



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-061

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 attached.

Signature of Applicant

Maharaj Slom

Date

7-24-18

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

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 1836 North High Street
OWNERS: Redstone Realty, et al.
APPLICANT: Campus Partners for Community Urban Redevelopment
ATTORNEY: Michael T. Shannon, Esq.
Underhill and Hodge, LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
mike@uhlawfirm.com
DATE OF TEXT: July 24, 2018
APPLICATION #: CV18-061

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 9.6 +/- acres.

The Site will include a mix of retail, residential, hotel and office uses. A Signature Building recently 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 9, 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.

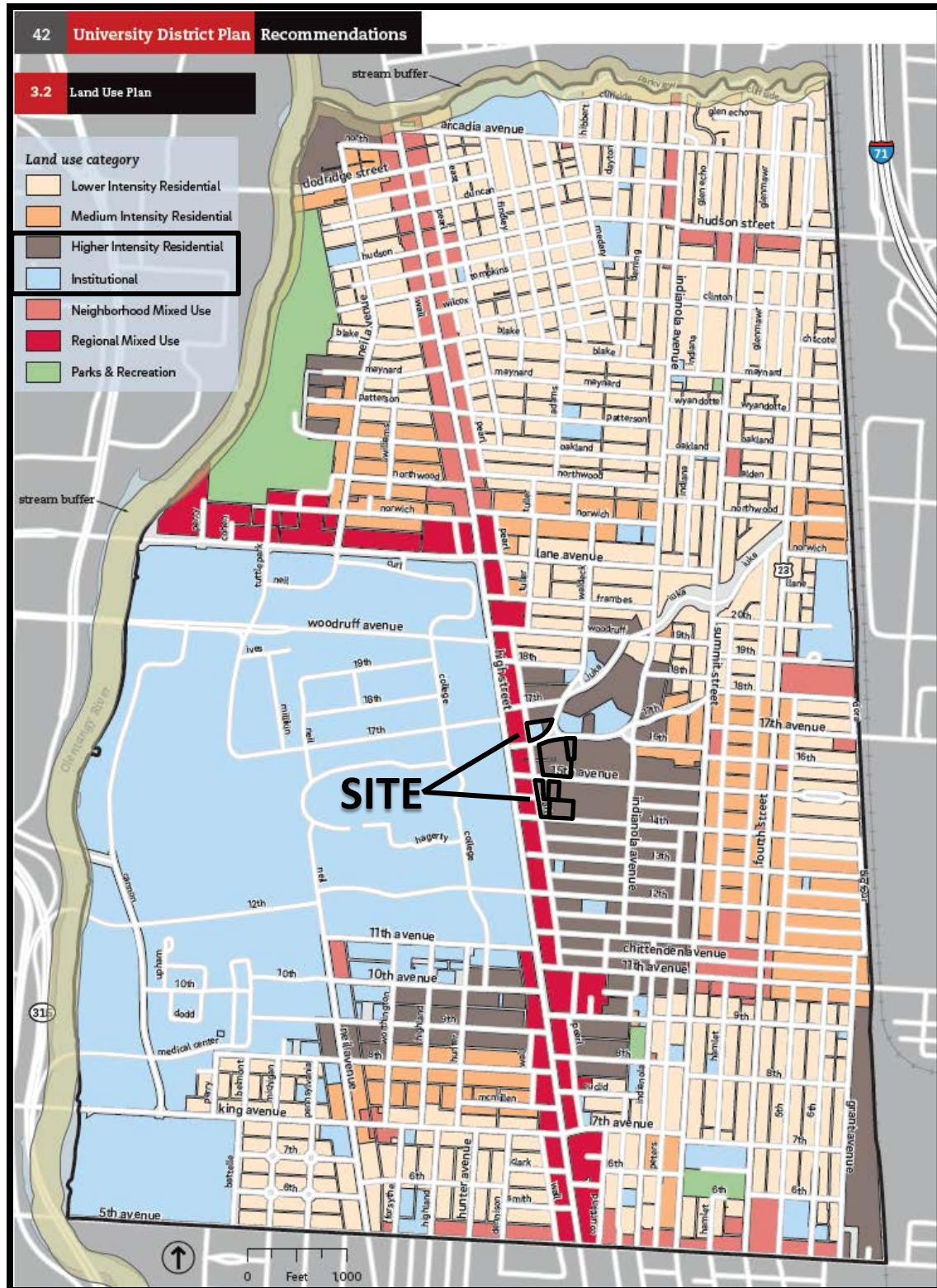
For the reasons stated above, Applicant respectfully requests approval of the requested variances.

