

highchitt\_SDI01.dgn 3/22/2012 8:28:36 PM

CV12-012

30A  
182 WANDOLFE RD  
COLLINGS DR 4322  
84-55-944

**ZONING INFORMATION**  
 THE ZONING DISTRICT IS  
 R-100 SINGLE-FAMILY RESIDENTIAL  
 THE ZONING DISTRICT IS  
 R-100 SINGLE-FAMILY RESIDENTIAL  
 THE ZONING DISTRICT IS  
 R-100 SINGLE-FAMILY RESIDENTIAL

**PARKING CALCULATIONS**  
 TOTAL GARAGE SPACES: 10  
 TOTAL OFF-STREET PARKING SPACES: 10  
 TOTAL ON-STREET PARKING SPACES: 0  
 TOTAL PARKING SPACES: 10  
 TOTAL UNITS: 7  
 TOTAL GARAGE SPACES PER UNIT: 1.43  
 TOTAL OFF-STREET PARKING SPACES PER UNIT: 1.43  
 TOTAL ON-STREET PARKING SPACES PER UNIT: 0  
 TOTAL PARKING SPACES PER UNIT: 1.43



1844 HIGH STREET  
 COLUMBUS OHIO



**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](http://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.

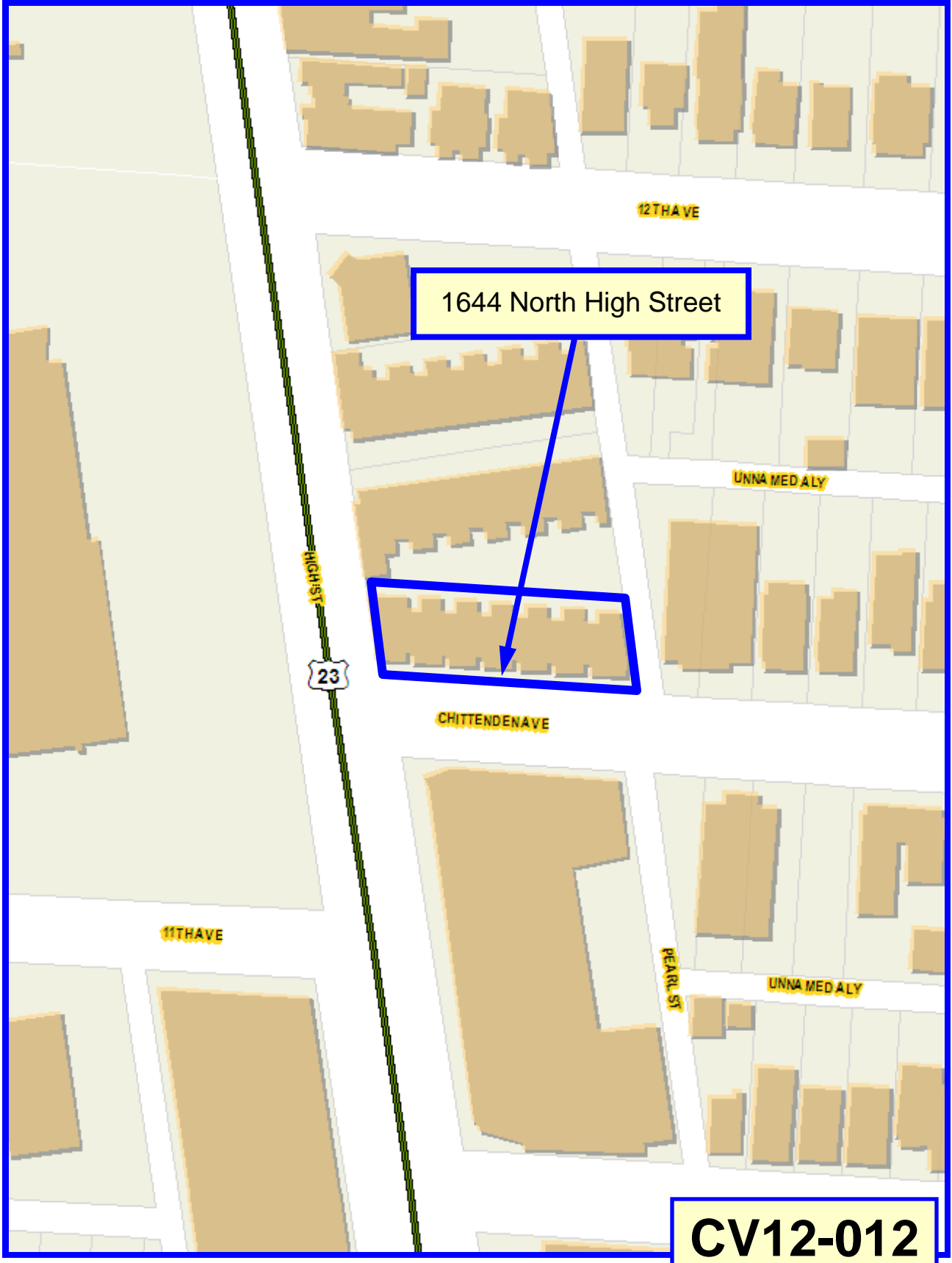
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

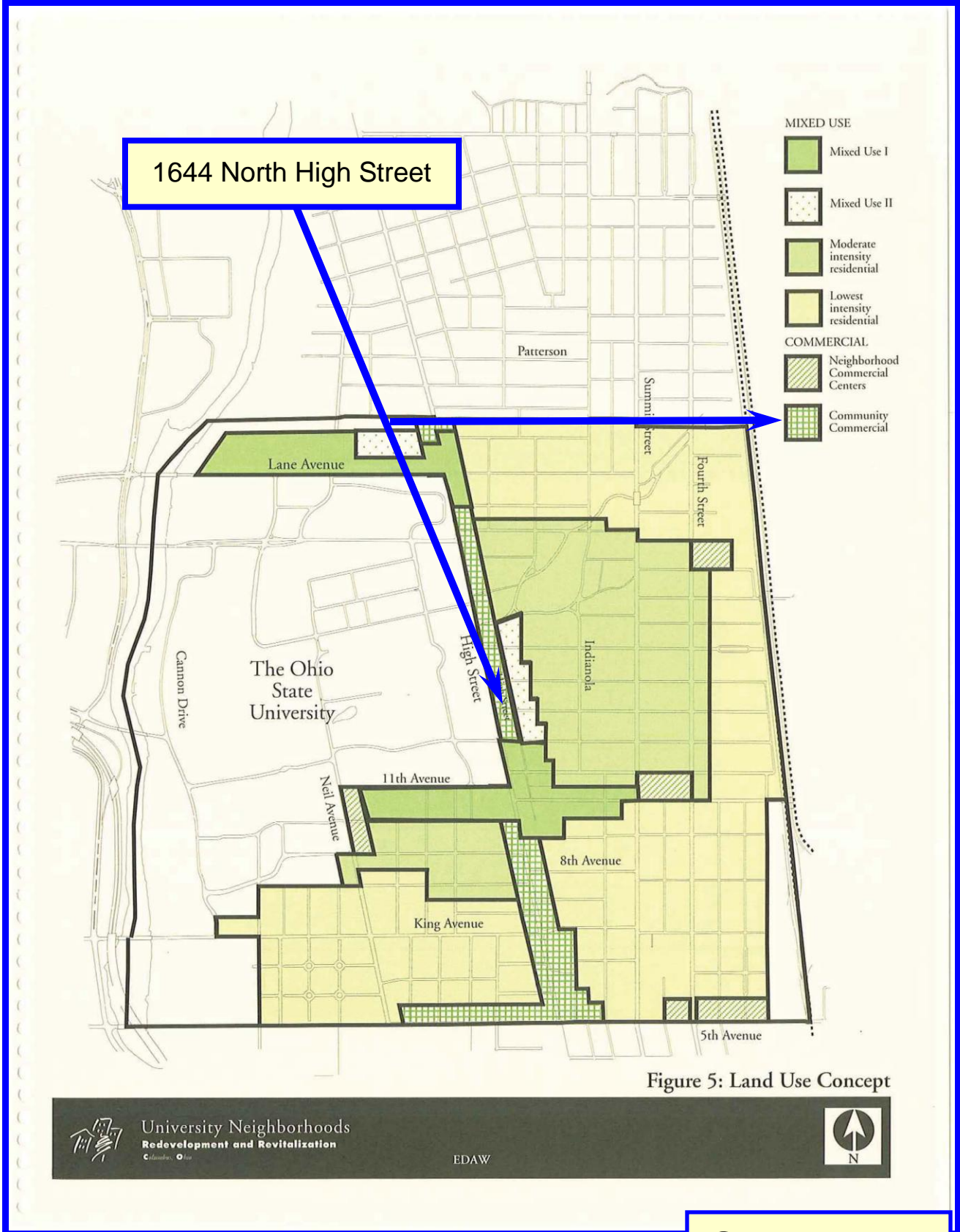
Change of use of first floor from general retail to residential apartments. This building was originally constructed as apartments and converted to retail use. The owner wants to change the use back to as many as seven (7) residential, due to a lack of demand for retail space. No exterior changes will 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 *Alex 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**









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](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

Seth B. Golding  
President  
Susan Keeny  
1<sup>st</sup> Vice President  
David Hegley  
2<sup>nd</sup> Vice President  
Sharon Young  
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Miles Curtiss  
Lucas Dixon  
Bill Graver  
Joyce Hughes  
Paul Kwapich  
Jonathan Nut  
John Risteter  
Charles Robol  
Joaquin Serantes  
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](mailto: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**

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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

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] PEAK PROPERTY Group

Of [COMPLETE ADDRESS] 1144 GODDARD BLVD. Columbus, OH 43212  
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 of individuals address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

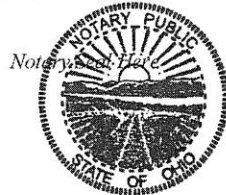
If applicable, check here if listing additional parties on a separate page [required]

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 29<sup>th</sup> day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC Melanie Shaniuk

My Commission Expires: Sept 20 2016



**MELANIE SHANIUK**  
Notary Public, State of Ohio  
My Commission Expires  
September 20, 2016

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-8637  
Please make all checks payable to the Columbus City Treasurer

CV12-012

Project Disclosure Statement

1. Peak Property Group  
1144 Goodale Blvd.  
Columbus, OH 43212  
11 Columbus based Employees  
Andrew Lallathin – 614-339-4608
2. Andrew Lallathin  
Owner of Peak Property Group  
982 Perry St.  
Columbus, OH 43201
3. James Harkrider  
Owner of Peak Property Group  
1379 Hollywood Place  
Columbus, OH 43212
4. Brooks Humphreys  
1046 Perry St.  
Columbus, OH 43201