



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: 14310-0-00601
 Date Received: 8/21/14
 Commission/Civic: Italian Village
 Existing Zoning: CPD Application Accepted by: JO. Reiss Fee: \$1,900.00
 Comments: 10/28/14

TYPE(S) OF ACTION REQUESTED
 (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

See Statement of Hardship

LOCATION

I. Certified Address Number and Street Name 920 North High Street
 City Columbus State OH Zip 43201
 Parcel Number (only one required) 010-023217

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Elford Development, Ltd., c/o Michael B. Fitzpatrick
 Address 1220 Dublin Road City/State Columbus, OH Zip 43215-1008
 Phone # 614-488-4000 Fax # 614-488-0471 Email mfitzpatrick@elforddevelopment.com
jmeacham@elforddevelopment.com

PROPERTY OWNER(S):

Name Emerald Light Investments Ltd.
 Address 935 Taylor Station Road City/State Columbus, OH Zip 43230
 Phone # 614-864-2444 Fax # 614-416-7707 Email _____
 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 [Signature]
 PROPERTY OWNER SIGNATURE Emerald Light / Annil Uppea
 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

Also: dave@daveperryco.net



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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL B. FITZPATRICK -----
of (1) MAILING ADDRESS Elford Development, Ltd., 1220 Dublin Road, Columbus, OH
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the 43215
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 920 N High Street, Columbus, OH 43201
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) Emerald Light Investments, Ltd.
935 Taylor Station Road
Columbus, OH 43230

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

Elford Development, Ltd.
Michael B. Fitzpatrick
614-488-4000

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

(5) Italian Village Commission
c/o Randy Black, Historic Preservation
City of Columbus, 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

(8)

Subscribed to me in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Marianne E. Collins
Marianne E. Collins

My Commission Expires: 1-15-2016



MARIANNE E. COLLINS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JANUARY 15, 2016

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EXHIBIT A, Public Notice
920 N High Street
BZA14-_____
August 15, 2014

APPLICANT

Elford Development, Ltd.
c/o Michael B. Fitzpatrick
1220 Dublin Road
Columbus, OH 43215

PROPERTY OWNER

Emerald Light Investments Ltd.
c/o Annie Lipper
935 Taylor Station Road
Columbus, OH 43230

COMMUNITY GROUP:

Italian Village Commission
c/o Mr. Randy Black
Historic Preservation
50 West Gay Street, FL 4
Columbus, OH 43205

Italian Village Commission
c/o Ms. Connie Torbeck
Historic Preservation
50 West Gay Street, FL 4
Columbus, OH 43205

PROPERTY OWNERS WITHIN 125 FEET

Wood Real Estate LLC
939 North High Street, Ste. 206
Columbus, OH 43201

Price and High LLC
939 North High Street, Ste. 206
Columbus, OH 43201

Wood Co Building LLC
939 North High Street, Ste. 206
Columbus, OH 43201

Robert E. Brunner
Monica R. Brunner
2173 Sheringham Rd.
Columbus, OH 43220

Cemac Properties LLC
1020 Dennison Ave., Ste. 102
Columbus, OH 43201

Mildred L. Stanton
899 N.W. Blvd.
Columbus, OH 43212

Mildred L. Stanton
1401 W. 2nd Ave.
Columbus, OH 43212

David J. Heisterberg
721 Windy Hill Ln.
Galloway, OH 43119

Spectrum Capital
Investment Corp.
454 E. Main St., Ste. 215
Columbus, OH 43215

Spectrum Capital
Investment Corp.
1776 W. Lane Ave., Ste. F
Columbus, OH 43221

Thomas R. Hilt
921 Mount Pleasant Ave.
Columbus, OH 43201

14310-00601
920 N. High St.

