



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 26 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1435 N HIGH ST COLUMBUS OH 43201

Owner: 180 PARTNERS LLC

Mailing Address: PO BOX 163970

Parcel Number: 010044623

COLUMBUS OH 43216-3970

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: UNIVERSITY UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University/Impact

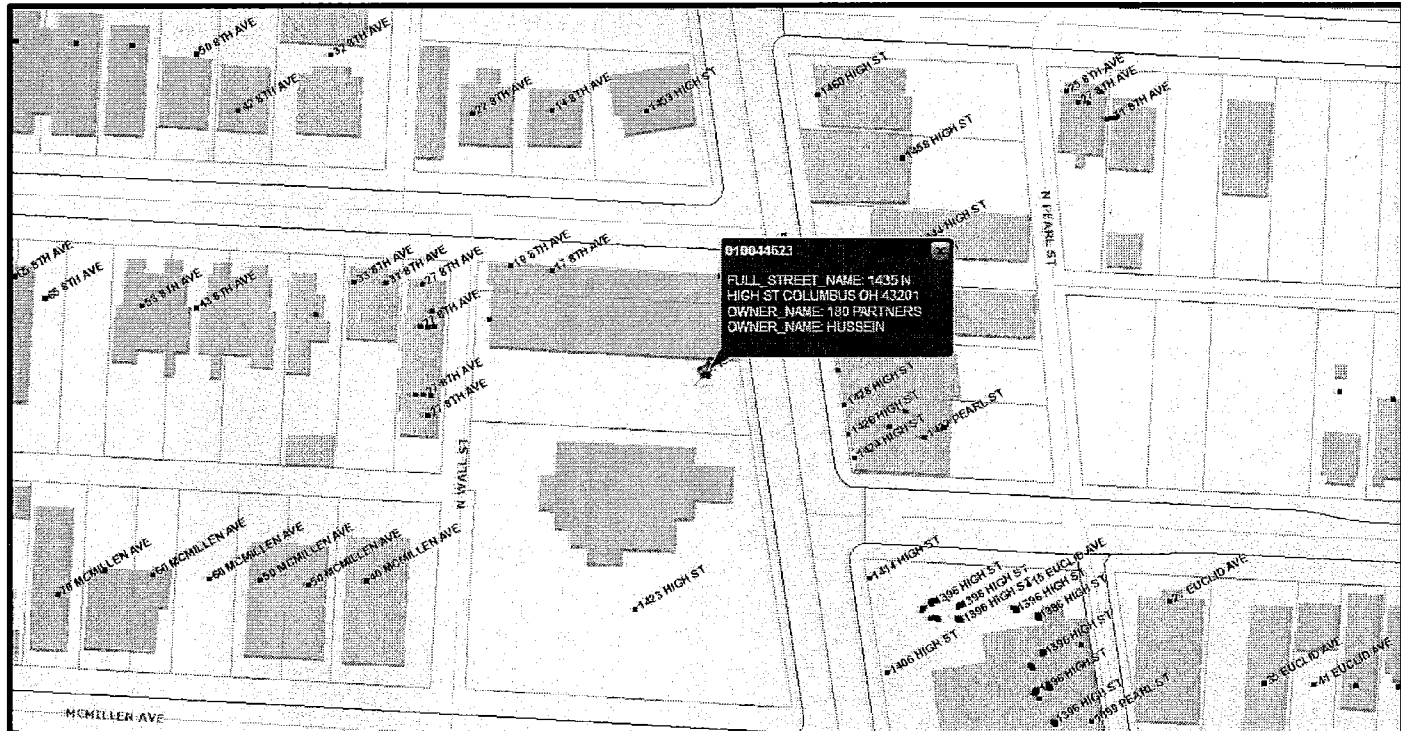
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): 12310-00506

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: BZA16-137 Date Received: 11 Oct. 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:

[Blank lines for proposal description and code sections]

LOCATION

Certified Address: 1435 N. High Street City: Columbus Zip: 43201

Parcel Number (only one required):

