



CV14-056
Final Received 3/19/15
②04⑤

Exterior Elevation - East - Wall Street

HUBBARD PARK PLACE
Schiff Capital Group/ Wood Companies

Mark A. Brown 3/19/15
SCA SchooleyCaldwell Associates



CV14-056
Final Received 3/19/15
③ of ⑤

Exterior Elevation - North - Hubbard Avenue

HUBBARD PARK PLACE
Schiff Capital Group/ Wood Companies

Michael A. Brown 3/19/15
SCA SchooleyCaldwell Associates



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(4 of 5)

Exterior Elevation - West - Park Street

HUBBARD PARK PLACE
Schiff Capital Group/ Wood Companies



CV14-056
Final Received 3/19/15
⑤ of ⑤

Exterior Elevation - South - Lundy Street

HUBBARD PARK PLACE
Schiff Capital Group/ Wood Companies



CV14-056

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 780 Park Street, Columbus, Ohio 43215
APPLICANT: The Wood Companies, %
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: March 19, 2015

The Site consists of four parcels (PIDs: 010-009149, 010-047864, 010-047865, 010-034719). The Site is located between West Hubbard Avenue, Park Street, Lundy Street, and North Wall Street. The Site is currently used as a surface parking lot and does not contain any structures. The Site does not have any distinguishing characteristics.

The Site is currently zoned Commercial, C-4. The Site is subject to the Victorian Village Commission, and the I-670 Graphics Control Planning Overlay.

Applicant proposes the construction of a mixed-use, office and multi-family apartment residential development. The development will provide approximately 10,000 square feet of office space, 105 apartment units, 130 parking spaces, and stand 88 feet tall.

Applicant requests the following variances:

1. 3356.03, C-4 Permitted Uses, which Section does not permit ground-floor residential dwelling units. Applicant requests a council variance to permit ground-floor residential units.
2. 3309.14, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a building height of 88 feet.
3. 3312.49(C), Minimum Number of Parking Spaces Required, which section requires a minimum parking ratios of 1.5 parking spaces per dwelling unit and 1 parking space per 450 square feet of general office space (total required 180 parking spaces). Applicant requests a variance to allow a minimum of 130 parking spaces.
4. 3321.05(B)(1), Vision Clearance, which Section requires 10 foot clear vision triangles at the intersections of streets and alleys. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the Site Plan.

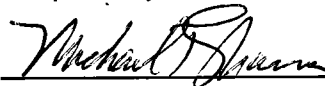
5. 3356.11(C), District Setback Lines, which Section requires a minimum building setback of 25 feet. Applicant requests a variance to allow a minimum setback of 0 feet on Hubbard Avenue and 0 feet on Park Street.

A hardship exists in that the proposed development cannot conform to the underlying residential zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrants variances from the C-4, Residential zoning code.

