

NOTES:

THIS SITE PLAN INDICATES THE EXISTING BUILDING LOCATED AT 705 ANN STREET ON **PARCEL # 01003369200** (PARCEL A) WHICH IS BEING PROPOSED AS A NEW HOME FOR THE COLUMBUS PRINTED ARTS CENTER. THE SITE PLAN ALSO INDICATES A PROPOSED PARKING LOT ON **PARCEL #010049937** (PARCEL B) TO MEET PARKING REQUIREMENTS FOR THE COLUMBUS PRINTED ARTS - ANTICIPATING 15 +/- PARKING SPOTS (FINAL PARKING LAYOUT TO BE DETERMINED).

MARGIS!	Map Routing No	Owner	Location
Parcel ID 01003369200 02900	010017	705 ANN LLC	705 ANN ST



Disclaimer:
This drawing is prepared for the real property inventory within the county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division if any discrepancies.

PARKING REQUIREMENTS:

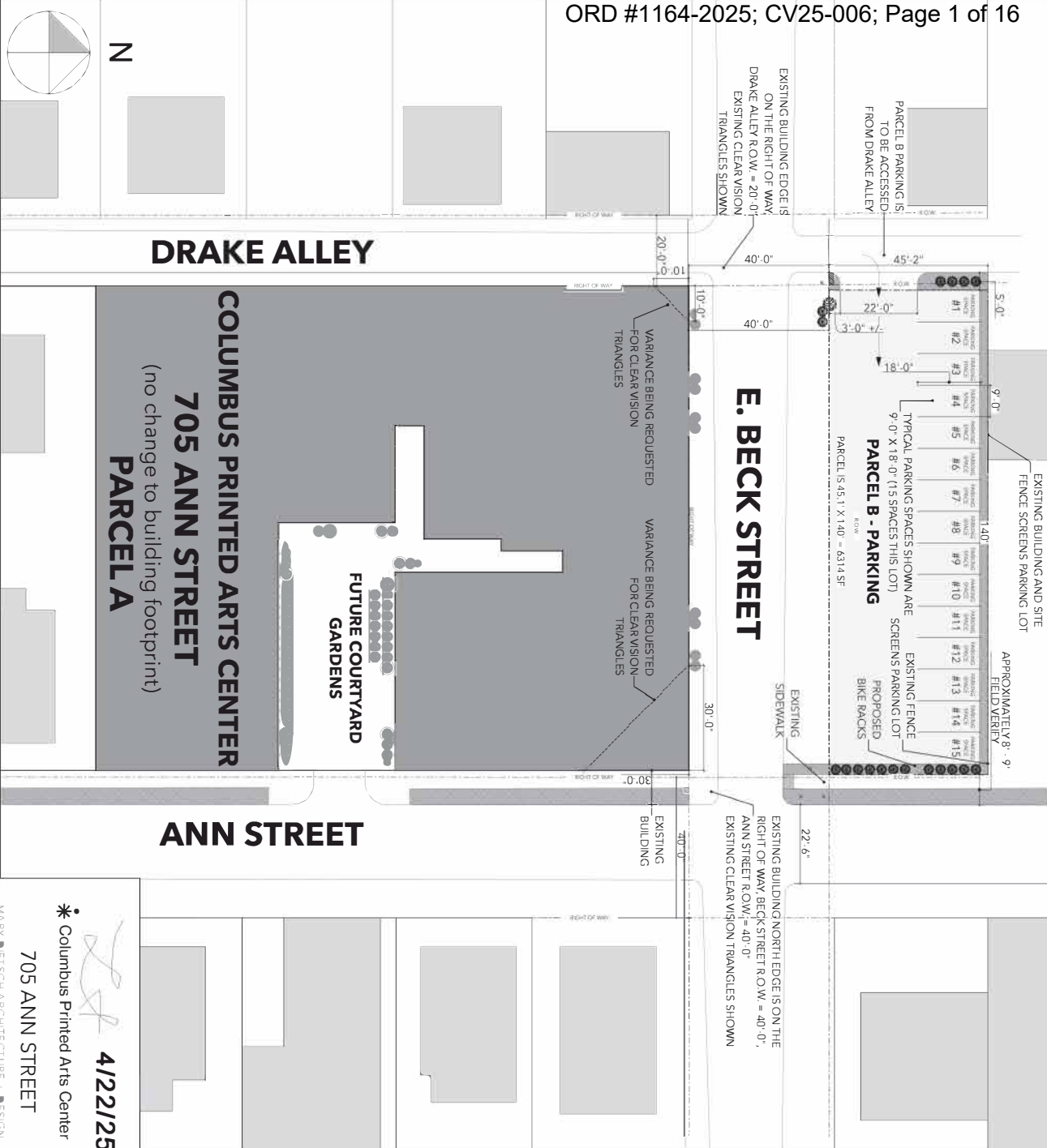
AT 1 PARKING SPACE PER 400 SF (ART GALLERY REQUIREMENTS). THE REQUIRED NUMBER OF PARKING SPACES IS 56 SPACES, A VARIANCE IS BEING REQUESTED FOR A PARKING REDUCTION. PARCEL B PARKING LOT PROVIDES 15 PARKING SPACES.

