



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: BZA14-002
Date Received: 31 DEC. 2014
Commission/Civic: THE VILLAGE ITALIAN
Existing Zoning: C-4 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.

PROPOSED PARKING VARIANCE SECTION 3312.49 FOR A ZERO PARKING
REQUIREMENT FROM A 13 AUTOMOBILE AND 2 BIcycle REQUIREMENT

LOCATION

1. Certified Address Number and Street Name 658 N HIGH ST
City COLUMBUS State OH Zip 43215
Parcel Number (only one required) 010.035855

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JOHN INGVERSEN
Address 1050 ARLDEN RD City/State COLUMBUS OH Zip 43205
Phone # 361-0447 Fax # _____ Email JOHN@CADA.FIS.COM

PROPERTY OWNER(S):

Name GIANNPOPOULOS PROPERTIES LTD
Address PO BOX 09449 City/State COLUMBUS OH Zip 43209
Phone # 235-6060 Fax # _____ Email STELIOS@GIANNPOPOULOS.ORG
☐ 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 [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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA14-002
658 NORTH HIGH STREET

One Stop Shop Zoning Report Date: Wed Dec 31 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 658 N HIGH ST 3D COLUMBUS, OH

Mailing Address: PO BOX 09499

COLUMBUS OH 43209

Owner: GIANNOPOULOS PROPERTIES

Parcel Number: 010035855

ZONING INFORMATION

Zoning: Z73-025, Commercial, C4
effective 6/19/1973, 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

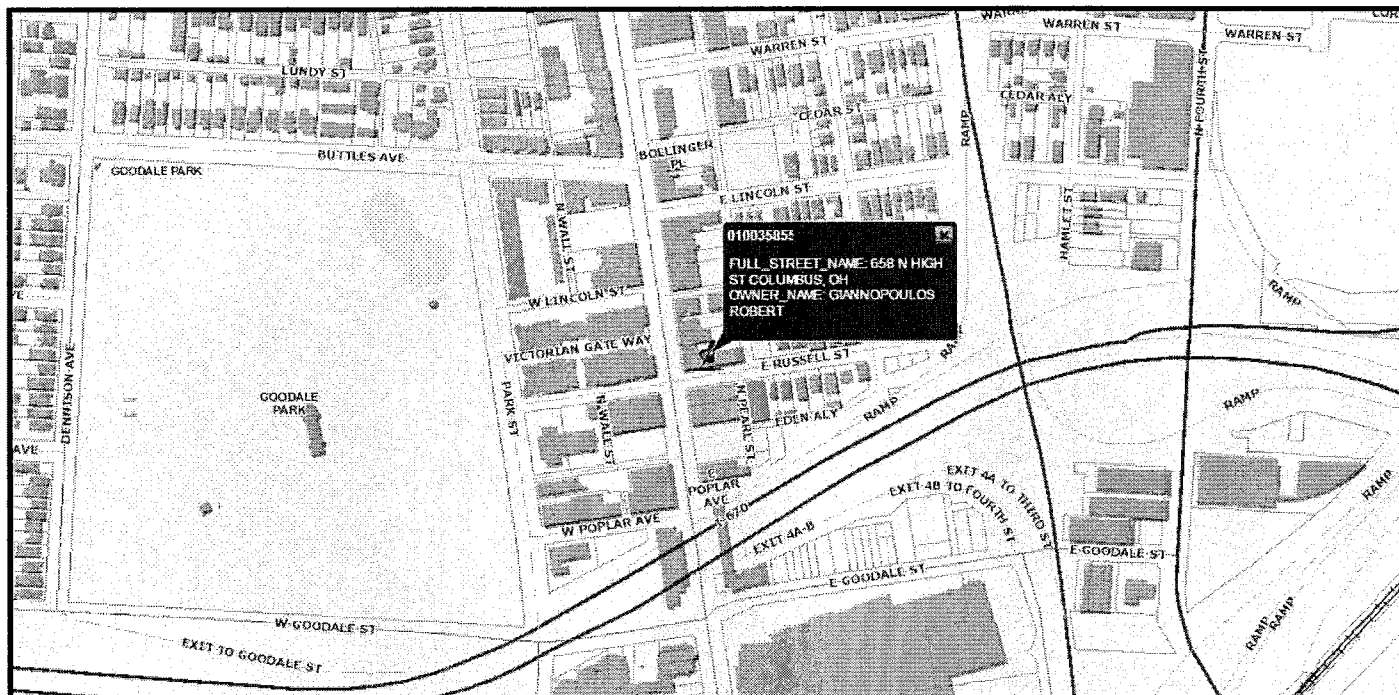
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

BZA14-002

658 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN
of (1) MAILING ADDRESS 1050 BRYDEN RD COLUMBUS OH 43205
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

(4) GIANNOPoulos PROPERTIES LTD

AND MAILING ADDRESS

PO BOX 09449

COLUMBUS OH 43209

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

JOHN INGWERSEN

301-0447

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

(5) ITALIAN VILLAGE COMMISSION

CONNIE TORBECK

50 W GAY ST 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

☒ (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

12

day of

DECEMBER

,

in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

9/1/18

Notary Seal Here



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STATEMENT OF HARDSHIP

APPLICATION # _____

BZA14-002
658 NORTH HIGH STREET

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:

THERE IS NO AVAILABLE ON SITE PARKING AND THAT THERE IS

NO SIDEWALK SPACE WHERE BICYCLE PARKING WOULD NOT BE A

PEDESTRIAN HAZARD

THESE CONDITIONS ARE NOT CAUSED BY THE OWNER'S ACTIONS

THE VARIANCES ALLOW THE SUBSTANTIAL RIGHT OF COMMERCE

ENJOYED BY NEIGHBORING PROPERTIES

THE VARIANCES WILL NOT BE CONTRARY TO THE PUBLIC INTEREST OR

INJURIOUS TO NEIGHBORING PROPERTIES, OR CONTRARY TO THE INTENT

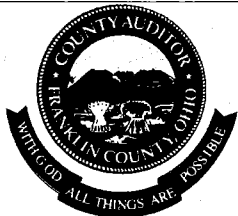
OF THE ZONING CODE

Signature of Applicant

Date

12.12.14

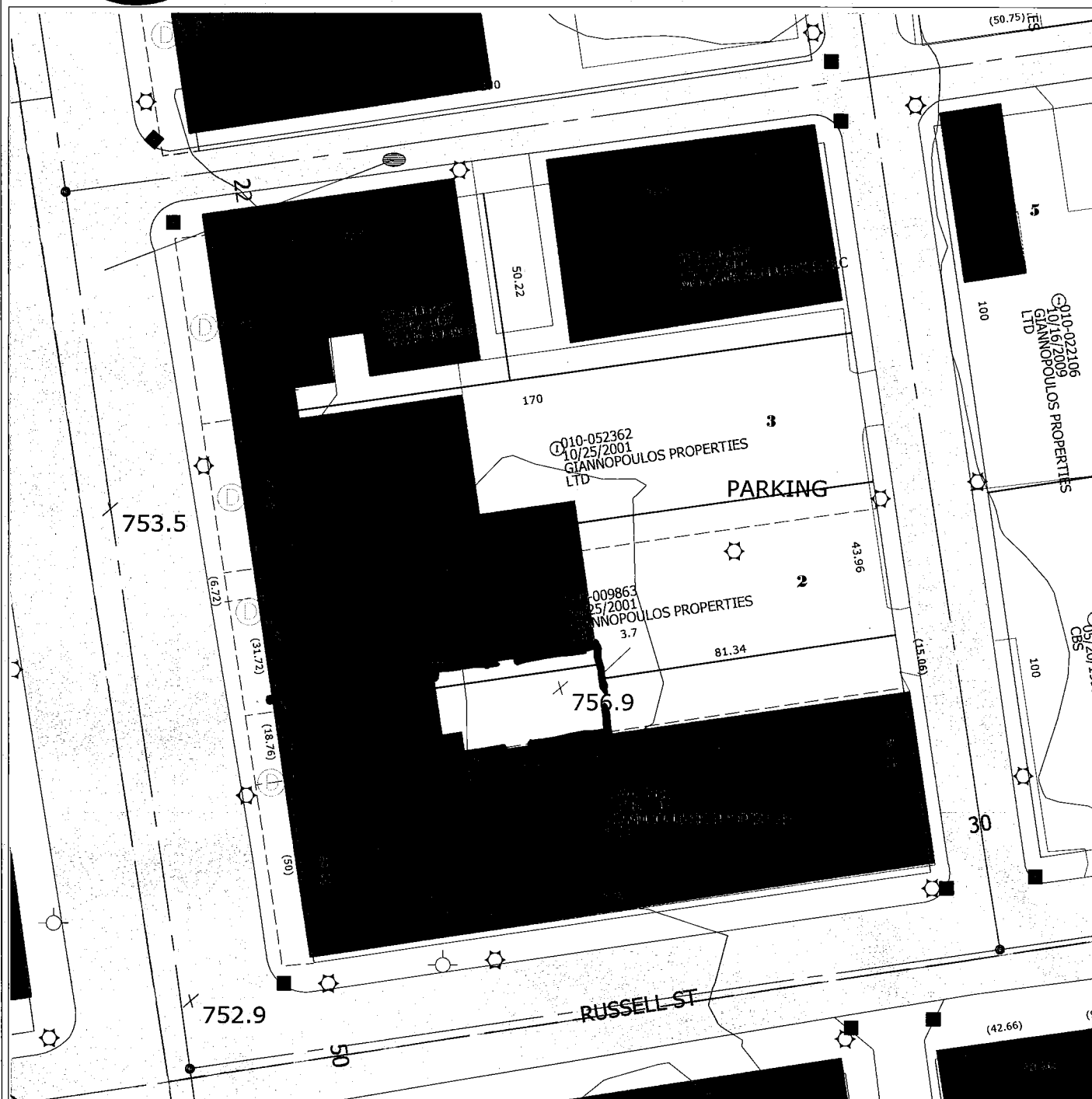
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 12/11/14



Disclaimer

Scale = 40



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map should consult the information sources for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

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p.
Department



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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.]
provided.

BZA14-002

APPLICATION # **658 NORTH HIGH STREET**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN INGUERDEN
of (COMPLETE ADDRESS) 1050 BAYDEN RD COLUMBUS OH 43205
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

GIANNOPoulos PROPERTIES LTD PO Box 09449 COLUMBUS OH 43209

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16 day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



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