



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: BZA15-016  
Date Received: 17 FEB. 2015  
Commission/Civic: ITALIAN VILLAGE  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JR 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.

To reduce the required number of parking spaces an additional 2 to 0 on top of a variance granted by the BZA on November 18, 2014 which reduced the required parking from 7 to 0 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, Ohio 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, Ohio 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, Ohio 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



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

**One Stop Shop Zoning Report** Date: Wed Mar 4 2015

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

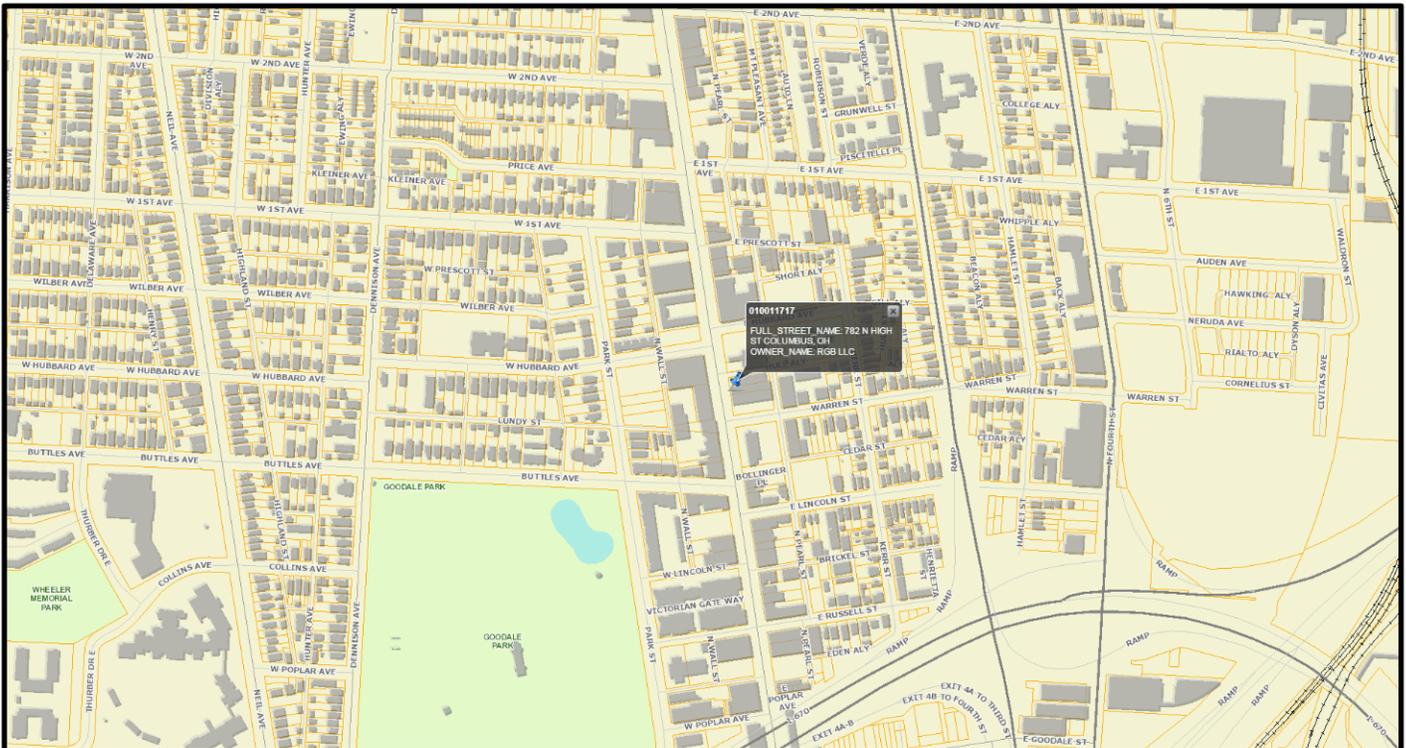
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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## AFFIDAVIT

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  
AND MAILING ADDRESS

(4) RGB LLC  
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 13<sup>th</sup> day of FEBRUARY, in the year 2015

(8) Jackson B. Reynolds III

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, 4<sup>th</sup> 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



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

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**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

