

FAR ISO DIAGRAM

CONSTRUCTION DOCUMENTS

DATE: 11/1/19
PROJECT: 1111

FAR CALCULATIONS

SD-101.2

FAR CALCULATION:

BUILDABLE LAND AREA:	21,208 SF
LOT 1: 0.6246 ACRES *	
ALLOWABLE AREA:	
LOT 1: 21,208 SF x 1.4 *	30,090.5 SF
LOT 2: 6,804 SF x 0.4 *	2,721.6 SF
	40,812.1 SF

* R2-F 0.4 FAR: 33,258.05
* C-4 1.4 FAR: 33,258.13 (B)

2180 S. 10TH STREET
TULSA, OK 74106

BERARDI+
ARCHITECTS AND
PLANNERS
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOGRAPHY, RECORDING,
OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM BERARDI+.

TOMPKINS
STUDIOS

Donnell Plant 11/01/19
ATTACHED
CV18-058; Final Received 11/1/19



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 #: CV18-058

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):

Please see Exhibit A.

Signature of Applicant

Date

7/20/18

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

Exhibit A

Council Use Variance – Hardship Standard

2486 North High Street, Columbus, Ohio (Certified Address)

Variances Requested:

- Section 3356.03, C-4 permitted uses: To conform an existing four-unit dwelling and to permit accessory residential uses in the new mixed-use building
- Section 3332.037, R-2F, residential district: To permit two parking spaces for the mixed-use development located on Parcel #010-045644 to be located on Parcel #010-031637, which is zoned in the R-2F district
- Section 3312.03(D), Administrative requirements: To permit two parking spaces in the R-2F district on Parcel #010-031637 that will serve uses in the C-4 District on Parcel #010-045644 that are not zoned in a limited or CPD district, but are permitted via the use variance contained within this ordinance. Applicant has a lease agreement to use those parking spaces on the R2-F District-zoned property.

Applicant proposes to convert an existing residential building back to residential and to develop one main building on the subject property for mixed-use commercial, office, retail, and residential uses and develop a two-dwelling unit residential building on another lot. The subject property consists of five (5) Franklin County Auditor Tax Parcel Id. No.'s with a certified address of 2480 North High Street, Columbus, Ohio 43202 (the "Property"). One (1) parcel consisting of the Property is zoned R2-F ("R2-F District"), and four (4) parcels consisting of the Property are zoned C-4 Commercial District (the "C-4 District").

The Applicant is seeking a use variance for the existing building located on a parcel zoned in the C-4 District to allow for residential dwelling units on the ground floor. This is an existing condition. In the C-4 District, specifically under Section 3356.03(E) of Title 33 of the City of Columbus Code of Ordinances (the "Zoning Code"), it is contemplated that residential dwelling units are permitted above the ground floor of the building for properties zoned in the C-4 Commercial District. The Applicant is seeking a use variance under the authority of Section 3307.10 as it relates to Sections 3356.03(E) of the Zoning Code for the ground floor of the existing building (to remain) as residential, multi-family dwelling units. The use variance would permit residential dwellings on the first floor of buildings in the C-4 District.

The C-4 District properties will consist of 1,818 square feet of restaurant; 1,879 square feet of office; 605 square feet of lobby space; 30 two-bedroom and 1 one-bedroom dwelling unit (total 61 beds); and 35 covered parking spaces and 10 open parking spaces. The R2-F District property will consist of 2 two-bedroom dwelling units (total 4 beds) and 4 garage parking spaces.

The proposed uses for residential, multi-family dwelling units and for commercial (retail and office) uses will not adversely affect the surrounding property or surrounding neighborhood, which is developed, but changing, and consists of mixed uses, such as commercial, residential, and institutional uses. To the south of the Property, established uses commercial and residential; to the east of the Property, established uses are residential; to the west of the Property, established uses are commercial; to the

north of the Property, the established uses are commercial and residential. The essential character of the neighborhood is a true mixed-use neighborhood. The mixed-uses in the neighborhood, including the proposed use, support a pedestrian-friendly environment for persons who live in the general area to walk to the nearby offices for work or to conduct business and to the retail restaurants, stores, and shops for consumption of goods and services.

In addition, the Columbus Comprehensive Plan (the “Comprehensive Plan”) at page 21 recommends “mutually supportive mixed uses and pedestrian orientation within neighborhoods.” Furthermore, a stated goal of the Comprehensive Plan on a City-wide basis is to “maintain an appropriate mix of land uses in all communities”. This use - as mixed use commercial, office, and a multi-family residential use - is consistent with, and supports, the stated recommendations and goals of the Comprehensive Plan. It is clear that Applicant will suffer a hardship or difficulty that warrants a use variance from the strict compliance with, and adherence to, the Zoning Code. The component of this project that warrants the use variance is for an existing building that is currently used for four (4) townhome-style residential dwelling units (and includes the ground floor residential use in a C-4 District); this is an existing and legal, non-conforming condition. This use variance would bring this existing building, which will remain as four (4) townhome-style residential dwelling units into conformity. This use variance application, if approved, would not impair, or alter in any way, the adequate supply of light and air to the adjacent properties or unreasonably increase the congestion of public streets; increase the danger of fires; endanger the public safety; or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Applicant respectfully requests approval of this use variance by Columbus City Council to allow multi-family residential dwelling units in the ground floor of the existing, non-conforming building (building to remain) on the Property.

Area Variance – Test of Practical Difficulties

1. Whether property will yield reasonable return or whether there can be any beneficial use of property without variance.

Applicant’s proposed use of the Property for mixed-use commercial (office or retail) and residential dwelling units is in conformance with the types of structures and uses that were put to the Property originally. The Applicant is converting an existing residential building into rehabbed residential dwelling units and will be constructing one main building consisting of retail, office, and residential dwelling units. The proposed uses are the best uses that could be put to the Property and support the neighborhood as a whole. The area variance to permit the utilization of two (2) parking spaces on the R2-F District-zoned property by the property zoned C-4 is merely technical and is not a substantial variance. The Applicant has a lease agreement in place benefitting the portion of the Property zoned in the C-4 District to use the requisite parking spaces on the R2-F District-zoned property.

2. Whether the variance is substantial.

The area variance is merely technical in nature and is not substantial. All parking requirements of the Zoning Code are met for all the uses on the Property. It is a technicality that two (2) of the parking spaces can only be utilized by crossing property lines and the alley intersecting the Property.

3. Whether the essential character of neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of variance.

There would be no substantial detriment to grant an area variance for a variance that provides that two (2) parking spaces be provided on a differently zoned property that is owned by the same owner, as Applicant.

4. Whether the variance would adversely affect delivery of governmental services.

There will be no adverse affect on the delivery of governmental services to the Property if this variance request is approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate ingress-egress and maneuverability in and out of the Property.

5. Whether property owner purchased property with knowledge of zoning restrictions.

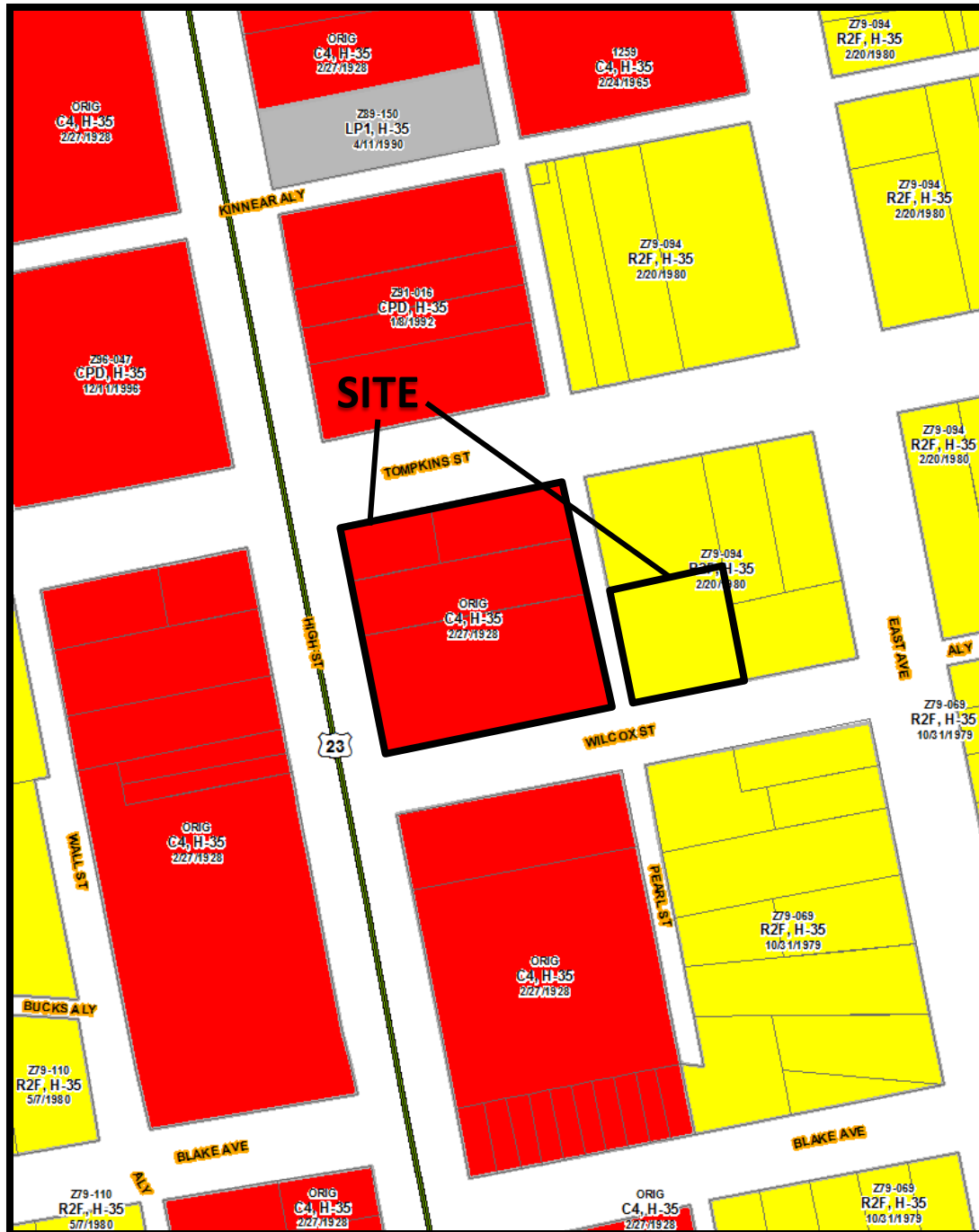
The property owner just purchased the properties on July 18, 2018, and understands that with this proposed development, one area variance is needed. However, the area variance is merely technical in nature and is not substantive or substantial in terms of the overall project that the benefit that will be derived to the community and the owner through the development of the project.

6. Whether property owner's predicament feasibly can be obviated through some method other than variance.

The Applicant will not be able to develop the property as planned without the requested variance.

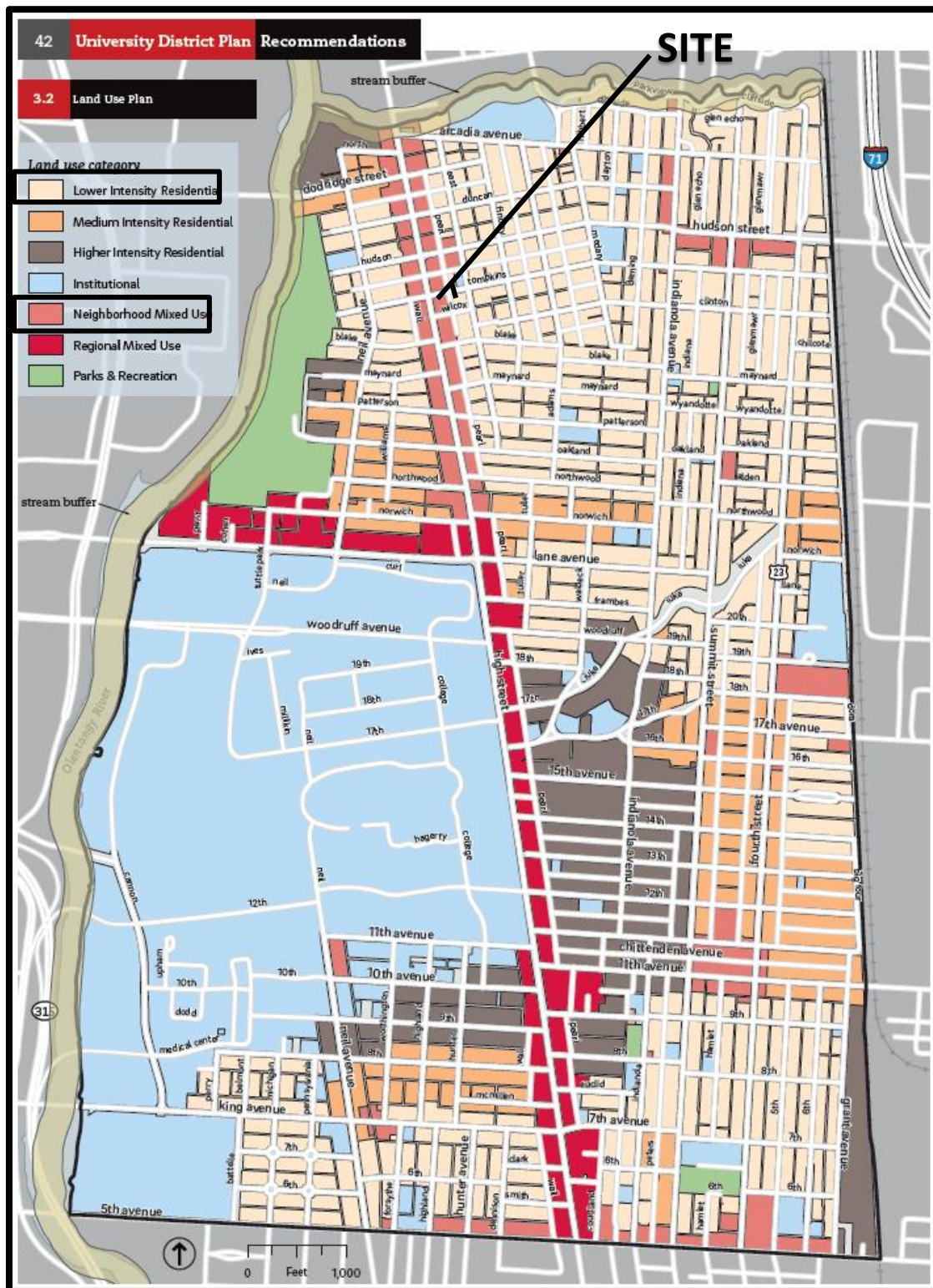
7. Whether spirit and intent behind zoning requirement would be observed and substantial justice done by granting variance.

The spirit and intent behind the zoning requirements and substantial justice may be done by granting the requested variance.



CV18-058
2486 North High Street
Approximately 0.8 acres

University Area Plan (2015)



CV18-058
2486 North High Street
Approximately 0.8 acres



CV18-058
2486 North High Street
Approximately 0.8 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Standardized Recommendation Form**

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)Case Number: CV18-058Address: 2486 North High Street, Columbus, Ohio 43202Group Name: University Area Commission

Meeting Date: _____

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ Approval
☐ Disapproval

***NOTE:** The University Area Commission approved the final site plan, as shown in this ordinance. The Area Commission also approved variances to Section 3356.03, C-4 permitted uses and Section 3312.03(D), Administrative requirements. However, they did not take a vote on the variance to Section 3332.037, R-2F residential district.

NOTES:

Use Variance, Section 3307.10: To permit residential units on the ground floor in a C-4 zoning district.

Area Variances Section 3332.25: To exceed the maximum sum of side yards requirement from 16 feet to 30.83 feet.

The previous UAC recommendation letter listed 1 Area Variance, Sec. 3332.25, & 3 Use Variances: Sec. 3332.07(A); 3356.03(E); 3356.05(C), which were mistaken for the additional variances because they were also listed in the statements of hardship. The variances Sec 3307.10 & 3332.25 are the correct variances as approved by the University Area Commission on 10/17/2018. The Commission appreciated the way the applicant listened to and worked with the zoning committee to reduce the height & area of the project to bring it within the new Overlay standards.

Vote:

FOR: 10 AGAINST: 2 ABSTENTIONS: 0

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor
Columbus, Ohio 43215
(614) 645-8062

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

RECOMMENDATION

zoning case no. **CV18-058**
property address **2500 North High Street**
hearing date **September 26, 2019**
applicant **George Berardi (Berardi Partners)**
issue date **October 25, 2019**

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

- ☐ Rezoning
☐ Parking Variance
☐ Change of Use
☐ Lot Split

- ☐ Graphics
☐ Special permit
☐ Setbacks
☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Variances to:

- **3312.03(D)**, To allow 2 parking spaces for the C-4 component on the property zoned in the R2-F district.
- **3356.03**, To permit ground floor dwelling units
- **3332.037**, To permit two parking spaces for the mixed-use development located on Parcel #010-045644 to be located on Parcel #010-031637

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.

Luis Teba

Luis Teba
University Impact District Review Board, Staff

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 #: CV18-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Verge Developments LLC 2690 South Hamilton Road, Columbus, Ohio 43232 Columbus-based employees: 0 Contact: Jianquin Chen (614) 843-7333.	2.
3.	4.

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 21st day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]
Notary

My Commission Expires:

never



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

Craig J. Mondrier, Notary Public, State of Ohio
My commission expires on 12/31/2020
Sec. 147.03 R.C.

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