



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-00200-00692
Date Received: 29 SEP. 2014
Commission/Civic: COL. SOUTH SIDE AR
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)

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 _____

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



14310-00000-00692
1224 SOUTH HIGH
STREET

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 1 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1224 S HIGH ST COLUMBUS, OH 43206

Mailing Address: 3252 MANN RD

BLACKLICK OH 43004

Owner: DEZALOVSKY & TAL LLC

Parcel Number: 010034725

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 UCO

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

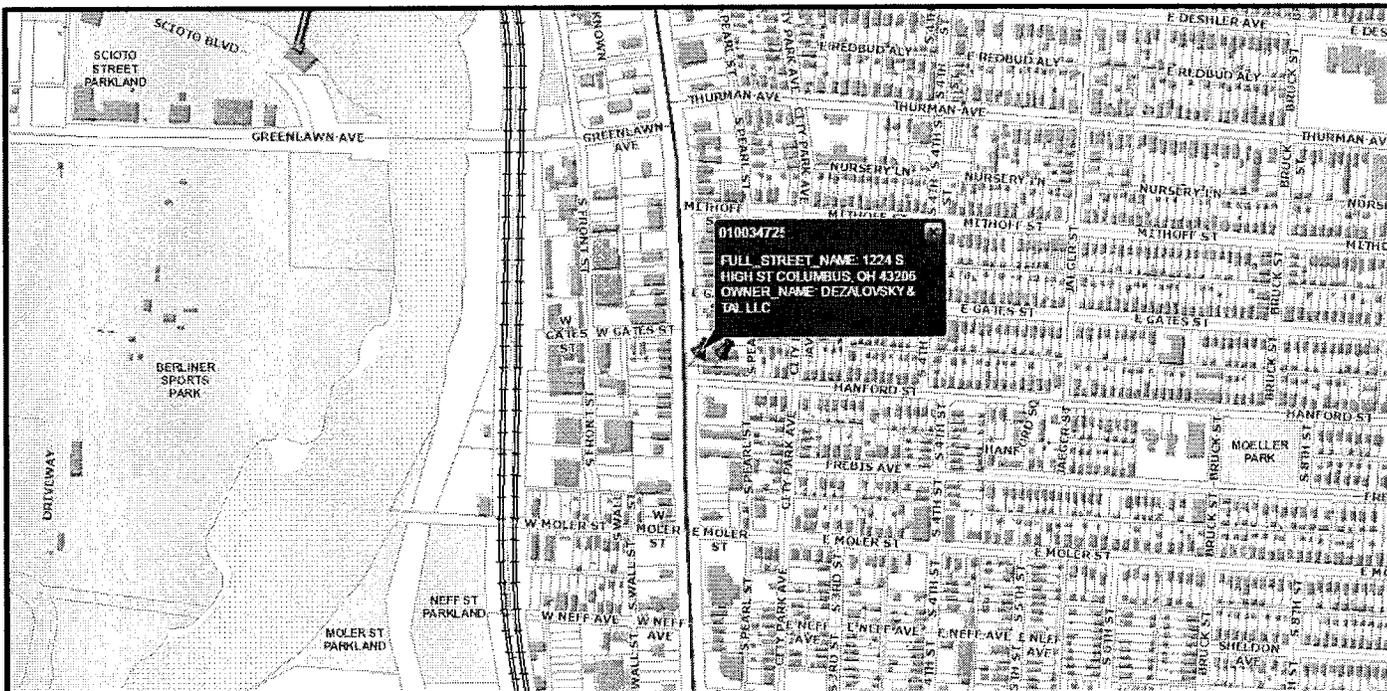
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00692

1224 SOUTH HIGH STREET

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 _____

(8) _____ day of Sep, in the year 2014
BARBARA A. TIPTON

SIGNATURE OF NOTARY PUBLIC

(9) STATE OF OHIO
Recorded in

My Commission Expires:

Fairfield County
My Comm. Exp. 11/14/14

Notary Seal Here



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STATEMENT OF HARDSHIP

14310-00000-00692
1224 SOUTH HIGH
STREET

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:

- 1.) The lot is long and narrow. The building is existing and has already been built in such a way that it has utilized the available land, therefore it is not feasible to add the required parking.
- 2.) The building and site conditions are as they were when purchased by the owner, therefore the special circumstances are not the result of the owners actions.
- 3.) This is an accepted use for our zoning district. Granting the variance would preserve a substantial property right of the owner that is available to other property in the district.
- 4.) This is a permitted use and we believe that granting the variance will not be contrary to the public interest or the intent and purpose of the zoning code.

