



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

OFFICE USE ONLY

Application Number: BZA 15-100 Date Received: 8/18/15
 Application Accepted by: R. Rein Fee: \$1,900⁰⁰
 Commission/Civic: Clintonville
 Existing Zoning: C-4
 Comments: 10/27/15

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

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

Change of use of existing B-Business to A-2 restaurant. C-4 zoning. Urban Comm. overlay.
Parking Varn. needed. 3372.09. Table 2
3372.681.

LOCATION

Certified Address: 4269 N. High St City: Columbus Zip: 43214

Parcel Number (only one required): 010085590

APPLICANT (If different from Owner):

Applicant Name: ERIC BADAROUX Phone Number: 614.487.8776 Ext.: 230

Address: 855 GRANDVIEW AVE. # 295 City/State: Columbus / OH Zip: 43215

Email Address: EBADAROUX@REDARCHITECTS.COM Fax Number: 614.487.8777

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

Name: Charley's Steakery Inc. Phone Number: 614.923.4700 Ext.: 1666

Address: 2500 Farmers Drive # 140 City/State: Columbus / OH Zip: 43255

Email Address: TCandella@Dibibop.com Fax Number: N/A

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

Name: Eric Badaroux Phone Number: 614.487.8776 Ext.: 230

Address: 855 Grandview Ave. # 295 City/State: Columbus / OH Zip: 43215

Email Address: EBadaroux@redarchitects.com Fax Number: 614.487.8777

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ERIC BADAROUX
of (1) MAILING ADDRESS 855 GRANDVIEW AVE. #295

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 4269 N. HIGH ST.

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) CHARLEY'S STEAKERY INC. / BIBIBOP
2500 FARMERS DRIVE #140
COLUMBUS, OH. 43235

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

ERIC BADAROUX, RED ARCHITECTURE + PLANNING
614.487.8770 ext 230

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

(5) CLINTONVILLE AREA COMMISSION
DANA BAGWELL
3982 N. HIGH ST.
COLUMBUS, OH 43214

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>CHARLEY'S STEAKERY INC</u>	<u>2500 FARMERS DR #140</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT *Eric Badaroux*

Sworn to before me and signed in my presence this 17th day of August, in the year 2015

Christine Gillespie
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____
Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03-16-19

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BZA15-100
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Dana Bagwell
Clintonville Area Commission
3982 N. High St.
Columbus, OH 43214

 AVERY® 8163™

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1-800-GO-AVERY

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Kemba Financial Credit Union
555 Offcenter Place
P.O. Box 307370
Columbus, OH 43230

4258 N. High Street, LLC
5540 Glasgow Place
Columbus, OH 43235

Raymond A Crook Jr.
Phyllis A Crook
4284 N. High St.
Columbus, OH 43214

Bonnie L. Lyle
36 W. Cooke Rd.
Columbus, OH 43214

CHN University District, LLC
1680 Watermark Dr.
Columbus, OH 43215

CVS/Revco #3613 Prop Tax
1 CVS Dr. FRNT
Woonsocket, RI 02895



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 19 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4269 N HIGH ST COLUMBUS, OH
Mailing Address: Null
Null

