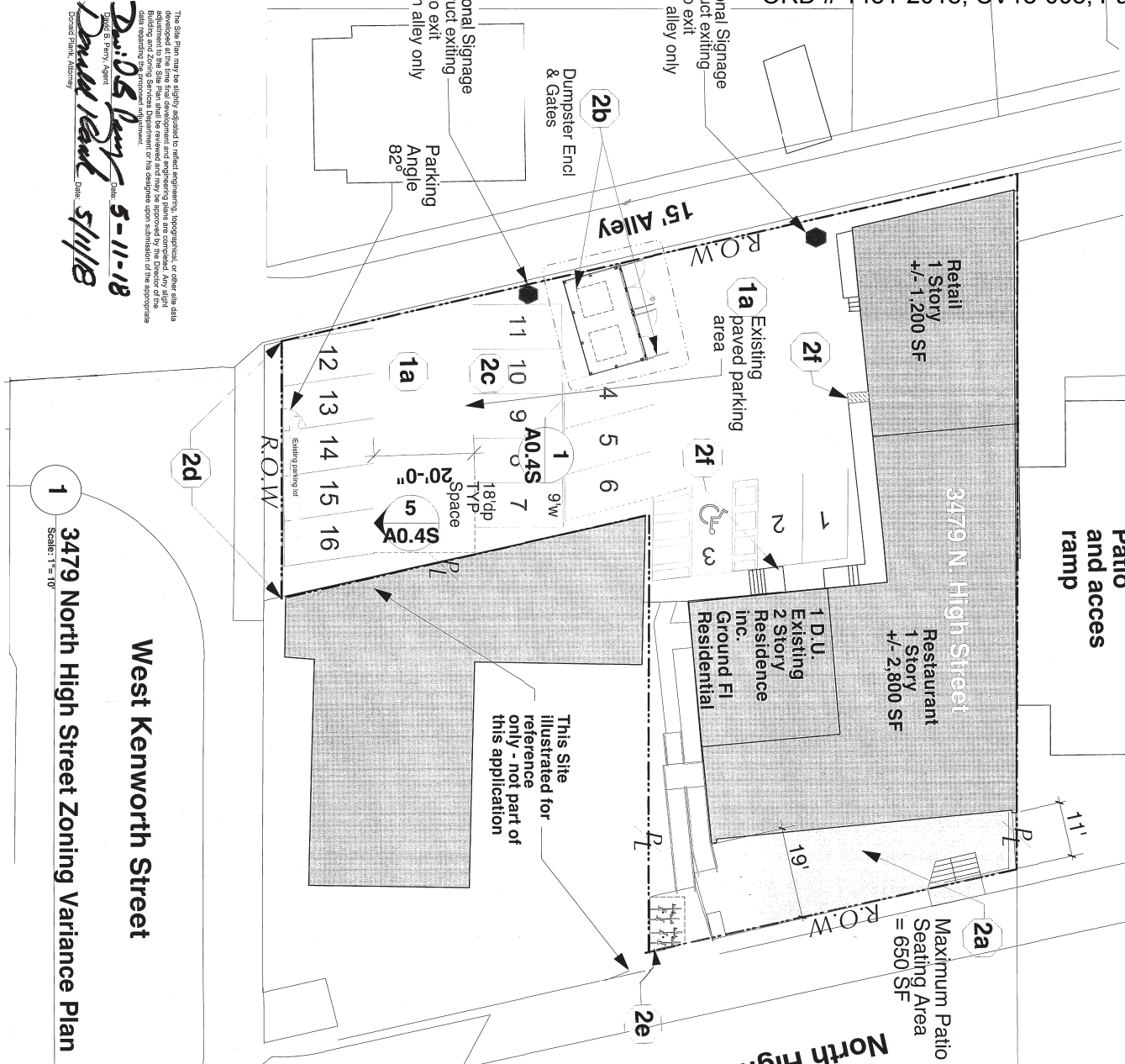


The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any sign, building and zoning code requirements and any other requirements not shown on this site plan shall be subject to the approval of the Director of Public Safety and the Director of Planning and Zoning Services. The design and construction shall be in accordance with the applicable codes and regulations of the City of Columbus, Ohio.

Prepared by: **David Perry, Architect**
 Date: **5-11-18**
David Perry, Architect
 David Perry, Architect
 Donald Hawk, Attorney



Urban Commercial Overlay Analysis		Project Location
3373.01 - Applicability and Exclusions	3479 North High Street	
A. Area: Suburban/Residential	Requirements	
B. Project Density	City/County	
3373.02 - General Requirements	Modifications of General Requirements	
A. Building Structure	Modifying items to existing	
C. Massing	Modifying items to existing	
3373.03 - Building Shape Standards	Modifying items to existing	
A. Primary Entrance	Modifying items to existing	
B. Primary Entrance - Sidings with Articulation	Modifying items to existing	
C. Primary Entrance - Articulation	Modifying items to existing	
D. Primary Entrance - Color/Finish	Modifying items to existing	
E. Primary Entrance - Signage	Modifying items to existing	
F. Primary Entrance - Other Details	Modifying items to existing	
G. Primary Entrance - Other Details	Modifying items to existing	
H. Primary Entrance - Other Details	Modifying items to existing	
I. Primary Entrance - Other Details	Modifying items to existing	
J. Primary Entrance - Other Details	Modifying items to existing	
K. Primary Entrance - Other Details	Modifying items to existing	
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N. Primary Entrance - Other Details	Modifying items to existing	
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Q. Primary Entrance - Other Details	Modifying items to existing	
R. Primary Entrance - Other Details	Modifying items to existing	
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T. Primary Entrance - Other Details	Modifying items to existing	
U. Primary Entrance - Other Details	Modifying items to existing	
V. Primary Entrance - Other Details	Modifying items to existing	
W. Primary Entrance - Other Details	Modifying items to existing	
X. Primary Entrance - Other Details	Modifying items to existing	
Y. Primary Entrance - Other Details	Modifying items to existing	
Z. Primary Entrance - Other Details	Modifying items to existing	
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BX. Primary Entrance - Other Details	Modifying items to existing	
BY. Primary Entrance - Other Details	Modifying items to existing	
BZ. Primary Entrance - Other Details	Modifying items to existing	
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CC. Primary Entrance - Other Details	Modifying items to existing	
CD. Primary Entrance - Other Details	Modifying items to existing	
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CJ. Primary Entrance - Other Details	Modifying items to existing	
CK. Primary Entrance - Other Details	Modifying items to existing	
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CM. Primary Entrance - Other Details	Modifying items to existing	
CN. Primary Entrance - Other Details	Modifying items to existing	
CO. Primary Entrance - Other Details	Modifying items to existing	
CP. Primary Entrance - Other Details	Modifying items to existing	
CQ. Primary Entrance - Other Details	Modifying items to existing	
CR. Primary Entrance - Other Details	Modifying items to existing	
CS. Primary Entrance - Other Details	Modifying items to existing	
CT. Primary Entrance - Other Details	Modifying items to existing	
CU. Primary Entrance - Other Details	Modifying items to existing	
CV. Primary Entrance - Other Details	Modifying items to existing	
CV. Primary Entrance - Other Details	Modifying items to existing	
CW. Primary Entrance - Other Details	Modifying items to existing	
CX. Primary Entrance - Other Details	Modifying items to existing	
CY. Primary Entrance - Other Details	Modifying items to existing	
CA. Primary Entrance - Other Details	Modifying items to existing	

BASS STUDIO ARCHITECTS

36 KING AVENUE
 Columbus, OH 43201
 ph. 614.294.4893
 BassStudioArchitects.com

3479 North High St
 Columbus, Ohio 43214
 Shell Renovation
 Permit

prepared for:
 Kelley Companies

DATE: 5/8/18

PROJECT: 3479 North High St

DATE: MAY 11, 2018

S.1

SHEET NO.



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

STATEMENT OF HARDSHIP

Application Number: CV18-008

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

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 discovered after your application is approved, a new application 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'

Multiple horizontal lines for providing details on variances.

