

Date:

Application # 10310-00000-00432

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: Victorian Village

_____ Date Received: 12 Oct. 2010 Planning Area: _____

_____ Date of Hearing: DEC 20 2010 Acreage: _____

_____ Zoning Fee: \$1900 Address Fee _____

_____ Existing Zoning C-4 Accepted by FF

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.

CHANGE OF USE FROM ART GALLERY (A-3) TO RESTAURANT (A-2). VARIANCES:

3312.49C MINIMUM NUMBER OF PARKING SPACES REQUIRED. 14-0

3312.49B MINIMUM NUMBER OF PARKING SPACES REQUIRED. 2-0

LOCATION

1. Certified Address Number and Street Name 717 N. HIGH STREET
 City COLUMBUS State OH Zip 43215

Parcel Number (only one required.)

0	1	0	-	0	3	2	9	0	4
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name JULIET BULLOCK / BEHAL SAMPSON DIETZ

3. Address 990 W. THIRD AVE. City COLUMBUS, OH Zip 43212

4. Phone# 614-464-1933 Fax # 614-298-2149

5. Email Address jbullock@bsdarchitects.com

PROPERTY OWNER(S)

6. Name WHITE CROSS PROPERTIES, c/o JULIET BULLOCK (BEHAL SAMPSON DIETZ)

7. Address 990 W. THIRD AVE. City COLUMBUS, OH Zip 43212

8. Phone# 614-464-1933 Fax # 614-298-2149

9. Email Address jbullock@bsdarchitects.com

Check here if listing additional property owners on a separate page

ATTORNEY (AGENT) (CIRCLE ONE)

10. Name JULIET BULLOCK / BEHAL SAMPSON DIETZ

11. Address 990 W. THIRD AVE. City COLUMBUS, OH Zip 43212

12. Phone# 614-464-1933 Fax # 614-298-2149

13. Email Address jbullock@bsdarchitects.com

SIGNATURES

14. Applicant Signature Juliet Bullock

15. Property Owner Signature Juliet Bullock

16. Attorney/Agent Signature Juliet Bullock

PAID
 OCT 12 2010
 1900
 BUILDING & ZONING SERVICES

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 10/20/2010 3:29:46 PM

Parcel Report

Parcel ID	Owner	Address
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 430 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 100 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 128 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 200 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 204 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 404 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 414 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	717 N HIGH ST COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 400 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 214 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 422 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 212 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 116 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 408 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 124 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 126 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 208 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	9 BUTTLES AVE 426 COLUMBUS OH 43215
010032904	WHITE CROSS PROPERTIES LTD	721 N HIGH ST COLUMBUS OH 43215

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	28	Commercial	(View Document)

Historic District

District Name
Victorian Village

Zoning Overlay District

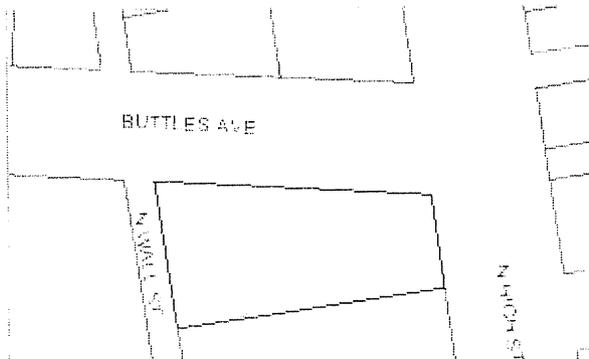
Overlay Name	District Name	Planning Overlay
I-670 Graphics Control	PLANNING OVERLAY	G
I-670 Graphics Control	PLANNING OVERLAY	G

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Victorian Village 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.

10310-00432
717 N. High St.

EXHIBIT B

Board of Zoning Adjustment Application

Statement of Hardship

717 North High Street, Columbus, OH 43215

BZA: 10310-00432

717 N. High St.

The project site is located at the southwest corner of North High Street and Buttles Avenue, in the heart of Victorian Village. The property is zoned C-4, Commercial. The adjacent space to the North at 721 North High Street is a restaurant use and a variance to Section 3342.28 was granted on December 15, 2009 for Application No. 09310-00285. Many buildings in the area contain spaces with a restaurant use that include little or no on-site parking. The building covers the entire parcel.

The environment is an urban neighborhood subject to city code to full code required parking while the urban environment calls for reduced parking and mixed use development. Parking on North High Street in Victorian Village/Italian Village is calculated at the full code required rates versus the downtown parking exempt area (South of the I-670 Cap) where no parking is required. The Urban Commercial Overlay (UCO) areas, for example, the University Area Commission area, starting at and North of 5th Avenue, permit a 50% reduction in required parking. Many projects in the Short North and other urban areas have included variances to reduce parking. Off-site leased parking is available.

The applicant proposes to lease 1,301 sq. ft. of the ground floor for use as a restaurant. The change of use of the existing art gallery (1:400) space to restaurant use (1:75) requires a variance for parking.

The following variances are requested:

1. Section 3312.49C, Minimum Number of Parking Spaces Required, to permit the change of use of 1,301 sq. ft. of the ground floor from art gallery use to restaurant use by reducing the code required parking for the change of use from fourteen (14) spaces to zero (0) spaces.
2. Section 3312.49B, Minimum Number of Parking Spaces Required, to permit the change of use of 1,301 sq. ft. of the ground floor from art gallery use to restaurant use by reducing the code required bicycle parking for the change of use from two (2) spaces to zero (0) spaces.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010032904

Zoning Number: 717

Street Name: N HIGH ST

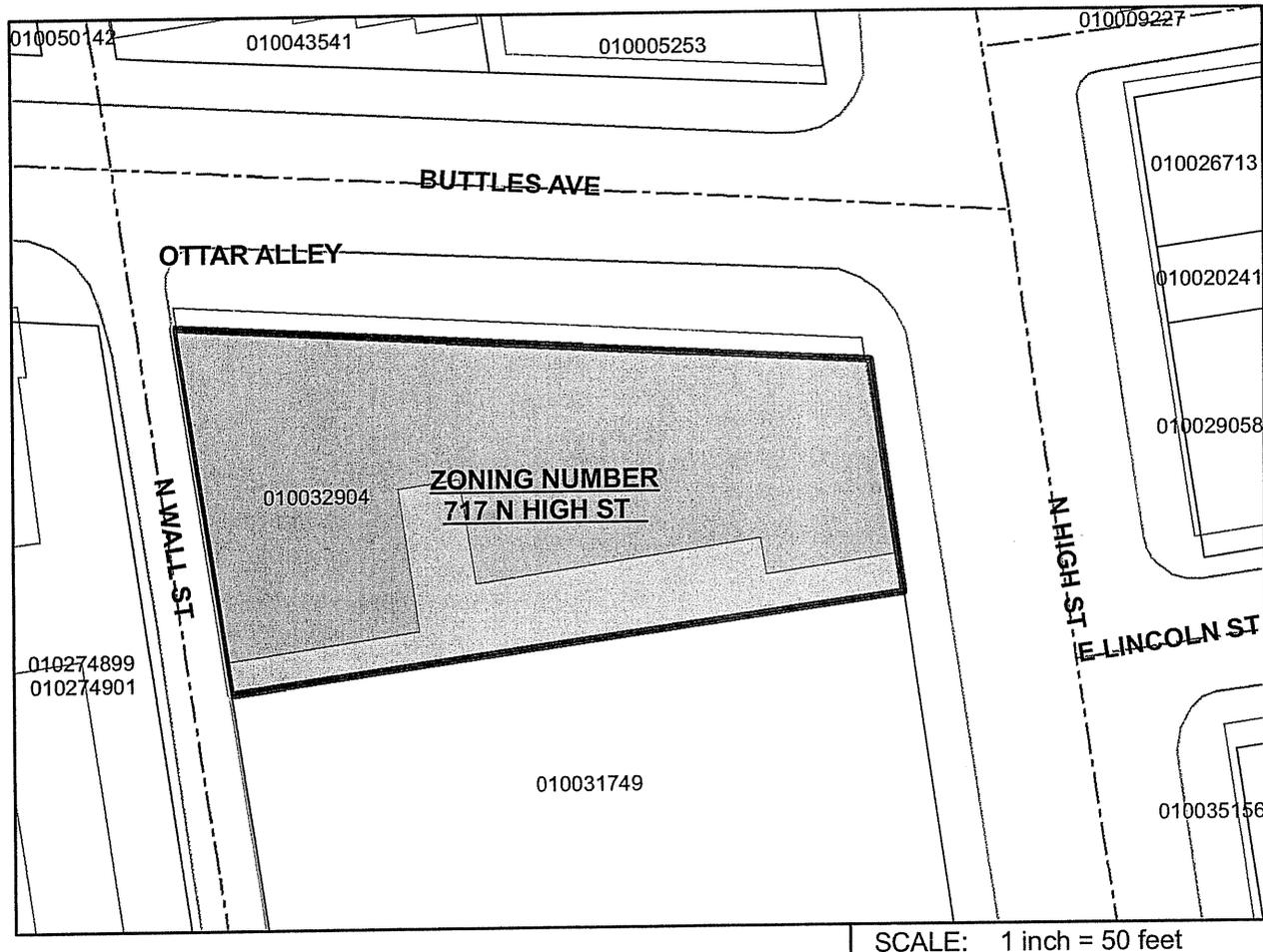
Lot Number: 11

Subdivision: GOODALE

Requested By: BEHAL SAMPSON DIETZ

Issued By: *Adyana Amarican*

Date: 9/27/2010



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 322

10310-00432
717 N. High St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 9/27/10



Disclaimer

Scale = 80



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.

10310-00432

Real Estate / GIS Department

717 N. High St.



Signature of Applicant Juliet Bullock Date 10/11/10

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.

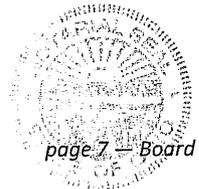
STATE OF OHIO APPLICATION # 10310-00432
COUNTY OF FRANKLIN 717 N. High St.

Being first duly cautioned and sworn (NAME) Juliet Bullock, Behal Sampson Dietz
of (COMPLETE ADDRESS) 990 W. Third Ave Columbus, OH 43212
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>WHITE CROSS PROPERTIES, c/o</u>	<u>11 BUTLES AVENUE</u>
<u>RICHARD J. BRUGGEMAN</u>	<u>COLUMBUS, OH 43215</u>

SIGNATURE OF AFFIANT Juliet Bullock
Subscribed to me in my presence and before me this 11th day of October, in the year 2010
SIGNATURE OF NOTARY PUBLIC Jennifer L. Newland
My Commission Expires: 12-25-2013

Notary Seal Here



Jennifer L. Newland
Notary Public, State of Ohio
My Commission Expires 12-25-2013
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