United Dairy Farmers Inc.
3955 Montgomery Rd.
Cincinnati, OH 45212

Douglas W. Perks
21 E. 1st Ave.
Columbus, OH 43201-2469

Charles E. Torrez
Tarah R. Torrez
25 E. 1st Ave.
Columbus, OH 43201

John E. Kerr, Jr.
Douglas J. Knutson
29 E. First Ave.
Columbus, OH 43201

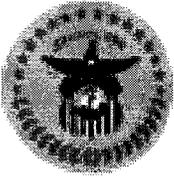
ALSO NOTIFY:

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Elford Development, Ltd.
c/o Jeffrey A. Meacham
1220 Dublin Road
Columbus, OH 43215

Elford Development, Ltd.
c/o Paul Kwapich
1220 Dublin Road
Columbus, OH 43215

14310-00601
920 N. High St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00601

920 N. High St.

One Stop Shop Zoning Report Date: Thu Aug 21 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 920 N HIGH ST COLUMBUS, OH

Mailing Address: 935 TAYLOR STATION RD
COLUMBUS, OH 43230

Owner: EMERALD LIGHT INVESTMENTS LTD

Parcel Number: 010023217

ZONING INFORMATION

Zoning: Z94-065, Commercial, CPD
effective 1/18/1995, 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 B

14310-00601

920 N. High St.

Statement of Hardship

BZA # 14310-00000-_____

920 North High Street

The site is located at the northeast corner of North High Street and East First Avenue. The existing building will be razed and the site redeveloped with a two (2) story commercial building as depicted on the submitted plans.

Unlike many of the older urban arterial corridors in the City, the North High Street corridor in Italian Village and Victorian Village receives no relief from full application of underlying code standards that the Urban Commercial Overlay (UCO) provides elsewhere nor does the code recognize shared parking with multi-use of spaces for different uses at different times. The site and corridor is a very urban environment. Few, if any, existing historic buildings/property comply with the current code standards and all North High Street redevelopment projects in the IVC/VVC corridor have been granted variances to code sections similar to what is requested for this project. Applicant has a practical difficulty with compliance, nor, in the case with the variances proposed, would compliance be desirable. Compliance would be out of character with the urban environment, the prevailing standard, pose a practical difficulty to redevelopment of the underutilized property and inconsistent with numerous previous variances.

Applicant requests the following variances:

- 1) 3312.11, Drive-up Stacking Area, to reduce stacking for a restaurant pickup window from eight (8) spaces to four (4) spaces.
- 2) 3312.49(A)(B), Minimum Number of Parking Spaces Required, which Section requires a total of 169 parking spaces for 13,008 sq. ft. of building area for multi-tenant restaurant use and 2,140 sq. ft. of accessory patio area, while 8 spaces are provided on-site and off-site parking will also be provided, and to reduce required bicycle parking from 10 spaces to 6 spaces.
- 3) 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space for commercial uses with an aggregate area between 10,000 and less than 75,000 square feet, while the aggregate building commercial use area will be 13,008 +/- square feet and applicant proposes to not provide a loading space.
- 4) 3356.11, C-4 District Setback Lines, which Section requires a minimum building setback of 60 feet (North High Street, 4-2D arterial) and 8 +/- feet (East First Avenue, existing building to the east), while applicant requests zero (0) building setback on both streets in keeping with the historic commercial corridor.

