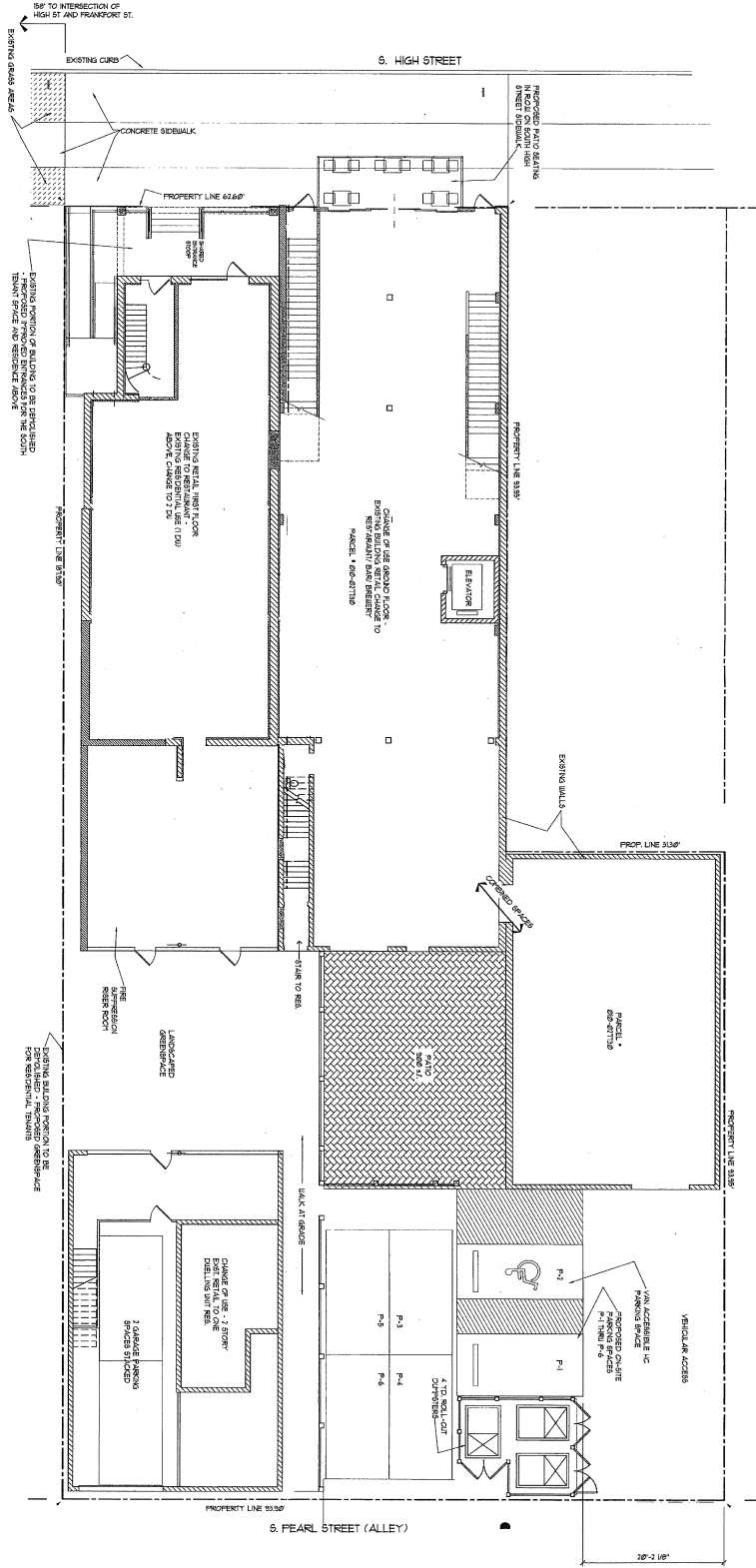


CV16-004  
 Final Received 11/3/16  
 Page 1 of 1



**TABLE**

718 S. High Street, Columbus, OH 43206

DATE: 10/27/2016

DRAWN BY: [Signature]

CHECKED BY: [Signature]

