



Mayor Michael B. Coleman

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: #12310-00000-00478
Date Received: 14 Aug 2012
Commission/Group: Vic Village
Existing Zoning: _____ Application Accepted by: HF 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. State what it is you are requesting.

See Attached

LOCATION

1. Certified Address Number and Street Name 891 N. High Street
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-025214-80 AUG 14 2012

APPLICANT: (IF DIFFERENT FROM OWNER)

BUILDING & ZONING SERVICES

Name New Avenue Architects and Engineers (Brent Racer)
Address 4740 Reed Road, Suite 201 City/State Upper Arlington, Ohio Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email bracer@new-avenue.net

PROPERTY OWNER(S):

Name Generation Rentals LTD
Address PO Box 10123 City/State Columbus, Ohio Zip 43201
Phone # 614-565-4209 Fax # none Email kevin@lykenscompanies.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name New Avenue Arch & Eng.
Address 4740 Reed Road, Suite 201 City/State Upper Arlington, Ohio Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email: bracer@new-avenue.net

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 all checks payable to the Columbus City Treasurer



12310-00000-00478
891 NORTH HIGH STREET

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Aug 16 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 891 N HIGH ST COLUMBUS OH 43201

Mailing Address: PO BOX 10123
COLUMBUS, OH 43201

Owner: GENERATION RENTALS LTD

Parcel Number: 010025214

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: Victorian Village Commission

Planning Overlay: I-670 Graphics Control

Historic District: Victorian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

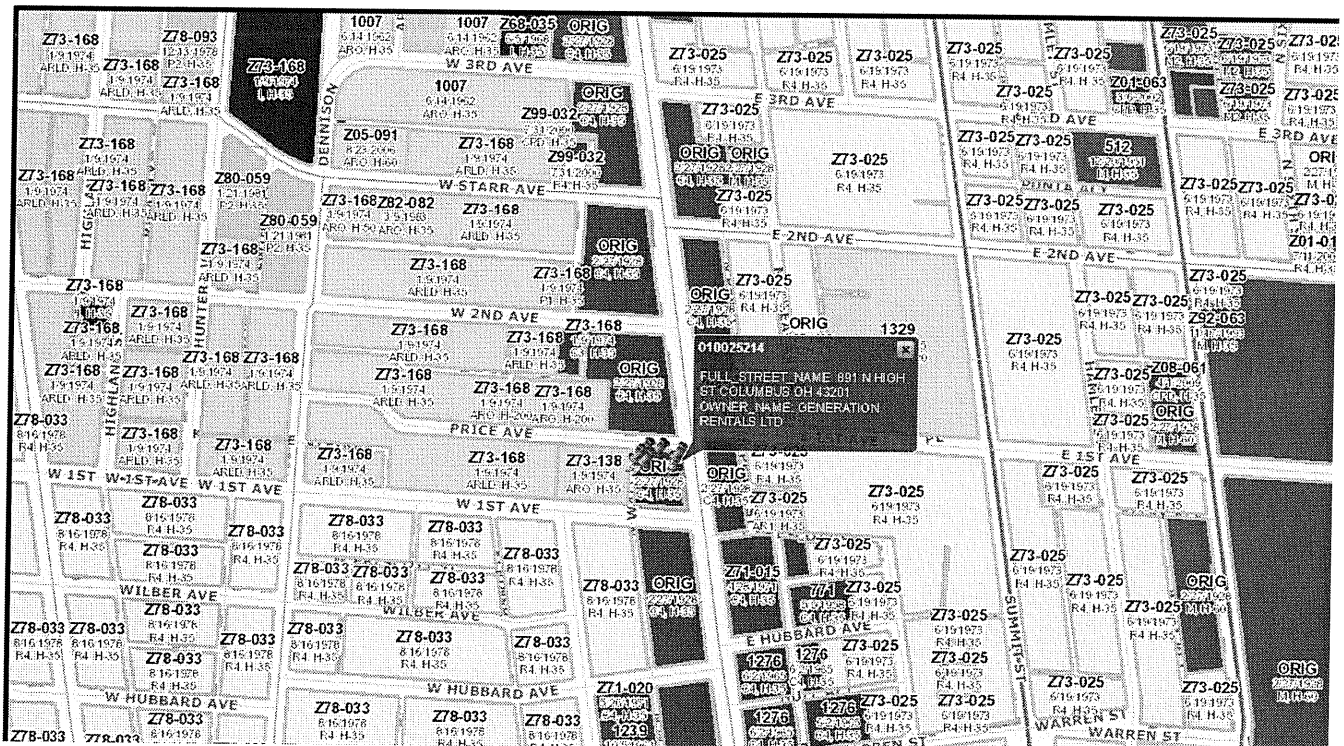
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

