

VARIANCES REQUESTED

1. C-4, Permit dwelling units adjacent to restaurant and retail uses. Accessible Units (2), 3356.03
2. University District Zoning Overlay require 66 parking spaces. 3325.281 Permit 60 parking spaces. 3325.281
3. Setback Requirements. Permit 24' wide aisle between building and street right of way. 3325.231(A)
4. Setback Requirements NC overlay. Permit parking lot to the north side of building. 3325.231 (B)
5. Setback Requirements UC overlay. Permit parking lot to the north side of building. 3372.604

FLOOR AREAS

Total Gross Floor Area : 45,070 gsf
Site: 48,700 sf

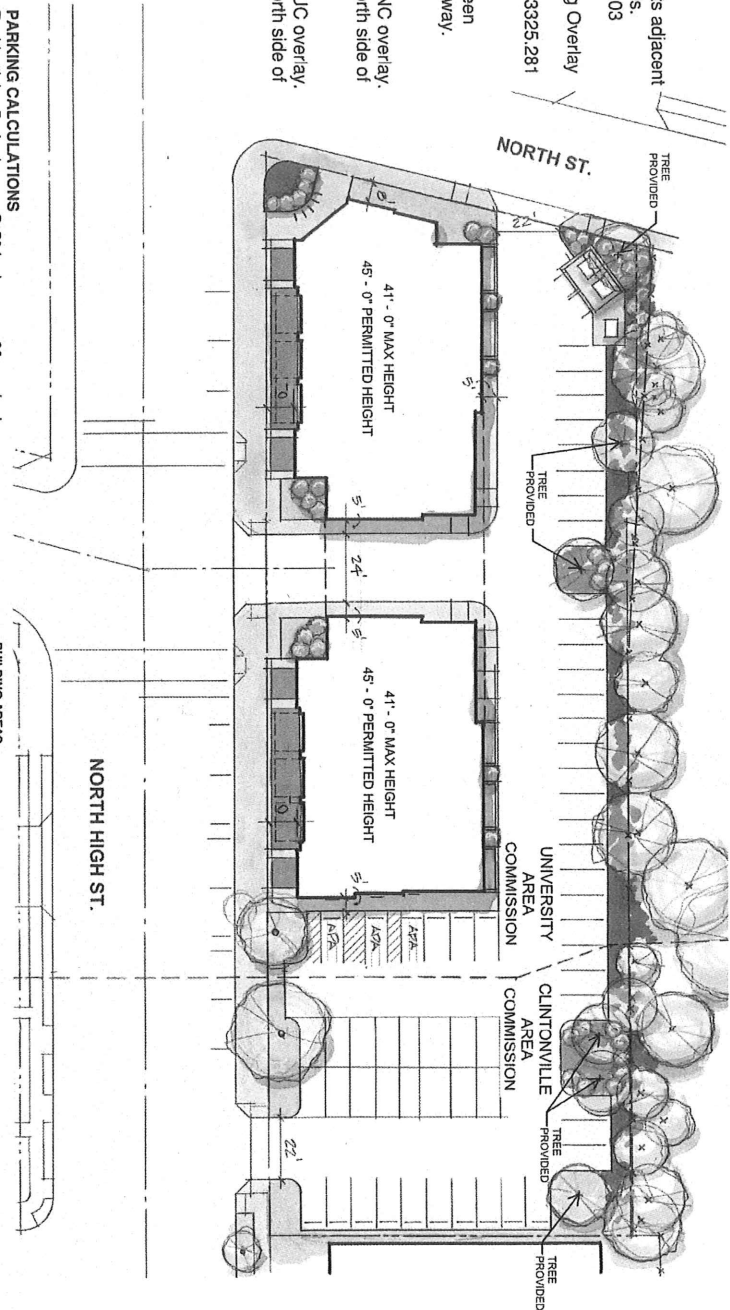
F.A.R. = 925
Allowable F.A.R.s .8, plus F.A.R bonus of up to .60 for replacement of non-contributing building. 3325.213

PARKING LOT TREES
Required : 6
Provided : 6
3312.21

Site Plan

1 SITE PLAN CITY

Final Site Plan Received 10/22/18



PARKING CALCULATIONS
Residential - .5 x bedrooms @ 58 bedrooms = 29 required spaces
Restaurant - 1:150 @ 4,480 sq. ft. = 29.86 required spaces
Patio - 1:300 @ 1,200 sq. ft. = 4
Retail/Office* - 1:500 @ 1,530 = 3.06
Total required spaces = 66 (65.92)
*Retail/Office calculated at retail requirements as this is the more intensive use.