PARCEL A - FLOOR AREA RATIO

BUILDING = 22,397 SF
LOT = 23,522.4 SF
F.A.R. = 95.2%

SITE-1

PARCEL B - PARKING
LOT/PARCEL = 6314 SF



4/22/25
* Columbus Printed Arts Center
705 ANN STREET
MARY DIETSCH ARCHITECTURE + DESIGN

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-006
Location: 705 ANN ST. (43206), being 0.69± acres located at the northwest and southwest corners of East Beck Drive and Ann Street (010-033692 and 010-049937; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Artist studios, gallery, and art production establishment with accessory parking.
Applicant(s): Luke Stettner; 2000 South High Street; Columbus, OH 43207.
Property Owner(s): 705 Ann LLC c/o Jeff Tyndall; 765 Parsons Avenue; Columbus, OH 43207.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

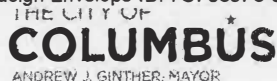
BACKGROUND:

- The sites consist of one parcel developed with a warehouse (Parcel A) and one parcel (Parcel B) with an unimproved parking lot in the R-2F, Residential District. The requested Council variance will allow for artist studios, a gallery, and an art production establishment within the existing warehouse on Parcel A, and an improved 15-space parking lot on Parcel B.
- A Council variance is required because the R-2F district does not allow for the artistic and parking uses. Variances to building lines, parking required, vision clearance, computing area, maximum and minimum side yards, and rear yard are included for Parcel A. Variances to parking setback line, landscaping and screening, parking lot screening, and reduced parking required are also included for Parcel B.
- To the north, south, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *Near Southside Plan* (2011), which recommends “Mixed Use (Neighborhood)” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow for an artist studios and production establishment, which will include gallery, production and communal spaces, within the existing warehouse on Parcel A, with a new 15-space parking lot is proposed on Parcel B. Staff supports the requested

uses as they are consistent with the Plan's recommendation for "Mixed Use" land uses. Additionally, staff note the site plan demonstrates landscaping, screening, bike parking, and additional street trees, and the conservation and rehabilitation of historic buildings, all consists with C2P2 Design Guidelines.



Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

☐ Yes ☒ No

see digital attachment

2. Whether the variance is substantial.

☐ Yes ☒ No

see digital attachment

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

☐ Yes ☒ No

see digital attachment

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

see digital attachment

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☒ Yes ☐ No

see digital attachment

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

☐ Yes ☒ No

see digital attachment

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

☒ Yes ☐ No

see digital attachment

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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 digital attachment for comprehensive list of codes to be varied.

Signature of Applicant

SA

Date

1/27/25

Applicant Name: Luke Stettner (on behalf of Columbus Printed Art Center)

Address: 705 Ann St Columbus, Oh 43206

Parcel Numbers: 010-033692 (Parcel A) and 010-049937 (Parcel B)

Current Zoning: R2-F (Residential)

Proposed Use: Mixed-use for nonprofit arts organization.