12310-00000-00478
891 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

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

of (1) MAILING ADDRESS New Avenue Architects and Engineers, 4740 Reed Road, Suite 201, Upper Arlington, Ohio 43220

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

for which the 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

(4) Generation Rentals LTD.

AND MAILING ADDRESS

P.O. Box 10123

Columbus, Ohio 43201

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

New Avenue Architects & Engineers (Brent Racer)

614-884-8888

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

(5) Victorian Village Commission

Marc Conte (Chair), Historic Preservation Office

109 N. Front St. Grnd Flr. 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE 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 13th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Tamara R. Sines

My Commission Expires



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 7/13/16

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STATEMENT OF HARDSHIP

12310-00000-00478

891 NORTH HIGH STREET

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

Signature of Applicant _____ Date _____

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August 13, 2012

To: **Department of Building and Zoning Services**
757 Carolyn Avenue
Columbus, Ohio 43224
(614) 645-2226

Attn: David Reiss, *Planner II*

Re: Mission Coffee Tenant Improvements
891-895 N. High Street (11 Price Avenue)
Columbus, Ohio 43201

Applicant: Brent C. Racer
New Avenue Architect and Engineers
4740 Reed Rd – Suite 201
Upper Arlington, Ohio 43220

12310-00000-00478
891 NORTH HIGH STREET

Dear Mr. Reiss,

The new coffee shop tenant in the space located at 11 Price Avenue, (a tenant of 891-895 N. High Street) is requesting a Parking Waiver for the parking required as a result of the change of use.

The tenant space is 1,496 sf and is currently a neighborhood retail coffee shop with no on-site consumption permitted. The plan is to change the use to an 'Eating and Drinking Establishment' which would require 20 parking spaces per C.C.C 3312.49 Table 2 (1:75 sf for minimum spaces required). The building consumes 100% of the site, thus allowing for no off-street parking. There is on-street parking available on High Street and on Price Avenue. Also the majority of the patrons will be from the neighborhood and will not require parking.

Also, we will provide 2 bicycle spaces as required by C.C.C 3312.49 Table 2.

We respectfully request your consideration for this parking waiver for the tenant space. Please feel free to contact me if you have any questions or need further information.