Signature of Applicant [Signature] Date [Date]
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 2/16/25
Consultant: Dave D.B. Perry (Dave Perry, David Perry Company, Inc.) Date 2-18-18

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

CV18-008, 3479 N. High Street, Columbus, OH 43214

The subject property is two (2) tax parcels (010-055167, 010-039871) and is 0.33 +/- acres located on the west side of N. High Street, 73 +/- feet north of W. Kenworth Road, and the north side of W. Kenworth Road, 90 +/- feet west of N. High Street. Both parcels are zoned C-4, Commercial. The parcel (010-055167) fronting N. High Street is in the North High Street Urban Commercial Overlay (UCO), while the W. Kenworth Road parcel (010-039871) is not. The site is developed with existing buildings and parking. The site doesn't include the corner parcel (PID: 010-087962).

The site is developed with a single family dwelling to which various commercial additions have been made since 1920. The single family dwelling is still used as a single family dwelling and became a non-conforming use with establishment of the C-4, Commercial zoning (1959). Applicant proposes a variance to the C-4 district to permit the single family dwelling as a conforming use to the C-4 district. Applicant also proposes the change of use of part of the commercial additions (office) to restaurant use with a seasonal patio and also retail commercial uses, as depicted on the site plan. Applicable variances are requested. Alterations to the N High Street building frontage will comply with Section 3372.605, Building Design Standards.

Applicant has a hardship warranting a variance in that there is no zoning district to which the site could be rezoned to permit ground level residential use with the existing single family dwelling and the residential use pre-dates the restriction on ground level residential use in the C-4 district. Standards variances are requested for which there is a practical difficulty with compliance to reuse the commercially built and used portions of the building for new uses consistent with location on a major commercial corridor and many similar uses in the area. The proposed standards variances are reasonable and characteristic of the N High Street commercial corridor, are not substantial, will permit uses common to the N High Street corridor, do not alter the essential character of the neighborhood nor impact the delivery of government services.

Applicant requests the following variances:

- 1). Section 3356.03, C-4, Permitted Uses, to permit ground level residential use corresponding to the single family dwelling.
- 2). Section 3312.21(A)(B), Landscaping and Screening, to not provide interior landscaping in the existing 16 parking space parking lot to conform the existing parking lot.
- 3). Section 3312.27(4), Parking Setback Line, to permit the existing zero (0) foot parking setback on West Kenworth Road for the existing parking lot (PID: 010-039871), while the Kenworth

