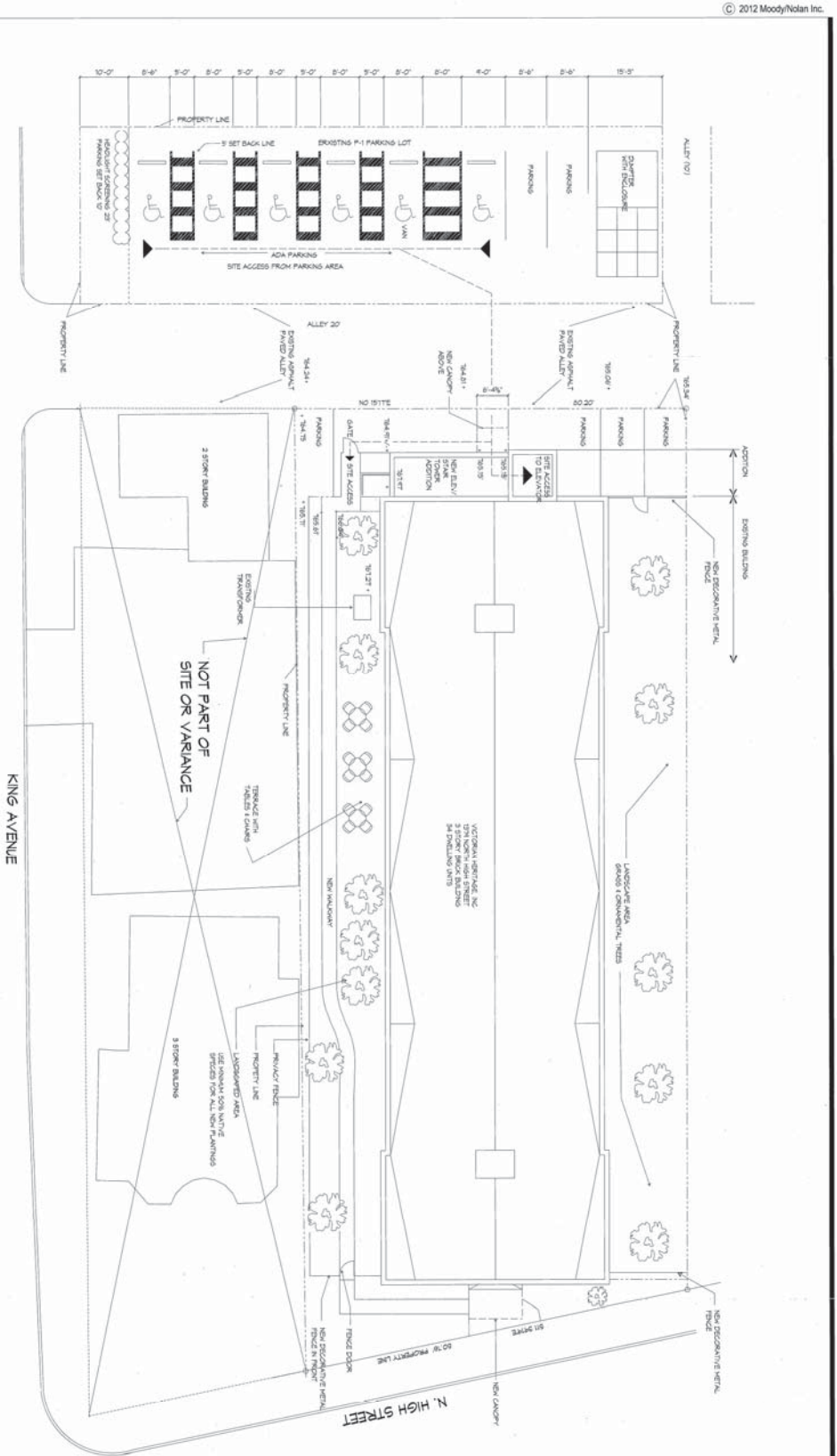




Vicinity Map



1 SITE PLAN
SCALE 1" = 10'-0"

SITE ADDRESS:
 1879 N HIGH STREET, COLUMBUS, OHIO 43201
 32 KING AVENUE, COLUMBUS, OHIO 43201 (PARKING), PH0010-000180, P-1, 0.100 Ac
 SITE ZONING: NO CHANGE - EXISTING APARTMENT BUILDING AND EXISTING P-1 PARKING LOT
 PARKING SHOWN: 17 TOTAL, 6 NEW ADA SPACES + 8 REGULAR SPACES

 The site development plan depicted hereon may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and construction documents are prepared. The design and construction of the project may be approved by the Director of the Department of Development or the designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *Donald Plank*
 Donald Plank, Attorney
 Date: 6/17/14

CV14-010

#	Date	Change Description
1	12/21/13	Thru-out Review Revisions

General Notes

MOODY•NOLAN
 RESPONSIVE ARCHITECTURE
 1379 N. HIGH STREET
 COLUMBUS, OHIO 43215
 Phone: (614) 481-4664
 Fax: (614) 250-0881
 www.moody-nolan.com

Victorian Heritage
 Renovation
 1879 N. High Street
 Columbus, Ohio 43215
 Homeport

Day Coord: Png/ave/ave Tel: Day Coord: Png/ave/ave Tel: MIA # 5312
 300 Spruce Street
 Columbus, Ohio 43215
 ZONING VARIANCE SITE PLAN
 Z1
 June 16, 2014

CV14-010
06/17/2014



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

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:

SEE EXHIBIT B

Signature of Applicant

Donald Plank

Date

6/17/14

Homeport

BY: Donald Plank, Attorney

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 all checks payable to the Columbus City Treasurer

