

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Jul 27 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4622 N HIGH ST COLUMBUS, OH
Mailing Address: 285 TINLEY PARK CIR
DELAWARE OH 43015

Owner: BILIKAM ROBERT C JR TR BILIK
Parcel Number: 010085305

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: NORTH HIGH STREET UCO
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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





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: BZA15-082
Date Received: 9 JULY 2015
Commission/Civic: CLINTONVILLE
Existing Zoning: _____ Application Accepted by: TF 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 - TO REDUCE ADDITIONAL NUMBER OF
PARKING FROM 22 TO 0 (2 EXISTING)

LOCATION

1. Certified Address Number and Street Name 4622 N High St
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-085305-00

* APPLICANT: (IF DIFFERENT FROM OWNER)

Name Regina Prange
Address 4622 N High St City/State Cols OH Zip 43214
Phone # 395-3444 Fax # _____ Email naturaldesignflorals@gmail.com

PROPERTY OWNER(S):

Name Robert + John Bilikam Zip 45440
Address 5635 Coach Dr. E #C City/State Dayton OH Zip 45421
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

* ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael W. Norris
Address 285 Tinley Park Cir City/State Delaware Zip 43015
Phone # 614 551-2900 Fax # _____ Email: JKNO

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Michael W. Norris - Michael W. Norris

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



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME REGINA PRANGE
of (1) MAILING ADDRESS 4622 N. HIGH

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
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) Robert + John Bilikam
5435 Canal Dr E. #C
Dayton, OH 45446

APPLICANT'S NAME AND PHONE # (same as listed on front application)
Regina Prange 614.395.3466

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS
(5) Deena Bagwell
District 5 Commissioner
614.937.7268

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes empty rows for listing owners.

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 4th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

Jan. 16, 2018
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. 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:

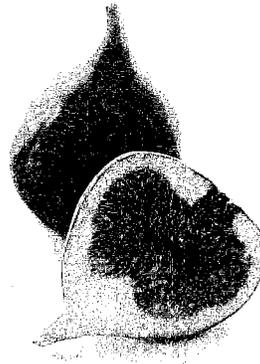
See attached form

Signature of Applicant

Date

3.5.2015

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Bleu & Fig

FOOD • FLOWERS • FLAIR

Bleu & Fig is a boutique catering & design company offering beautiful offsite catering and floral design for personal and business occasions.

Our business plan includes hosting small occasions such as an anniversaries, showers or business dinner in our shop at 4622 N High St at Garden & High. Bleu & Fig will also be offering design and cooking classes.

Bleu & Fig is not a restaurant so these events will be scheduled at client's request.

We are looking at a parking variance to accommodate our guests. The building has 4 spaces in the back available. I have contacted Mr. Jim Sherman, owner of the parking lot between Eagles candies & Robbie's Hobbies to accommodate additional cars when needed. He has said the space can be used for a fee.

Our events will be mainly in the evening when these business are closed so spaces in this lot are available.

Our space can accommodate 49 guests and considering the occasions we will be hosting there guest generally come in shared cars so not expecting 49 cars per event.

We appreciate your consideration.

Regina Prange & Brooke Kinsey



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 1/13/15



Disclaimer

Scale = 30



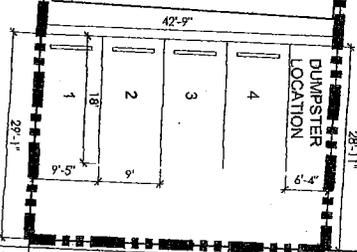
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

N. HIGH STREET

GARDEN ROAD

EXISTING BUILDING

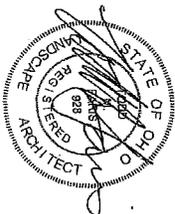
PRIVATE ALLEY



1 SITE PLAN
SCALE: 1"=8'

TOTAL SITE AREA = 6,495 SF
 SMALL RETAIL STRUCTURE = (1) 2,623 SF
 OPEN SPACE = 2,633 SF
 PARKING AREA = 1,239 SF
 PARKING = (4) 9'X18' PARKING SPACES

NOTE: PROPOSED PROJECT WILL
 COMPLY WITH SECTIONS 3312.15 PRIVATE
 DUMPSTER; 3312.21 LANDSCAPE; 3312.19
 LIGHTING; 3312.21 SCREENS; 3312.39
 STRIPING/MARKING; 3312.43 SURFACE;
 AND 3312.45 WHEEL STOPS/CRUB.



2 SITE LOCATION MAP
N.T.S.

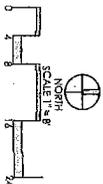


SITE PLAN

4622 N HIGH STREET

PREPARED FOR BLEU & FIG

DATE: 2/25/2015



Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 901 S. 25th Street Columbus, OH 43215
 614.297.7944
 www.parisplanninganddesign.com