



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: 14310-0-00642
Date Received: 9/5/14
Commission/Civic: Station Village
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 7/18/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

To reduce the number of required parking spaces from 7 to 0 for a new three story addition to be added to an existing building code Section 3312.49(c)

LOCATION

1. Certified Address Number and Street Name 782 North High Street
City Columbus State Ohio Zip 43215
Parcel Number (only one required) 010-011717

APPLICANT: (IF DIFFERENT FROM OWNER)

Name RGB LLC
Address 772 North High Street, Suite 200 City/State Columbus, OH Zip 43215
Phone # 207-1080 Fax # Email rbrown@unioncafe.com

PROPERTY OWNER(S):

Name RGB LLC
Address 772 North High Street, Suite 200 City/State Columbus, OH Zip 43215
Phone # 207-1080 Fax # Email rbrown@unioncafe.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE RGB LLC By: Jackson B. Reynolds, III
PROPERTY OWNER SIGNATURE RGB LLC By: Jackson B. Reynolds, III
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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

14310-00642

782 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
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 782 North High Street
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) RGB LLC

AND MAILING ADDRESS

772 North High Street, Suite 200

Columbus, OH 43215

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

RGB LLC

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

(5) Italian Village Area Commission

c/o Connie Torbeck

50 West Gay Street, 4th Floor

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 attached sheet

☐ (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

September

, in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons
9/4/15

My Commission Expires:

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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APPLICANT/PROPERTY OWNER

RBG LLC
772 North High Street, Suite 200
Columbus, OH 43215

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Italian Village Commission
c/o Connie Torbeck
50 West Gay Street, 4th Floor
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Liu Kuie Lung LLC
c/o Kuie Liu Lung
800 North High Street
Columbus, OH 43215

Short North Partners LLC
c/o Historic Dennison Hotel LLC
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

Casa Di Citta LLC
P.O. Box 20858
Columbus, OH 43220

Silver Century Holdings Pty Limited
P.O. Box 6162
South Yarra Victoria 3141

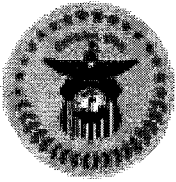
High & Hubbard LLC
c/o Historic Dennison Hotel LLC
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Warren & High LLC
c/o Historic Dennison Hotel LLC
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

lahoti-union.lbl (nct)
9/4/14 F:Docs/s&hlabels/2014

14310-00642
782 N. High St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00642

782 N. High St.

One Stop Shop Zoning Report Date: Fri Sep 5 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 782 N HIGH ST COLUMBUS, OH

