



Comments: _____ Application Number: 09310-00359 Commission/Group: Italian Village

Date Received: 12/17/09 Planning Area: _____

Date of Hearing: 2/23/10 Acreage: _____

Zoning Fee: \$1,900.00 Address Fee: _____

Existing Zoning: C-4 Accepted by: W. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: VARIANCE TO 3356.11 BUILDING SETBACK FROM 25' TO 0'
PARKING REDUCTION FROM 34 TO 8 / REDUCTION OF 26 3342.28

3342.19 ALLOW 4 STACKED PARKING SPACES

LOCATION

1. Certified Address Number and Street Name 1144 NORTH HIGH STREET
 City COLUMBUS State OHIO Zip 43201

Parcel Number (only one required.) 010-001929

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name JIM VELIO
3. Address 912 SOUTH HIGH ST. City COLUMBUS OH. Zip 43206
4. Phone# 614 679-6363 Fax # _____
5. Email Address jimvelio@hotmail.com

PROPERTY OWNER(S)

6. Name JOHN E. REYNOLDS & ROBERT A. BOOTH
7. Address 1144 N. HIGH ST. City COLUMBUS OH. Zip 43201
8. Phone# 614 679-6363 Fax # _____
9. Email Address _____

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name SCOTT R. HARPER, AIA
11. Address 105A COMMERCE PARK DR. City WESTERVILLE, OH Zip 43082
12. Phone# 614 895-2050 Fax # 614 895-2054
13. Email Address scott@harporg.com

SIGNATURES

14. Applicant Signature: _____
15. Property Owner Signature: John Reynolds & Robert Booth
16. Attorney/Agent Signature: SCOTT HARPER

Wm Rhodes apptd Mon 12-14-09 @ 9:00 am



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 do 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:

① BUILDING SETBACKS IN THIS DISTRICT ARE TYPICALLY AT THE FRONT OR SIDE PROPERTY LINES. THIS DISTRICT IS DENSELY URBAN AND A PARKING REDUCTION IS REQUIRED TO RE-VITALIZE THIS SITE.

② THE APPLICANT HAS NOT CAUSED THIS ACTION.

③ THE NATURE OF THE PARCEL AND HISTORIC NATURE OF THE EXISTING BUILDING REQUIRE THIS APPLICATION. THE ENTIRE AREA IS IMPROVING AND THE VARIANCES REQUESTED ARE NEEDED TO IMPROVE THIS SITE.

④ THESE VARIANCES WILL NOT BE INJURIOUS TO THE AREA AND WILL ALLOW SIGNIFICANT IMPROVEMENTS TO THE SITE AND BUILDING.

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SCOTT R. HARPER
of (1) MAILING ADDRESS 105A COMMERCE PARK DR. WESTERVILLE, OH 43082

deposed 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 1144 NORTH HIGH STREET
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) JOHN E. REYNOLDS & ROBERT A. BOOTH
1144 NORTH HIGH STREET
COLUMBUS, OHIO ~~43206~~ 43201

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

JIM VELLO 614 679-6363

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

(5) ITALIAN VILLAGE COMMISSION
RANDY BLACK 614 645 6821

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

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 16th day of December, in the year 2009

SIGNATURE OF NOTARY PUBLIC

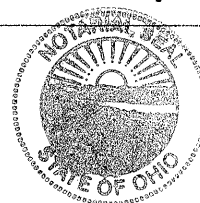
(8) Rena Harper (OTT)
7.21.10

My Commission Expires:



RENA S. OTT
Notary Public, State of Ohio
My Commission Expires 07-21-10

page 5 - Board of Zoning Adjustment Packet



RENA S. OTT
Notary Public, State of Ohio
My Commission Expires 07-21-10

JOHN E. REYNOLDS
ROBERT A BOOTH
1144 NORTH HIGH STREET
COLUMBUS, OHIO 43201

STICKMEN PROPERTIES
22 EAST GAY STREET STE. 800
COLUMBUS, OHIO 43215

FK IV LP
2362 NORTH HIGH STREET
COLUMBUS OHIO 43202

LEO G. MAMAS, TR.
4415 CLEARWATER HARBOR DR.
LARGO, FL. 33770

FK IV LP
2362 NORTH HIGH STREET
COLUMBUS OHIO 43202

SKULLY'S MUSIC DINER, LLC
1151 NORTH HIGH STREET
COLUMBUS, OHIO 43201

FK IV LP
2362 NORTH HIGH STREET
COLUMBUS OHIO 43202

GEORGE M. SCANLON
6103 KINGSFORD DR.
CINCINNATI, OHIO 45224

STONEWALL COLUMBUS, INC.
1160 NORTH HIGH STREET
COLUMBUS, OHIO 43202

CHARLES AND ELIZABETH
KUBAT
3334 CEMETERY RD.
HILLIARD, OHIO 43026

MELAINE MAHAFFEY
1128 NORTH HIGH STREET
COLUMBUS, OHIO 43201

SURLY GIRLS PROPERTIES, LTD.
1126 NORTH HIGH STREET
COLUMBUS, OHIO 43201

LEO G. MAMAS, TR.
4415 CLEARWATER HARBOR DR.
LARGO, FL. 33770

CHUTION RUANPHAE
1122 NORTH NORTH HIGH
STREET
COLUMBUS, OHIO 43201

STONEWALL COLUMBUS, INC.
1160 NORTH HIGH STREET
COLUMBUS, OHIO 43202

STONEWALL COLUMBUS, INC.
1160 NORTH HIGH STREET
COLUMBUS, OHIO 43202

STONEWALL COLUMBUS, INC.
1160 NORTH HIGH STREET
COLUMBUS, OHIO 43202

JACKSON ON HIGH, LLC
130 MILL STREET
GAHANNA, OHIO 43230

STONEWALL COLUMBUS, INC.
1160 NORTH HIGH STREET
COLUMBUS, OHIO 43202



Signature of Applicant

[Handwritten Signature]

Date 12/16/09

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) SCOTT R. HARPER, AIA
of (COMPLETE ADDRESS) 105A COMMERCE PARK DR. WESTERVILLE, OHIO 43082
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

JOHN E. REYNOLDS & ROBERT A. BOOTH
1144 NORTH HIGH STREET COLUMBUS, OHIO ~~43202~~ 43201

JIM VELLO
910 S. HIGH STREET COLUMBUS, OHIO 43206

SIGNATURE OF AFFIANT

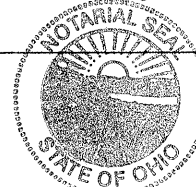
Subscribed to me in my presence and before me this 16th day of December, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Rena Harper (OTT)
7.21.10

My Commission Expires:

Notary Seal Here



RENA S. OTT
Notary Public, State of Ohio
My Commission Expires 07-21-10



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010001929

Project Name: GOODY BOYS RESTAURANT

House Number: 1144

Street Name: N HIGH ST

Lot Number: 3

Subdivision: WM G DESHLER AMD ADD

Work Done: ADDITION

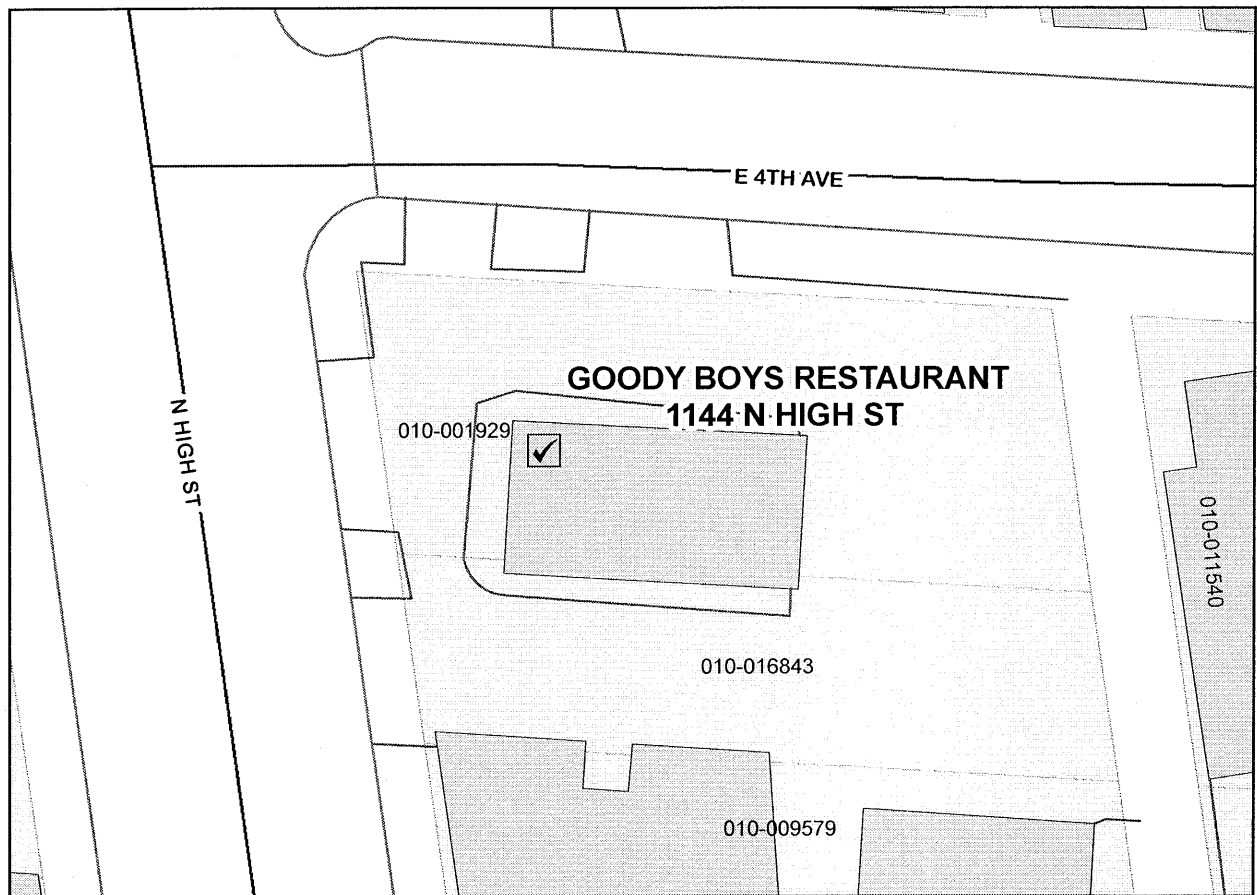
Complex:

Owner: REYNOLDS JOHN E & ROBERT A BOOTH

Requested By: HARPER ARCHITECTS (SCOTT HARPER)

Printed By: *Alfred Combs*

Date: 12/16/2009



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 527555



Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 12/16/09



Disclaimer

Scale = 100

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

LIMITED POWER OF ATTORNEY

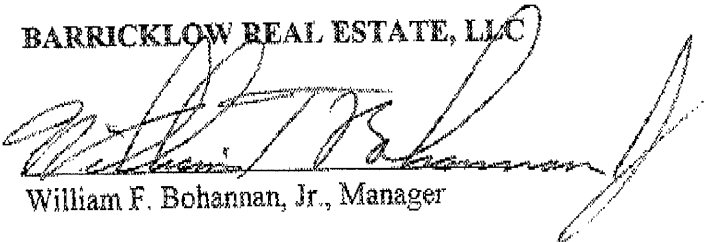
William J. Bohannon, Jr., Manager of Barricklow Real Estate, LLC on behalf of its members **JOHN E. REYNOLDS, ROBERT BOOTH, TRUSTEE, RICHARD E. BARRICKLOW, PHOEBE HARDIN, MARY JEAN BOHANNAN AND GRACE B. LEBART**, owners of the following real property located at 1144 N. High Street, Columbus, Ohio 43201:

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus and bounded and described as follows:

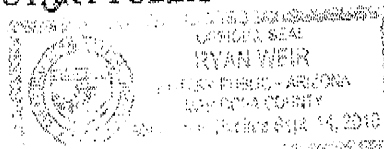
Being the northerly sixty (60) feet in width off of the portion of Lot Number Three (3) of William G. Deshler's Addition to Phelan's Mt. Pleasant Addition to said City, as per plat thereof recorded in Plat Book No. 1, page 64, Recorder's Office, Franklin County, Ohio, lying west of a certain alley extended through said lot No. 3 by condemnation proceedings on the part of the City of Columbus, Ohio, commenced in the Probate Court of Franklin County, Ohio, about October 10, 1892, reference being had to the Plat in connection with said proceedings appearing on the records of said Court in Complete Record No. 29, Page 172.

do hereby make, constitute, and appoint ^{Jim}~~JOHN~~ **VELIO**, 912 South High Street, Columbus, Ohio 43206, it's true and lawful Attorney in Fact, for the limited purpose of applying for all variances and special permits necessary and convenient to operate the restaurant on the premises as may be required by the City of Columbus, Department of Development, Building Services Division, Board of Zoning Adjustment.

BARRICKLOW REAL ESTATE, LLC


William F. Bohannon, Jr., ManagerSTATE OF Arizona,
COUNTY OF Maricopa, SS:

The foregoing instrument was acknowledged before me this 15th day of
December, 2009, by, William F. Bohannon, Jr., Manager of Barricklow Real Estate, LLC


NOTARY PUBLIC

This instrument prepared by:
William J. Taylor, Attorney at Law
50 North Fourth Street
Zanesville, Ohio 43701
WJT/Clients/Bohannon/BarricklowLLC/PowerofAttorney