



Statement in Support

Application: CV21-115
Address: 520 South High Street
Parcel(s): 010-022064
Owner: 520 Columbus, LLC
Applicant: Schiff Capital Group
Attorney: Michael Shannon, Underhill and Hodge LLC
Date: April 13, 2022

The Applicant submits this statement in support of its requested council variance and companion area variances. The property is located on the south-east corner of South High Street and East. Blenkner Street. The building was most recently the Copius restaurant.

The property is classified under its original C-4, H-60 zoning district. The property is bordered on the north, south, and west by property also zoned C-4, H-60. The property is bordered on the east across South Pearl Street by property zoned R2F.

The property is not within a planning overlay and it is not a historic site. The property is located within the South High Street/South Front Street Urban Commercial Overlay. The property is within the boundary of the Brewery District. The Brewery District Plan does not recommend a specific use for this property.

The Applicant proposes rehabilitation and preservation of the commercial front and new construction on the rest of the property for a mixed-use development. The new construction will be approximately 79 feet in height. The Applicant proposes approximately 7,650 square feet of retail use, 67 dwelling units, and ground floor residential uses and amenities.

To allow the development of the property as proposed, the Applicant respectfully requests the following variances:

1. 3356.03, C-4 permitted uses. The applicant requests a council variance to allow residential uses on the ground floor and to allow residential uses above non-commercial uses in a commercial district.
2. 3309.14, Height districts. The applicant requests a variance to increase the maximum building height from 60 feet to 79 feet.
3. 3312.49/3372.609. The Applicant requests a variance to reduce the minimum number of required vehicle parking spaces from 117 to 68.
4. 3312.49. The Applicant requests a variance to allow bicycle parking in area that is not highly visible. The Applicant proposes bicycle parking area in a designated bicycle parking area within the parking garage that cannot be directly seen from the public right of way.

City Council may grant a use variance if the use will not adversely affect the surrounding property or surrounding neighborhood and if granting of such variance will alleviate a difficulty which warrants a variance. The Applicant proposes two ground floor townhomes in the rear of the property which front South Pearl Street. These proposed townhomes will not adversely affect the

surrounding property or neighborhood. Indeed, the proposed townhomes will complement the residential neighborhood to the east and serve as a transition from the South High Street commercial uses. The townhomes will also block the parking garage from view from the east and eliminate any possibility of garage access from South Pearl Street. Accordingly, the requests council variance to permit ground floor residential use will benefit the surrounding property and neighborhood.

City Council may grant an area variance 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.

The requested area variances are not substantial and they will not cause adjacent properties or the neighborhood any detriment. The requested building height of 79 feet is just 19 feet above the property's existing 60-foot height district. The requested parking reduction will also not cause any detriment because the Applicant has secured parking leases from nearby parking garages to mitigate the proposed parking deficit. The on-site parking combined with the off-site parking will meet the minimum number of required parking spaces and will provide enough parking spaces to eliminate any spillover effect onto the adjacent neighborhood. The site will provide public bicycle parking, but the footprint of the building does not leave any room for bicycle parking which is visible from South High Street. The solution is to provide bicycle parking in the parking garage, but this requires a variance.

The requested area variances are not substantial nor will they cause adjoining properties any detriment. The variances will not adversely affect the delivery of governmental services. Also, the predicament cannot be feasibly obviated through other means.

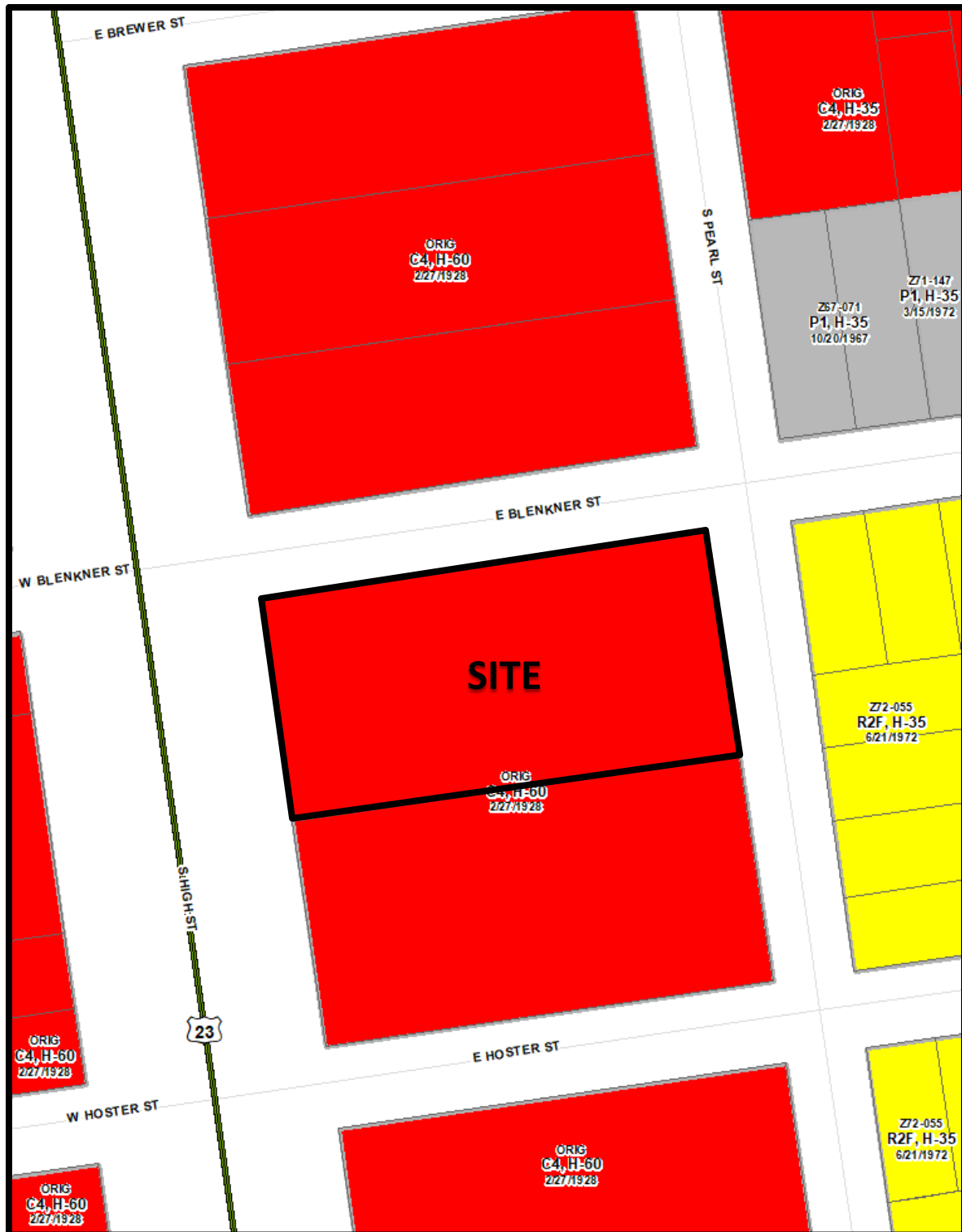
The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The primary purpose of a zoning code is to protect a property owner's rights and those of their neighbors. Variances exist under this system to allow developments which fit within the spirit and intent of the zoning district but do not exactly fit under the strict letter of the zoning code.

The Applicant respectfully requests that City Council weigh these factors in its consideration, find that this Applicant suffers from a practical difficulty, and that denial of the requested use variance would result in an unnecessary hardship.

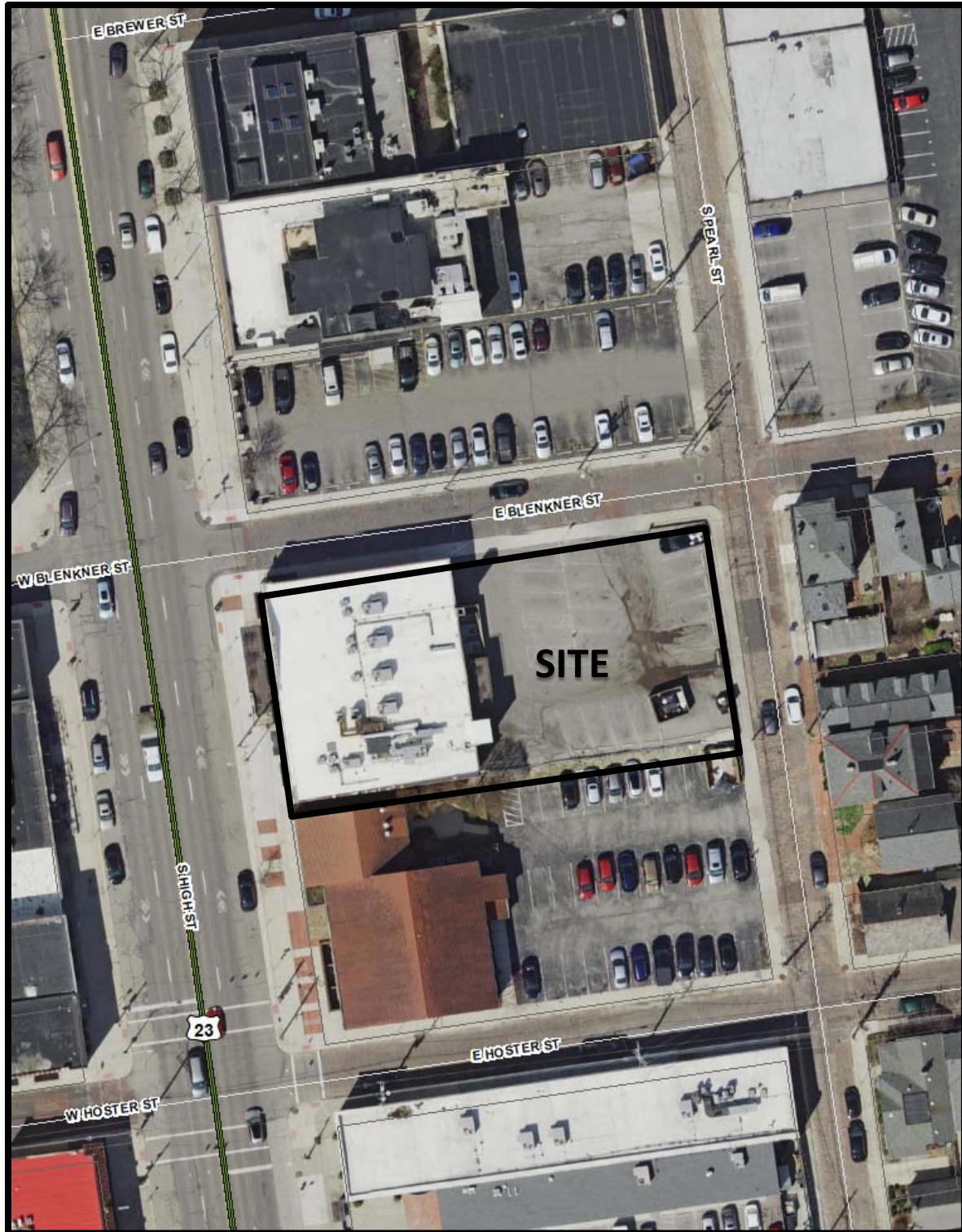
Respectfully submitted,



Michael Shannon, Esq.



CV21-115
520 S. High St.
Approximately 0.4 acres



CV21-115
520 S. High St.
Approximately 0.4 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 514-520 South High Street

APPLICANT'S NAME: Michael Shannon, Attny. (Applicant)

520 Columbus, LLC (Owner)

APPLICATION NO.: BD-22-05-004

COMMISSION HEARING DATE: 5-5-2022

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

☐

Rezoning

☒

Parking Variance

☒

Change of Use

☐

Lot Split

☐

Special permit

☐

Setbacks

☒

Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #BD-22-05-004, 514-520 South High Street, the Brewery District Commission recommends approval of the proposed variances, as submitted:

Request for Variance & Change of Use Recommendation

1. 3356.03, C-4 permitted uses. The applicant requests a council variance to allow residential uses on the ground floor and to allow residential uses above non-commercial uses in a commercial district.
2. 3309.14, Height districts. The applicant requests a variance to increase the maximum building height from 60 feet to 79 feet.
3. 3312.49/3372.609. The Applicant requests a variance to reduce the minimum number of required vehicle parking spaces from 117 to 68.
4. 3312.49. The Applicant requests a variance to allow bicycle parking in area that is not highly visible. The Applicant proposes bicycle parking area in a designated bicycle parking area within the parking garage that cannot be directly seen from the public right of way.

Note: The Commission notes that the Applicant states they have secured parking leases from nearby parking garages to combine with on-site parking to meet the minimum number of required parking spaces.


RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY
FOR THE ACTION(S) REQUESTED AS INDICATED.


James A. Goodman, M.S.
Historic Preservation Officer

Cet

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-115

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway Suite, 260, New Albany, Ohio 43054

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)

1. 520 Columbus, LLC 501 Morrison Road, Suite 100 Gahanna, Ohio 43230	2. Schiff Capital Group 1100 Dennison Avenue, First Floor Columbus, Ohio 43201
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25th day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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