BUILDING AREAS		APARTMENTS	
RESTAURANT	2,080 SF	58 UNITS / 58 BEDROOMS	
RETAIL/OFFICE	1,530 SF		
OUTDOOR SEATING	1,200 SF		
RESTAURANT	2,400 SF		
PARKING PROVIDED			
CAR PARKING SPACES	60 (INCL. 3 ADA SPACES)		
BICYCLE SPACES (PUBLIC)	10		

Signature: [Handwritten Signature]
10/22/18

CV18-052

SCHOOLEY CALDWELL
ARCHITECTURE, INSPIRED.

300 Mainport Boulevard
Columbus, OH 43260
614.462.2000
schooley@scwooley.com

Drawing Issue Dates

2725 N. High Street
Columbus, OH

NOT FOR CONSTRUCTION

SITE PLAN

G001

09/28/2018
17190.00

Statement of Hardship

Property Address: **2725 N. High Street**
Applicant: **Borror**
985 N. High Street, Suite 200
Columbus, Ohio

The Applicant proposes to build a 3-story mixed use development with the first floor consisting of restaurant, retail/office, and residential space, and the second and third floors consisting of residential space only. The Applicant requests the following variances:

1. 3356.03 – C-4 permitted uses. The code requires dwelling units be located above the permitted commercial uses. The Applicant is requesting a variance to permit dwelling units be located on the first floor of the project and adjacent to restaurant and retail/office uses.
2. 3325.281 – Parking and circulation. The project falls within the Neighborhood Commercial (NC) subarea of the University District Zoning Overlay and after applying the parking reduction, as permitted in 3325.281, the required number of parking spaces is 66. The Applicant is requesting a variance to permit a total of 60 parking spaces.
3. 3325.231(A) – Setback requirements. The NC subarea overlay does not permit circulation aisles between a principal building and a street right-of-way line. The Applicant requests a variance to permit a circulation aisle be located between the principal building and the street right-of-way.
4. 3325.231(B) – Setback Requirements. The NC subarea overlay requires that parking be located behind the principal building. The Applicant requests a variance to permit a parking lot be located to the side of the primary building.
5. 3372.604 – Setback Requirements. A portion of the project falls within the Urban Commercial Overlay (UCO). The UCO requires that parking be located behind the principal building. The Applicant requests a variance to permit a parking lot be located to the side of the primary building.

The variances requested to 3325.281, 3325.231 and 3372.604 in the application allow the applicant to yield a reasonable return while improving the corners of High Street and North and Arcadia Streets while adding jobs and additional office, retail, restaurant and residential space to the area. The variances would not be substantial, nor would they alter the character of the neighborhood. In fact, the design and location of the improvements on the vacant land will enhance and continue the character of the neighborhood. Reduction of the number of required parking spaces will be offset by the surrounding on-street parking available and the variance of uses within the building having offsetting peak demand times. The parking setback variance will permit the Applicant to include the number of parking spaces described in this application while providing adequate maneuvering space for vehicles in