Statement of Hardship:

The property at 705 Ann St is a 22,397SF warehouse that is currently zoned Residential (R2-F), which prohibits our non-profit art organization's intended operations. Our organization includes a digital print lab, printmaking studio, darkroom, art gallery, reading room, communal space and artist studio spaces. These facilities are essential for our mission to support artistic creation and community engagement. However, the Residential zoning classification prevents us from legally using the building for these purposes.

Additionally, the building and property will not serve any residential function, as no one will be living on-site. The current zoning severely limits the practical use of the property and prevents us from fulfilling our organizational goals. A mixed-use variance is necessary to accommodate our operations and unlock the potential of the building as a resource for the community while maintaining harmony with the surrounding neighborhood.

If approved, our improvements to the building will be 100% internal - there is no intent to expand the facility. The facility also includes an existing parking lot that will service our needs - there will be no parking impact to the neighborhood.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

No, the property cannot be reasonably utilized without the requested changes to zoning. As a large warehouse in a residential zone, the current zoning restricts the property to uses that are impractical or unfeasible.

2. Whether the variance is substantial.

Our proposed use is compatible with the neighborhood and won't cause significant disruption or conflict. Our arts organization is a quiet, community-focused operation that fits within the character of the area. The scale of our proposed operations is appropriate for the property size and neighborhood. There will be no external work or expansion to the building (besides aesthetic improvements like painting and brickwork). A variance

will dramatically improve the corner of Ann and Beck, and bring life to a long-time vacant and rundown warehouse.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The existing zoning for this parcel is problematic and negatively affects the character of the neighborhood. As a residentially-zoned warehouse, this property is essentially unusable and has fallen into disrepair. We anticipate the adjoining properties will not suffer any detriment, but instead significant improvement in value - all without exterior construction or parking headaches. We are not asking to alter the landscape of the neighborhood - we are asking to unlock the potential of a parcel that is currently holding the area back.

Our arts organization is designed to be a quiet, community-oriented space that will bring cultural and educational benefits to the area. We are committed to maintaining the aesthetic of the property and will take all necessary steps to ensure that traffic and parking are properly managed to avoid inconveniencing neighbors - the adjacent property across Ann St., while not included in this request, is part of the project and owned by the same owner, and will be used to accommodate all necessary parking. Furthermore, the addition of the planned courtyard garden and our art resources will provide amenities that enhance the overall neighborhood.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The proposed variance will not adversely affect the delivery of governmental services. The property will continue to use existing water and sewer connections without exceeding capacity. Trash and recycling will be managed through regular municipal (or private collection if needed), and our anticipated waste generation will be below what is typical for a facility of this size and nature. Additionally, the property has been designed to allow easy access for emergency vehicles, ensuring that police, fire, and EMS services can be delivered without disruption.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes, and the intent was to approach the Southside Commission and City seeking a variance once a tenant was found.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

We have examined the existing grandfathered use of Warehouse. This will only allow for storage, and continuing this use will not allow for the improvements to the neighborhood that are possible with our intended use. The variance is necessary for our arts organization to operate as planned, as the current Residential (R2-F) zoning does not permit essential aspects of our use. We recognize the alignment between our organization's mission and the potential of this property, and the building owner supports our efforts to obtain this variance to ensure the property can be used to benefit the neighborhood.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Granting the variance would uphold the spirit and intent of the zoning requirements by ensuring the property is used in a way that serves the community while remaining compatible with the surrounding neighborhood. Our organization will create an accessible cultural and educational hub that promotes community engagement and creative expression in an area with few cultural resources. We will also be working closely with Nationwide Children's Hospital, Ronald McDonald House, and other South Side organizations to collaborate on community programs. The planned use aligns with principles of fostering vibrant, inclusive spaces that will contribute to the neighborhood's vitality while also addressing the minor parking impacts with the adjacent parking lot. By granting this variance, substantial justice would be done by enabling a productive and beneficial use of the property that otherwise would not be possible under the current zoning.

