



To: Jaimie Friese

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: # 14310-00000-00538
Date Received: 4 Aug 2014
Commission/Civic: UTC PUBB
Existing Zoning: _____ Application Accepted by: [Signature] 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.

Variance from Section 3312.49C to permit 3 on site parking spaces, 11 less than 14 required spaces.

LOCATION

1. Certified Address Number and Street Name 2591 N. High Street
City Columbus State OH Zip 43202
Parcel Number (only one required) 010-052121-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Old North Arcade, LLC
Address 1725 Marshlyn Ct. City/State Columbus, OH Zip 43220
Phone # (614) 598-0821 Fax # n/a Email benjaminphilipmorgan@gmail.com

PROPERTY OWNER(S):

Name Edward L. Cooper, Trustee; Elaine K. Cooper, Trustee
Address 5842 Glendon Place City/State Dublin, OH Zip 43016
Phone # (614) 946-7765 Fax # _____ Email none
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Brent D. Rosenthal
Address 366 E. Broad Street City/State Columbus, OH Zip 43215
Phone # (614) 628-0772 Fax # (614) 221-0216 Email: broenthal@cpmlaw.com

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

APPLICANT SIGNATURE Old North Arcade by: [Signature] MEMBER
PROPERTY OWNER SIGNATURE [Signature] TTEE Elaine K Cooper TTEE
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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00538

2591 NORTH HIGH STREET

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2591 N HIGH ST COLUMBUS, OH

Mailing Address: 119 OAKLAND PARK AVE

COLUMBUS OH 43214

Owner: COOPER EDWARD L & ELAINE I

Parcel Number: 010052121

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: UNIVERSITY UCO

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

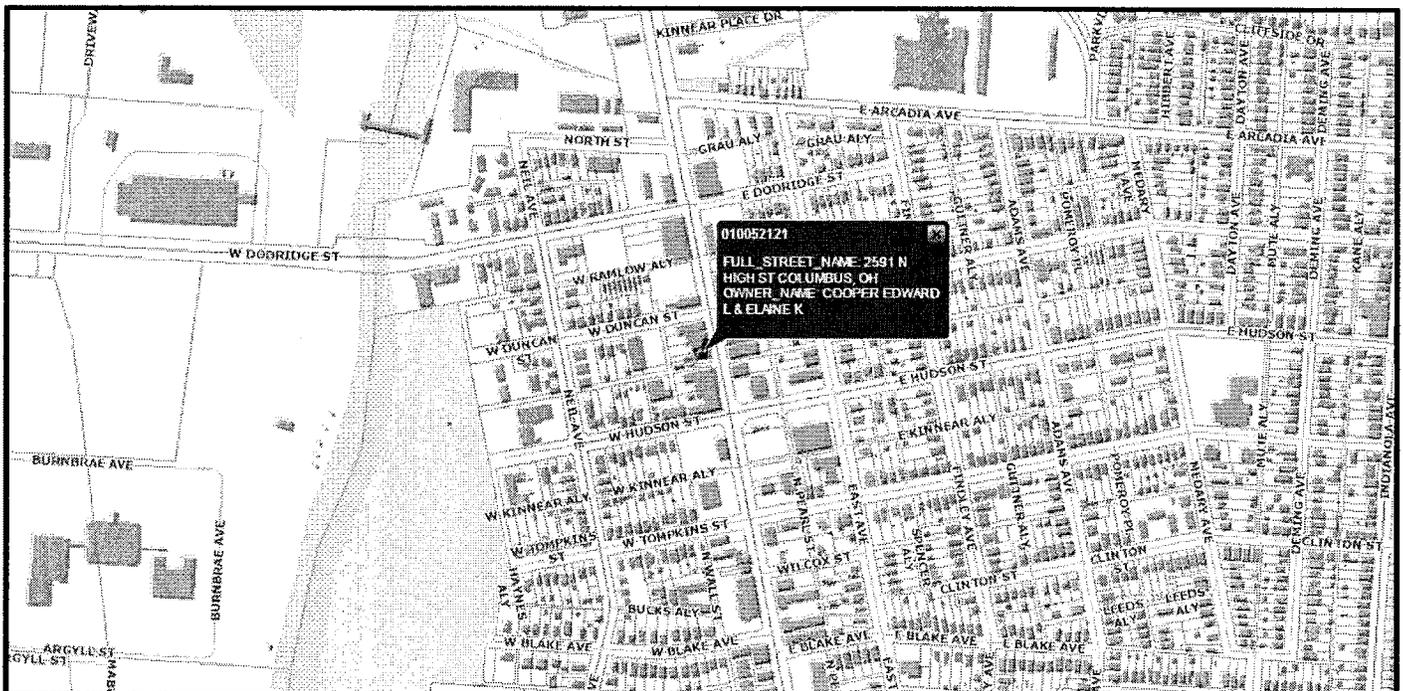
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