Mailing Address: 772 N HIGH ST STE 200

COLUMBUS OH 43215

Owner: RGB LLC

Parcel Number: 010011717

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

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

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Italian Village Commission

Planning Overlay: I-670 Graphics Control

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

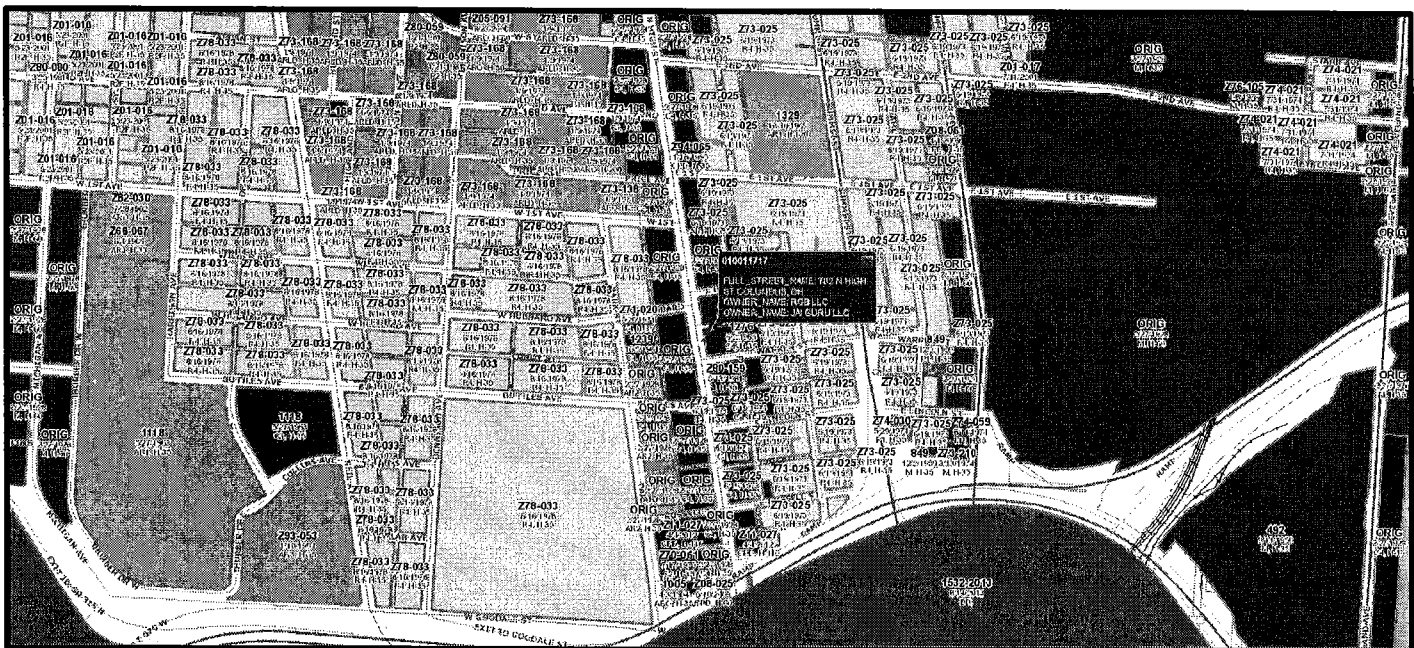
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00642

782 N. High St.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The applicant/owner is proposing to add a small three (3) story to the rear of the existing one story commercial building. The building is located in an older section of Columbus (Italian Village) that was developed over 100 years ago. At that time there were no parking requirements and the building has operated with little or no parking on site. The applicant/owner is proposing to add a small 29.3' x 15.3' sq. ft. addition on the rear of the building for a kitchen storage area and then two (2) floors of office space (466.1 sq. ft. per floor). The situation is unique given that the building and the majority of the surrounding properties have no parking and the 1st floor space is to be used for storage for the restaurant and no seating space so the parking demand would not be increased by this addition. The two (2) floors of office requires only three (3) spaces which is minimal so the impact on the surrounding community should be negligible.

The variance for the parking spaces should be granted as the majority of property owners operate under a similar circumstance when it comes to parking provisions in the short north area. Further two (2) parking garages will serve the parking needs for those visiting the area. The granting of the variance will not have negative impact on the neighborhood.

