

ZONING INFORMATION

PARCEL NO: 010038226
 ZONING: ORIGINAL COMMERCIAL C4
 PLANNING DISTRICT: 11-28
 BOARD OF ZONING ADJUSTMENT: 09310-0000-00:97
 COMMERCIAL OVERLAY: UNIVERSITY UCO
 AREA COMMISSION: UNIVERSITY AREA COMMISSION
 PLANNING OVERLAY: UNIVERSITY IMPACT
 FLOOD ZONE: OUT

PROPOSED IS TO CONVERT A PORTION OF THE EXISTING COMMERCIAL SPACE TO 7 RESIDENTIAL UNITS. THEREFORE A USE VARIANCE TO SECTION 225.23 IS REQUIRED TO A-LOW FOR RESIDENTIAL USE ON THE FIRST FLOOR OF A COMMERCIAL BUILDING.

PARKING CALCULATIONS

EXISTING PARKING REQUIREMENTS
 EXISTING APARTMENT - 1.99 SPACES
 RESTAURANT 3401/45.3x25=34 SPACES
 PATIO 1060/5-2=216 SPACES
 OFFICE 500/11.5x5= 5.5 SPACES
 RESTAURANT 1060/4.1x25= 10.6 SPACES
 RETAIL 1060/4.2x4.5= 21.2 SPACES
 RETAIL 2120/5= 4.24 SPACES
 RESTAURANT 2120/28.2x25= 21.6 SPACES
 RESTAURANT 2160/75x28.2x25= 21.6 SPACES
 TOTAL REQUIRED EXISTING SPACES = 123 SPACES
 TOTAL PARKING SPACES PROVIDED = 0 SPACES

NEW PARKING REQUIREMENTS
 EXISTING APARTMENT - 1.99 SPACES
 RESTAURANT 3401/75x45.3x25=34 SPACES
 PATIO 1060/3.5x2.6 SPACES
 OFFICE 500/28.2x11.5x5= 5.5 SPACES
 RESTAURANT 1060/75x14.1x25= 10.6 SPACES
 NEW RESIDENTIAL
 7 DU @ 3.5 spaces/DU = 10.5 spaces
 TOTAL REQUIRED NEW SPACES = 65 SPACES

THIS PROPOSAL REDUCES THE REQUIRED NUMBER OF SPACES BY 123-65 OR 58 SPACES. NO PARKING VARIANCE IS REQUIRED.

ASBUILT
 SITE PLAN
 SCALE: 1" = 20'-0"



Donald Plank 5/17/12
 Donald Plank, Attorney for Applicant Date

The site plan shows the existing building and illustrates the east 90 - 98 +/- feet (angled east P/L) of the building proposed to be used for residential purposes, including ground floor residential use. The first floor plan depicted on the site plan is illustrative.

Site Plan - 1644 North High Street
 May 17, 2012

SITE PLAN
 SCALE: 1" = 20'-0"



