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1/1

# 106 W CASTLE



106 W CASTLE RD

GRAPHIC PLAN

CV24-122 Final Site Plan Received 1/17/2025, Sheet 2 of 2

Zoning Plan, Sheet 2 of 2

*W. K. Kauts*  
1-17-24

AMERICAN STRUCTUREPOINT





Building Elevations, sheet 1 of 9

Final Building Elevations received 1/17/2025; sheet 1 of 8



106 W CASTLE RD  
COLUMBUS, OH 43207  
CASTLE

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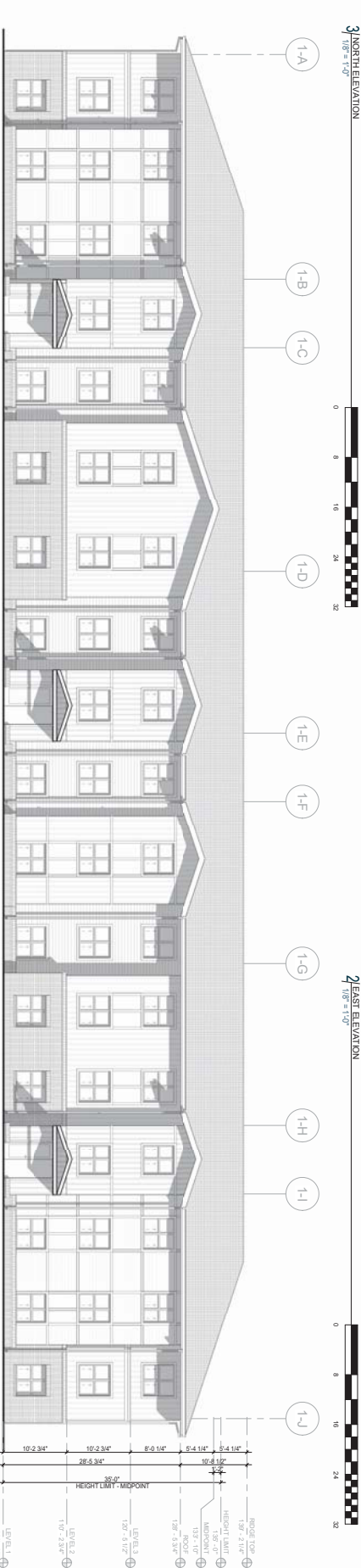
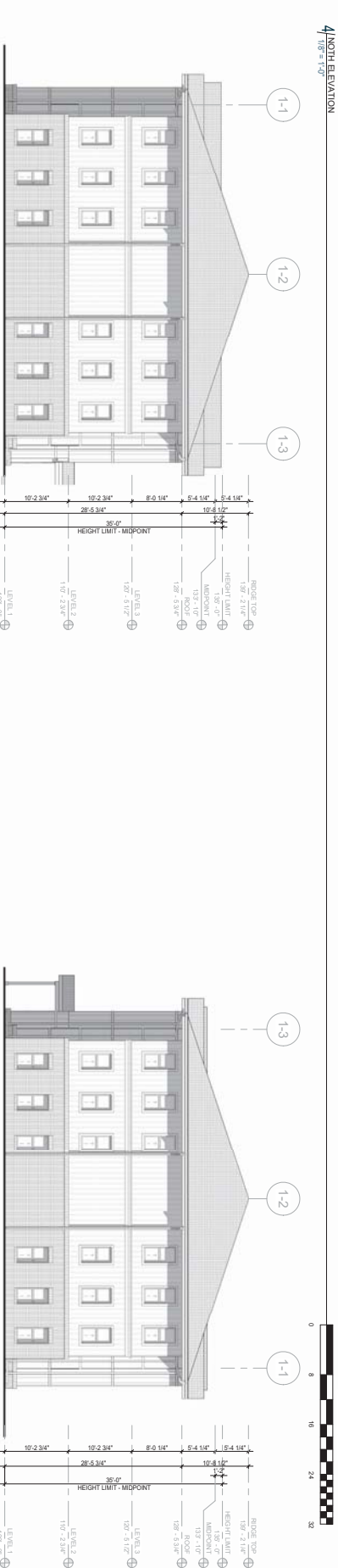
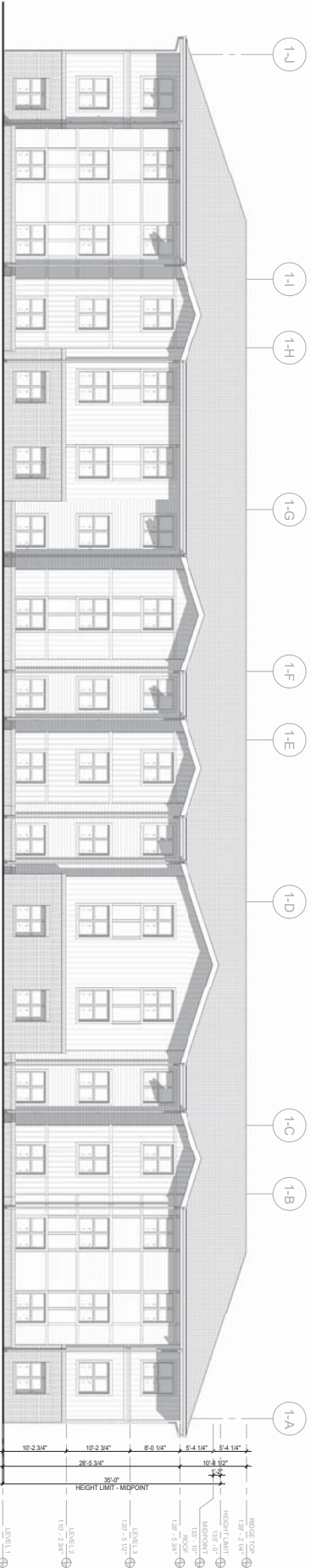
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1-17-24 3D IMAGES





