

## Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA15-105 Date Received: 9/9/15  
Application Accepted by: L.O. Reiss Fee: \$1,900.00  
Commission/Civic: Victorian Village  
Existing Zoning: C-4  
Comments: 11/17/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

PARKING RELIEF FOR A 1,750 SF COFFEE SHOP THAT WILL HAVE  
LESS THAN 50 OCCUPANTS.

**LOCATION**

Certified Address: 1203 NORTH HIGH ST City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-000619

**APPLICANT** (If different from Owner):

Applicant Name: JOHN HARMON Phone Number: 614-469-7500 Ext.: 109

Address: 165 N. FIFTH ST. City/State: COLUMBUS, OHIO Zip: 43215

Email Address: jharmon@archall.com Fax Number: 614-469-0500

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

Name: WINDSONG DEVELOPMENT LLC Phone Number: 614-299-3456 Ext.:

Address: P.O. BOX 8309 City/State: COLUMBUS, OHIO Zip: 43201

Email Address:  Fax Number:

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

Name: OMAR TARZI Phone Number: 614-226-2823 Ext.:

Address: 5625 SANDBROOK LANE City/State: HILLIARD, OHIO Zip: 43026

Email Address:  Fax Number:

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

APPLICANT SIGNATURE: John Harmon

PROPERTY OWNER SIGNATURE: Windsong Investments LLC By Robert C. Bauriedl Manager

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 checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN HARMON  
of (1) MAILING ADDRESS 165 NORTH FIFTH ST., COLUMBUS, OHIO 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 1203 NORTH HIGH STREET

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) WINDSONG DEVELOPMENT LLC  
P.O. BOX 8309  
COLUMBUS, OHIO 43201

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

JOHN HARMON  
614-469-7500

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

(5) VICTORIAN VILLAGE COMMISSION  
JAMES GOODMAN  
50 W. GAY STREET, COLUMBUS, OHIO 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</u>		

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

(8) SIGNATURE OF AFFIANT John Harmon

Sworn to before me and signed in my presence this 8th day of SEPTEMBER, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

7/25/2017  
My Commission Expires

Notary Seal Here

SARAH A. MERRELL  
Notary Public, State of Ohio  
My Commission Expires  
07-25-2017

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**APPLICANT**

Architectural Alliance  
c/o John Harmon  
165 N. 5th St.  
Columbus, OH 43215

**PROPERTY OWNER**

Windsong Investments LLC  
P. O. Box 8309  
Columbus, OH 43201

**ATTORNEY**

Omar Tarzi, Attorney  
5625 Sandbrook Ln.  
Hilliard, OH 43026

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

Victorian Village Commission  
c/o James Goodman  
50 W. Gay St.  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Windsong Investments LLC  
P. O. Box 8309  
Columbus, OH 43201

Stickmen Properties Ltd.  
c/o Richard T. Day - Day Companies  
22 E. Gay St., Ste. 800  
Columbus, OH 43215

Thoms C. Smith  
Shawnessy L Smith  
3262 Drake Ave.  
Groveport, OH 43125

Community Housing Network, Inc.  
c/o CHN University District LLC  
1680 Watermark Dr.  
Columbus, OH 43215

Dashen Ltd.  
5342 Woodville Ct.  
Columbus, OH 43230

Garden Church Inc.  
P. O. Box 30169  
Columbus, OH 43230

NWP II LLC  
c/o NWP III LLC  
2362 N. High St.  
Columbus, OH 43202

1188 N High LS LLC  
1020 Dennison Ave., Ste. 101  
Columbus, OH 43201

Stickmen Properties Ltd.  
c/o Bellwether RE Capital LLC  
1360 E. 9th St., Ste. 300  
Celveland, OH 44114