Owner: CHARLEYS STEAKERY INC
Parcel Number: 010085590

ZONING INFORMATION

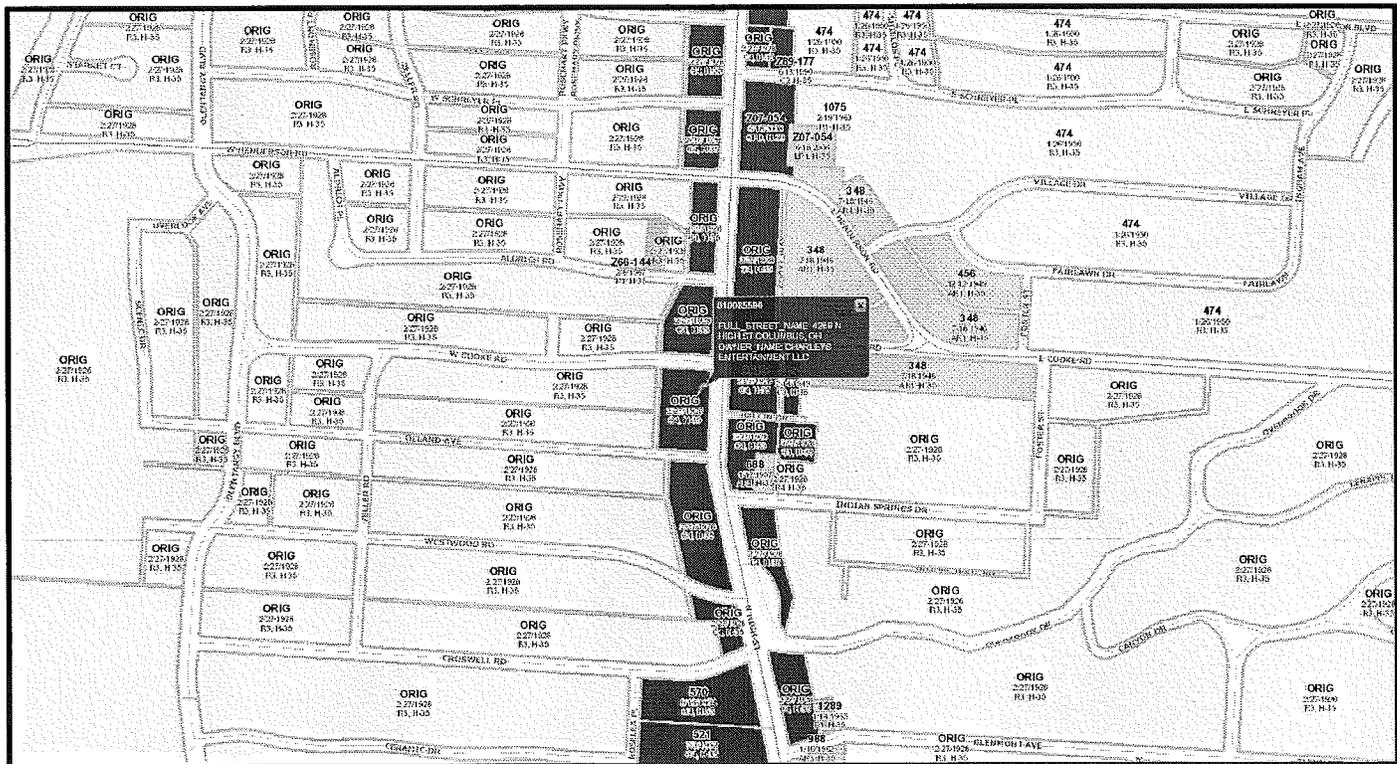
Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: NORTH HIGH STREET UCO
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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



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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:

- The property in question is an existing 1778 sf commercial building on a site that currently has (10) parking spaces. We are proposing a change of use from B-Business to A-2 restaurant use and ~~with~~ adding a 20'x30' addition.
 - Along with this change, we are proposing a dumpster bed location and 2 additional parking spaces, bringing the total to (12)
 - The parking requirements state 1 parking space per 75sqft. of footprint. at best, we can achieve 12 spaces total of a minimum 32 required.
 - Bibibop will be working with local/adjacent businesses to utilize the parking lots after business hours. We ~~we~~ have also located a bike rack and currently plan for employees to park at a nearby lot where they can access the site.
 - Keep existing ADA spaces. 3312.03-Requirements.
- Code References: 3312.31 - Parking for ADA. 3312.49: Min.# of Parking Spaces.
3356-C.4 Zoning lot H-35. 3372.681-N.High St.Urban Command Overlay.

Signature of Applicant E. B. [Signature]

Date Aug. 17, 2015

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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: 010085590

