



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1160 N HIGH ST COLUMBUS OH 43201

Mailing Address: 1160 N HIGH ST
COLUMBUS OH 43201-2411

Owner: STONEWALL COLUMBUS INC

Parcel Number: 010009733

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: N/A

Historic District: Italian 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. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-089
Date Received: 13 JUNE 2016
Application Accepted by: [Signature]
Fee: \$1900
Commission/Civic:
Existing Zoning:
Comments:

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

STONEWALL COLUMBUS INC. COMMUNITY CENTER EXPANSION:
VARIANCE TO SECTION 3312.49 C: MINIMUM NUMBER OF PARKING SPACES
REQUIRED, TO PERMIT THE EXPANSION OF USE BY REDUCING THE CODE REQUIRED
PARKING FROM 135 SPACES TO 20 SPACES.

LOCATION

Certified Address: 1160 N. HIGH STREET City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-009733

APPLICANT (If different from Owner): c/o THE OWNER, STONEWALL COLUMBUS, INC.
Applicant Name: SCOT DEWHIRST, ATTORNEY Phone Number: 614-221-0944 Ext.: 122
Address: 560 E. TOWN STREET City/State: COLUMBUS Zip: 43215
Email Address: SDEWHIRST@ADWLLP.COM Fax Number: 614-221-2340

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

Name: STONEWALL COLUMBUS, INC Phone Number: 614-930-2261 Ext.: -
Address: 1160 N. HIGH STREET City/State: COLUMBUS Zip: 43201
Email Address: KROTHAN@STONEWALLCOLUMBUS.ORG Fax Number: 614-299-4408

ATTORNEY / AGENT (Check one if applicable): [X] Attorney [] Agent

Name: SCOT DEWHIRST Phone Number: 614-221-0944 Ext.: 122
Address: 560 E. TOWN STREET City/State: COLUMBUS Zip: 43215
Email Address: SDEWHIRST@ADWLLP.COM Fax Number: 614-221-2340

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

APPLICANT SIGNATURE: [Signatures]
PROPERTY OWNER SIGNATURE: [Signature]
ATTORNEY / AGENT SIGNATURE: [Signature]

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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 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 1160 N. High Street & 14 E. Fourth Ave., Columbus, OH 43201

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) Stonewall Columbus, Inc.

AND MAILING ADDRESS

1160 N. High Street
Columbus, OH 43201

APPLICANT'S NAME AND PHONE #

Scot E. Dewhirst

(same as listed on front application)

(614) 221-0944

AREA COMMISSION OR CIVIC GROUP

(5) Italian Village Commission, c/o Connie Torbeck

AREA COMMISSION ZONING CHAIR

50 W. Gay Street

OR CONTACT PERSON AND ADDRESS

Columbus, OH 43215

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like Skully's Music Diner, LLC, Charles & Elizabeth Kubat, and City of Columbus.

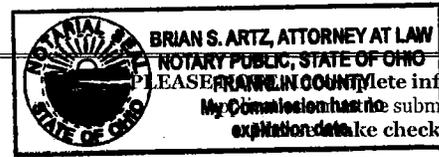
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here
My Commission Expires



PLEASE FRANKLIN COUNTY information will result in the rejection of this submittal. My Commission has no expiration date. Make checks payable to the Columbus City Treasurer

1160 NORTH HIGH STREET

PROPOSED VARIANCE FOR:

Property owner and address	Stonewall Columbus, Inc. 1160 N. High Street Columbus, Ohio 43201
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General lot information

Existing Addresses	1160 N. High Street (2 tax parcels) 14 East Fourth Avenue (1 tax parcel) Columbus, Ohio 43201
<i>Existing Zoning</i>	Commercial (C-4) (in Italian Village Commission Area)
<i>Use of record</i>	Commercial
<i>Proposed Use</i>	No change proposed
<i>Lots sizes</i>	Contained on submitted plans

Proposed Variance:

A variance to Columbus City Code Section 3312.49C (Parking)

Section 3312.49C: Minimum number of parking spaces required, to permit the expansion of use by reducing the total code required parking from one hundred sixty eight (168) spaces to twenty (20) spaces.

Property Owner Proposal:

Stonewall Columbus, Inc. is an IRS 501(c)(3) charitable entity. It is the property owner of 2 buildings located at 1160 N. High Street and 14 East Fourth Avenue in Columbus, Ohio 43201. Two separate buildings are currently located on 3 tax parcels, sited at the northeast corner of High Street and East Fourth Avenue. Both properties are zoned C4 and are owned by Stonewall Columbus Inc. They are located within the Italian Village Commission area. The proposal is for the two existing buildings to remain with modifications to those buildings as presented in the plans. Further, it is the proposal of the owner to construct a new, steel and glass, three-story connector between the two buildings. Conceptual approval for the project has been granted by the Italian Village Commission. Additionally, the owner, architect and attorney had a meeting with all city divisions on June 1, 2016 to review the project. From a zoning perspective it was determined that the only variance required for this project is for parking.

Statement of Hardship

The primary building located at 1160 North High Street is a two story commercial building used by Stonewall Columbus, Inc. as the Columbus LGBTQ community center and offices. The building spans 2 tax parcels. 6 existing parking spaces are present on the southern parcel. The configuration of the building on these two parcels would not permit additional parking to be created on either of the two parcels.

The second separate structure that fronts on East Fourth Avenue is an existing three story brick building. It is located on a separate tax parcel. There is no parking on this parcel, nor is there room to create any parking on this parcel. An internal driveway off of East Fourth Avenue that accesses the north side of both buildings is located between the two buildings.

Both properties are zoned C4 and are owned by Stonewall Columbus Inc. Stonewall Columbus owns three separate and adjoining tax parcels. No buildings are located on these adjoining parcels.

