



#10310-00000-00570

Applications: _____ Application Number: _____ Commission/Group: _____
 Date Received: 13 DEC 2010 Planning Area: _____
 Date of Hearing: FEB 2010 Acreage: _____
 Zoning Fee: \$1900 Address Fee: _____
 Existing Zoning: _____ Accepted by: JF

OFFICE USE ONLY

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. C4

Describe: 3312.49B - to reduce req. bicycle parking from 4 to 0.
3312.49C - to reduce req. assembly use parking from 49 to 0.

LOCATION

1. Certified Address Number and Street Name 20 E. ARCADIA
 City COLUMBUS State OH Zip 43202
 Parcel Number (only one required.) 010-065058

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name GALAL M RADWAN
 3. Address 1152 ABLATS GR CIRCLE City COLUMBUS Zip 43204
 4. Phone# 614 625 8159 Fax # _____
 5. Email Address gel.gel001@yahoo.com

PROPERTY OWNER(S)

6. Name MANUEL & JUDY VELA
 7. Address 2720 AIRPORT DR SUITE 100 City COLUMBUS, OH Zip 43219
 8. Phone# 740 644 6610 Fax # _____
 9. Email Address _____

PAID
DEC 13 2010
BUILDING & ZONING SERVICES

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature _____
 * (15) Property Owner Signature _____
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report
Building Services Division
Department of Development
 Report date: 12/21/2010 10:52:56 AM

Parcel Report

Parcel ID	Owner	Address
010065058	VELA MANUEL R & JUDY E	20 ARCADIA AVE COLUMBUS OH 43202

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
753	C4	H-35	20	Commercial	(View Document)

Zoning Overlay District

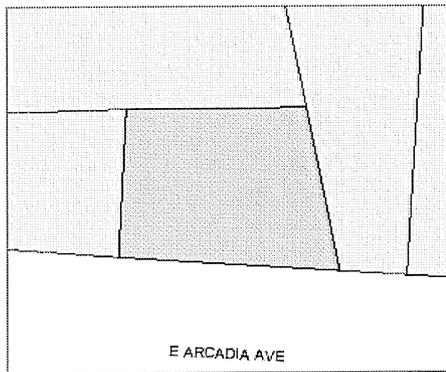
Overlay Name	District Name	Planning Overlay
University	PLANNING OVERLAY	P
University	PLANNING OVERLAY	P

Flood Zone

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

Area Commissions

Area Name	INFObase URL
University 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.

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 GALAL M. RADWAN
of (1) MAILING ADDRESS 1152 ABBOTS GREEN CIRCLE COLUMBUS OH 43204
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 20 E Arcadia Ave Columbus OH 43202
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) MANUEL JUDY VELA
2220 Airport Dr Columbus OH 43219

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

GALAL M RADWAN
614 625 8159

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

(5) University Area Commesian

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
<u>SEE ATTACHED</u>		

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

SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 9th day of December in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) David J. Reiss
DAVID J. REISS

My Commission Expires:

NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here



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:

My Building covers most of the lot AND is NO ROOM FOR on site parking. However, there is plenty of parking next to the north at TIM HORTON as well as the shopping center north of that



