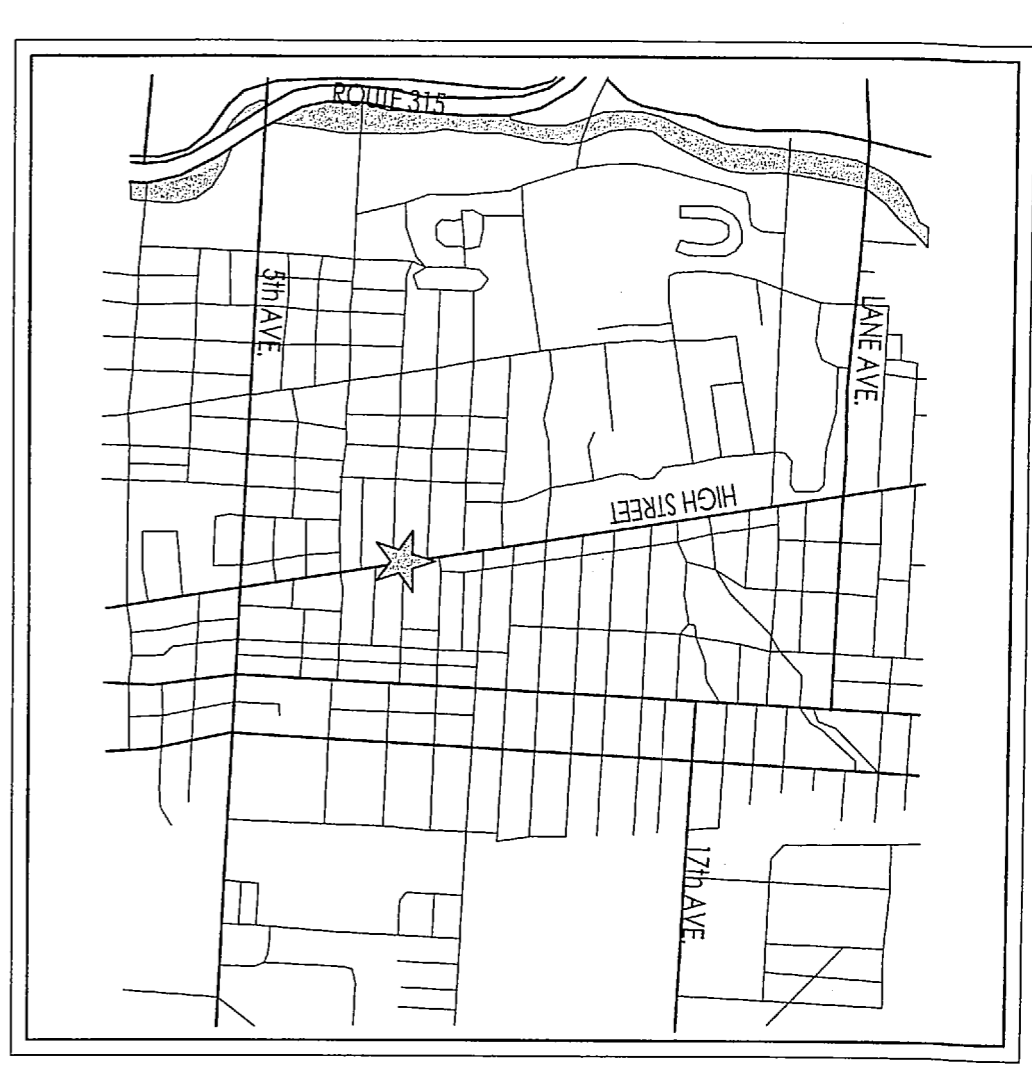




Proposed Site
1" = 10'-0"

Location Map



SITE DATA (WEST PARCEL)

Address: 1444 N. High St., Columbus, OH 43201
 PID: 01010878 (to be split)
 Area: 3,193 s.f. (3,193 sq ft)
 Zoning: AR-0
 Existing Development: University Impact District Review Board (UIIRB) / University Impact District / University District Zoning Overlay, Regional Commercial Use Area (RCU) / Vacant
 Height District/Height: H-33; 33 feet
 Proposed Development: Split the existing parcel (build 1) three (3) story forming N.H.Q. with 2,870 s.f. ground floor commercial and second and third floor residential with five (5) townhouse dwelling units.
 Parking: Car: Commercial (maximum): 20 spaces (minimum) / Total (0) spaces (0 spaces) (0.5 per bed room) / Total Provided: 25
 Required/Provided: 3 / 4
 Required/Provided service by Private Header: Fire/Fire: 1/1
 Fire/Fire: 1/1
 Building: 0-14 = 0%
 Proposed: -2,870 s.f. / 3,193 (split) = 90%
 Building: 0-14 = 0%
 Proposed: -8,080 s.f. / 3,193 (split) = 249%

SITE DATA (EAST PARCEL)

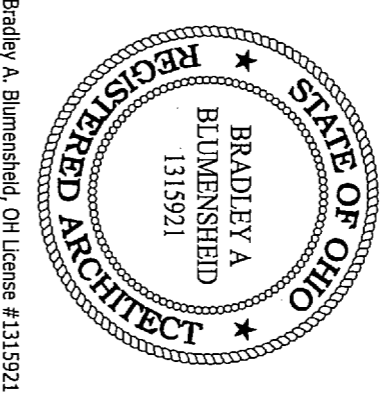
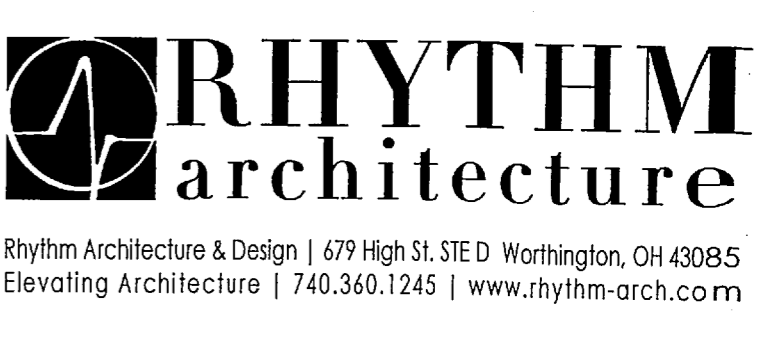
Address: 1444 N. High St., Columbus, OH 43201
 PID: 01010878 (to be split)
 Area: 10,380 s.f. (10,380 sq ft)
 Zoning: AR-0
 Existing Development: University Impact District Review Board (UIIRB) / University Impact District / University District Zoning Overlay, Regional Commercial Use Area (RCU) / Vacant
 Height District/Height: H-33; 33 feet
 Proposed Development: Split the existing parcel and window modifications of the west property and fire ratings as required.
 Parking: Car: Required: 24 (maximum) (0.5 per bedroom) / Total Provided: 24 (0 existing) / Required/Provided: 2 / 2
 Required/Provided service by Private Header: Fire/Fire: 1/1
 Fire/Fire: 1/1
 Building: 0-14 = 0%
 Proposed: 7,288 s.f. / 10,380 (split) = 70%
 Building: 0-14 = 0%
 Proposed: -17,723 s.f. / 10,380 (split) = 171% (no change)

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry
 David B. Perry, Agent for Applicant
 Date: 06/16/2021

Donald Plank
 Donald Plank, Attorney for Applicant
 Date: 06/16/2021

Final Received 6/16/21 CV21-054



Lantern Square
 1444 N High St.
 Columbus, OH 43201

Project Number:	2018-001
ISSUANCES:	
Revisions:	
SHEET TITLE	Site Plan
	2021-06-16
SHEET NUMBER	
	CV21-054

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

STATEMENT OF HARDSHIP

CV21- 054

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):

See Exhibit B

Signature of Applicant

1444 N. High, LLC by
Donald G. Plank, Agent

Date

9-26-2021

Signature of Attorney

Donald Plank

Date

9/26/21

Exhibit B

Statement of Hardship

CV21-054, 1444 N. High Street, Columbus, OH 43201

The subject property is 0.312 +/- acres located on the east side of N. High Street, between Euclid Avenue and E. Eighth Avenue. The site is zoned AR-O, Apartment Residential-Office from 1963 and is developed with two (2) apartment buildings containing a total of 45 dwelling units. The apartment use is a conforming use of the AR-O district. The site is unusual for N High Street in that most of North High Street is zoned C-4, Commercial or CPD, Commercial Planned Development and many building setbacks are zero (0) or very close to the N High Street property line. In this case, the two (2) apartment buildings have slightly staggered setbacks, but range from 36' to 46' setback from the west property line (N High Street right of way).

By application CV17-084 (Ordinance 1658-2018, passed July 12, 2018), applicant proposed to develop the N. High Street setback with a new three (3) story building with 2,900 +/- SF of ground level commercial (restaurant) use and five (5) townhouse apartments with the second and third floors. The new building proposed with CV17-084 didn't include a lot split for the area of new construction, so the new building was treated as part of the site with the two (2) existing apartment buildings.

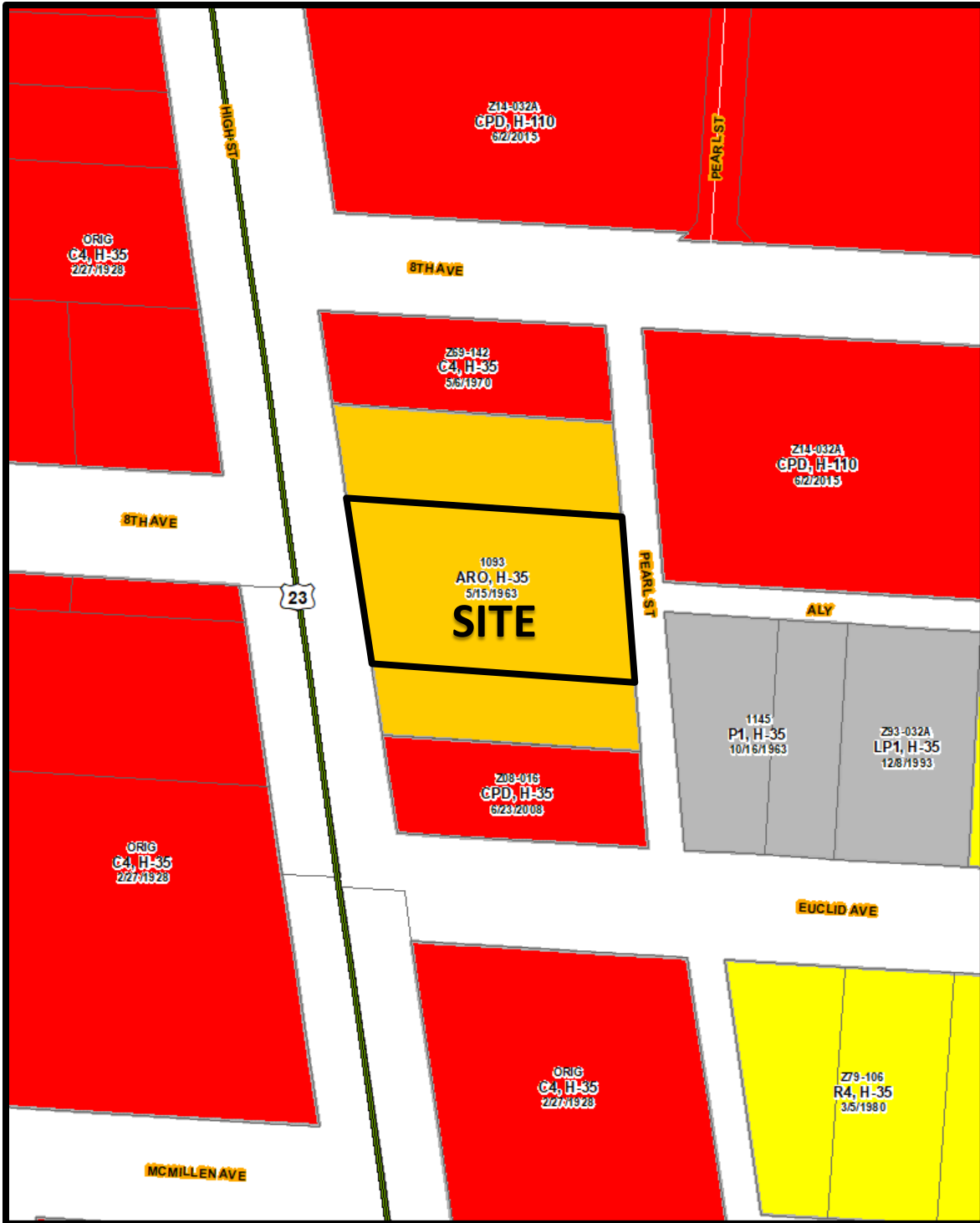
The site is within the Regional Commercial subarea of the University District Zoning Overlay, the University Impact District, and is subject to review by the University Impact District Review Board (UIDRB). The site is within the planning area of the University District Plan (2015), which recommends "Regional Mixed Uses" at this location. The proposed development is designed to integrate well with the surrounding High Street corridor.

With this application, Applicant proposes a lot split of the N. High Street setback area (0.073 +/- ac, 3,193 +/- SF) for a new parcel for financing of the new construction separate from the two (2) existing apartment buildings. The new construction proposal is the same as with CV17-084: 2,900 +/- SF of ground level commercial (restaurant) use and five (5) townhouse apartments with the second and third floors, but with a lot split. The proposed building will provide ground level commercial uses to engage pedestrians and have the upper level dwelling units, as is consistent with existing and many proposed N High Street development projects. The fronting building will substantially improve the N High Street façade of the property. A site plan ("Site Plan – Lantern Square, 1444 N High Street", dated 06/16/2021, is submitted with this application.

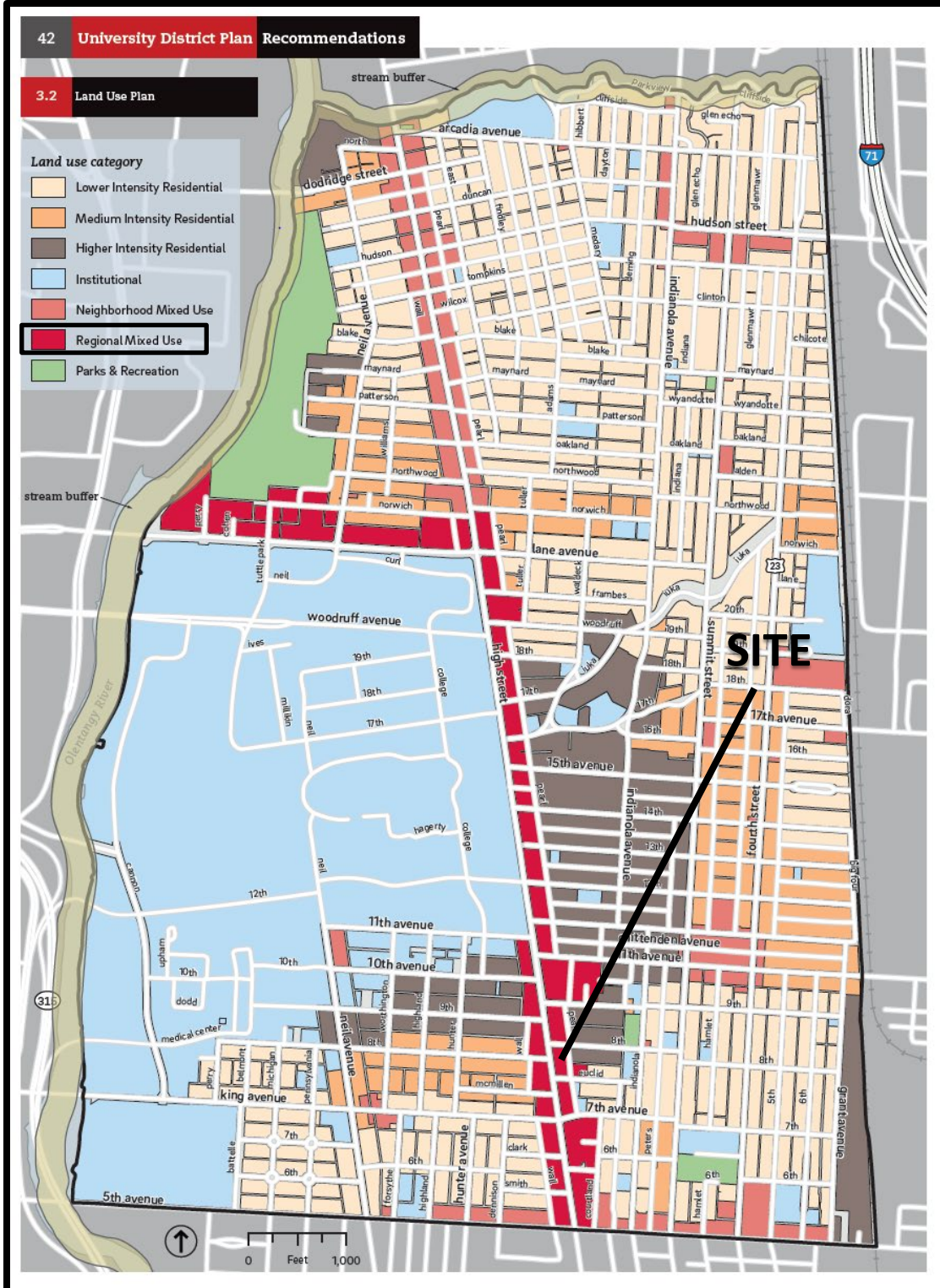
Applicant has a hardship warranting a variance in that there is no zoning district to which the site could be rezoned without also requiring variances and rezoning to a commercial district would render the two (2) existing apartment buildings non-conforming uses.

Applicant requests the following variances:

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit 2,900 square feet of ground level retail, office and/or restaurant uses (west parcel).
- 2). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking for 2,900 square feet of commercial use (retail, office, restaurant) at the restaurant rate and five (5) two (2) bedroom dwelling units from 20 and 5, respectively, as reduced by Section 3325.381, Parking and Circulation (Regional Commercial Subarea, University District Zoning Overlay) to zero (0) parking spaces for the proposed new building (west parcel), and to reduce parking for the existing two (2) apartment buildings (45 dwelling units/48 bedrooms) from 24 (0.50 space/bedroom) to zero (0) (east parcel). There is no parking on the parcel.
- 3). Section 3321.07(B), Landscaping, to reduce additional trees at the rate of one (1) tree per 10 dwelling units from one (1) tree to zero (0) new trees for the proposed five (5) new dwelling units and to reduce trees for the existing 24 dwelling units from 3 to 0 (west parcel).
- 4). Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage (building coverage) from 50% to 75% and 90% for the east and west parcels.
- 5). Section 3333.16, Fronting, to permit the east parcel to not front on a public street.
- 6). Section 3333.24, Rear Yard to reduce the Rear Yard of the west parcel from 25% (798 SF) to 5.5% (180 +/- SF).
- 7). Section 3333.255, Perimeter Yard, to reduce the north, east, south and west perimeter yards for the east parcel from 9.3' to 2.5', 0', 2' and 0', respectively.



CV21-054
1444 N. High St.
Approximately 0.32 acres



CV21-054
1444 N. High St.
Approximately 0.32 acres



CV21-054
1444 N. High St.
Approximately 0.32 acres

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor
Columbus, Ohio 43215
(614) 645-8062

DEPARTMENT OF
DEVELOPMENT

RECOMMENDATION

Council Variance
case no. **CV-21-054**
property address **1444 N. High St.**
hearing date **February 15, 2018**
applicant Rhythm Architecture
issue date **May 19, 2021**

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 (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- | | | | |
|-------------------------------------|------------------|-------------------------------------|----------------|
| <input type="checkbox"/> | Rezoning | <input type="checkbox"/> | Graphics |
| <input checked="" type="checkbox"/> | Parking Variance | <input type="checkbox"/> | Special permit |
| <input type="checkbox"/> | Change of Use | <input type="checkbox"/> | Setbacks |
| <input type="checkbox"/> | Lot Split | <input checked="" type="checkbox"/> | Other |

TYPE(S) OF ACTION(S) REQUESTED:

Variations include:

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit 2,900 square feet of ground level retail, office and/or restaurant uses.
- 2). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking for 2,900 square feet of commercial use {retail, office, restaurant} at the restaurant rate and five (5) two {2} bedroom dwelling units from 20 and 5, respectively, as reduced by Section 3325.381, Parking and Circulation {Regional Commercial Subarea, University District Zoning Overlay} to zero {0} parking spaces for the proposed new building, and to reduce parking for the existing two {2} apartment buildings (24 dwelling units) from 24 {0.50 space/bedroom} to zero {0}. There is no parking on the parcel.
- 3). Section 3321.07(8), Landscaping, to reduce additional trees at the rate of one {1} tree per 10 dwelling units from one {1} tree to zero {0} new trees for the proposed five (5) new dwelling units and to reduce trees for the existing 24 dwelling units from 3 to 0.
- 4). Section 3333.15(), Basis of Computing Area, to increase permitted lot coverage {building coverage} from 50% to 75% and 90% for the east and west parcels.
- 5). Section 3333.16, Fronting, to permit the east parcel to not front on a public street.
- 6). Section 3333.24, Rear Yard to reduce the Rear Yard of the east parcel from 25% {2,595 SF} to 1.4% {144 +/- SF} (existing condition) and to reduce the Rear Yard of the west parcel from 25% {798 SF} to 5.5% {180 +/- SF}.

7). Section 3333.255, Perimeter Yard, to reduce the north, south and east perimeter yard for the east parcel with existing buildings to zero {0'} east, two {2'} north and south for existing building setbacks and zero {0'} along the proposed west lot split line, respectively.

RECOMMENDATION:

SUPPORT REQUESTED VARIANCES OR ZONING CHANGE DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE NO ACTION TAKEN

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



Patrick Holland
University Impact District Review Board, Staff

This Certificate is issued with a good faith understanding that the work to be performed was represented completely, accurately, and truthfully. Before performing any work for which this Certificate has been issued, all other clearances and permits must be obtained from the Building Services Division at 757 Carolyn Avenue. This Certificate of Approval should accompany your application for a zoning clearance, registration certificate, building permit, or installation permit.

Delivered: mailed faxed picked-up BDS dwg.

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN\q<Cuuki pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: CV21-054

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
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. 1444 N High St, LLC; 222 E 11th Ave, Cols, OH 43201; # Cols based emps: 0; Contacts: Todd Dillon, (614)228-1651; Tom Heilman, (614)228-1651	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26th day of April, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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