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14310-00000-00538
2591 NORTH HIGH STREET

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent D. Rosenthal
of (1) MAILING ADDRESS 366 East Broad Street, Columbus, OH 43215
deposed and states that (he/she) is the ~~applicant~~ 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) Edward L. Cooper, Trustee; Elaine K. Cooper, Trustee
5842 Glendavon Pl.
Dublin, OH 43016
Old North Arcade, LLC
1725 Marshlyn Ct.
Columbus, OH 43220

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

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

(5) University Area Commission
Susan Keeny
358 King Avenue, Columbus, OH 43201

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 Proximity Report attached hereto]

(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 29th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Amy M. Gibson
AMY M. GIBSON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 7, 2018

Notary Seal



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Exhibit A

STATEMENT OF HARDSHIP
BOARD OF ZONING ADJUSTMENT VARIANCE REQUEST
APPLICATION # _____

Applicant: Old North Arcade LLC

Subject Property Address: 2591 North High St., Columbus, Ohio 43202

Parcel Number: 010- 052121-00

1. Overview. The Applicant seeks to obtain a Board of Zoning Adjustment variance to permit it to operate a bar at the Property. Applicant has entered into a lease for the Property, contingent on obtaining zoning approval.

2. Variances Sought. Applicant seeks the following variance:

a. Section 3312.49C – to permit 3 onsite parking spaces, instead of the required 14.

3. Description of Property. The subject property consists of approximately .073 acres of land, upon which is situated an approximately 2,420 square foot, single story building. The building was built in approximately 1942, is constructed primarily of brick. The Applicant believes the Property has been used (at times in conjunction with the neighboring buildings) for various retail uses, restaurants and bars. The immediately preceding use was an organic food store. The property is currently zone C4, and no zoning change is sought. All abutting properties are likewise zoned C4. Properties to the north and south are used as restaurants and retail, including Jack & Benny's, Garcia's, and Ace Hardware to the south, and Café Bella, and Crosby's Pharmacy to the north. All of these have limited or no parking. Across the street are retail, several bars, carry-outs and a building being redeveloped as a bar and concert hall (Ledo's, Mikey's Late Night Slice, Buckeye Shisha, Club 20, Bossy Grrl's and Kobo). Again, most of these businesses have either no parking or share a limited number of spaces.

Applicant will modify the interior of the Property to accommodate a bar. No food preparation or serving will be conducted although patrons will be permitted to bring in food or order from the premises. Applicant anticipates a maximum permitted capacity of 100.

4. Variance Factors. The subject Property is typical of properties along High Street in the corridor running from the Short North, through Campus and the North Campus area, into Clintonville. Buildings are old, single lot line, and sharing common walls with their neighbors. Some, like the subject property, have a small number of parking spaces in the rear, usually used by employees. Other than public lots that have been placed by the city or private owners, large code compliant parking lots are rare. Customer traffic in the area consists heavily of walk-ins by neighborhood residents. Since the business hours of the Applicant's business are in evenings, on-street parking is usually available for those who drive. The lack of on-site parking has not prevented generations of business owners from successfully setting up shop in these properties, many of which (Jack & Benny's, Garcia's, Ace Hardware, Crosby Drugs, etc.) have been there for decades.

Because of its walk-in, neighborhood clientele, the Applicant's current and future needs for parking will be met by the proposed variance. However the Applicant is also negotiating with neighbors to obtain parking rights. Applicant has received assurances from the owners of Café' Bella and Crosby's Drugs that Applicant can use their lots after 9:00 p.m. (and has received a letter from Crosby's Drugs so stating), and is hoping to reach similar agreement with Ace Hardware. Several business' lots in the area expressly allow public parking after 8 or 9 pm, which will be the bar's busiest times.

The denial of the variance would deny Applicant the rights accorded the other business owners in the neighborhood with similar lack of on-site parking, who one assumes have all received parking variances. The granting of the variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code. There will be no noise, light, and other emissions. There will be no discernible vibration, emissions of smoke, dust or other particulates, odors, glare, light, or heat from the property. Finally the use is fully compatible with the other uses in the area.

