



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Mar 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 711 N HIGH ST COLUMBUS, OH

Mailing Address: 90 W BROAD ST RM 425

COLUMBUS OH 43215-9000

Owner: CITY OF COLUMBUS

Parcel Number: 010031749

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: I-670 Graphics Control

Historic District: Victorian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GIKHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-039 Date Received: 15 MAR. 2015
Application Accepted by: Vic Village Fee: \$1900-
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Applicant proposes mixed use commercial development in the C-4 (existing) requiring
variances to 3309.14; Height District; 3312.49(C) Minimum Number of Parking Spaces Required
and 3356.11(C) District Setback Lines.

LOCATION

Certified Address: 711 N. High Street City: Columbus Zip: _____

Parcel Number (only one required): 010-031749

APPLICANT (If different from Owner):

Applicant Name: The Wood Companies Phone Number: 614.298.9664 Ext.: _____
939 N. High St., Ste. 206
Address: _____ City/State: Columbus, Ohio Zip: 43201
Email Address: mwood@woodcompanies.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: City of Columbus Phone Number: _____ Ext.: _____
Address: 90 W. Broad St., Room 425 City/State: Columbus, OH Zip: 43215-9000
Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Michael T. Shannon Phone Number: 614.229.4506 Ext.: _____
500 S. Front St., Ste. 1200
Address: _____ City/State: Columbus, Ohio Zip: 43215
Email Address: mshannon@cbjlawyers.com Fax Number: 614.229.4559

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE By Michael T. Shannon
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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

THE CITY OF
COLUMBUS

ANDREW J. GATHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**

STATE OF OHIO

COUNTY OF FRANKLIN

Michael T. Shannon

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 711 N. High Street

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) City of Columbus

AND MAILING ADDRESS

90 W. Broad St., Room 425
Columbus, Ohio 43215-9000

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

The Wood Companies
614.298.9664

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Victorian Village Commission
Randy Black
50 W. Gay St., Columbus, OH 43215-9040

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

SEE ATTACHED

☐ (7) Check here if listing additional property owners on a separate page.

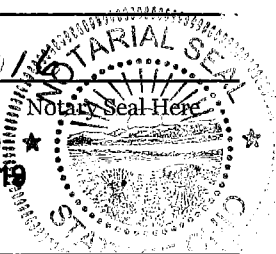
(8) SIGNATURE OF AFFIANT

Michael T. Shannon

Sworn to before me and signed in my presence this 14th day of March, in the year 2016

Carol A. Stewart

(8) SIGNATURE OF NOTARY PUBLIC

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

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Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GORTHEIS, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Attached

Signature of Applicant


Michael T. Shannon

Date

3/14/16

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: 711 N. High Street

Applicant: The Wood Companies
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

Date of Text: March 14, 2016

The Site consists of one parcel at 711 N. High St. (010-031749). The Site is located on the West side of High Street and is bounded by North Wall Street on the West.

The Site currently a City owned surface parking lot, does not have any distinguishing characteristics.

The Site is currently zoned Commercial, C-4. The Site is subject to the Victorian Village Commission.

Applicant's development agreement with the City contemplates predominately office uses, with limited retail/restaurant uses and an attendant parking garage.

The development will provide approximately 162,000 sq. ft. of office uses and approximately 8600 gross sq. ft. of restaurant uses. The proposed parking garage contains 88 parking spaces.

The Applicant requests the following variances:

1. 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 135 ft. exclusive of mechanicals and mechanical screening, as measured from the grade plane to the roof.
2. 3312.49(C) Minimum Number of Parking Spaces Required, which section requires minimum parking ratios of: 1 parking space for every 450 square feet of general office space (for a total of 240 parking spaces, and 1 parking space for every 75 square feet for restaurant parking spaces (for a total of 115 parking spaces). The aggregate total required is 355 parking spaces. Applicant requests a variance to allow a minimum of 88 parking spaces on site.
3. 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 both North High Street and Wall Street.

The proposed development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. The development warrants variances from the C-4 Commercial Zoning Code.

Additionally, a practical difficulty exists because the Applicant cannot meet the underlying development standards required by the City's Zoning Code. Accordingly, the above development standard variances are necessary in order for the Applicant to maintain the intended mix use development project.

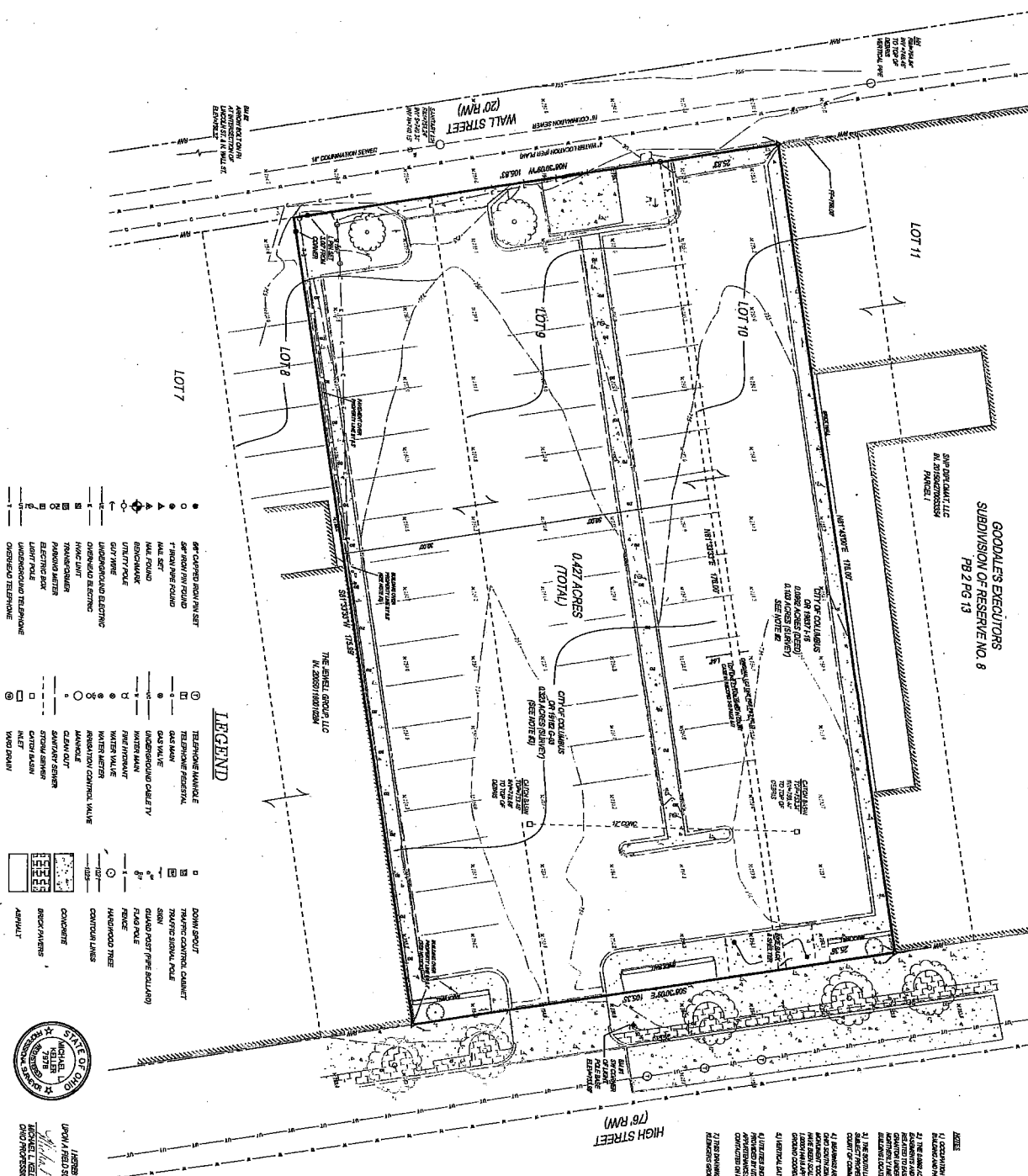
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the damage of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area,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

