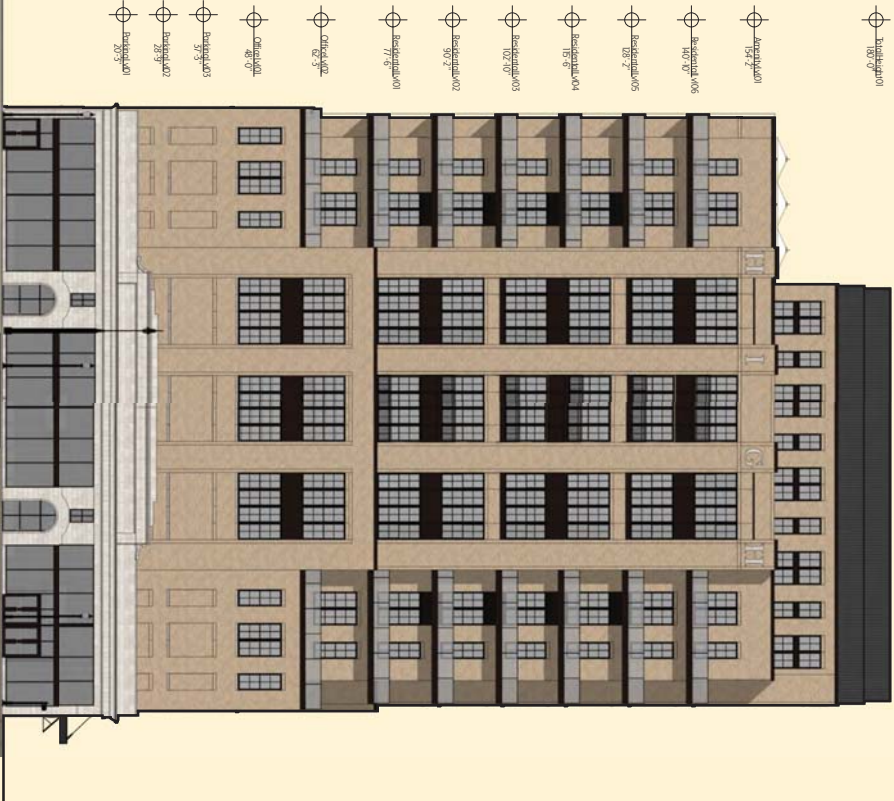




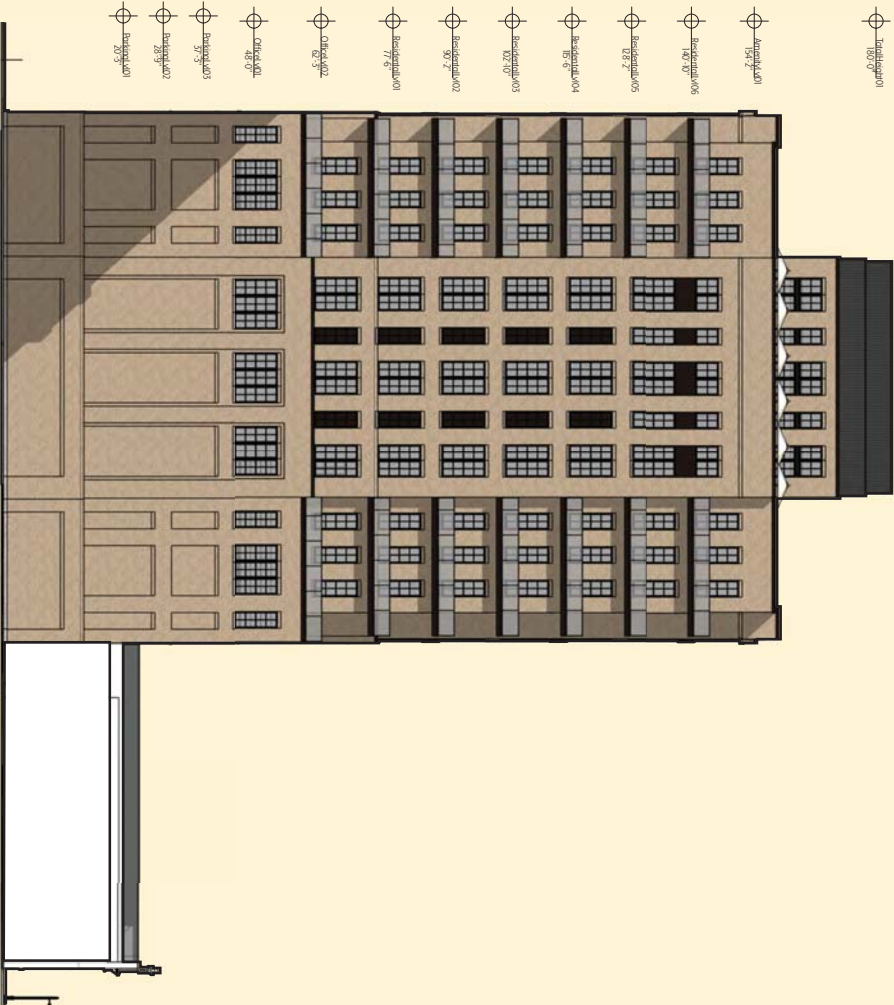
1 West Elevation Scale: NTS

2 North Elevation Scale: NTS

W. Hubbard
10-31-22



1 East Elevation Scale: NTS



2 South Elevation Scale: NTS

10-31-22

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):

Please see attached

Signature of Applicant



Date 6.28.22

CV22-064

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION:

ADDRESS: 793 North High Street

PARCEL(S): 010-023568

OWNER: High & Hubbard LLC

APPLICANT: The Wood Companies

ATTORNEY: Michael Shannon, Underhill and Hodge

DATE: November 3, 2022

This site is located south-west of the intersection of North High Street and Hubbard Avenue. The site one parcel and is approximately 0.47 acres in area. The site is developed with various retail, restaurant, and office uses. The Applicant proposes partial demolition of the rear of the site and redevelopment with residential and retail uses. The portion of the structure along North High Street is to remain.

The site is zoned C-4 and is bordered on all sides by properties zoned C-4. The site is within the Victorian Village historic district and the boundary of the Victorian Village Commission.

The Applicant proposes partial demolition and redevelopment of the site with a mix of retail and residential uses. Specifically, the plan proposes two retail spaces less than 2,500 SF each, 70 dwelling units, and accessory first floor residential uses. To permit the development as proposed, the Applicant requests the following use and area variances:

1. 3309.14 – Height district. The Applicant requests a variance to increase the allowable building height from 35 feet to 180 feet.

2. 3321.05(B)(1) – Vision clearance at intersections of streets and alleys. The Applicant requests a variance to reduce the minimum vision clearance at the intersection of Hubbard Avenue and Wall Street from 10 feet to zero feet. This is an existing condition.

3. 3312.53 – Minimum number of loading spaces. The Applicant requests a variance to reduce the minimum number of loading spaces from 1 to zero. This is an existing condition.

The Applicant's goal is to redevelop the site with a high-quality product and in a manner which will contribute to a vibrant mix of uses and increase the range of housing options for the neighborhood.

4. 3356.03 – C-4 permitted uses. To allow ground floor residential and residential accessory uses.