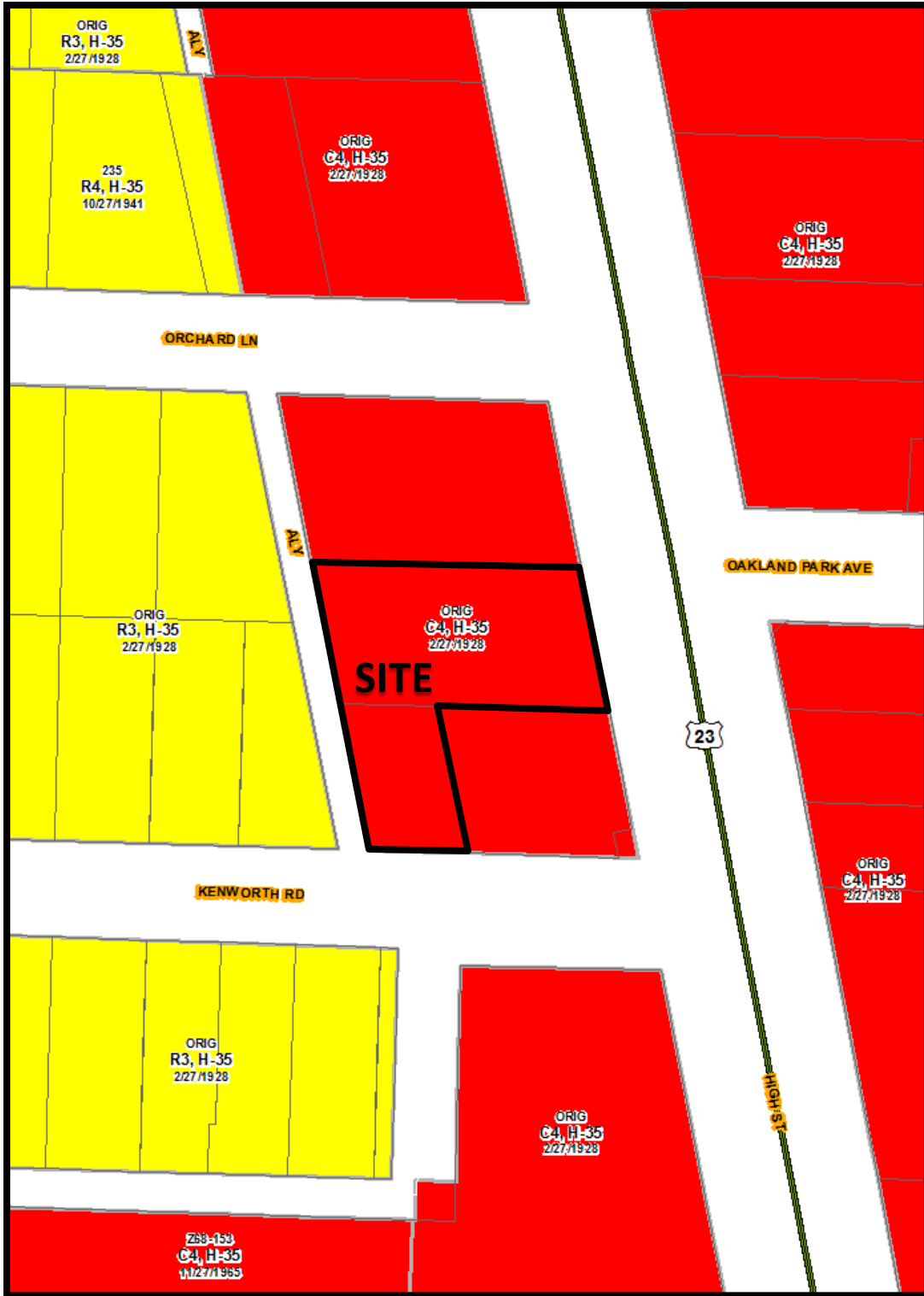
Road right of way still exists but there is no direct vehicular access to the parking lot and landscape islands exist in the right of way.

4). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce required parking from 36 spaces, including reductions permitted by the Urban Commercial Overlay (UCO) , to 16 spaces, for 2,800 square feet of restaurant, 650 square feet of seasonal patio for the restaurant, 1,200 square feet of retail uses (all uses for which parking is required at 1:250), and to include all office uses.

5). Section 3372.604(A), Setback Requirements, to increase the public-private setback zone from 11 feet to 19 feet within the existing building setback for a seasonal patio for the proposed restaurant.

Directional signage shall be provided in the parking lot, as requested by the Public Service Department, Division of Traffic management, as depicted on the Site Plan, to direct exiting traffic to exit northbound on the abutting alley to the west.