PROJECT NO: CV16-004

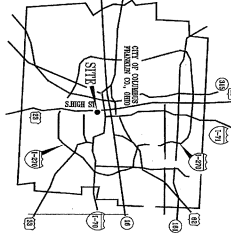
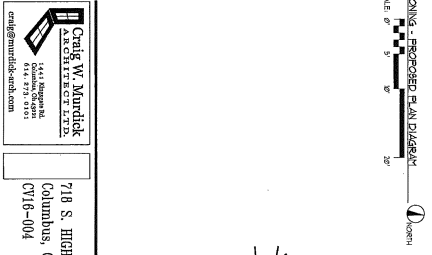
SHEET NO: 1

**EXISTING USE:** COMMERCIAL (C-2)

**PROPOSED USE:** RESIDENTIAL (R-1)

**CHANGES:**

- Change of use from commercial to residential
- Change of building height from 3 stories to 2 stories
- Change of building area from 10,000 sq ft to 5,000 sq ft
- Change of building volume from 30,000 cu ft to 10,000 cu ft
- Change of building parking spaces from 0 to 5
- Change of building lot area from 10,000 sq ft to 5,000 sq ft
- Change of building street frontage from 100 ft to 50 ft
- Change of building setback from 10 ft to 5 ft
- Change of building floor area ratio from 1.0 to 0.5
- Change of building height to width ratio from 1.0 to 0.5
- Change of building depth to width ratio from 1.0 to 0.5
- Change of building lot coverage from 100% to 50%
- Change of building open space from 0% to 50%
- Change of building permeable pavement from 0% to 50%
- Change of building green roof from 0% to 50%
- Change of building water conservation from 0% to 50%
- Change of building energy conservation from 0% to 50%
- Change of building air quality from 0% to 50%
- Change of building noise abatement from 0% to 50%
- Change of building fire safety from 0% to 50%
- Change of building accessibility from 0% to 50%
- Change of building security from 0% to 50%
- Change of building sustainability from 0% to 50%



**Craig W. Murrick**  
 ARCHITECTURE & INTERIORS  
 1441 Newport  
 Columbus, OH 43215  
 614.261.1111  
 www.craigwmurrick.com

718 S. HIGH ST  
 COLUMBUS, OH 43206  
 CV16-004

DATE: 10/27/2016  
 PAGES: 1



# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

CV16-004

## STATEMENT OF HARDSHIP

APPLICATION #

### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
  1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Exhibit "B"

Signature of Applicant

*Donald Plunk*

Date

*3/4/2016*

**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

## Exhibit B

### Statement of Hardship

#### CV16-004, 718 S High Street

The subject site is zoned C-4, Commercial and is located in a dense urban area on a major arterial road. The C-4 district permits many commercial uses and all are represented along this commercial corridor. The commercial corridor has historically and presently encompasses a broad range of commercial uses. The property is located within the Brewery District Commission because of its location between S. High Street and S Pearl Street. Applicant proposes the change of use of 3,070 SF of retail use along S Pearl Street for use as a single dwelling unit, change of use of up to 7,000 SF of ground floor retail use to restaurant on the S. High Street frontage, the addition of rear (900 SF) and second level (2,310 SF) patios totaling 3,210 SF, and change the second level from one (1) dwelling unit to two (2) dwelling units. The new dwelling unit on South Pearl Street will have both ground level parking (2 stack spaces), exclusive to the dwelling unit, as well as ground level residential use.