1191 North High Street LLC  
c/o Generation Rentals Ltd.  
P. O. Box 10123  
Columbus, OH 43201

AIDS Healthcare Foundation  
6255 W. Sunset Bl. Floor 21  
Los Angeles, CA 90028

New Life United Methodist Church  
25 W. Fifth Ave.  
Columbus, OH 43201

**One Stop Shop Zoning Report** Date: Mon Sep 14 2015  
General Zoning Inquiries: 614-645-8637

**Parcel Number:** 010000619

**Historic District:** Victorian Village

**Historic Site:** No

**Council Variance:** N/A

Flood Zone: OUT

**Airport Overlay Environs:** N/A

**Planning Overlay:** 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 TENANT IS MOVING HIS EXISTING COFFEE SHOP TWO TENANT SPACES TO THE NORTH, FROM 1195 TO 1203 NORTH HIGH ST. THE TENANT IS MOVING WITHIN THE SAME PARCEL AND SAME BUILDING. THE BUILDING HAS NO PROVISION FOR PARKING AND IT NEVER HAS HAD PROVISIONS FOR PARKING. IT IS SURROUNDED BY BUILDINGS ON TWO SIDES AND STREETS (FIFTH AVENUE & HIGH STREET) ON THE OTHER TWO SIDES. IT DOES HAVE STREET PARKING (METERED). THE PREVIOUS TENANT AT 1203 NORTH HIGH WAS A SHOE RETAIL STORE. IT WAS GIVEN RELIEF FOR THE 7 SPACE (1/250 SF) THAT SHOULD HAVE BEEN REQUIRED. OUR NEW TENANT WOULD REQUIRE 24 SPACE (1/75 SF) - 7 PREVIOUSLY RELIEVED - WE ARE RESPECTFULLY ASKING FOR RELIEF FROM 17 PARKING SPACES. MOST OF THE TENANT'S BUSINESS IS WALK-IN OR BUS TRAFFIC TYPICAL OF TENANT SPACE IN THIS AREA.

