



Mayor Michael B. Coleman

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: # 14310-00000-00932
 Date Received: 30 Dec. 2014
 Commission/Civic: UAC
 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.

See Exhibit B

LOCATION

1. Certified Address Number and Street Name 2060 N. High Street
 City Columbus State OH Zip 43201
 Parcel Number (only one required) 010-004926

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Pramukh Vandam LLC c/o Donald Plank, Plank Law Firm
 Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
 Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name C. Robert Talbott (Estate of) c/o Donald Plank, Plank Law Firm
 Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
 Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com
 Check here if listing additional property owners on a separate page.

ATTORNEY AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Donald Plank, Plank Law Firm
 Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
 Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Donald Plank attorney
 PROPERTY OWNER SIGNATURE Donald Plank attorney
 ATTORNEY AGENT SIGNATURE Donald Plank

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



14310-00000-00932
2060NORTH HIGH
STREET

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Dec 31 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2060 N HIGH ST COLUMBUS, OH

Mailing Address: 442 E NORTHWOOD AVE
COLUMBUS, OH 43201

Owner: TALBOTT C ROBERT

Parcel Number: 010004926

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

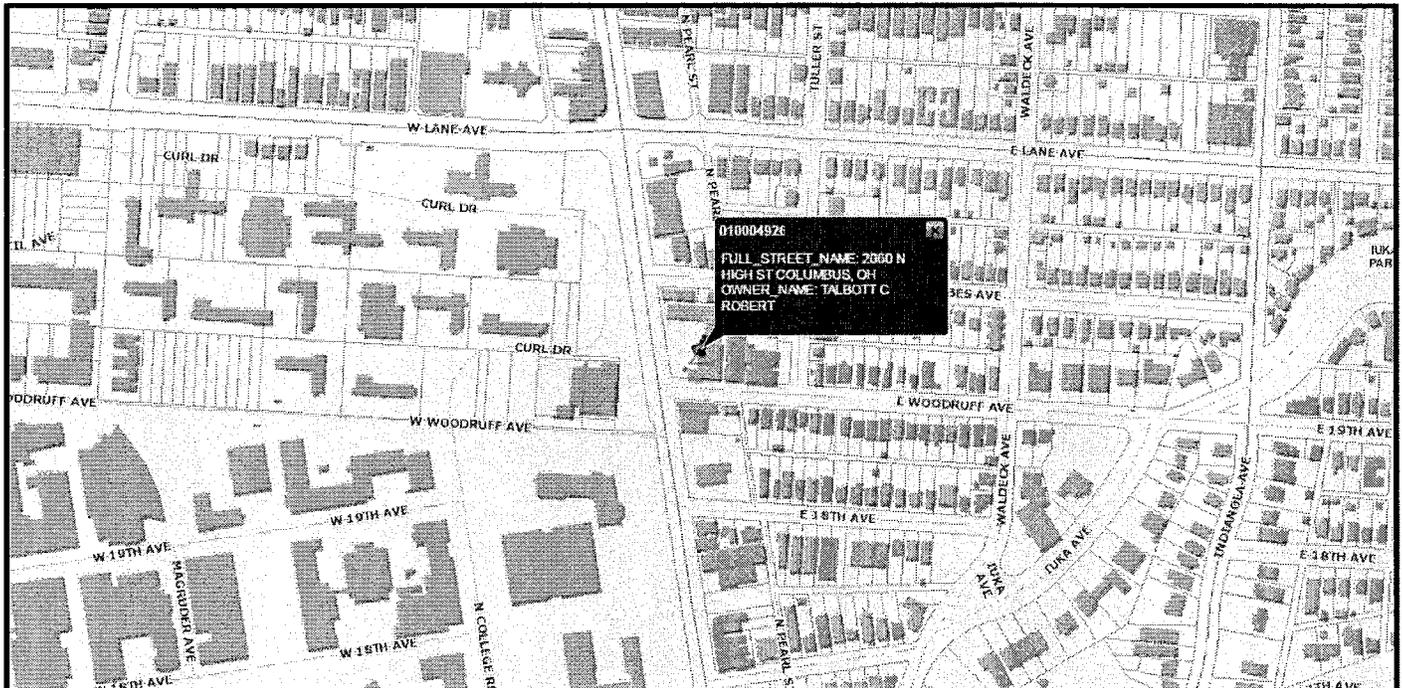
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00932
2060 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, 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 2060 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) C. Robert Talbott (Estate of)
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Pramukh Vandam LLC
c/o Donald Plank, (614) 947-8600

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

(5) University Area Commission
c/o Susan Keeny, Zoning Chair
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 Exhibit A

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 23rd day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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EXHIBIT B
Statement of Hardship

