# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>711 N HIGH ST UNIT 200, COLUMBUS, OH</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>90 W BROAD ST RM 425      COLUMBUS OH 43215-9000</td>
</tr>
<tr>
<td>Owner</td>
<td>CITY OF COLUMBUS</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010031749</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
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## Zoning Information

<table>
<thead>
<tr>
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<th>Details</th>
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<tbody>
<tr>
<td>Zoning</td>
<td>ORIG, Commercial, C4, 2/27/1928, H-35</td>
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<tr>
<td>Historic District</td>
<td>Victorian Village</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
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<tr>
<td>Board of Zoning Adjustment  (BZA) Variance</td>
<td>BZA16-039, Passed</td>
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<tr>
<td>Commercial Overlay</td>
<td>None</td>
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<tr>
<td>Planning Overlay</td>
<td>I-670 Graphics Control</td>
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<td>Graphics Variance</td>
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<tr>
<td>Area Commission</td>
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<tr>
<td>Historic Site</td>
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<tr>
<td>Flood Zone</td>
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<tr>
<td>Airport Overlay Environrs</td>
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## Pending Zoning Action

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<tr>
<td>Board of Zoning Adjustment  (BZA) Variance</td>
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<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
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</tbody>
</table>
Board of Zoning Adjustment Application

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

711 NORTH HIGH STREET

Application Number: BZA17-007
Date Received: 17 Jan, 2017

Application Accepted by: Nic Ullrich

Commission/Civic: 

Existing Zoning: 

Comments: 

OFFICE USE ONLY

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

√ Variance □ Special Permit

Indicate what the proposal is and list applicable code sections:

Applicant proposes a mixed use commercial development for the Site. Applicant was previously granted a number of variances in BZA16-039. This application is to request a supplemental variance to CCC 3312.29(C) to permit stacked parking spaces.

LOCATION
Certified Address: 711 North High Street City: Columbus Zip: 43215

Parcel Number (only one required): 010-031749

APPLICANT (If different from Owner):
Applicant Name: The Wood Companies Phone Number: 614-298-9664 Ext.: 

Address: 939 North High Street, Suite 206 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: 711 LLC Phone Number: 614-298-9664 Ext.: 

Address: 939 North High Street, Suite 206 City/State: Columbus, Ohio Zip: 43201

Email Address: mwood@woodcompanies.com Fax Number: 

ATTORNEY / AGENT (Check one if applicable): √ Attorney □ Agent

Name: Michael T. Shannon Phone Number: 614-229-4506 Ext.: 

Address: 500 South Front Street, Suite 1200 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: 

PROPERTY OWNER SIGNATURE: 

ATTORNEY / 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.
**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, this (1) NAME: Michael T. Shannon, Esq.

of (1) MAILING ADDRESS: 500 South Front Street, Suite 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 North High Street, Columbus, Ohio 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) 711 LLC  
AND MAILING ADDRESS

939 North High Street, Suite 206

---

**APPLICANT'S NAME AND PHONE #**

(same as listed on front application)

The Wood Companies  
614-298-9664

---

**AREA COMMISSION OR CIVIC GROUP**

(5) Victorian Village Commission

**AREA COMMISSION ZONING CHAIR**

Cristin Moody

**OR CONTACT PERSON AND ADDRESS**

50 West Gay Street, Columbus, Ohio 43215

---

and that the attached document (6) 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

---

(7) **SIGNATURE OF AFFIANT**

Sworn to before me and signed in my presence this 17th day of January, in the year 2017

---

[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.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Ashley</td>
<td>920 Grandon Avenue</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43209</td>
</tr>
<tr>
<td>Julie McNees</td>
<td>35 Butter B Avenue</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Cliff &amp; Cliffel, LLC</td>
<td>3415 Manchester Drive</td>
<td>Powell</td>
<td>Ohio</td>
<td>43065</td>
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<tr>
<td>700 &amp; High, LLC</td>
<td>21 W. Hubbard Ave. Ste. D</td>
<td>Columbus</td>
<td>Ohio</td>
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<tr>
<td>Kaitlin Ohara</td>
<td>37 Buttes Ave #B</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>629 &amp; High, LLC</td>
<td>21 W. Hubbard Ave. Ste. D</td>
<td>Columbus</td>
<td>Ohio</td>
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<tr>
<td>Tyler Brennan</td>
<td>35 Hull Alley</td>
<td>Columbus</td>
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<tr>
<td>Shortnorth Development Co.</td>
<td>685-689 N. High Street</td>
<td>Columbus</td>
<td>Ohio</td>
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<tr>
<td>Jewell Group LLC</td>
<td>691 N. High Street</td>
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<tr>
<td>John T. Gianikos</td>
<td>724 N. High Street</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Woods Lincoln LLC</td>
<td>21 W. Hubbard Ave. Ste. D</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Aaron Boeke</td>
<td>35 D Buttes Avenue</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>2KSandaj, LLC</td>
<td>6697 Hobbs Landing Drive E</td>
<td>Dublin</td>
<td>Ohio</td>
<td>43017</td>
</tr>
<tr>
<td>Steve Neil</td>
<td>35 Buttes Ave Unit C</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>711 LLC</td>
<td>939 N. High St Ste. 206</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43201</td>
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<tr>
<td>Victorian Condominiums Assoc.</td>
<td>5940 Wilcox Place</td>
<td>Dublin</td>
<td>Ohio</td>
<td>43016</td>
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<tr>
<td>Johnson &amp; Rebecca Plourde</td>
<td>217 N. Main Street</td>
<td>Concord</td>
<td>N.H.</td>
<td>03301</td>
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<tr>
<td>680 &amp; High LLC</td>
<td>21 W. Hubbard Ave. Ste. D</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Craig Padleckas</td>
<td>29 Buttes Ave #29</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Charles Wilmoth</td>
<td>360 E. Deshler Ave</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43206</td>
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<tr>
<td>John Allen</td>
<td>35 E. Buttes Ave</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Jeffrey Pongonis</td>
<td>27 Buttes Ave</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
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<tr>
<td>Pinnacle III, LLC</td>
<td>P.O. Box 65</td>
<td>Columbus</td>
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<td>43216</td>
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<tr>
<td>ATTORNEY</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Michael T. Shannon</td>
<td>Crabbe, Brown &amp; James</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43215</td>
</tr>
<tr>
<td>711 LLC</td>
<td>939 N. High St. Ste. 206</td>
<td>Columbus</td>
<td>Ohio</td>
<td>43201</td>
</tr>
</tbody>
</table>
APPLICANT

THE Wood Companies
939 N. High Street
Ste. 206
Columbus, Ohio 43201

AREA COMMISSION

Victorian Village Area Commission
Attn: Randy Black
50 W. Gay Street
Columbus, Ohio 43215-9040
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.

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 not included, a new application (and applicable fees) 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 attached.

__________________________
Signature of Applicant

Date 1/17/17
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: January 17, 2017

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

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

Applicant was previously approved for the following variances on this Site from BZA16-039: §
3309.14 Height District, § 3312.49(C) Minimum Number of Parking Spaces Required, and §
3356.11 (C) District Setback Lines. Applicant neglected to previously request a variance to permit
stacked parking spaces.

Applicant respectfully requests the following variance:

   CCC § 3312.29 – Parking Space – Applicant requests a variance to permit stacked parking
spaces and that those spaces count toward the required number of parking spaces for the
Site.

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 this variance from the Off-Street Parking and Loading provisions of the 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 variance is necessary in order for the Applicant to maintain the intended mix use
development project.
The requested variance 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 variance.

Respectfully submitted,

[Signature]

Michael T. Shannon, Esq.
Attorney for Applicant.
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) Michael Shannon, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 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

The Wood Companies, 939 North High Street, Suite 206, Columbus, Ohio 43201

Schiff Capital Group, 88 East Broad Street, Suite 1750, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17th day of January, in the year 2017

Notary Seal Here

My Commission Expires CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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