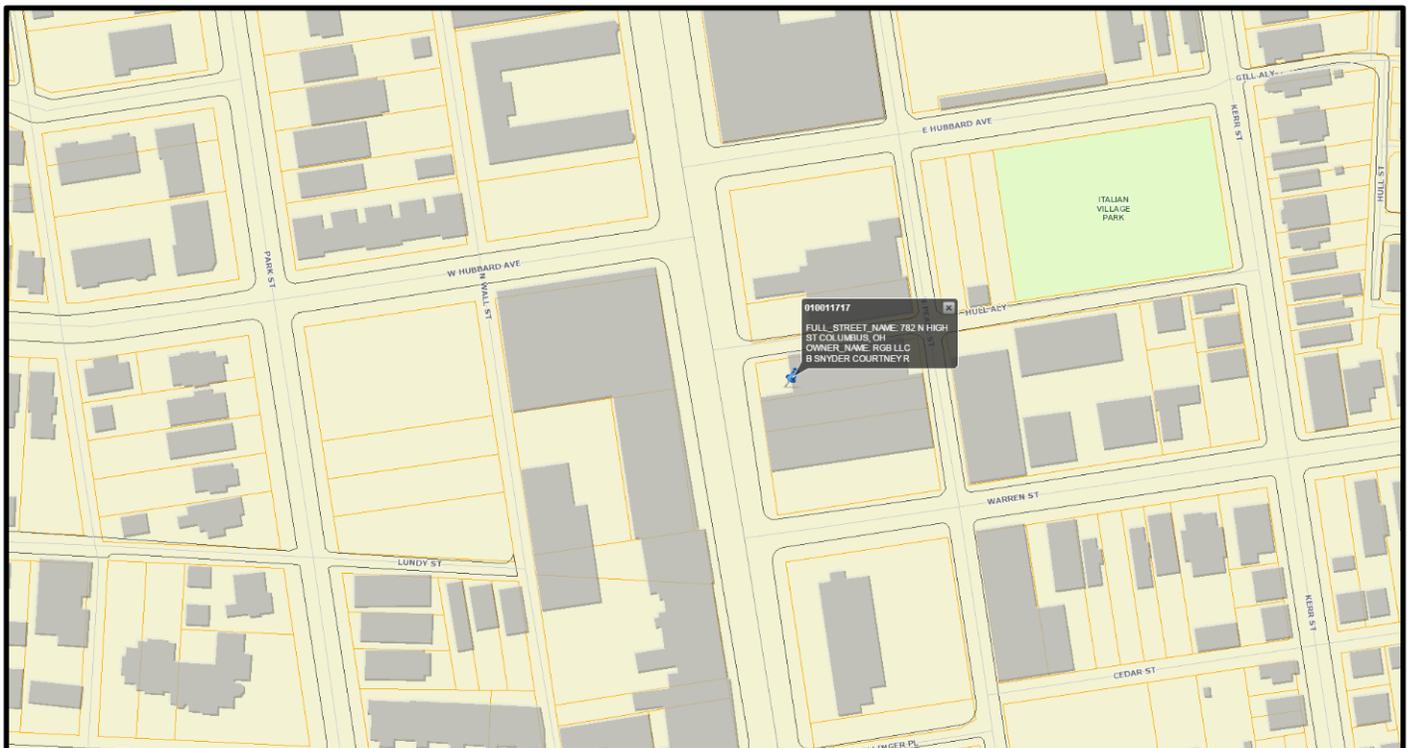
### PENDING ZONING ACTION

**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

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.

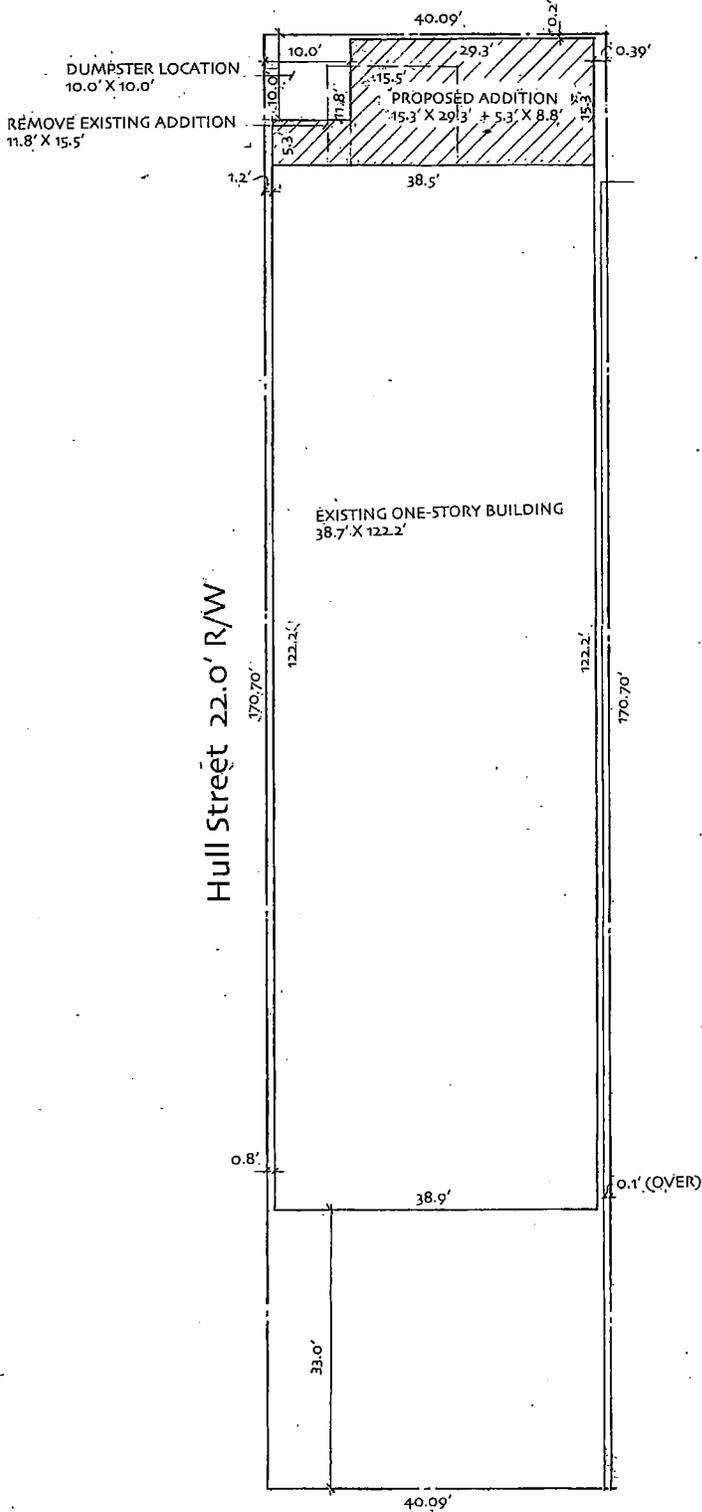
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The applicant/owner filed for and received a variance to reduce the number of required parking spaces from 7 to 0 on November 18, 2014 for a small expansion of storage area on the rear of the existing restaurant and 3 story expansion on top of the restaurant area. There was a niche area provided on the ground floor for dumpster storage and since that time it was determined that the dumpster area needed was much smaller than programmed so the applicant/owner would like to add a small freezer to the storage area which requires another parking space. Additionally the size each of the three floors of office space grew by 47 sq. ft. when the architectural design was done thereby triggering the need for another parking space for the total of the office area. The requested 2 space reduction is negotiable as the use of the building space is not changing from that which was approved by the Board in November of 2014.

Signature of Applicant *Jonathan B. Reynolds* Date 2/13/15

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North Pearl Street 30.0' R/W



**Project Scope**

The scope of this project involves removing an existing 11'-10" X 15'-6" single story addition and adding a new 4-story addition. The footprint of the new addition will be 15'-4" X 29'-4" and 5'-4" X 8'-8" with a 10'-0" cantilever proposed for the Second, Third, and Fourth floors to allow for an on site dumpster. The footprint of the Second, Third, & Fourth floors will be 15'-4" X 38'-4" each 587.8 SF each level for a total of 1763.4 SF of office use.

**Zoning Information**

Parcel ID Number	010-011717-80		
Zoning District	C4		
Existing Use	A-2 Restaurant		
Proposed Use	First Floor A-2	Second-Fourth Floor B	OUT
Flood Zone	OUT		
Setbacks	Existing	Proposed	Addition
North	0.8'	No Change	10.0'
South	0.0'	No Change	0.0'
East	33.0'	No Change	NA
West	3.7'	3.7'	0.2'
Parking	0 spaces	No Change	
Lot Size	40.9' X 170.70' (6,843.46 SQ FT)		
Lot Coverage			
Existing	4,912.5 SF (71.8 %)		
Existing to be removed	183 SF		
Proposed new addition	496.8 SF		
Total	5,226.3 SF (76.4 %)		

North High Street 76.0' R/W

Site Plan  
 Scale 1" = 10'-0"

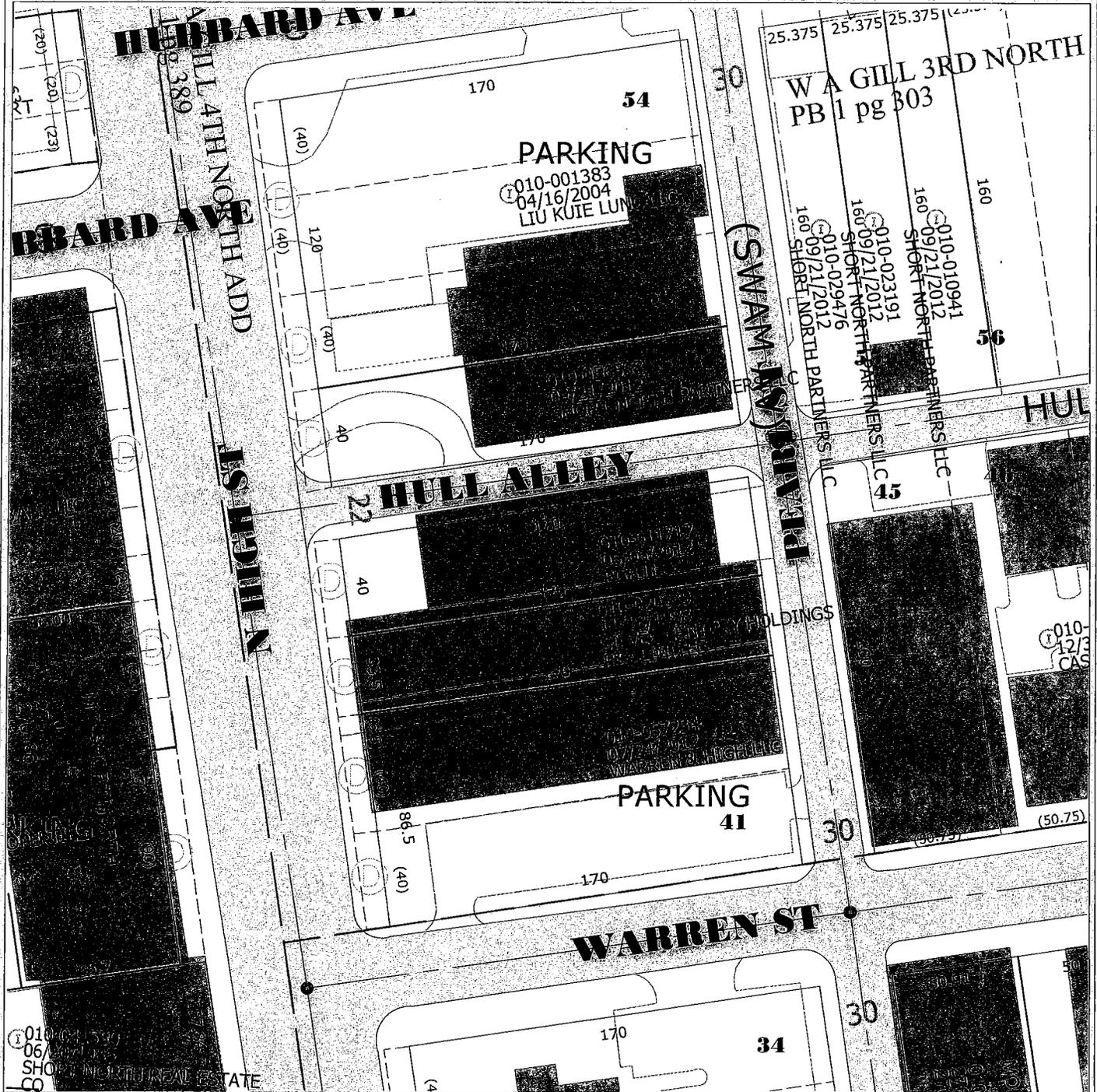




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

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.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 40