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Building elevations, sheet 2 of 9

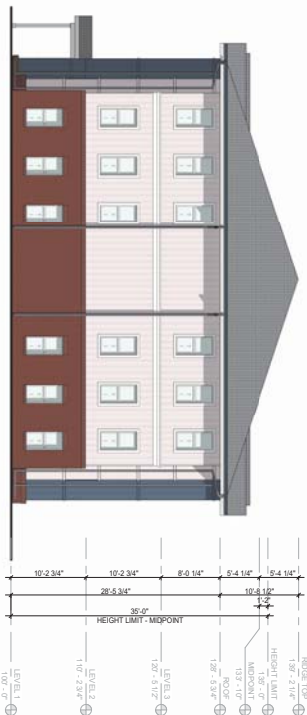
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BUILDING TYPE ELEVATIONS



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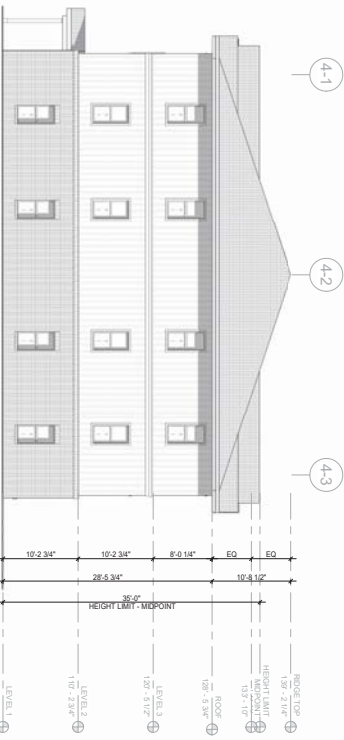
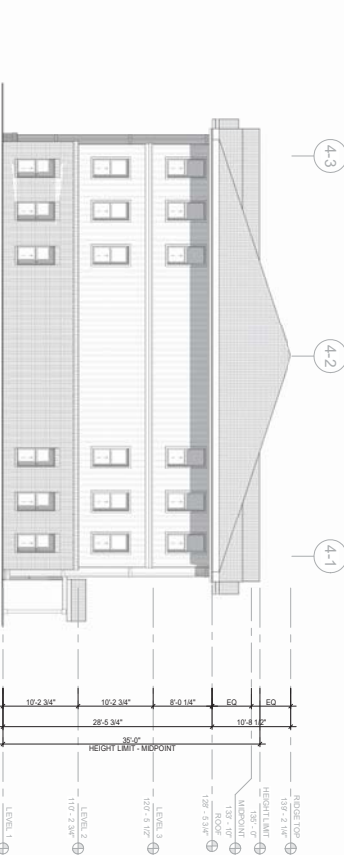
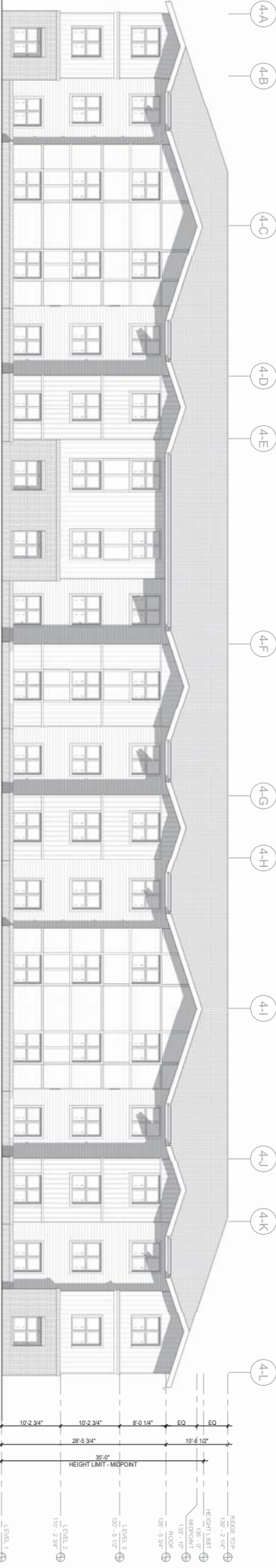
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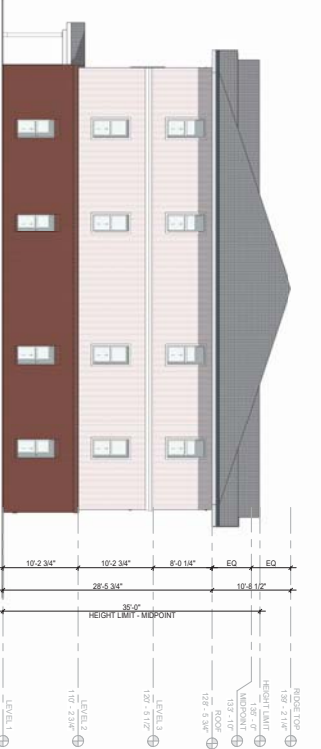
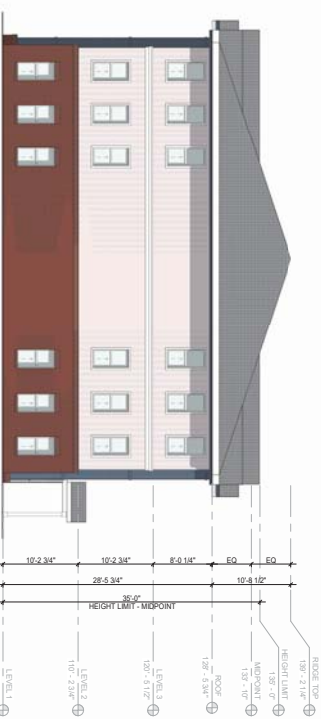


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BUILDING TYPE A COLORED  
ELEVATIONS







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CASTLE

Building elevations: sheet 5 of 9

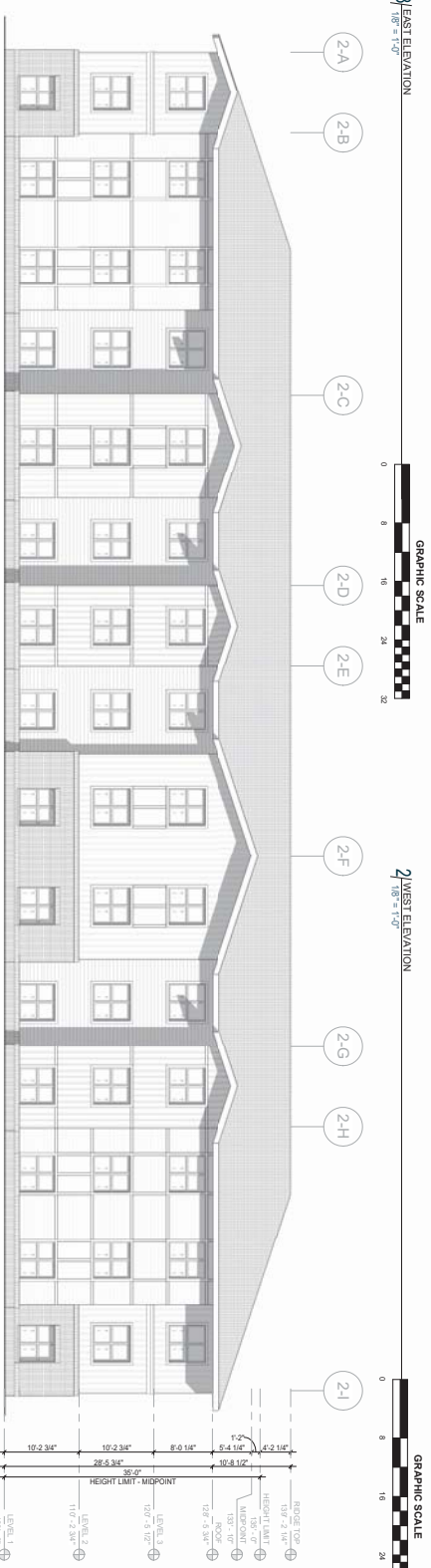
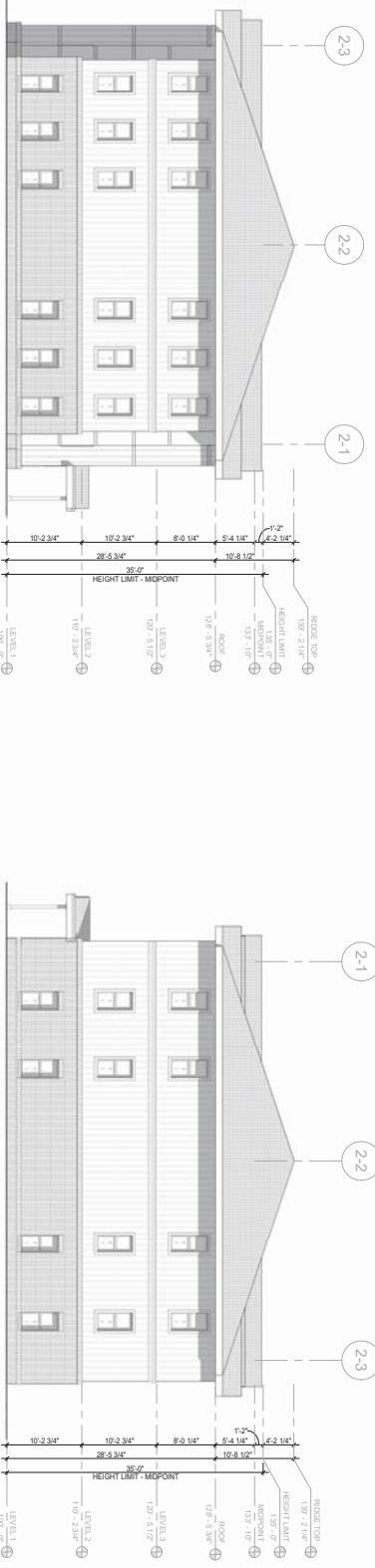
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BUILDING TYPE B COLORED  
ELEVATIONS



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Building elevations, sheet 6 of 9

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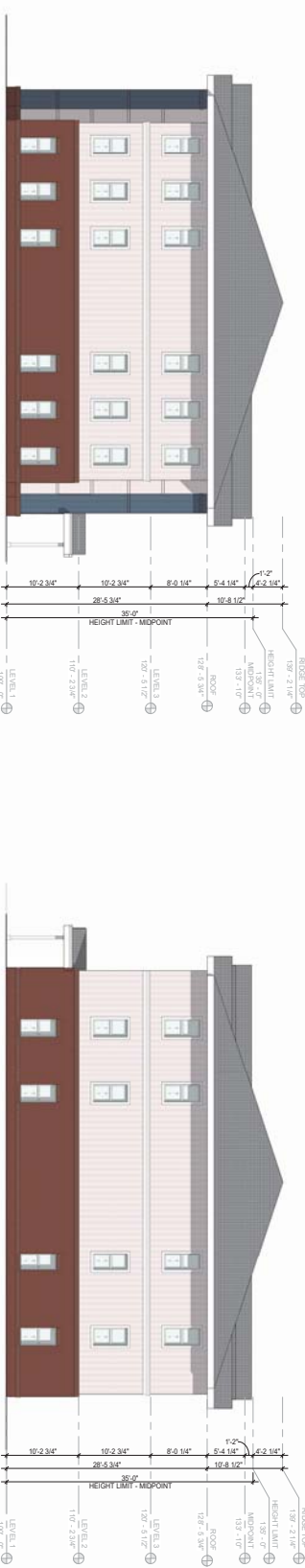
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*1/17/24*