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: 010065058

Zoning Number: 20

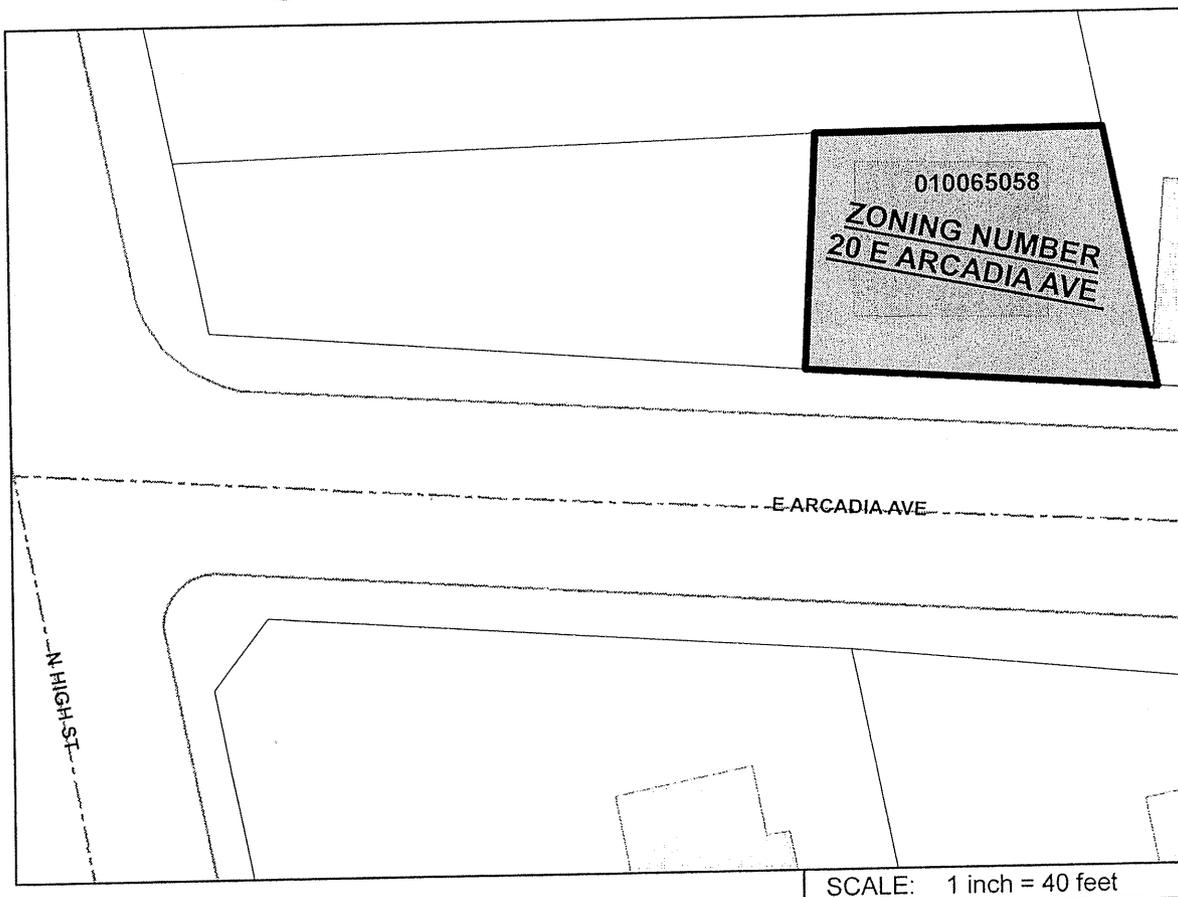
Street Name: E ARCADIA AVE

Lot Number: N/A

Subdivision: N/A

Requested By: VELA MANUEL R 7 JUDY E (GALAL M RADWAN)

Issued By: *Patricia Austin* Date: 12/9/2010



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 722



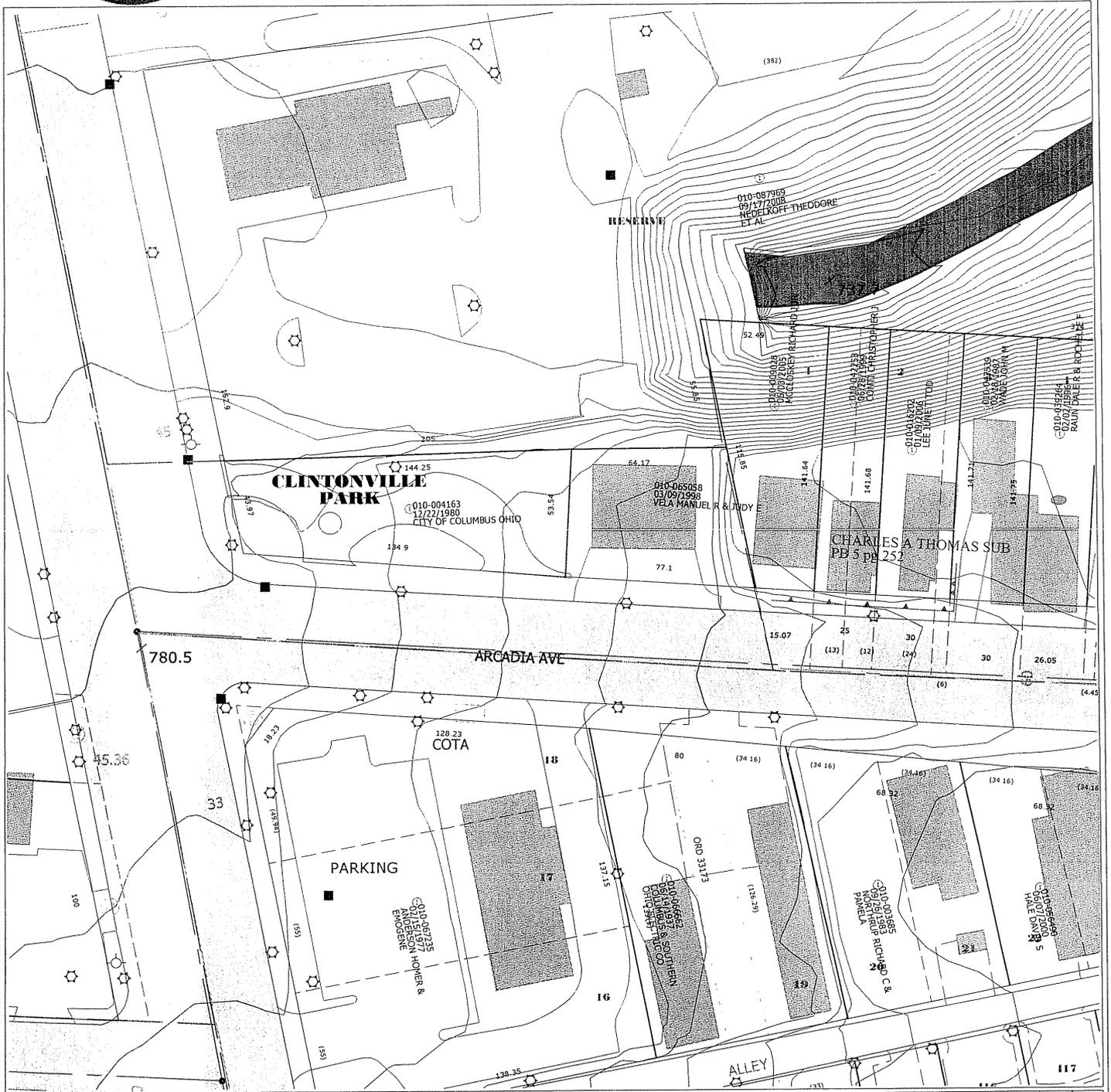
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 12/9/10



