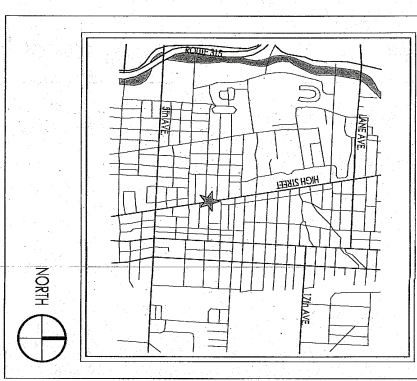


CV17-084 FINAL RECEIVED 5/31/18  
PAGE 1 OF 1

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data...  
**Daniel Perry** 5-1-18  
**Daniel Perry** 5/1/18  
 Daniel Perry, Architect  
 2010 N. Albany

**SITE DATA**

Address:	1444 N High St, Columbus, OH 43201
Lot Area:	11,142.00 sq ft
Zone:	OS-1 (Office)
Adjacent Properties:	1434-1436 N High St (ARC-2), 1452-1458 N High St (ARC-2)
Adjacent Owners:	1434-1436 N High St: [Name], 1452-1458 N High St: [Name]
Adjacent Uses:	Office, Retail
Adjacent Setbacks:	Varies by lot and side
Adjacent Building Footprints:	Varies by lot
Adjacent Building Heights:	Varies by lot
Adjacent Building Footprints:	Varies by lot
Adjacent Building Heights:	Varies by lot
Adjacent Building Footprints:	Varies by lot
Adjacent Building Heights:	Varies by lot



Location Map

**PROJECT**  
**Addition & Improvements**  
 1444 N High St.  
 Columbus, Ohio 43201

**ARCHITECT**  
 Daniel Perry, Architect  
 2010 N. Albany  
 Columbus, OH 43201  
 Phone: (614) 221-1100  
 Fax: (614) 221-1101  
 Website: www.dpbarchitect.com

**SHEET INFORMATION**

Project #:	1444 N High St
Sheet #:	1 of 1
Scale:	As Shown
Date:	5/1/18
Revisions:	

**SHEET TITLE**  
 Site Plan

**SHEET NUMBER**  
 CV17-084

**dkb**  
 52 EAST LYNN STREET - THIRD FLOOR  
 COLUMBUS, OHIO 43215  
 (614) 548-8004  
 WWW.DKBARCHITECTS.COM



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Application Number: CV17-084

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

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 discovered after your application is approved, a new application 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 Exhibit 'B'

Multiple horizontal lines for providing details of the hardship request.

Signature of Applicant Donald Plank Date 12/26/17

Attorney: (Donald Plank, Plank Law Firm) Date

Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 12-26-17

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

## **Exhibit B**

### **Statement of Hardship**

#### **CV17-084 , 1444 N. High Street, Columbus, OH 43201**

The subject property is 0.312 +/- acres located on the east side of N. High Street, between Euclid Avenue and E. Eighth Avenue. The site is zoned AR-O, Apartment Residential-Office from 1963 and is developed with two (2) apartment buildings containing a total of 45 dwelling units. The apartment use is a conforming use of the AR-O district. The site is unusual for N High Street in that most of North High Street is zoned C-4, Commercial or CPD, Commercial Planned Development and many building setbacks are zero (0) or very close to the N High Street property line. In this case, the two (2) apartment buildings have slightly staggered setbacks, but range from 36' to 46' setback from the west property line (N High Street right of way).

Applicant proposes to build an additional building on the property in the current grass N High Street building setback of the two (2) existing buildings. The proposed three (3) story building has been designed to have ground level commercial use (retail, restaurant or office) and five (2) dwelling units occupying the second and third floors of the proposed building. The proposed building will provide ground level commercial uses to engage pedestrians and have the upper level dwelling units, as is consistent with existing and many proposed N High Street development projects. The fronting building will substantially improve the N High Street façade of the property. A site plan ("Site Plan, Additions and Improvements, 1444 N High Street") dated May 1, 2018 is submitted with this application.

Applicant has a hardship warranting a variance in that there is no zoning district to which the site could be rezoned without also requiring variances and rezoning to a commercial district would render the two (2) existing apartment buildings non-conforming uses.