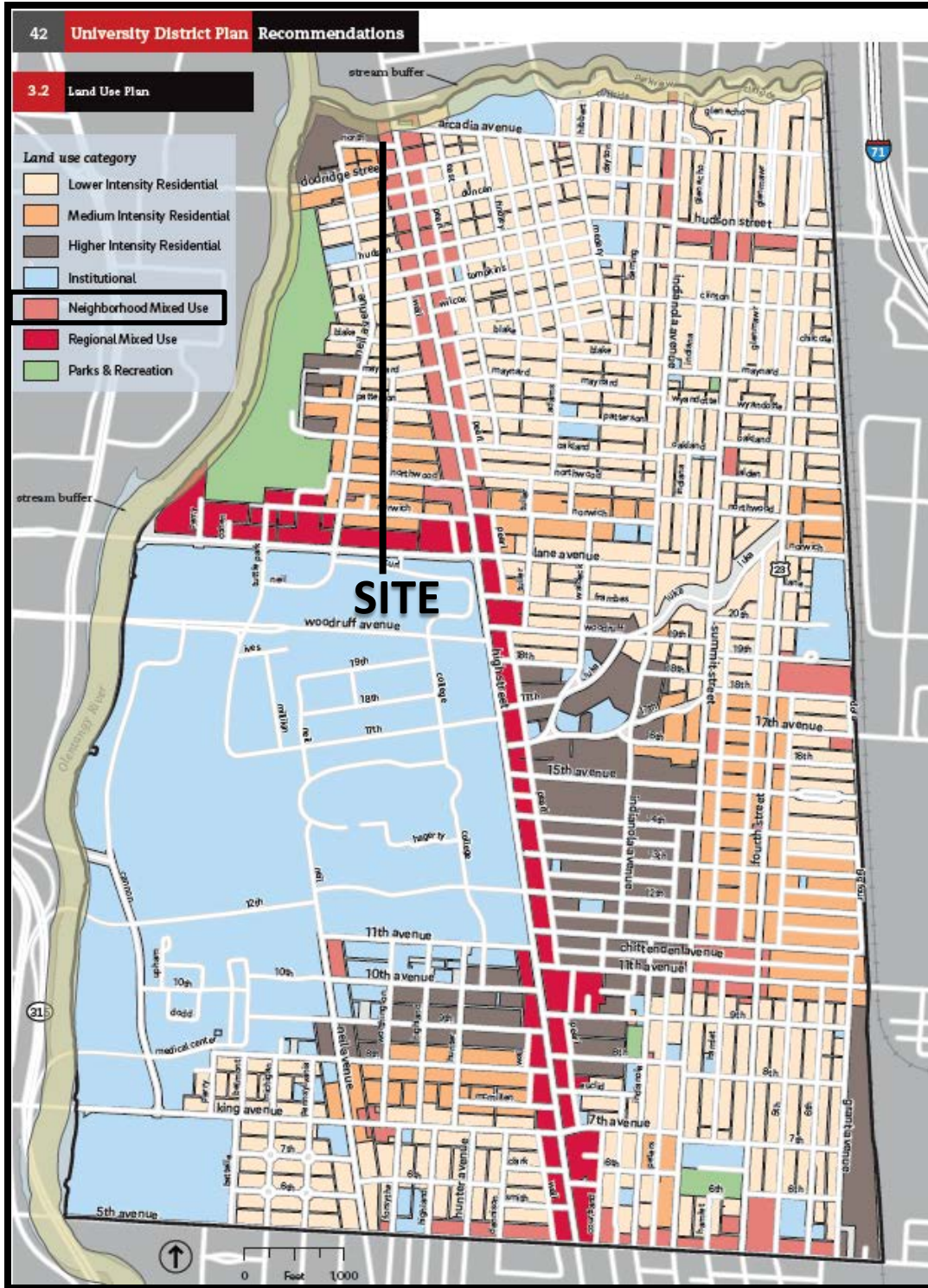
the parking lot. The requested variance would not adversely affect the delivery of governmental services.

The variance requested to 3356.03 will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase danger of fires, endanger public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.



