



OFFICE USE ONLY

Comments: _____ Application Number: 10310-0-00165 Commission/Group: Clintonville
 Date Received: 5/17/10 Planning Area: _____
 Date of Hearing: 7/27/10 Acreage: _____
 Zoning Fee: \$1,900.00 Address Fee: _____
 Existing Zoning: C-4 Accepted by: D. Rein

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: C.C. 3342.28 to reduce the minimum number of required parking spaces by 3 spaces. C.C. 3372.704 to reduce the parking lot setback from 5 feet to 0 along the alley.

LOCATION

1. Certified Address Number and Street Name 4243 North High Street
 City Columbus State Ohio Zip 43214
 Parcel Number (only one required.)

0	1	0	-	0	8	6	0	1	7
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name High & Deland LLC
 3. Address 5380 Havenhill Dr. City Columbus Zip 43235
 4. Phone# 326-0444 Fax # _____
 5. Email Address _____

PROPERTY OWNER(S)

6. Name Same as applicant.
 7. Address _____ City _____ Zip _____
 8. Phone# _____ Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC
 11. Address 37 W. Broad St., Suite 725 City Columbus Zip 43215
 12. Phone# 221-4255 Fax # 221-4409
 13. Email Address _____

SIGNATURES

14. Applicant Signature _____ High & Deland LLC By: David Hodge
 15. Property Owner Signature _____ High & Deland LLC By: David Hodge
 16. Attorney/Agent Signature _____ David Hodge

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 David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

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 4243 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) High & Deland LLC
5380 Havenhill Dr.
Columbus, OH 43235

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

High & Deland LLC
326-0444

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

(5) Clintonville Area Commission
c/o Mr. John Defourney
4840 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Please see attached list.

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

SIGNATURE OF AFFIANT

(8) David Hodge
Subscribed to me in my presence and before me this 17th day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Patrick
9/4/10

My Commission Expires:



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10

**APPLICANT/PROPERTY
OWNER**

High & Deland LLC
5380 Havenhill Dr.
Columbus, OH 43235

ATTORNEY

David Hodge
37 W. Broad St., Ste. 725
Columbus, OH 43215

**AREA COMMISSION/
CIVIC ASSOCIATION**

Clintonville Area Commission
c/o Mr. John Defourney
4840 N. High St.
Columbus, OH 43214

**SURROUNDING PROPERTY
OWNERS**

George Novogroder
CVS/REVCO #3613 Prop Tax
1 CVS Dr. FRNT
Woonsocket, RI 02895

H. Young Properties LLC
4214 N. High St.
Columbus, OH 43214

4285 N. High Street LLC
5540 Glasgow Pl.
Columbus, OH 4335

Carroll Weir Funeral Home North
Chapel Inc.
4221 N. High St.
Columbus, OH 43214

Sue McClanahan
47 E. Cooke Rd. W.
Columbus, OH 43214

Matthew & Tina Wehrle
33 W. Cooke Rd.
Columbus, OH 43214

11 West Cooke. Inc.
11 W. Cooke Rd.
Columbus, OH 43214

Richard & Joyce Wolf
48 Deland Ave.
Columbus, OH 43214

Betty Richardson
c/o Michael Juhola
867 High St., Ste. B
Worthington, OH 43085

Jo Ann Price
25 Deland Ave.
Columbus, OH 43214

Betty Dyer
33 Deland Ave.
Columbus, OH 43214

John Mlckovsky & Sharon Hanrahan
39 Deland Ave.
Columbus, OH 43214

Sharon Jones
47 Deland Ave.
Columbus, OH 43214

Nickolai & Julia Vasilkov
42 Deland Ave.
Columbus, OH 43214

Lois Arend
5737 Michaela Ct.
Columbus, OH 43235

4255 North High LLC
4255 N. High St.
Columbus, OH 43214

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 5/17/2010 12:48:27 PM

Parcel Report

Parcel ID	Owner	Address
010086017	HIGH & DELAND LLC	4237 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4241 1/2 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4249 N HIGH ST COLUMBUS OH
010086017	HIGH & DELAND LLC	4239 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4241 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4243 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4245 N HIGH ST COLUMBUS OH 43214
010086017	HIGH & DELAND LLC	4247 N HIGH ST COLUMBUS OH

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	19	Commercial	(View Document)

Zoning Overlay District

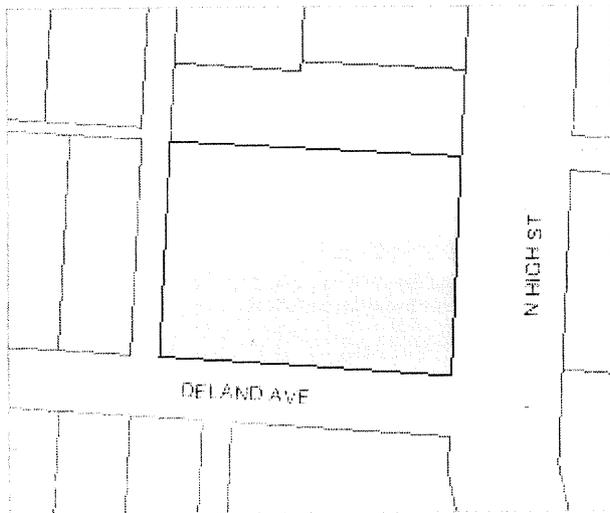
Overlay Name	District Name	Planning Overlay
NORTH HIGH STREET UCO	URBAN COMMERCIAL OVERLAY	P
N/A	REVIEW URBAN COMMERCIAL OVERLAY	P
N/A	URBAN COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Clintonville Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00165
4243 N. High St.

Statement of Hardship

4243 North High Street

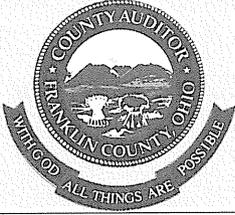
The applicant is requesting two variances to accommodate a tenant space conversion to a use with a higher parking requirement and to provide seasonal outdoor dining at an existing restaurant. The requested variances are:

C.C. 3342.28, Minimum number of parking spaces required, to reduce the required number of parking spaces by 3.

C.C. 3372.704, Setback requirements, to reduce the parking setback along the alley from 5 feet to zero.

The grant of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or intent and purpose of the Zoning Code. The owner of the property to the west across the alley waived the landscaping requirement, so permitting pavement and parking within that area will not be a change in circumstance to the only owner feasibly affected by the grant of the alley setback variance. The grant of these minor variance requests will allow this property to provide additional parking in an effort to meet demand.

Signature of Applicant: David Hald
Date: May 17, 2010



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/30/10



Disclaimer

Scale = 200



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 informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

10310-00165
4243 N. High St.

