

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 1836 North High Street
OWNERS: Redstone Realty Co, LLC
APPLICANT: Campus Partners for Community Urban Redevelopment
c/o Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Ste. 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

DATE OF TEXT: May 28, 2015

APPLICATION #: CV15-009

This Statement is filed in support of Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed mixed-use development centered upon the intersection of 15th Avenue and High Street and the properties surrounding this intersection (the "Site" or "District"). The Site is subject to the University Area Commission, the University Impact Area, and the Urban Commercial Overlay. The Site encompasses approximately 9.01 +/- acres.

The Site will include a mix of retail, residential, hotel and office uses. A Signature Building presently conceived as a hotel or office building with ground floor retail uses, between 16th Avenue and 15th Avenue on Pearl Alley, will provide the backdrop to frame a new public plaza and serve as a terminating vista between the University campus and the neighborhood east of High Street. A new parking garage, located between 16th Avenue and 15th Avenue and adjacent to the Signature Building, will provide shared and dedicated parking spaces for the District and, by reducing the number of cars traversing the District's streets, create a pedestrian-oriented environment district. Mixed uses will occupy parcels west of Pearl Street and along the 14th, 15th, 16th and 17th Avenue corridors.

Applicant requests the following Council Variances to permit the proposed development:

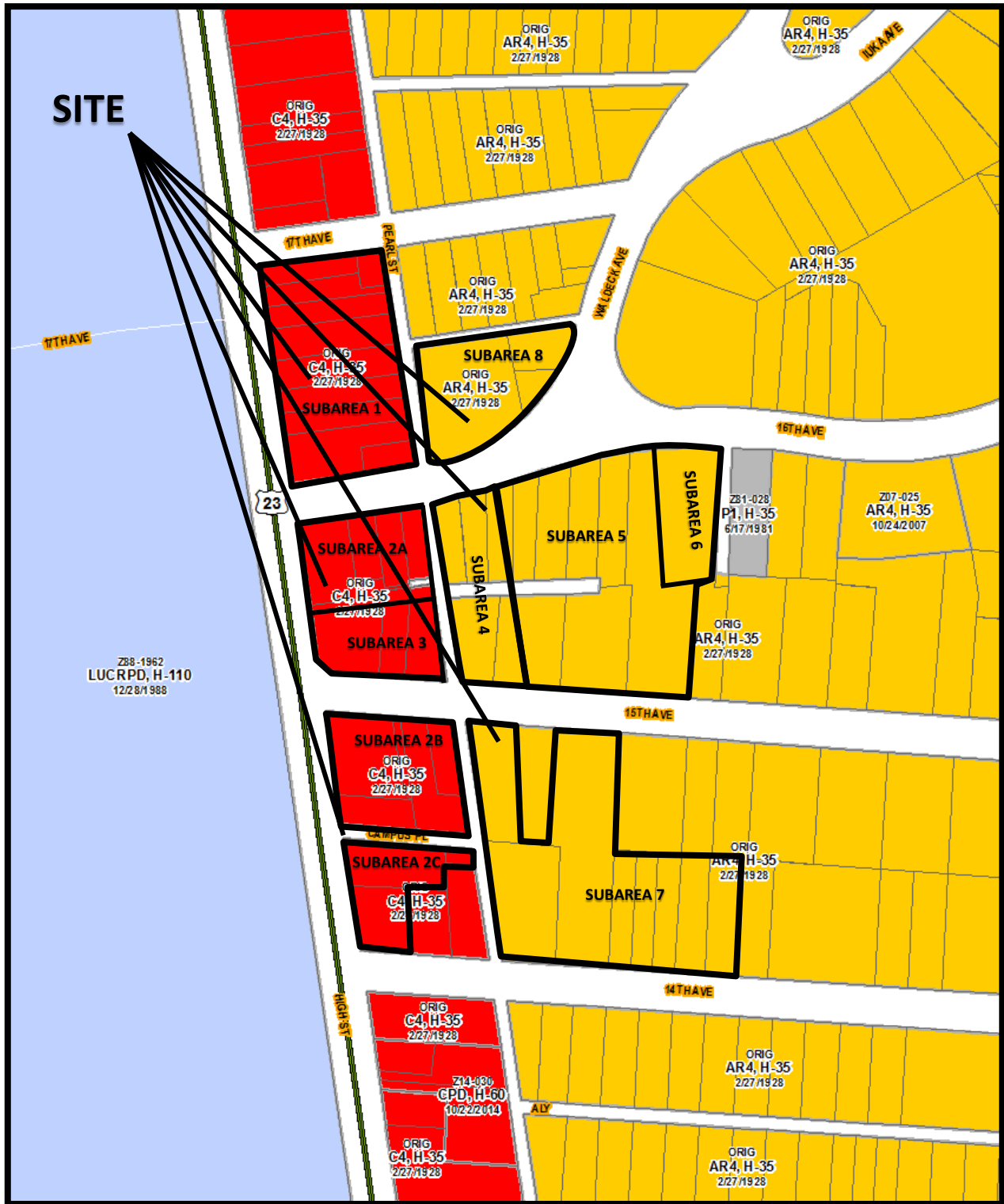
1. 3356.03, C-4 Permitted Uses, which Section does not permit ground-floor residential dwelling units. Applicant requests a council variance to permit first floor residential uses and accessory residential uses in Subareas 5 through 8, and permit college fraternity, sorority, club houses and religiously or institutionally related student housing in Subarea 7.

A hardship exists in that the proposed development cannot conform to the zoning district. The development will not adversely affect the surrounding property or surrounding neighborhood but, rather, will alleviate a hardship or difficulty which warrants this variance from the zoning code. The requested variance will not impair an adequate supply of light or 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.

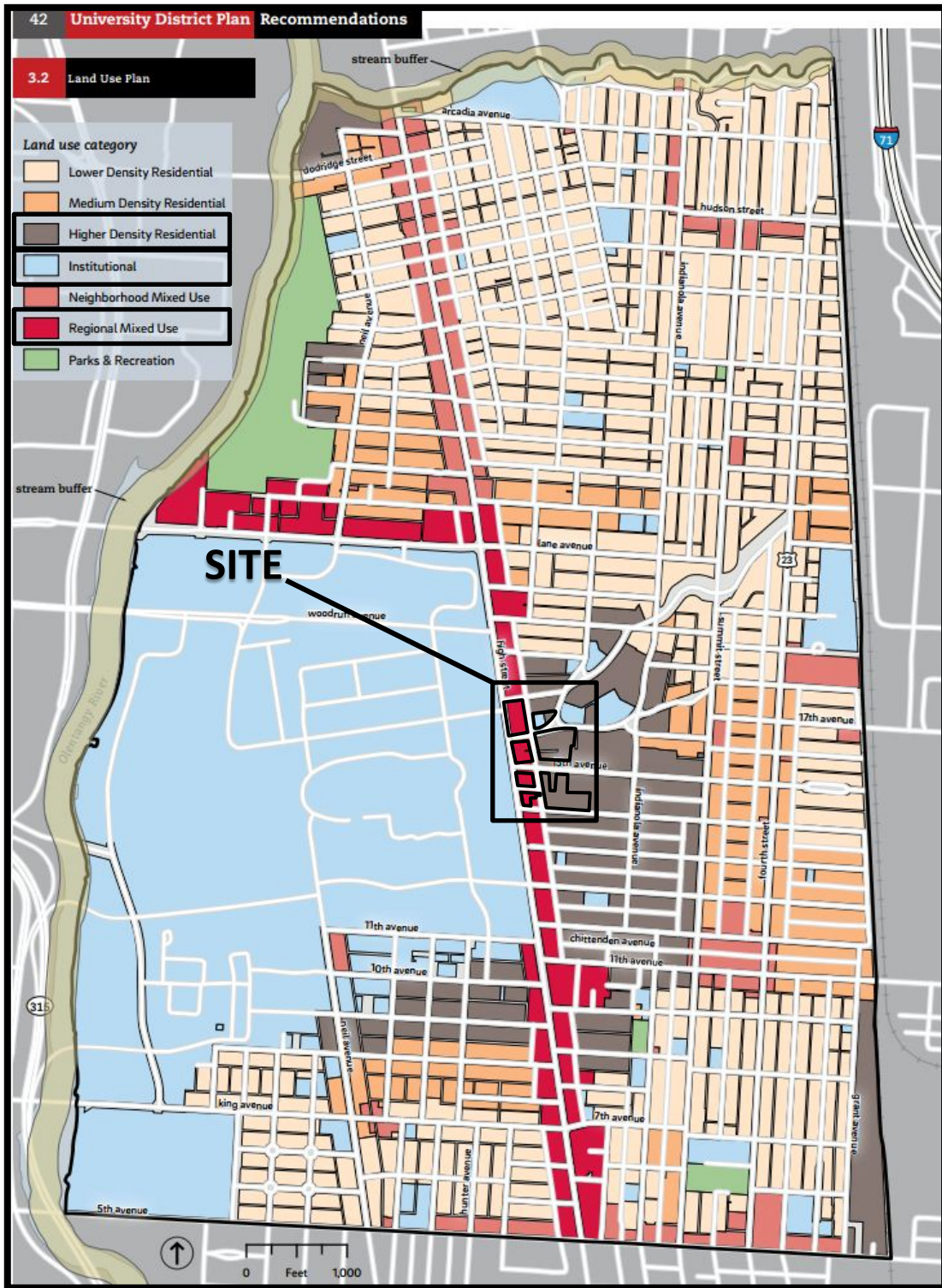
For the reasons stated above, Applicant respectfully requests approval of the requested variances.