Zoning Number: 4269

Street Name: N HIGH ST

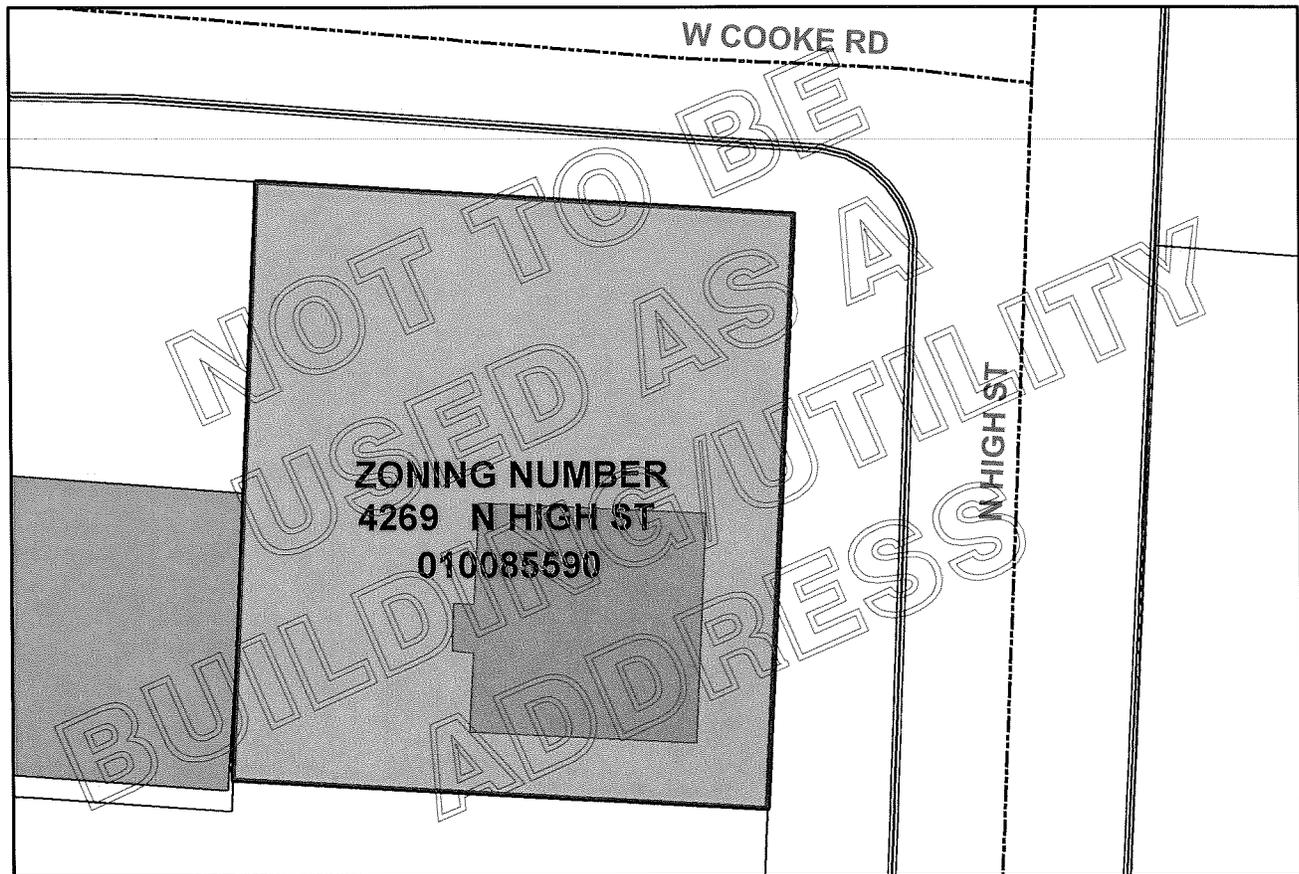
Lot Number: N/A

Subdivision: N/A

Requested By: RED ARCHITECTURE + PLANNING (ERIC BADAROUX)