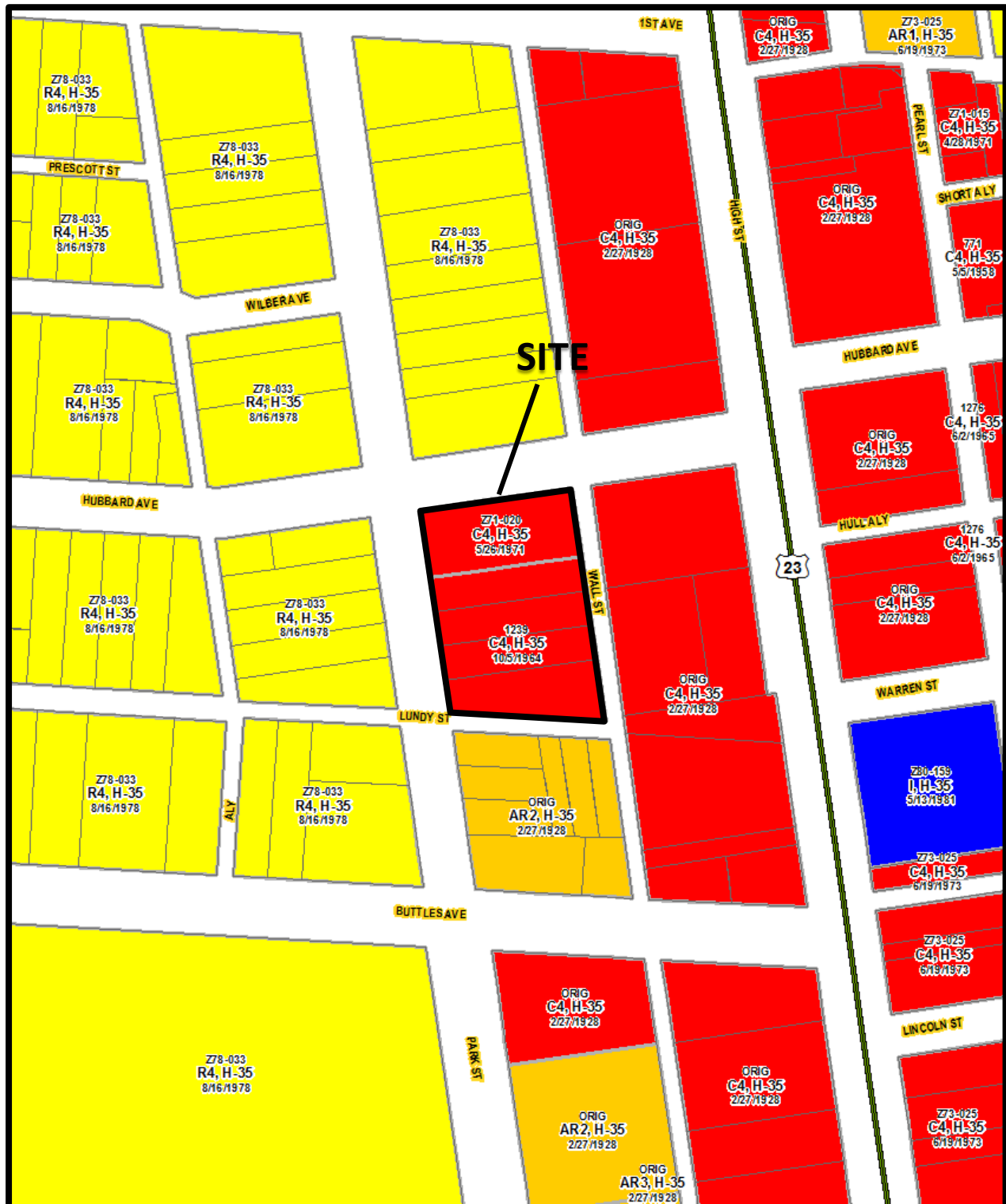
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, 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.

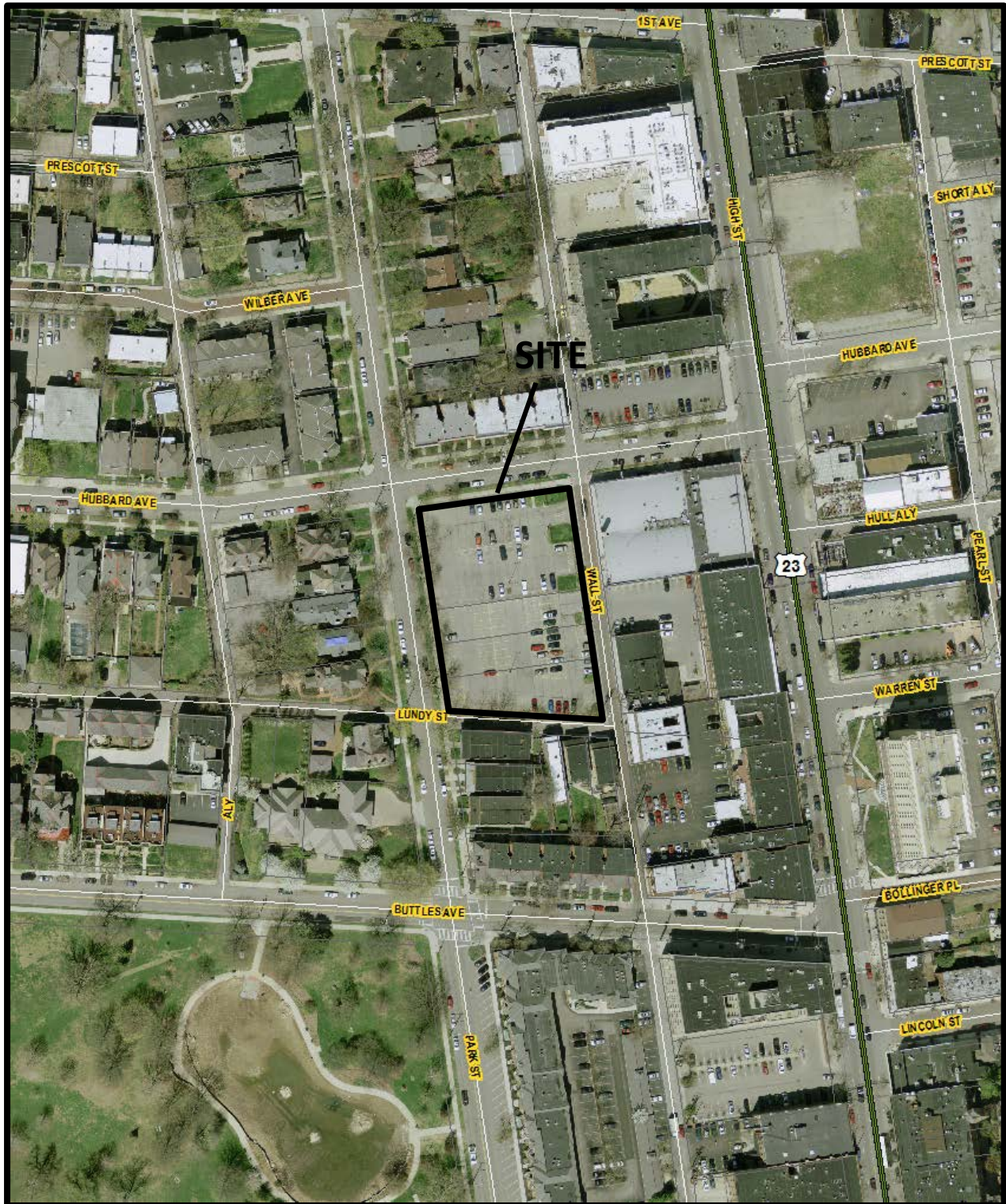
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon".