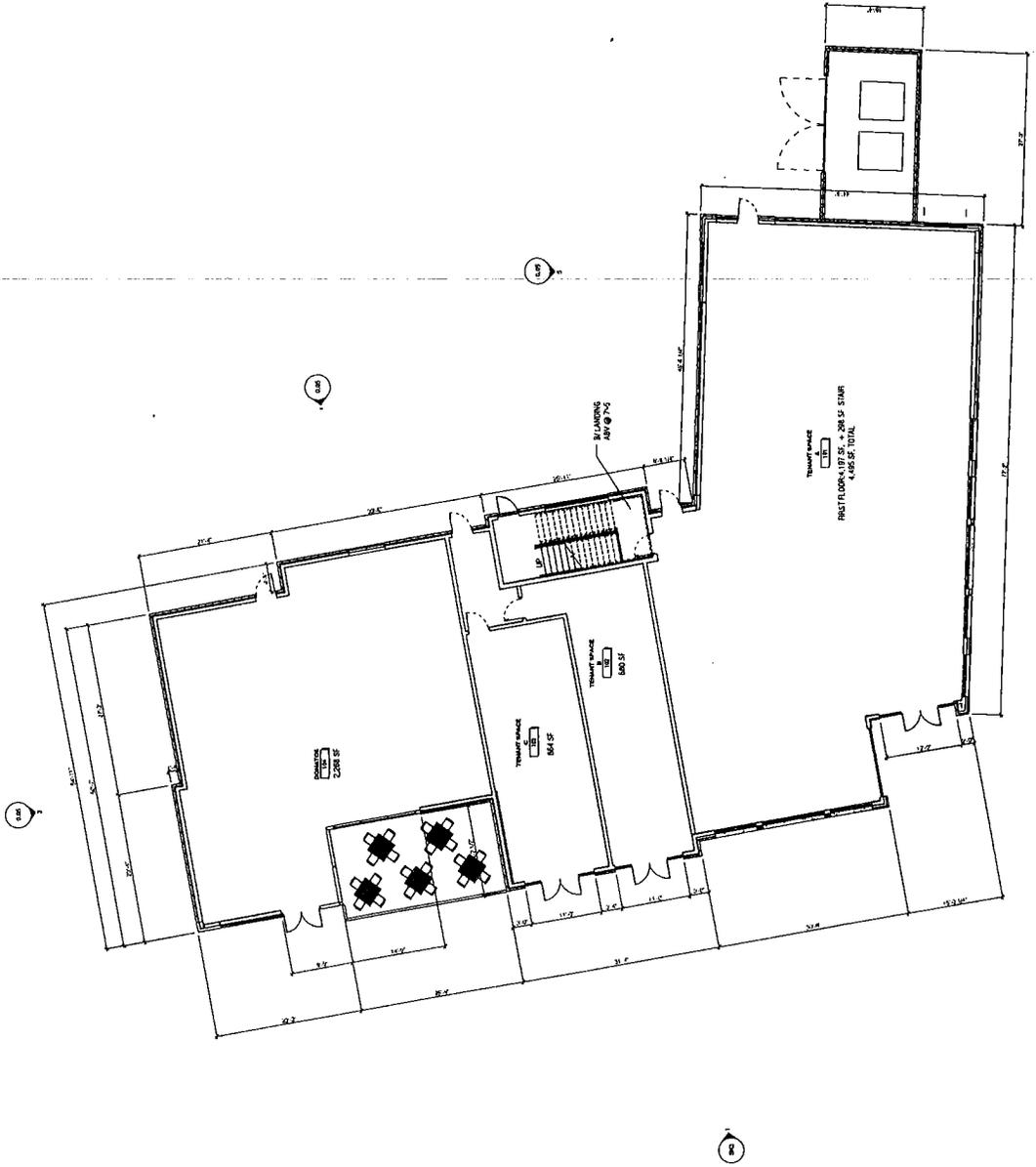
14310-00601
920 N. High St.

