CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Fri May 1 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 939 W BROAD ST A COLUMBUS, OH 43222
Mailing Address: 480 W TOWN ST
                   COLUMBUS OH 43215

Owner: FRANKLINTON DEVELOPMENT
Parcel Number: 010000778

ZONING INFORMATION
Zoning: Z97-091, Commercial, LC4
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: WEST BROAD STREET/FRANKLINTON UCO
Graphic Commission: N/A
Area Commission: Franklinton Area Commission
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environ: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
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

Application Number: BZA15-054
Date Received: 16 APR 2015
Commission/Civic: FRANKLIN
Existing Zoning: Application Accepted by: 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.
3312.49 - Renovate current unoccupied building into restaurant - one full story plus a mezzanine second floor. Reduction from 31 to 5 spaces. (Can additional 17 provided off-sites)

LOCATION
1. Certified Address Number and Street Name 939-941 West Broad St. (7-0 additional)
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-000-778

APPLICANT: (IF DIFFERENT FROM OWNER)
Name
Address
Phone #  Fax #  City/State Zip

PROPERTY OWNER(S):
Name Franklin Development Association
Address 480 W. Town St  City/State Columbus, OH Zip 43215
Phone # 614-275-4999  Fax # 614-275-8420  Email jmohrman@franklin.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)  ☐ Attorney  ☐ Agent
Name
Address
Phone #  Fax #  City/State Zip
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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn to, NAME 

deposed and states that (he or she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the 
(2) per ADDRESS CARD FOR PROPERTY 

name(s) and mailing address(es) of all the owners of record of the property located at 

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building 

and Zoning Services, on 


SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Franklin Development Association

180 W. Town St.
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP

(5) Franklin Area Commission

area Box Chair
R.O. Box 23515 Columbus, OH 43228

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

☐ (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 day of 

in the year 


SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

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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:

Q The building to be redeveloped under current permitted use was built around 1900 and extends newly to the lot lines on 3 sides. The lot borders streets on 2 sides, an alley on 1 side, and another restaurant site on the 4th side. Other similar use buildings on 939 W Broad St have much larger sites.
Q This was not the fault of the owner as continuous re-existing ownership.
Q These circumstances require a variance to operate the building, under a permitted use, to operate in similar fashion to nearby buildings, in larger sites and to redevelop the building for best community impact.
Q The variance will not harm others, is not contrary to public interest or purpose of zoning code, but will benefit the neighborhood over a vacant, unusable building that is in the downtown historic district.

Signature of Applicant: ___________________________ Date: ____________

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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.
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) of (COMPLETE ADDRESS) 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

Franklin Development Association

COMPLETE MAILING ADDRESS

490 W. Town St. Columbus, OH 43205

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16 day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Linda Jean Delgato

My Commission Expires: 2/24/2016

Notary Seal Here

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