Signature of Applicant

Jonathan B. Reynolds III

Date

8/4/17

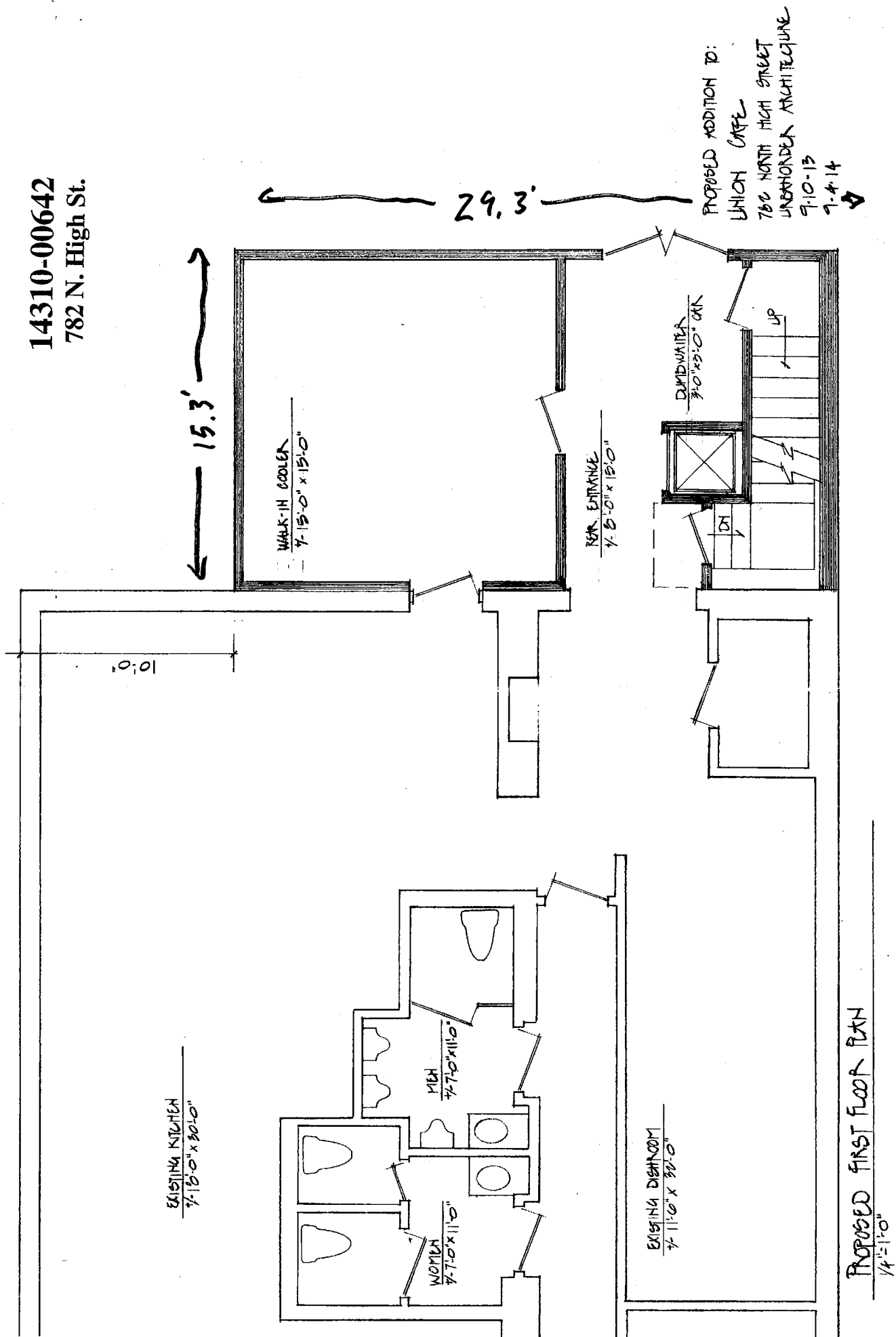
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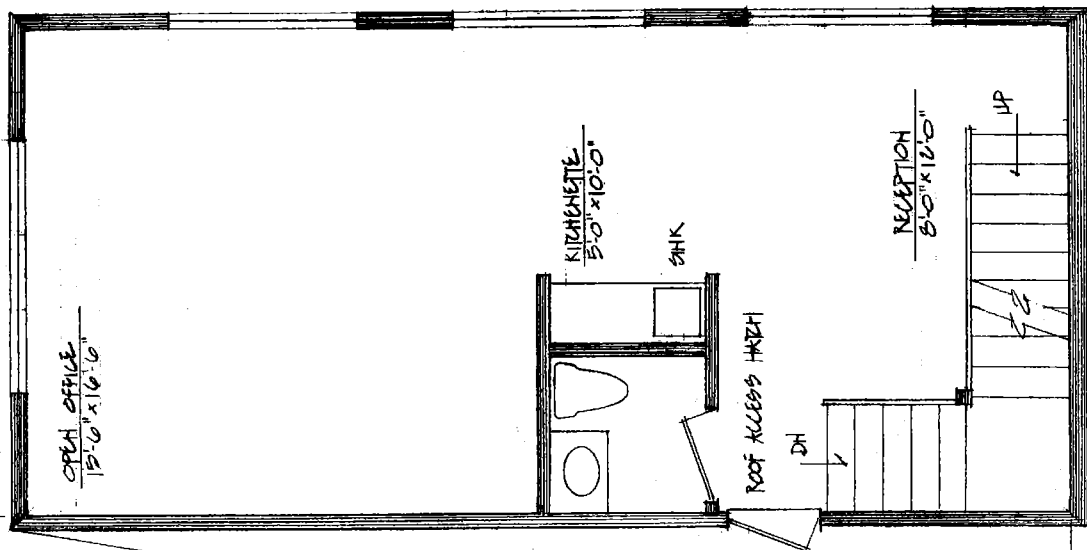