The Applicant requests a use variance to allow a residential use in the site's existing commercial zoning district. City Council may 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 it is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

The proposed residential use will not adversely affect the surrounding property or surrounding neighborhood. This portion of North High Street is a mixed-use corridor and there are surrounding residential, office, retail, and restaurant uses throughout the corridor. The inclusion of a residential use within this commercial site will help integrate the property within the mixed use neighborhood and contribute to the vitality of the corridor. The proposed residential use will not adversely affect surrounding properties or the surrounding neighborhood and granting of the variance will alleviate the difficulty experienced by the Application.

The Applicant requests a number of area variances to allow construction of the development as proposed. City Council may 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.

There are unusual difficulties carrying out the underlying development standards due to the shape of the lot and other conditions. The site's area is limited, but it was important to develop the site with as much on-site parking as possible. The development proposes two levels of parking garage and this increased the height of the building. The requested height variance is not unique to this site. There are several buildings along this Short North corridor which have received height variances and developed accordingly.

All of the proposed parking spaces are within the structure. This allows the development to maximize the levels of internal garage parking. Consequently, this also increased the building's footprint to encompass the entire site's lot area. As a result, there is no space for outside bicycle parking, a loading space, and a necessity for reduced vision triangles. These are all existing conditions on the site; however, demolition and reconstruction will cause the site to lose these nonconforming conditions.

With respect to the requested vision clearance reduction, the Applicant proposes permanent planters on the Hubbard Avenue sidewalk, as shown on the submitted site plan. These planters will serve to direct pedestrians away from the face of the building and further into the sidewalk which will create visibility for both pedestrians and motorists.

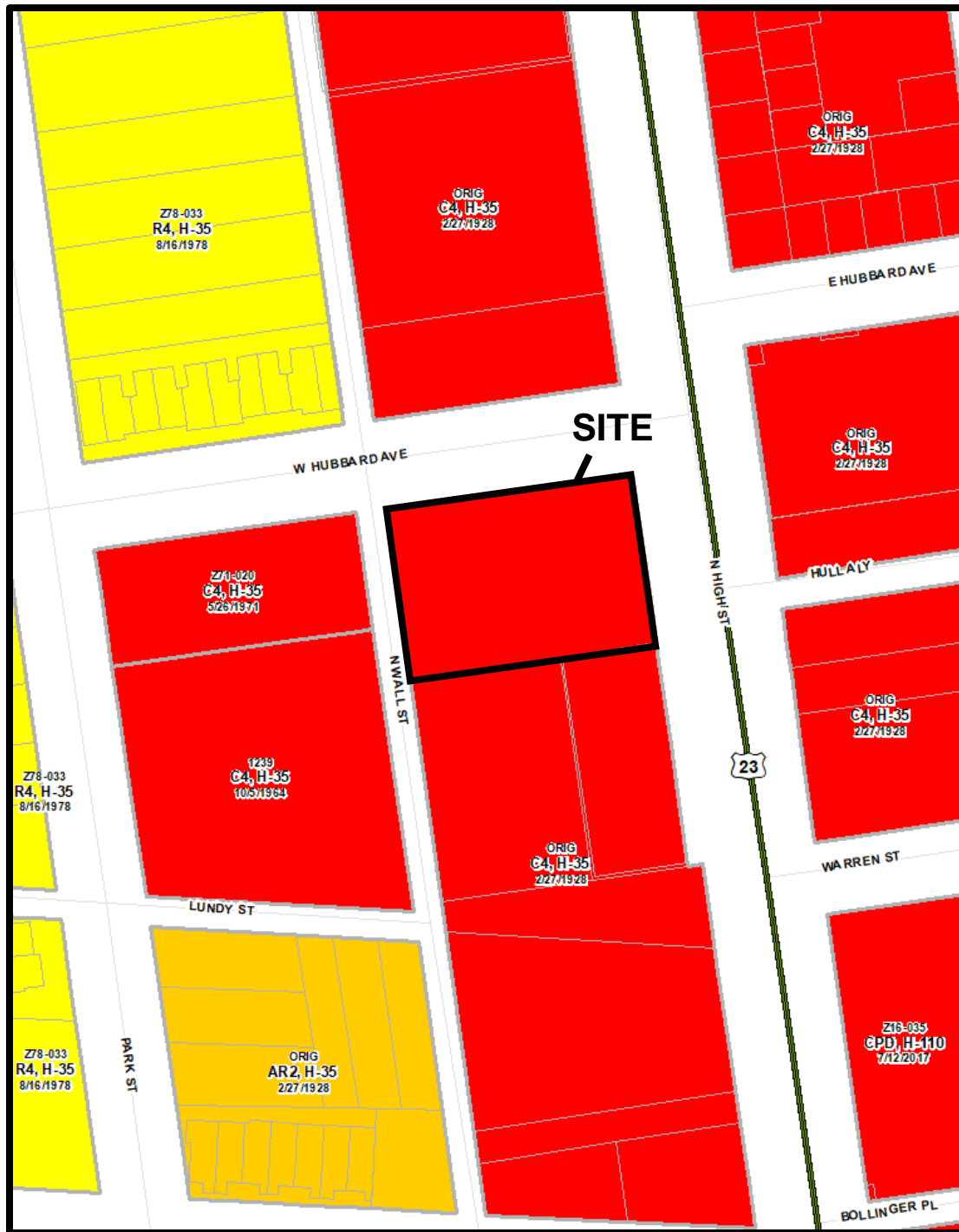
The requested area variances are not substantial and they will not substantially alter the essential character of the neighborhood. West 5th Avenue is a uniquely mixed corridor. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. The proposed development will both complement existing developments and promote activity with the neighborhood commercial uses. The requested variances are not substantial but they will allow the property to be developed as proposed and contribute to the vibrancy of the neighborhood.

The requested variances will not adversely affect the delivery of governmental services. The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

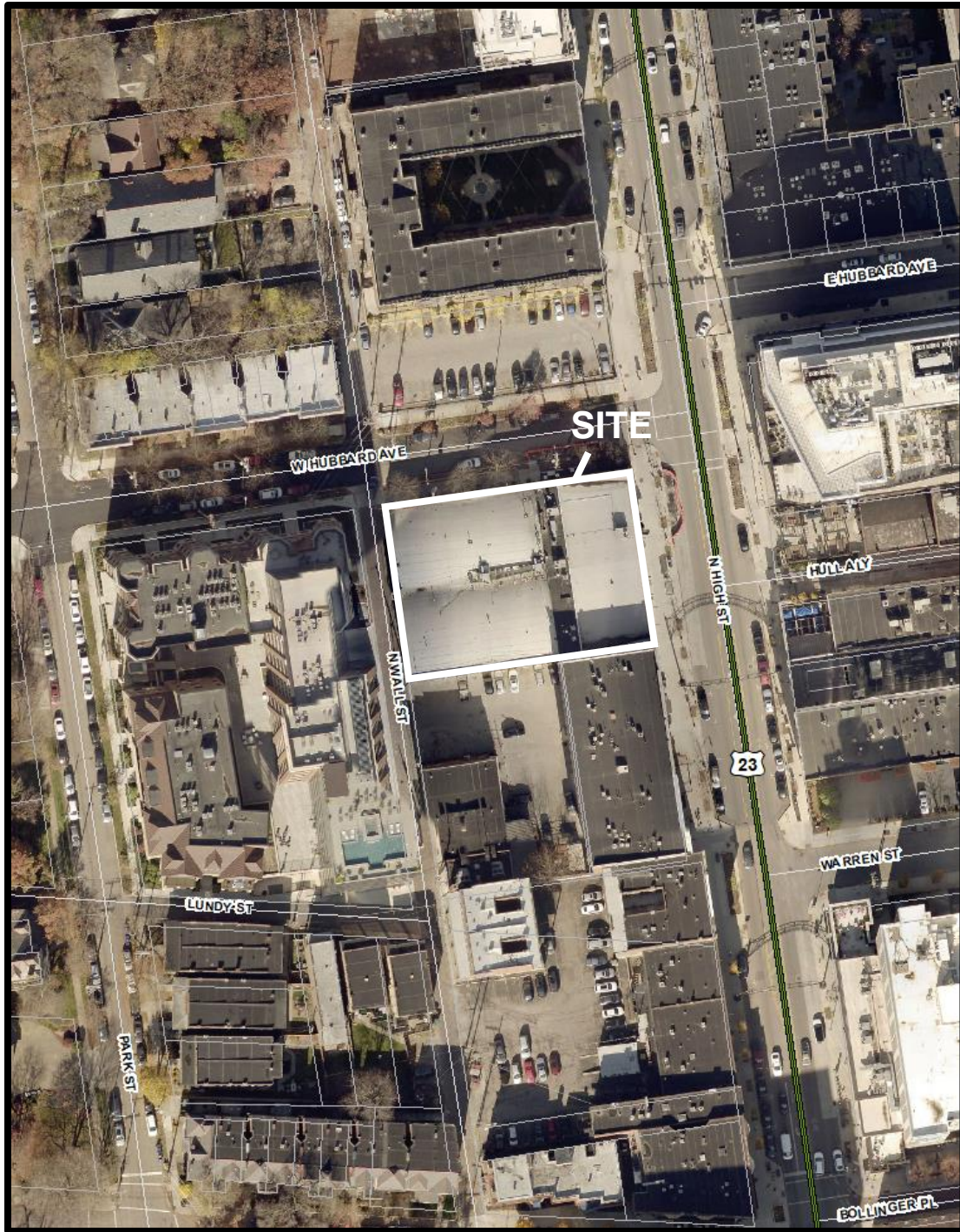
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Shannon", with a long horizontal flourish extending to the right.

Michael Shannon
Attorney for the Applicant



CV22-064
793 N. High St.
Approximately 0.47 Acres



CV22-064
793 N. High St.
Approximately 0.47 Acres

This Certificate of Appropriateness 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 (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 17-25 W Hubbard Ave (previously reviewed as 25 W Hubbard)

APPLICANT'S NAME: Tyler Puhl (Applicant)/ High and Hubbard LLC (Owners)

APPLICATION NO.: VV-22-07-017

MEETING DATE: 07/13/2022

EXPIRATION: 07/13/2023

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
- ☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application VV-22-07-017, 17-25 W Hubbard Ave, as submitted with clarifications as noted:

Variances

- 3309.14 – Height district. The Applicant requests a variance to increase the allowable building height from 35 feet to 180 feet to the top of the screenwall.
- 3321.05(B)(1) – Vision clearance at intersections of streets and alleys. The Applicant requests a variance to reduce the minimum vision clearance at the intersection of Hubbard Avenue and Wall Street from 10 feet to zero feet. This intersection is an existing condition.
- 3312.49(B) – Visibility of bicycle parking area. The Applicant requests a variance to allow the bicycle parking area within a publicly accessible area within the parking garage.
- 3312.53 – Minimum number of loading spaces. –The Applicant requests a variance to reduce the minimum number of loading spaces from 1 to zero. This is an existing condition.
- 3356.03 – C-4 permitted uses. To allow ground floor residential and residential accessory uses.

MOTION: Skinner/Reid (4-0-0) RECOMMENDED.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


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



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 #: CV22-064

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. # of Columbus-based employees: 26 High & Hubbard LLC 939 North High Street, Unit 206 Columbus, Ohio 43201	2. # of Columbus-based employees: 26 The Wood Companies 939 North High Street, Unit 206 Columbus, Ohio 43201
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28th day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2025

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