Disclaimer

Scale = 60



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



1 SITE PLAN

SCALE: NTS

ARCADIA AVE

EXISTING SIDEWALK

EXISTING 3'-0" SIDEWALK

EXISTING CONC. BLOCK BUILDING (NO WORK) 1470 +/- S.F.

EXISTING 3'-0" SIDEWALK

EXISTING CONC. BLOCK BUILDING (NO WORK) 1470 +/- S.F.

EXISTING CONC. BLOCK BUILDING (NO WORK) 1470 +/- S.F.

EXISTING CHAIN LINK FENCE

ON 2 STEPS

CONTRACTOR TO REPAIR AND LEVEL EXISTING CONC. PATIO AS PROPOSED NEM PATIO COVER

CONTRACTOR TO REPAIR AND LEVEL EXISTING CONC. PATIO AS PROPOSED NEM PATIO COVER

NOTE: NO FUTURE EXPANSION TO PATIO AREA - NO SEATING PROVIDED - COVER IS FOR SECURITY ONLY

EXISTING GATES TO REMAIN OPEN DURING BUSINESS HOURS

NOTE: OFF-STREET PARKING PROVIDED ON BOTH SIDES OF ARCADIA AVE.

EXISTING GRAVEL AREA TO REMAIN

EXISTING DUMPSTER

EXISTING CHAIN LINK FENCE

COMMERCIAL PARCEL NO. 010-09794

4417

CITY OF COLUMBUS
APPROVED
Conditional
Per Youngstrom

ROUTED AGENCY
 BUILDING SERVICES ONLY (ROUTING NOT REQUIRED)

DATE: 4-21-10
 APP # 0801000089
 BY: *[Signature]*

PARCEL # 010-065059
 ADDRESS: 20 E. ARCADIA AVE. COLUMBUS, OHIO
 APPLICANT: MANUEL & JUDY VELA SUITE 100 2720 AIRPORT DR. COLUMBUS, OHIO 43219
 ARCHITECT: ALPHA ARCHITECTURAL SERVICES, LLC 261 WEST CHRISTMAS RD. COLUMBUS, OHIO 43220
 PRESENT ZONING: USE: C4 MERCANTILE
 PROPOSED ZONING: USE: C4 MERCANTILE
 PARCEL AREA - 10 +/- AC
 BUILDING AREA - 1,470 S.F. +/-
 PARKING SPACES PROVIDED: 1,250 S.F. = 6
 OFF-STREET PARKING - 4 MIN.
 BUILDING HEIGHT: 14'-0" +/- 1 STORY
 PROPERTY LOCATION: APPROX 150' TO CORNER OF HIGH ST & ARCADIA AVE. (WEST)

PARCEL NO. 010-009028

This certificate of zoning compliance is valid only if the applicant complies with all conditions of the zoning ordinance, and if the applicant complies with all conditions of any public or private deed restriction, covenant, or easement.

City of Columbus
 Cert # 101010
 Zone: C4

Number: 0801000089
 Date: 4/20/10
 By: E. Walters
 Other:

Comments:
Conditional Approval
Minor - wall parking
of existing concrete slab by
Walters - no expansion of
parking on east side

	SAHARA CAFE COLUMBUS OH	DON WEAVER, ARCHITECT 261 West Christmas Road, Columbus, OH 43220 Phone: (614) 473-9300 Fax: (614) 473-9300 DMG@DESIGNGROUP@HOTMAIL.COM	
	SITE PLAN	A LISTING OF OUR SERVICES: <input checked="" type="checkbox"/> ARCHITECTURE <input checked="" type="checkbox"/> DESIGN/BUILD <input checked="" type="checkbox"/> INTERIOR DESIGN <input checked="" type="checkbox"/> CONSTRUCTION MANAGEMENT <input checked="" type="checkbox"/> LANDSCAPE DESIGN <input checked="" type="checkbox"/> FURNISHINGS & ACCESSORIES	