Signature of Applicant

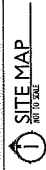


Date

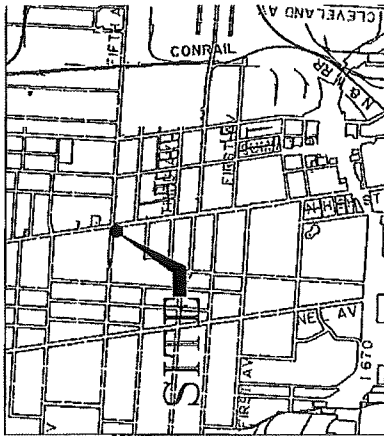
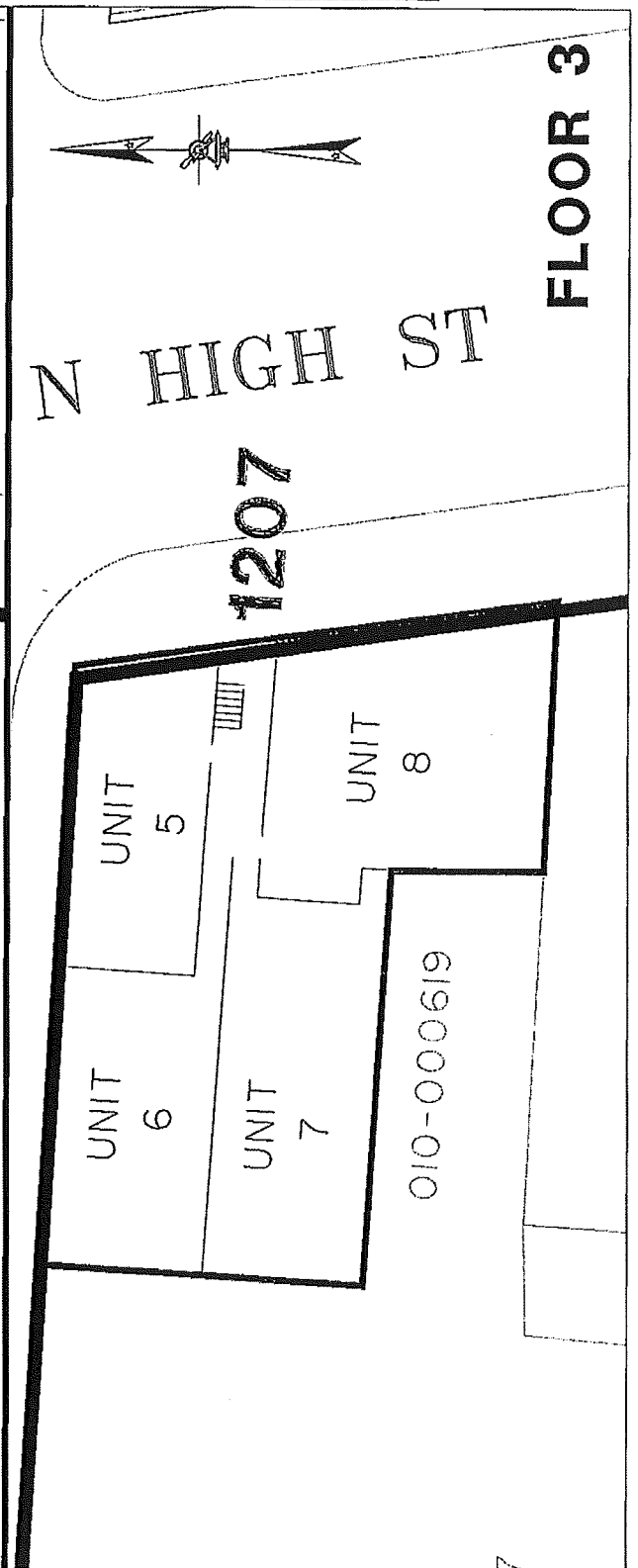
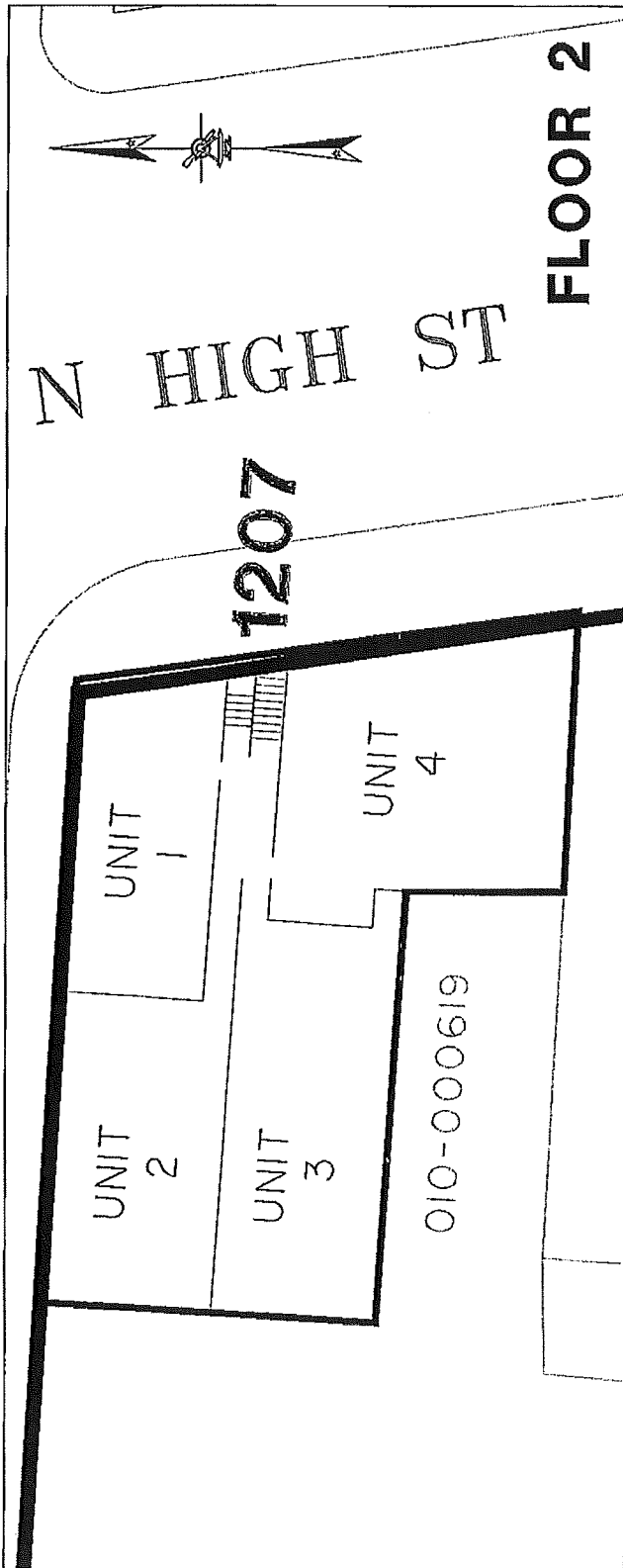
9-8-2015

