

SITE PLAN

1" = 60'-0"

Date: 11/01/2022

Signature: *[Handwritten Signature]*



1" = 60'-0"



GENERAL ZONING INFORMATION
 ADDRESS: 3021 N. HIGH STREET
 PARCEL NOS: 010-053404
 010-003021
 010-018414

EXISTING ZONING CLASSIFICATION/DISTRICT: C4
 PROPOSED ZONING CLASSIFICATION/DISTRICT: C4
 EXISTING HEIGHT DISTRICT: H-35
 COMMERCIAL OVERLAY: NORTH HIGH STREET
 URBAN COMMERCIAL OVERLAY
 TOTAL SITE AREA: 0.46 ACRES
 FLOOD INSURANCE RATE MAP NUMBER (FIRM):
 #3 904 4001 69K
 FIRM ZONE: ZONE X

GENERAL PROJECT INFORMATION

EXISTING ZONING MAXIMUM BUILDING HEIGHT: H-35
 PROPOSED BUILDING HEIGHT: 56'-2" T.O.S.
 BUILDING USE: RESIDENTIAL
 BUILDING AREA (SF): 4,140 SF
 NO. OF DWELLING UNITS: 45 UNITS
 PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY): PRIVATE
 PROPOSED REFUSE CAPACITY, CY (RESIDENTIAL ONLY): 8 CY
 PARKING SPACES: 9' X 18' TYP

SITE DATA TABLE

TOTAL SITE AREA: 0.46 ACRES
 TOTAL DISTURBED AREA: TBD
 PRE-DEVELOPED IMPERVIOUS:
 POST-DEVELOPED IMPERVIOUS:

PARKING CALCULATION

REQUIRED RESIDENTIAL PARKING: 45
 PROPOSED RESIDENTIAL PARKING: 28

REQUIRED ADA PARKING (VAN/TOTAL): 1/2
 PROPOSED ADA PARKING (VAN/TOTAL): 1/2

TENANT PARKING REQUIRED WORST CASE SCENARIO: 21 (IF TENANT IS RESTAURANT)
 TENANT PARKING PROVIDED: 0

BICYCLE PARKING CALCULATION
 REQUIRED BICYCLE PARKING: 3
 PROPOSED BICYCLE PARKING: 4

SHADE TREE CALCULATION

DWELLING UNIT SHADE TREE REQUIRED: 5
 DWELLING UNIT SHADE TREE PROVIDED: 5
 PARKING LOT TREE REQUIRED: 3
 PARKING LOT TREE PROVIDED (HIGH STREET): 3

VARIANCE REQUEST

SEE ATTACHED STATEMENT OF HARDSHIP.

3021 N.
 HIGH

COLUMBUS, OH

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 ARCHITECTS AND ENGINEERS
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DESIGN
 DEVELOPMENT

DATE: 08/29/2022
 PROJECT #: 19199

SITE
 COMPLIANCE

SD-100a

BERARDI + ASSOCIATES, INC.
 ARCHITECTS AND ENGINEERS
 1150 BROADWAY, SUITE 1000, COLUMBUS, OH 43260
 614.221.1111 www.berardi.com

Elevations - Sheet 1

1ST FLOOR
MIN. GLAZING 60%



10-ft
2-ft

EAST ELEVATION

3/64" = 1'-0"



NORTH ELEVATION

3/64" = 1'-0"

- material legend**
- BR-1 MODULAR BRICK IN RUNNING BOND
COLOR: BLACK TEB
 - FCP-1 HARDEIPANEL
SMOOTH 4' X 8'
COLOR: COBBLESTONE
 - FCP-2 HARDEIPANEL
SMOOTH 4' X 8'
COLOR: RICH ESPRESSO
 - FCP-3 HARDEIPANEL
SMOOTH 4' X 8'
COLOR: CHESTNUT BROWN
 - FCP-4 HARDEIPANEL
SELECT CEDARMILL 4' X 8'
COLOR: CHESTNUT BROWN

Signature:

Date: 11/01/2022

CV21-062; Final Received 11/1/2022; Page 2 of 3

3021 N.
HIGH

COLUMBUS, OH

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DESIGN
DEVELOPMENT

DATE: 02/04/2022
PROJECT #: 19100

ELEVATIONS

SD-201

BERARDI+
ARCHITECTS AND ENGINEERS
1500 COLLEGE AVENUE, SUITE 100
COLUMBUS, OH 43201
614.291.1111 www.berardi.com

Elevations - Sheet 2

3021 N. HIGH



WEST ELEVATION

3/64" = 1'-0"



SOUTH ELEVATION

3/64" = 1'-0"

BR-1
MODULAR BRICK IN RUNNING BOND
COLOR: BLACK TBD

FCP-1
HARDIEPANEL
SMOOTH 4' X 8'
COLOR: COBBLESTONE

FCP-2
HARDIEPANEL
SMOOTH 4' X 8'
COLOR: RICH ESPRESSO

FCP-3
HARDIEPANEL
SMOOTH 4' X 8'
COLOR: CHESTNUT BROWN

FCP-4
HARDIEPANEL
SELECT CEDARMILL 4' X 8'
COLOR: CHESTNUT BROWN

3021 N. HIGH
COLUMBUS, OH
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DESIGN DEVELOPMENT

DATE: 02/04/2022
PROJECT #: 19190

ELEVATIONS

SD-202

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1500 COLLEGE ROAD, COLUMBUS, OH 43221
614.293.1111 | www.berardi.com

Signature: 

Date: 11/01/2022

CV21-062: Final Received 11/1/2022; Page 3 of 3

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant Brian Higgins

 Digitally signed by Brian Higgins
DN: cn=Brian Higgins, o=PARC, ou, email=brian@parsonsavenue.org, c=US
Date: 2021.05.25 16:38:46 -0400