Issued By: *Edyona Amarian*

Date: 8/14/2015

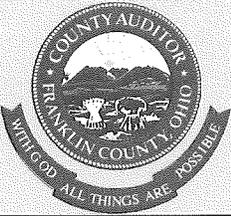


SCALE: 1 inch = 40 feet



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

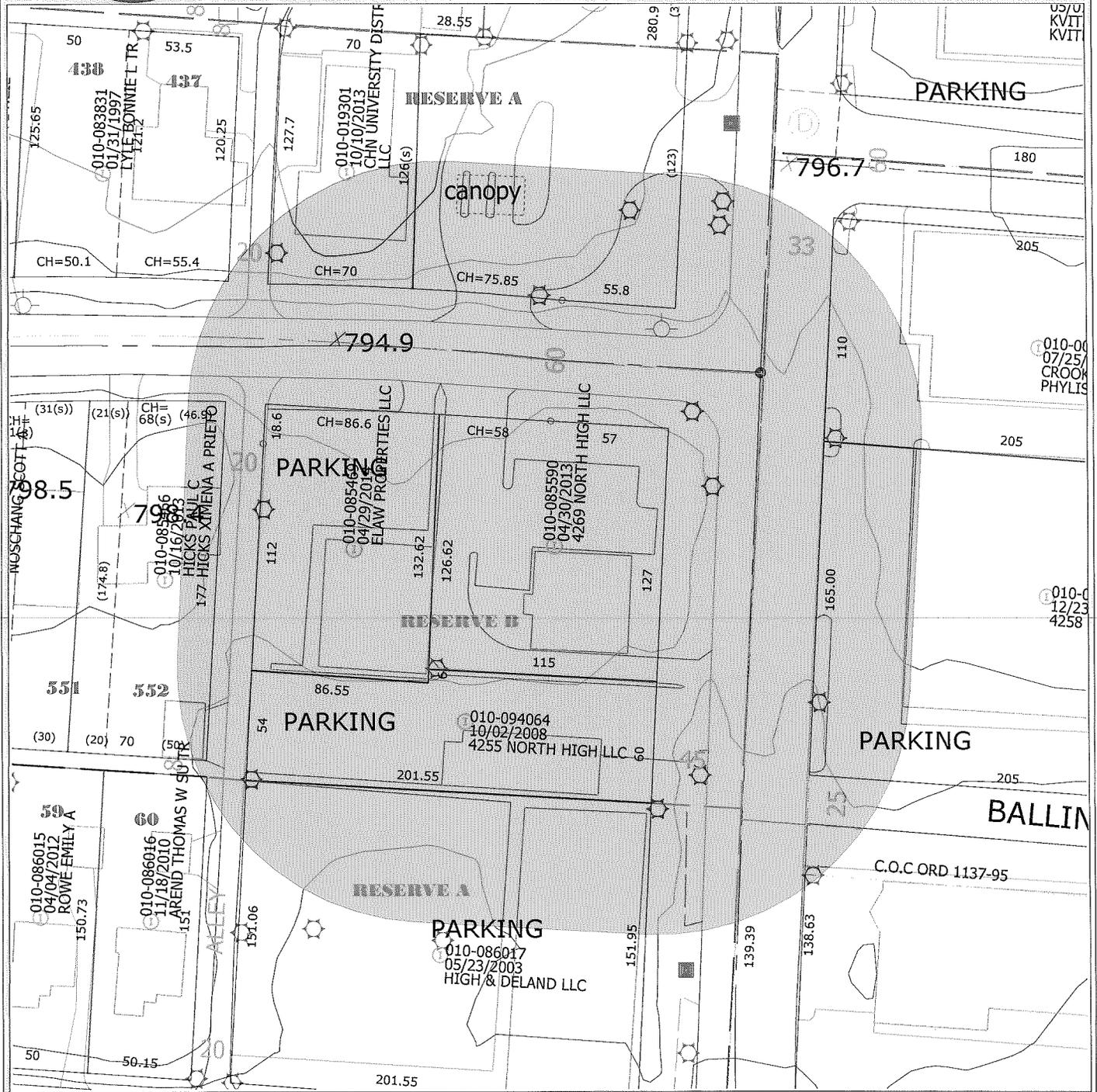
GIS FILE NUMBER: 1175



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/13/15



Disclaimer

Scale = 72'



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.

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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) ERIC BADSCOUR
of (COMPLETE ADDRESS) 855 GRANDVIEW AVE. STE # 295

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:

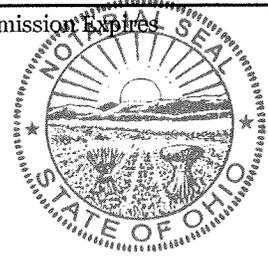
NAME	COMPLETE MAILING ADDRESS
<u>ERIC BADSCOUR / reed architecture + planning</u>	<u>855 GRANDVIEW AVE. #295, COLUMBUS OH 43215</u>
<u>Bibibop / Charlays Steakery Inc</u>	<u>2800 FARMERS DR. #140, COLUMBUS OH 43235</u>

SIGNATURE OF AFFIANT *Eric Badscour*

Sworn to before me and signed in my presence this 17th day of August, in the year 2015

Christine Gillespie
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03-16-19

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