Applicant Name: Luke Stettner (Columbus Printed Art Center)

Address: 705 Ann St

Parcel Numbers: 010-033692 (Parcel A) and 010-049937 (Parcel B)

Current Zoning: R2-F (Residential)

Proposed Use: Mixed-use for nonprofit arts organization.

[Section 3332.037 - R-2F residential district](#)

We are proposing a mixed-use development (no dwelling units) with a communal printmaking studio, 18 private artist studios (and a 'communal space'), a private office, a reading room and an art gallery on Parcel A. Parcel B, as shown on the submitted site plan, will be used for parking.

[Section 3312.49 - Required parking](#)

At 1:400sf (for art gallery), the required parking is 56 spaces, we are asking for a variance for a parking reduction of 15 spaces.

[3321.05\(B\)\(1\)\(2\), Vision clearance](#)

To reduce the required clear vision triangle from 10' x 10' to 0' at the northeast and southeast corner of East Beck Street and Drake Alley, and from 30' x 30' to 0' at the northwest and southwest corner of East Beck Street and Ann Street.

[Section 3312.21 \(A\), Landscaping and screening](#)

Landscaping and screening, requires the interior of any parking lot containing 10 or more parking spaces to provide one deciduous shade tree per 10 spaces within islands or peninsulas, with two shade trees being required for a 15-space parking lot, while we propose no trees.

[Section 3312.21 \(D1\), Landscaping and screening](#)

Requires screening of a parking lot within 80 feet of residentially zoned property, while the applicant proposes to not provide such screening along the northern property line and to maintain existing conditions on Parcel B.

[Section 3312.27, Parking setback line](#)

Requires the minimum parking setback line to be 25 feet from a street frontage, while the applicant proposes parking setback lines of zero feet along East Beck Street and three feet along Ann Street.

[Section 3332.21 Building Lines](#)

Requires the minimum distance from any building to the street-right-of-line where a building is to be erected or extended on the subject lot and there are other buildings within the block, to be established by averaging the setbacks of the nearest building on each side of the subject lot, or 10 feet. We propose **no** building setback on Parcel A along Ann Street, and East Beck Street.

[Section 3332.18\(D\) Basis of Computing Area](#)

This section code requires that no dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area. The existing building occupies almost the entire lot at approximately 95.2%/22,397 Sq ft of the property which is 23,522.4 sq. ft. It is important to note that we will not be adding any additional floor area to the existing parcel.

[Section 3325.809, Landscaped Area and Treatment](#)

Requires at least 10 percent of the lot area be planted and maintained with grass and/or other live vegetation and be located behind the most rear portion of the principal residential building, while we propose no landscaping as the available land is only 4.8 percent on Parcel A which considerably limits our landscaping abilities.

[Section 3332.25, Maximum side yards required](#)

