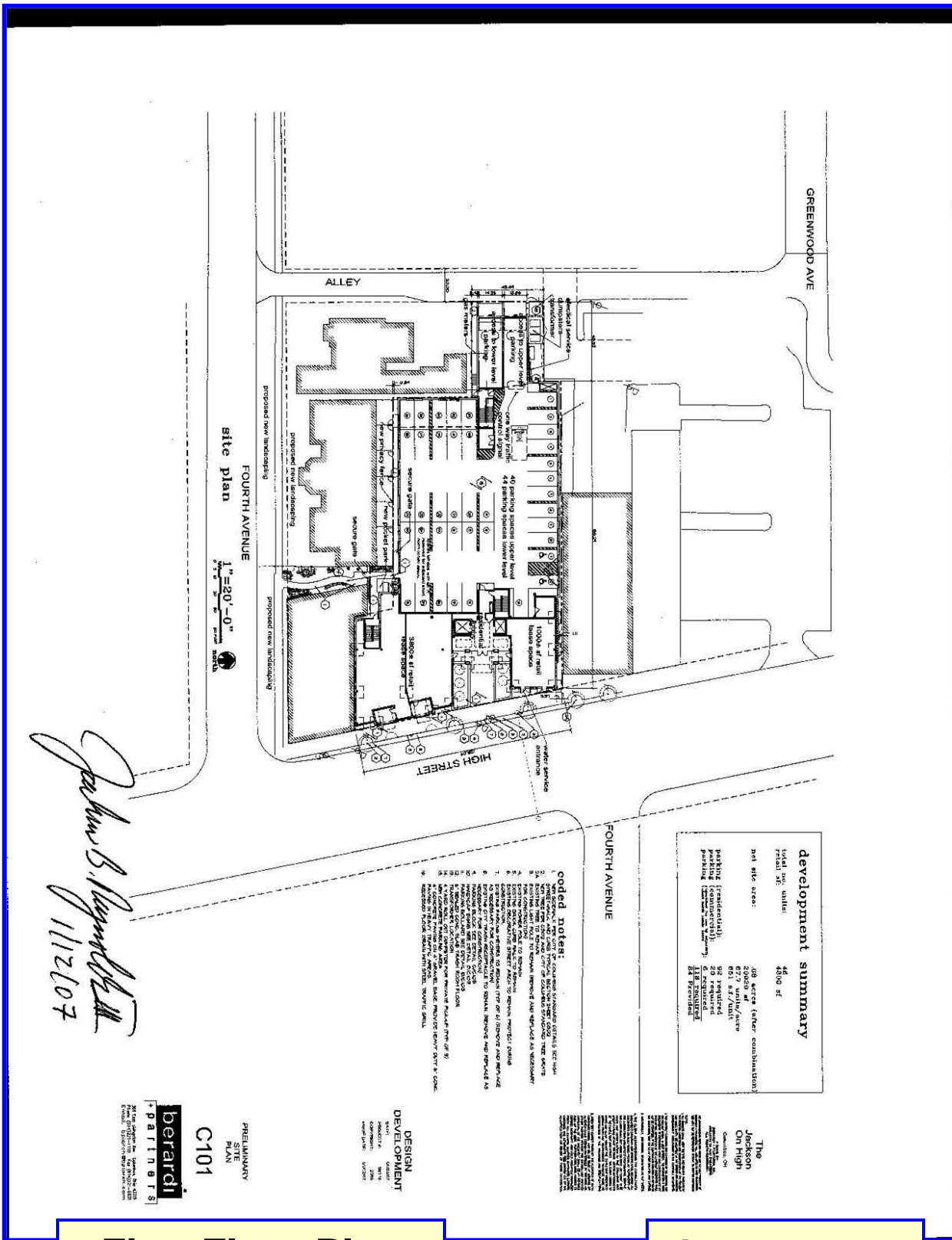


*Robert B. Reynolds III*  
11/2/07

**Basement Plan**

**CV06-058**



development summary	
total sq. units	46
total sf	4800 sf
net site area:	0.06 acres (after combination)
building (commercial)	672 units/units
parking (commercial)	601 sq.ft./unit
	20 required
	41 provided
	21 provided

- coded notes:**
1. ALL ROOMS, THE FLOOR OR CEILING FINISHES SHALL BE SET HIGH TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  2. ALL WALLS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  3. ALL CEILING SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  4. ALL FLOORS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  5. ALL WALLS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  6. ALL CEILING SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  7. ALL FLOORS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  8. ALL WALLS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  9. ALL CEILING SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.
  10. ALL FLOORS SHALL BE FINISHED TO THE FINISH FLOOR AND SHALL BE FINISHED TO THE FINISH FLOOR.

*John B. Reynolds III*  
11/21/07

**DESIGN DEVELOPMENT**  
 DATE: 11/21/07  
 DRAWN BY: JBR  
 CHECKED BY: JBR  
 APPROVED BY: JBR

**berardi PARTNERS**  
 PRELIMINARY SITE PLAN  
 C101

NOT TO SCALE  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL FINISHES SHALL BE TO FINISH FLOOR UNLESS OTHERWISE NOTED

**First Floor Plan**

**CV06-058**

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**STATEMENT OF HARDSHIP**

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council



A. Permit a variance in the yard, height, or parking requirement 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 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 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:**

The applicant is seeking to develop a vacant lot along the west side of N. High St., north of 4th Avenue and utilizes two (2) small parcels from abutting properties. The applicant will combine the three (3) parcels into one piece to construct the new building which will have 47 condominiums, first floor retail uses and ancillary parking. The proposed council variance will modify the underlying L-C-4 district (290-103), to permit a piece of ground zoned AR-1 to be used for directing purposes, and the use of the 1st floor of the building for residential parking and use. The application also will vary screen (7) development standards that will allow the splitting of the two (2) abutting properties and the construction and use of the new building. The special circumstances which exist is the urban setting and lack of buildable area in the Short North area of Columbus. The urban density and small areas trigger the need for the variances as the Columbus Code was written primarily for suburban development rather than urban in fill construction where higher density, a variety of transportation and job opportunities are available to new owners and retailers. The granting of the variances would be in keeping with the variances granted for other similar developments found in the

Signature of Applicant (Signed in BLUE INK) Joshua B. Reynolds III Date 1/12/07

Short North area. The granting of the variances would not negatively impact the surrounding neighborhoods nor violate the intent or purpose of the zoning code.

Council Variance Requests  
1127 North High Street  
CV06-058

- (1) Alter language in case Z90-103 (adopted 11/13/90) to permit splitting off of the parking area behind the condominiums (Short North) facing West 4<sup>th</sup> Avenue and providing the six (6) parking spaces within the new condominium building.
- (2) To permit a small AR-1 piece located to rear to be used for access purposes.
- (3) To permit residential parking and use on the first floor (a use variance) in the C-4 zoning category.
- (4) Variances to the following Columbus Code sections:
  - (A) CCC 3342.06 Aisle width reduction (20' to 10')
  - (B) CCC 3342.08 Driveway width reduction (20' to 10')
  - (C) CCC 3342.28 Parking Space Reduction
    - Existing 6-unit apartment-12 spaces
    - New building: 46 units - 92 spaces
    - 4,800 sq. ft. - retail - 20 spaces
    - 124 spaces

124 spaces required - 84 provided spaces = 40 space reduction

  - (D) CCC 3342.15 Maneuvering - to permit 14 stacked spaces
  - (E) CCC 3342.17 screening - to waive screening requirements
  - (F) CCC 3309.14 Height - to permit a 110' high building in a 35' height district variance of 75'
  - (G) CCC 3333.24 Rear yard - to reduce the rear yard area from 25% to 21% (a 4% reduction)





**CV06-058**



City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Mark Barbash, Director

**Certificate of Appropriateness**

**VICTORIAN VILLAGE 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:** 1127 North High Street (AKA 1145 North High Street)  
**APPLICANT'S NAME:** Smith And Hale (Applicant)/ JBH Holdings (Owner)  
**APPLICATION NO.:** 06-10-19      **HEARING DATE:** November 9, 2006      **EXPIRATION:** November 9, 2007

The Victorian Village 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 & 3325 and the architectural guidelines:

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

**APPROVED SPECIFICATIONS:**


Recommend Approval of Variance for the property located at 1127 North High Street (AKA 1145 North High Street), as submitted:

- Alter language in case Z90-103 (adopted 11/13/90) to permit splitting off of the parking area behind the condominiums (Short North) facing West Fourth Avenue and providing six (6) parking spaces within the new condominium building.
- To permit a small AR-1 piece located to the rear of lot to be used for access purposes.
- To permit residential parking on the first floor (a use variance) in the C-4 zoning category.
- CC3342.06: Parking Aisle, required due to stacked parking, and driveway (20' to 10').
- CC3342.08: Driveway, required due to two-way traffic on thirteen feet (13') ramps (developers will be installing a traffic control system). Driveway reduction from 20' to 10'.
- CC3342.28: Minimum number of parking spaces required. Plan currently provides 84 spaces. Total requirement for the building is 114 spaces, request for variance of 30 parking spaces. (47 units = 94 spaces, 4,800 sqft retail = 20 spaces).
- CC3342.15: Maneuvering, to permit fourteen (14) stacked parking spaces.
- CC3342.17: Parking lot screening, to waive screening requirements.
- CC3309.14: Height, to permit a one hundred-ten feet (110') high building in a thirty-five feet (35') height district, variance of seventy-five (75').
- Any future change of use requiring a parking variance will require a new variance application and review for recommendations by the Victorian Village Commission.

MOTION: Brownstein/Decker (4-1-0) RECOMMEND APPROVAL. [Vogt]

**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.

  
Randy J. Black  
Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 # CV06-058

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. JBH Holdings Inc. c/o Berardi Partners 369 East Livingston Avenue Columbus, OH 43215	2. JBH Holdings LLC 82 Price Avenue, Suite A Columbus, OH 43201
3.	4.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 27<sup>th</sup> day of September in the year 2006

SIGNATURE OF NOTARY PUBLIC

*Paula V. Price*

My Commission Expires:

\_\_\_\_\_

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

Notary Seal Here



PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07