



**BZA16-134**  
**900 North High Street**

# **CITY OF COLUMBUS**

## **DEPARTMENT OF BUILDING AND ZONING SERVICES**

### **One Stop Shop Zoning Report** Date: Fri Oct 7 2016

**General Zoning Inquiries: 614-645-8637**

#### **SITE INFORMATION**

**Address:** 900 N HIGH ST COLUMBUS OH 43215

**Mailing Address:** 3955 MONTGOMERY RD  
CINCINNATI OH 45212-3733

**Owner:** UNITED DAIRY FARMERS INC

**Parcel Number:** 010007464

#### **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:** Italian Village

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

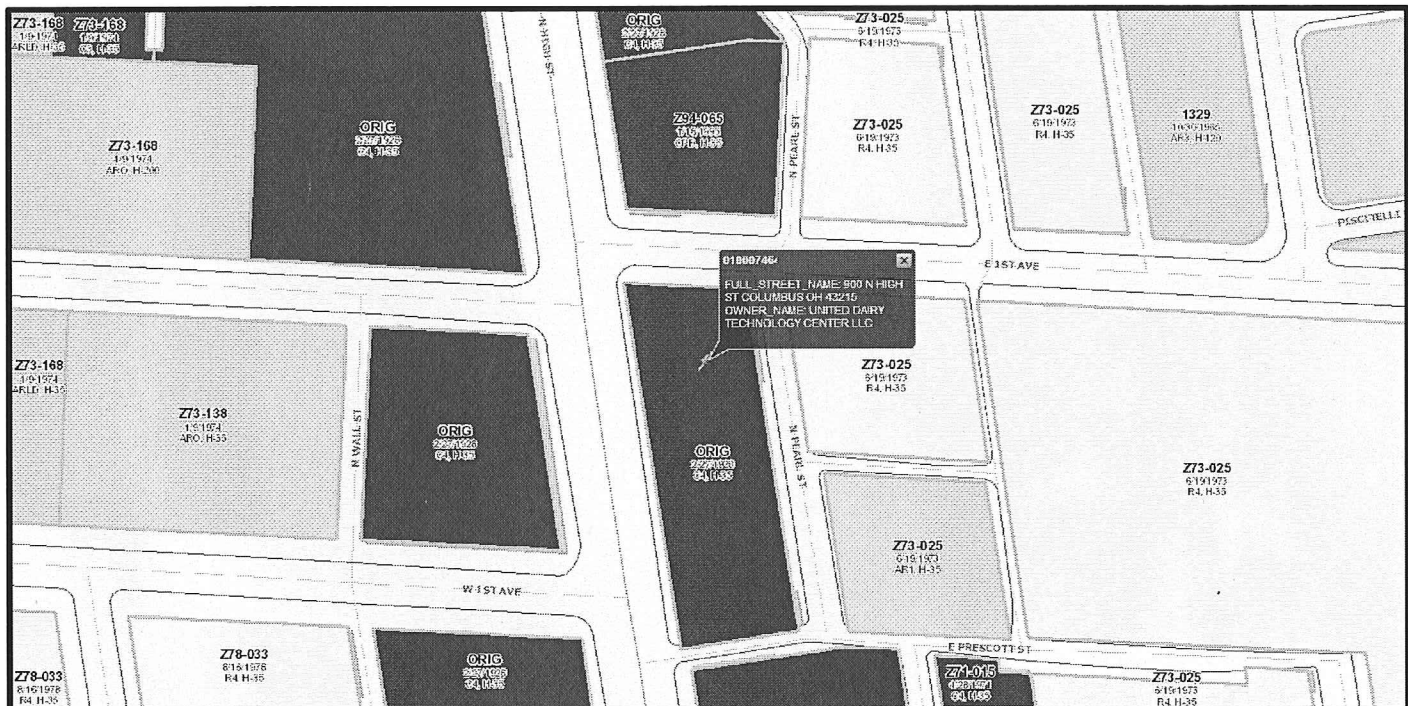
#### **PENDING ZONING ACTION**

**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 SERVICES757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-134 Date Received: 10/7/16  
 Application Accepted by: D. Reiss Fee: \$1,900.00  
 Commission/Civic: Italian Village  
 Existing Zoning: C-4  
 Comments: 12/20/16

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit B, Statement of Hardship**LOCATION**Certified Address: 900 North High Street City: Columbus Zip: 43201Parcel Number (only one required): 010-007464, 010-035771, 010-041502, 010-005610**APPLICANT** (If different from Owner):Applicant Name: 900 Short North, LLC Phone Number: 614-488-4000 Ext.: -----Address: 1220 Dublin Road City/State: Columbus, Ohio Zip: 43215Email Address: mbf@elford.com Fax Number: -----**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: United Dairy Farmers, Inc. c/o Tim Kling Phone Number: 513-396-8744 Ext.: -----Address: 3955 Montgomery Road City/State: Cincinnati, Ohio Zip: 45212Email Address: tkling@udfinc.com Fax Number: -----**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☐ AgentName: ----- Phone Number: ----- Ext.: -----Address: ----- City/State: ----- Zip: -----Email Address: ----- Fax Number: -----**SIGNATURES** (All signatures must be provided and signed in **blue** ink)APPLICANT SIGNATURE [Signature] MICHAEL B. FITZPATRICKPROPERTY OWNER SIGNATURE [Signature] BY MICHAEL B. FITZPATRICK, AUTHORIZED AGENTATTORNEY / AGENT 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

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, 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

Being first duly cautioned and sworn (1) NAME Michael B. Fitzpatrick  
of (1) MAILING ADDRESS 900 Short North, LLC, 1220 Dublin Road, 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 900 North 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  
AND MAILING ADDRESS

(4) United Dairy Farmers, Inc.

c/o Tim Kling

3955 Montgomery Road

Cincinnati, Ohio 45212

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

900 Short North, LLC

c/o Michael B. Fitzpatrick (614) 488-4000

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Italian Village Commission

c/o Connie Torbeck, Historic Preservation

50 W. Gay Street, 4th Floor, Columbus, Ohio 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Exhibit "A"</u>		

☒ (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 7th day of October, in the year 2016

*Stacey L. Janza*

11-5-2018

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Application not to be submitted by appointment. Call 614-645-4522 to schedule.

Notary Public, State of Ohio, payable to the Columbus City Treasurer

My Commission Expires 11-05-2018

**EXHIBIT A, Public Notice**  
**900 North High Street**  
**BZA16-\_\_\_\_\_**  
**October 6, 2016**

**APPLICANT**

900 Short North, LLC  
c/o Michael B. Fitzpatrick  
1220 Dublin Road  
Columbus, Ohio 43215

**PROPERTY OWNER**

United Dairy Farmers, Inc.  
c/o Tim Kling  
3955 Montgomery Road  
Cincinnati, Ohio 45212

**ATTORNEY**

N/A

**COMMUNITY GROUP**

Italian Village Commission  
c/o James Goodman  
Historic Preservation Office  
50 West Gay Street, 4<sup>th</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125**  
**FEET**

MECCS Store, LLC  
47 West 3<sup>rd</sup> Avenue  
Columbus Ohio 43201-3208

Generation Rentals, Ltd.  
c/o Lykens Companies  
1020 Dennison Avenue, Suite 102  
Columbus, Ohio 43201-3497

Igor Bogin  
6169 Chinaberry Drive  
Columbus, Ohio 43213-3323

LPJM Family, LLC  
1020 Dennison Avenue, Suite 102  
Columbus, Ohio 43201-3497

Mark J. Henry  
28 Meadow Park Avenue  
Columbus, Ohio 43209

870-872 N Pearl Street, LLC  
3069 Norwood Street  
Columbus, Ohio 43224

Prescott & Pearl, LLC  
600 Stonehenge Parkway  
Dublin, Ohio 43017-6026

John E Kerr, Jr.  
Douglas J Knutson  
29 East First Avenue  
Columbus, Ohio 43201-2469

Nancy L Haitz  
25 East First Avenue  
Columbus, Ohio 43201-2469

Douglas W Perks  
21 East First Avenue  
Columbus, Ohio 43201-2469

Phillip M and Mary Sue Burgess  
1142 Mainsail Drive  
Annapolis, MD 21403-4314

One Short North, LLC  
115 West Main Street  
Columbus, Ohio 43215-5099

City of Columbus Ohio  
90 West Broad Street #425  
Columbus Ohio 43215

Isag Limited  
858 North High Street  
Columbus, Ohio 43215

**900 North High Street**  
**BZA16-\_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 10/06/2016**



**Exhibit B**

**Statement of Hardship**

**BZA16-134**

**900 North High Street**

The site is located at the southeast corner of North High Street and East First Avenue. The existing building will be razed and the site redeveloped with a four (4) story commercial building as depicted on the submitted plans.

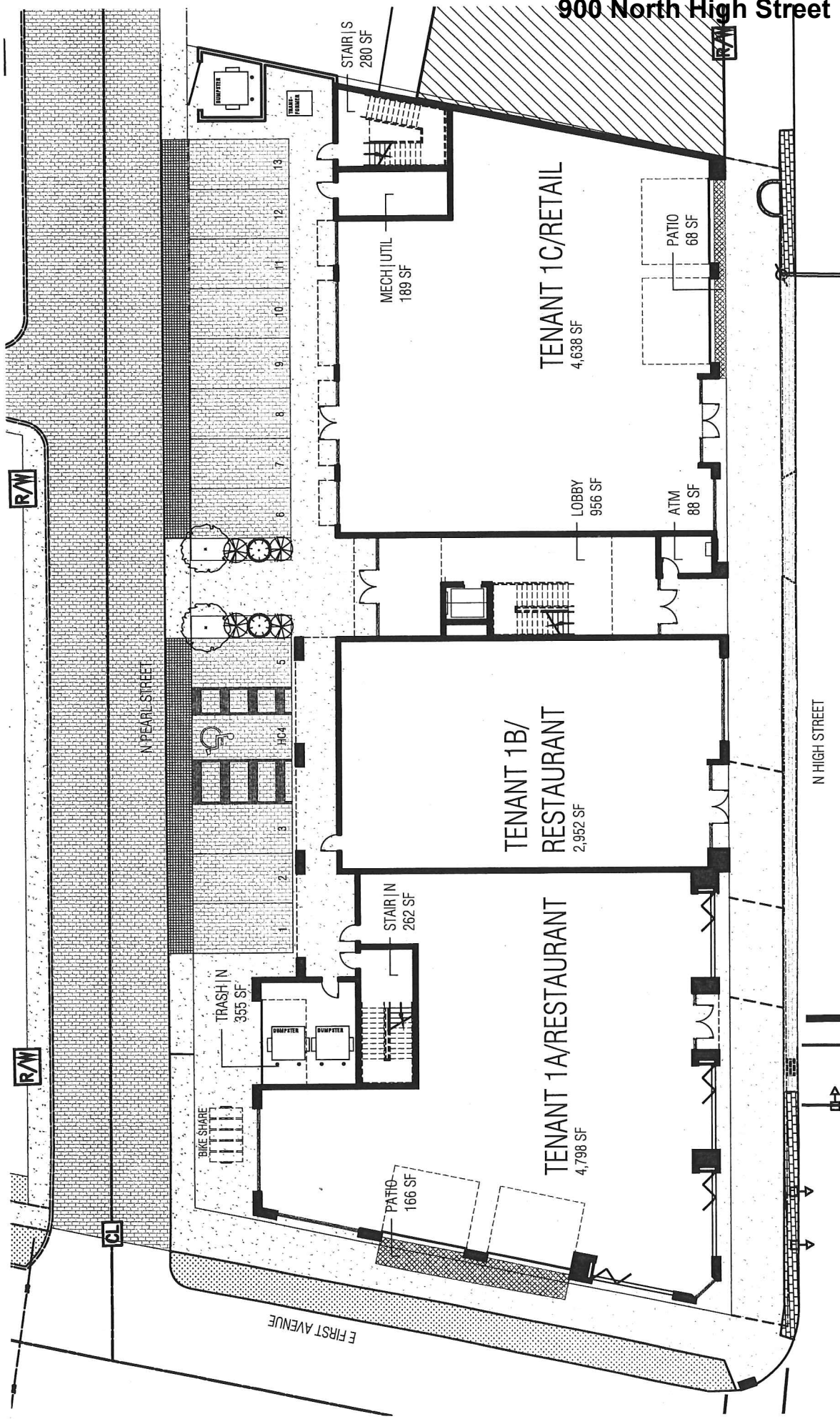
Unlike many of the older urban arterial corridors in the City, the North High Street corridor in Italian Village and Victorian Village receives no relief from full application of underlying code standards that the Urban Commercial Overlay (UCO) provides elsewhere nor does the code recognize shared parking with multi-use of spaces for different uses at different times. The site and corridor is a very urban environment. Few, if any, existing historic buildings/property comply with the current code standards and all North High Street redevelopment projects in the IVC/VVC corridor have been granted variances to code sections similar to what is requested for this project, including recently the northeast corner of N. High Street and E. First Avenue. Applicant has a practical difficulty with compliance, nor, in the case with the variances proposed, would compliance be desirable. Compliance would be out of character with the urban environment, the prevailing standard, pose a practical difficulty to redevelopment of the underutilized property and inconsistent with numerous previous variances.

Applicant requests the following variances:

- 1) 3309.14(A), Height Districts, to increase permitted height from 35 feet to 62 feet.
- 2) 3312.49(A)(B), Minimum Number of Parking Spaces Required, to reduce parking for the 50,000 SF +/- office, retail and restaurant uses from 213 parking spaces to 13 spaces on-site, subject to 57 parking spaces being provided for the office use(s) between 6AM and 7PM weekdays, within 750 feet of the site.
- 3) 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces from 1 to 0 for the 50,000 +/- square foot building.
- 4) 3356.11, C-4 District Setback Lines, which Section requires a minimum building setback of 60 feet (North High Street, 4-2D arterial) and 15 +/- feet (East First Avenue, existing building to the east), while applicant requests zero (0) building setback on both streets in keeping with the historic commercial corridor and Italian Village Commission approval.

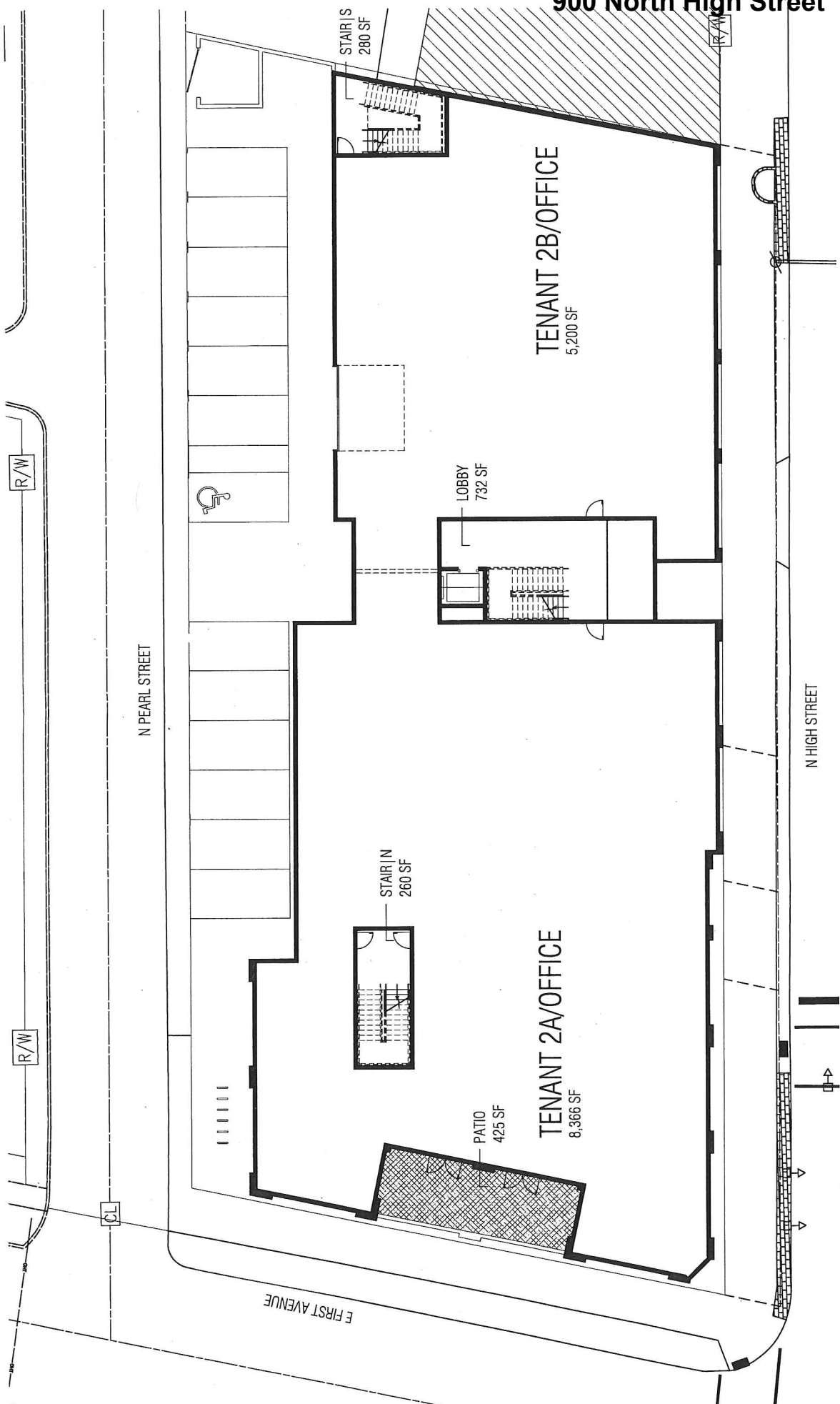
**900 N. High Street**  
**BZA16-134**  
**Parking Analysis**

		<u>Code Required Parking</u>	<u>Rate</u>
<u>First Floor:</u>			
Tenant 1A and 1B:			
Restaurant:	7,752 SF	104 spaces	1 per 75 SF
	166 SF (seasonal patio)	1	1 per 150 SF
Tenant 1C:			
Retail:	4,602 SF	19	1 per 250 SF
	225 SF (interior ice cream parlor with seating)	3	1 per 75 SF
	68 SF (seasonal patio)	1	1 per 150 SF
Common Area:	1,500 SF (lobby, stairwells)	6	1 per 250 SF
<u>Second Floor:</u>			
Office (general)	14,840 SF (includes lobby/stairwells)	33	1 per 450 SF
<u>Third Floor:</u>			
Office (general)	14,362 SF (includes lobby/stairwells)	33	1 per 450 SF
<u>Fourth Floor:</u>			
Office (general)	5,543 SF (includes lobby/stairwells)	13	1 per 450 SF
TOTAL:		213	
ON-SITE PARKING:	13 (retail)		
ZONING VARIANCE (On-site parking):	200 spaces		
OFF-SITE PARKING (The Hub Garage)	57 spaces (office use, 6AM – 7PM)		



think. create. do.

think. create. do.



BZA16-134  
900 North High Street

2

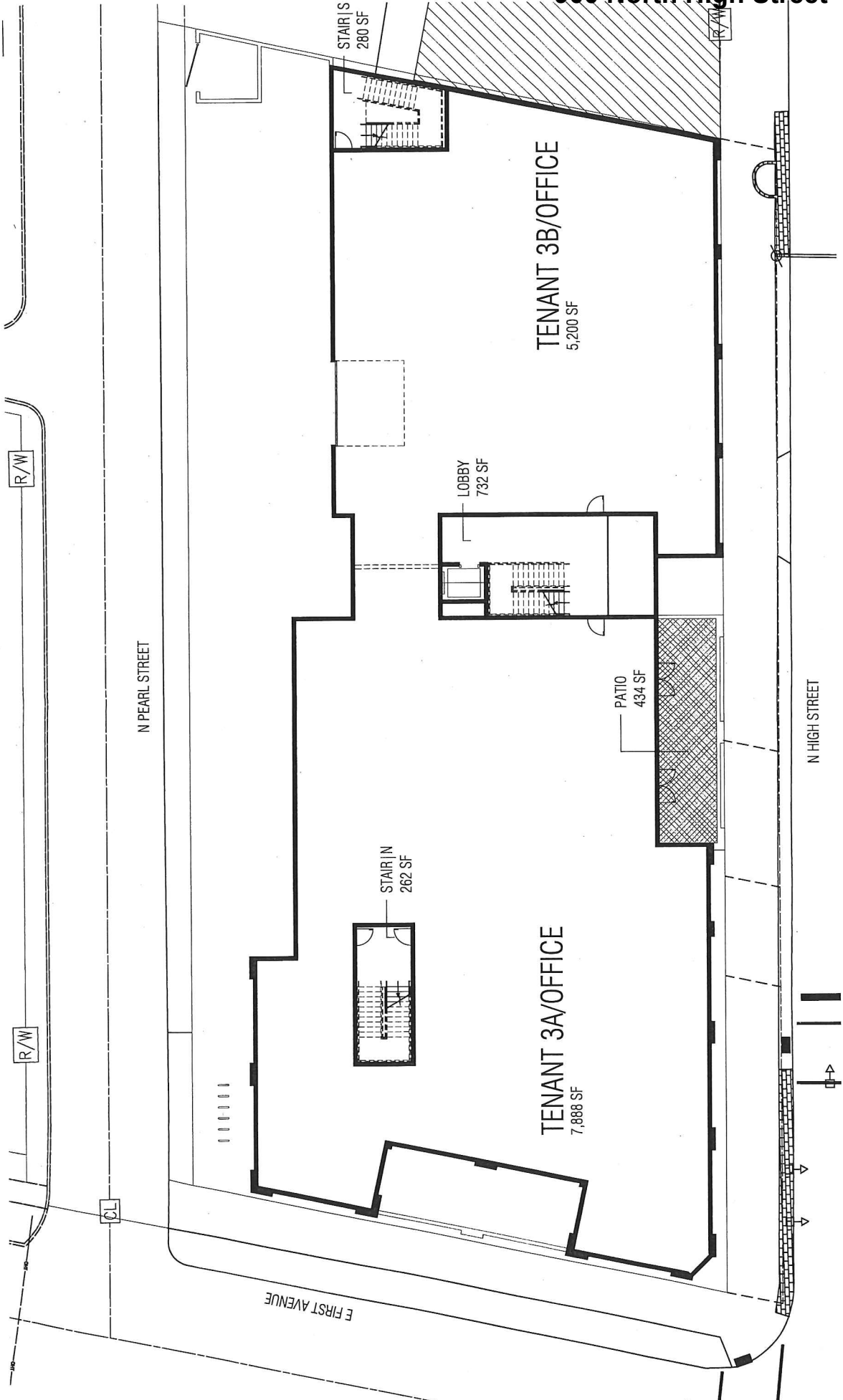
second floor plan  
SCALE 1/16" = 1'-0"

900 N HIGH STREET  
LEASING FLOOR PLAN  
September 06, 2016

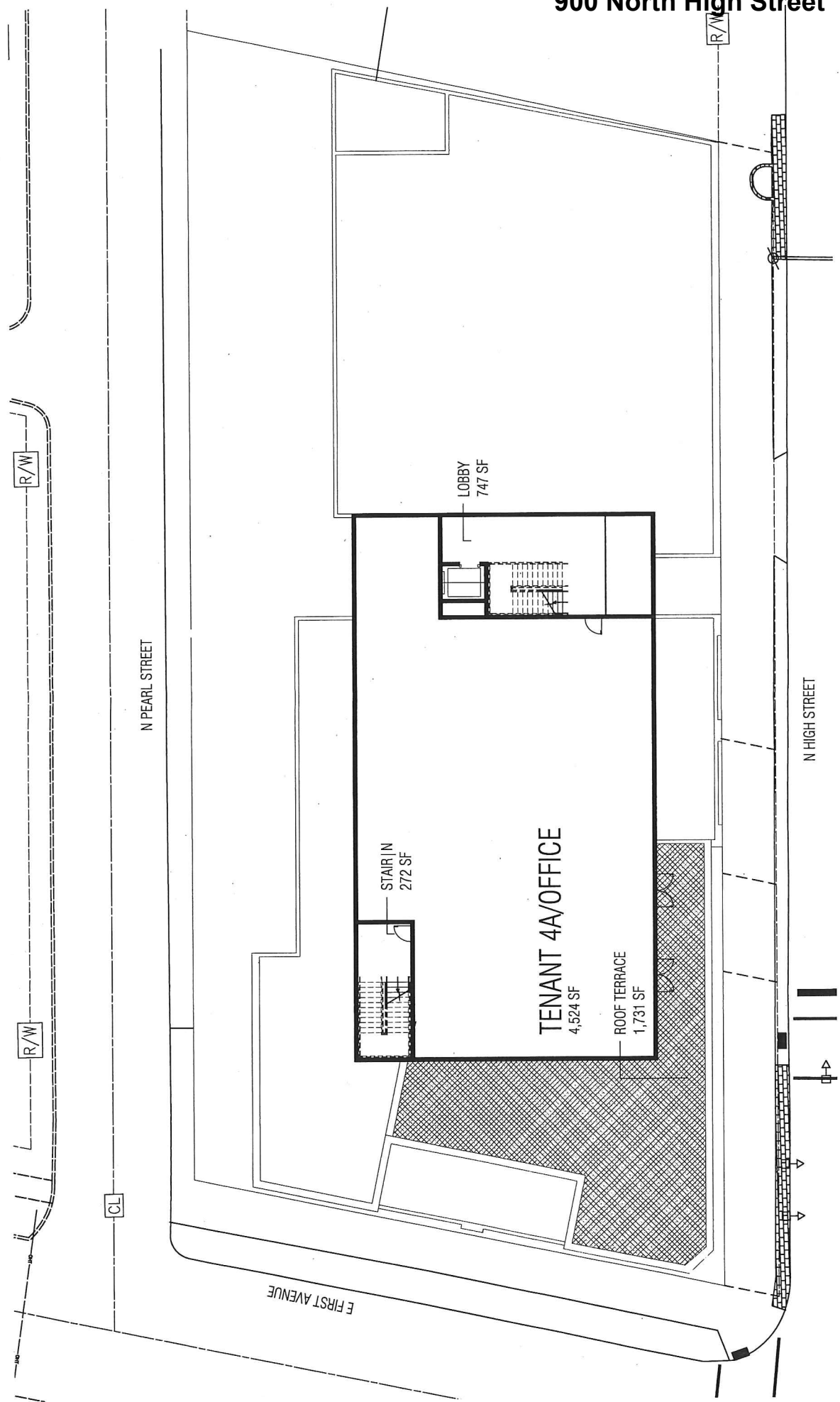


archall  
ARCHITECTURAL ALLIANCE

think create. do.



BZA16-134  
900 North High Street

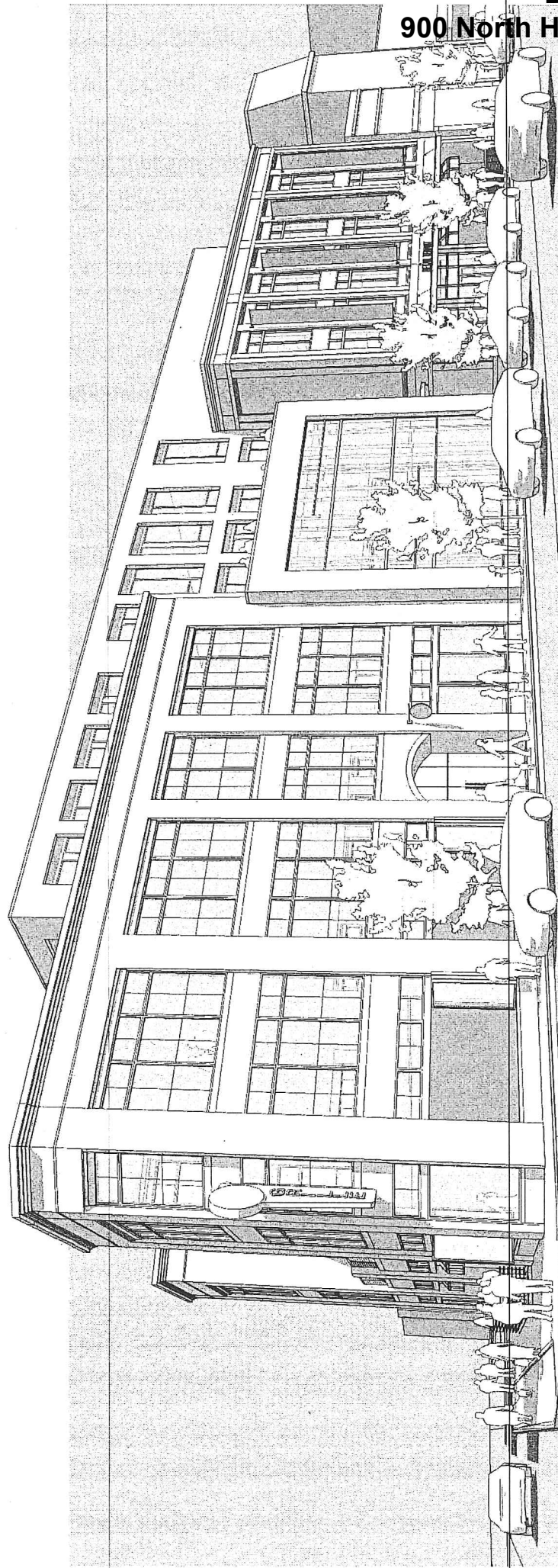


think. create. do.



**900 N HIGH STREET**  
DESIGN DEVELOPMENT PACKAGE - **UPDATES**  
NOVEMBER 2016 | ITALIAN VILLAGE COMMISSION

think. create. do.

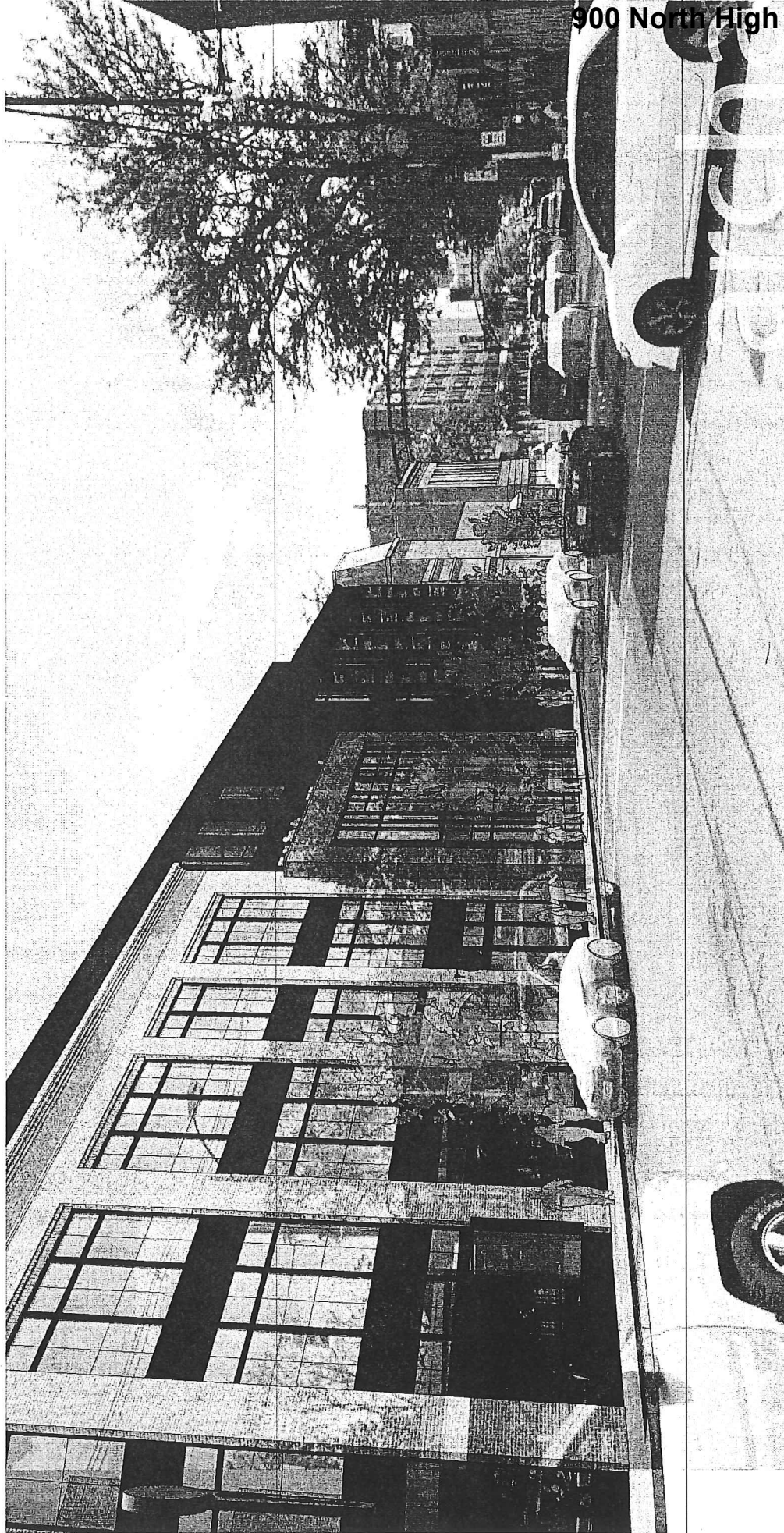


**BZA16-134**  
**900 North High Street**



**900 N HIGH STREET**  
DESIGN DEVELOPMENT PACKAGE - **UPDATES**  
NOVEMBER 01, 2016

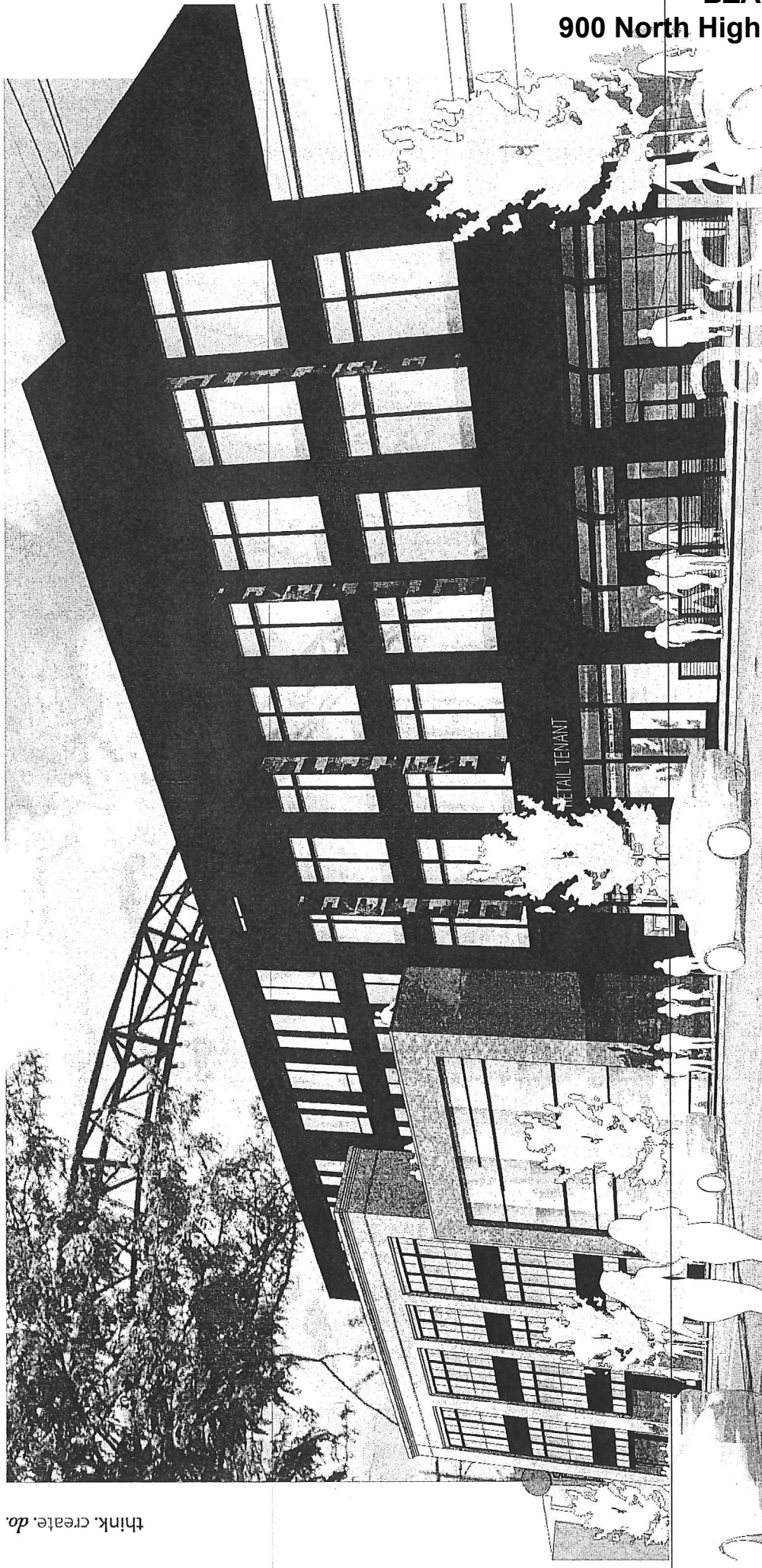
**archall**  
ARCHITECTURAL ALLIANCE



think. create. do.

Looking across the street from Price Avenue and High Street.

BZA16-134  
900 North High Street



BZA16-134  
900 North High Street

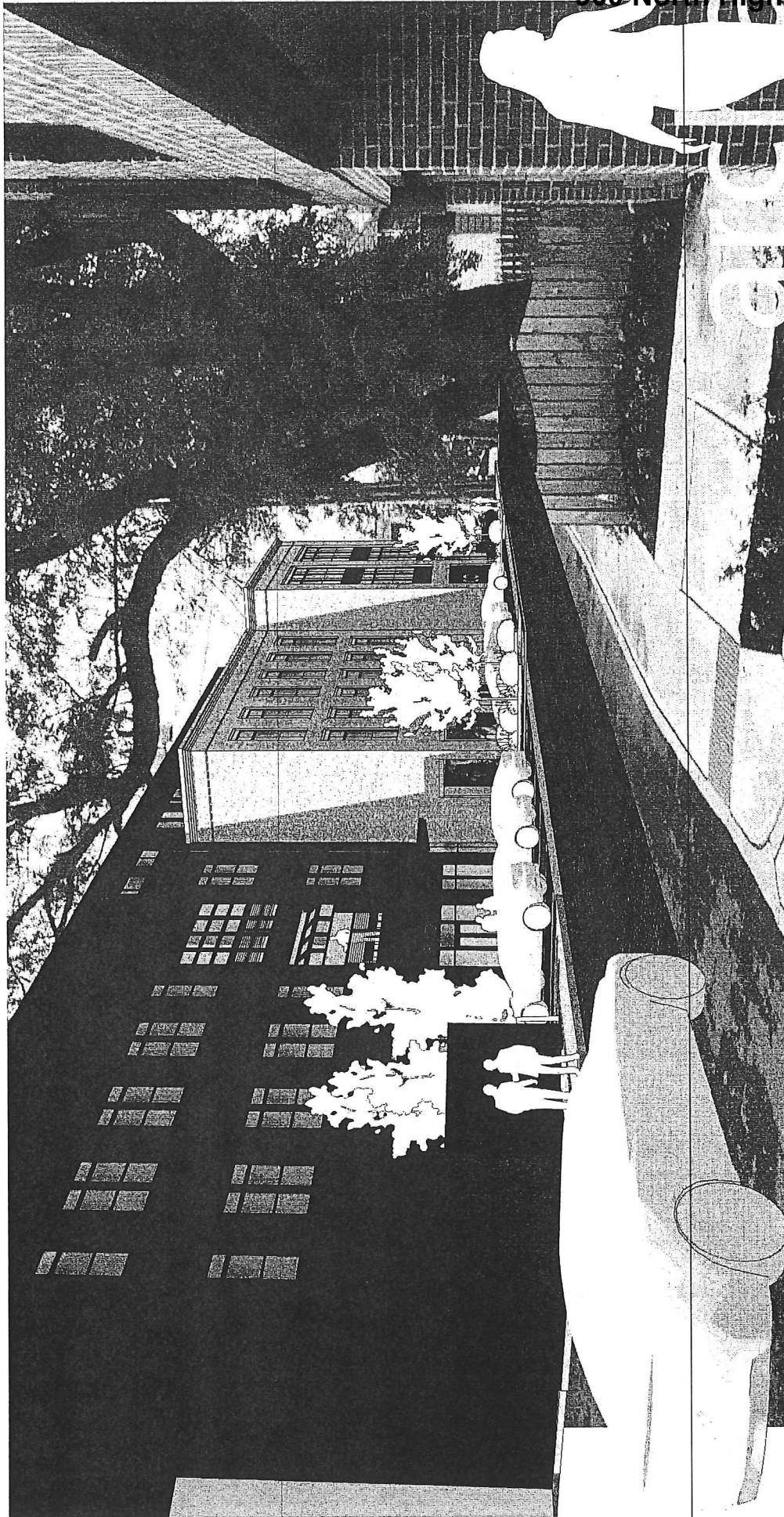
Looking across the street from W First Avenue and High Street.

900 N HIGH STREET  
DESIGN DEVELOPMENT PACKAGE - UPDATES  
NOVEMBER 01, 2016

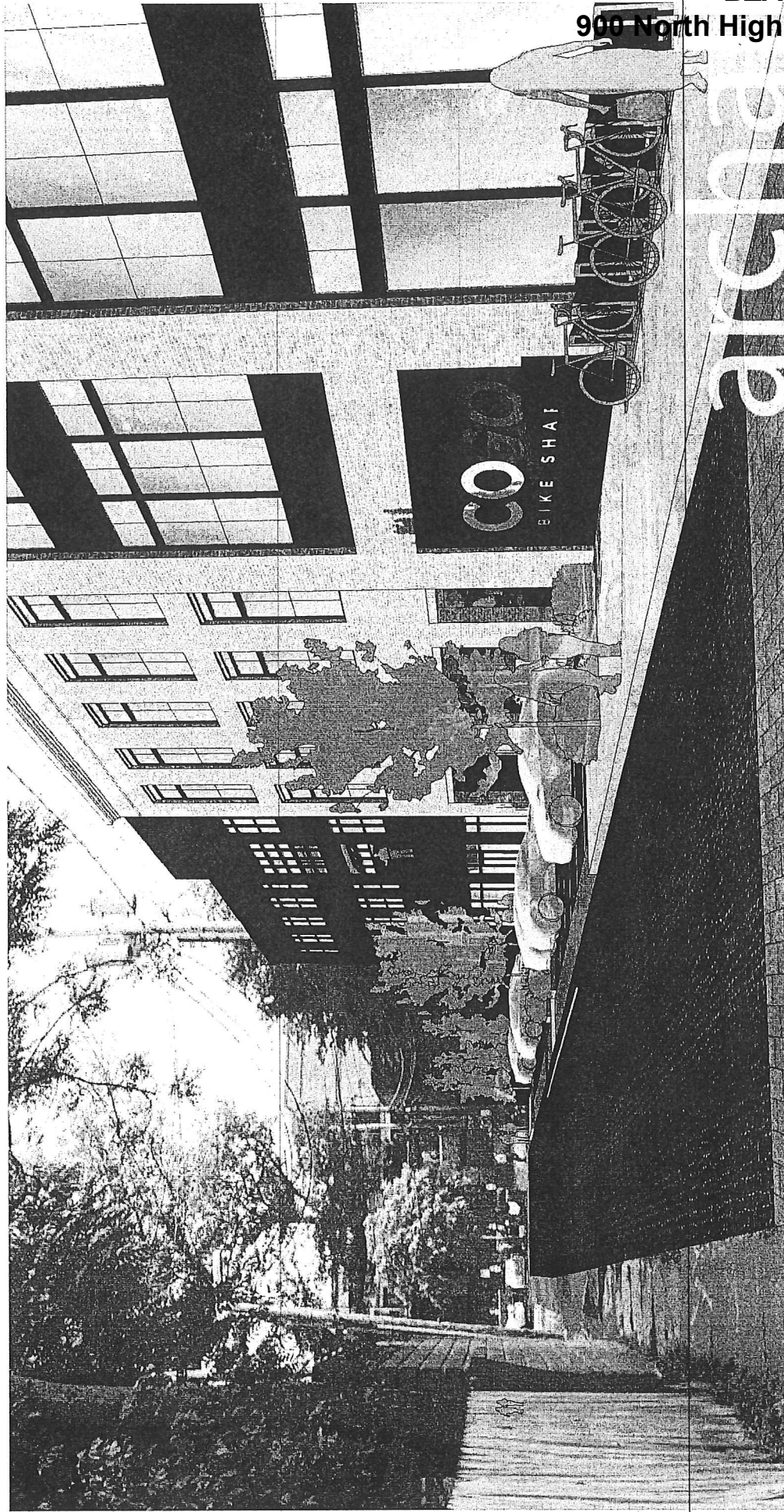


archall  
ARCHITECTURAL ALLIANCE





Looking north along Pearl Alley.



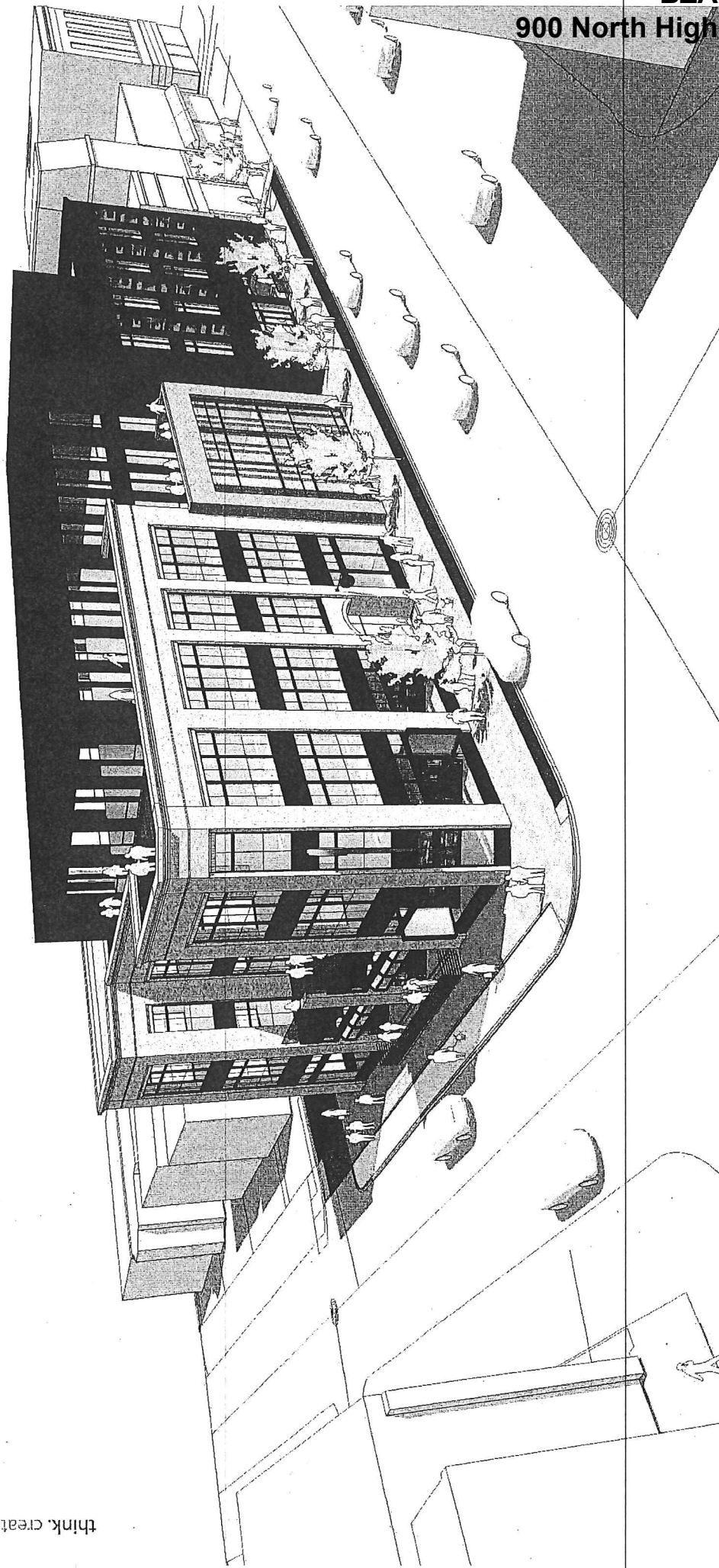
Looking south along Pearl Alley.

BZA16-134  
900 North High Street

archa  
ARCHITECTURAL ASSOCIATES



900 N HIGH STREET  
DESIGN DEVELOPMENT PACKAGE - UPDATES  
NOVEMBER 01, 2016



Aerial view looking southeast at the Price / High Street intersection.

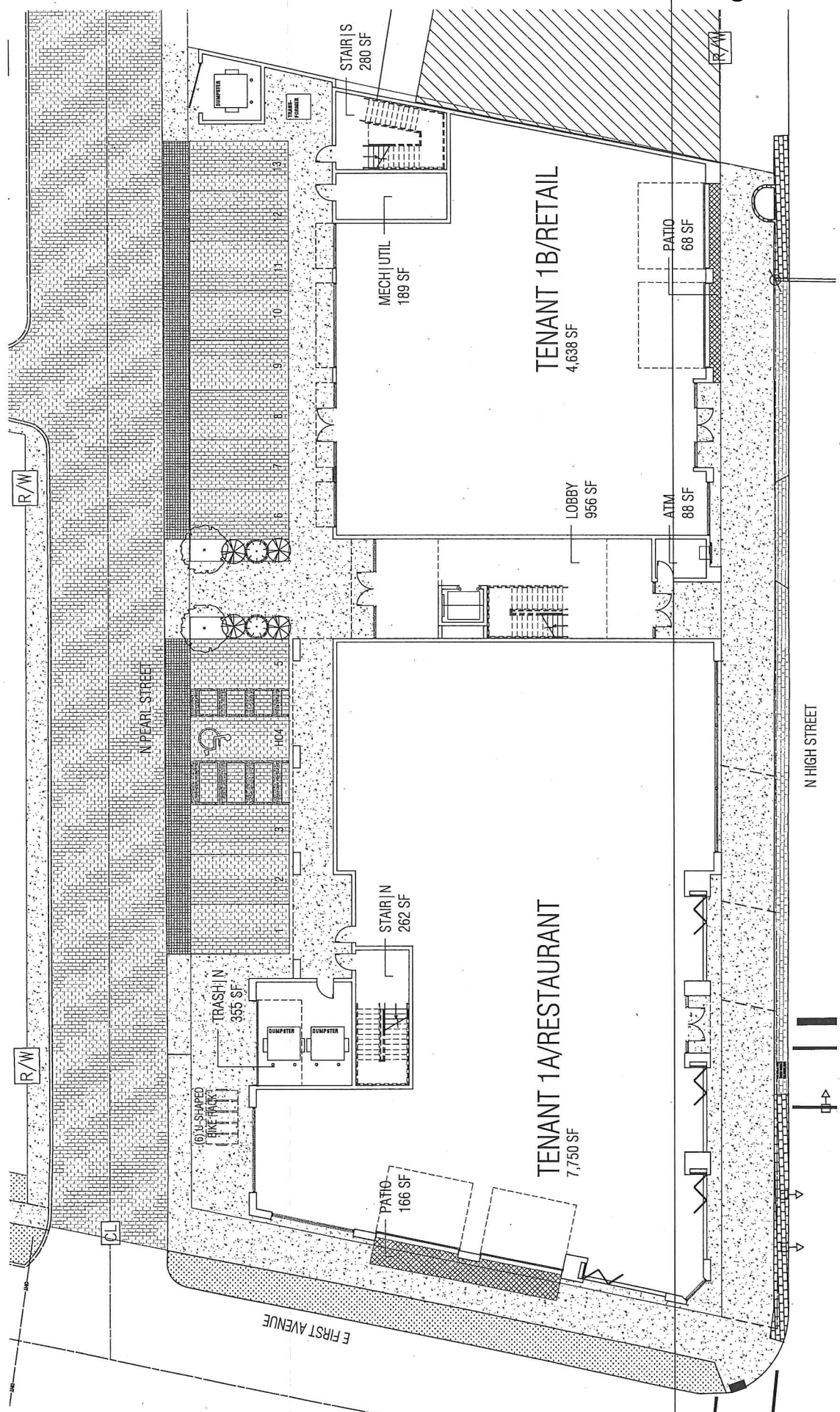
BZA16-134  
900 North High Street

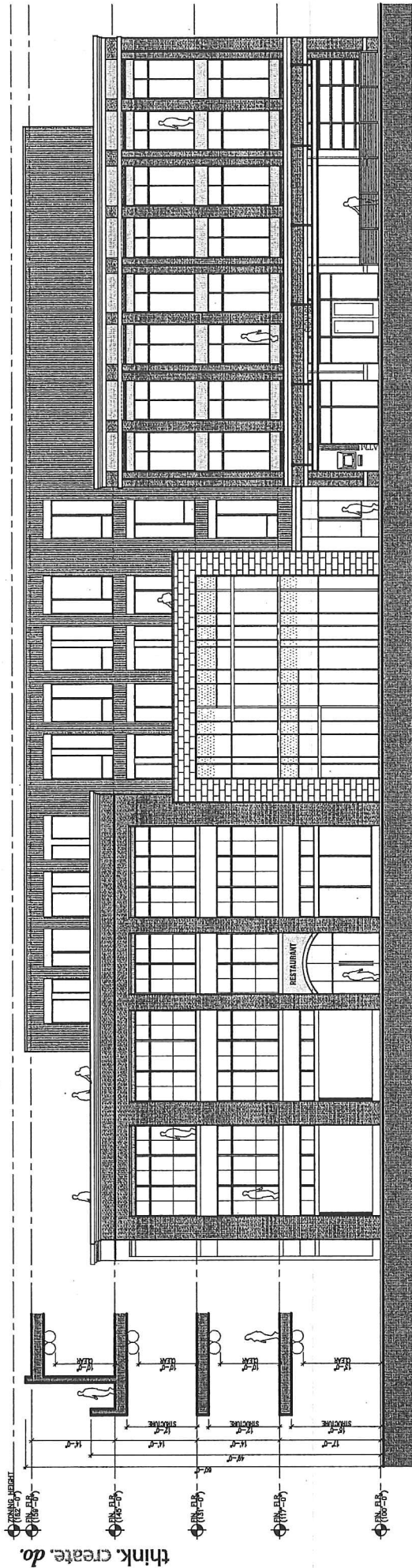
900 N HIGH STREET  
DESIGN DEVELOPMENT PACKAGE - UPDATES  
NOVEMBER 01, 2016



archall  
ARCHITECTURAL ALLIANCE

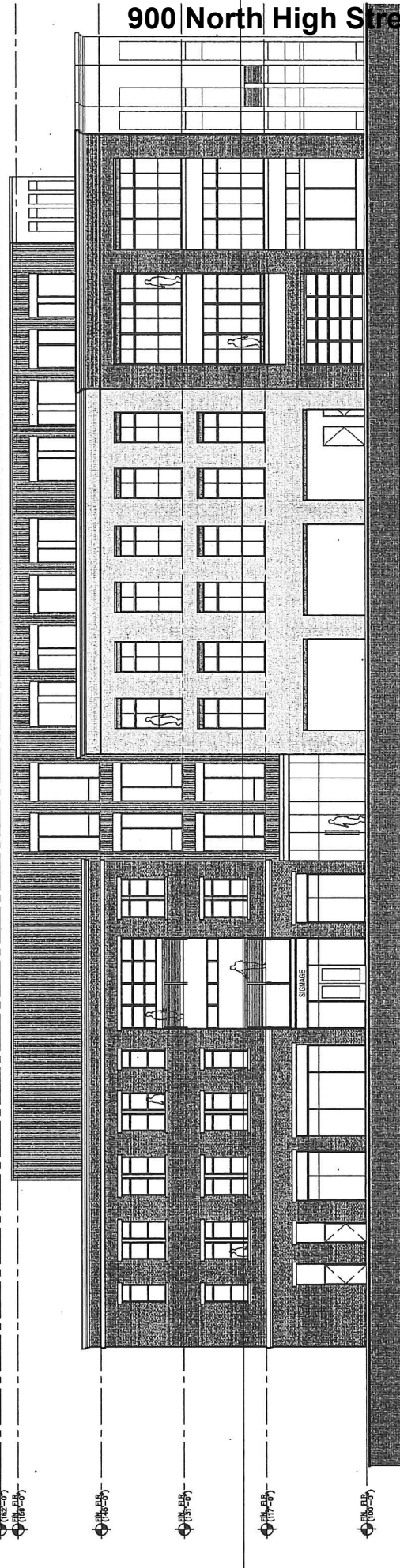






**1 building elevation / high street**  
SCALE 1/16" = 1'-0"

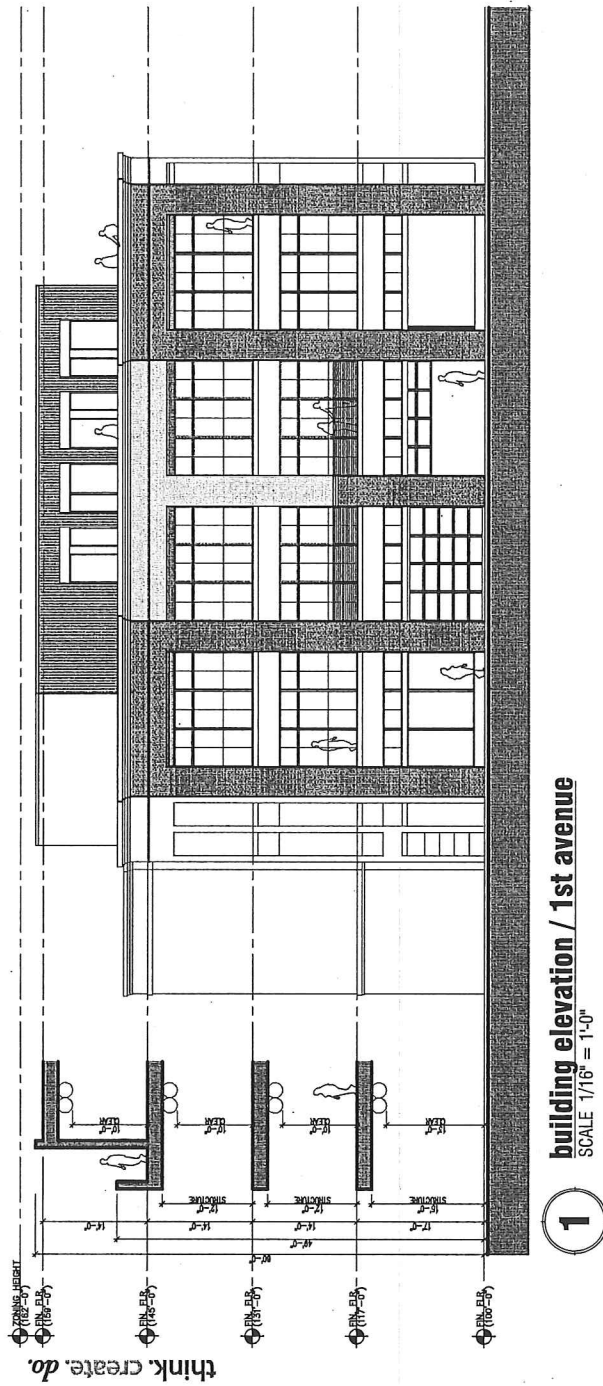
**1**



**2 building elevation / pearl alley**  
SCALE 1/16" = 1'-0"

**2**

BZA16-134  
900 North High Street





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 10/7/16



Disclaimer

Scale = 100



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.

Real Estate / GIS Department





# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010007464, 010035771, 010041502, 010005610

Zoning Number: 900

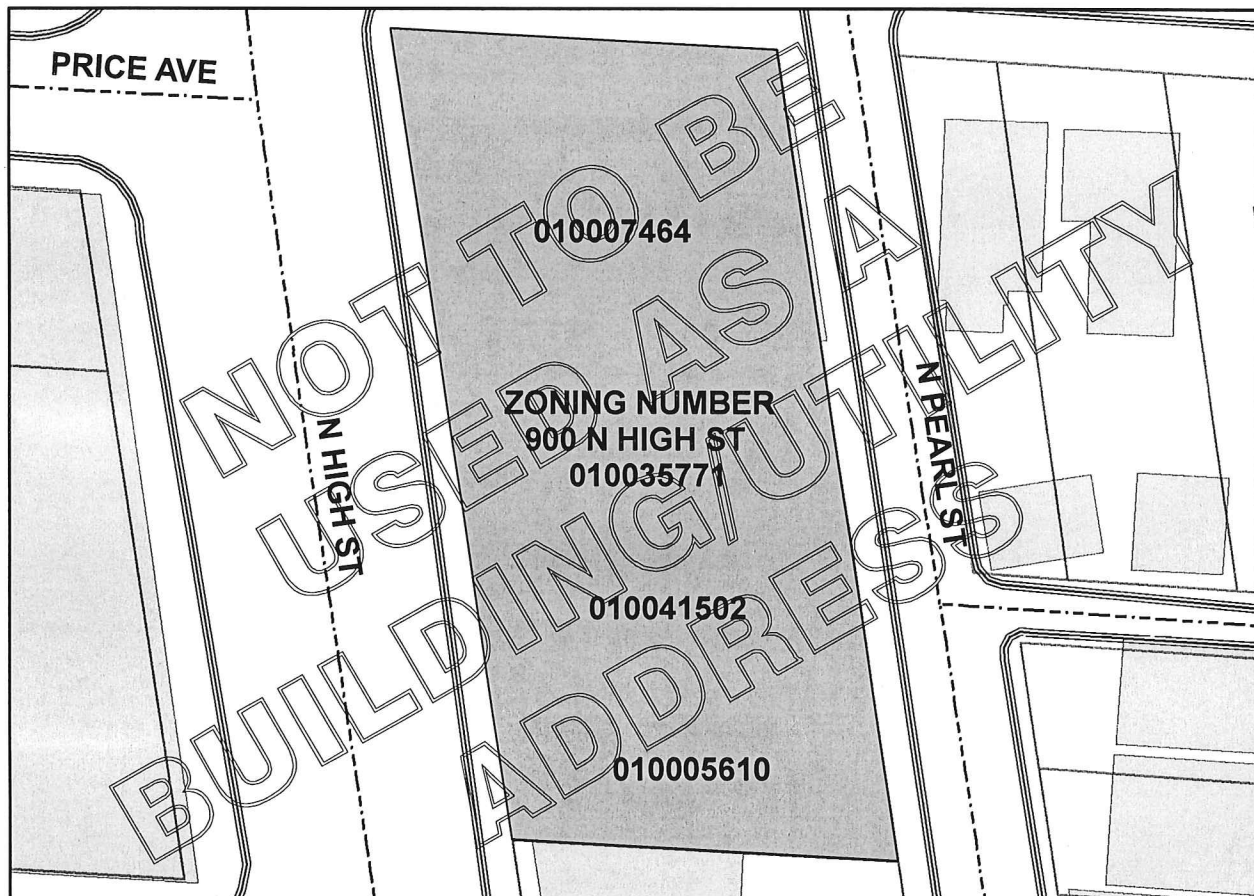
Street Name: N HIGH ST

Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adyana Amarian* Date: 10/6/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 75642

## Board of Zoning Adjustment Application

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

**BZA16-134**  
**900 North High Street**

### 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) Michael B. Fitzpatrick  
of (COMPLETE ADDRESS) 900 Short North, LLC, 1220 Dublin Road, 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**

900 Short North, LLC

1220 Dublin Road

c/o Michael B. Fitzpatrick

Columbus, Ohio 43215

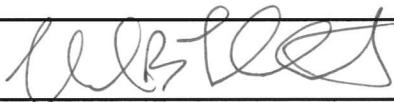
United Dairy Farmers, Inc.

3955 Montgomery Road

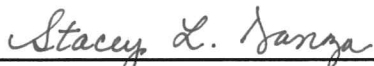
c/o Tim Kling

Cincinnati, Ohio 45212

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 7th day of October, in the year 2016



SIGNATURE OF NOTARY PUBLIC

11-5-2018

My Commission Expires

Notary Seal Here

**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**

tmt 12/15



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018