EXHIBIT B
Statement of Hardship

1379 North High Street, Columbus, OH 43201

Council Variance # CV14-010

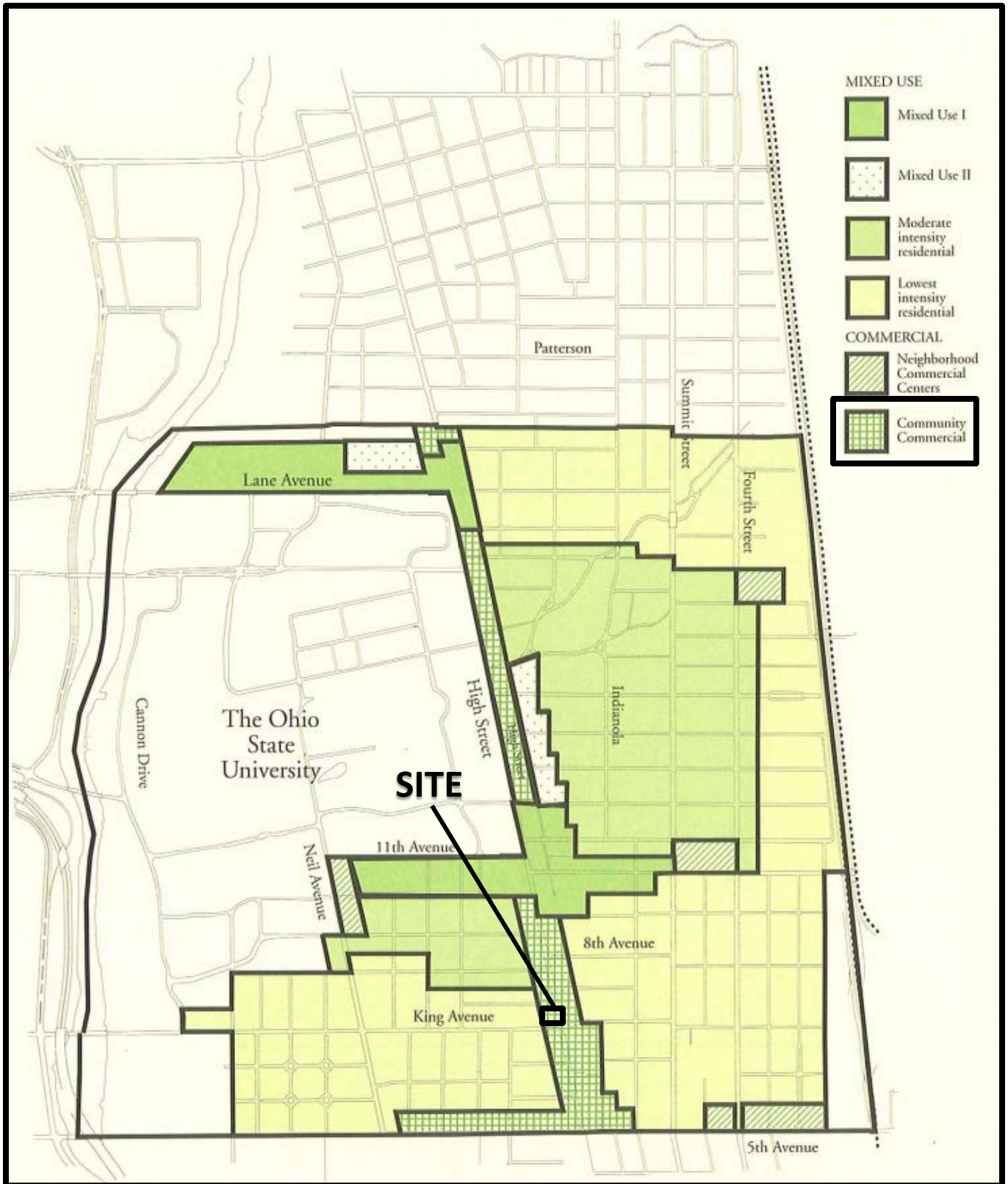
1379 N High Street is located on the west side of North High Street, 45 +/- feet north of King Avenue. The parcel is developed with a 34 dwelling unit apartment building built in 1950. The site is presently zoned C-4, Commercial, which was established in 1959 with the adoption of the 1959 City Code and revised zoning districts. The apartment building, including ground level residential use, is a non-conforming use in the C-4, Commercial District. Applicant proposes this variance to permit the apartment building in the C-4 District by variance and to reduce on-site parking from eight (8) spaces to four (4) spaces. Eight (8), 90 degree parking spaces are presently located west of the building, accessed from the north/south alley abutting the west side of the parcel. Applicant proposes a building addition to the west side of the building to provide ADA accessible access with a ramp and elevator, in addition to a new stairwell. No habitable area is being constructed with the proposed addition. The addition is solely for the purpose of ADA accessibility and the west stairwell. There is no change in the number of dwelling units (34). A parcel (010-055180, 32 King Avenue) located on the west side of the north/south alley, directly west of 1379 North High Street, is zoned P-1, Private Parking District, will also be owned by applicant, is developed with an existing parking lot and provides off-site parking for 1379 N High Street, as permitted by the P-1 District. Applicant will restripe the existing P-1 lot to provide six (6) ADA spaces and two (2) 8.5 foot wide regular surface parking spaces. The University Planning Overlay permits parking spaces 8.0 feet wide in the AR districts by right, but not P-1, while there is no difference between an 8.5 foot wide on-site parking space for multi-family use and an 8.5 foot wide parking space in a private parking lot. The 1379 N. High Street site is also located in the North High Street Urban Commercial Overlay (UCO), but the UCO isn't applicable to residential uses. Applicant has a hardship and requests relief by variance because there is no district to which the multi-family use could be rezoned without also requiring variances to conform the multi-family use and the requested standards variances are minor. Applicant's site plan titled "Zoning Variance – Site Plan" dated 06-17-2014 is submitted as the site development plan.