[illegible]

Michael J. Keller
MICHAEL J. KELLER
CHIO PROFESSIONAL SURVEYOR NO. 7978

05/28/15
DATE

THE KLEINGERS GROUP

CHIEF ENGINEERING
SALVATORE
LANZIGUAY
ARCHITECTURE

www.kleingers.com
555 Duane Pkwy. Dr.
San Diego, CA 92108
(619) 581-1381



DATE	DESCRIPTION
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10/30/10	10/30/10
10/31/10	10/31/10

LOT 8 (PARTIAL), LOT 9 (PARTIAL) & LOT 10 (PARTIAL)

SUBDIVISION OF RESERVE NO. 2

CITY OF COLUMBUS,

100

DATE 8/22/10

814 J. M. Lloyd

SHEET NAME:

BUNDART &

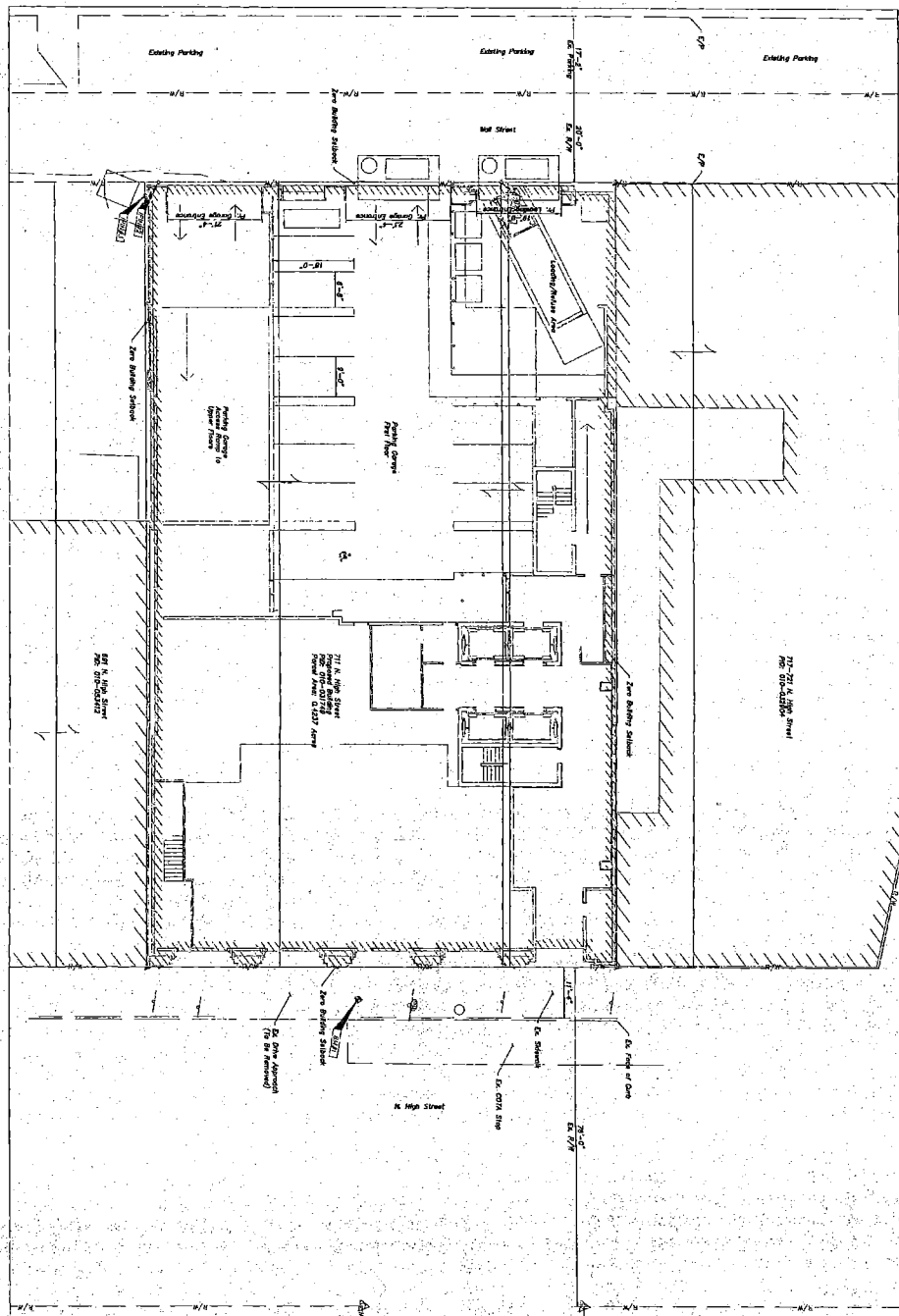
SURVEY

PLATE 1

CON

10

BZA16-039 711 NORTH HIGH STREET



NOTES:

1. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.
2. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.
3. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.
4. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.

Site Information

Project #	BZA16-039
Site #	711 North High Street
Site Address	711 North High Street
Site Zoning	Commercial
Site Area	1.25 Acres
Site Owner	XXXXX

Project Description

Project Name	711 North High Street
Project Address	711 North High Street
Project Zoning	Commercial
Project Area	1.25 Acres
Project Owner	XXXXX

Assessment Notes:

1. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.
2. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.
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4. The proposed project is located within the BZA16-039 District, located at the intersection of North High Street and 711 North High Street.