The patio is required to have a special use permit, so we are requesting a special use permit.

Signature of Applicant _____

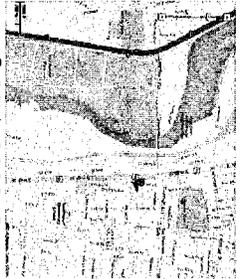
Date _____

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1224 SOUTH HIGH STREET

BOG
 © LLC



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 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 UCO
 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:

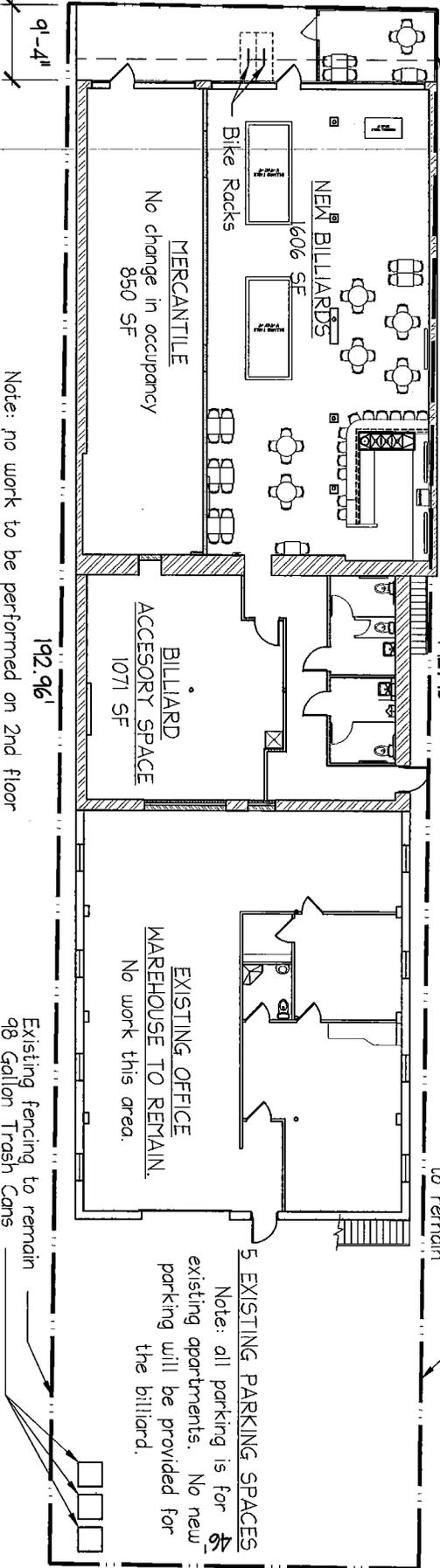
Billiard 1st floor is 2,700 sf/75sf	=36
Mercantile 1st floor is 850sf/250sf	=4
Office warehouse 2,000 sf/450sf	=5
Patio 150sf/150 sf	=1
25% reduction for overlay =46x.75	=35
Existing retail credit 3,550/250 sf	=15
Existing office warehouse credit 2,000sf/ 450sf	=5
35-20 = 15 required	
15 required - 5 provided = a deficit of 10	
therefore we are asking for a reduction of the number of required spaces from 10 to 0	

SOUTH HIGH STREET

12'-11" EX
 SIDEWALK 8'-10"

FRONT ELEVATION

75' TO 1/4 OF NEAREST INTERSECTION (HANFORD AND S. HIGH ST.)



Note: no work to be performed on 2nd floor

SITE PLAN

Zoning Drawing
 1224 South High Street
 Columbus, Ohio 43207