Thank you in advance for your assistance in this matter,

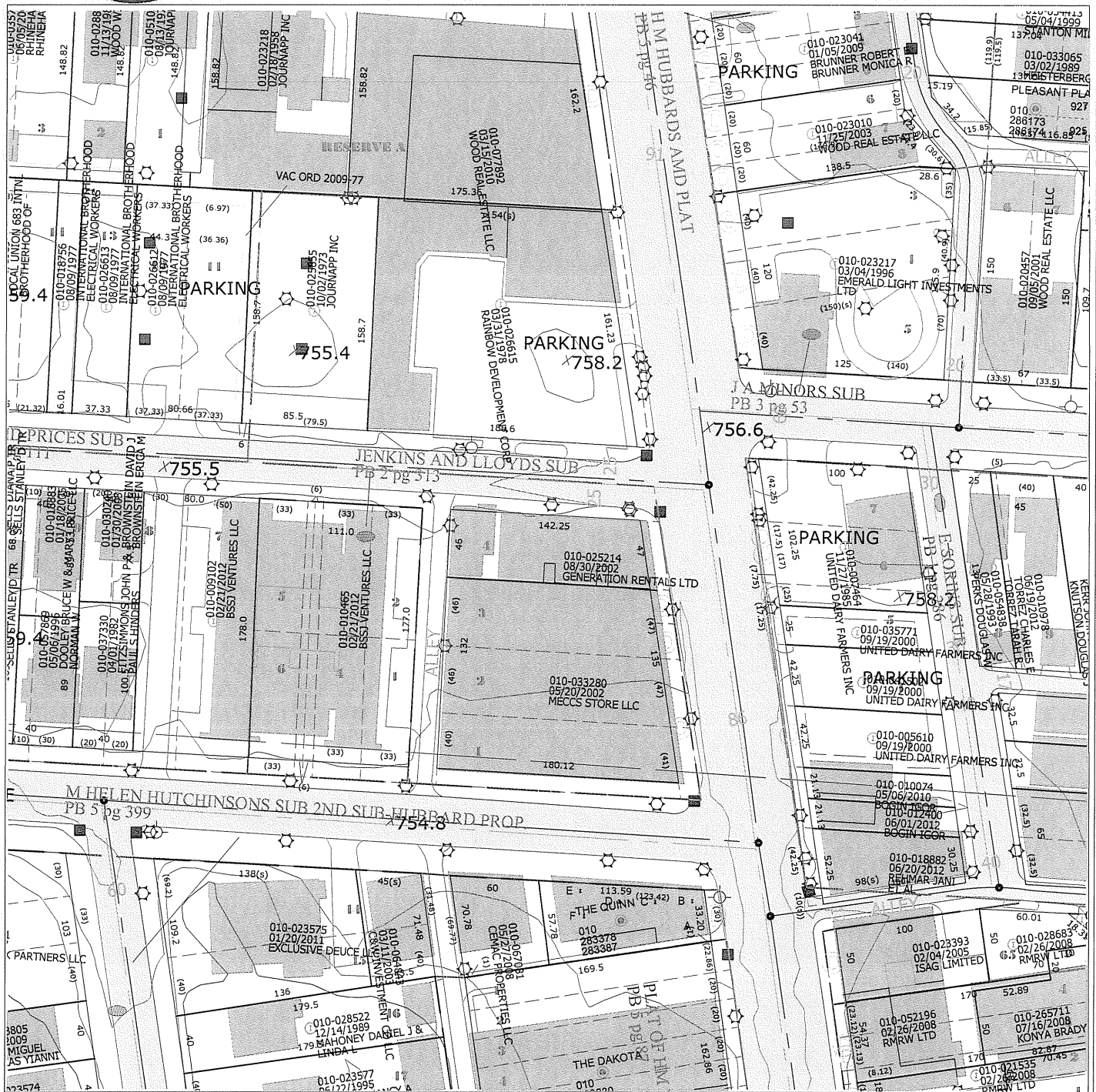
Brent C. Racer

Principal

New Avenue Architects and Engineers



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S **DATE: 8/10/12**



Disclaimer

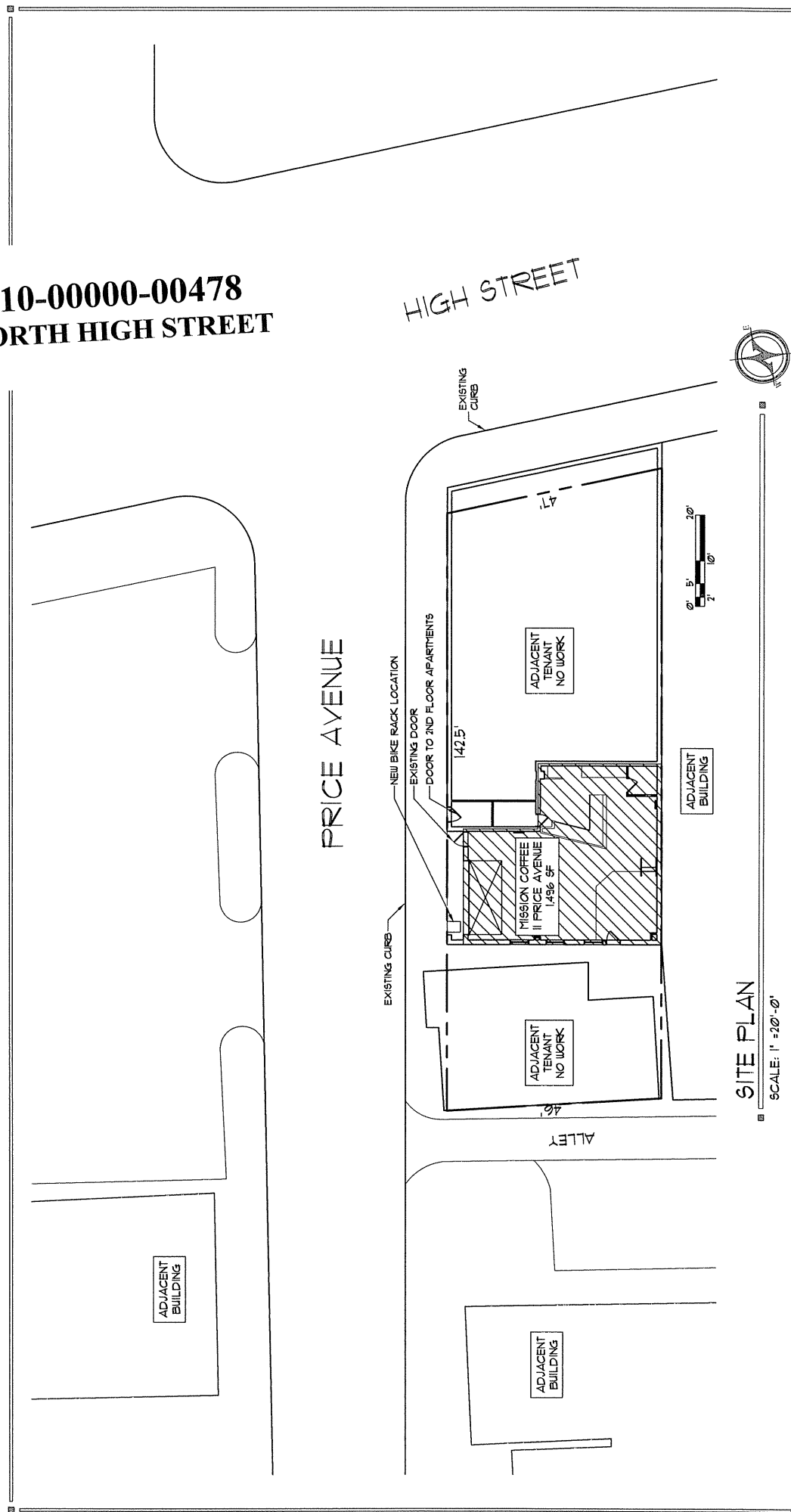
Scale = 100



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatic county and the mapping companies assume no legal responsibilities for the Please notify the Franklin County GIS Division of any discrepancies.

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Site Plan

11 Price Avenue, Col. Ohio
8/13/2012

MISSION COFFEE - INTERIOR IMPROVEMENTS





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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 # **12310-00000-00478**
891 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) **Brent Racer**

of (COMPLETE ADDRESS) **New Avenue Architects and Engineers, 4740 Reed Road, Suite 201, Upper Arlington, Ohio 43220**

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
Mission Coffee Shop	11 Price Avenue Columbus, Ohio 43201

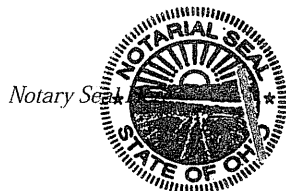
Generation Rentals LTD	P.O. Box 10123 Columbus, Ohio 43201
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SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires: 7/13/16

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