Applicant requests the following variances:

- 1) 3356.03, C-4, Permitted Uses, to permit a 34 dwelling unit apartment house.
- 2) 3312.29, Parking Space, to reduce the width of two (2) parking spaces on the P-1 lot (PID: 010-055180) from 9.0 to 8.5 feet wide.

- 3) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking on the apartment building parcel (1379 N High Street) from 8 existing on-site spaces to four (4) spaces due to the construction of the rear (west) addition for building accessibility.
- 4) 3371.01, P-1 Private Parking District, to permit the continued placement of the dumpster(s) for the apartment building at 1379 N High Street (PID: 010-026539) located on the east side of a 20 foot alley adjacent to the P-1, parking lot, on the P-1 parcel, as has occurred for many years.

06-17-2014



University Neighborhoods Revitalization Plan



City of Columbus
Mayor Michael B. Coleman

ORD#1612-2014, CV14-010, Page 7 of 10
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

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Terra Goodnight
Recording Secretary

Seth Golding*
Treasurer

April 22, 2014

TO: Tori Proehl
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
vjproehl@columbus.gov

RE: 1379 High Street,
Council Variance CV14-010/14315-00000-00139

Jim Bach

Craig Bouska*

Lucas Dixon

Ethan Hansen*

Joyce Hughes*

Jennifer Mankin

Brandyn McElroy

Colin Odden*

Charles Robol

Gena Shelton

Richard Talbot*

Tom Wildman*

Dear Ms. Proehl:

This letter is to inform you that on April 16, 2014 the UAC voted to support the request for Council Variance to permit an existing 34 dwelling unit apartment building in a C4 commercial zone for the property located at 1379 High Street, **Section 3345.03 – C4 Permitted Uses**, and a request for a parking reduction from 8 existing spaces to 3 parking spaces, **Section 3312.49 – Minimum number of parking spaces required**.

The vote to approve the request was unanimous: **For – 17; Against – 0; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny

*Denotes Zoning
Committee member

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

Proehl, Victoria J.

From: susan keeny <slmkeeney@hotmail.com>
Sent: Wednesday, July 02, 2014 8:33 AM
To: Proehl, Victoria J.
Cc: Dave Perry; Seth Golding; Richard Talbott; Tom Wildman; Craig Bouska; Ethan Hansen; Colin Odden; Joyce Hughes
Subject: 1379 N High Street (CV14-010)

Tori,

This email is in response to a request from Dave Perry, the applicant for the Council Variance (CV14-010) for the property located at 1379 N. High Street.

As the Zoning Committee will not be meeting until July 7, 2014, I have assumed responsibility for the response to this request. I am also copying the committee members on this response.