This project that renovates and connects both building together will be used as one business, which will be the expanded Columbus LGBTQ community center and offices. No change of use is required, and the only variance needed for this project relates to parking.

Project Overview Points:

- The existing historic buildings cannot be removed from the site.
- The proposed building project includes the minimum kind of addition to make the “combined” building meet exit and accessibility codes. In addition, the design provides for increased safety.
- No change in use is proposed, just an improvement of an existing facility that has been in the community for 35 years.
- The community center is in a walkable district and conveniently serviced by public transportation.
- The Stonewall center plays a key role in the vitality and diversity of the Short North community. The new facility will be used as the Columbus LGBTQ community center with some offices and public areas and meeting spaces.
- Very minimal parking exists on the building parcels. The owners are willing to combine all owned parcels to maximize on-site parking.

Parking Review:

- Currently, 6 parking spaces are present on the 3 parcels where the two existing buildings are located. There is no vacant space on these 3 parcels to create additional parking.
- When connecting the two building, the new project would require 168 parking spaces under existing zoning codes. Based on the plans for the new project, no parking would be available on the 3 existing tax parcels as the building connector would eliminate the 6 parking spaces that are currently available.
- Stonewall currents owns and uses the 3 other separate and vacant tax parcels for parking.
- In order to provide on-site parking for this project, the owner would propose combining the 3 tax parcels on which the current 2 buildings are located with the 3 separate and vacant tax parcels. By combining all 6 parcels into one new tax parcel, the owner would be able to provide 20 parking spaces for this project.

Practical difficulties in meeting current parking requirements for either the existing building or the new proposed project exist, and these practical difficulties were not caused by the property owner. The circumstances that gave rise to this variance were in no way caused by the existing property owner as the property is located in an existing high density, historical commercial area. The existing property is surrounded by businesses that would rarely, if ever, be located on lots that would allow the property owner to conform to modern parking requirements of the Columbus City Code.

The main existing building in this project is a commercial building that fronts on North High Street. Most surrounding properties have no on-site parking. This variance does not create a condition that is inconsistent with other existing and permitted commercial uses in this C-4 historic district. It would be a hardship on the applicant and completely out of character for the existing neighborhood to not grant the applicant the necessary parking variance required.

Further, the area in which the two existing buildings are located is a vibrant and growing commercial district. Due to the historical designation of this property in the Italian Village Commission area, demolition of the existing buildings is not an option. Demolition of the existing buildings could have created a multitude of other development plans that would have allowed for different parking solutions. However, the Italian Village Commission in its conceptual approval of this project specifically made clear that it would not approve demolition of either existing building. This project that combines the existing 2 existing building through the use of the new connector is consistent with other structures in the zoning district, and it has received conditional approval from the Italian Village Commission.

The proposed parking variance will not seriously affect any adjoining property or the general welfare. A parking variance is necessary to preserve a substantial property

1160 NORTH HIGH STREET

right of the applicant that has already been possessed by owners of other properties in the same zoning district who provide little or no parking.

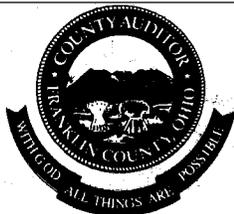
The proposed parking variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

The proposed parking variance will not impair an adequate supply of light and air to any adjacent property, nor will it increase the congestion of public streets.

The granting of the parking variance will not increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the City of Columbus


Applicant, Scot Dewhirst

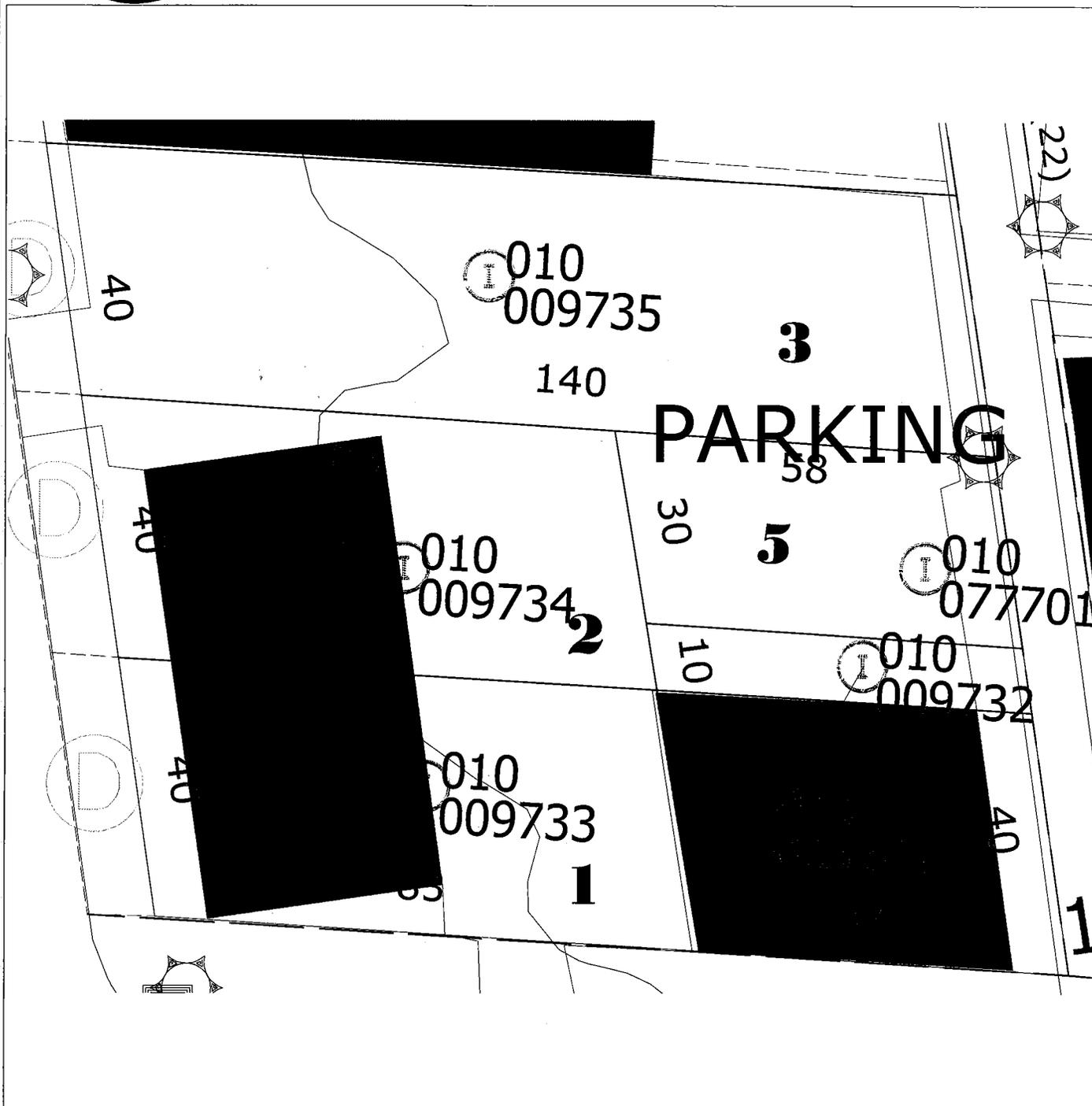
Amended Statement of
Handship signed on
7/6/16
Date



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: D

DATE: 6/6/16

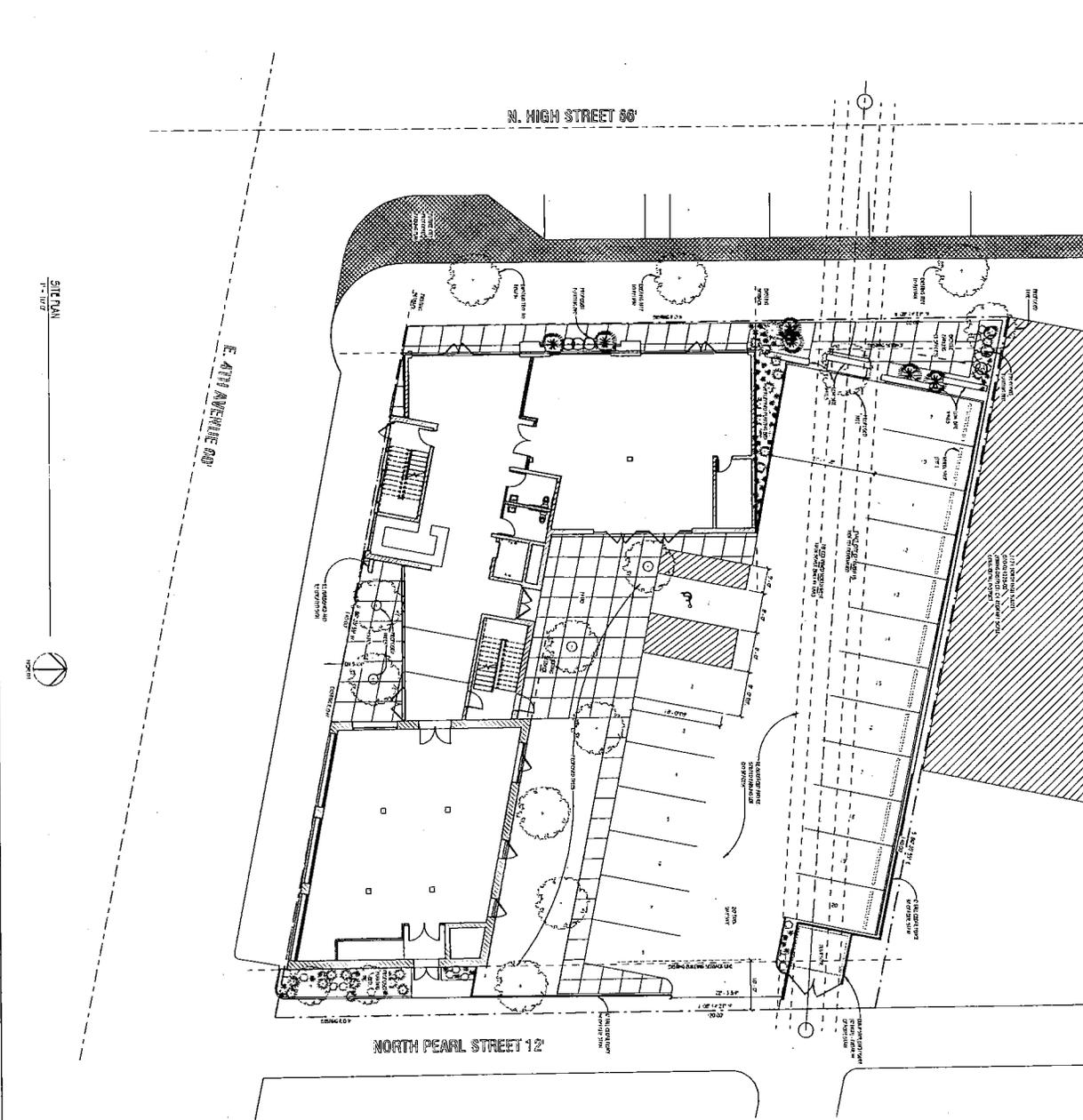


Disclaimer

Scale = 22



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



ZONING INFORMATION
 THIS DRAWING IS
 MADE IN ACCORDANCE WITH THE
 ZONING ORDINANCE OF THE CITY OF
 COLUMBUS, OHIO. THE CITY ENGINEER
 HAS REVIEWED THIS DRAWING AND
 HAS DETERMINED THAT IT COMPLIES
 WITH THE ZONING ORDINANCE.
 DATE OF REVIEW: 11/15/16
 CITY ENGINEER: [Signature]

BEHAL | BAM | PSON | DIETZ
 ARCHITECTURE & CONSTRUCTION
 200 WEST BROADWAY
 COLUMBUS, OHIO 43260
 TEL: 614.266.1111
 WWW.BEHALBAMPSONDIETZ.COM

PROGRESS DRAWINGS
 NOT TO BE USED FOR CONSTRUCTION
 4.1.8

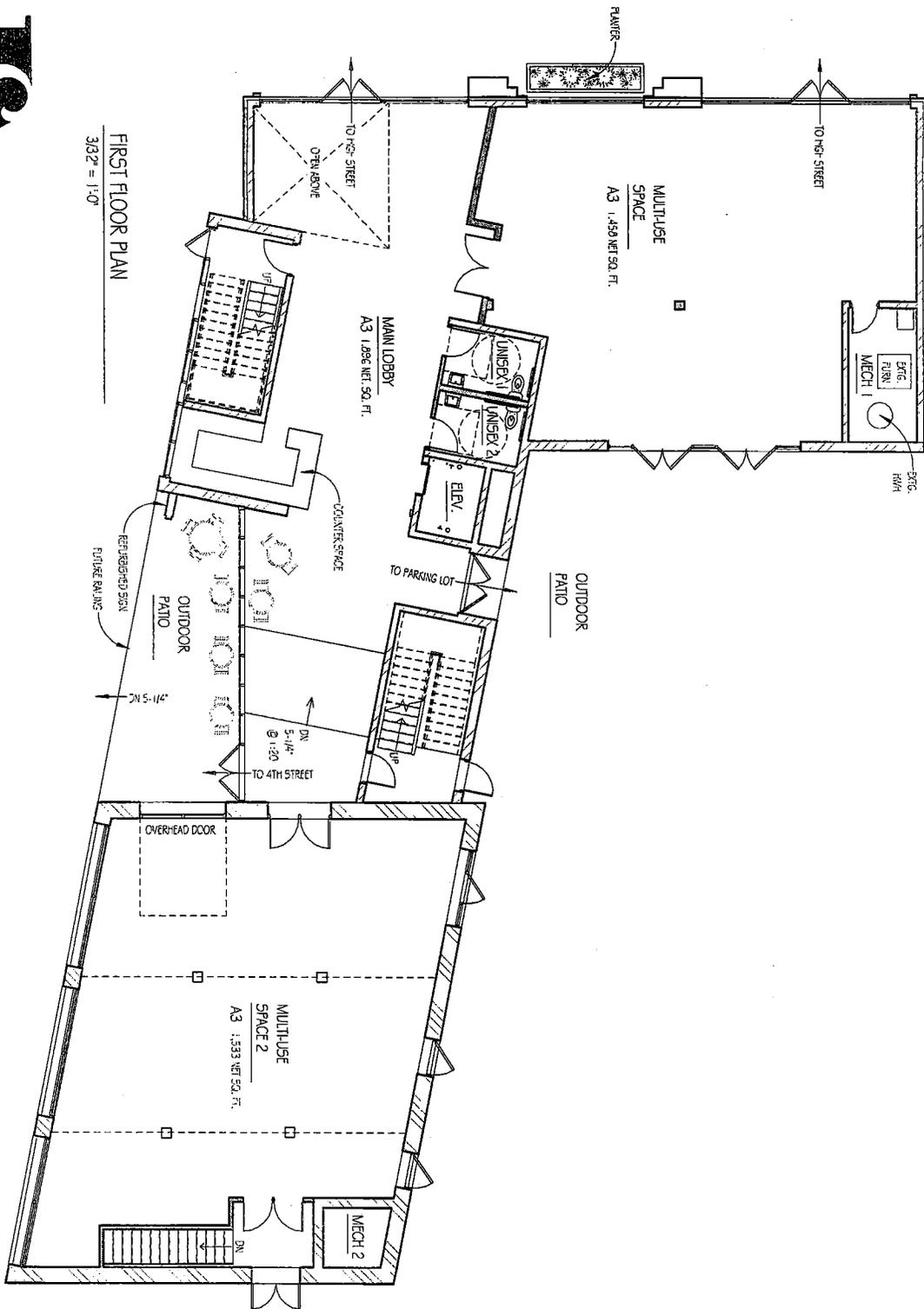
REVISION	DATE

STONEMAN, COLUMBUS
 1160 NORTH HIGH STREET, COLUMBUS, OHIO

DATE	REVISION	BY
11/15/16	DM	DM
11/15/16	DM	DM

PROPOSED SITE PLAN

SD.1



FIRST FLOOR PLAN
3/8\"/>

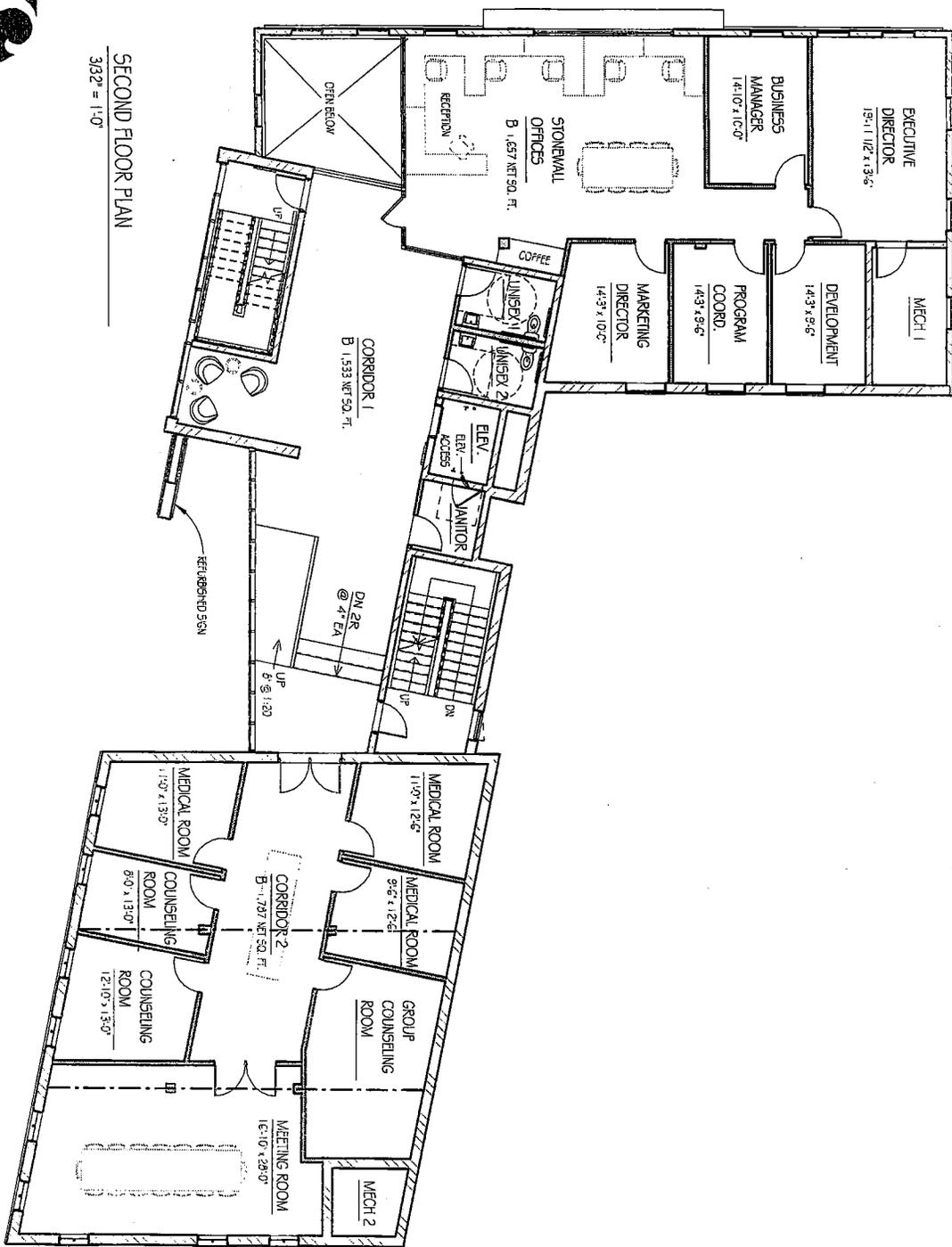


BEHALL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

SCHEMATIC DESIGN DRAWINGS FOR
STONEMALL COLUMBUS

1160 NORTH HIGH STREET
COLUMBUS, OHIO

3.5.2016



SECOND FLOOR PLAN
3/32" = 1'-0"

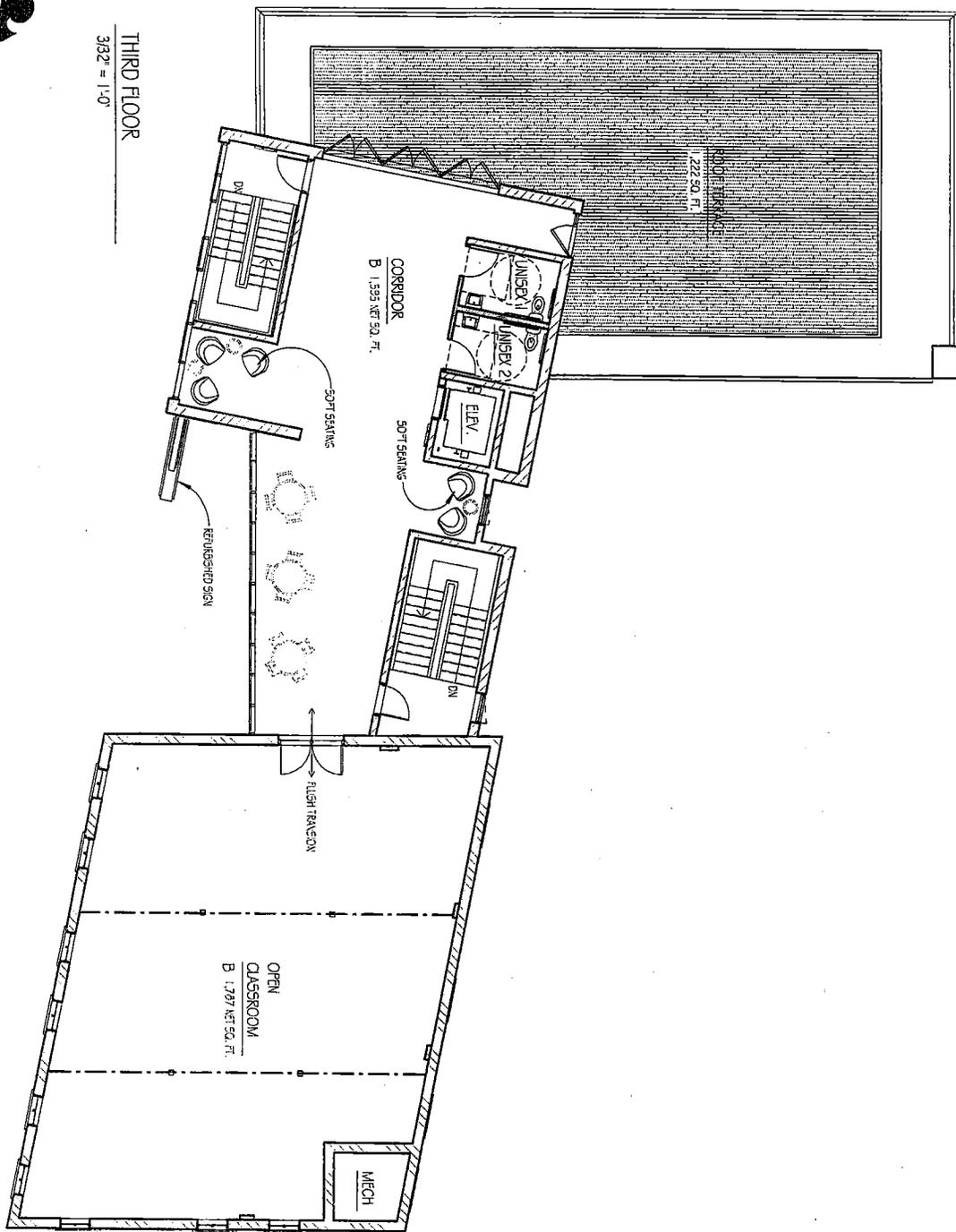


BEHALL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

SCHEMATIC DESIGN DRAWINGS FOR
STONEWALL COLUMBUS

1160 NORTH HIGH STREET
COLUMBUS, OHIO

3.5.2016

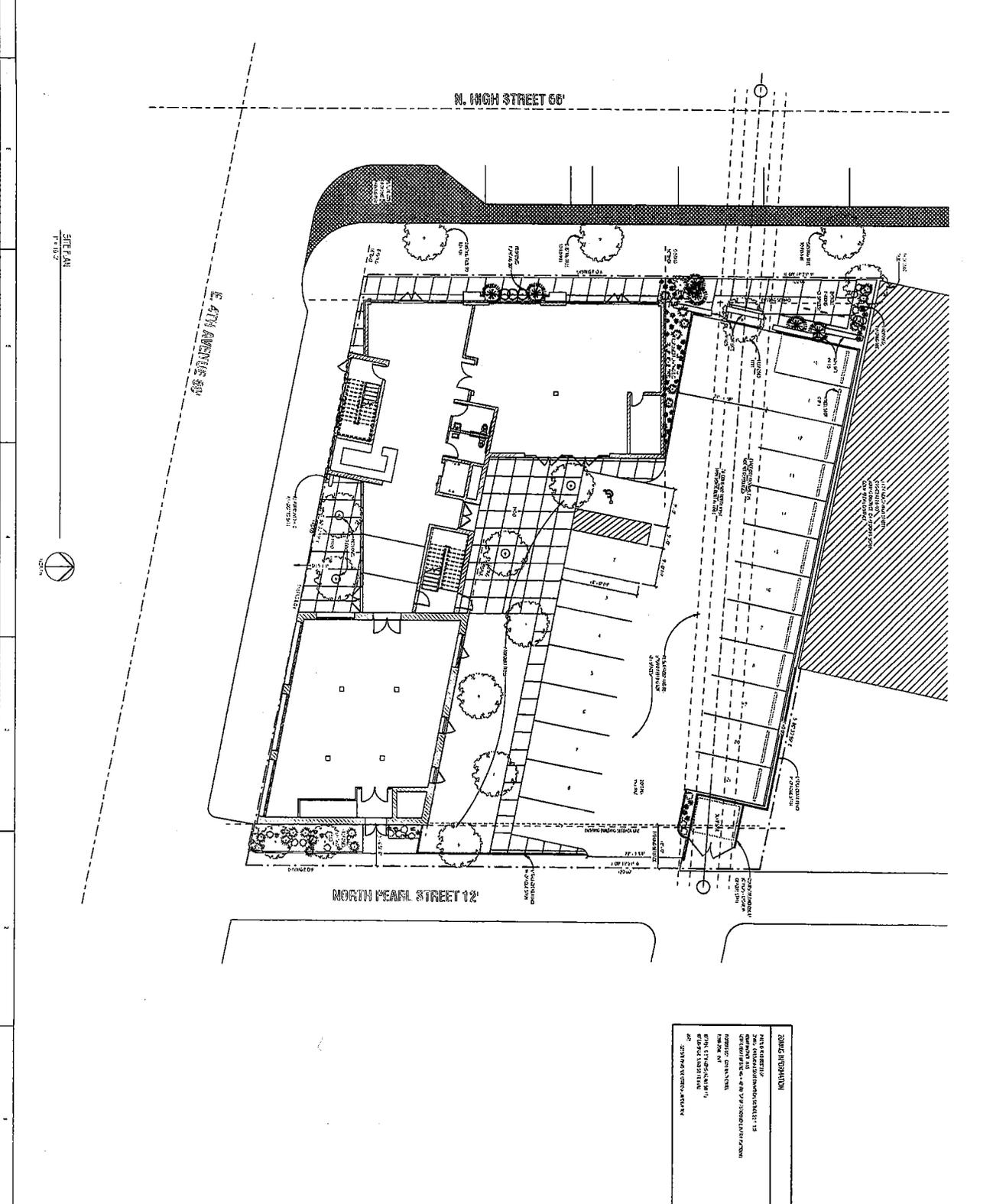


THIRD FLOOR
3/32" = 1'-0"



BEHALL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

SCHEMATIC DESIGN DRAWINGS FOR
STONEWALL COLUMBUS
1160 NORTH HIGH STREET
COLUMBUS, OHIO
3.5.2016



SITE PLAN
1" = 10'-0"



DISCLAIMER
THIS DRAWING IS THE PROPERTY OF BEHAL & SAMPPSON DIETZ ARCHITECTURE & CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BEHAL & SAMPPSON DIETZ ARCHITECTURE & CONSTRUCTION IS PROHIBITED.

BEHAL & SAMPPSON DIETZ
ARCHITECTURE & CONSTRUCTION
1160 NORTH HIGH STREET, SUITE 200
ANN ARBOR, MI 48106
734.769.1100
www.behalandsampsondietz.com

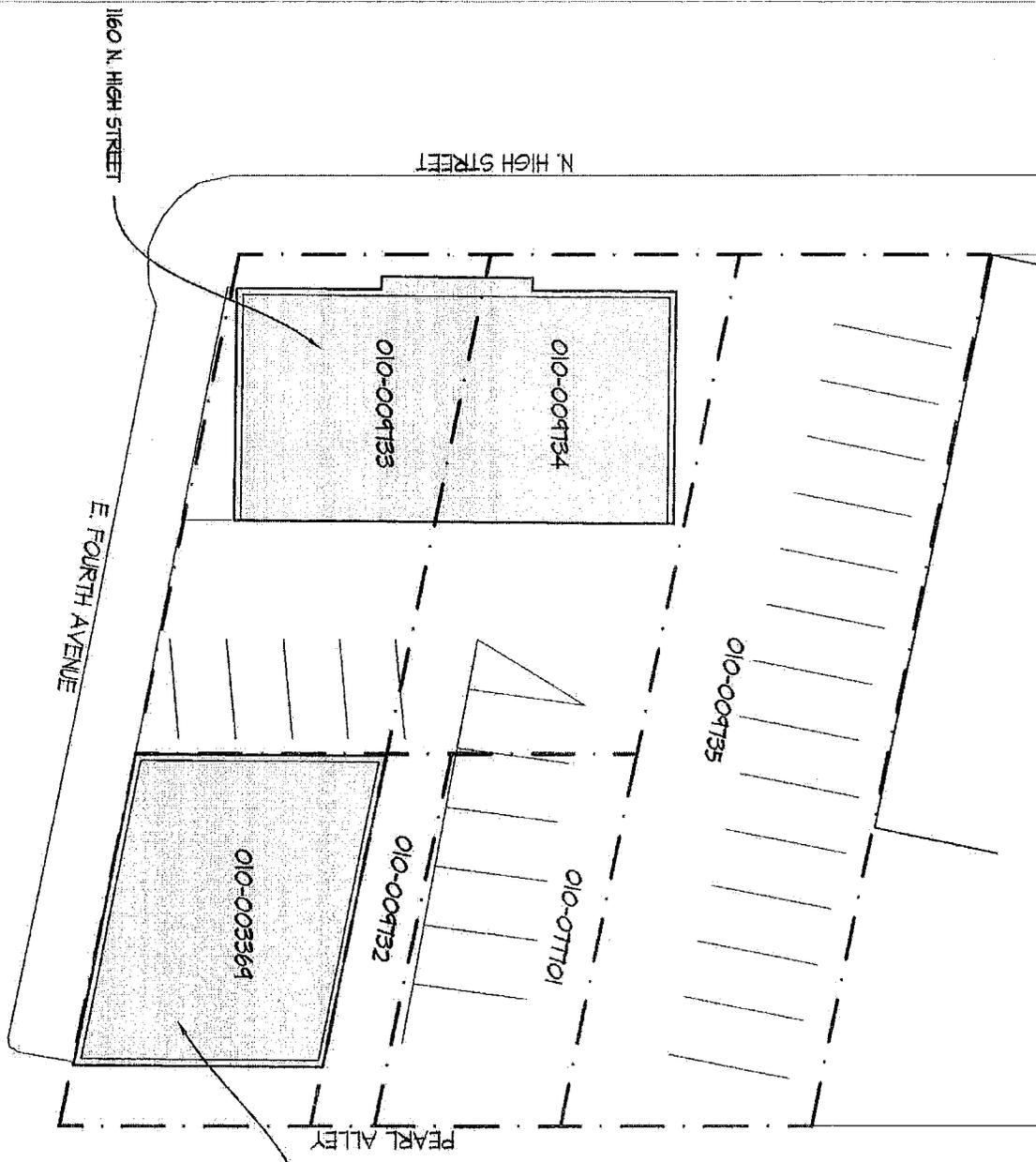
PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
2.23.15

REVISION	DATE

STONEWALL COLUMNUS
1160 NORTH HIGH STREET, ANN ARBOR, MI 48106

DESIGNER	REVISION	DATE
JMS	DM	13.16.15

PROPOSED SITE PLAN **SD-1**



EXISTING SEPERATE
 PARCELS OWNED BY
 STONEMALL COLUMBUS

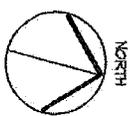
SCHEMATIC DESIGN DRAWINGS FOR
 STONEMALL COLUMBUS

1160 N. HIGH ST. & 14 E. 4TH AVE.
 COLUMBUS, OHIO

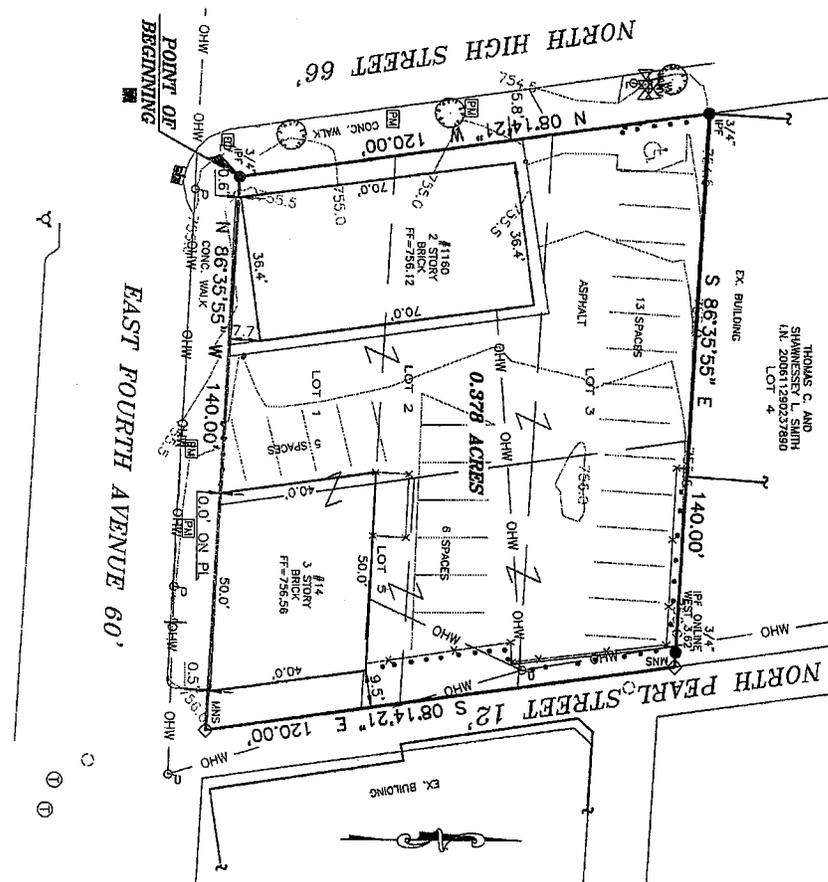
6-13-2016

SITE PLAN

SCALE: N.T.S.



1160 NORTH HIGH STREET



LEGEND

- IRON PIN FOUND
- ◇ MAG NAIL SET
- CURB INLET
- CATCH BASIN
- MANHOLE
- ⊕ TELEPHONE MANHOLE
- ▽ FIRE HYDRANT
- W WATER VALVE
- ⊗ OVERHEAD WIRE
- ⊗ DECIDUOUS TREE
- ⊗ UTILITY POLE
- ⊗ LIGHT POLE
- ⊗ BOLLARD
- ⊗ SIGN
- ⊗ PARKING METER
- ⊗ OVERHEAD WIRE
- FENCE LINE

BASIS OF BEARINGS:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GEARIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, NUMBER 17000-01-0001, WITH AN EFFECTIVE DATE OF JUNE 11, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF N 08°14'21" W FOR THE EASTERLY BOUNDARY OF NORTH HIGH STREET, AND ARE INTENDED TO DEFINE ANGLES ONLY.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" (D) IRON PINS 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING CODES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

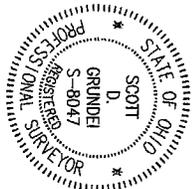
Scott D. Grundle, P.S.
 REGISTERED SURVEYOR, NO. 8047

DATE 12/04/14

DEED REFERENCE:
 STONEWALL COLUMBUS, INC.
 LN. 2004-025019837 AND
 LN. 2004-025019832

SURVEY OF
0.378 ACRES
 LYING IN
 LOT 1, LOT 2, LOT 3
 AND LOT 5

JOSEPHINE WALSH'S ADMINISTRATRIX
 SUBDIVISION OF DESHER'S ADDITION
 COMPLETE RECORD VOLUME 52, PAGE 487
 CITY OF COLUMBUS, COUNTY OF FRANKLIN,
 STATE OF OHIO



LS LANDMARK SURVEY
GI GROUP INCORPORATED
 2099 WEST PITH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 465-8000 FAX: (614) 465-8003
 DATE: 12/04/14 FILE NO. 164737

PROGRESS DRAWINGS
 NOT TO BE USED FOR CONSTRUCTION

REVISION	DATE

STONEWALL COLUMBUS
 1100 NORTH HIGH STREET, COLUMBUS, OH
 DRAWN BY JMS
 CHECKED BY JMS
 DATE 13/16/14

EXISTING SITE PLAN - SURVEY

SD 2

BEHAL | SAMPSON | DIETZ
 ARCHITECTURE & CONSTRUCTION
 1000 WEST BROADWAY
 SUITE 200
 COLUMBUS, OHIO 43260
 PHONE: (614) 465-8000
 FAX: (614) 465-8003



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Being first duly cautioned and sworn (NAME) SCOT DEWHIRST
of (COMPLETE ADDRESS) 560 E. TOWN STREET 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:

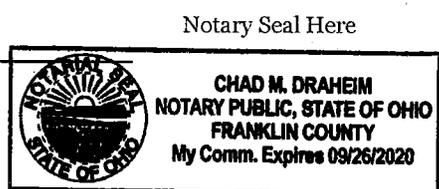
NAME COMPLETE MAILING ADDRESS
STONEWALL COLUMNS, INC (100%) 1160 N. HIGH ST. COLUMBUS, OHIO 43201

SIGNATURE OF AFFIANT [Handwritten signature]

Sworn to before me and signed in my presence this 13th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Handwritten signature]

My Commission Expires 9/26/2020



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