



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 11310-0-00452  
Date Received: 8/15/11  
Commission/Group: Italian Village  
Existing Zoning: C-4 Application Accepted by: (OR) Fee: \$1,900.00  
Comments: 10/25/11

### 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.

Requesting a parking variance from Code Section 3342.28 minimum number of parking spaces.

### LOCATION

1. Certified Address Number and Street Name 1122 North High Street  
City Columbus State Ohio Zip 43201  
Parcel Number (only one required) 010-039638

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Danny Popp - DDP and Associates, Architects/Planners  
Address 855 E. Cooke Road City/State Columbus, Ohio Zip 43224  
Phone # 614-262-7973 Fax # 614-262-7963 Email ddparchs@aol.com

### PROPERTY OWNER(S):

Name Ruanphae Chution  
Address 1124 N. High Street City/State Columbus, Ohio Zip 43201  
Phone # 614-421-2275 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name Danny Popp  
Address 855 E. Cooke Road City/State Columbus, Ohio Zip 43224  
Phone # 614-262-7973 Fax # 614-262-7963 Email: ddparchs@aol.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE Ruanphae Chution  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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## 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 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:**

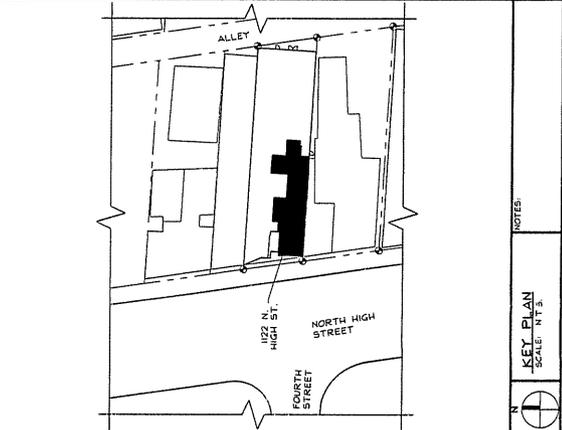
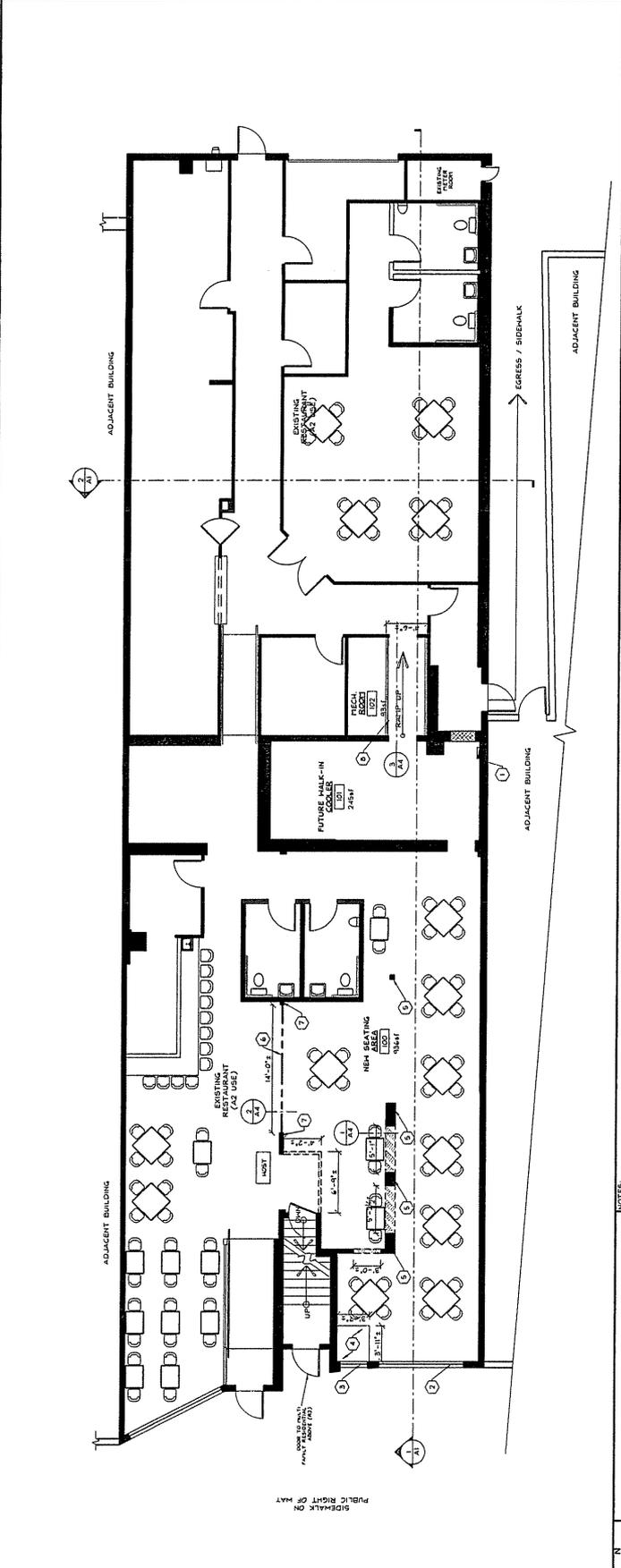
The Owner's restaurant is seeing a continued growth in its business and as such wants to expand into the vacant retail space adjacent to it within the same building on the first floor. Currently the retail space has five parking spaces, the restaurant expansion requires 18 per code making the Variance a request for 13. The Owner currently has a long term agreement for valet parking at the public lot to the north off of High Street. The Owner is also very active in the Community in maintaining and enhancing the Short North as it continues to grow and expand its presence. Granting the Variance will enable the restaurant to support and aid in the Short North's continued growth as a desired desination point.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