920 N. HIGH ST.
920 N. HIGH ST.

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



ARCHITECTURAL ALLIANCE
A13-106
FLOOR PLAN
0.02



1 FIRST FLOOR
SCALE 1/8" = 1'-0"

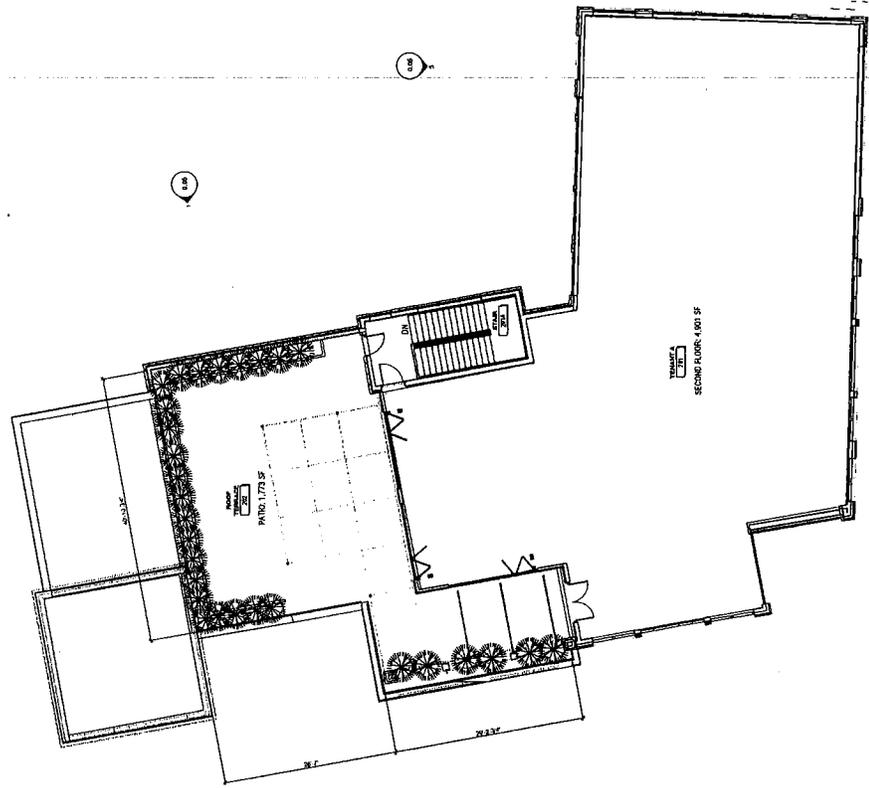
14310-00601
920 N. High St.

920 N. HIGH ST.
920 N. HIGH ST.

| | |
|-------------|-----------------|
| DATE | 11/11/11 |
| BY | AL |
| PROJECT | 920 N. HIGH ST. |
| DESCRIPTION | SECOND FLOOR |
| SCALE | 1/8" = 1'-0" |
| PROJECT NO. | 14310-00601 |
| DATE | 11/11/11 |
| BY | AL |
| PROJECT | 920 N. HIGH ST. |
| DESCRIPTION | SECOND FLOOR |
| SCALE | 1/8" = 1'-0" |
| PROJECT NO. | 14310-00601 |



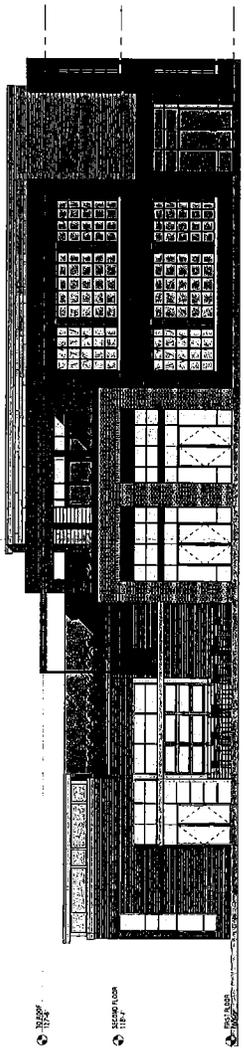
ARCHITECTURAL ALLIANCE
A11-108
SECOND FLOOR
0.03



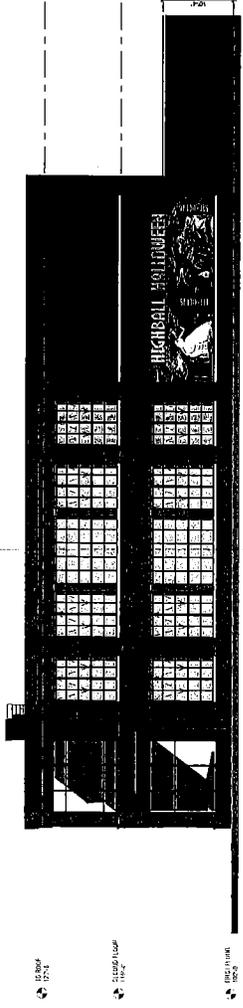
1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

14310-00601
920 N. High St.

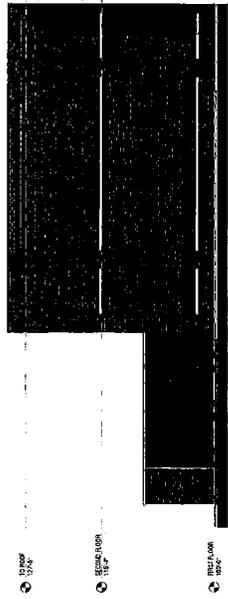
920 N. HIGH ST
920 N. HIGH ST.



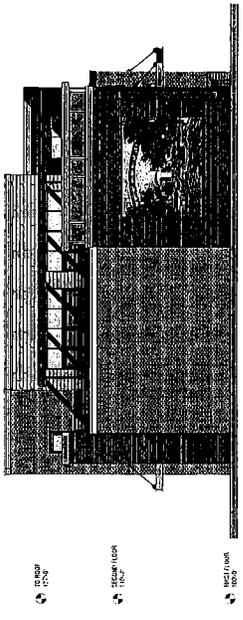
4 WEST ELEVATION
SCALE 1/8" = 1'-0"



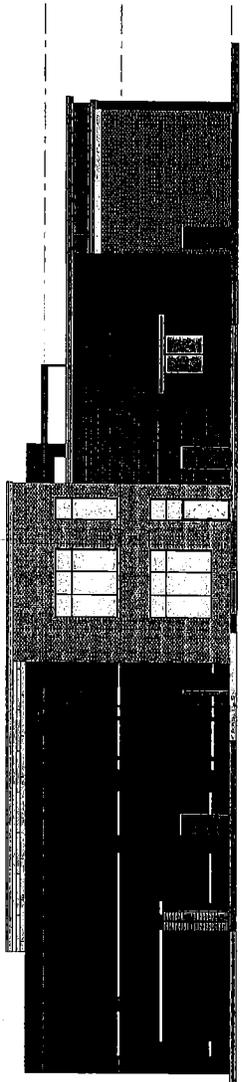
2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



5 NORTH ELEVATION SOUTH
BLDG
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 EAST ELEVATION
SCALE 1/8" = 1'-0"

| | |
|-----------|------------------------|
| Project | 14310-00601 |
| Location | 920 N. HIGH ST. |
| Client | |
| Architect | ARCHITECTURAL ALLIANCE |
| Scale | 1/8" = 1'-0" |
| Date | |
| Sheet | |

ARCHITECTURAL ALLIANCE
 ARCHITECTS & PLANNERS
 1000 N. HIGH ST., SUITE 200
 COLUMBUS, OH 43215
 (614) 461-1111
 www.aalliance.com

EAAP
 ENGINEERING ARCHITECTURAL ARCHITECTS PLANNERS

Project No. A13-008
 Date: 10/15/13
 Scale: 1/8" = 1'-0"

ELEVATIONS

0.05



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 8/15/14



Disclaimer

Scale = 100



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

14310-00601
920 N. High St.



