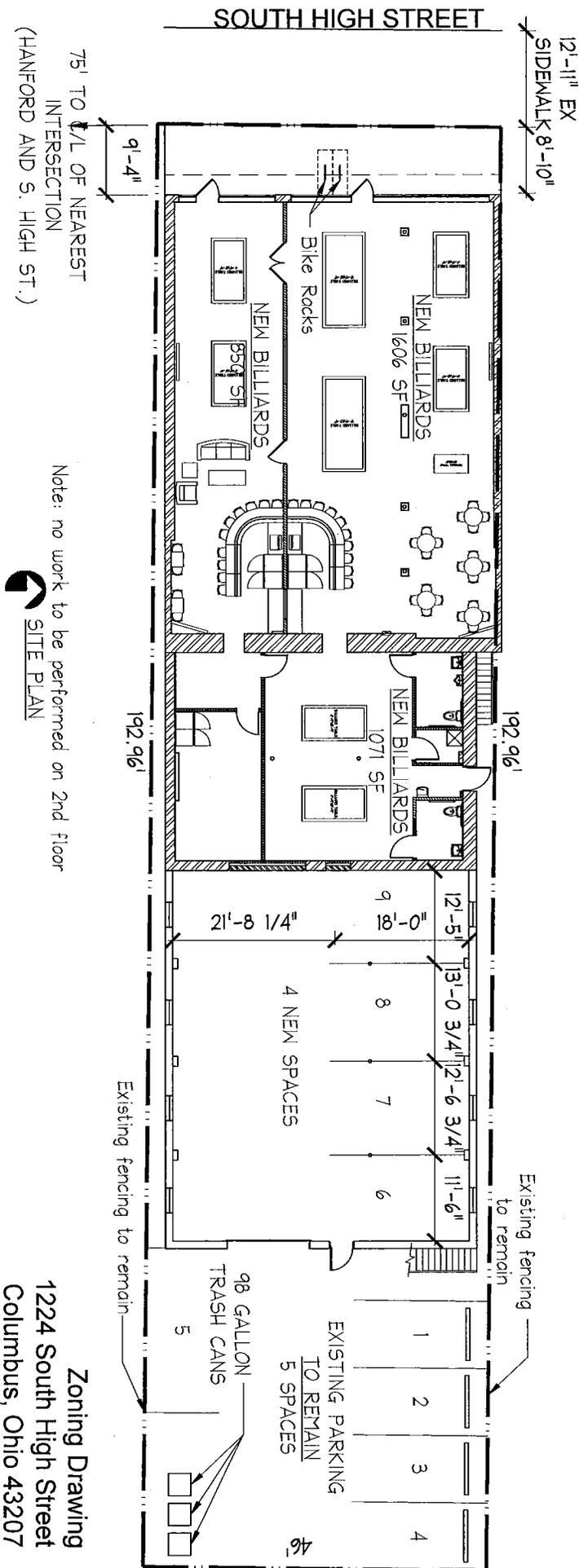
Railing will be a modular painted metal railing system
PROPOSED PATIO RAILING

ZONING INFORMATION:
Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-60
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: South High St/South Front St WCO
Graphic Commission: N/A
Area Commission: Columbus Southside Area Commission
Planning Overlay: N/A
Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PROJECT INFORMATION:
LOCATION: 1224 SOUTH HIGH STREET, COLUMBUS, OHIO 43206

DESCRIPTION OF WORK:

The building is two-stories and 7,900 sf.
Building height is approximately 24' tall.
Parking calculation:
Billiard 1st floor is 3,880 sf/75sf = 52
25% reduction for overlay = 52x.75=39
Existing retail credit 5,880/250 sf=24
39-24 = 15 required
15 required - 15 provided 0 = deficit of 0
The site is 6 spaces short of the requirement therefore, we are asking for a variance



Note: no work to be performed on 2nd floor

SITE PLAN

Zoning Drawing
1224 South High Street
Columbus, Ohio 43207



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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.
provided.

14310-00000-00223
1224 SOUTH HIGH
STREET

APPLICATION

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dezalovsky & Tal, LLC
of (COMPLETE ADDRESS) 3252 Mann Rd. Blacklick, OH 43004
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 28 day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC Shelley M. Powers

My Commission Expires: March 30, 2014

Notary Seal Here



SHELLY M POWERS
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
MARCH 30, 2014

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