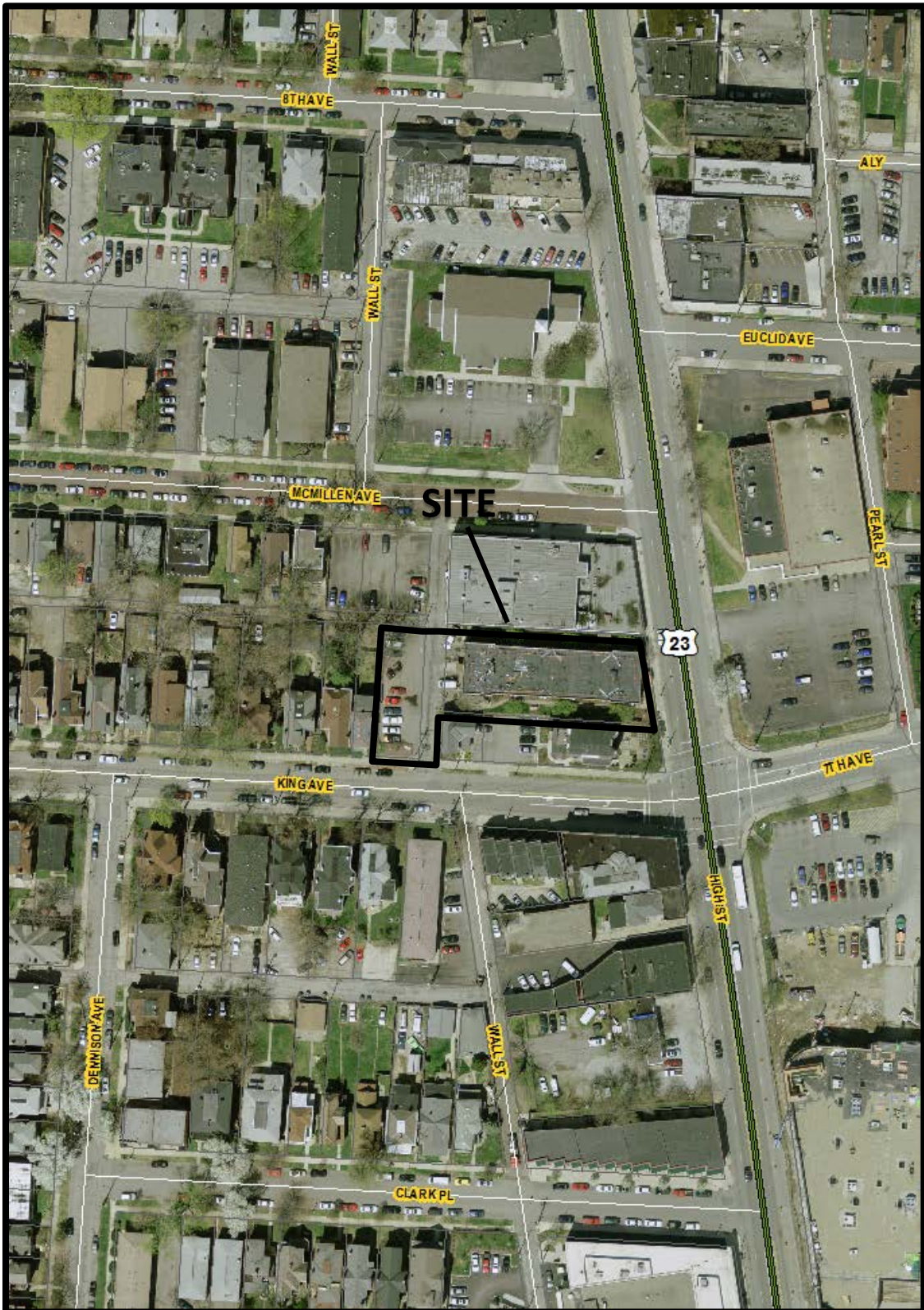
I understand and am in agreement with the the additions/modifications to the variance request as follows:

(2) 3312.29, Parking Space, to reduce the width of two (2) parking spaces on the P-1 lot (PID: 010-055180) from 9.0 to 8.5 feet wide.

(4) 3371.01, P-1 Private Parking District, to permit the continued placement of the dumpster(s) for the apartment building at 1379 N High Street (PID: 010-026539) located on the east side of a 20 foot alley adjacent to the P-1, parking lot, on the P-1 parcel, as has occurred for many years.
06-17-

Sincerely,

Susan Keeny
UAC Zoning Chair



CV14-010
1379 N. High Street & 32 King Avenue
Approximately 0.45 acres



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

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 # CV14-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank, Attorney

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215-5240
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

1. Homeport 562 E. Main Street Columbus, OH 43215 # of Columbus Based Employees: 65 Contact: Lisa Minklei (614) 545-4878	2. Victorian Heritage, Ltd 407 E. Livingston Avenue Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Darrell Spegal (614) 228-3578
3. ----- 	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28th day of February, in the year 2014

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.

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 all checks payable to the Columbus City Treasurer