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: 010023217

Zoning Number: 920

Street Name: N HIGH ST

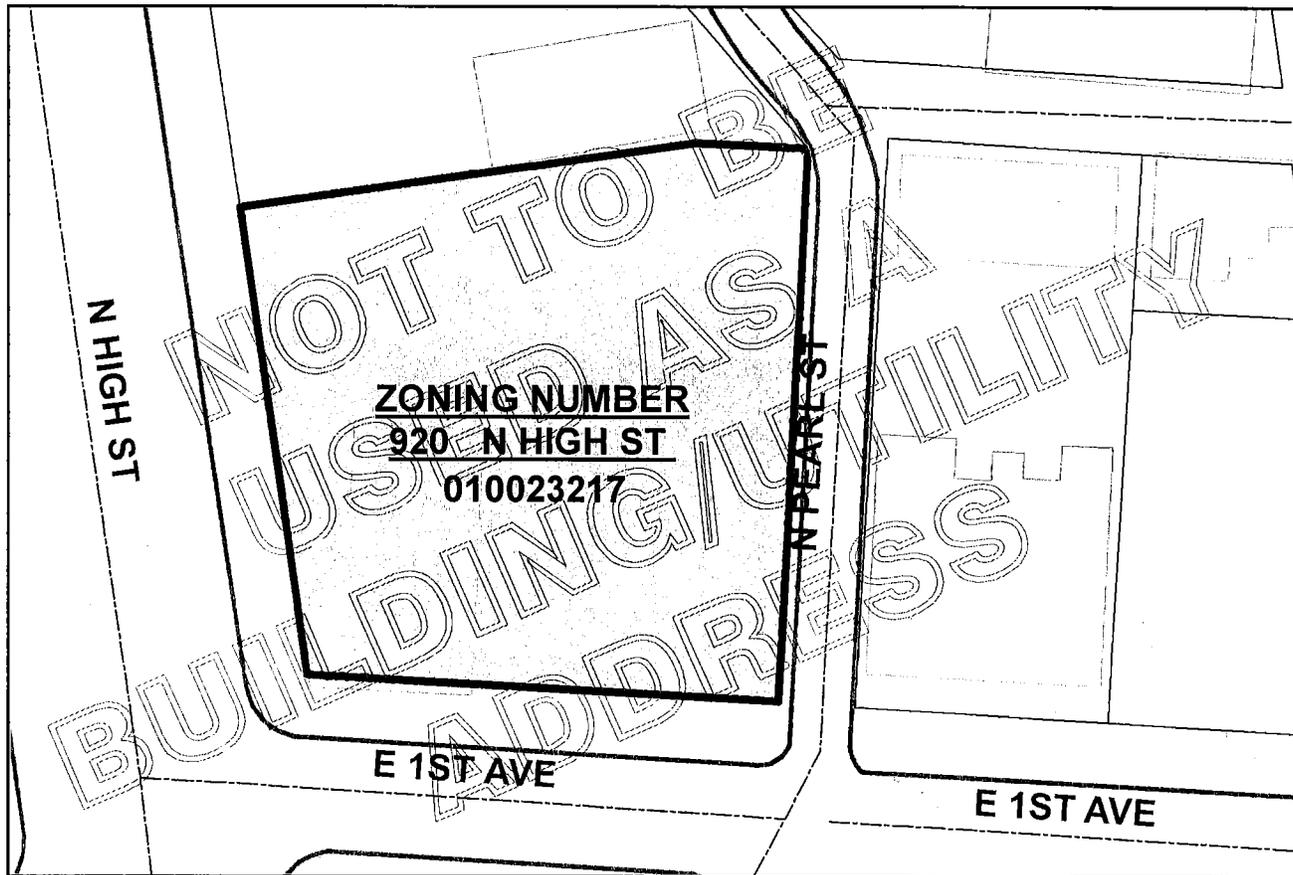
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Adriana Amisano*

Date: 8/7/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 21551

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
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 not provide information not provided.

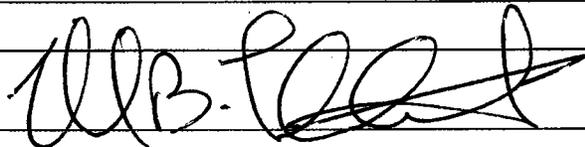
APPLICATION # 14310-00601
920 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL B. FITZPATRICK
of (COMPLETE ADDRESS) Elford Development, Ltd., 1220 Dublin Road, Columbus, OH 43215
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 |
|----------------------------|--------------------------------------|
| Elford Development, Ltd. | |
| c/o Michael B. Fitzpatrick | 1220 Dublin Road, Columbus, OH 43215 |

| | |
|---------------------------------|---|
| Emerald Light Investments, Ltd. | |
| c/o Annie Lipper | 935 Taylor Station Road Columbus, OH 43230 |

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 14 day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC Marianne E. Collins

My Commission Expires: 1-15-2016



MARIANNE E. COLLINS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JANUARY 15, 2016

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