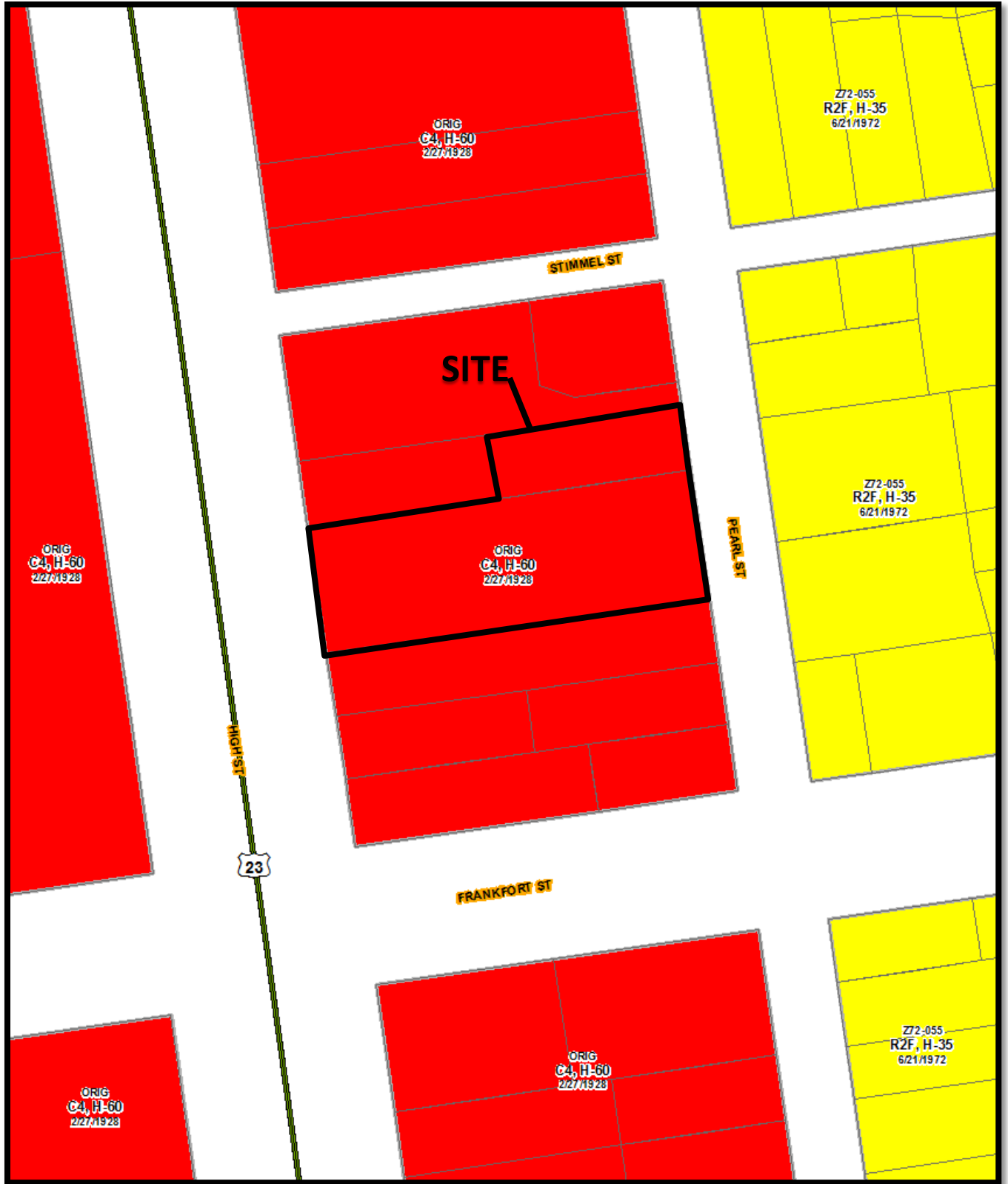
Applicant has a hardship and practical difficulty warranting a variance in that there is no zoning district to which the site could be rezoned to permit the proposes uses, there have been many approved variances for ground floor residential use and there have been many approved variances to reduce code required parking for property on old arterial corridors, such as S. High Street.

Applicant requests the following variances:

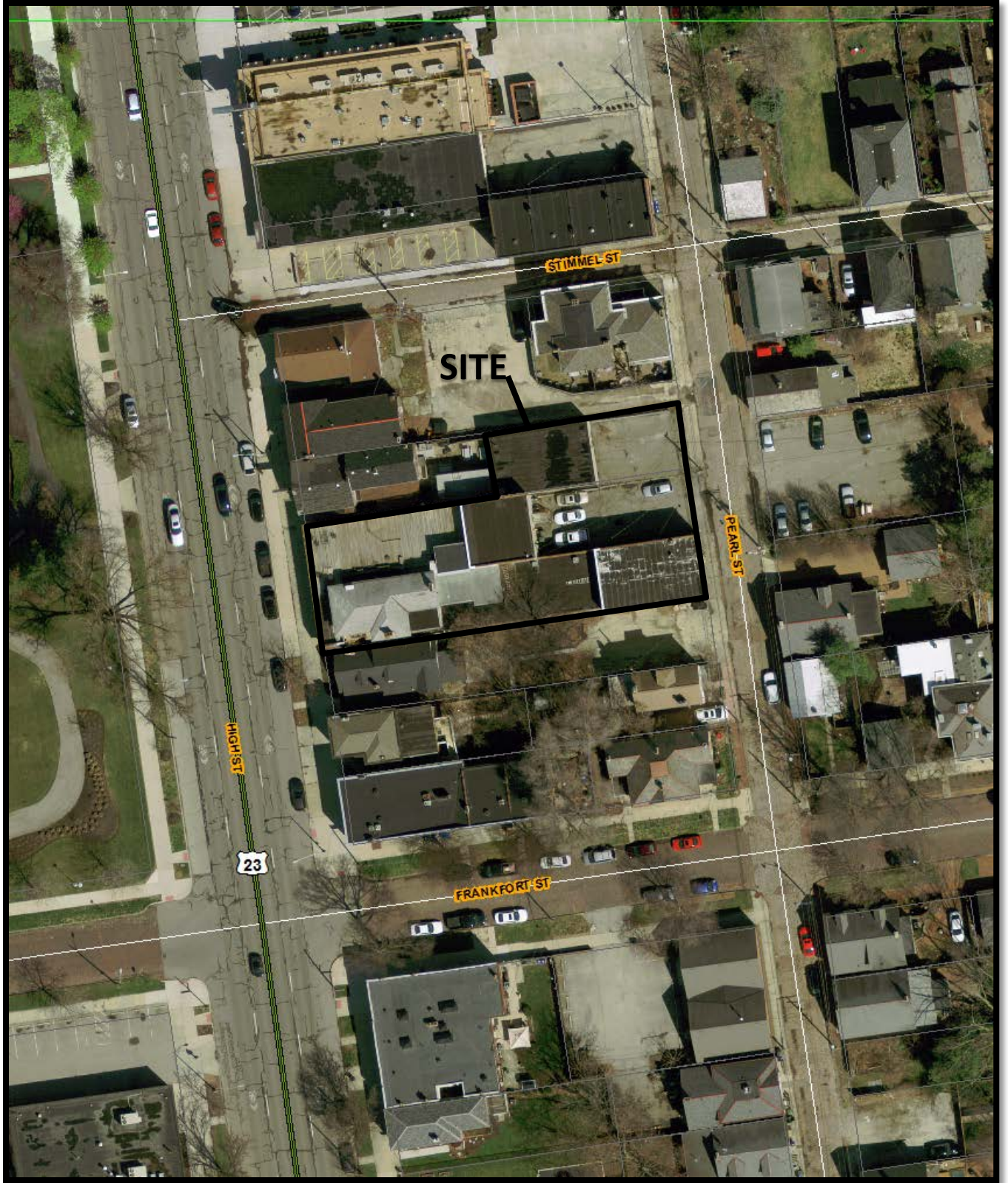
- 1). 3356.03, C-4 Permitted Uses, to permit ground floor residential use for one (1) dwelling unit on the east side of the property, adjacent to S Pearl Street.
- 2). 3312.09, Aisle, to permit stacked parking spaces, as depicted on the Site Plan, to be assigned for employee use only (parking spaces P-3 – P-6, inclusive), and stack parking within the S. Pearl Street dwelling unit (2 spaces total), by reducing the aisle width for the interior stacked spaces from 20 feet to zero (0) feet.
- 3). 3312.25, Maneuvering, to permit stacked parking spaces, to be assigned for employee use only, (parking spaces P-3 – P-6, inclusive), by reducing code required maneuvering from 20 feet to zero (0) feet for the interior spaces of the stacked spaces, and to also permit stack parking for the new dwelling unit on S Pearl Street by providing two (2) parking spaces inside the dwelling unit with one space stacked behind the interior space.
- 4). 3312.29, Parking Space, to permit stack parking spaces, to be assigned for employee use only, by permitting the interior space to maneuver through another parking space, thereby not providing independent maneuvering area for each space, as shown on the Site Plan.

- 5). 3312.49, Minimum Numbers of Parking Spaces Required, to permit the change of use of up to 7,000 SF of retail area for restaurant use and 3,210 SF of accessory patio area consisting of a 900 SF rear patio and a 2,310 SF roof patio, by reducing parking from 60 spaces to zero (0) for the restaurant/patio change of use and to reduce parking from two (2) spaces to zero (0) for the new second floor dwelling unit, for total reduction of parking for the proposed change of use/use of the building of 62 spaces to 0.

10-20-16



CV16-004  
718 S. High Street  
Approximately .34 Acres



CV16-004  
718 S. High Street  
Approximately .34 Acres

COPY

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**BREWERY DISTRICT COMMISSION**

*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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 718 S. High St.

**APPLICANT'S NAME:** Luteg High, LLC c/o Dave Perry, Agent (Owner)

**APPLICATION NO.:** 16-9-9

**COMMISSION HEARING DATE:** 9-7-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

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

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend approval of variance application #16-9-9, 718 S. High St., as submitted:

Variance Request

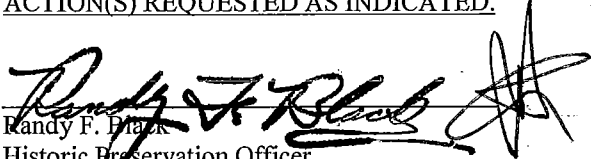
- CC3356.03: C-4 Permitted Uses - to permit ground floor residential use for one (1) dwelling unit on the east side of the property, adjacent to S Pearl Street.
- CC3312.09: Aisle - to permit stacked parking spaces, as depicted on the Site Plan, to be assigned for employee use only (parking spaces P-3 -- P-6, inclusive), and stack parking within the S. Pearl Street dwelling unit (2 spaces total), by reducing the aisle width for the interior stacked spaces from 20 feet to zero (0) feet.
- CC3312.25: Maneuvering - to permit stacked parking spaces, to be assigned for employee use only, (parking spaces P-3 -- P-6, inclusive), by reducing code required maneuvering from 20 feet to zero (0) feet for the interior spaces of the stacked spaces, and to also permit stack parking for the new dwelling unit on S Pearl Street by providing two (2) parking spaces inside the dwelling unit with one space stacked behind the interior space.
- CC3312.29: Parking Space - to permit stack parking spaces, to be assigned for employee use only, by permitting the interior space to maneuver through another parking space, thereby not providing independent maneuvering area for each space, as shown on the Site Plan.
- CC3312.49: Minimum Numbers of Parking Spaces Required - to permit the change of use of up to 7,000 SF of retail area for restaurant use and 3,210 SF of accessory patio area consisting of a 900 SF rear patio and a 2,310 SF roof patio, by reducing parking from 60 spaces to zero (0) for the restaurant/patio change of use and to reduce parking from two (2) spaces to zero (0) for the new second floor dwelling unit, for total reduction of parking for the proposed change of use/use of the building of 62 spaces to 0.

MOTION: Pongonis/Schottenstein (4-0-0) RECOMMEND APPROVAL.

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

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

  
Randy F. Blank  
Historic Preservation Officer



THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**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 # CV16-004

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E 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 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

<p>1. LUTEG HIGH, LLC 250 E Broad Street, Suite 1100 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Michael Kelley, 614-372-6390</p>	<p>2. _____ _____</p>
<p>3. _____</p>	<p>4. _____</p>

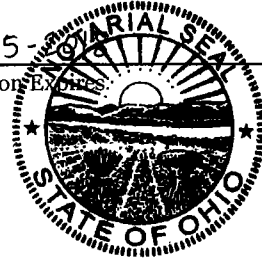
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 5TH day of JANUARY, in the year 2016

Stacey L. Danza  
SIGNATURE OF NOTARY PUBLIC

11-5-  
My Commission Expires



Notary Seal Here  
**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

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