05-11-18



CV18-008
3479 North High Street
Approximately 0.33 acres

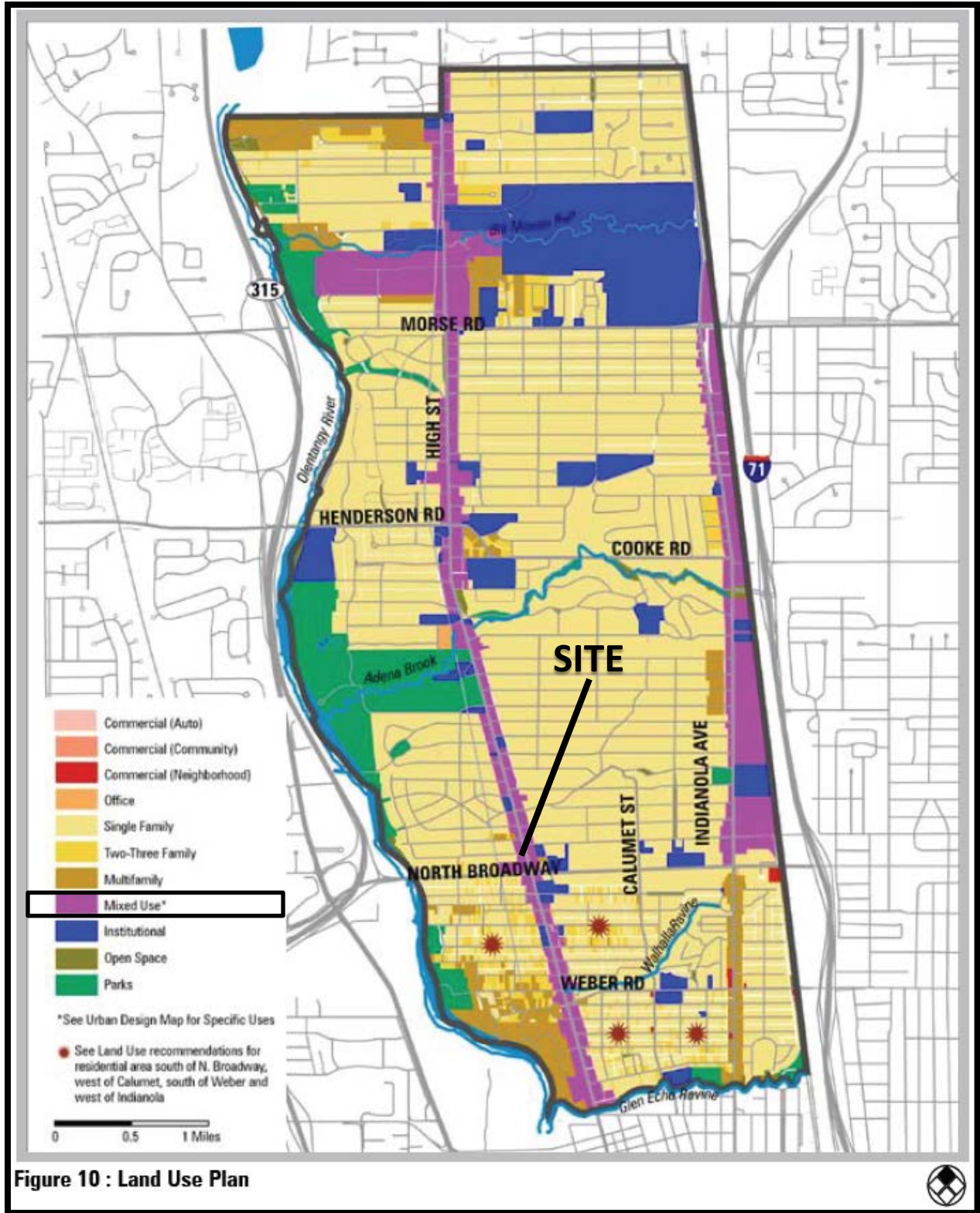
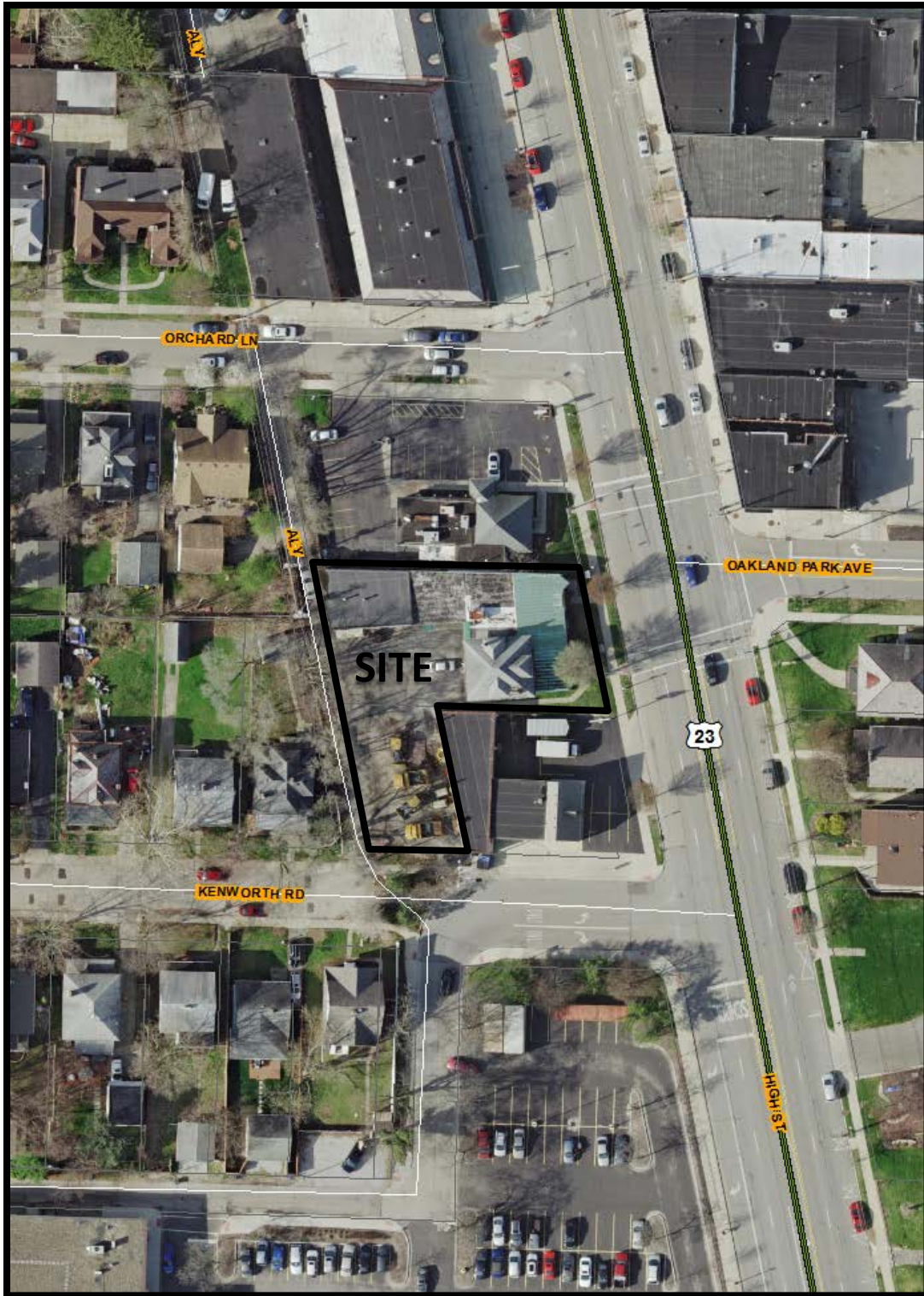


