



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jun 4 2015

Date: Thu Jun 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1030 N HIGH ST COLUMBUS, OH

Mailing Address: 2362 N HIGH ST

COLUMBUS OH 43202

Owner: MALOOF MICHAEL F CUST FBO

Parcel Number: 010011682

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: N/A

Planning Overlay: N/A

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

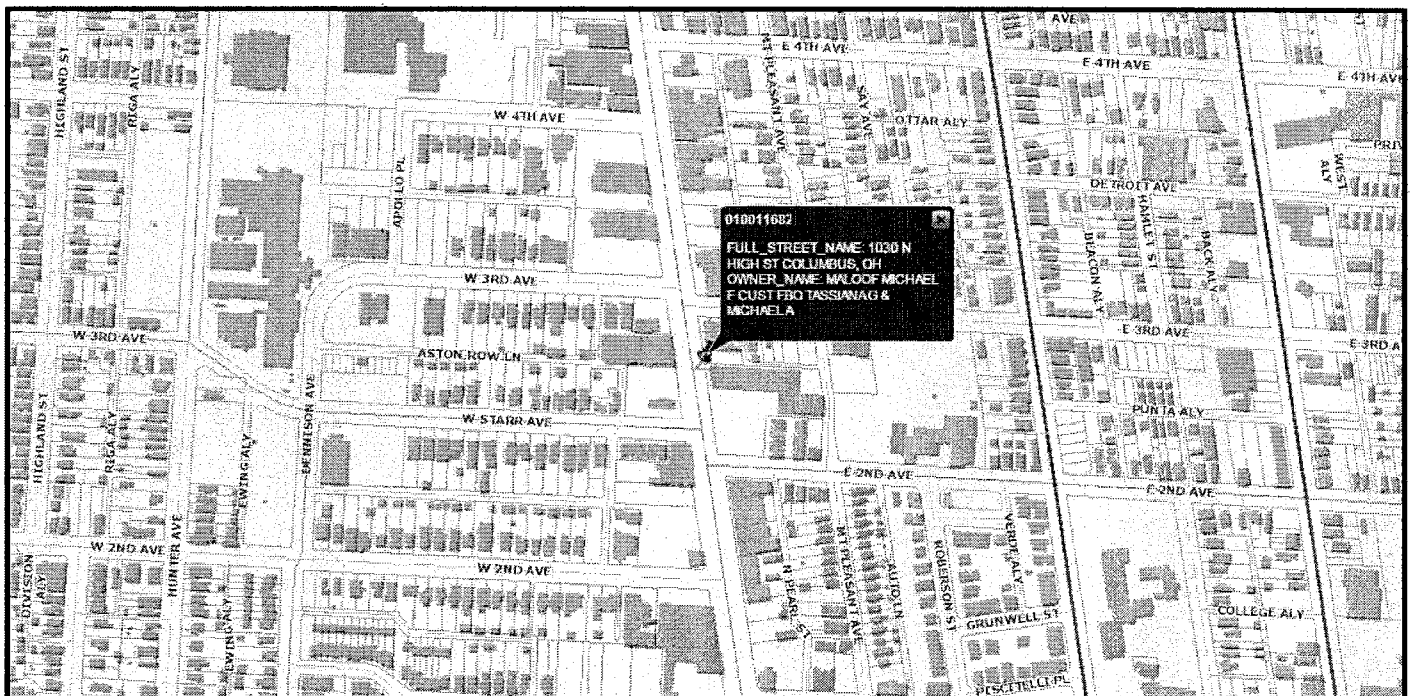
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-070 Date Received: 22 MAY 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: ITALIAN VILLAGE
Existing Zoning: C-4
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

Request for parking variance to reduce number of parking spaces required by "3312.49 - Minimum Numbers of Parking Spaces Required." Special permit for mobile pizza kitchen per "3307.06 - Special Permits" and "3389.12 - Portable Building."

LOCATION

Certified Address: 1030 North High Street City: Columbus Zip: 43201

Parcel Number (only one required): 010-011682-00

APPLICANT (If different from Owner):

Applicant Name: Mikey's Late Night Slice - Mikey Sorboro Phone Number: 614.206.7448 Ext.: _____

Address: 1040 N High St. City/State: Columbus, OH Zip: 43201

Email Address: Mikey@latenightslice.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: MALOOF MICHAEL F CUST FBO TASSIANA G & MICHAEL A Phone Number: 614.271.7572 Ext.: _____

Address: 2362 North High Street City/State: Columbus, OH Zip: 43202-2922

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: TRIAD Architects - Brent Foley Phone Number: 614.942.1050 Ext.: _____

Address: 463 North High Street, Suite 2B City/State: Columbus, OH Zip: 43215

Email Address: bfoley@triadarchitects.com Fax Number: 614.942.1059

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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 checks payable to the Columbus City Treasurer



City of Columbus
 Mayor Michael B. Coleman

STOP WORK ORDER

RE:

1030 N. High St.
 Building Address

The address listed above is in violation of Chapter 4113 of the Columbus Building Code and Section 105 of the Ohio Building Code (or Section 105 of the Residential Code of Ohio if residential), due to new construction, alterations, additions, improvements or replacement being performed without first obtaining the required approvals and permits.