BUILDING TYPE C ELEVATIONS







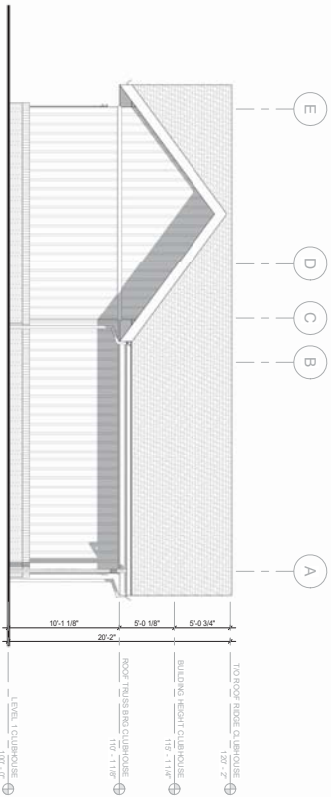
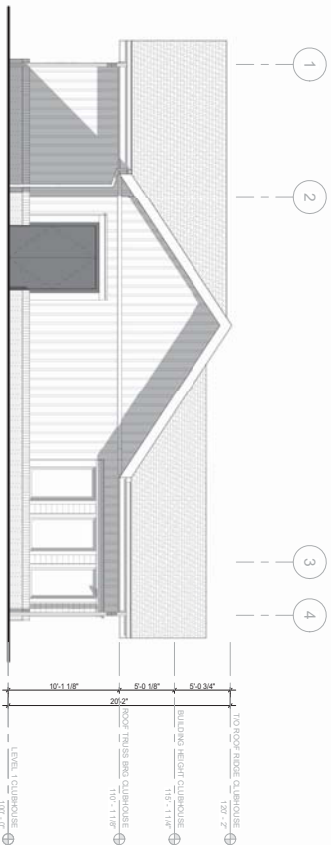
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CASTLE

Building elevations: sheet 7 of 9

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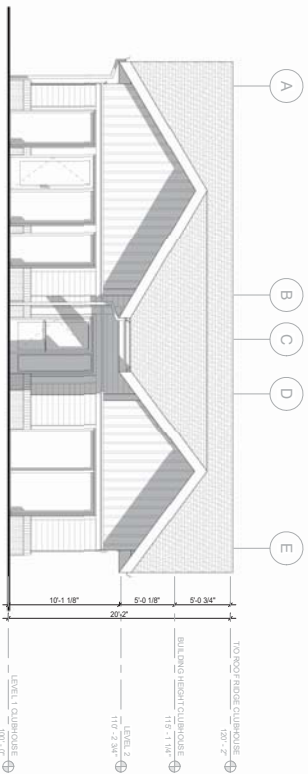
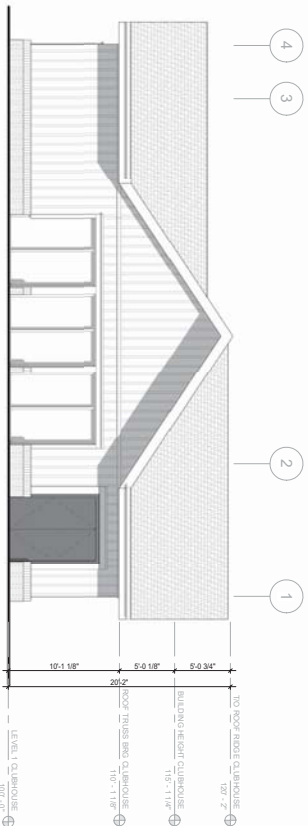
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1-17-24



4 CLUBHOUSE ELEVATION - WEST

2 CLUBHOUSE ELEVATION - NORTH



3 CLUBHOUSE ELEVATION - EAST

1 CLUBHOUSE ELEVATION - SOUTH

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COLUMBUS, OH 43207  
CASTLE

Building elevations, sheet 8 of 9

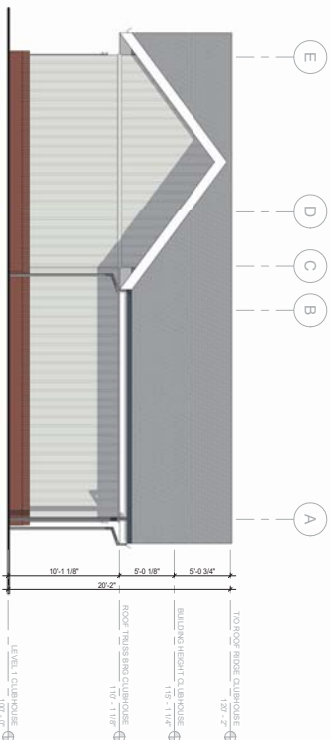
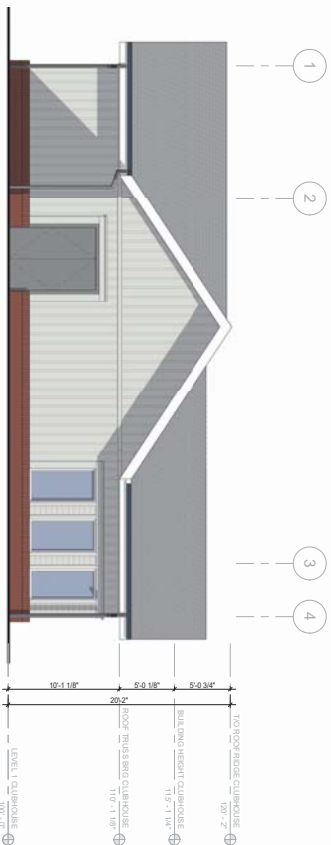
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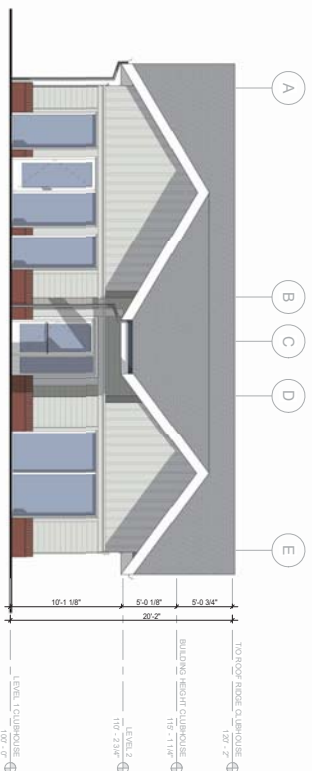
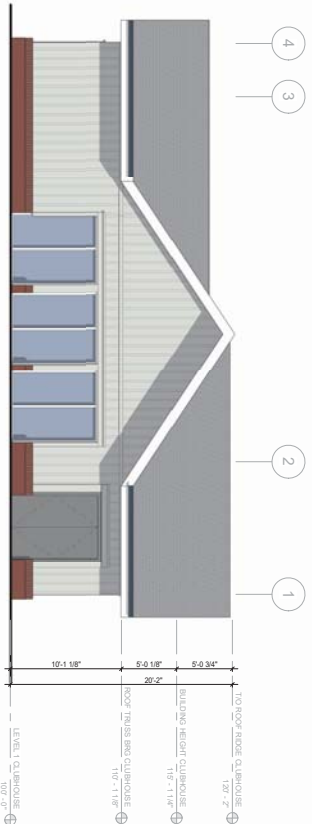
CLUBHOUSE ELEVATIONS





4 CLUBHOUSE ELEVATION - WEST COLOR  
3/16" = 1'-0"

2 CLUBHOUSE ELEVATION - NORTH  
3/16" = 1'-0"



3 CLUBHOUSE ELEVATION - EAST COLOR  
3/16" = 1'-0"

1 CLUBHOUSE ELEVATION - SOUTH  
3/16" = 1'-0"

106 W CASTLE RD  
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Building elevations, sheet 9 of 9

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CLUBHOUSE COLORED  
ELEVATIONS



## Council Variance Application

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

It will be difficult for the property to realize a reasonable return or a beneficial use without the requested variances. The site's irregular shape and limited access inhibits development of buildings, parking areas, storm water management systems, residential amenities, and vehicular circuitry.

2. Whether the variance is substantial.

☐ Yes ☒ No

The requested variances are not substantial. The requested parking reduction is only a 14% reduction from the requirement and a COTA bus stop is located at the intersection of High and Castle. The perimeter yard reduction is the smallest possible reduction while still providing a sufficient perimeter.

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

The proposed development will not substantially alter the character of the neighborhood. The site is in close proximity to the South High corridor. Most of the adjacent properties were recently rezoned to the CAC district and will develop with mixed use residential and institutional development.

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

☐ Yes ☒ No

The requested variance will not adversely affect the delivery of governmental services.

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

☐ Yes ☒ No

The Applicant has not purchased the property.

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

☐ Yes ☒ No

The Applicant's predicament cannot be feasibly obviated through some other method. The site's unique and irregular shape created complications and limited options for the site's layout. The requested variances are the minimum deviations possible to allow the proposed development.

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

☒ Yes ☐ No

Granting the requested variances will observe the spirit of the zoning code and allow substantial justice to be done by permitting development of the site in a manner which compliments the development pattern of the area and address the City's growing need for affordable housing.

**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 attached)

Signature of Applicant

*David Hoge*

Date 9.27.24

**STATEMENT IN SUPPORT**

**Application No.:** CV24- 122  
**Location:** 106 WEST CASTLE ROAD. (43207), located West Castle Road, approximately 600 feet west of South High Street. (010-113144, 010-113382, 010-113143, 010-112085, 010-113154, 010-113142; Far South Columbus Area Commission).  
**Existing Zoning:** SR, Suburban Residential  
**Proposed Zoning:** AR-1  
**Proposal:** To develop the site with mixed-use development.  
**Applicant(s):** TWG Development c/o Alex Frasier  
 1301 East Washington Street  
 Indianapolis, Indiana 46202  
**Attorney/Agent:** David Hodge, Esq., Underhill and Hodge, LLC  
 8000 Walton Parkway, Suite 260  
 New Albany, Ohio 43054  
**Property Owner(s):** Shamrock Club of Columbus, Inc. (and other property owners)  
**Date of Text:** November 13, 2024

The Applicant submits this statement in support of its council variance application.

This six-parcel site is located in the Far South Columbus neighborhood and is approximately 5.578 acres in area. One parcel is currently developed with a single-family residence and the rest of the parcels are vacant.

The site is currently zoned SR, Suburban Residential. The adjacent property to the west, across Scioto River, is zoned EQ, Excavation/Quarrying and is used as the Columbus Police impound lot. The property to the north is zoned SR, Suburban Residential, owned by the City of Columbus, and used for public services. The property to the east is zoned CAC, Community Activity Center (Title 34) and is used for the Shamrock Club of Columbus. The other property to the east is zoned SR, Suburban Residential, and developed with a single-family residence. The properties to the south are zoned R-3, Residential and are developed with a single-family subdivision.

The Applicant proposes demolition of the existing structure and construction of a multi-unit development. The development will provide 144 dwelling units and residential amenities including a club house and pedestrian connections. The Applicant is also committed to quality design and materials as represented by the submitted elevations.

To develop the site as proposed, the Applicant respectfully requests the following companion area variances:

1. Section 3312.21(A) – Interior parking lot landscaping. The Applicant requests a variance to reduce the minimum number of required internal parking lot shade trees from 19 to 15.
2. Section 3312.27 – Parking setback line. The Applicant requests a variance to reduce the minimum parking setback line from 25 feet to 5 feet.



3. Section 3312.49 – Parking required. The Applicant requests a variance to reduce the minimum number of required parking spaces from 216 to 188.

4. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum required perimeter yard from 25 feet to 10 feet.

City Council may permit a variation in the yard, height or parking requirements of any district in conjunction with a rezoning where there are unusual and practical difficulties in the carrying out of the zoning district providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant has an unusual and practical difficulty to develop the site in accordance with the AR-1 development standards due to its unique and irregular shape and because a significant portion of the center of the site is designated as a floodplain. A typical property is rectangular in shape and that grants the developer ultimate flexibility with the site's layout. Here, however, the site's irregular shape and the floodplain inhibits options for placement of buildings and parking areas while also providing sufficient storm water management systems, residential amenities, and vehicular circuitry. The site's layout is also impacted by the fact West Castle Road dead ends into the middle of the site which also happens to be the narrowest part of the site. This effectively pushes the buildings away from the center of the site.

The variance to reduce the minimum number of required parking spaces is not a substantial deviation from the requirements and will not cause adjacent property owners any detriment. Residents in Columbus are becoming less and less reliant on personal vehicles. In that context, a reduction of just 28 spaces, or 13% reduction of the code required 216 is a minor deviation and will surely provide more than enough on-site parking for this development's residents. There are also a couple mitigating factors. First, South High Street is a major transit corridor and there is a COTA bus stop located at the intersection of Castle and High. Also, the City has a plan for a bike trail along Scioto River, on the west perimeter of this development, which will serve as an alternative mode of transportation for these residents. Lastly, the site is rather isolated with Scioto River on the west perimeter and undeveloped Columbus City public service property on the north. As a result, there is no danger of overflow parking which might cause adjacent properties any detriment.

The requested variances to reduce the perimeter yard will alleviate the Applicant's difficulty and allow the site to be designed in a manner which provides essential civil standards while incorporating design elements promoted by community planning strategies.

The requested variances will not affect the delivery of governmental services.

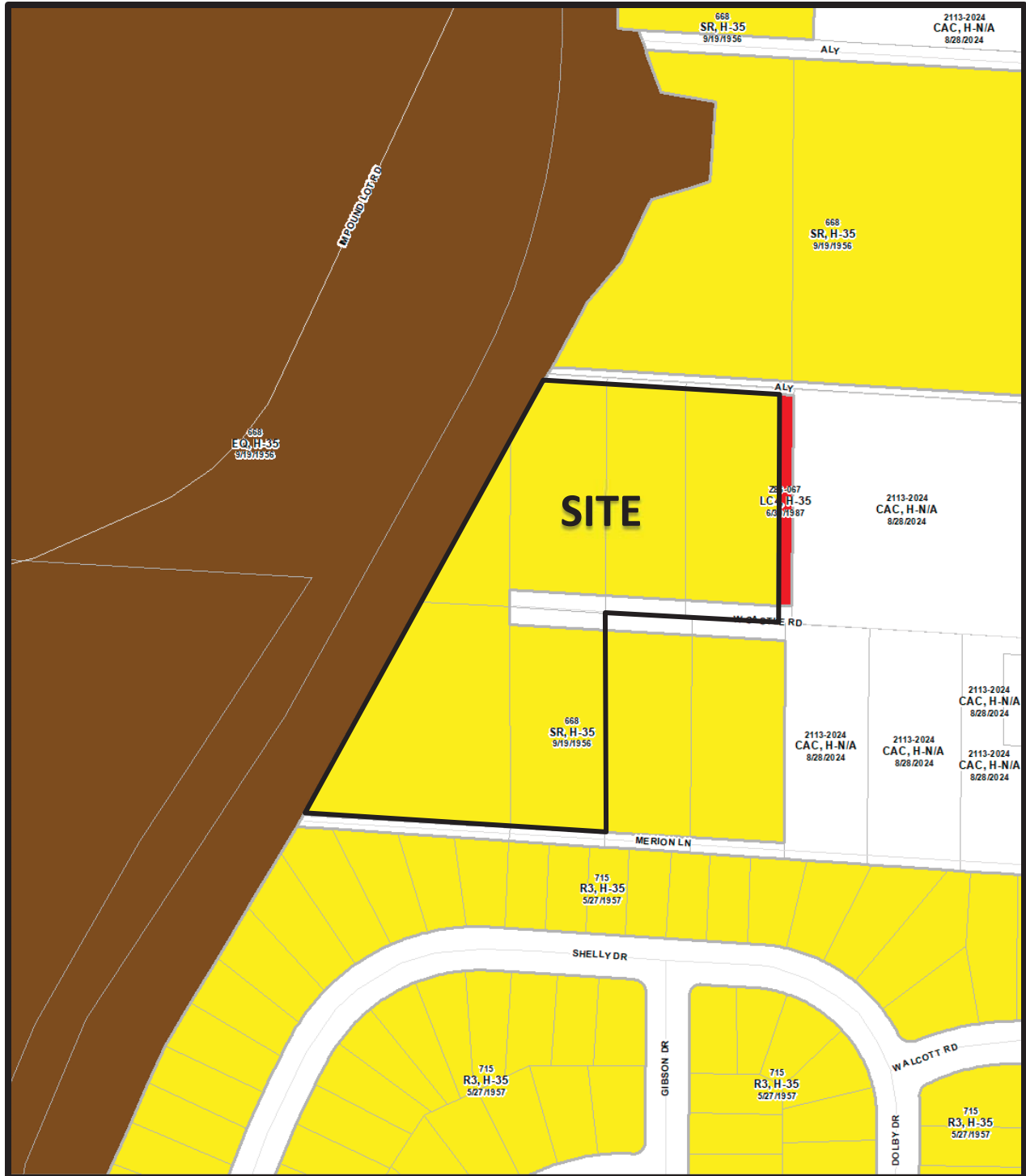
The Applicant respectfully requests that City Council weigh these factors in its consideration, determine that they are within the spirit and intent behind the zoning code, and grant the requested variances.

Respectfully submitted,

A handwritten signature in blue ink that reads "David Hodge". The signature is written in a cursive, slightly slanted style.

---

David Hodge, Attorney for Applicant



CV24-122  
160 West Castle Rd. (43207)  
Approximately 5.64 acres





CV24-122  
160 West Castle Rd. (43207)  
Approximately 5.64 acres

## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

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

**Case Number** Z24-050 & CV24-122

**Address** 106 W. CASTLE ROAD

**Group Name** FAR SOUTH COLUMBUS AREA COMM.

**Meeting Date** 11/07/2024

**Specify Case Type**

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation**

(Check only one)

☒ Approval

☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

**Vote** Yes=8 No=0

**Signature of Authorized Representative** Becky Walcott

**Recommending Group Title** Far South Cols Area Comm.

**Daytime Phone Number** 614-929-1040

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.



## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-122

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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

1. TWG Development 1301 East Washington Street Indianapolis, Indiana 46202 Zero employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Eric Zartman*

Sworn to before me and signed in my presence this 30th day of September, in the year 2024

SIGNATURE OF NOTARY PUBLIC

*David Hodge*

My Commission Expires

no expiration

Notary Seal Here



DAVID L. HODGE, Esq.  
Attorney at Law  
Notary Public, State of Ohio  
My Comm. Has No Exp. Date  
R.C. Sec. 147.03

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