Applicant requests the following variances:

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit 2,900 square feet of ground level retail, office and/or restaurant uses.
- 2). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking for 2,900 square feet of commercial use (retail, office, restaurant) at the restaurant rate and five (5) two (2) bedroom dwelling units from 20 and 5, respectively, as reduced by Section 3325.381, Parking and Circulation (Regional Commercial Subarea, University District Zoning Overlay) to zero (0) parking spaces for the proposed new building.
- 3). Section 3321.07(B), Landscaping, to reduce additional trees at the rate of one (1) tree per 10 dwelling units from one (1) tree to zero (0) new trees for the proposed five (5) new dwelling units.

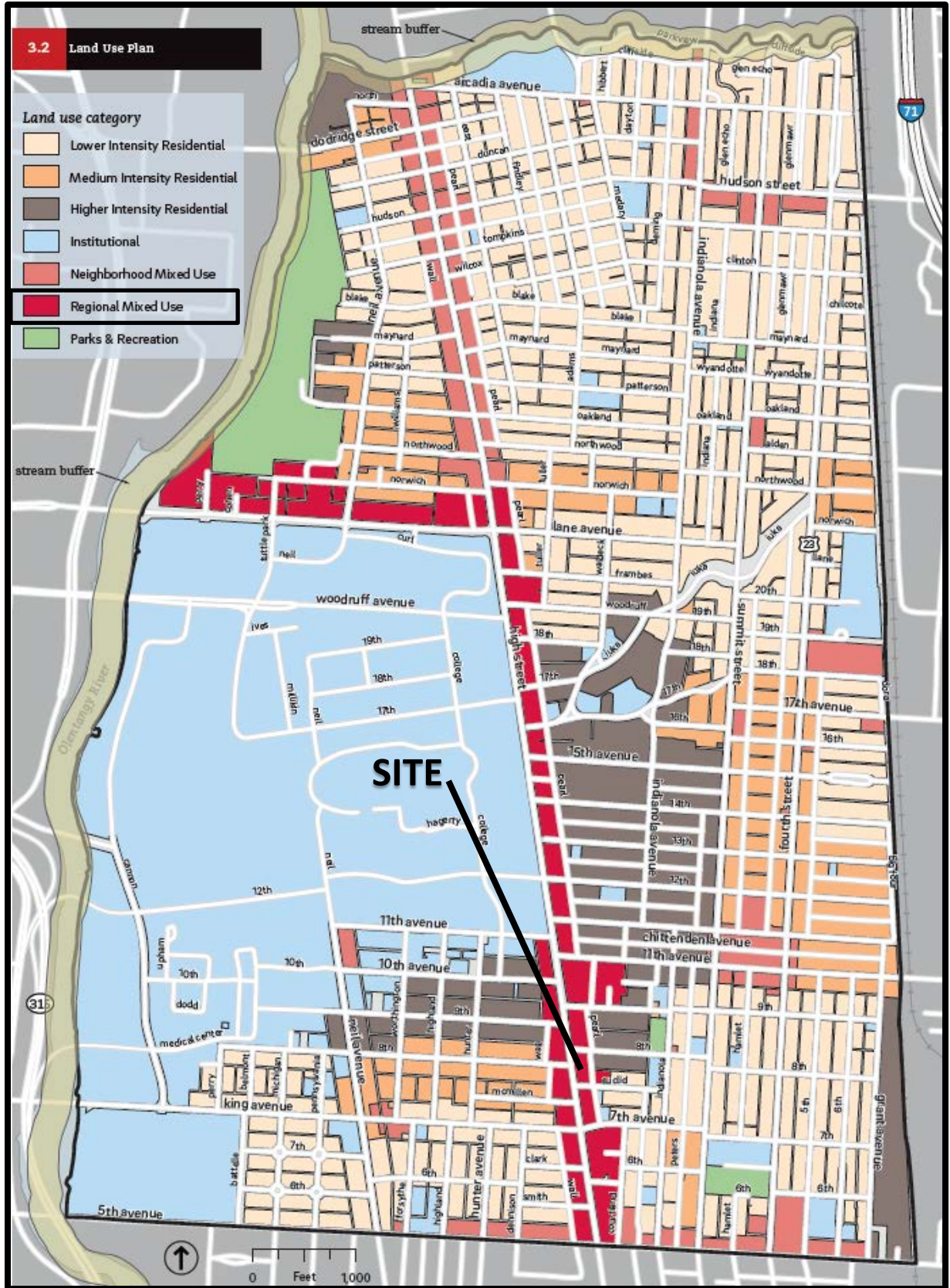
4). Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage (building coverage) from 50% to 71% with the proposed building.

5). Section 3333.255, Perimeter Yard, to reduce perimeter yard from ten (10) feet to zero (0) feet for the proposed new building for applicant to build to the north and south property lines, and to reduce the north, south and east perimeter yard of the existing buildings to zero (0), five (5) and two (2) feet, respectively, to reflect the existing perimeter setbacks of the existing apartment buildings.

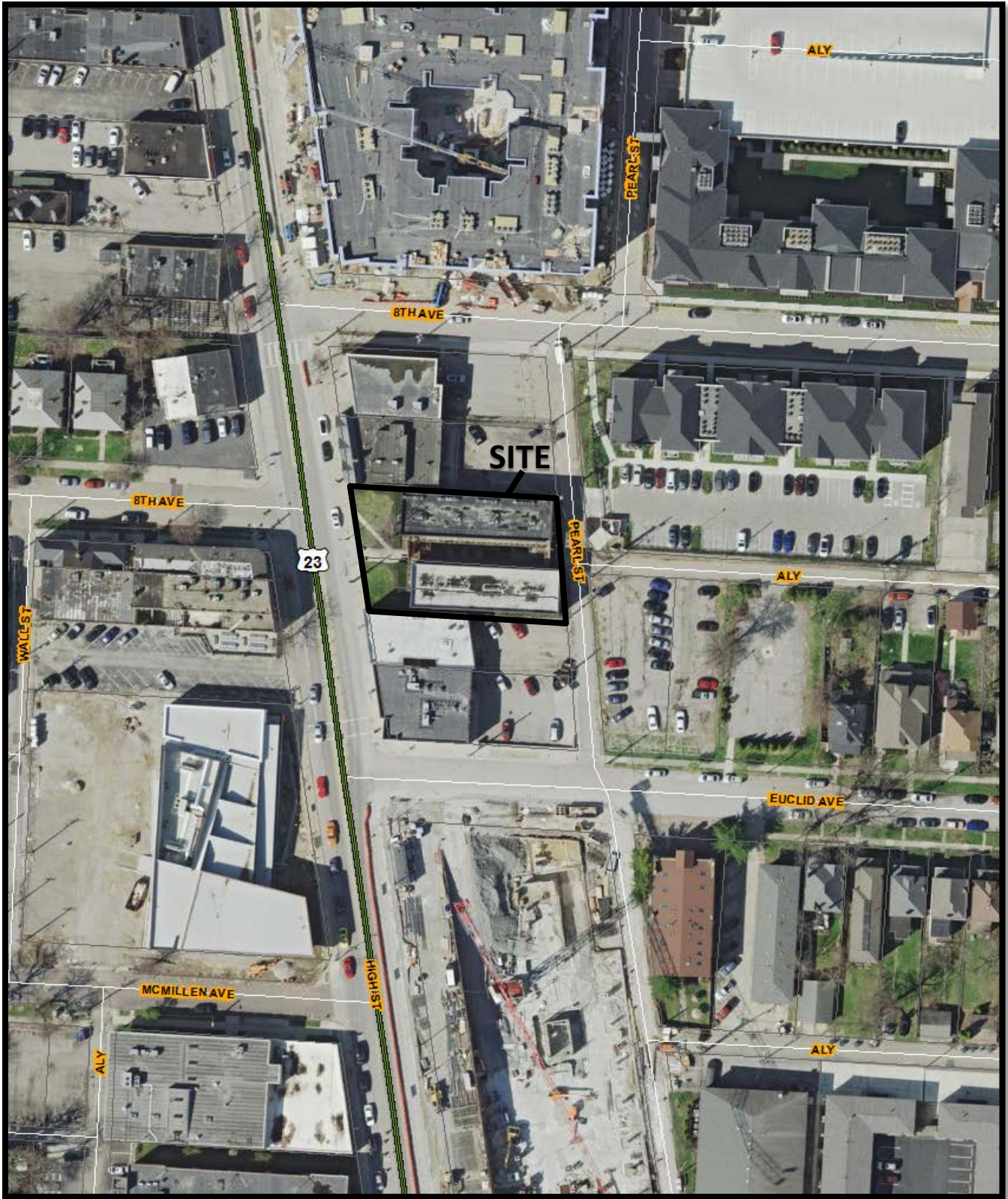
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CV17-084  
 1444 North High Street  
 Approximately 0.32 acres