[illegible]

**archai**  
ARCHITECTURAL ACCESSORIES  
166 NORTH FIFTH STREET | COLUMBUS, OHIO 43215  
614.489.7500 | 614.405.3500 | WWW.ARCHAI.COM

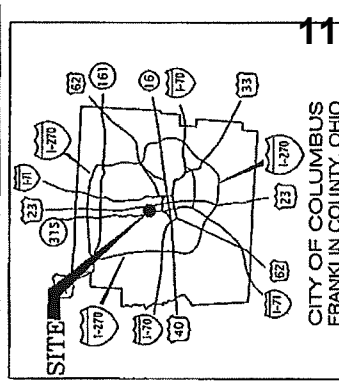


ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REFERENCE MAP

OTHER MAP REFERENCES	
CITY LAND USE MAP:	27-D
GIS FACET NUMBER:	182607225



CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

HOUSE NUMBERS SHOWN ON ATTACHED  
PLATE ARE CERTIFIED FOR SECURING  
OF BUILDING & UTILITY PERMITS

Issued By: *Patricia A. Austin* Date: 01/11/11  
PATRICIA A. AUSTIN P.E., ADMINISTRATIVE  
DIVISION OF PLANNING AND OPERATIONS  
109 N. FRONT ST.  
COLUMBUS, OH. 43215

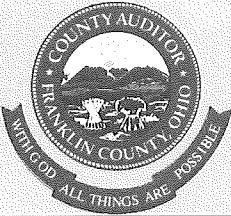
ADDRESS FILE NUMBER - 02-042

DEVELOPED BY: WINDSONG INVESTMENT LLC  
ENGINEERING CONSULTANT: JOSEPH DALE SEELY III, P.E.  
1203-1209 N. HIGH ST.,  
APTS & RETAIL SHOPS  
SHEET 2 OF 2  
ORIGINAL PARCEL NUMBER: 010-000619  
DRAWN BY: LOM  
CHECKED BY: AC

