

## 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.

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

**PLEASE 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):**

2283 North High Street is located on Parcel ID# 010-042030-00 and zoned as a C4 (Commercial District). Also located on this parcel are 5 other historically significant residential buildings, all of which are included within an existing preservation easement.

2283 North High Street previously contained a Japanese restaurant on the first floor and residential living areas on the second floor and finished attic space. Site compliance and certificates of approval were granted in 2017, prior to the redevelopment and construction of a mixed use building on the parcel.

REQUEST: 3356.03, C-4 Permit Uses

To allow ground floor residential use in the C-4 district.

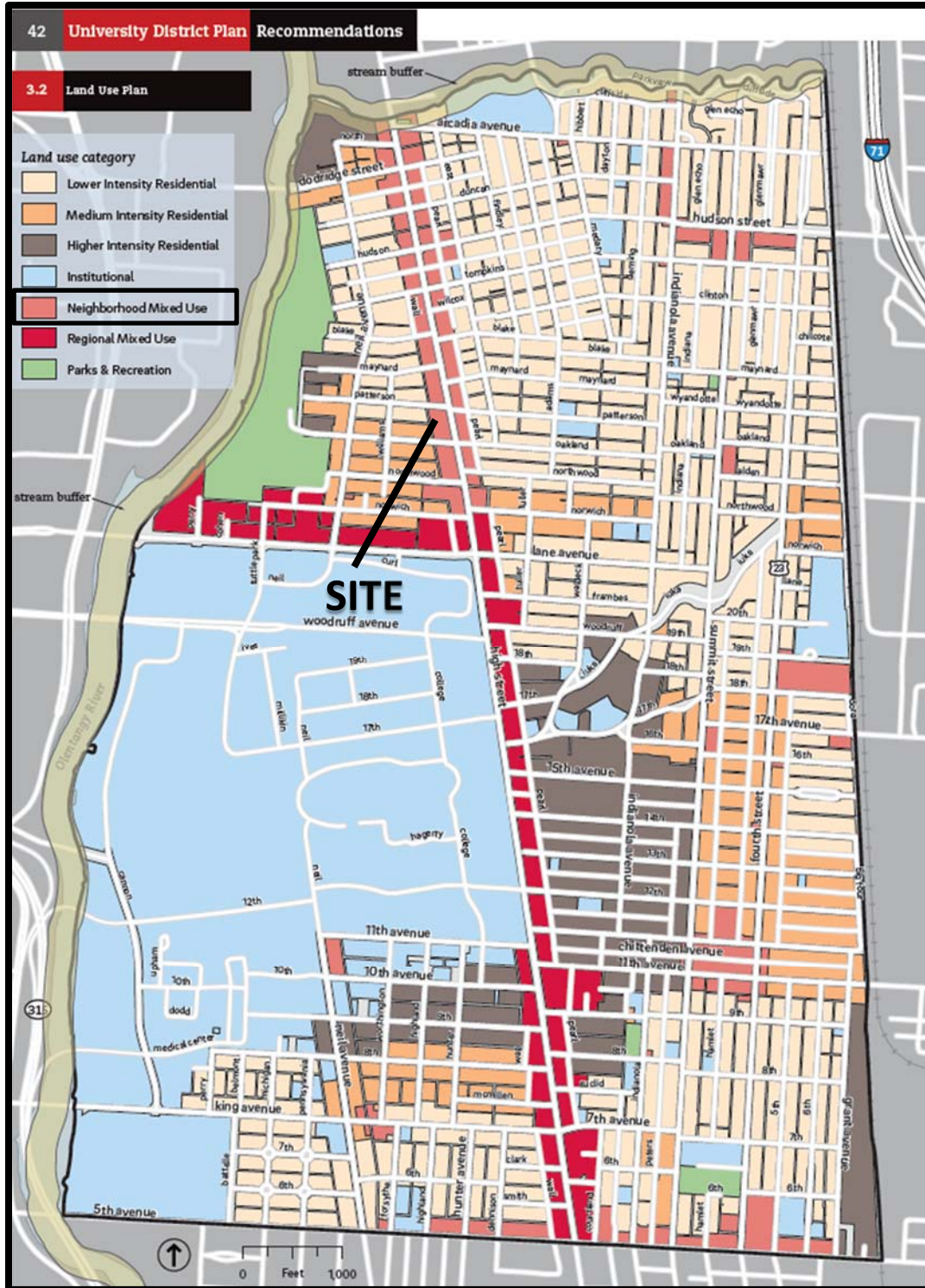
**Signature of Applicant** Jim Clarke

Digitally signed by Jim Clarke  
Date: 2023.04.21 13:24:51 -05'00'

**Date** April 21, 2023



CV23-046  
2283 N. High St.  
Approximately 1.42 acres



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Approximately 1.42 acres





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2283 N. High St.  
Approximately 1.42 acres

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP  
(PLEASE PRINT)

JUN 27 2023

Case Number CVA23-046  
Address 2203 N. High St. - James Clarke  
Group Name Pavey - Jack Las  
Meeting Date 6-21-2023 UAC  
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:

Commission felt it was consistent with what was done with the other historic properties owned by Pavey on the same block. Parking was met and not an issue

Vote Yes - 13 No - 2 Abstain - 1  
Signature of Authorized Representative Seth B. Golding  
Recommending Group Title Seth B. Golding UAC Zoning Chair  
Daytime Phone Number 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

	RECOMMENDATION
UIDRB case no.	UID-23-06-006a
Zoning/ Variance case no.	CV23-046
Property address	2283 N. High St.
UIDRB Hearing date	June 22, 2023
Applicant	James Clarke
Issue date	June 23, 2023

*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 (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.*

The University Impact District 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 of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

#### Variance or Zoning Change Request

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

#### TYPE(S) OF ACTION(S) REQUESTED:

Variances to:

- Section 3391.09, Initiation of New Use: The restaurant is no longer operating and the owner would like to renovate the first floor and use the building, like the other preserved buildings on this site, as a residence for student housing.

#### RECOMMENDATION:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED<br>VARIANCES OR ZONING<br>CHANGE | <input type="checkbox"/> DO NOT SUPPORT<br>REQUESTED VARIANCE OR<br>ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|--|---|--|

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



Stephanie N. Kensler  
University Impact District Review Board, Staff

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-046

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) Jack Las

of (COMPLETE ADDRESS) 448 N La Salle Drive, Chicago, IL 40654

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. Dinsmore Agent Co. 191 W. Nationwide Blvd, STE 300 Columbus, OH 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24 day of APRIL, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

JACKY WU  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Aug 8, 2026

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