General Information	Operating Data	Financial Data	Additional Information
Company Name Address City State Zip Phone Telex Fax Website E-mail Internet Other	Product/Service Market Customers Suppliers Competitors Strengths Weaknesses Opportunities Threats SWOT Other	Revenue Profit Assets Liabilities Equity Debt Interest Taxes Other	Industry Market Customers Suppliers Competitors Strengths Weaknesses Opportunities Threats SWOT Other

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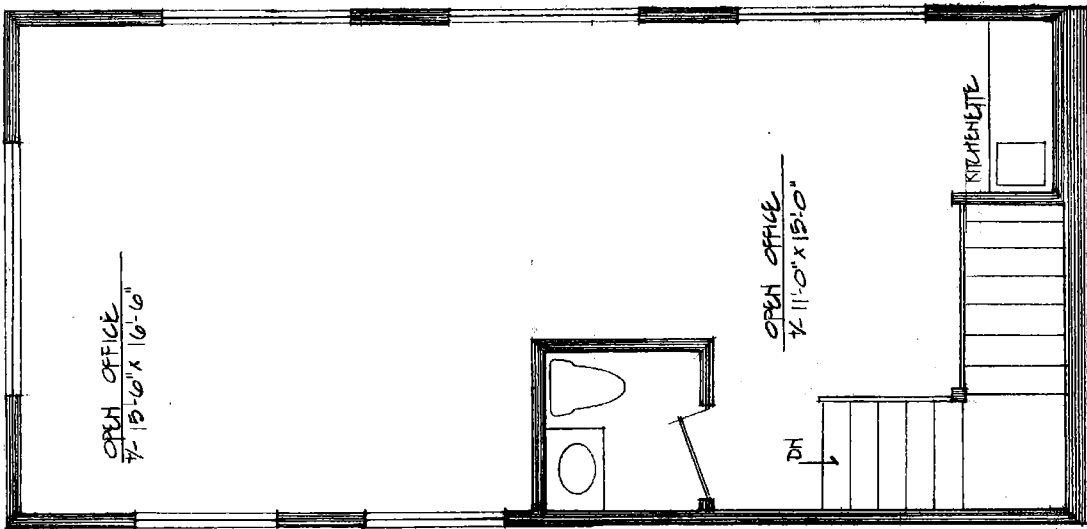


15.3'



PROPOSED SECOND FLOOR PLAN
1/4" = 1'0"

15.3'



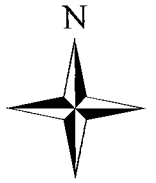
PROPOSED THIRD FLOOR PLAN
1/4" = 1'0"

35.3'

PROPOSED ADDITION TO:
UHLICH CAFE
782 NORTH HIGH STREET
UNBROOKEN ARCHITECTURE
9.10.13



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: 010011717

Zoning Number: 782

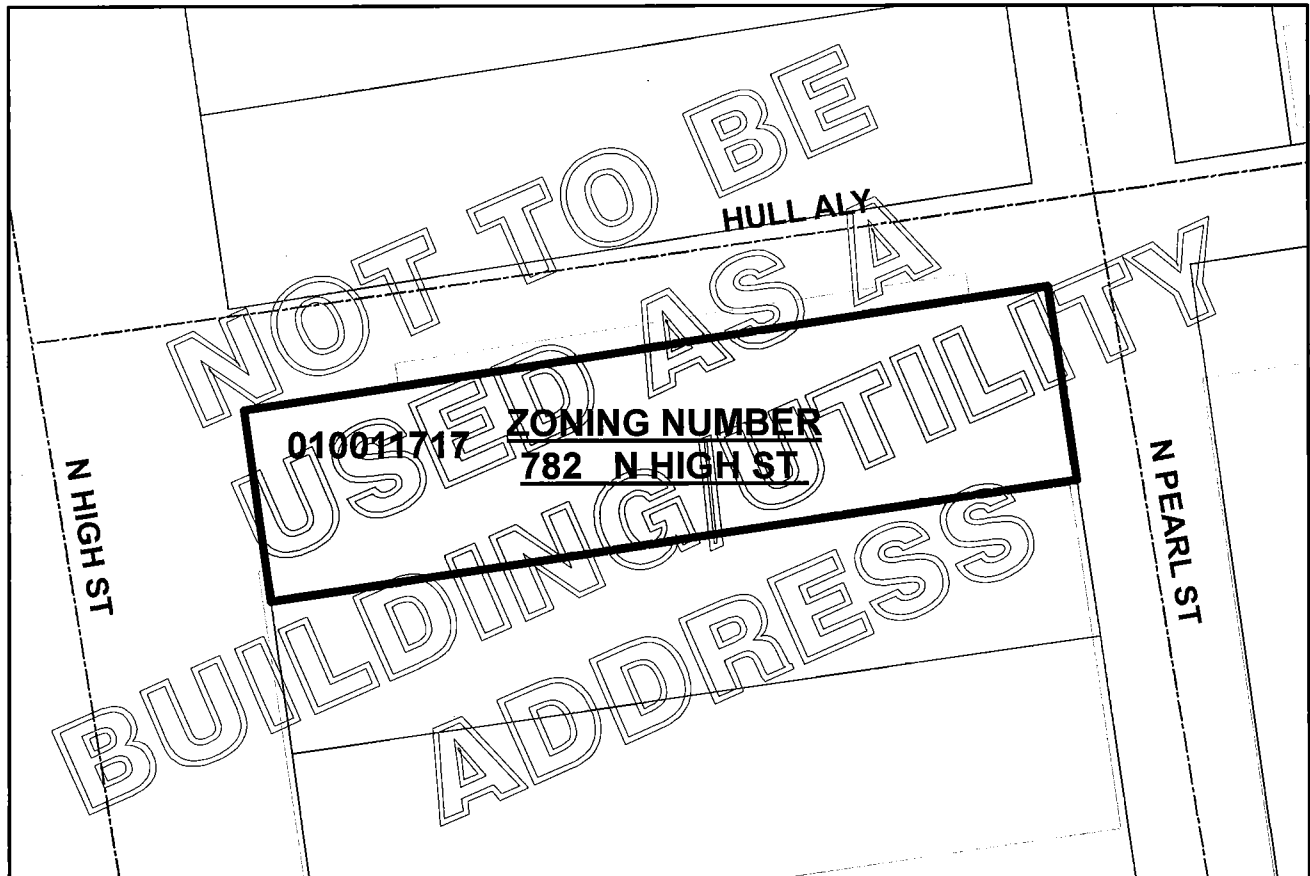
Street Name: N HIGH ST

Lot Number : 44

Subdivision: WA GILL

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adriana Amador* Date: 9/5/2014