Brief Description of Violation

Contractor unit complete with interior build out and installation,
plumbing, electrical building for plumbing / sanitary lines without
properly obtaining the required permits.
Plumber must have State of Ohio certification

If contractor was observed performing work, check box and provide name: ☐ _____

As provided in Section 4105 of the Columbus Building Code and Section 109 of the Ohio Building Code (or Section 114 of the Residential Code of Ohio if residential), you are hereby given notice that all **WORK CONNECTED WITH THE ABOVE CITED VIOLATION SHALL BE STOPPED IMMEDIATELY** and shall not continue until approval is granted from the Chief Building Official and all necessary permits are obtained.

Failure to comply with this order is a Misdemeanor of the Third Degree and may be punishable by a fine up to \$500 or imprisonment up to sixty (60) days or both for each day that violation or non-compliance continues. (Columbus Building Code §4111.99)

You have the right to appeal this order within thirty (30) days from the date you received it. To exercise your right of appeal, a written petition must be filed in this office stating the factual reasons for such appeal. Depending on the nature of the appeal, the appeal will be heard by either the Columbus Building Commission or the Ohio Board of Building Appeals. At the appeal hearing, you have the right to representation by counsel, to present arguments or conclusions orally or in writing, to present evidence and to examine witnesses.

For additional information or to request an appeal petition, please contact the Department of Building and Zoning Services at (614) 645-6416.

WARNING PENALTY IF REMOVED WITHOUT AUTHORIZATION

This notice is to be removed only by the authority of the Chief Building Official.

Inspector (if applicable)

Chief Building Official (Signature)

5-20-15
 Date Posted

Sam Cronk

645-2389
 Phone Number

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MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent Foley

of (1) MAILING ADDRESS 463 N High Street Suite 2B, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1030 North High Street, Columbus, OH 43201

for which 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) MALOOF MICHAEL F CUST FBO, TASSIANA G & MICHAEL A
2362 North High St.
Columbus, OH 43202

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

Mikey's Late Night Slice - Mikey Sorboro
614.206.7448

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

(5) Italian Village Commission - Connie Torbeck
50 West Gay Street
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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See attached list.</u>		

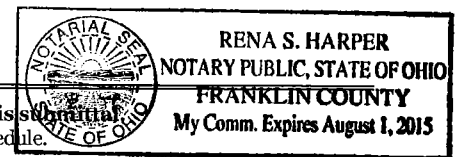
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of May, in the year 2015

Rena Harper
(8) SIGNATURE OF NOTARY PUBLIC

8.1.15 Notary Seal Here
My Commission Expires



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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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

PARKING VARIANCE: The site is located in the walkable-urban Short North neighborhood. Similar to other sites in the neighborhood, the size and layout of this urban context is not sufficient to provide the required parking and loading. The proposed patio and mobile kitchen has been approved by the Italian Village Commission, demonstrating the support for the proposed use by the neighborhood.

SPECIAL PERMIT: The applicant had previously run their kitchen operations in an existing "shack" building located in approximately the same location as the new mobile kitchen. The applicant intends to improve the working conditions of their employees and the dining experience of their customers through the use of the proposed mobile kitchen. The applicant has garnered the support of the building department to allow the mobile kitchen for a period of X years. Additionally, the proposal has been approved by the Italian Village Commission.

Signature of Applicant



Date

5/20/15

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CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 5/18/15



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.

Real Estate / GIS Department



USE GROUP A-2

.....

ZONG DISTRICT, C - COMMERCIAL

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MICHAEL B. COLEMAN, MAYOR

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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) Brent Foley
of (COMPLETE ADDRESS) TRIAD Architect - 463 North High Street Suite 2B, 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

Late Night Slice:

Mike Sorboro - 60%

Bryce Ungerott - 40%

Tainted Monkey DBA Oddfellows Liquor Bar:

Mike Sorboro - 40%

Bryce Ungerott - 40%

Dylan Wayman - 20%

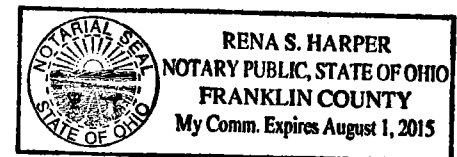
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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