BZA15-105

1195 1209 N. High Street

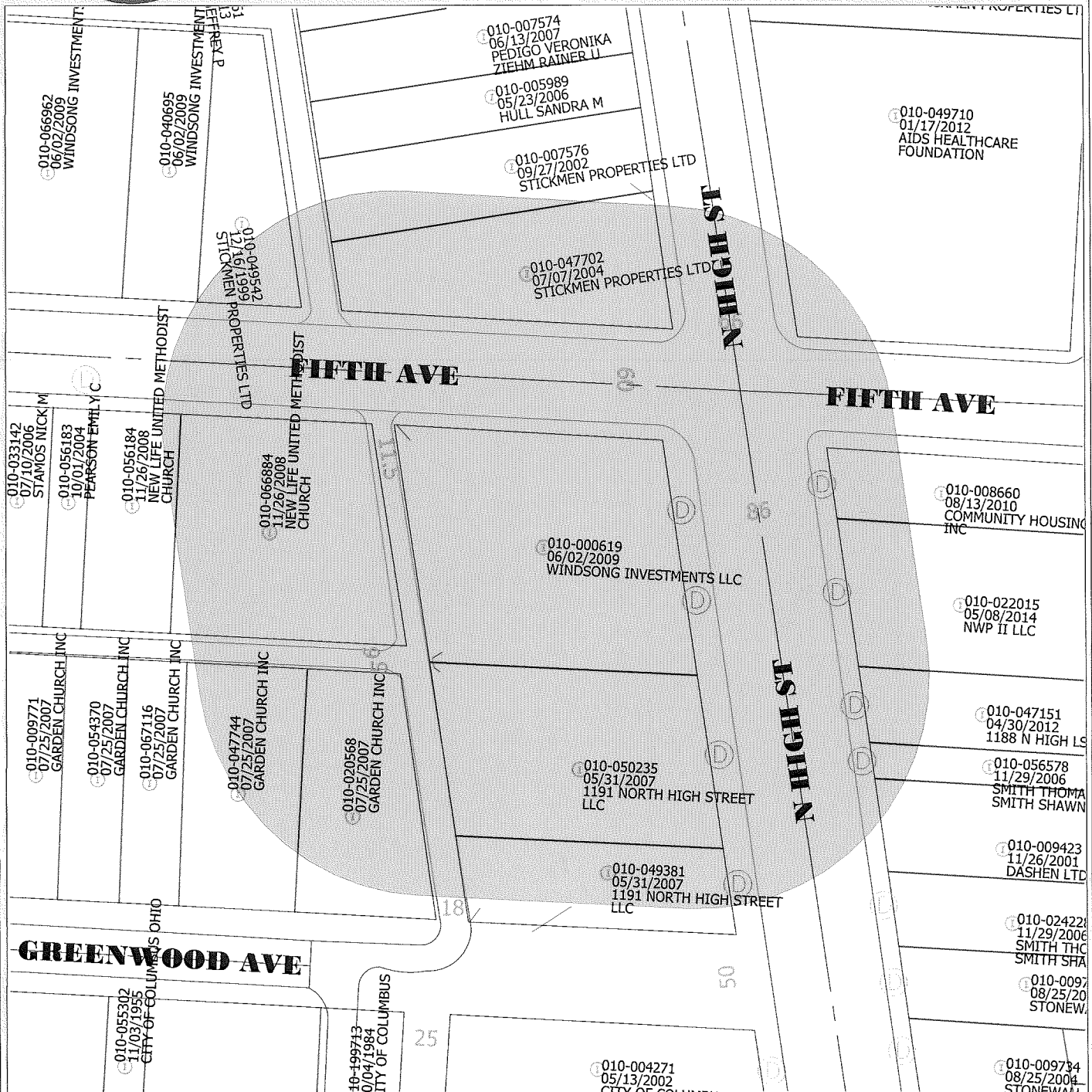




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 9/4/15



Disclaimer

Scale = 79'

Grid  
North

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

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AND ZONING SERVICES

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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) JOHN HARMON  
of (COMPLETE ADDRESS) 165 NORTH FIFTH ST., COLUMBUS, OHIO 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:

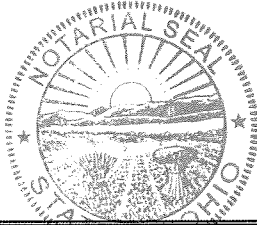
NAME	COMPLETE MAILING ADDRESS
<u>WINDSONG DEVELOPMENT LLC</u>	<u>P.O. BOX 8309 COLUMBUS, OHIO 43201</u>
<u>INAYAT FAMILY CORP.</u>	<u>1203 NORTH HIGH ST COLUMBUS, OHIO 43201</u>

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 8th day of SEPTEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

7/25/2017 Notary Seal Here  
My Commission Expires



SARAH A. MERRELL  
Notary Public, State of Ohio  
My Commission Expires  
07-25-2017

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