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

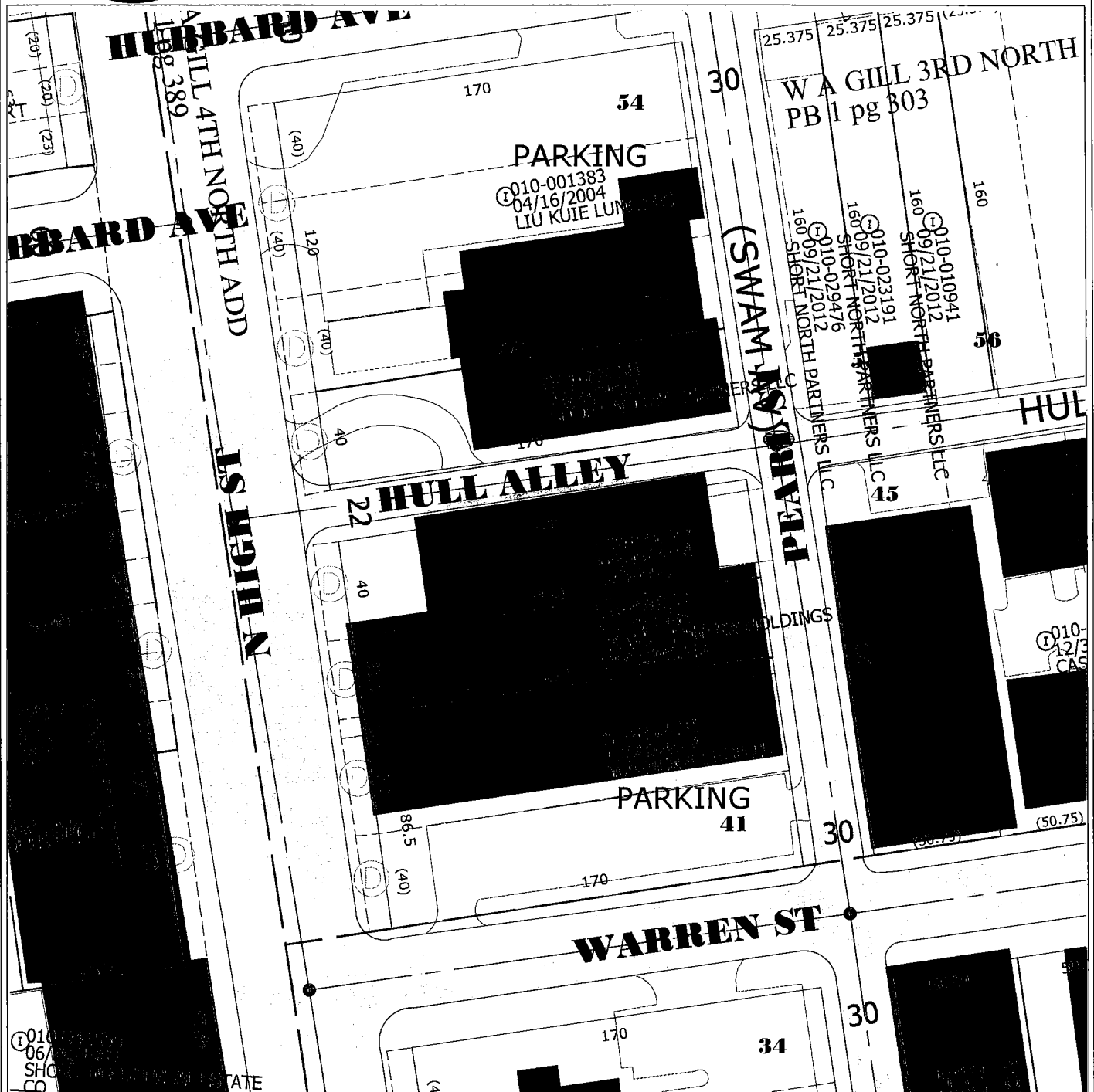
GIS FILE NUMBER: 22827



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/29/14



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.

Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 40

DATE: 8/29/14



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 40



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Attachment



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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 #

14310-00642

STATE OF OHIO
COUNTY OF FRANKLIN

782 N. High St.

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

RGB LLC 772 North High Street, Suite 200, Columbus, OH 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 4th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15 NCT

9/4/15 NCT



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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