14310-00000-00538
2591 NORTH HIGH
STREET

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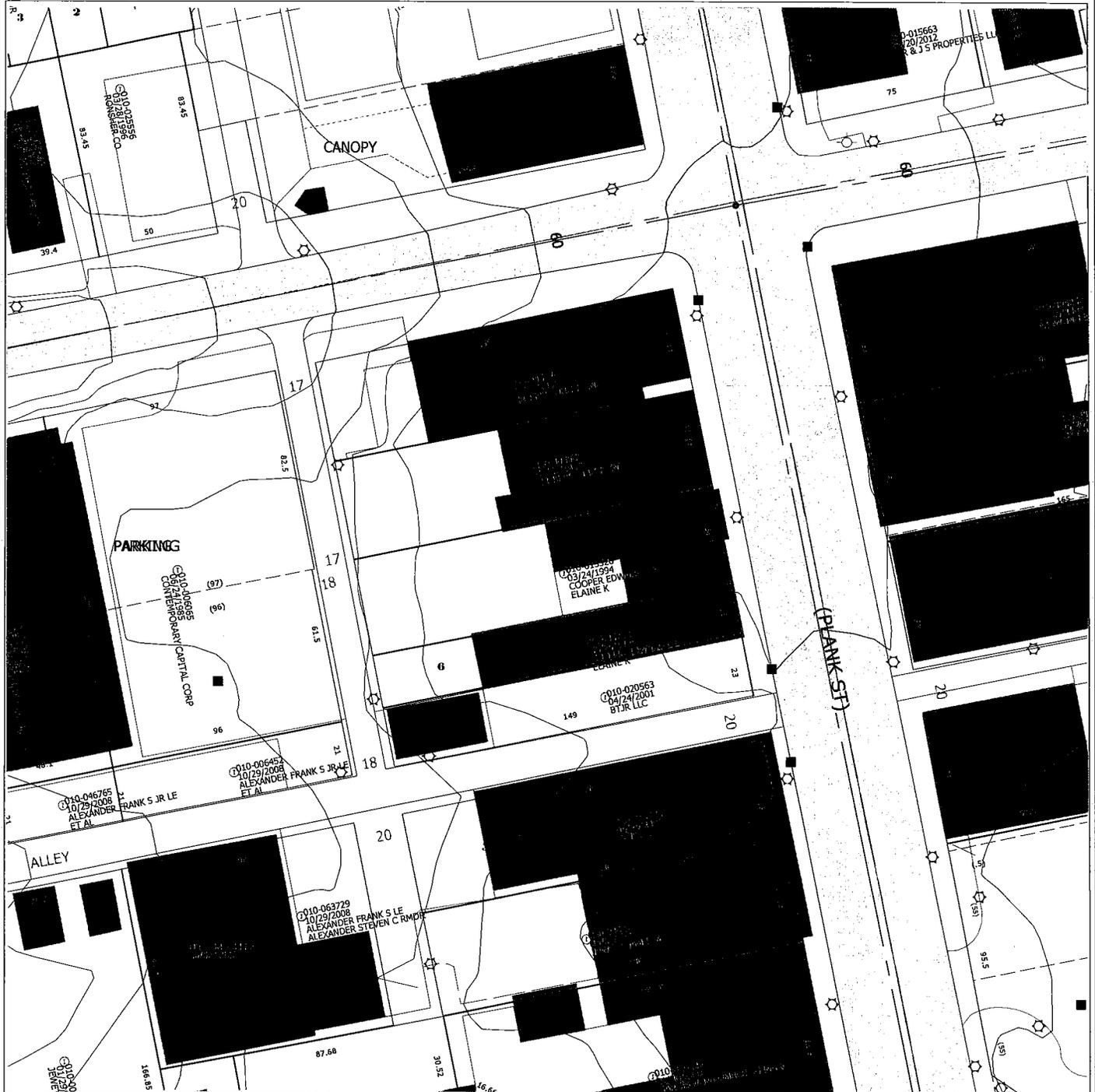


CLARENCE E M FRANKLIN COUNTY

14310-00000-00538
2591 NORTH HIGH
STREET

MAP ID: S

DATE: 7/7/14



Disclaimer

Scale = 60



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.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

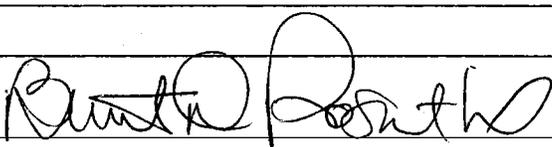
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **14310-00000-00538**
2591 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brent D. Rosenthal
of (COMPLETE ADDRESS) 366 East Broad Street, Columbus, OH 43215
deposes and states that (he/she) is the ~~APPLICANT, OWNER 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
Edward L. Cooper, Trustee; Elaine K. Cooper, Trustee	5842 Glendavon Place, Dublin, OH 43016 (fee owner)
Klatt Properties V, LLC	119 Oakland Park Ave., Columbus, OH 43214 (land contract vendee)

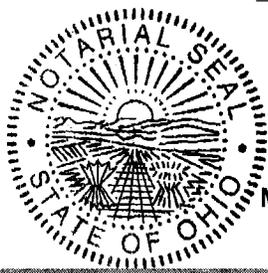
SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 29th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: 7/7/2018

Notary Seal Here



AMY M. GIBSON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 7, 2018

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