8/15/11

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**NOTES:**

1. DO NOT SCALE DRAWINGS. IF DISCREPANCY OCCURS, CONTACT ARCHITECT FOR CLARIFICATION.

**CODED NOTES:**

1. LOCATION OF NEW ELECTRICAL PANEL.

2. EXISTING WINDOWS, REPAIR, AND RE-CALK AS NEEDED.

3. EXISTING DOOR THAT HAS BEEN LOCKED/MADE IMPERFORABLE.

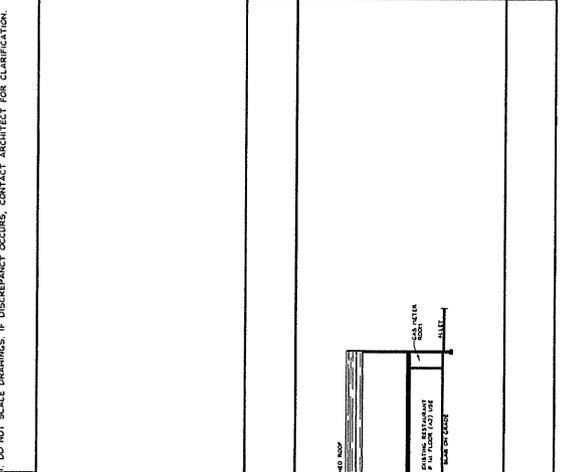
4. NEW EXISTING STAIRS MAY OPENING BY RLYWOOD DECORING OVER 2x6 FLOOR JOISTS ATTACHED TO 2x6 LIGGER BOARDS WITH JOIST HANGERS.

5. EXISTING CEILING CONSTRUCTION SHALL BE DEMOLISHED TO EXPOSE ONE COLUMN IS OF CMU CONSTRUCTION, AND IS TO BE PARSED OUT AND COVERED WITH 1/2" GYP BOARD. EXPOSED BRICK COLUMN SHALL BE CLEANED AND LEFT EXPOSED. EXISTING BRICK COLUMN SHALL BE DEMOLISHED.

6. NEW BEAM AT OPENING SEE SHEET A4 FOR MORE INFO.

7. NEW COLUMNS AT OPENING SEE SHEET A4 FOR MORE INFO.

8. NEW CONCRETE ADA COMPLIANT RAMP & HANDRAIL TO MATCH EXISTING. SEE DETAIL A4 FOR MORE INFORMATION.



**NOTES:**

1. BUILDING SECTION  
SCALE: N.T.S.

2. BUILDING SECTION  
SCALE: N.T.S.

**MALL LEGEND**

	EXISTING WALL (SEE VARIAS). REPAIR AS NEEDED. PRIME AND FINISH.
	NEW WALL WITH HOOD CAP.
	EXISTING FLOOR (SEE DETAIL A4).
	NEW FLOOR (SEE DETAIL A4).
	EXISTING CEILING (SEE DETAIL A4).
	NEW CEILING (SEE DETAIL A4).
	EXISTING STRUCTURE (SEE DETAIL A4).
	NEW STRUCTURE (SEE DETAIL A4).



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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Danny Popp  
of (1) MAILING ADDRESS 855 E. Cooke Road, Columbus, Ohio 43224  
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) Ruanphae Chution  
AND MAILING ADDRESS 1124 North High Street  
Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE # (5) Danny Popp  
(same as listed on front of application) 614-262-7973

AREA COMMISSION OR CIVIC GROUP (5) Italian Village Commission  
AREA COMMISSION ZONING CHAIR OR Connie Torbeck  
CONTACT PERSON AND ADDRESS 109 N. Front Street, 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 list and mailing labels.

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

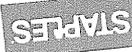
SIGNATURE OF AFFIANT (8) \_\_\_\_\_  
Subscribed to me in my presence and before me this 13 day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) \_\_\_\_\_  
My Commission Expires: Sept 25, 2012



ANA M. ASSIS  
Notary Public, State of Ohio  
My Commission Expires Sept. 25, 2012

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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160  
label size 1" x 2 5/8" compatible with Avery®5160/8160

REYNOLDS JOHN E & ROBERT  
BOOTH  
C/O JIM VELIO  
910 S HIGH STREET  
COLUMBUS OH 43206

MELAINE MAHAFFEY  
1128 N HIGH STREET  
COLUMBUS OH 43201

MAMAS LEO G TR  
C/O LEO G MAMAS  
4415 CLEARWATER HARBOR  
DR  
LARGO FL 33770

EVA MAHAFFEY PROPERTIES  
251 W 3<sup>RD</sup> AVENUE  
COLUMBUS OH 43201

VELIKO VENTURES LLC  
1077 MOUNT PLEASANT AVE  
COLUMBUS OH 43201

GEORGE M SCANLON  
6103 KINGSFORD DR  
CINCINNATI OH 45224

VOLOS PROPERTIES LTD  
PO BOX 09499  
COLUMBUS OH 43209

SURLY GIRLS PROPERTIES LTD  
CARMEN OWENS  
1126 N HIGH ST  
COLUMBUS OH 43201

SURBURBAN CENTERS INC  
2000 HENDERSON RD  
COLUMBUS OH 43220

GIANNOPOULOS PROPERTIES  
PO BOX 09499  
COLUMBUS OH 43209

RUANPHAE CHUTION  
1124 N HIGH STREET  
COLUMBUS OH 43201

ROBERT S MCDONALD  
1105 MT PLEASANT AVENUE  
COLUMBUS OH 43201

DANNY POPP  
DDP AND ASSOCIATES  
ARCHITECTS/PLANNERS  
855 E COOKE RD  
COLUMBUS OH 43224

ITALIAN VILLAGE  
COMMISSION  
CONNIE TORBECK  
109 N FRONT STREET  
COLUMBUS OH 43215



Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160  
label size 1" x 2 5/8" compatible with Avery®5160/8160

**Basil Restaurant and Retail Space**

1122-1124 N High Street  
Columbus, Ohio 43201

- **Client:** Ruanphae Chution
- **Type of Project:** Commercial-Restaurant/retail
- **Size of Project:** 1,309 gross sq ft
- **Construction budget:**
  - Restaurant \$150,000 1,309sq ft
- **Project Date:** 8/15/11

**Project Description:**

Existing 2 story building

**Existing information**

1<sup>ST</sup> floor: restaurant

2<sup>nd</sup> floor: multifamily residential

**Proposed:**

1<sup>ST</sup> floor: restaurant expansion

2<sup>nd</sup> floor: multifamily residential to remain

- 1122 is a vacant retail space for which the owner wishes to expand his restaurant into from 1124
- 1122 space will be renovated into a restaurant utilizing like kind finishes as the existing restaurant
- 1122 seating capacity is supported by the existing restaurant ADA accessible entries and rest rooms.



**Aerial View**

**Zoning Information:**

PID: 010-039638

District: C-4 General Commercial

Landuse: Restaurant / Apartments Above

Limitation text:

Italian Village Area Commission

Italian Village Historic Area

3342.28 Min # of parking spaces required:

Restaurant - 1 per 75gsf

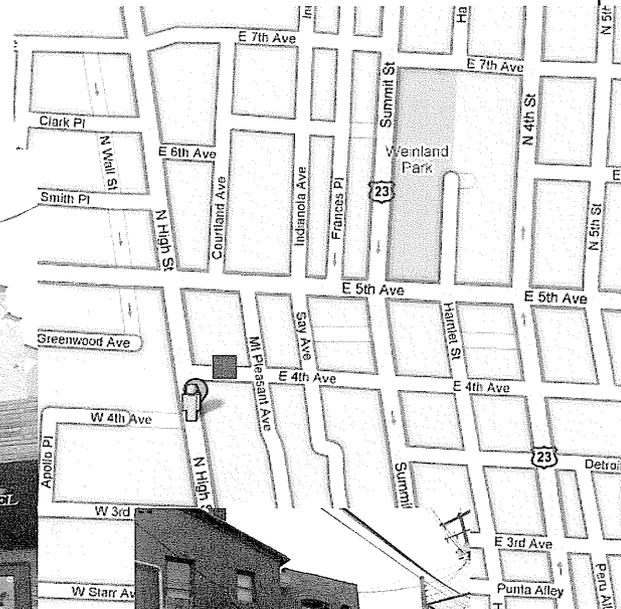
$$1309/75 = 18$$

Retail store - 1 per 250gsf

$$1309/250 = 5$$

Total variance requested 13

**Location Map**



**Street front view**



**back view looking north**

1124 existing restaurant  
Door to 2<sup>nd</sup> floor residential units  
1122 exterior to remain as is





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MK                      DATE: 8/1/11



Disclaimer

Scale = 76'



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.



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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) \_\_\_\_\_

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

Ruanphae Chution

1124 N. High Street

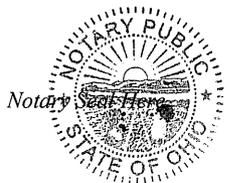
Columbus, Ohio 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

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