Figure 10 : Land Use Plan

Clintonville Neighborhood Plan (2009)

CV18-008
3479 North High Street
Approximately 0.33 acres



CV18-008
3479 North High Street
Approximately 0.33 acres

Standardized Recommendation Form

111 North 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: CV18-008

Address: 3479 North High Street

Group Name: Clintonville Area Commission

Meeting Date: 4/5/2018

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Vote: 5 yes; 0 no; 3 abstain

Signature of Authorized Representative: *Julby Wetherhoe*

SIGNATURE

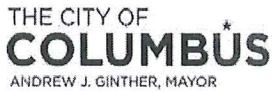
Chair, Clintonville Area Commission

RECOMMENDING GROUP TITLE

614.267.4998

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



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 Number: CV18-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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. Row 1: 1. Kelley Companies, 250 East Broad Street, Suite 1100, Columbus, Ohio 43215, # of Columbus Based Employees: 3, Contact: Michael Kelley (614) 372-6390; 2. Cor Castle, LLC, 250 East Broad Street, Suite 100, Columbus, Ohio 43215, # of Columbus Based Employees: 0, Contact: Michael Kelley (614) 372-6390. Row 2: 3. (blank), 4. (blank)

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

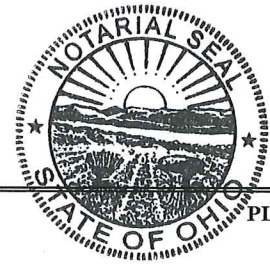
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires 11-5-2018

Notary Seal Here



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

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