APPLICANT (If different from Owner):

Applicant Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

Name: 180 Partners LLC Phone Number: 614-582-1595 Ext.:

Address: P.O. Box 163970 City/State: Columbus Zip: 43216

Email Address: john@180co.com Fax Number:

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

Name: Sean Mentel Phone Number: 614-344-4800 Ext.:

Address: 100 S. 4th Street, Suite 100 City/State: Columbus Zip: 43215

Email Address: sean@kmfylaw.com Fax Number:

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

APPLICANT SIGNATURE [Signature]

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



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SEAN MENTEL
of (1) MAILING ADDRESS 100 S. 4TH STREET, SUITE 100 COLS. OH 43215
deposed 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
for which the 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) 180 Partners, LLC
AND MAILING ADDRESS PO Box 163970
Columbus, Ohio 43216

APPLICANT'S NAME AND PHONE # John Pedro
(same as listed on front of application) 614-582-1595

AREA COMMISSION OR CIVIC GROUP (5)
AREA COMMISSION ZONING CHAIR OR University Area Commission (UAC)
CONTACT PERSON AND ADDRESS Doreen Uhas Sauer

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 11th day of October in the year 2016

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires 9-15-2017



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2017

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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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 - 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 - 3. That 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. That 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 the 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 John J. P. [Signature] Date 10/11/16

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Property Address: 1435 N. High Street

Applicant: 180 Partners, LLC
P.O. Box 163970
Columbus, Ohio 43216

Types of Action Requested

The Applicant proposes to build a 144-room hotel with ground floor retail uses. The applicant requests the following variances:

1. 3312.49 – Minimum number of parking spaces required. The required number of parking spaces is 151 (144 for the hotel and 7 for the retail after UCO reduction on the retail). The applicant is requesting a variance to permit 121 spaces.
2. 3309.14 – Height Districts. The project is located within the H-35 district and the proposed building will be 85'6" tall.

Statement of Hardship

The variances requested will allow for a substantial improvement to the property and the neighborhood. The variances from the code are not substantial relative to the ongoing development on High Street in the area and would complement the existing and currently developing projects along the High Street Corridor as evidenced by the proposed code change to allow for taller buildings on High Street and a larger parking reduction in the area. The variances will not have a negative impact on delivery of governmental services and are in line with the spirit and intent of the code. The parking variance will be offset by the walkable nature of the area as well as street parking and nearby structured parking available.

Sean Mentel, Esq.
Attorney for Applicant



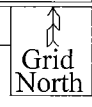
CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/11/16



Disclaimer

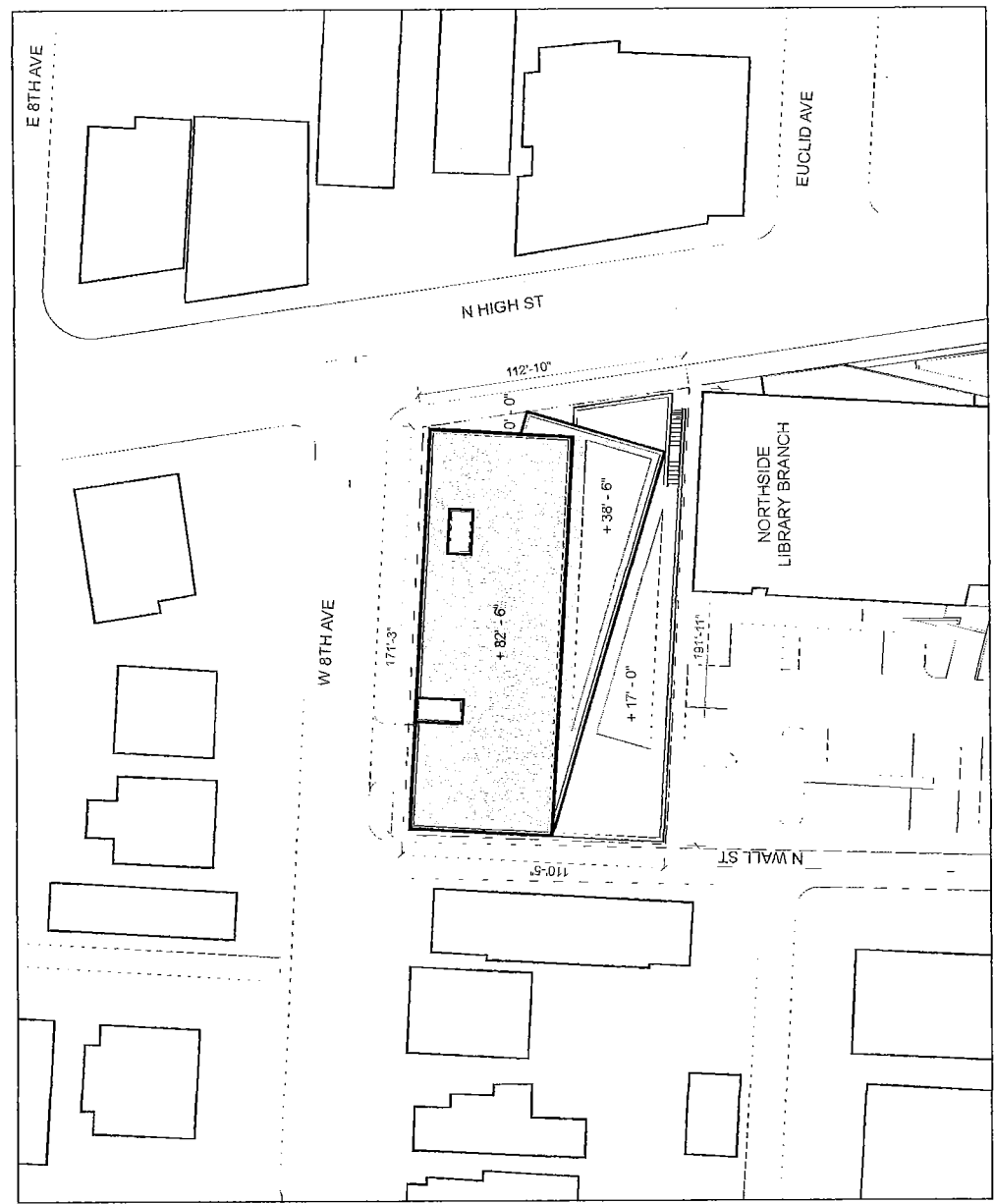
Scale = 100



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.

Notes:

- 1. Total building height: 85'-6" (to parapet)
-Allowable building height: H35
- 2. Total Parking spaces: 121
-Required parking: ~~153~~ 153



1443 HIGH STREET:
MIXED USE DEVELOPMENT
SITE PLAN



nbbj + 180 co.

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 # _____

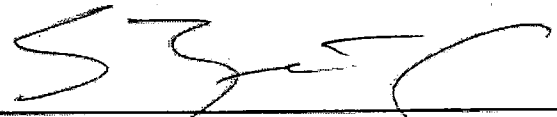
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SEAN MENDEL
of (COMPLETE ADDRESS) 100 S. 4TH STREET, COLUMBUS, OH 43215

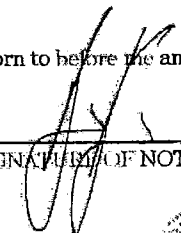
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>180 PACTURES LLC</u>	<u>P.O. Box 163970</u> <u>COLUMBUS, OHIO 43216</u>

<u>JOHN PEDRO</u>	<u>1443 N. HIGH STREET</u> <u>COLUMBUS, OHIO 43201</u>
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SIGNATURE OF AFFLIANT 

Sworn to before me and signed in my presence this 27th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC  My Commission Expires N/A Notary Seal Here



BRIAN T. KOOPERMAN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 ORC

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