BENCHMARKS

RAILROAD SPIKE SET IN THE SOUTH SIDE OF A POWER POLE POLE WEST OF INTERSECTION) LOCATED AT THE NORTHWEST WER OF THE INTERSECTION BETWEEN EAST BLENWIER STREET.

VERTICAL DATUM

LEVATIONS ARE BASED ON NORTH 988 (NAVD88)

BASIS OF BEARINGS

NGS FOR THIS SURVEY ARE BASED ON DINATE SYSTEM, NAD83, SOUTH ZONE, STAKENT

NSRS 2011

A TOPOGRAPHIC SURVEY PROVIDED BY 11/03/2021. JOHN RAAB P.S.

SURVEY NOTE

EROSION AND SEDIMENT CONTROL NOTE

LAND DISTURBANCE MERSEL SES THAN DISK ACKER MONOT PART OF A LANGER COMMON LAND DISTURBANCE MERSEL STAND DISK AND THE CONTROL LAND DISSEMINE TO THE CONTROL DISSEMINE TO THE CONTROL DISSEMINE TO THE CONTROL DISSEMINE ACKER OF THE CONTROL LAND DISTURBE ACKER OF THE CONTROL WORK ACKER AND DISCHARGE STORAGE AND THE PROVISION OF THE

0 (10) A 31 E BLENWER ST 010-001097

F OHIO WATER DEVELOPMBY BLENKNER ST 0104038473 E S34 S PEARL ST 010-056893 D SZ8-S30 S PEARL ST 010-057182

SITE DATA TABLE
TOTAL SITE AREA (AC)

DEUX MAISON LLC 522 ½ S PEARL ST 010-051973

ADDITIONAL ADJOINING PARCEL INFORMATION

INDEX MAP

SCALE: 1"=30'

ON-SITE CONTACT: BRYAN STONE PHONE: (216) 831-4710
E-MAIL: BRYAN@COMINODEV.COM

REQUIRED RECOATION, SUPPORT PROTECTION, OR MY OTHER ACTIVITY SCHEME WITH HIS PROTECTION, OR MY OTHER ACTIVITY SCHEME WITH HIS PROTECTION, AREA IS THE PROTECTION AREA IS THE PROTECTION AREA IS THE PROTECTION AREA IS THE PROTECTION AREA IN THE PROTECTION AREA IS THE PROTECTION AND AREA TO A CONTROLLED AND A CONTR

WATER QUALITY NOTE:
PROPOSED MIRROYEMENTS SHALL DISTURB LESS THAN 1 AC., THEREFORE WATER QUALITY MEASURES AGE NOT RECUIRED.

STORMWATER SEWER NOTE:
REMOVAL MODOR INSTALLATION OF A STORM SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT PROM SEWER PERMIT OFFICE IT IN FROM IT IS TELOOR (8/4)

SANITARY DEMOLITION NOTE:

PRICE TO DEMOLITION, A FERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE PRICE TO DEMOLITOUR. A FERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE CETAINED FROM 9010 DUBLIN NETS. 3760 FACORS, (64)5485-7489

SANITARY SERVIETA NOTE:
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PERMIT PROVAL SERVICES PROVINT OF THE TOPON OF SISTENCY OR 1416-52 AND
FERMIT PROVALES PROVINTIES OF THE TOPON SISTENT OF THE TOPON SIST

EXPIRATION NOTE:

DATE OF EXPIRATION: PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL

RIGHT-OF-WAY ENCROACHMENT NOTE:

NO PRIVATE ELEMENTS ARE PERMITTED TO ENCROACH INTO THE RIGHT-OF-WAY
INCLUDING, BUT NOT LIMITED TO STAIRS, RALINGS, FOUNDATIONS, DOORS, OVERHEAD
ELEMENTS OR WALLS.

PARKLAND DEDICATION ORDINANCE:
PARKLAND DEDICATION ORDINANCE CC3318 DOES NOT APPLY.

## PRELIMINARY SITE COMPLIANCE PLAN FOR

## COPIOUS

### NEW MIXED-USE DEVELOPMENT **520 SOUTH HIGH STREET** COLUMBUS, OHIO 43215

# 2022

OWNER/DEVELOPER: SCHIFF CAPITAL GROUP 88 EAST BROAD ST, SUITE 1750 COLUMBUS, OH 43215

DESIGN ENGINEER:
OSBORM ENGINEERING
980 WESTTHEN DAVENUE: 50/10
COLLMBUS, OHO 42/2
CONTACT: WES DAVIS, P.E.
HOME:614-58-42/72-36/09
EMAIL: WDAVIS@OSBORNENG.COM

COPIOUS 520 S. HIGH ST. COLUMBUS, OH 43215

VICINITY MAP

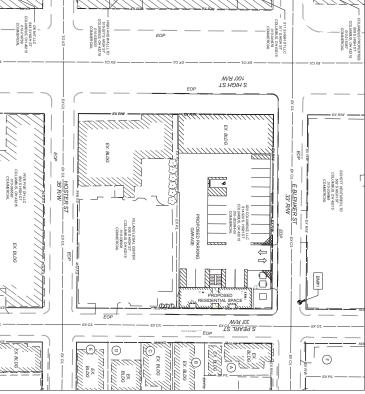
PROJECT DESCRIPTION: STRATEGIC DEMOLITION AND RENOV

FLOOD DESIGNATION
ACCORDING TO FEM.A FLOOD INSUPANCE RATE MAP #30/49C0228K, DATED JUNE 17, 2005 FOR COMMUNITY NUMBER 330/170, THIS PROPERTY IS IN ZONE X, AREA WITH REDUCED FLOOD RISK.

GENERAL ZONING INFORMATION

DEVELOPMENT NEW MIXED-USE

C4 - COMMERCIAL, R3F - RESIDEN SOUTH HIGH ST/SOUTH FRONT ST UC



PROVIDED BICYCLE PARKING	REQUIRED BICYCLE PARKING	PROVIDED ADA PARKING (VANITOTAL)	REQUIRED ADA PARKING (VAN/TOTAL)	PROVIDED PARKING	TOTAL BUILDING PARKING REQUIRED	RESIDENTIAL UNITS	RETAIL SPACE	USE	7,7
PARKING	PARKING	G (VAN/TOTAL)	G (VAN/TOTAL)	KING	ING REQUIRED	67 UNITS X	7,650 X	SQUARE FOOTAGE	TARKING CALCODA ION
45	¢,	1/3	1/3	68 SPACES	117 SPACES	1.5 SPACE/UNIT = 101 SPACES	1:250 SF = 31 SPACES X 0.5 = 16 SPACES (UCO)	MINIMUM SPACES	7 2

May 25, 2022 FINAL SITE COMPLIANCE PLAN #XXXXX-XXXXX
STORM CC PLAN - CCXXXXX
WATER SERVICE PLAN #XXXX INDEX OF SHEETS

1 TITLE SHEET

2 EXISTING CONDITIONS
3 DEMOLITION PLAN
4 SITE LAYOUT PLAN
5 SITE UTILITY PLAN
5 CONSTRUCTION DETAILS
6 CONSTRUCTION DETAILS

TITLE SHEET

Final Site Plan Received 5.25.22 Sheet 1 of N CV21-115

BUILDING AND SITE COMPLIANCE PLAN SHEETS MEET ALL REQUIRED DEVELOPMENT STANDARDS

SCHIFF CAPITAL GROUP



### **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 heigh 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.

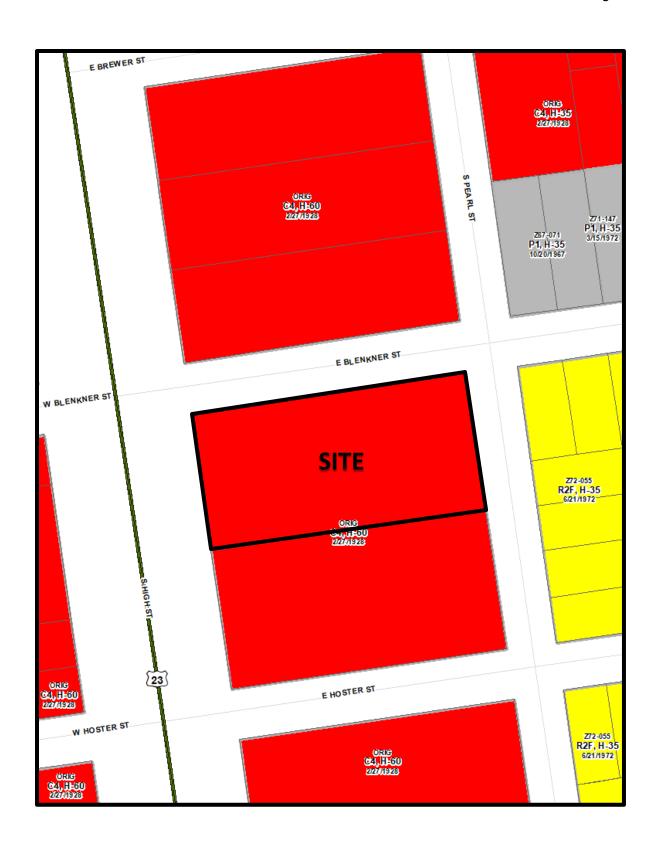
The requested area variances are not substantial nor will they cause adjoining properties any detriment. The variances will not adversely affect the delivery of governmental services. Also, the predicament cannot be feasibly obviated though other means.

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.

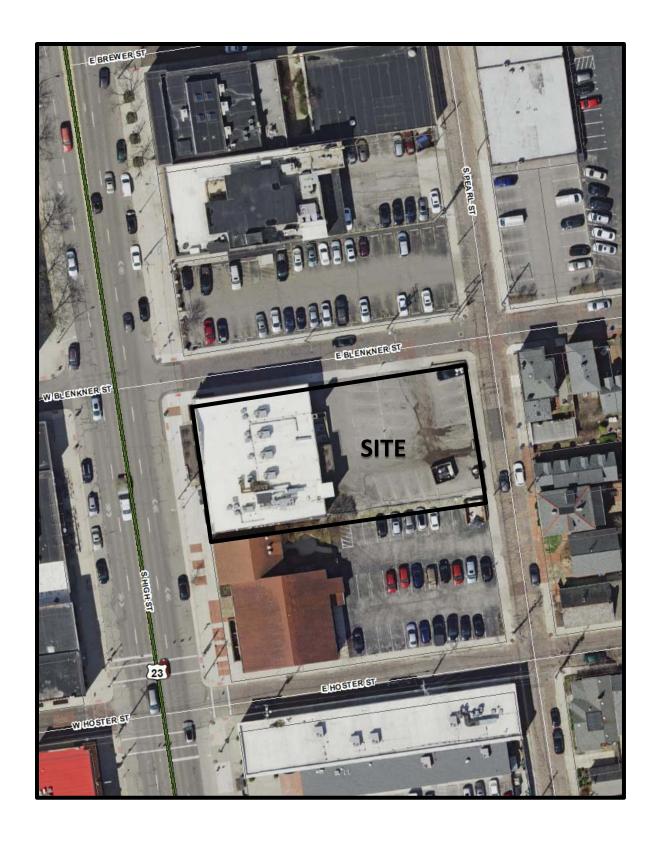
The Applicant respectfully requests that City Council weigh these factors in its consideration, find that this Applicant suffers from a practical difficulty, and that denial of the requested use variance would result in an unnecessary hardship.

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
- 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.

ORD #1594-2022; CV21-115; Page 8 of 9

RECOMMENDATION:		
RECOMMEND APPROVAL	RECOMMEND DENIAL	NO ACTION TAKEN
THIS RECOMMENDATION IS FOR CONSIDE FOR THE ACTION(S) REQUESTED AS INDIC		REGULATORY AUTHORITY
James A. Goodman, M.S. Historic Preservation Officer	Cet	



### **Council Variance 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 #:	CV21-115
Parties having a 5% or more interest in the project that is the subject	t of this application.	
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NO	OTARIZED. Do not indicate 'NONE' in the spa	ce provided.
STATE OF OHIO		
COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (NAME) Eric Zartman		
of (COMPLETE ADDRESS) 8000 Walton Parkway Suite, 26	0, New Albany, Ohio 43054	
deposes and states that (he/she) is the APPLICANT, AGENT, OR DU	JLY AUTHORIZED ATTORNEY FOR SAME and	d the following is
a list of all persons, other partnerships, corporations or entities havi	ng a 5% or more interest in the project which is	the subject of this
application in the following format:		
	ne of Business or individual (including contact na ness or individual's address; City, State, Zip Cod	
	ıe	
	hber of Columbus-based employees	
(Lin	nited to 3 lines per box)	
1.	2.	
520 Columbus, LLC	Schiff Capital Group	
501 Morrison Road, Suite 100	1100 Dennison Avenue, First Floor	
Gahanna, Ohio 43230	Columbus, Ohio 43201	
3.	4.	
	-	
Check here if listing additional parties on a separate page.		
SIGNATURE OF AFFIANT		-
20th	no au o	3
Sworn to before me and signed in my presence this 25th day	of Way, in the year 700	
My Man My Min	-11-0000	Iotary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires	
V		

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

Page 6 of 10 pbb 1/22

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