2060 N High Street, Columbus, OH 43201

BZA14310-00000-_____

The variance site is a 4,115 SF tenant space in the multi-tenant building. The property is zoned C-4, Commercial and is also within the University Urban Commercial Overlay (UCO). Applicant proposes a Dunkin Donuts business for the space. The Dunkin Donuts business will have counter service and tables for on-premise eating. The floor plan, enclosed, has a substantial retail counter/food product preparation area and 54 seats in configurations including single and table seating. The space has previously been used for a restaurant but, the most recent tenants have been retail uses and the use of record for the tenant space is retail. Dunkin Donuts, as a retail use, is permitted without variance. It is the on-premise food service that causes the use to be treated as a restaurant, and because of the on-premise food service component the whole tenant space is being charged parking as a restaurant on the change of use. There are comparable uses with little or no parking within a short distance of the subject site. The property and the tenant space is located directly across N High Street from The Ohio State University, in the commercial corridor of the east side of N High Street and adjacent to core campus housing to the east. The customer base will be Ohio State students, many of whom will likely be walking. There are many commercial uses on N High Street that don't meet current code required parking. Parking variances for both changes of use and new construction have previously been supported by City staff. The proposed use and parking variance is consistent with the site, commercial uses appropriate for a largely student population and the commercial N High Street corridor.

Applicant has a practical difficulty and economic hardship with compliance with parking standards for the proposed change of use, and, therefore, requests the following variance:

1. 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required from 25 spaces to 0 spaces for the change of use of a 4,155 SF tenant space from retail to restaurant use.

12-23-2014



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 12/23/14



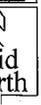
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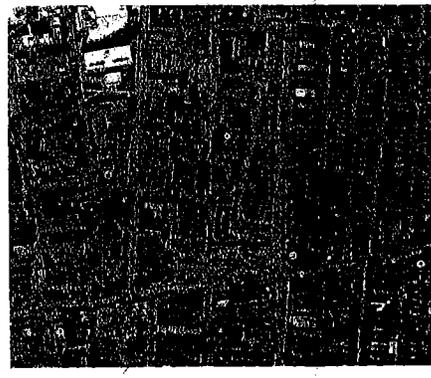
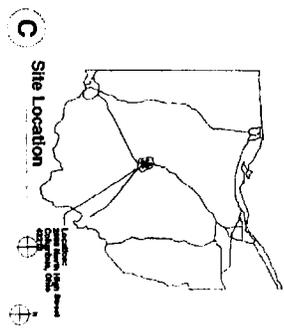
Scale = 120

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. The county and the mapping companies assume no legal responsibilities for this map. Please notify the Franklin County GIS Division of any discrepancies.

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Real Estate / GIS Department



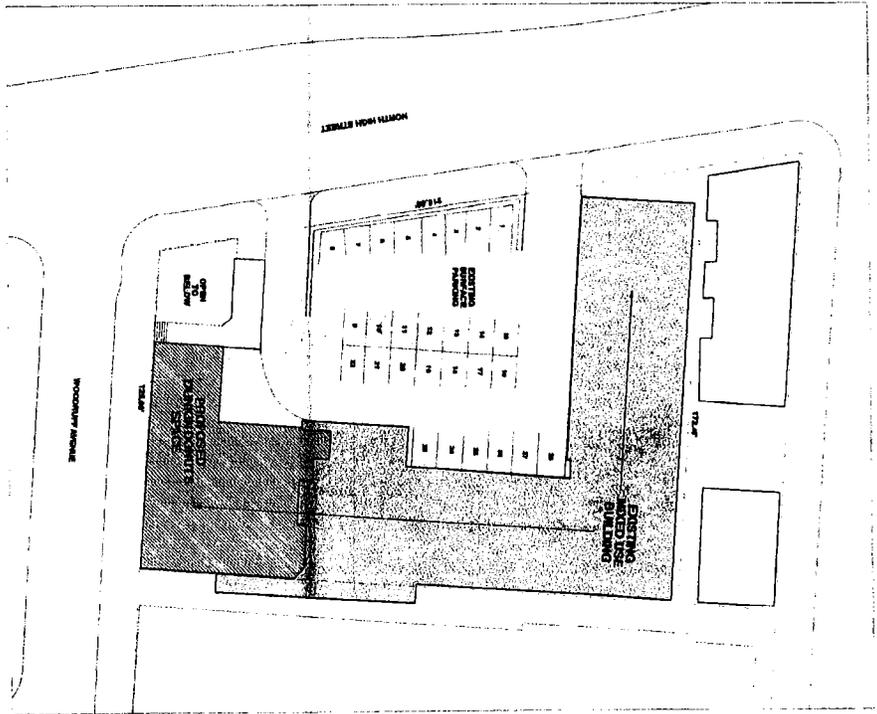


B Site Vicinity



2060 NORTH HIGH STREET
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A Site Plan Diagram



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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: **14310-00000-00932**
2060NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, Fl. 3, 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
<u>Pramukh Vandam LLC</u>	
<u>c/o Tushar Patel</u>	<u>8235 N. High Street</u> <u>Columbus, OH 43235</u>
<u>C. Robert Talbott (Estate of)</u>	<u>442 E. Northwood Avenue</u> <u>Columbus, OH 43201</u>

SIGNATURE OF AFFIANT *Donald Plank*

Subscribed to me in my presence and before me this 23rd day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Barbara A. Painter*

My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
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