

**Not to Scale**

Address – 1475 N. High Street

PID - 010022010, 010003435, 010024884, 010032149

Site Area - 0.75 acres

Existing Zoning – C-4, Commercial; University Planning Overlay (Regional Commercial)

Building Height = 72'-0"

Proposed Use -

Leasing Office - 1000 SF

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Residential - 88 (0.50 spaces/bed)

Commercial = 9 (1 space/75 SF) x 0.50 (50% reduction factor)

**Total Parking Required – 99**

Parking Provided - 150 Spaces

Accessible Parking Spaces - 5 ADA Accessible Spaces Provided	5 ADA Accessible Spaces Required
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## Bicycle Parking Scores – & Spaces Provided

8 Spaces Provided

## Setbacks – 0'

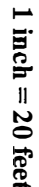
Flood Zone - "X" Panel No. 39049C0307K (Dated June 17, 2008)

Refuse: (Private Pick Up)

Commercial (1350 SF)

Public Dialogue

universality fulfilling overduy.  
FAR = 4.1



**NOT TO BE USED FOR**

**PLAN SET DATE**  
**February 2021**

1/1

**EMH&T**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
[emht.com](http://emht.com)

**COLUMBUS, FRANKLIN COUNTY, OHIO  
ZONING PLAN  
FOR  
1475 N. HIGH STREET**

AVE NUE  
PARTNERS

[illegible]



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

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

CV20-110

- 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

Signature of Applicant

*Avenue Partners Acquisitions LLC*  
*by D.B. Perry, Agent*

Date

*10-26-2020*

Signature of Attorney

*Donald Plank*

Date

*10/26/2020*

**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**

#### **CV20-110, 1475 N High Street, Columbus, OH 43201**

The 0.747 +/- acre site is located at the northwest corner of N High Street and W 8<sup>th</sup> Avenue. The site is zoned C-4, Commercial and is designated as being in the Regional Commercial Subarea of the University Planning Overlay. Applicant proposes to redevelop the site with a 6 story, 72 foot mixed use building with 146 dwelling units (max), a 1,000 SF accessory leasing office, a 1,350 SF ground level commercial tenant space and a 129 space parking garage. The existing buildings on the four (4) tax parcels (010-003435, 010-022010, 010-024884, 010-032149) will be razed with redevelopment of the site. This variance application is submitted for applicable variances to develop the site as depicted on the submitted site plan, hereafter "Site Plan".

The site is located in the University Area Commission area and is part of the University District Plan ("Plan") (2015). The site is designated as "Regional Commercial" by the Plan and by Chapter 3325, University District Zoning Overlay.

Applicant has a hardship and practical difficulty with compliance with cited Zoning Code Sections. The variances are minor and relate to an irregularly shaped parcel and less emphasis on ground level commercial uses than required by Section 3356.05(F)(2), C-4 District Development Limitations.

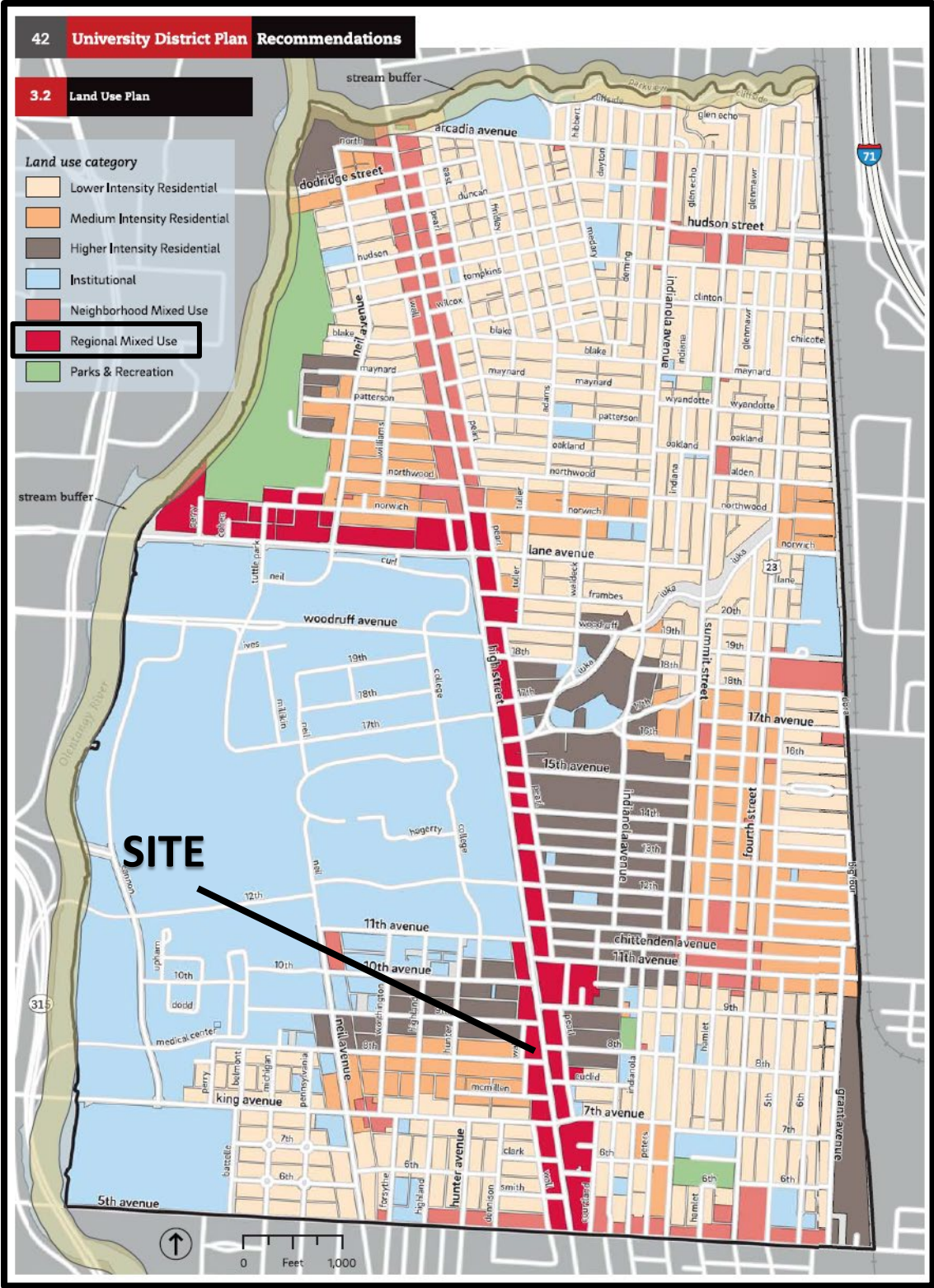
Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3356.03, C-4 Permitted Uses, to permit the proposed mixed use building with a maximum of 146 dwelling units, an accessory leasing office and 1,350 SF of commercial space, which commercial space does not occupy the entire length (26%) of the N High Street frontage of the building (Section 3356.05(F)(2), C-4 District Development Limitations.
- 2). Section 3321.05(B)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle at the intersection of W. 8<sup>th</sup> Avenue and N. Wall Street (20') to 6'x6'.

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CV20-110  
1475 N. High St.  
Approximately 0.75 acres



CV20-110  
1475 N. High St.  
Approximately 0.75 acres





CV20-110  
1475 N. High St.  
Approximately 0.75 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:**

CV20-110

**Address:**

1475 N. High St.

**Group Name:**

University Area Commission

**Meeting Date:**

12-16-20

**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

**NOTES:**

**Vote:**

15 yes; 2 no

**Signature of Authorized Representative:**

  
SIGNATURE

UAC Zoning Chair

RECOMMENDING GROUP TITLE

614-560-5785

DAYTIME PHONE NUMBER

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

**RECOMMENDATION**

case no. **CV20-110**  
 property address **1475 N. High Street**  
 hearing date **December 17, 2020**  
 applicant **Dave Perry / Avenue Partners**  
 issue date **December 18, 2020**

*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:**

To support the Council Variances necessary to promote the current design proposal and use.

**RECOMMENDATION:**

- ☒ SUPPORT REQUESTED VARIANCES 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.



Patrick Holland  
 University Impact District Review Board, Staff



**PROJECT DISCLOSURE STATEMENT**Application No.: CV20- 110STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Donald Plank, Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215 deposes and states that he is the 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:

1453 North High Street, LLC 1453 North High Street, Columbus, OH 43201 Number of Columbus based employees: Zero (0) Contact: Edward Gaughan, Phone: (614)562-4792	14-22 West 8 <sup>th</sup> Avenue, LLC 540 Teteridge Road, Columbus, OH 43214 Number of Columbus based employees: Zero (0) Contact: Edward Gaughan, Phone: (614)562-4792
Vic-Abby, LLC 540 Teteridge Road, Columbus, OH 43214 Number of Columbus based employees: Zero (0) Contact: Edward Gaughan, Phone: (614)562-4792	Avenue Partners Acquisitions, LLC 100 West Third Avenue, Suite 240R, Columbus, OH 43201 Number of Columbus based employees: Five (5) Contact: Paul Pardi, Phone: (614)579-3433

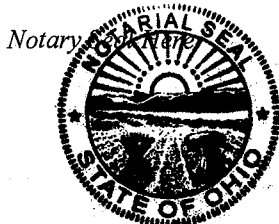
SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 26<sup>th</sup> day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023