



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: # 12310-00000-00710

Date Received: 20 Nov. 2012

Commission/Group: REGISTER

Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1905

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.

Parking variance 3312.49C - to reduce required parking from 4 to 0 and 3312.49B - to reduce required bike parking from 2 to 0.

LOCATION

I. Certified Address Number and Street Name 730 S High St

City Columbus State Ohio Zip 43206

Parcel Number (only one required) 010-025988-80

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Thomas Dustin Kotchou

Address 602 S 9th St City/State Columbus, OH Zip 43206

Phone # 614-562-0554 Fax # _____ Email tdk1298@gmail.com

PROPERTY OWNER(S):

Name Randy Walker

Address 5602 Riverside Dr City/State Dublin, OH Zip 43017

Phone # 614-451-5100 Fax # _____ Email rwalkerbiz@aol.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE _____

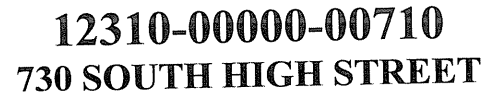
PROPERTY OWNER SIGNATURE _____

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



DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Owner: RWRES LLC

Parcel Number: 010025988

Historic District: Brewery District

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Brewery District Commission

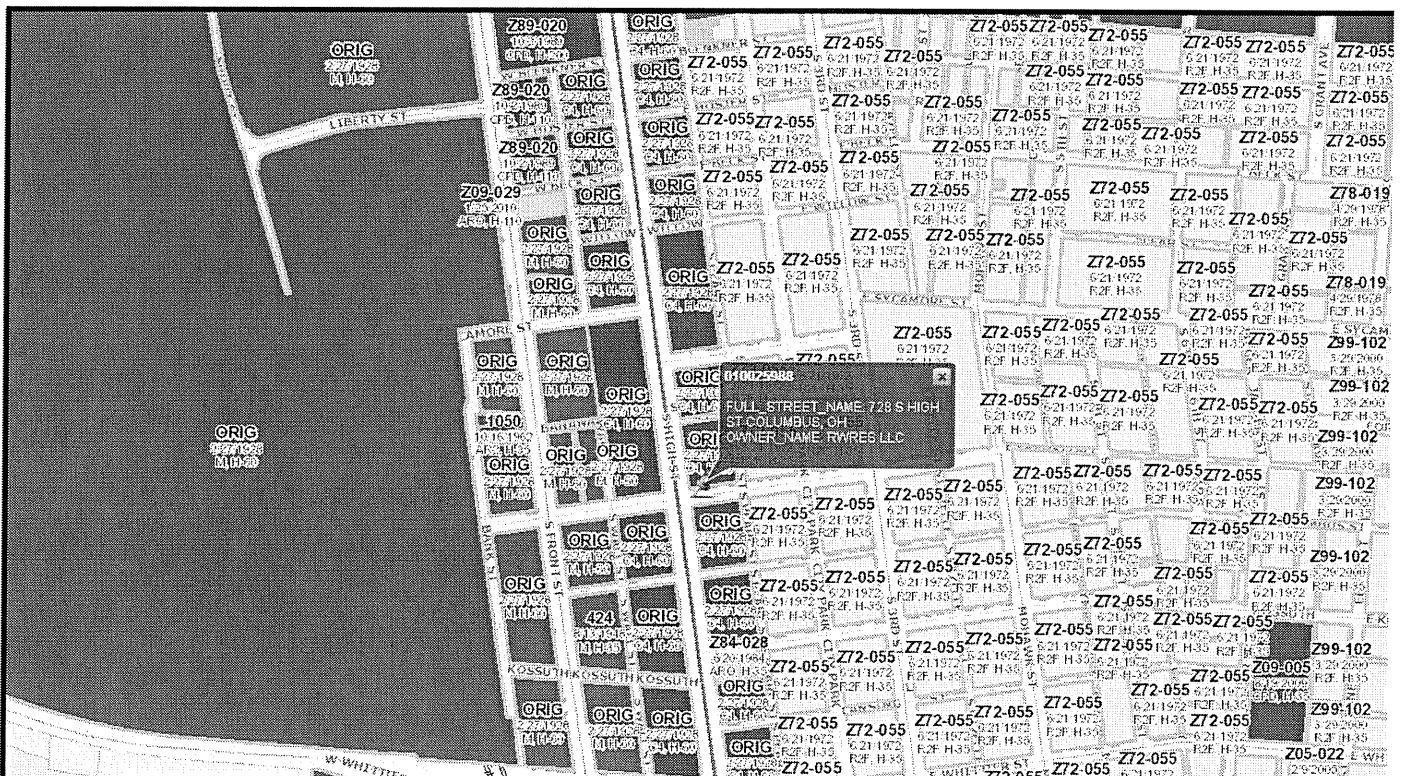
Airport Overlay Environs: N/A

Planning Overlay: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

12310-00000-00710
730 SOUTH HIGH STREET

Being first duly cautioned and sworn (1) NAME Thomas Dustin Kotchou
of (1) MAILING ADDRESS 602 S 9th St, Columbus, OH 43206

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
AND MAILING ADDRESS

(4) Randy Walker

5602 Riverside Dr

Dublin, OH 43017

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

Thomas Dustin Kotchou

614-562-0554

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

(5) Brewery District

c/o Randy Black

109 N Front St, Columbus, OH 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 19 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Kiley M. Aidt
4-8-15

Notary Seal Here



KILEY M. AIDT

Notary Public, State of Ohio

My Comm. Expires April 8, 2015

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STATEMENT OF HARDSHIP

APPLICATION # _____

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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:

To Whom It May Concern, my name is Thomas Kotchou and I am a partner in Kolache Republic, Columbus' first kolache bakery. We are currently a home based bakery looking to expand to a storefront operation. We are in the process of leasing a space at 730 S High Street in Columbus' historic Brewery District. The change of use requires us to provide 4 parking spaces (3312.49C) and 2 bike parking spaces (3312.49B). There are no designated parking spaces assigned to the building and it is not possible to add additional parking spaces due to the unavailability of land surrounding the building. There are approximately 22 street parking spaces that surround the building on S High and Frankfort Streets. There are also an additional 10 street spaces across High Street and 30 street spaces within a one block radius. In addition, we are requesting a variance from installing permanent bike parking and would instead install a portable bike rack at the site. As lessees of the property, we are attempting to avoid the cost to install permanent bike parking. We thank you for your consideration.

Signature of Applicant _____

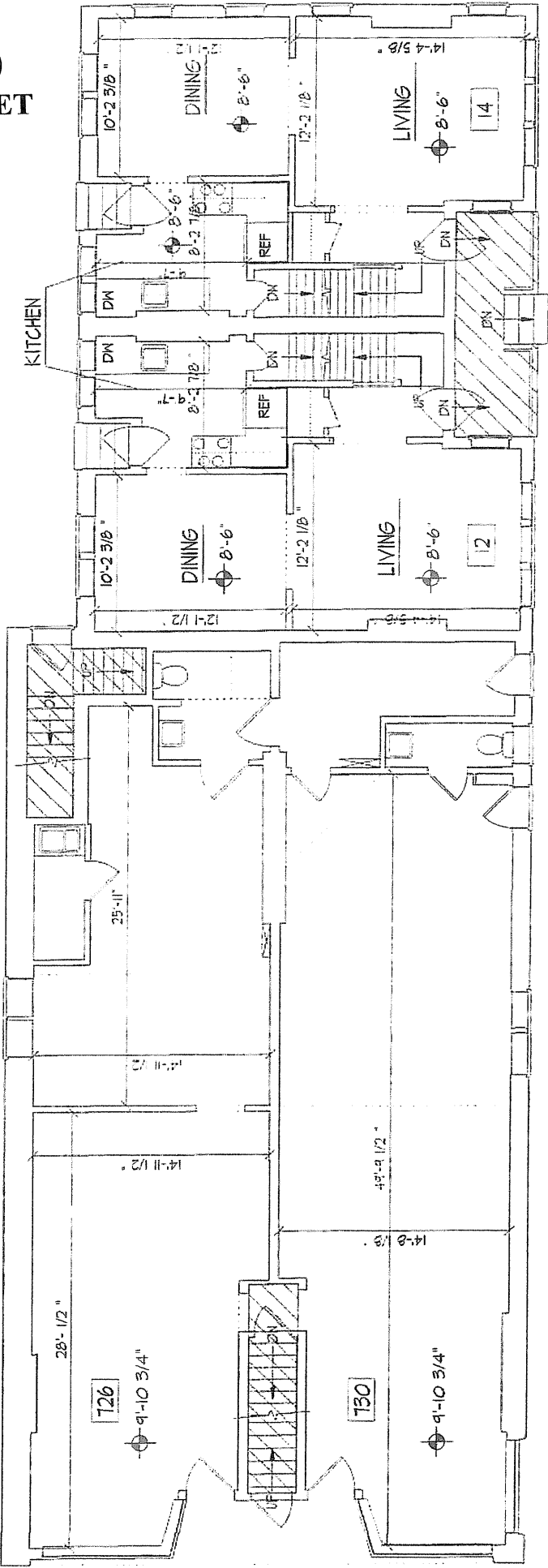
Date _____

11-19-12

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Real Estate / GIS Department

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First Floor Plan



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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 # **12310-00000-00710**
730 SOUTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas Dustin Kotchou
of (COMPLETE ADDRESS) 602 S 9th St, Columbus, OH 43206

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
Thomas Dustin Kotchou	602 S 9th St, Columbus, OH 43206
Richard Jardiolin	602 S 9th St, Columbus, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Kiley M. Aidt
4-8-15

Notary Seal Here



KILEY M. AIDT
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