DATE: 8/29/14



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 40



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# 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

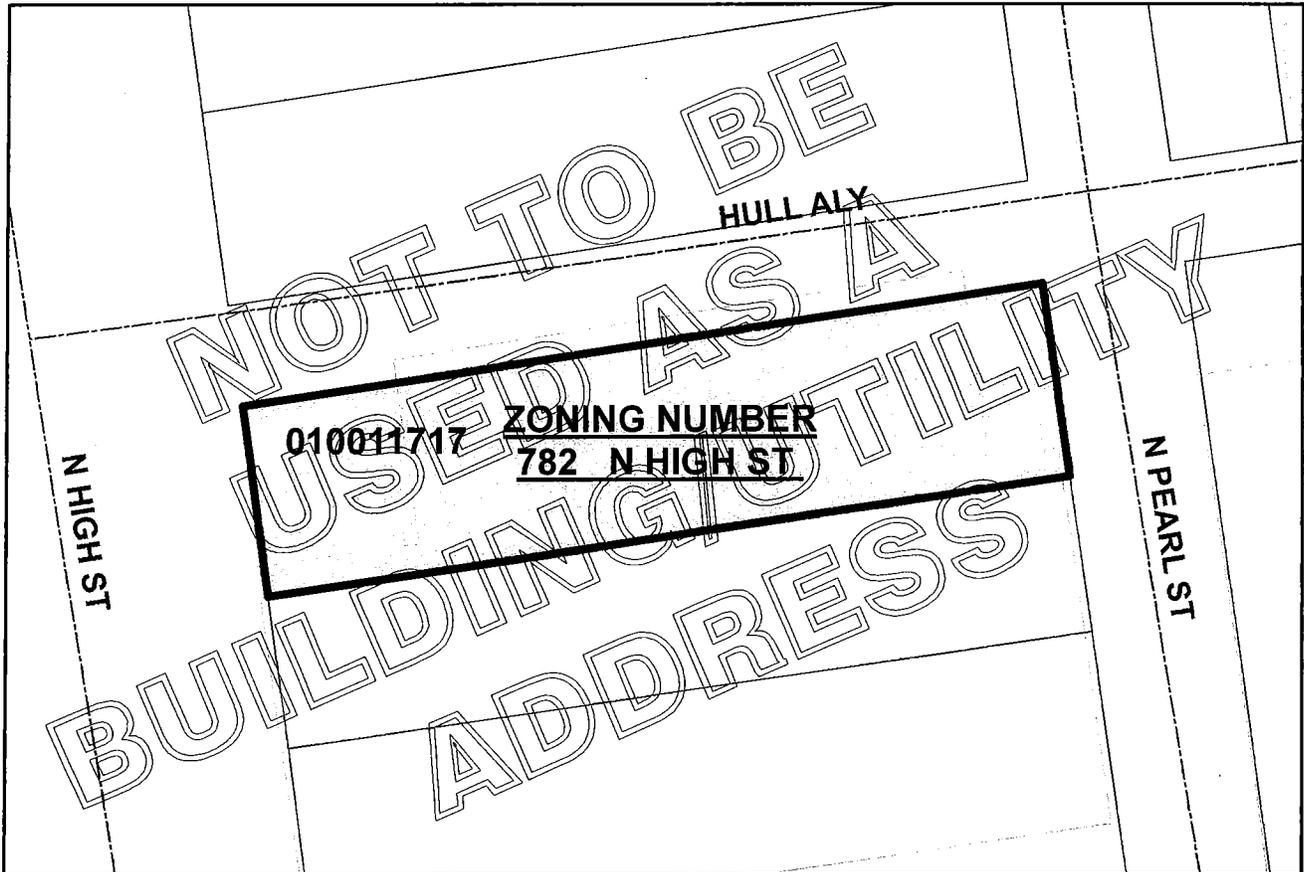
Lot Number : 44

Subdivision: WA GILL

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Judana Amisiam*

Date: 9/5/2014



SCALE: 1 inch = 40 feet

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

GIS FILE NUMBER: 22827





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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

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 13<sup>th</sup> day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires: 9/4/15



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

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