Respectfully Submitted,

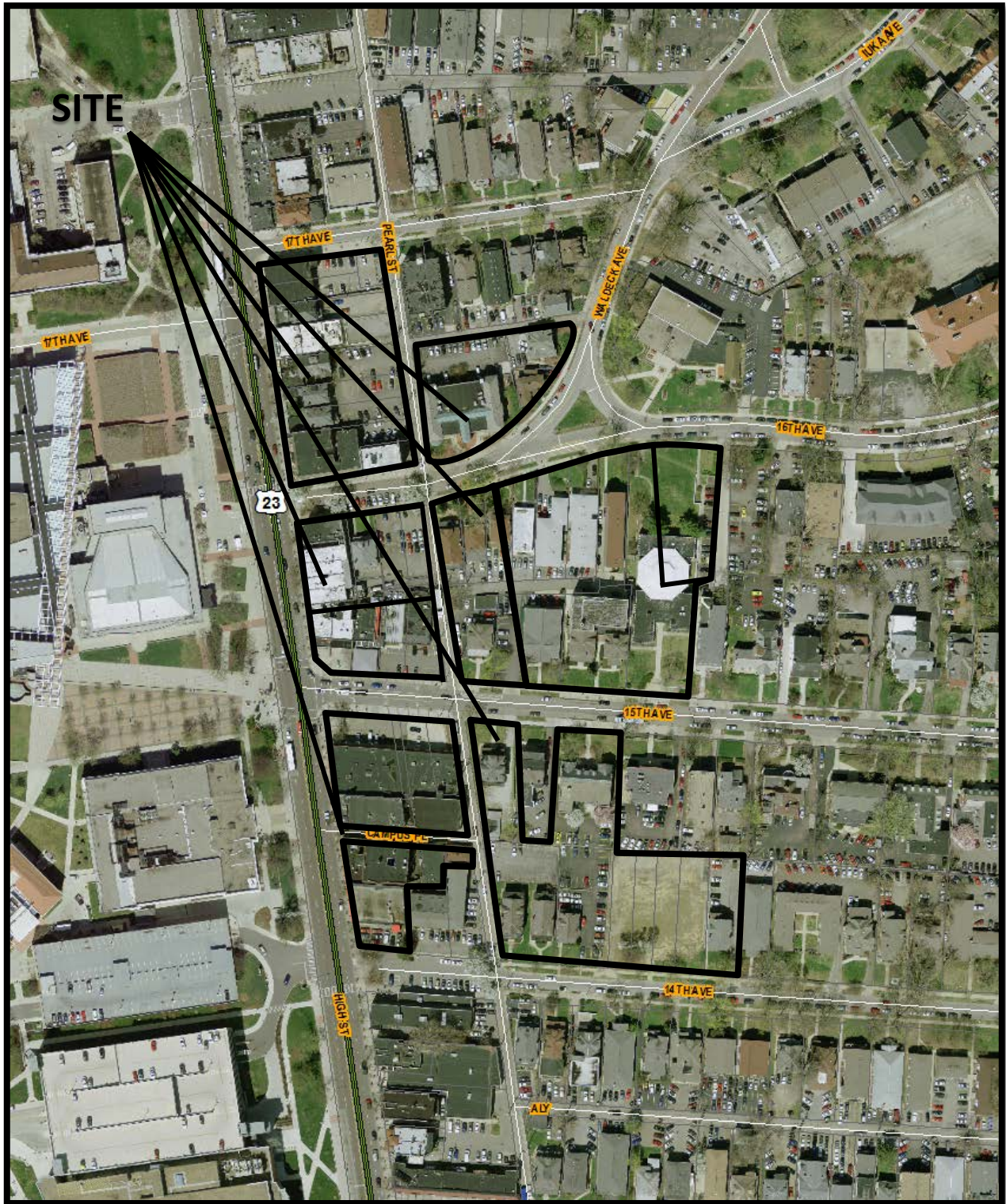

Michael T. Shannon, Esq.
Attorney for Applicant



CV15-009
1836 North High Street
Approximately 9.06 acres



CV15-009
1863 North High Street
Approximately 9.06 acres



CV15-009
1836 North High Street
Approximately 9.06 acres



City of Columbus
Mayor Michael B. Coleman

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

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Recording Secretary
Seth Golding*
Treasurer

May 20, 2015

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 15th & High Project
Rezoning: Z15-004
Council Variance: CV15-009

Rachel Beeman
Craig Bouska*
Pasquale Grado*
Ethan Hansen*
Joyce Hughes*
Rory Krupp*
Kate Neithammer
Colin Odden*
Sam Runta
Michael Sharvin
Deb Supelak
Richard Talbot*
Steve Volkmann
Tom Wildman*

Dear Ms. Pine:

This letter is to inform you that on May20, 2015 the UAC voted to approve the request for a Rezoning and Council Variance for the mixed use development proposed for the area directly east of High Street, between 17th to the north, and 14th to the south, as presented by Campus Partners.

The vote was the culmination of numerous conversations, discussions & meetings with residents, civic groups and area commissioners. The process was a collaborative effort between Campus Partners and the University Area Commission to put in place the framework in which to develop a 'Gateway 'to OSU and to improve the neighborhood directly east of High Street. The new CPD will be in keeping with the goals and vision as established in the adopted University District Plan.

Some concerns were noted:

- OSU's expansion into residential neighborhoods.
- Not enough controls in the CPD text to encourage preservation of contributing historic structures.

But overall, there was much enthusiasm for this project and its vision which will benefit the University District for years to come. The University Area Commission looks forward to continuing its working relationship with Campus Partners as plans for this project are further developed.

The votes to approve the above requests were as follows:

Rezoning Z15-004: For – 14; Against – 3; Abstentions – 2.

Council Variance CV15-009: For – 17; Against – 0; Abstentions – 2.

Respectfully Submitted,

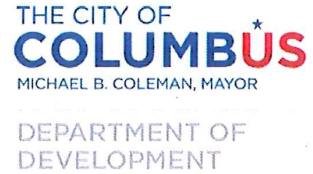
Susan LM Keeny

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

*Denotes Zoning
Committee member

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax



RECOMENDATION

property address	1836 NORTH HIGH STREET
hearing date	May 21, 2015
applicant	Amanda Hoffsis, Erin Prosser, Keith Meyers (Campus Partners)
issue date	06/01/2015

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special permit |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

On the rezoning from C4 and AR4 Zones to CPD of 1836 North High Street and approximately 9 acres around the intersection of East 15th Avenue and North High Street (CV15-009 & Z15-004):

To support the proposed CPD text and supporting documentation

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
University Area Review Board, Staff

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # CV15-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, OH 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

1. Campus Partners for Community Urban Redevelopment 2003 Millikin Road 200 McCracken Power Plant Columbus, Ohio 43210	2. See attached for additional property owners
XXX	XXXX

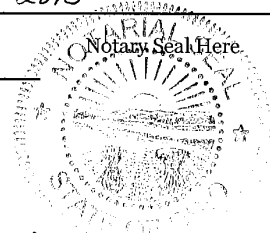
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Michael T. Shannon*
Michael T. Shannon

Sworn to before me and signed in my presence this 27th day of February, in the year 2015

Carol A. Stewart
SIGNATURE OF NOTARY PUBLIC

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer

CV15-009

**PROJECT DISCLOSURE STATEMENT
ADDITIONAL BUSINESS OWNERS
AND ADDRESSES:**

Redstone Realty Company, LLC
1534 N. High Street
Columbus, Ohio 43201

Univest Company
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Xenia Company
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

ABY Properties
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Doric Properties, LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Southvest LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Epic Realty of Ohio I LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Wellington Property Investments, LLC
52 E. 15th Avenue
Columbus, Ohio 43201

Oxford Ross Campus I LLC
68 S. 4th Street
Columbus, Ohio 43215

Solomon Family Properties, LLC
c/o Oxford Campus I LLC
68 W. 4th Street
Columbus, Ohio 43215

Rosster LLC
471 E. Broad Street, Ste. 1200
Columbus, Ohio 43235

B Nai Brith Hillel Et Al
At the Ohio State University
1175 College Avenue
Columbus, Ohio 43209

Columbus Jewish Foundation
1175 College Avenue
Columbus, Ohio 43209

Terrence Fahy
201 Greenglade Avenue
Worthington, Ohio 43085

Beta Nu Building Assn.
Post Office Box 1296
Columbus, Ohio 43216