Date 05/25/2021

Statement of Hardship

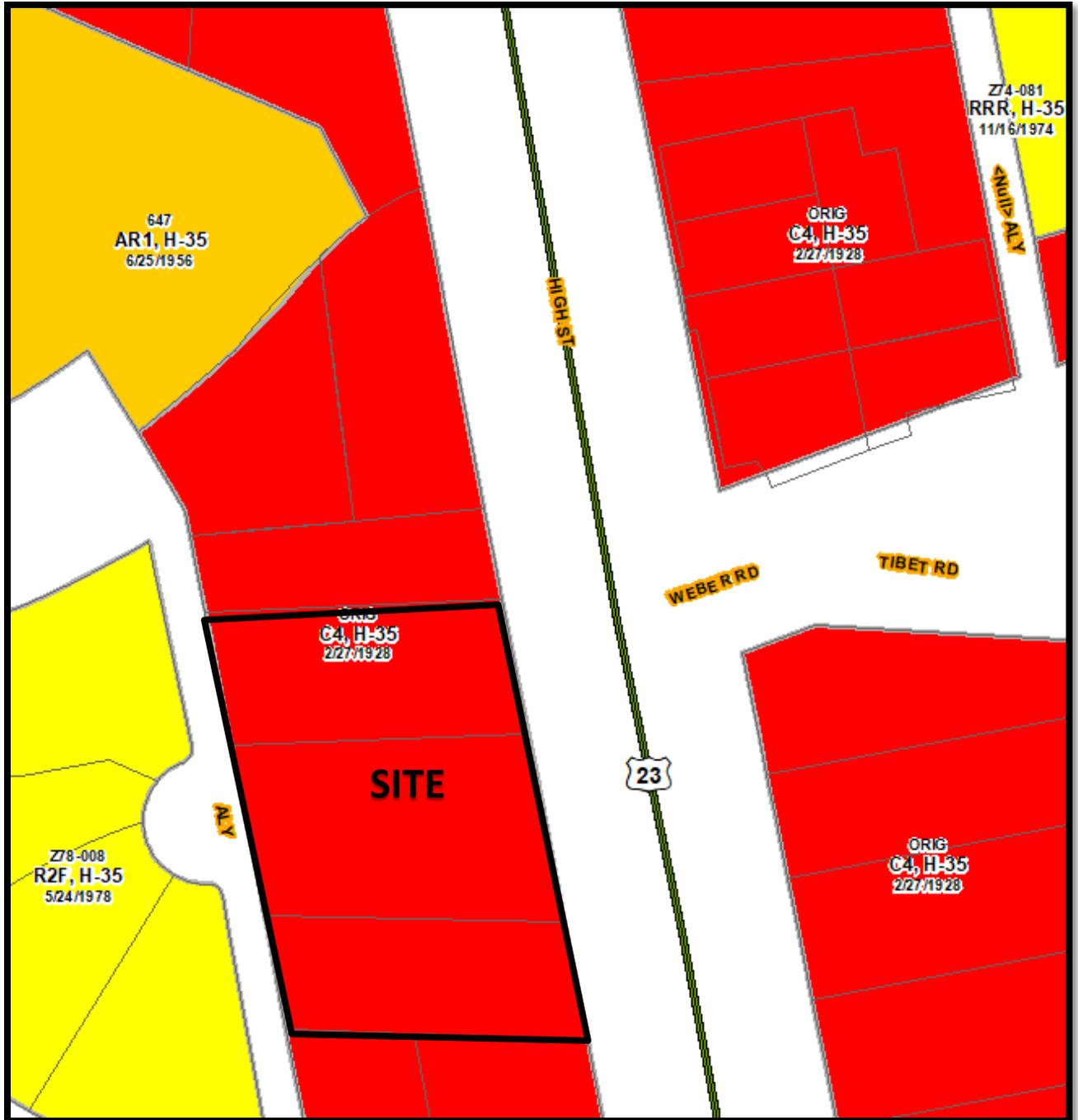
3021 N. High Street; Columbus, OH 43202

The property, 3021 N. High Street, PID 010-055904, 010-003021 and 010-018914, is presently zoned C-4, regional scale commercial district. The site is approximately 0.46 acres and is currently developed as a used car lot. The owner is Attainable Luxury, and the applicant is Brian Higgins. The site is currently bordered on the north, east and south by properties zoned C-4 and on the west by properties zoned R-2. The site is in the North High Street Urban Commercial Overlay area.

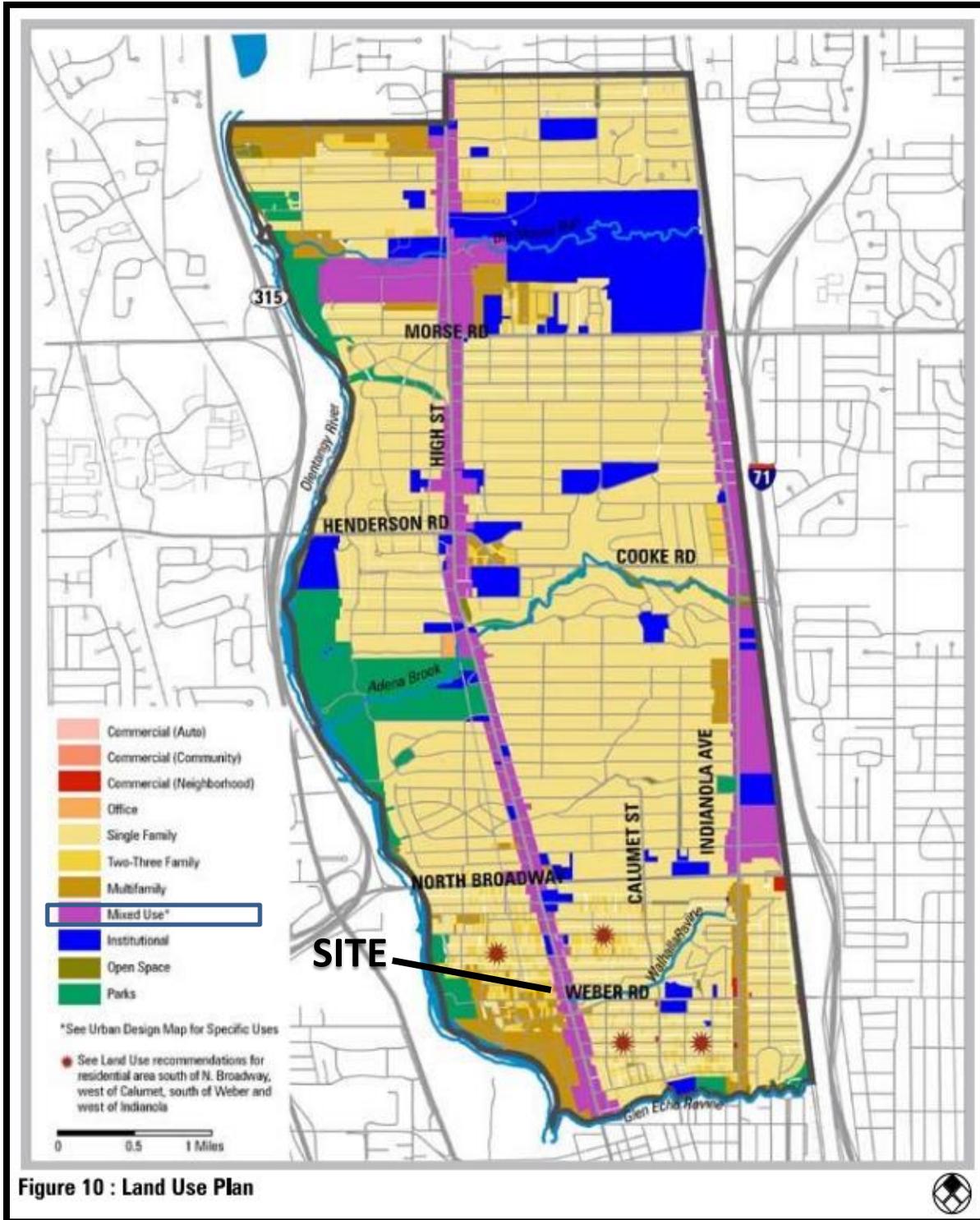
The proposed development is a five-story mixed-use residential building, as depicted on the submitted site plan. The primary goal of this project is to demolish the existing car lot to create a mixed-use building to benefit and add value to the existing character of the neighborhood. The plan proposes a future tenant(s) space of 1,998 SF, 45 dwelling units, and various amenity spaces including an accessory use fifth floor amenity deck.

The following variances are requested:

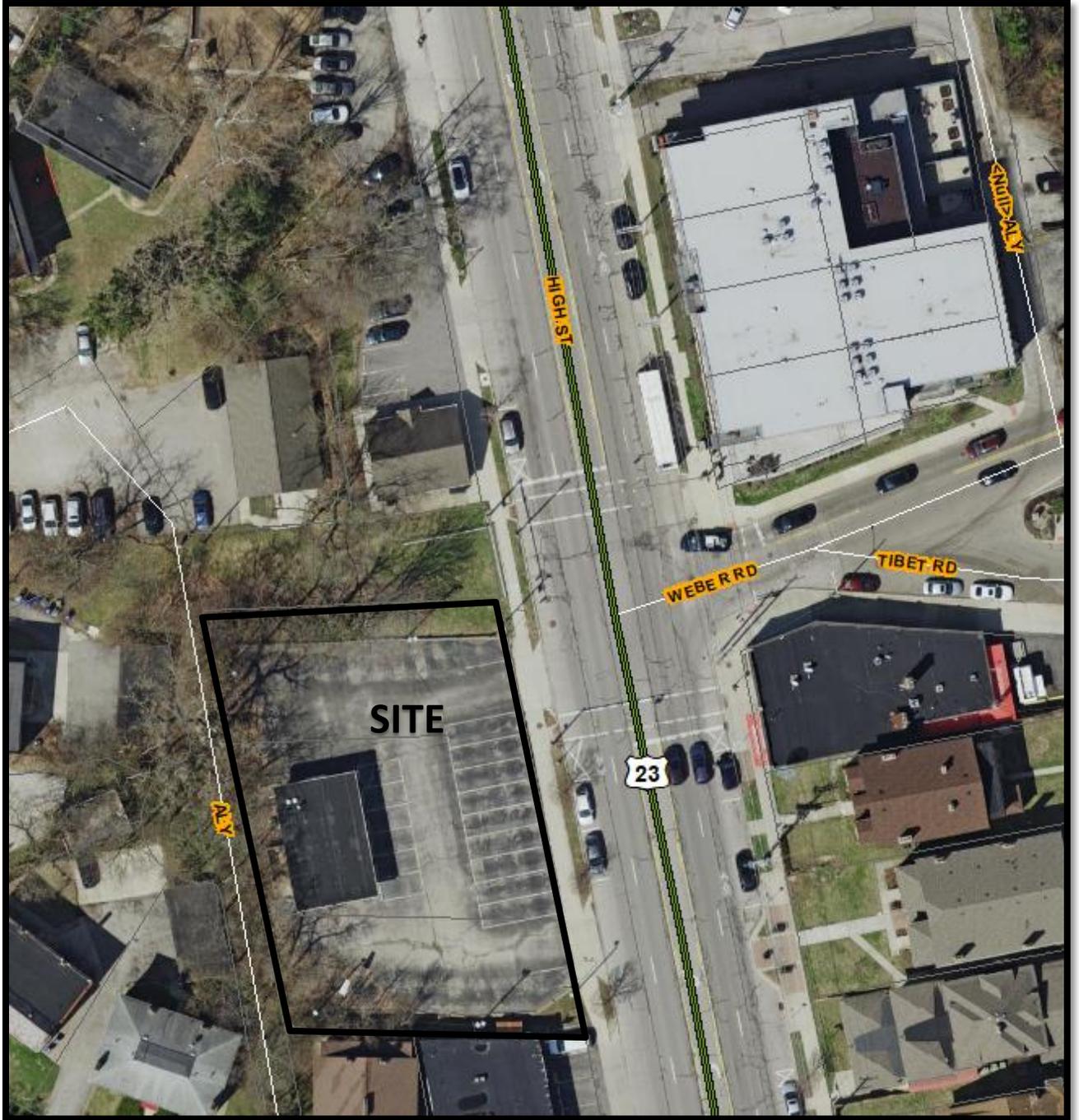
- 1) Section 3356.03, C-4 permitted uses, to allow ground floor residential and accessory residential uses.
- 2) Section 3312.21(D), Parking Lot Screening, to allow required parking lot screening west edge of property to not include a 4' buffer.
- 3) Section 3312.49, Minimum Numbers of Parking Spaces required, to reduce on-site parking from 95 spaces (45 DU @1.5 spaces + 1 per 75 SF restaurant) to 28 spaces for residential use and no spaces for restaurant use.



CV21-062
3013-3021 North High Street
Approximately 0.45 acres



CV21-062
3013-3021 North High Street
Approximately 0.45 acres



CV21-062
3013-3021 North High Street
Approximately 0.45 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>CV21-062</u>
Address	<u>3013-3021 N High St</u>
Group Name	<u>Clintonville Area Commission</u>
Meeting Date	<u>01 September 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Applicant adequately addressed most concerns of the Commission relative to stormwater, parking, refuse collection, aesthetics, traffic and traffic signaling. Members of the Commission as well as the public expressed concerns over parking counts trailing behind the number of apartments, but approving Commissioners seemed to support the project and felt it may satisfy the needs of University students, those utilizing solely public transportation, or other residents without vehicles; an existing example being Worthington Towers (5341-5353 N High Street). Location adjacent to existing transit hubs is favorable for the project.

Vote	<u>Approved (5 yes, 2 no, 2 abstentions)</u>
Signature of Authorized Representative	<u></u>
Recommending Group Title	<u>Secretary</u>
Daytime Phone Number	<u>614-632-0867</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-062

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
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Higgins
of (COMPLETE ADDRESS) 1310 Dublin Road, Columbus, OH 43201
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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Brian Higgins 1310 Dublin Road, Columbus, OH 43215 Zero employees</p>	<p>2. Rob Vogt 1310 Dublin Road, Columbus, OH 43215 Zero employees</p>
<p>3. Nathan Young 1310 Dublin Road, Columbus, OH 43215 Zero employees</p>	<p>4. Andrew Mazak 1310 Dublin Road, Columbus, OH 43215 Zero employees</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 2nd day of November, in the year 2022

Lisa M Houk
SIGNATURE OF NOTARY PUBLIC

10-10-26
My Commission Expires

Notary Seal Here



LISA M HOUK
Notary Public
State of Ohio
My Comm. Expires
October 10, 2026

This Project Disclosure Statement expires six (6) months after date of notarization.