Sheet 1 of 1 CV12-012

Final Received 5/17/12



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV12-012

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

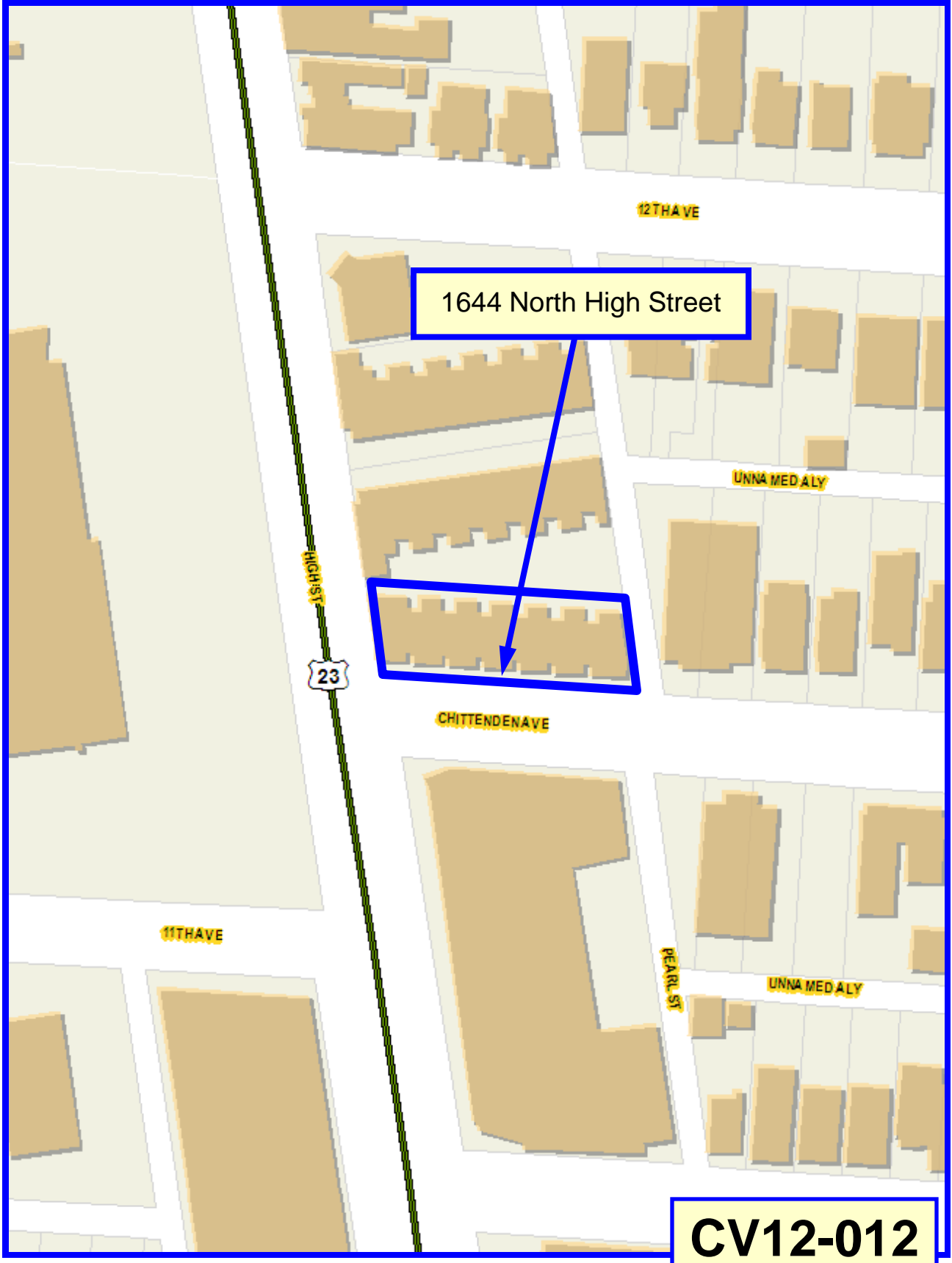
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Change of use of first floor from general retail to residential apartments. This building was originally constructed as apartments and converted to retail use. The owner wants to change the use back to as many as seven (7) residential, due to a lack of demand for retail space. No exterior changes will be required and most interior modifications will be cosmetic. The current hardship revolves around the fact that the demand for the current retail space is very limited. There has been significant turnover with the retail business that try to occupy the space, which leads to unstable income for the building owner who still is responsible for paying utilities, taxes, insurance and loan payments. A return to residential apartments would conform to the residential nature of the neighborhood while also making the building economically viable again.

Signature of Applicant *Ali Phillips* Date 3/22/2012

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer





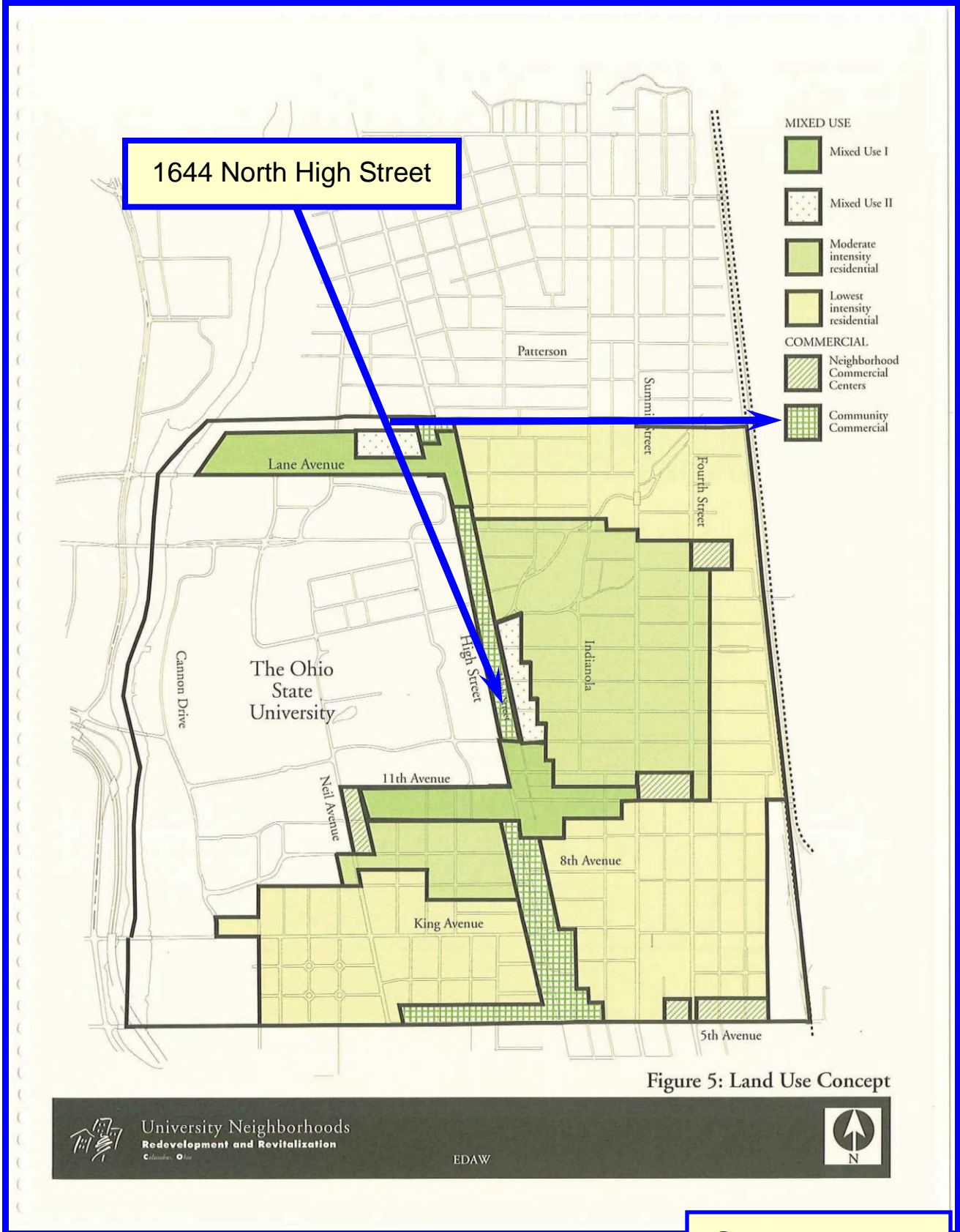


Figure 5: Land Use Concept

CV12-012



City of Columbus
Mayor Michael B. Coleman

University Area Commission

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

Serving the University Community for over 30 Years

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Laura Shinn

Richard Talbott

Doreen Uhas-Sauer

Tom Wildman

April 18, 2012

TO: Shannon Pine,
Planner II
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: Council Variance for 1644 N. High St.
Application No. CV12-012

Dear Ms. Pine:

This letter is to inform you that the University Area Commission voted to *disapprove* the request for a Council Variance to change from a retail use to a residential use on the first floor of the commercial property located at 1644 North High Street. The following list of variances is:

- Sect. 3356.03: To allow first floor residential use in a C4 Zoning District.
- Sect. 3372.604: To permit a setback greater than the maximum setback of 10 feet.

There was much debate on this variance request, and the vote was close. The final vote was 7* yes, 8 no. The request for variance was not approved.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee
C: (937) 479-0201

*Correction from previously sent letter.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV12-012, 1644 North High Street

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, 3rd Fl., 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 formats

- 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

<p>1. James P. Dawson 816 Oakwood Avenue Bryan, OH 43506 # of Columbus based employees: 0 Contact: James P. Dawson, (419) 519-2247</p>	<p>2. Peak Property Group LLC 1144 Goodale Boulevard, Suite A Columbus, OH 43212 # of Columbus based employees: 11 Contact: Andrew Lallathin, Co-owner, (614) 339-4608</p>
<p>3. Peak Property Group LLC 1144 Goodale Boulevard, Suite A Columbus, OH 43212 # of Columbus based employees: 11 Contact: James Harkrider, Co-owner, (614) 339-4608</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank attorney
 Subscribed to me in my presence and before me this 1st day of MAY, in the year 2012
 SIGNATURE OF NOTARY PUBLIC Barbara A. Painter
 My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

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