Sean Mentel, Esq.
Attorney for the Applicant

10/22/18
Date



CV18-052
2757 North High Street
Approximately 1.12 acres

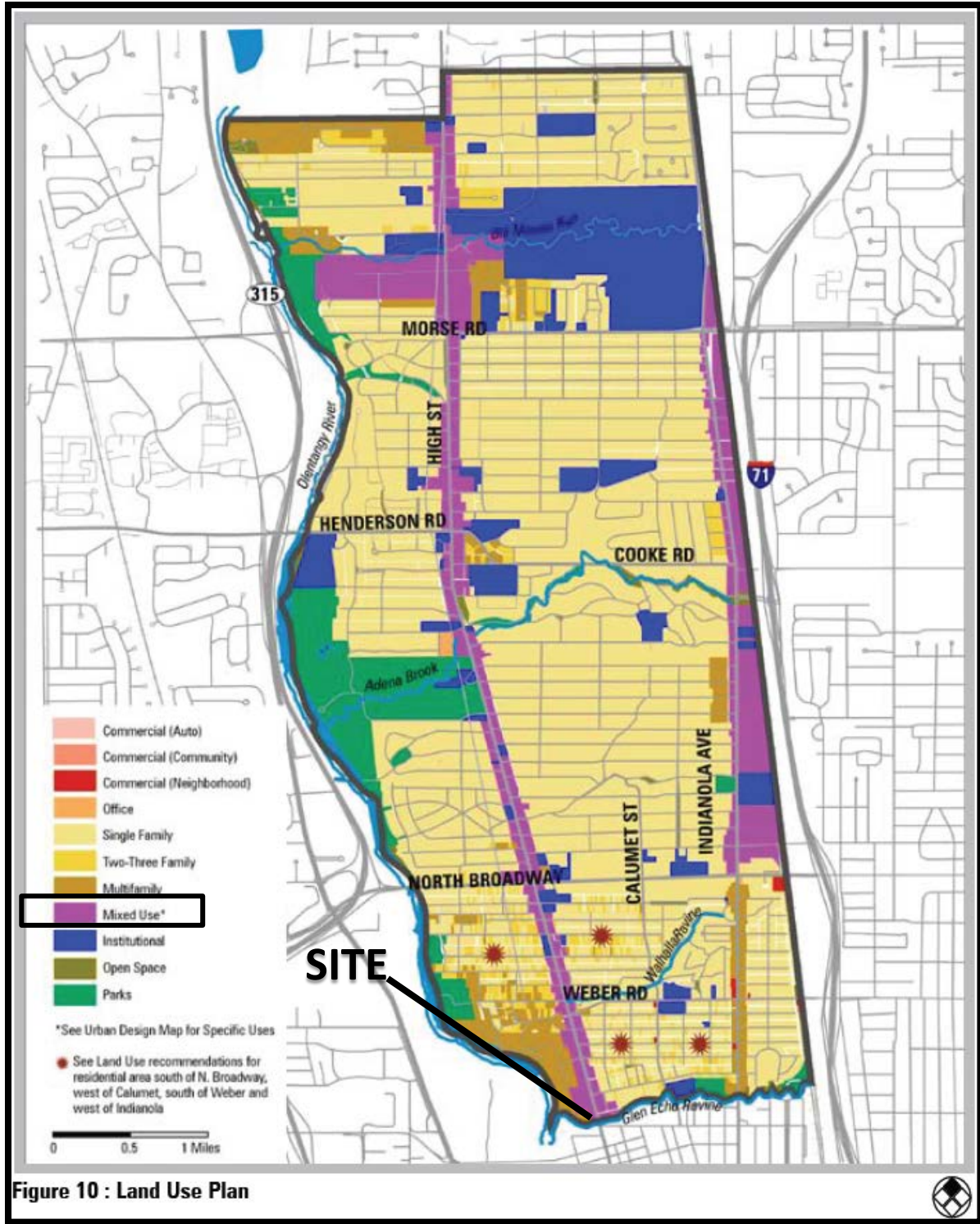


Figure 10 : Land Use Plan

CV18-052
2757 North High Street
Approximately 1.12 acres



CV18-052
2757 North High Street
Approximately 1.12 acres

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV18-052

Address 2725 N High St Columbus, OH 43202

Group Name Clintonville Area Commission

Meeting Date August 2nd, 2018

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval


(Check only one) Disapproval

NOTES: To reduce the required number of parking spaces under the UAC's rules from 66 to 60. 3312.49 and 3325.281

The presenter, Matt Canterbury, admitted there are some challenging traffic patterns for egress and ingress. With the design, they will try to slow traffic for improved safety. Aaron Underhill, Attorney for Olentangy Vlg Apts, spoke out in concern for the parking and expressed that the demands of the retail space and residents above may bleed over into their parking lots. He requested a physical barrier be constructed between the properties. This would obstruct the view of the ravine which is benefit to everyone who lives or shops in the area. The community supports this development because its design embraces the concepts of the Clintonville Neighborhood Plan. The net concern is unauthorized parking in adjacent property. There is support from the community for the redevelopment of the lot. The CAC voted in support of approving the variance, 7-0-1; abstention is due to a potential conflict of interest.

7-0-1 abstention due to potential conflict of interest, 1 commissioner absent.

Vote 7-0-1 abstention due to potential conflict of interest, 1 commissioner absent.

Signature of Authorized Representative  B.J. White, CAC District 9, Secretary

Recommending Group Title Clintonville Area Commission

Daytime Phone Number (614)560-9124

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Steve Volkman

Tom Wildman

TO: Tim Dietrich
111 North 4th Street
Columbus, OH 43215
Ph: 614-645-6665
tedietrich@columbus.gov

RE: CV18-052
2725 N. High Street

Oct. 13, 2018

Tim:

This letter is to inform you that on Sept. 19, 2018, the University Area Commission (UAC) voted to approve the variance for the property located at **2725 N. High St.**

The project proposes a new mixed use development on a property that is within both the University District and Clintonville. The variances being requested are as follows:

- Sec. 3312.49, Parking: to permit 60 parking spaces rather than the code-required 66 parking spaces.
- Sec. 3356.03, Permitted Uses: to permit dwelling units on the 1st floor in a C4 zone.
- Sec. 3325.231(A), Setback Requirements: to permit circulation aisles between a principal building and a street right-of-way line.
- Sec. 3325.231(B), Min. setback: to permit parking lot to be located to the side of the primary building
- Sec. 3372.604, Setback Requirements: to permit parking lot to be located to the side of the primary building. This is due to the portion of the project falling under the Urban Commercial Overlay (UCO) under the Clintonville Area Commission

The applicant met over several months with the Zoning Committee to discuss the proposed project and the variance issues. What resulted was a plan that reduced building height, bedroom count, and parking requirements, and provided more pedestrian access off High St. All of this was seen as an improvement to the plan by both the applicant and the UAC. The UAC also appreciated that there was inclusion of more restaurant use rather than retail. Whether or not eating/drinking establishments end up occupying these ground floor spaces, the parking count was calculated on this more intensive use – the ‘worst case scenario’.

It should be noted that there was opposition to the plan and to the variances, expressed by the agent of a neighboring property owner. The main reason had to do with the parking variance. The adjacent property owner was concerned that this project was already granted a 50% reduction under the new Urban Commercial Overlay and should not require any additional parking reductions, and that this would encourage parking in his tenants’ parking lot. The UAC heard this complaint but agreed that the parking issue could work both ways – the adjacent residents could also park in new project site. The UAC encouraged the applicant to keep communication open with the neighboring property owner.

The Commission appreciated the fact that the applicant listened to the concerns of the Zoning Committee and was, in the end, supportive of the proposed project.

The vote to approve the above variance request was: For – 13; Against – 1; Abstentions – 0.

Respectfully Submitted,
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

RECOMENDATION

zoning case no.	CV18-052
property address	2725 North High Street
hearing date	9/27/2018
applicant	Matt Canterbury (Borrer Properties)
issue date	10/17/2018

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 checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

In a unanimous 5-0 vote of the University Area Review Board, the Board recommended:

To support the requested variances to advance the current design proposal.

RECOMMENDATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|---|---|--|

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

Luis Teba

Luis Teba
University Impact District Review Board, Staff



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mantel
of (COMPLETE ADDRESS) 100 S. 4th Street, Suite 100, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows listing parties with addresses: 1. Douglas G. Borrer Revocable Trust U/A, 2. Singh Family Ventures, LLC, 3. LoriBeth M. Steiner Living Trust, 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 26 day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: *



Disclosure Statement expires six months after date of notarization.

JON R. STEVENSON, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Seal Here

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer