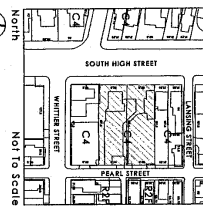


Site Location &  
Zoning District Map

### ARCHITECTS CERTIFICATE

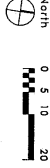
accordance with the Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

### SITE DATA

1866, 870, 874 South High Street  
 Use: Residential  
 Land Area: 0.5581 Acres  
 Acres: 12  
 Density: 23 Units / Acre  
 Parking Required: 24 Spaces  
 Parking Provided: 24 Spaces  
 Including 1 van accessible  
 handicap space  
 Zoned Designation:  
 Zone X  
 Map No: 39049 CO 235 H  
 Effective Date: March 16, 2008

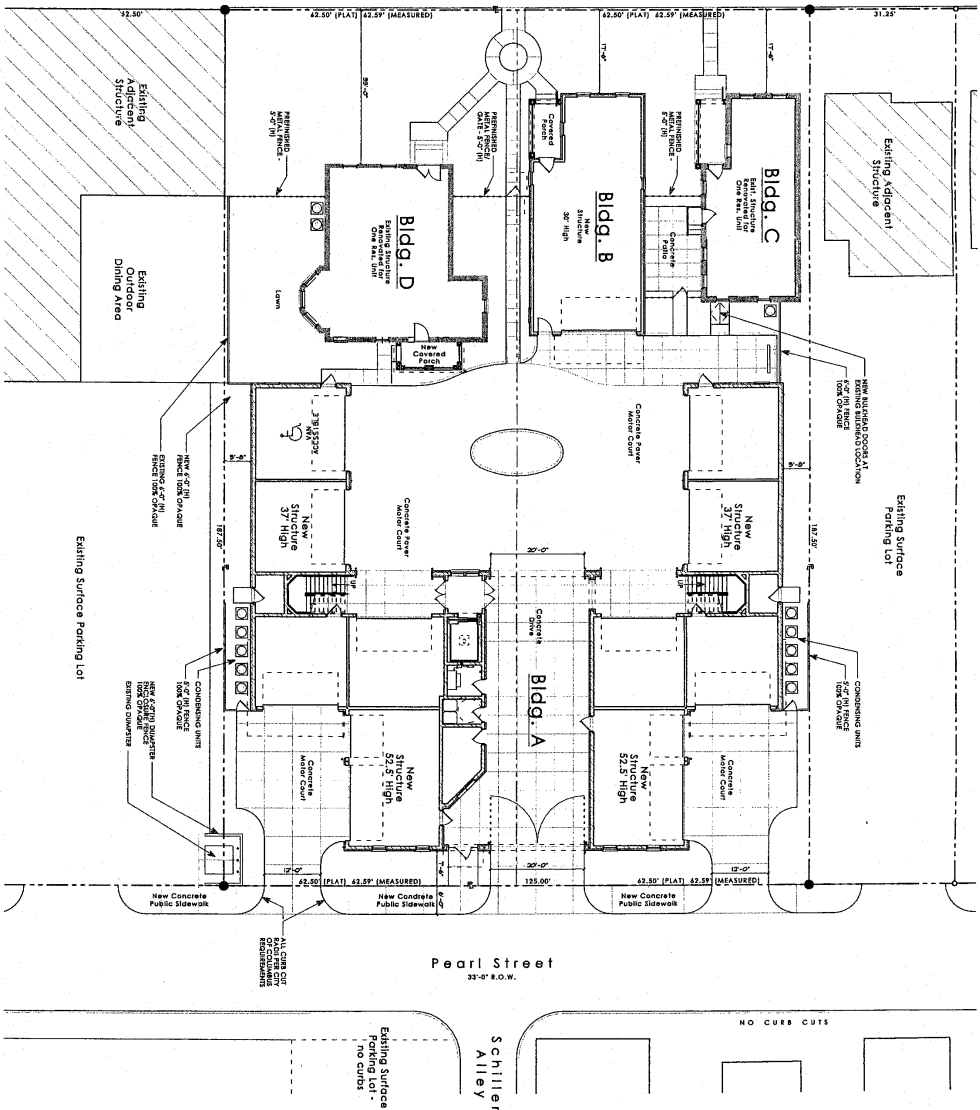
South Front / South High  
Urban Commercial Overlay  
Brewery District

3342.11	Landscaping	
3342.12	Lighting	
3342.17	Screening	
3342.23	Stripping/Marking	
3342.24	Surface	
3342.24	Wheel Stops	
North	0 5 10 20	



## A12

## Architectural Site Plan



TreeTops  
Condominiums  
Columbus, Ohio  
43206



**SULLIVAN BRUCK**  
ARCHITECTS

Eastern Book Architects, Inc. 307 South Fourth Street Columbus, Ohio 43215  
TEL 614.464.9800 FAX 614.464.9809 [search.com](http://search.com)

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ALL RIGHTS RESERVED AND SHALL REMAIN THE  
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ASSOCIATES, INCORPORATED AND MAY NOT  
BE REPRODUCED OR ALTERED WITHOUT  
THE WRITTEN CONSENT OF THE ASSOCIATE

## References

Architectural  
Site Plan

PROJECT NO. 030  
PROJECT NAME TransForm C

# AS-01



## 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 A

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Signature of Applicant

Date DECEMBER 15, 2003

0102-549

**EXHIBIT A**  
**STATEMENT OF HARDSHIP**  
**866, 870, 874 SOUTH HIGH STREET**

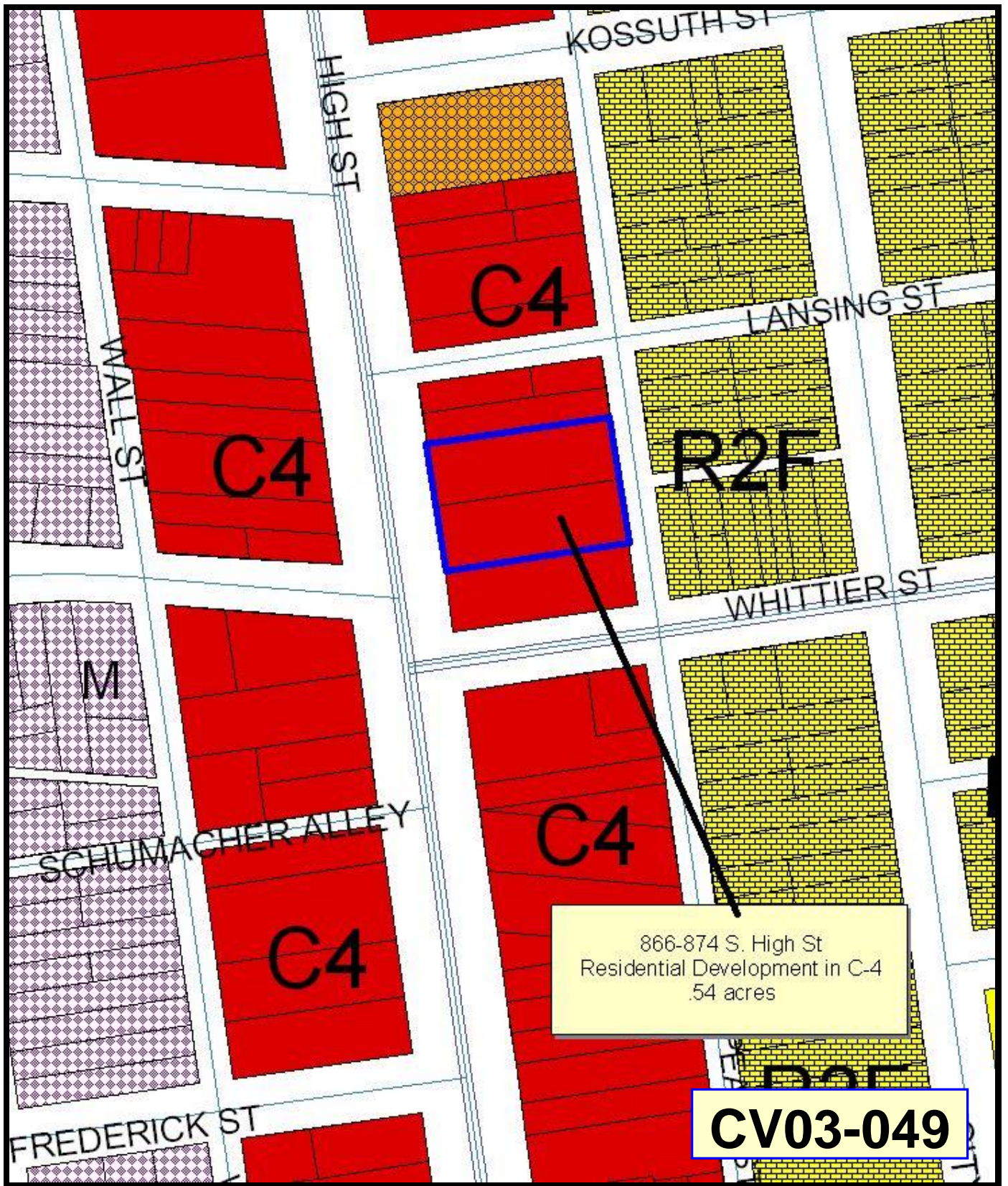
The property is situated in a C-4 Commercial District, the Brewery District and the South Front Street-South High Street Urban Commercial Overlay, which combine with the unusual difficulties associated with an infill site in an urban area, to create un-intended and undesirable planning consequences, to unreasonably restrict the redevelopment of a blighted property and to create a hardship:

1. The South Front Street-South High Street Urban Commercial Overlay prohibits a curb cut from South High Street. Thus the property has all of the attendant disadvantages associated with frontage on a major thoroughfare, without the one attendant advantage – access to the thoroughfare. The sole access to the property is via Pearl Street, which is only 33 feet in width.
2. The South Front Street-South High Street Urban Commercial Overlay requires a maximum building set back from South High Street of 10 feet. Such a setback is inconsistent with the character of the neighborhood and, therefore, is unlikely to be approved by the Brewery District Commission.
3. The Brewery District Commission has determined that two of the existing structures, the character of which is residential, are “contributing” and that demolition of the same is prohibited.
4. In a C-4 Commercial District, residential uses are permitted only above storerooms. Storerooms at this location would be inconsistent with the character of the neighborhood and of the existing structures and would prove unsuccessful in view of the limited vehicular access.

The requested use variance would permit redevelopment of the property solely with residential uses and, while the lack of vehicular access to South High Street and the prohibition against demolition of the “protected” structures hamper the development of such use, it does not preclude it. In the judgment of Applicant, the redevelopment of the subject property with residential uses represents the most promising, perhaps the only promising, strategy for eliminating the blight of this property, which has existed for in excess of five years.

Rezoning of this property to a residential use district would be inconsistent with the adjacent commercial district and an unlawful “spot zoning.”

*CLAR 2-24-9*







City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Mark Barbash, Director

## Certificate of Appropriateness

# COPY

### BREWERY DISTRICT COMMISSION

*This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 866, 870- 874 South High Street

**APPLICANT'S NAME:** John C. Rosenberger (Applicant)/ Diana Cameron (Owner)

**APPLICATION NO.:** 04-1-

**HEARING DATE:** January 8, 2003

**EXPIRATION DATE:** January 8, 2004

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3321 and the architectural guidelines:

☐ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS

☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

#### APPROVED SPECIFICATIONS:

**04-1-3**

**866, 870- 874 South High Street**

**John C. Rosenberger (Applicant)/ Diana Cameron (Owner)**

*An application, a site plan, and photographs have been submitted.*

#### Council Variance

- 3355.02 – To permit residential use within a C-4 District.
- 3342.08(a) – To permit two driveways where vehicles leave the parking lot in a backwards motion.
- 3372.609 – To increase the maximum building set back line at High Street from 10' to 40'.
- See Statement of Hardship included in the council variance application.
- Variance application CV03-049 has been submitted to the City of Columbus.

*Application #04-1-3 was divided into items 'A', 'B', and 'C' for clarity of review and the following motions were made, votes taken, and results recorded:*

Recommend to City Council the approval of application #04-1-3 (A), 866, 870- 874 South High Street, proposed variance 3355.02 as submitted:

MOTION: Hugus/Schmidt (4-0) APPROVED.

Recommend to City Council the approval of application #04-1-3 (B), 866, 870- 874 South High Street, proposed variance 3342.08(a) as submitted:

MOTION: Webster/Hugus (4-0) APPROVED.

Recommend to City Council the approval of application #04-1-3 (C), 866, 870- 874 South High Street, proposed variance 3372.609 as submitted:

MOTION: Schmidt/Webster (4-0) APPROVED.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Monica L. Kuhn,  
Historic Preservation Officer



## 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.**

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CUG3-049

Being first duly cautioned and sworn (NAME) JOHN C. ROSENBERGER  
 of (COMPLETE ADDRESS) 804 CITY PARK AVENUE, COLUMBUS, OHIO 43206  
 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 and their mailing addresses:

NAME \_\_\_\_\_

**COMPLETE MAILING ADDRESS**

JOHN C. ROSENBERG

804 CITY PARK AVENUE  
COLUMBUS, GLENN 43206

SUSAN J. ROSENBERG

804 CITY PARK AVENUE  
COLUMBUS, OHIO 43206

**SIGNATURE OF AFFLIANT**

Subscribed to me in my presence and before me this 15th day of OCTOBER, in the year 2003

**SIGNATURE OF NOTARY PUBLIC**

**My Commission Expires:**

9-30-08

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



**HILJA KONZE**  
Notary Public, State of Ohio  
My Commission Expires 09-30-08