Respectfully submitted,

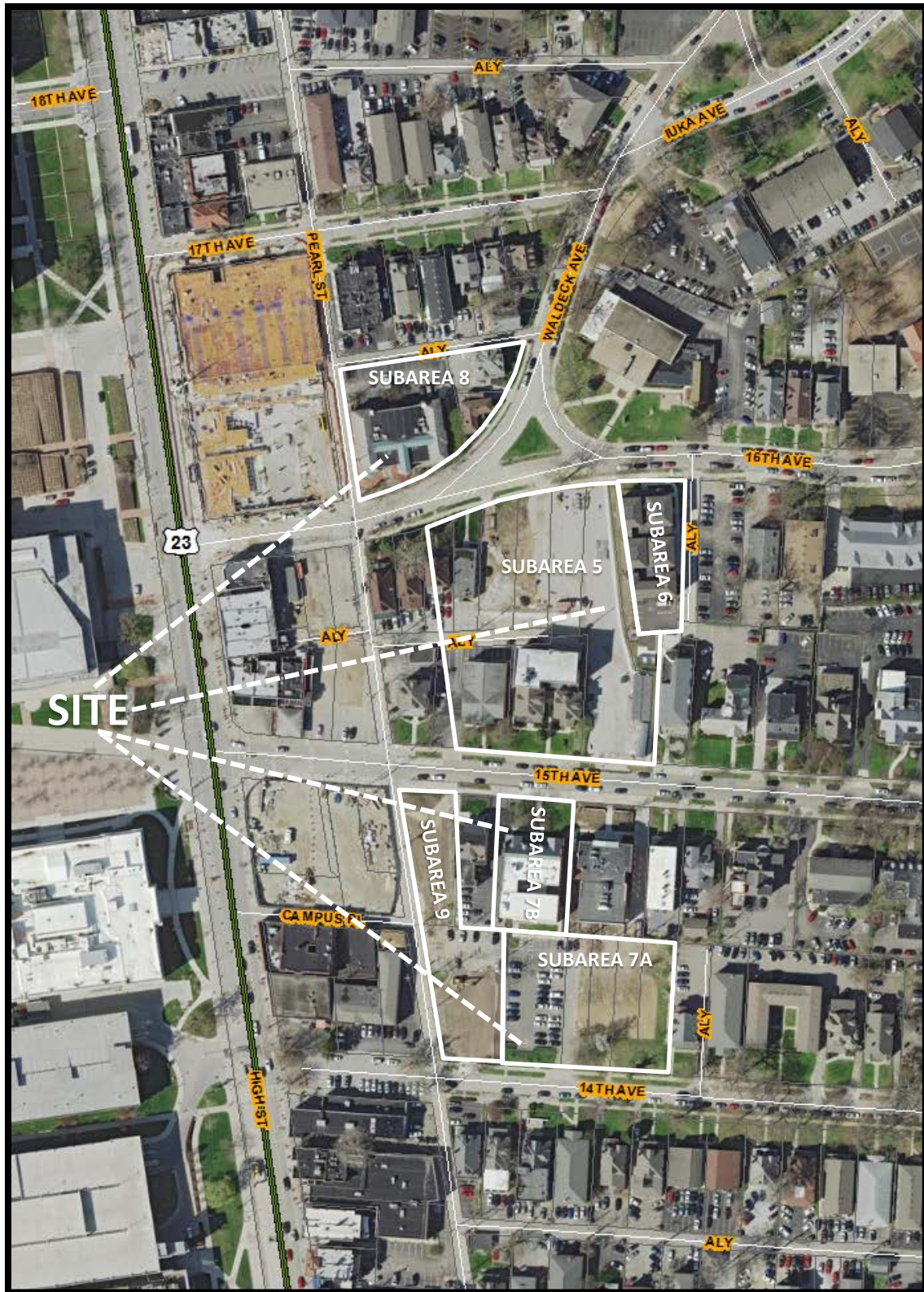


Michael T. Shannon, Esq.

15 East Fifteenth Avenue
Approximately 4.91 acres



CV18-061
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Approximately 4.91 acres



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City of Columbus
Mayor Andrew J. Ginther

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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Steve Volkmann

Tom Wildman

TO: Tim Dietrich
111 N. Front Street
Columbus, OH 432215
Ph: 614-645-6665
tedietrich@columbus.gov

September 19, 2018

RE: Revised CPD, 15th & High:
CV18-061
Tim:

This letter is to inform you that on September 19, 2018, the University Area Commission voted to approve the revised CPD for the 15th & High Street project. This permits ground floor residential and supporting residential uses in the CPD.

The UAC saw no reason to object to this request since:

- the original CPD was approved by the UAC and adopted by City Council in **2015**,
- there is nothing in the document that has apparently changed. There is still one variance request to allow 1st floor residential in a C-4 commercial zone,
- the case has a new application number, but nothing else in the application has changed.

There was very little discussion and very little clarity about why this vote was being requested. The UAC's vote to approve the request for council variance was based on the fact that they had approved the very same council variance previously.

The vote to approve the above variance request was: For – 13; Against – 0; Abstentions – 1.

Respectfully Submitted,
Susan LM Keeny

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

	RECOMMENDATION
zoning case no.	Z18-033 & CV18-061
property address	15 EAST 15th AVENUE
hearing date	JULY 26, 2018
applicant	Erin Prosser, Keith Myers (Campus Partners)
issue date	SEPTEMBER 19, 2018

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

☒
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☐
☐

Rezoning
 Parking Variance
 Change of Use
 Lot Split

☐
☐
☐
☒

Graphics
 Special permit
 Setbacks
 Other

TYPE(S) OF ACTION(S) REQUESTED:

To support the revised CPD and requested variances from C-4 zoning district.

RECOMMENDATION:

☒

SUPPORT REQUESTED VARIANCE
 OR ZONING CHANGE

☐

DO NOT SUPPORT REQUESTED
 VARIANCE OR ZONING CHANGE

☐

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

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV18-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartmanof (COMPLETE ADDRESS) 8000 Walton Parkway, New Albany, OH 43054

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 1568 North High Street Columbus, Ohio 43201 c/o Erin Prosser, 614-247-5958	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 24th day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



KIMBERLY R. GRAYSON

This Project Disclosure Statement expires six months after date of notarization.

My Commission Expires
January 11, 2021

Notary Seal Here

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Campus Partners

CV 18-061

Supplemental Property Information

Property Owners

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

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

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

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

20 E. Fourteenth II LLC
10 East 17th Avenue
Columbus, Ohio 43201

43 E. 15th LLC
130 South Columbia Avenue
Columbus, Ohio 43209