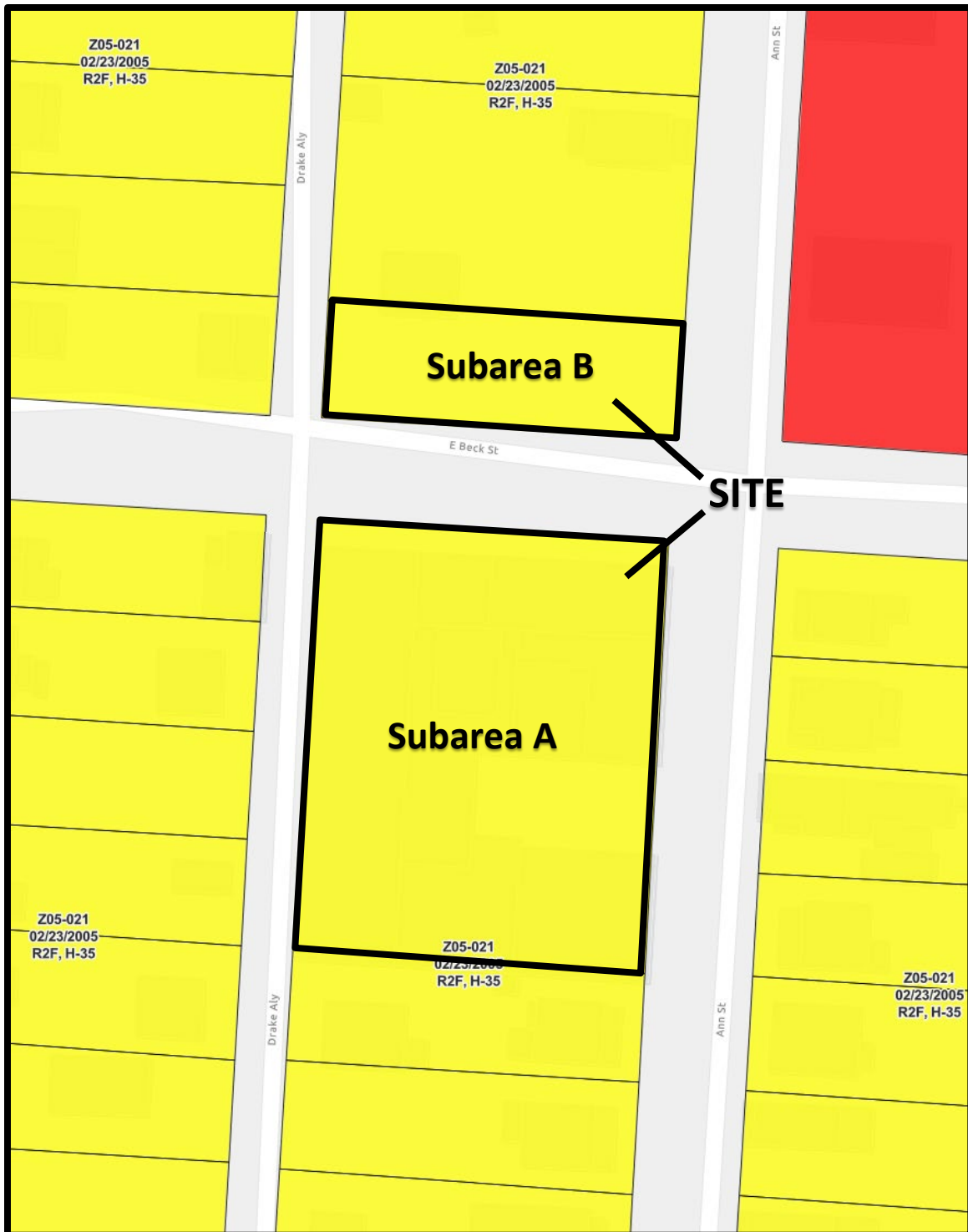
Requires that the sum of the widths of the side yards equal or exceed 20 percent of the width of the lot, or 16 feet for a lot width of **140** feet, while we propose a reduced maximum side yard of **zero** feet on Parcel A.

[Section 3332.26\(C\), Minimum side yard permitted](#)

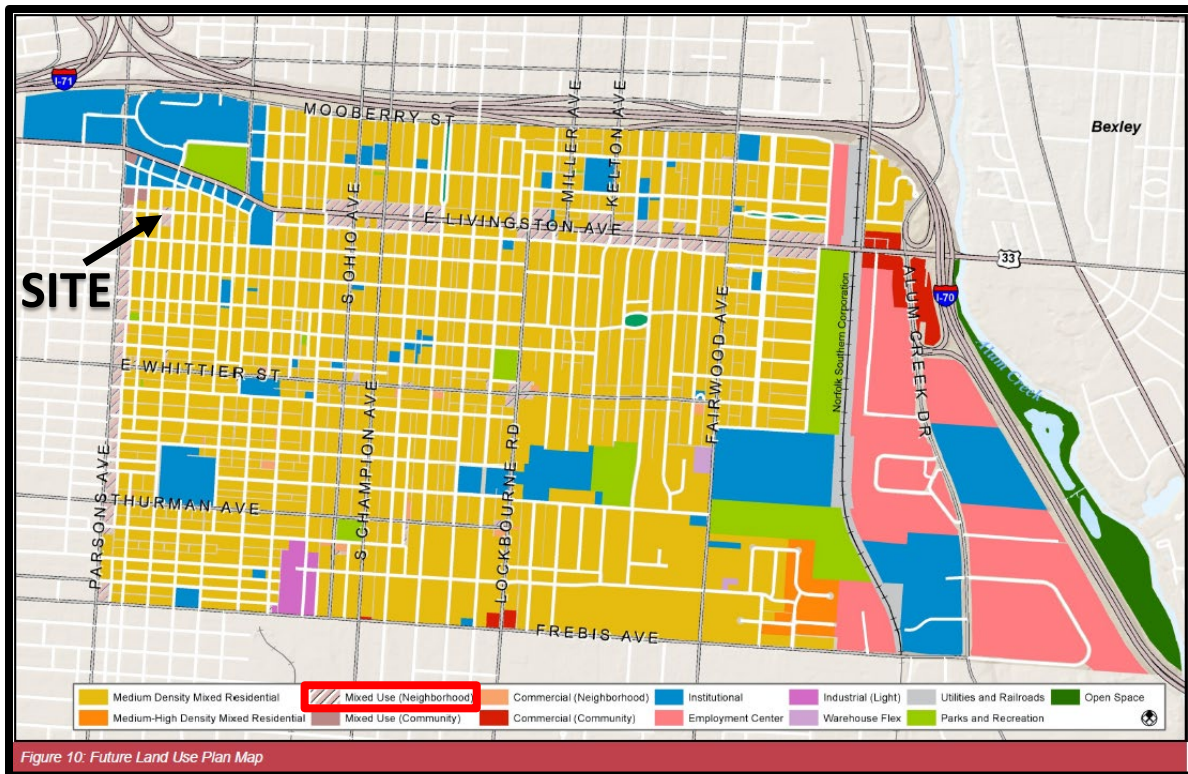
Requires a side yard of no less than five feet, while we propose **no** side yards along the **northern and southern** property lines on Parcel A.

[Section 3332.27, Rear yard](#)

Requires a rear yard totaling no less than 25 percent of the lot area for each dwelling, while we propose a reduced rear yard of **0** percent on Parcel A. It is important to note that 705 Ann St does not have a rear yard.



CV25-006
705 Ann St.
Approximately 0.69 acres



CV25-006
705 Ann St.
Approximately 0.69 acres



CV25-006
705 Ann St.
Approximately 0.69 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>CV25-006</u>
Address	<u>705 ANN ST.</u>
Group Name	<u>COLUMBUS SOUTHSIDE AREA COMM.</u>
Meeting Date	<u>March 18, 2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Columbus South Side Area Commission approved all variances as shared by Luke Stettner in email dated March 18, 2025 including a revised statement of hardship.

The variances span both parcels A (existing building) and B (parking). A revised site plan for parcel B has also been shared.

Please note that the Columbus South Side Area Commission automatically approves existing conditions and most of the variances for this application are existing conditions.

The civic association and area commission both are looking forward to the re-purposing of this vacant space to productive use by a non-profit association that has been active at another location on the south side for the past 6 years.

Vote	<u>9-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2025.03.18 19:24:53 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-006

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

Luke Stettner
2000 S High St. Columbus OH 43207

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Columbus Printed Arts Center Elisa Smith 614-205-7529 2000 S. High St. Columbus, OH 43207 # of Columbus-Based Employees: 2</p>	<p>2. Columbus Printed Arts Center Luke Stettner 917-881-6814 2000 S. High St. Columbus, OH 43207 # of Columbus-Based Employees: 2</p>
<p>3.</p>	<p>4.</p>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

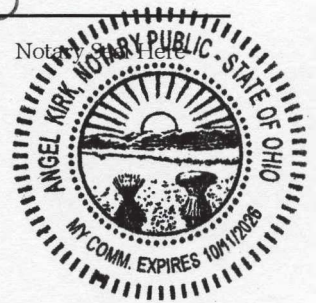
Sworn to before me and signed in my presence this 28th day of January, in the year 2025

Angel Kirk

SIGNATURE OF NOTARY PUBLIC

10/11/2026

My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.