LUPTON RAUSCH
ARCHITECTURE +
INTERIOR DESIGN

814.222.8888

ARCHITECTURE-INTERIOR DESIGN

THE WOOD COMPANIES
SCHEPPE CAPITAL GROUP

NEW OFFICE BUILDING
SHORT NORTH WING

USE BUILDING

PROJECT NUMBER: 16111

DATE: 10/1/16

PROJECT NUMBER: 16111

DATE: 10/1/16

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PROJECT NUMBER: 16111

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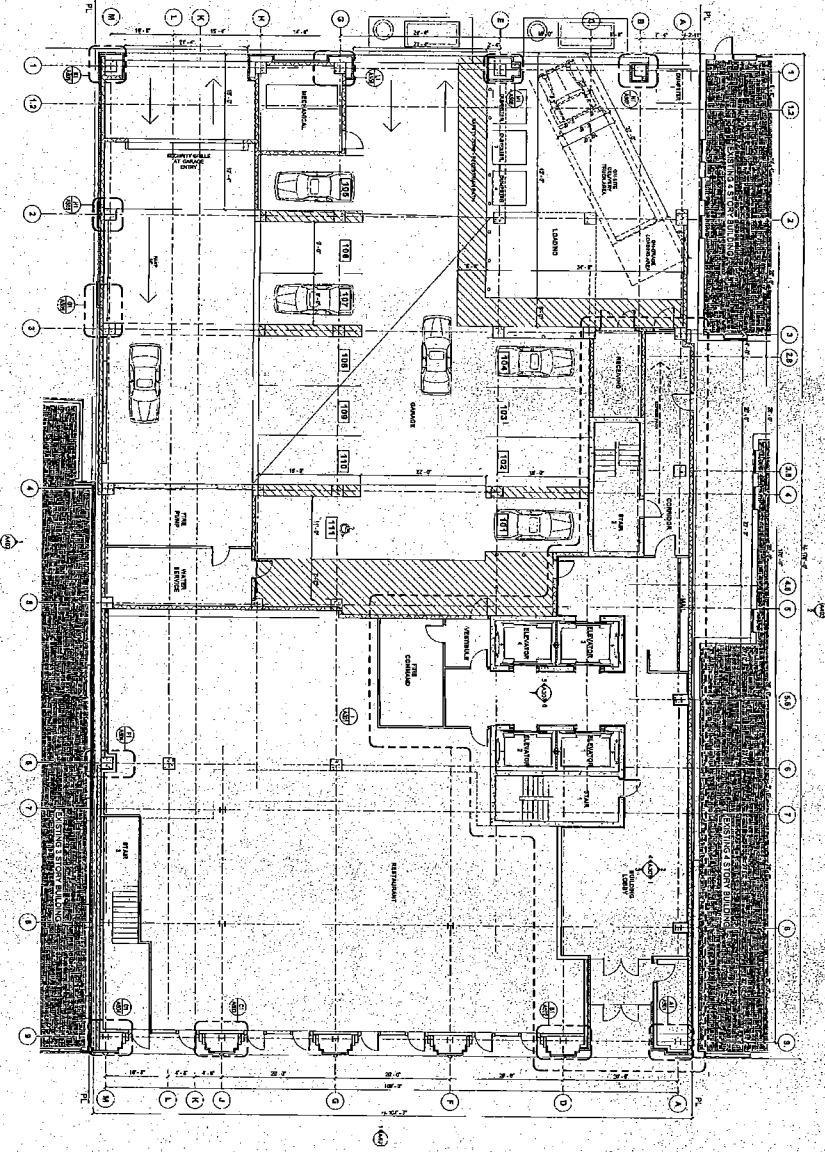
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SCALE: 1/8" = 1'-0"
GRAPHIC SCALE
0 10 20 30
SOUTH

C200
LUPTON RAUSCH

1. PROJECT	711 NORTH HIGH STREET
2. LOCATION	CHICAGO, ILL.
3. CLIENT	THE WOOD COMPANIES
4. ARCHITECT	LUPTON RAUSCH
5. DATE	NOVEMBER 2016
6. SCALE	AS SHOWN
7. SHEET	101
8. TOTAL SHEETS	101

FIRST FLOOR (1ST PARKING LEVEL) PLAN



PRELIMINARY
 FIRST FLOOR
 (1ST PARKING LEVEL)
 CONSTRUCTION PLAN

A101
 LUPTON RAUSCH

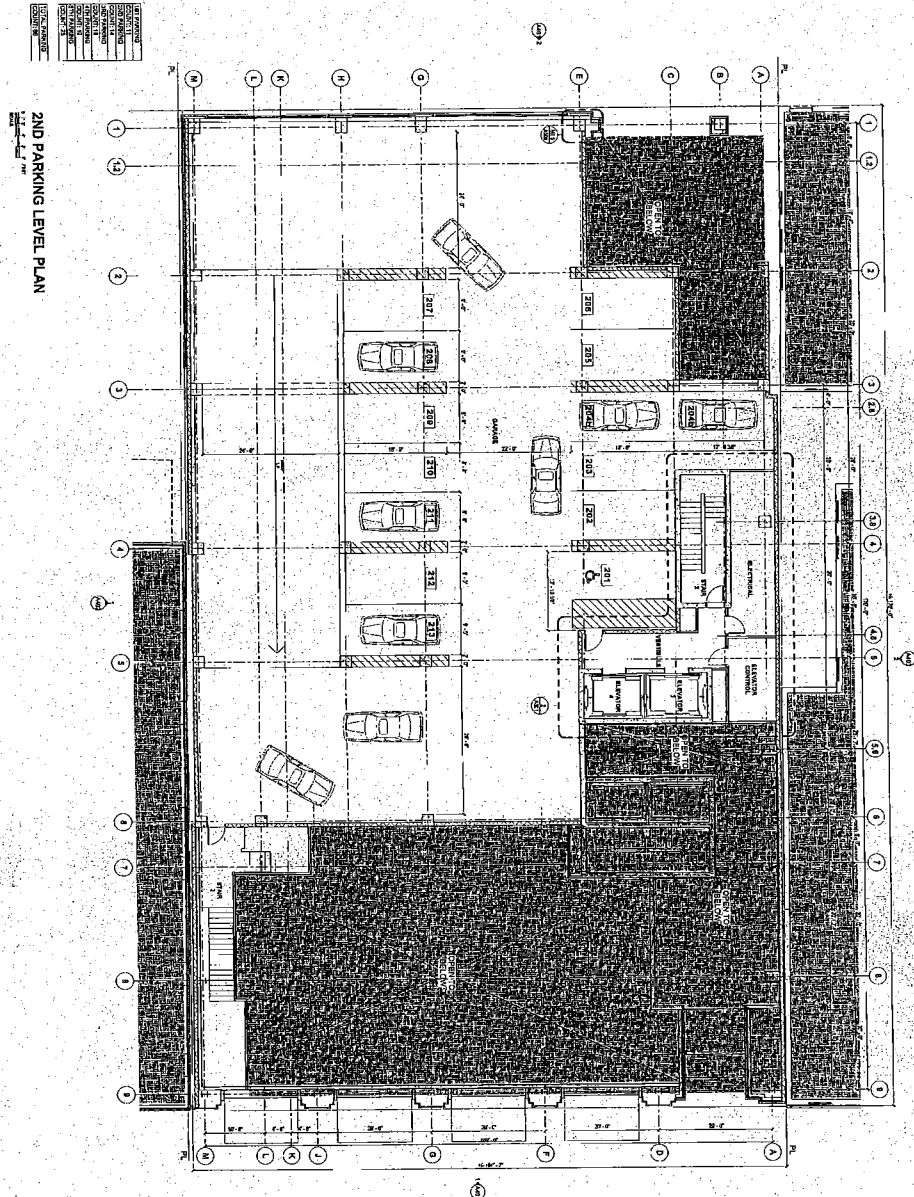
ARCHITECTURE - INTERIOR DESIGN

PROJECT NUMBER
 711 NORTH HIGH STREET
 CHICAGO, ILL.
 PROJECT DESIGN
 NOVEMBER 2016

THE WOOD COMPANIES
 SCHIFF CAPITAL GROUP
 NEW OFFICE BUILDING
 SHORT NORTH MIXED
 USE BUILDING
 711 NORTH HIGH STREET
 CHICAGO, ILL. 60610

LUPTON RAUSCH
 ARCHITECTURE +
 INTERIOR DESIGN
 www.luptonrausch.com

BZA16-039
711 NORTH HIGH STREET



**LUPTON
 RAUSCH**
 ARCHITECTURE +
 INTERIOR DESIGN
 www.luptonrausch.com

PRELIMINARY
 NOT FOR CONSTRUCTION

THE WOOD COMPANIES
 SCHIFF CAPITAL GROUP
 NEW OFFICE BUILDING
 SHORT NORTH MIXED
 USE BUILDING

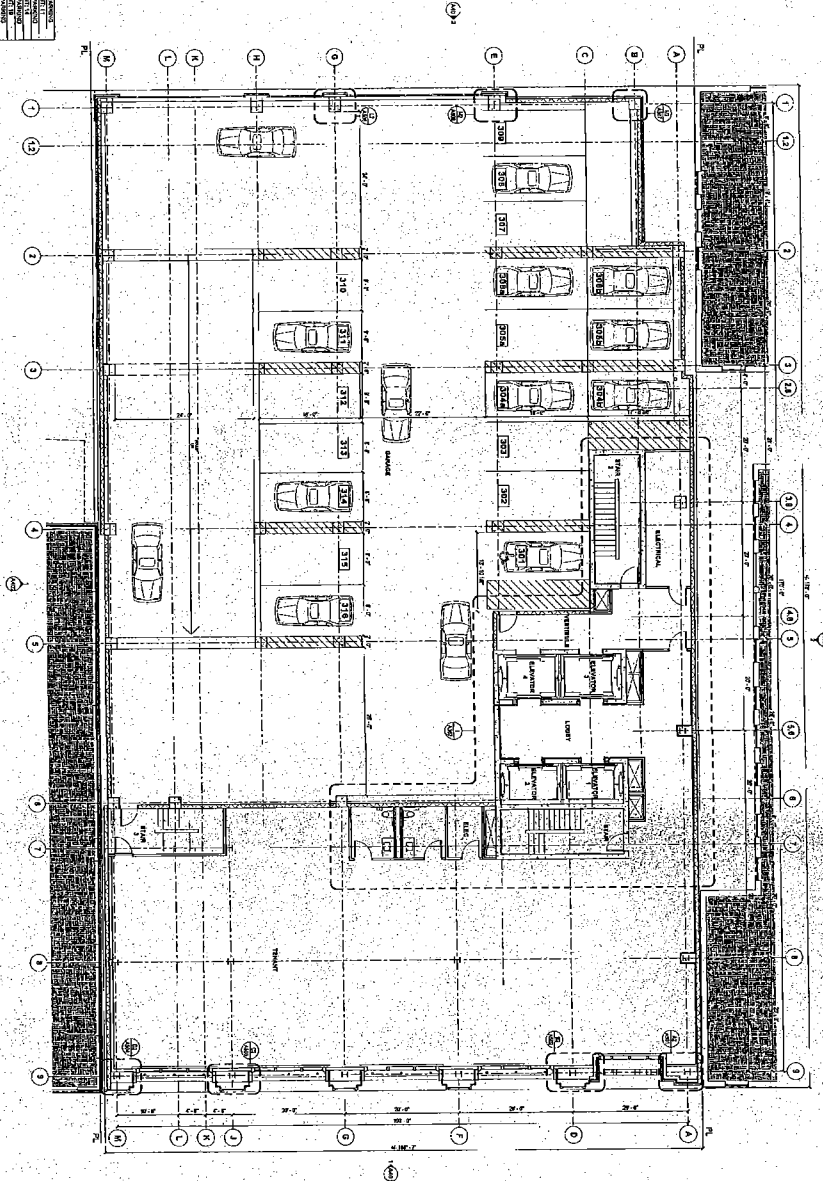
711 NORTH HIGH STREET
 COLUMBUS, MISSISSIPPI
 PROJECT NUMBER: 15000001
 CONCEPT DESIGN

ARCHITECTURE + INTERIOR DESIGN

2ND PARKING LEVEL
 CONSTRUCTION PLAN
A101.5
 LUPTON RAUSCH

1	EXISTING
2	NEW
3	DEMOLITION
4	CONSTRUCTION
5	LANDSCAPE
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	HAZARDOUS WASTE
10	ASBESTOS
11	LEAD
12	PCB
13	OTHER

SECOND FLOOR (3RD PARKING LEVEL) PLAN



SECOND FLOOR
(3RD PARKING LEVEL)
CONSTRUCTION PLAN

A102
LUPTON RAUSCH

ARCHITECTURE + INTERIOR DESIGN

PROJECT NUMBER: 150418
711 NORTH HIGH STREET
COLUMBIA, OH 43221
CONCEPT DESIGN

THE NODD COMPANIES
SCHIFF CAPITAL GROUP
NEW OFFICE BUILDING
SHORT NORTH-MIXED
USE BUILDING

130 SOUTH FRIEDLAND, COLUMBIA, OH 43221

MECHANICAL
NOT FOR CONSTRUCTION

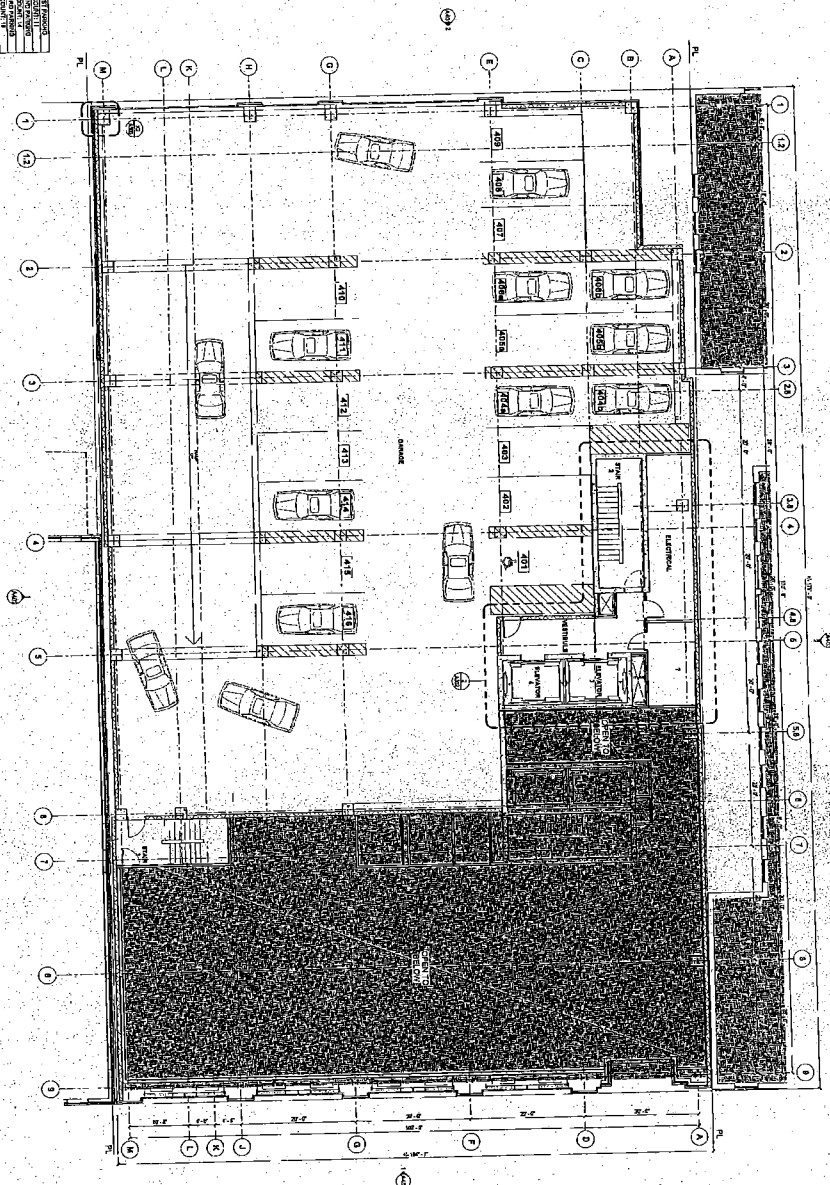
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814.225.4287

LUPTON
RAUSCH
ARCHITECTURE +
INTERIOR DESIGN

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4TH PARKING LEVEL PLAN



4TH FLOOR
(4TH PARKING LEVEL)
CONSTRUCTION PLAN

A102.5
LUPTON RAUSCH

ARCHITECTURE + INTERIOR DESIGN

PROJECT NUMBER: 10188
CONTRACTOR: CH2M HILL
DATE: 10/18/11

THE WOOD COMPANIES
BOHIF CAPITAL GROUP
NEW OFFICE BUILDING
400 NORTH HIGH STREET
COLUMBUS, OHIO 43215

PRELIMINARY
NOT FOR CONSTRUCTION

400 North High Street, Columbus, OH 43215

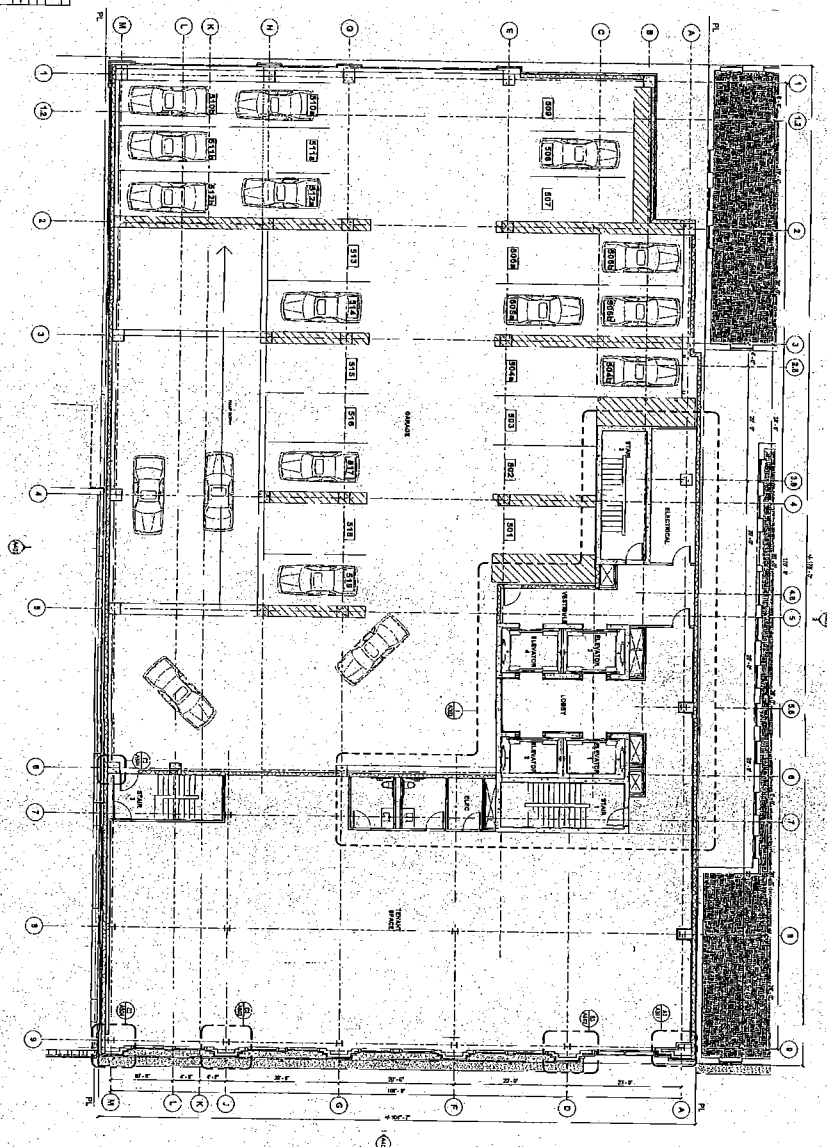
ALL RIGHTS RESERVED

REVISIONS

LUPTON
RAUSCH
ARCHITECTURE +
INTERIOR DESIGN

3) PARKING
COUNT: 17
TOTAL PARKING
COUNT: 18
END PARKING
COUNT: 19
4) PARKING
COUNT: 20
5) PARKING
COUNT: 21
TOTAL PARKING
COUNT: 22

THIRD FLOOR (5TH PARKING LEVEL) PLAN



THIRD FLOOR
(5TH PARKING LEVEL)
CONSTRUCTION PLAN

A103
LUPTON RAUSCH

Modelled by [MyWorld, 10/25/2014](#)

ARCHITECTURE INTERIORS DESIGN

PROJECT NUMBER	1001
CONCEPT DESIGN	1/14/72

**SHORT NORTH MIXED
USE BUILDING**

711 NORTH HIGH STREET
COLUMBUS OHIO 43216

THE WOOD COMPANY
SCHIFF CAPITAL GROUP
NEW OFFICE BUILDING

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

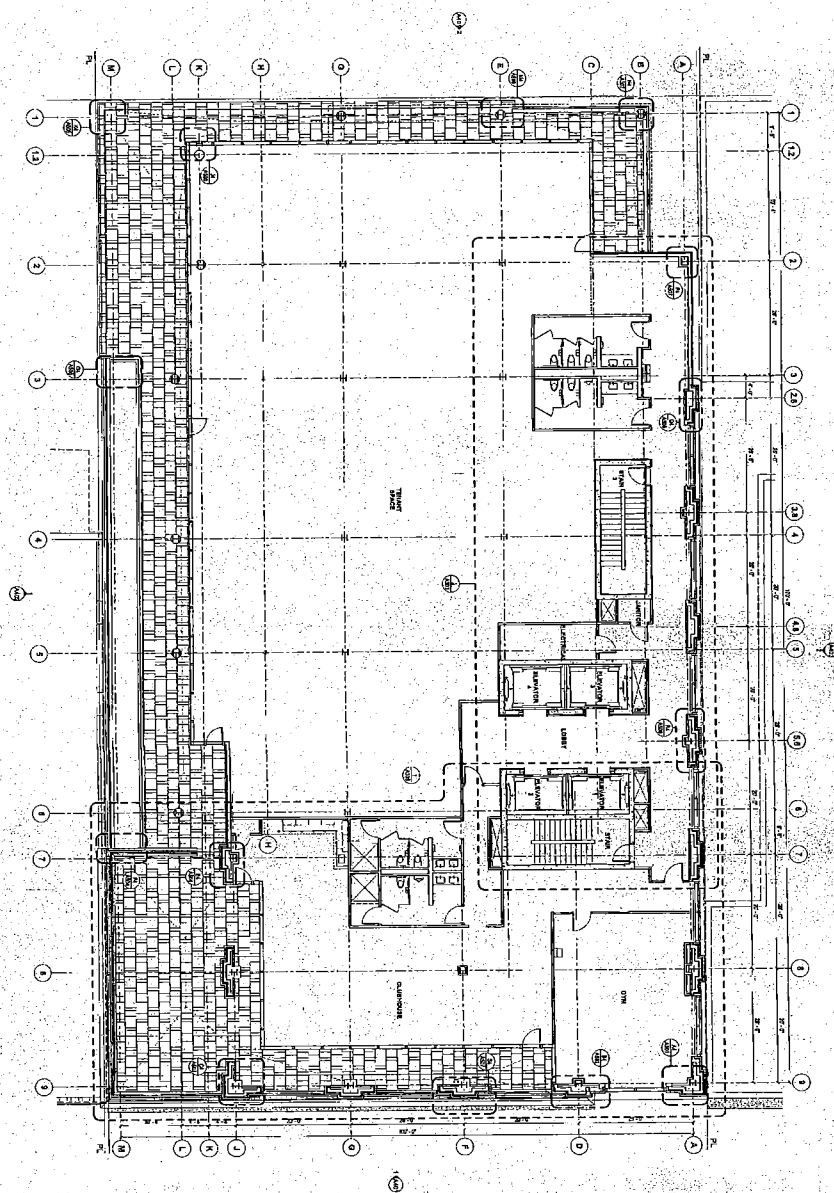
148 South Front Street, Columbus, OH 43215

... ..

...and the

LUP TON
 RAUSCH
 ARCHITECTURE +
 INTERIOR DESIGN

FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



UPTON RAUSCH
ARCHITECTURE +
INTERIOR DESIGN
www.uptonrausch.com

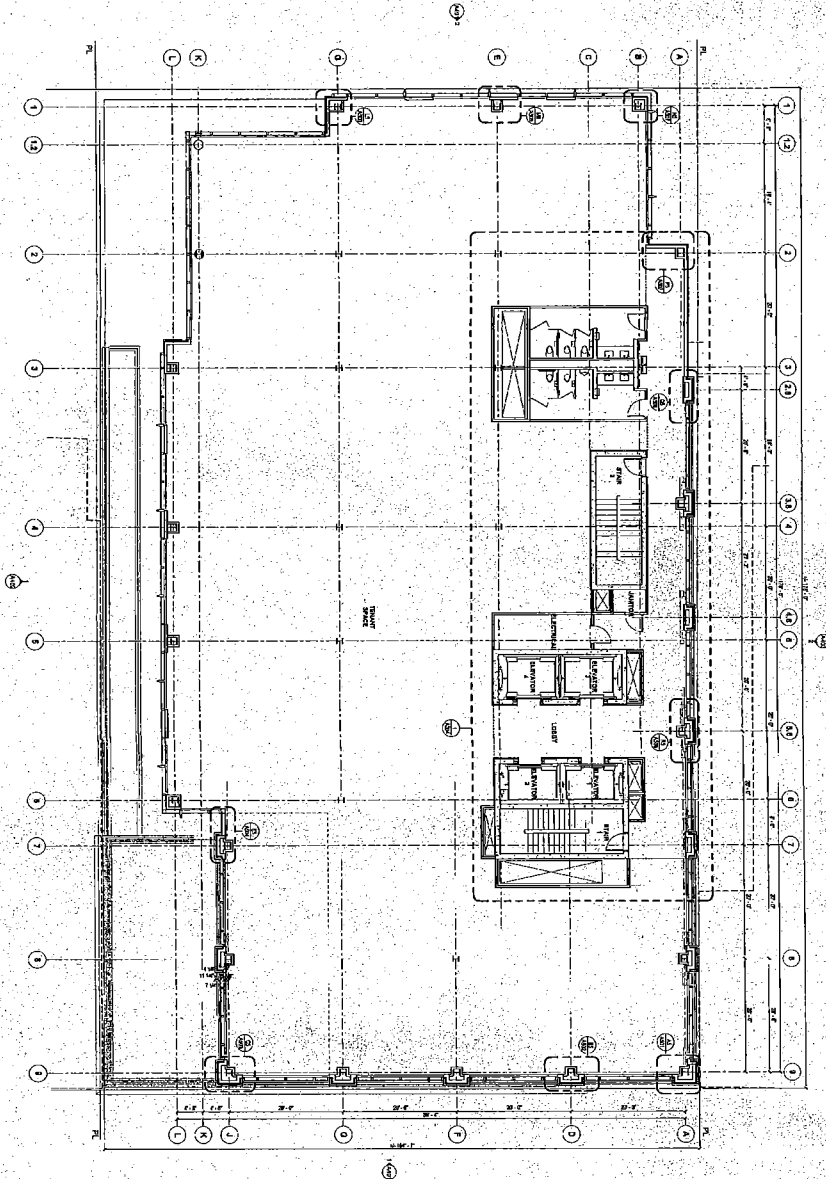
PROJECT MANAGER
JOHN RAUSCH

THE WOOD COMPANIES
SCHAFF CAPITAL GROUP
NEW OFFICE BUILDING
SHORT NORTH MIXED
USE BUILDING

PROJECT NUMBER
11040111
ARCHITECTURE + INTERIOR DESIGN

PROJECT TITLE
FOURTH FLOOR
CONSTRUCTION PLAN
A104
UPTON RAUSCH

FIFTH - EIGHTH FLOOR PLAN



LUPTON RAUSCH
ARCHITECTURE +
INTERIOR DESIGN

PROJECT
FIFTH - EIGHTH
FLOOR
CONSTRUCTION PLAN

A105

LUPTON RAUSCH

ARCHITECTURE INTERIOR DESIGN

THE WOOD COMPANIES
SCHIFF CAPITAL GROUP
NEW OFFICE BUILDING
SHEET NORTH MIXED
USE BUILDING

DATE: 08/11/16
PROJECT NUMBER: 151425
CONCEPT DESIGN

111 North Front Street, Columbus, OH 43215

241.221. 0000

241.221. 0000



UPTON RAUSCH

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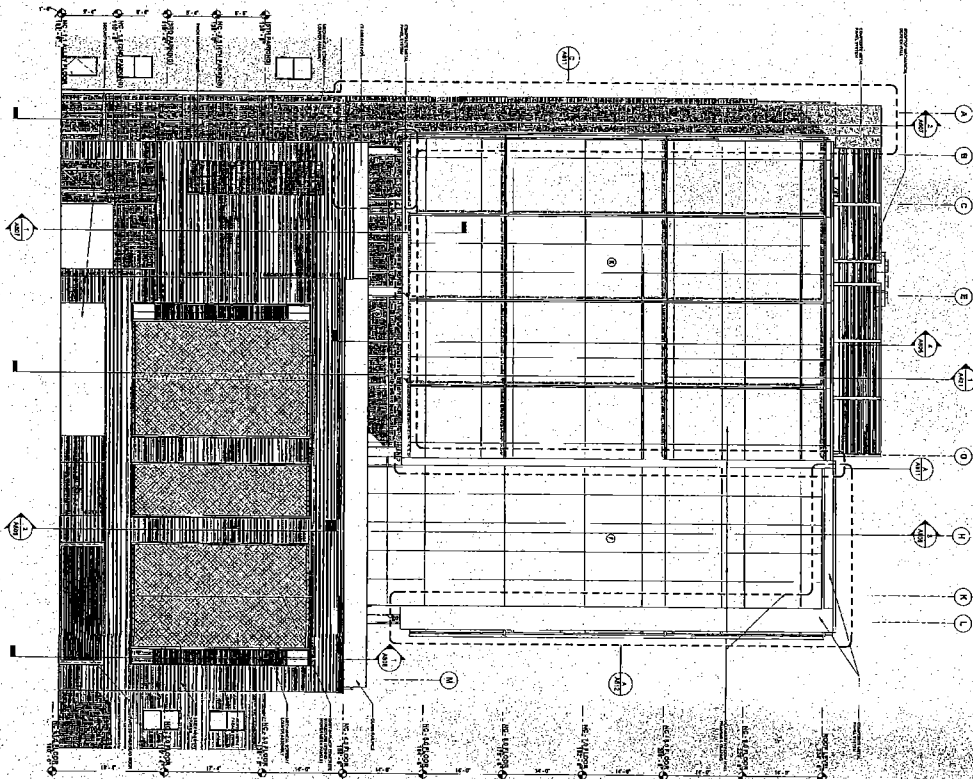
11 Street, Colombo, Sri Lanka

439

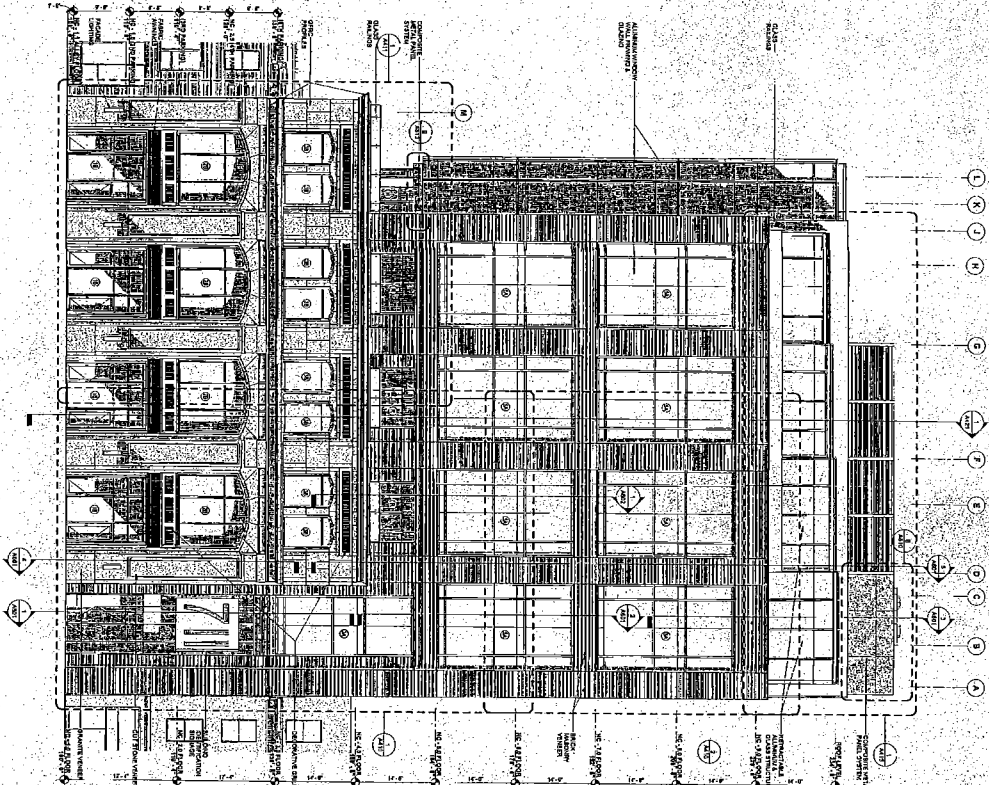
LUPTON RAUSCH

BZA16-039 711 NORTH HIGH STREET

② WEST ELEVATION
SCALE: 3/8" = 1'-0"



① EAST ELEVATION
SCALE: 3/8" = 1'-0"



**LUPTON
RAUSCH**
ARCHITECTURE +
INTERIOR DESIGN
www.lupton-rausch.com

PRELIMINARY
NOT FOR CONSTRUCTION

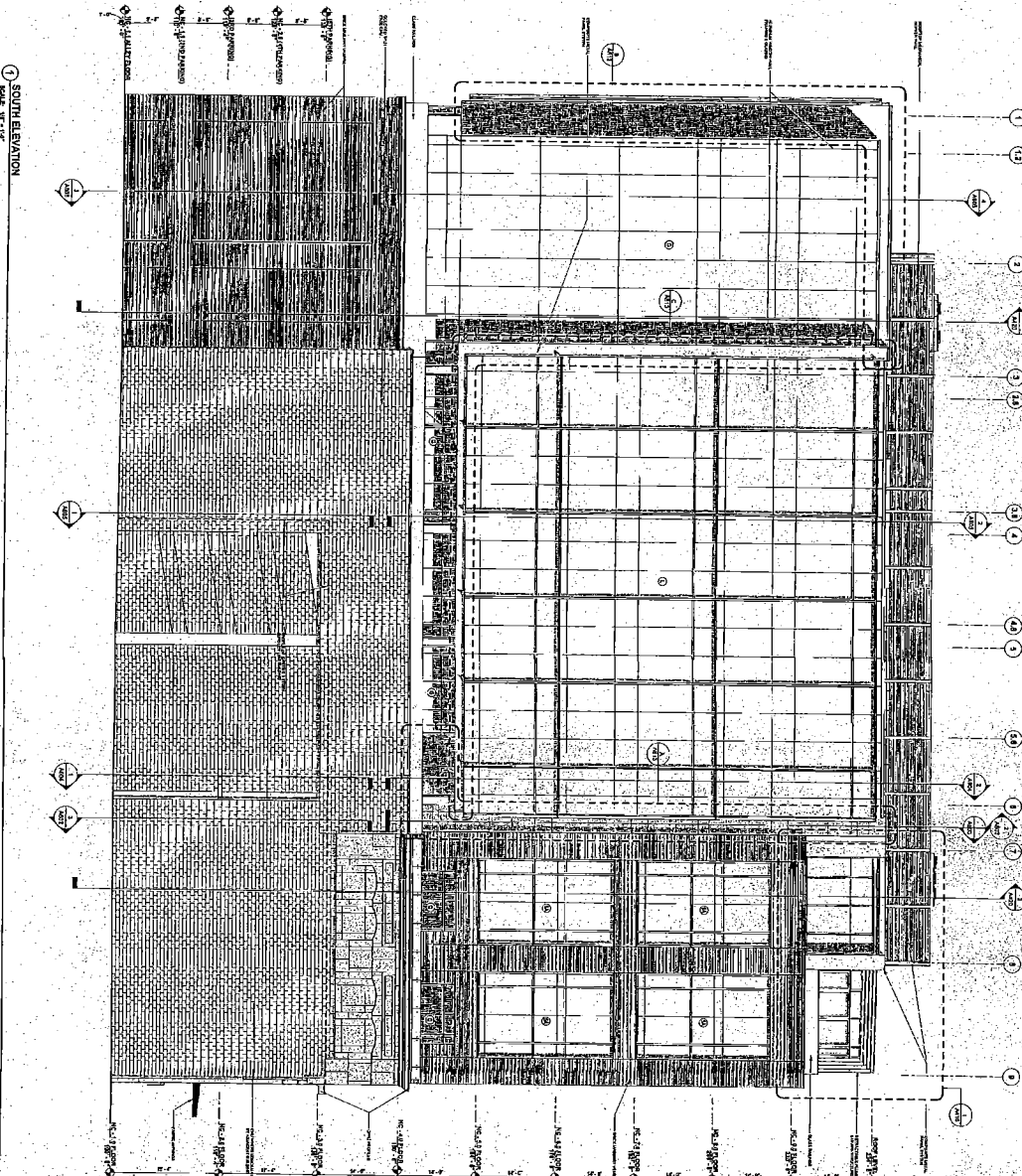
THE WOOD COMPANIES
SCHIFF CAPITAL GROUP
NEW OFFICE BUILDING
SHORT NORTH MIXED
USE BUILDING

711 NORTH HIGH STREET
COLUMBUS, OH 43215
PROJECT NUMBER: 15113
CONCEPT DESIGN: 15042618

ARCHITECTURE - INTERIOR DESIGN

SHOWN FOR
BUILDING
ELEVATIONS

A401
LUPTON RAUSCH



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

OTHER VIEWS
BUILDING
ELEVATIONS

A402

LUPTON RAUSCH

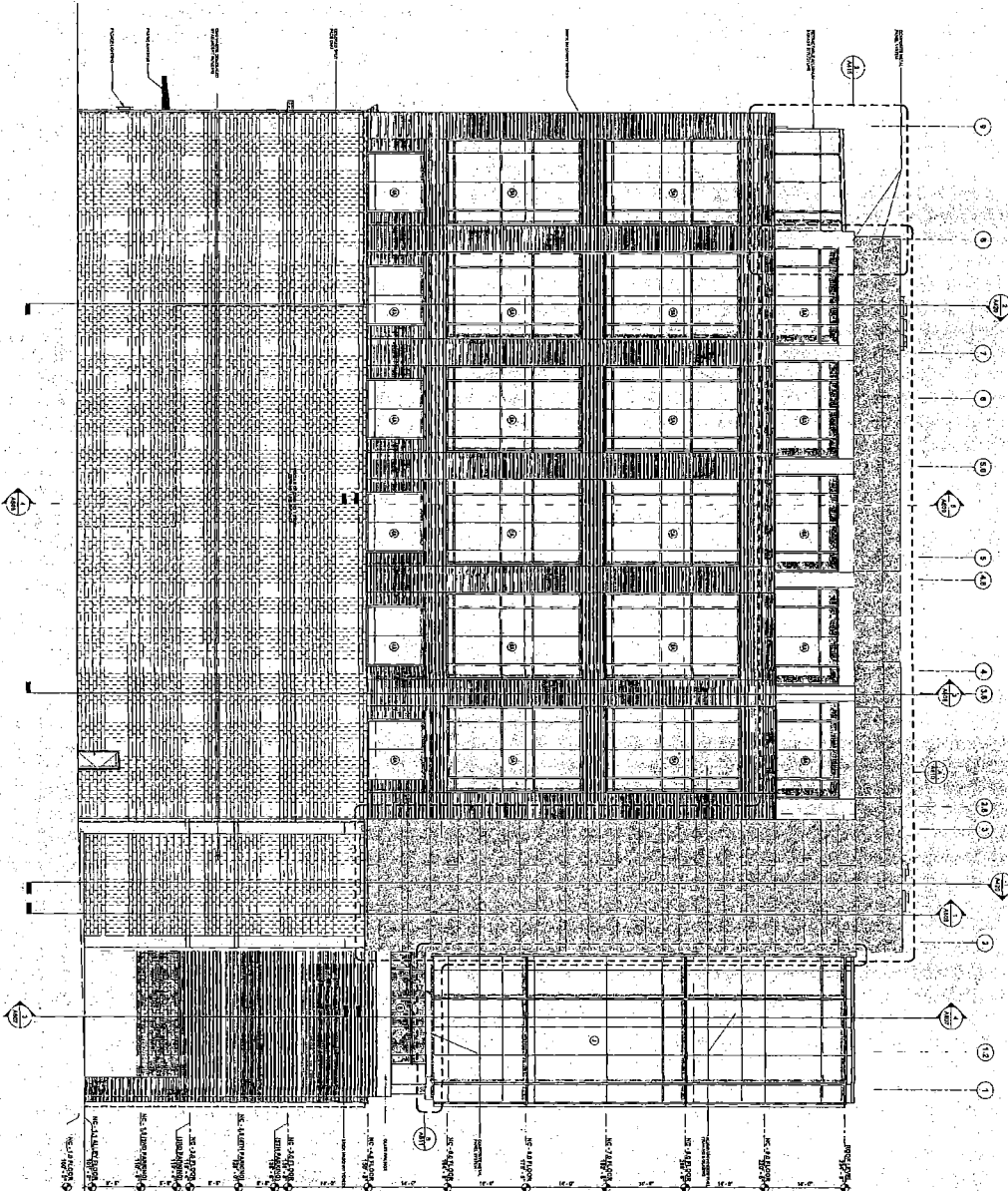
ARCHITECTURE INTERIOR DESIGN

711 NORTH HIGH STREET
BUILDING 300, 400, 500
PROJECT NUMBER 151018
CONCEPT DESIGN 1/16/2015
THE WOOD COMPANIES
SCHIEFF CAPITAL GROUP
NEW OFFICE BUILDING
SHORT NORTH MIXED
USE BUILDING

PRELIMINARY
NOT FOR CONSTRUCTION

110 North Park Street, Columbus, OH 43215

LUPTON
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ARCHITECTURE +
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**UPTON
RAUSCH**
ARCHITECTURE +
INTERIOR DESIGN

NOT FOR CONSTRUCTION

THE WOOD COMPANIES
SCHIFF CAPITAL GROUP
NEW OFFICE BUILDING
SHORT NORTH MIXED
USE BUILDING

ARCHITECTURAL
CONCEPT DESIGN

WORKING
BUILDING
ELEVATIONS

A403
UPTON RAUSCH



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Michael T. Shannon, Esq.

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

The Wood Companies 939 N. High St., Ste. 206, Columbus, Ohio 43201

Schiff Capital Group 88 E. Broad St., Ste. 1750, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

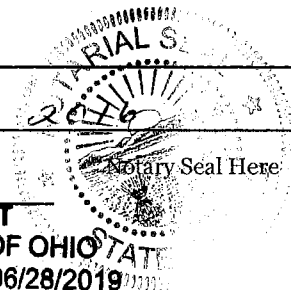
Michael T. Shannon
Michael T. Shannon

Sworn to before me and signed in my presence this 14th day of March, in the year 2016

Carol A. Stewart

SIGNATURE OF NOTARY PUBLIC

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



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