CV17-084  
1444 North High Street  
Approximately 0.32 acres



CV17-084  
1444 North High Street  
Approximately 0.32 acres



City of Columbus  
Mayor Andrew J. Ginther

ORD # 1658-2018; CV17-084; Page 8 of 10  
**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*

Doreen Uhas-Sauer  
President

Susan Keeny  
1<sup>st</sup> Vice President

David Hegley  
2<sup>nd</sup> Vice President

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Andrew Frankhouser

Pasquale Grado

Abby Kravitz

Rory Krupp

Michael Sharvin

Lauren Squires

Steve Volkman

Tom Wildman

TO: Michael Maret  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2749  
[mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

RE: CV17-084

Michael:

March 3, 2018

This letter is to inform you that on Feb. 21, 2018, the University Area Commission voted to approve the council variance for the property located at 1444 N. High Street.

The proposed project is a 3-story mixed-use building with ground floor commercial and 5 dwelling units above in front of the existing Lantern Sq. Apartments – 45 units total in an ARO zone. The variances are as follows:

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District: to permit 2,900 square feet of ground level retail, office and/or restaurant uses.
- 2). Section 3312.49, Minimum Number of Parking Spaces Required: to reduce parking for 2,900 square feet of commercial use (retail, office, restaurant) at the restaurant rate and five (5) two (2) bedroom dwelling units from 20 and 5, respectively, as reduced by Section 3325.381, Parking and Circulation (Regional Commercial Subarea, University District Zoning Overlay) to zero (0) parking spaces for the proposed new building.
- 3). Section 3321.07(B), Landscaping: to reduce additional trees at the rate of one (1) tree per 10 dwelling units from one (1) tree to zero (0) new trees for the proposed five (5) new dwelling units.
- 4). Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage (building coverage) from 49% to 71% with the proposed building.
- 5). Section 3333.255, Perimeter Yard: to reduce perimeter yard from ten (10) feet to zero (0) feet for the proposed new building for applicant to build to the north and south property lines while a west property lines, while the south and west perimeter yards substantial exceed the required perimeter yard, but applicant proposes to reduce the north perimeter yard from 21.5 feet to 15 feet.

The UAC was very supportive of this project and of the variances requested. The proposed new mixed-use building will front long High Street and fill in the 'gap' along this major commercial thoroughfare. It will also hide the existing Lantern Sq. apartment building, which is a non-contributing structure. The property is currently zoned ARO, which does not include commercial. But, it was felt that the proposed 1st floor commercial uses would help activate this block of High Street and be in character with the rest of the High Street development. The proposed buildings will engage the block better than current buildings do.

It was understood that parking was not available on site (an ever-present issue in the University District), but it was helpful to know that there is parking directly behind the building across the alley which would be available to the residents. Parking is also available in the nearby Gateway Garage for retail users.

**The vote to approve the above variance request was: For – 14; Against – 0; Abstentions – 0.**

Respectfully Submitted,  
Susan LM Keeny

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



**RECOMENDATION**

zoning case no.	<b>CV17-084</b>
property address	<b>1444 NORTH HIGH STREET</b>
hearing date	<b>March 15, 2018</b>
applicant	<b>Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate)</b>
issue date	<b>June 1, 2018</b>

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


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

**To support the requested variances that allow the proposal as presented to advance for later design review.**

**RECOMMENDATION:**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR 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.



Daniel Ferdelman  
University Impact District Review Board, Staff

**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 Number:         2017-084        

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)  
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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

<p>1. Buckeye Real Estate 34 West Ninth Avenue Columbus, Ohio 43201 # of Columbus Based Employees: 32 Contact: Wayne Garland (614) 299-3754</p>	<p>2. 1444 N High, LLC 222 East 11th Avenue Columbus, Ohio 43201-2255 # of Columbus Based Employees: 0 Contact: Thomas P. Heilman (614) 291-2600</p>
<p>3. _____</p>	<p>4. _____</p>

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26<sup>th</sup> day of December, in the year 2017

Stacey L. Danza  
SIGNATURE OF NOTARY PUBLIC

11-5-2018  
My Commission Expires

Notary Seal Here



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

**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**