Michael T. Shannon, Esq.
Attorney for Applicant



CV14-056
780 Park Street
Approximately 1 acre



CV14-056
780 Park Street
Approximately 1 acre

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN VILLAGE COMMISSION**

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.

PROPERTY ADDRESS: 780 Park Street (Hubbard Park Place)

APPLICANT'S NAME: Crabbe, Brown & James, LLP (Applicant)

Hubbard Park Place, LLC (Owner)

APPLICATION NO.: 14-11-22

COMMISSION HEARING DATE: 11-13-14

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 & 3319 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
- ☒ Parking Variance
- ☐ Change of Use
- ☐ Lot Split
- ☐ Special permit
- ☒ Setbacks
- ☒ Other

ACTION:

Recommend application #14-11-22, 780 Park Street (Hubbard Park Place), as submitted:

- CC3356.03: C-4 Permitted Uses, which Section does not permit ground-floor residential dwelling units. Applicant requests a council variance to permit ground-floor residential units.
- CC3309.14: Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a building height of 88 feet.
- CC3312.49(C): Minimum Number of Parking Spaces Required, which section requires a minimum parking ratios of 1.5 parking spaces per dwelling unit and 1 parking space per 450 square feet of general office space (total required 180 parking spaces). Applicant requests a variance to allow a minimum of 130 parking spaces.
- CC3321.05(8)(1): Vision Clearance, which Section requires 10 foot clear vision triangles at the intersections of streets and alleys. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the siteplan.
- CC3321.05(8)(2): Vision Clearance, which Section requires 30 foot clear vision triangles at the intersections of streets. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the Site Plan.
- CC3356.11 (C): District Setback Lines, which Section requires a minimum building setback of 25 feet. Applicant requests a variance to allow a minimum setback of 0 feet on Hubbard Avenue and 0 feet on Park Street.

MOTION: Decker/Berthold (6-0-0) RECOMMENDED.

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.


Randy F. Black
Historic Preservation Officer

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV14-056

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] MICHAEL T. SHANNON

Of [COMPLETE ADDRESS] 500 S. FRONT ST
 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 formats

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. 1. High and Hubbard, LLC; 2. Hubbard Park Place, LLC 939 N. High St #206 Columbus, OH 43201	2.
3.	4.

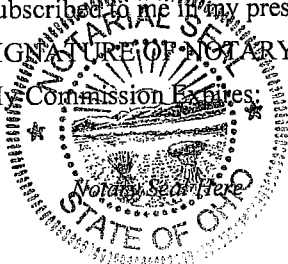
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer