

Zoning Report

Site Information

Address	1079 N HIGH ST, COLUMBUS, OH
Mailing Address	1841 INCHCLIFF RD COLUMBUS OH 43221-2818
Owner	CONCEPT EQUITY DEVELOPMENT LLC
Parcel Number	010041396
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	Victorian Village
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

Board of Zoning Adjustment Application

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

BZA17-009
1079 North High Street

OFFICE USE ONLY

Application Number: BZA 17-009 Date Received: 1/24/17
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: Victorian Village
Existing Zoning: C-4
Comments: 3/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Requesting a variance to C.C. 3312.49, minimum number of parking spaces required, where 216 are required and 146 are provided, and to 3309.14(A), height districts where the property is in the 35 foot district and a variance is requested to allow a maximum height of 65 feet.

LOCATION

Certified Address: 1079 North High Street City: Columbus, Ohio Zip: 43201

Parcel Number (only one required): 010-041396

APPLICANT (If different from Owner):

Applicant Name: Preferred Living Phone Number: _____ Ext.: _____

Address: 750 Communications Parkway City/State: Columbus, Ohio Zip: 43214

Email Address: _____ Fax Number: _____

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

Name: Concept Equity Development LLC Phone Number: _____ Ext.: _____

Address: 87 West Main Street City/State: Columbus, Ohio Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: David Hodge, Underhill & Hodge LLC Phone Number: 614.335.9320 Ext.: _____

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE By: David Hodge

PROPERTY OWNER SIGNATURE By: David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 1079 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
AND MAILING ADDRESS

(4) Concept Equity Development LLC

87 West Main Street

Columbus, Ohio 43215

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

Preferred Living

(614) 901-2400

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

(5)

WVA Victorian Village Commission
c/o Randy Black
50 W. Gay St.
Columbus, OH 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

David Hodge

Sworn to before me and signed in my presence this

24th

day of

January

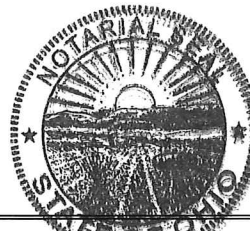
in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson

My Commission Expires 1-11-2021



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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PROPERTY OWNER:

Concept Equity Development LLC
87 W. Main Street
Columbus, Ohio 43215

APPLICANT:

Preferred Living
750 Communications Parkway
Columbus, Ohio 43214

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Not applicable.

SURROUNDING PROPERTY OWNERS:

Suburban Centers Inc.
2000 Henderson Rd., Suite 99
Columbus, Ohio 43220

North Central Mental Health Services
1301 N. High St.
Columbus, Ohio 43201

Christ Church
43 W. 4th Avenue
Columbus, Ohio 43201

Elliotect LLC
6253 Riverside Drive, Suite 200
Dublin, Ohio 43017

Maguaran LLC
29 W. 3rd Avenue
Columbus, Ohio 43201

Richard and Ruth Samuels
37 W. 3rd Avenue
Columbus, Ohio 43201

Robert A. Bundy
41 W. 3rd Avenue
Columbus, Ohio 43201

Thaddeus J. O'Brien and
Sharon J. Miller
47 W. 3rd Avenue
Columbus, Ohio 43201

Katherine E. Reidel
50 W. 3rd Avenue
Columbus, Ohio 43201

Giannopoulos Properties LTD
P.O. Box 9499
Columbus, Ohio 43209

Volos Properties LTD
P.O. Box 9499
Columbus, Ohio 43209

1066 North High Street LLC
10 E. 17th Avenue
Columbus, Ohio 43201

Elliot N. Magoto
20 E. Hubbard Avenue, Apt. 503
Columbus, Ohio 43215

Christopher D. Yoha
13 W. 3rd Avenue, #100B
Columbus, Ohio 43201

Eric E. Stirnkorb
21 W. 3rd Avenue
Columbus, Ohio 43201

Heather C. Allen
23 W. 3rd Avenue
Columbus, Ohio 43201

Anthony Nguyen and Tinh Thi
Vo-Nguyen
1251 Courtland Avenue, #302
Columbus, Ohio 43201

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Bryce M. Ungerott
17 W. 3rd Avenue, #202
Columbus, Ohio 43201

James P. Landauer
17 W. 3rd Avenue, #200C
Columbus, Ohio 43201

Diane Hite
17 W. 3rd Avenue, #201
Columbus, Ohio 43201

Statement of Practical Difficulty

1079 North High Street

The applicant, Preferred Living, files this Board of Zoning Adjustment application requesting two variances necessary to a proposed mixed-use redevelopment of the subject property. The property is located at the northwest corner of High Street and Third Avenue, which currently houses Yoga on High. The proposed redevelopment of the property is consistent with other existing area developments, and appropriate for this Victorian Village property. Within this historic district, the aesthetic of the development will be reviewed and approved by the Victorian Village Commission prior to the issuance of building permits or zoning site compliance for the property.

The requested variances are:

C.C. 3309.14(A) Height districts.

To allow a building height of 65 feet where this property is in the 35-foot height district.

C.C. 3312.49 Minimum number of parking spaces required.

Where 216 parking spaces are required and 146 are provided.

This property is zoned in the C-4 district in the Shorth North / Victorian Village neighborhood. This neighborhood is distinct in and of itself due to its historic characteristics and designation, and due to the intensely urban nature of this portion of the High Street corridor between Columbus downtown, and the campus are of Ohio State University. The type of development proposed here is consistent with and appropriate to the neighborhood, and cannot be accomplished without approval of these reasonable variance requests. Such special characteristics and circumstances do not apply generally to other C-4 property across the entirety of the City of Columbus, and they are not the result of actions of the property owner or applicant. Owners ought to have the right, generally, to make reasonable use of their real property, and be afforded the opportunity to pursue development of their property in a manner comparable to other proximate properties, making is necessary here that the requested variances be granted to preserve this substantial property right. The grant of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

The applicant respectfully requests the approval of its variance requests.

Preferred Living

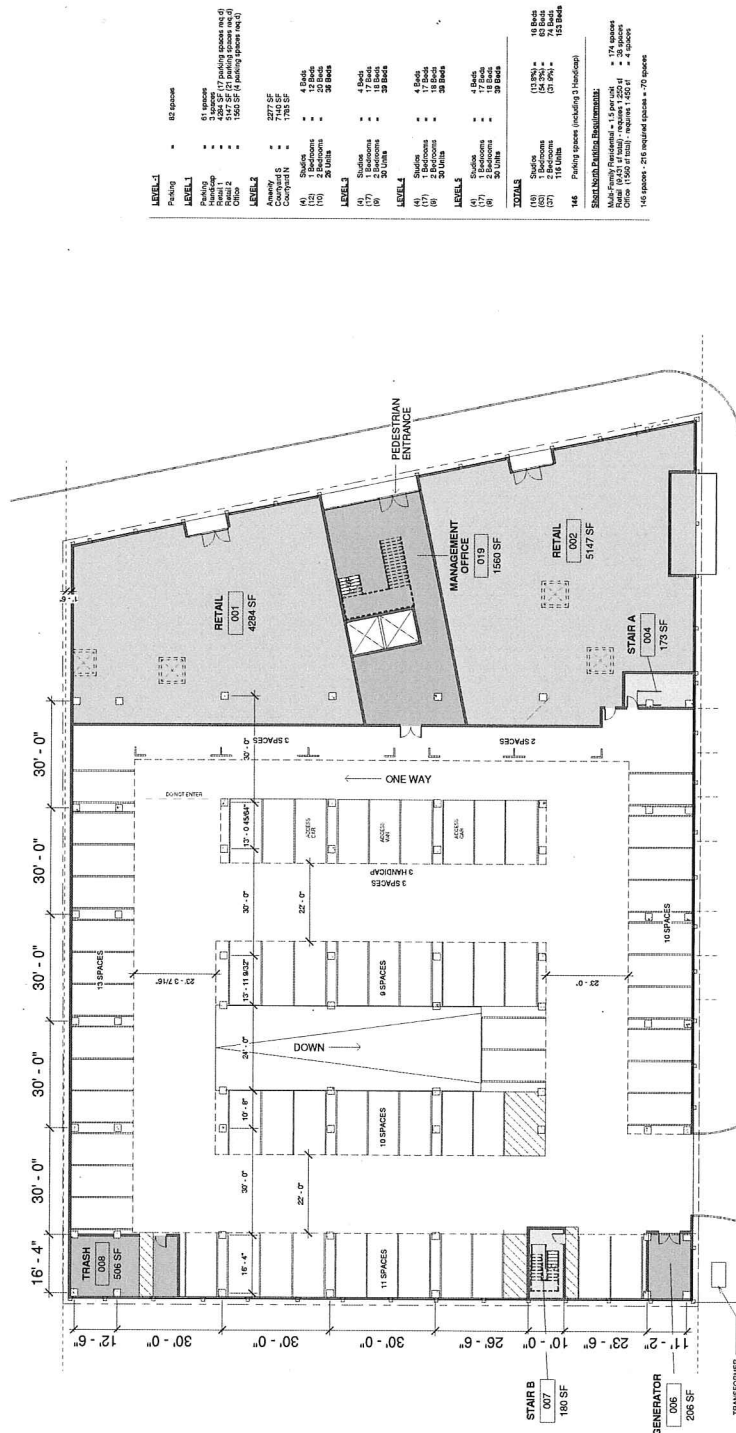
By:

Signature of Applicant:

David Hedge - Attorney

Date:

1/27/17





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: 010041396

Zoning Number: 1079

Street Name: N HIGH ST

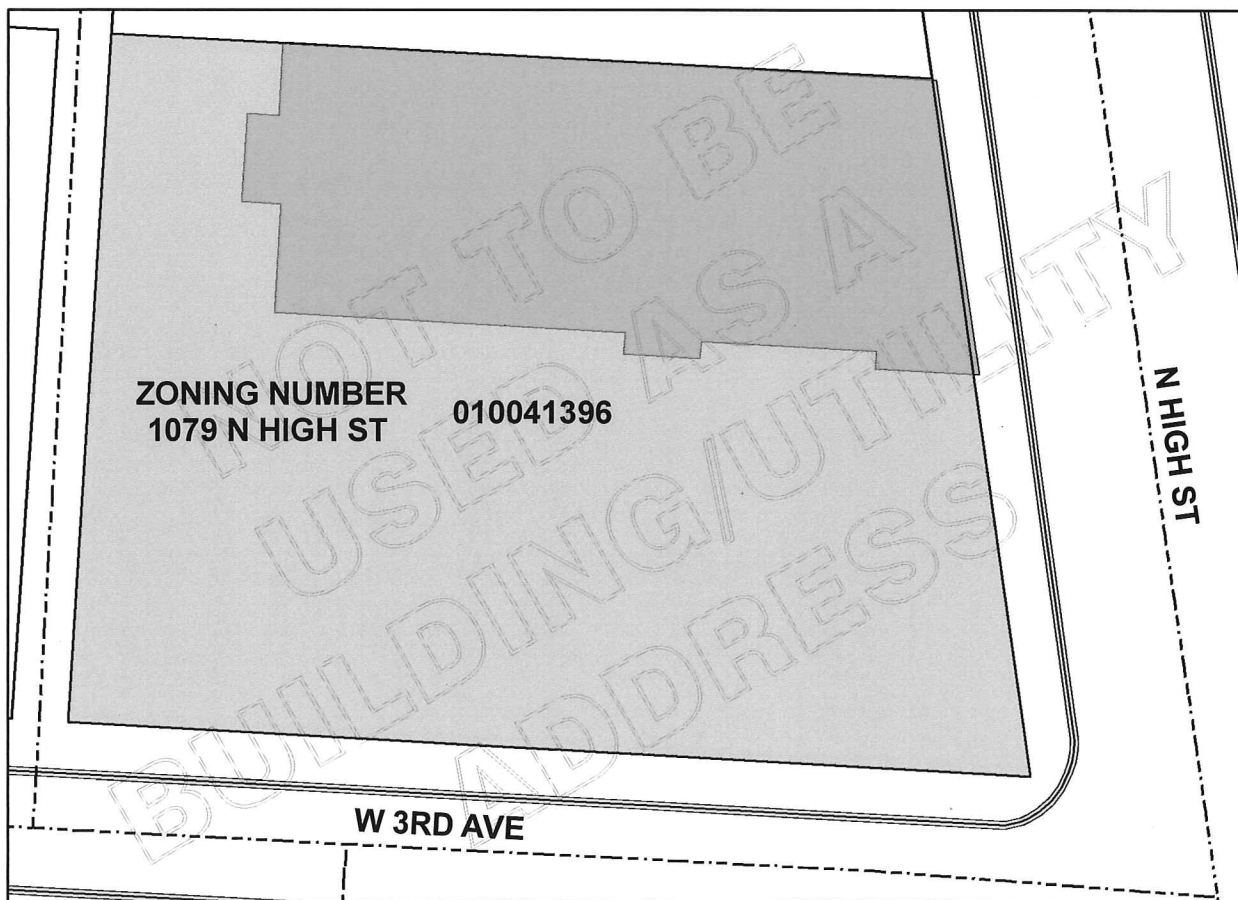
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE LLC (DAVID HODGE)

Issued By: *Adyana Amariam*

Date: 12/22/2016



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 81395

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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) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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
Concept Equity Development LLC	87 West Main Street, Columbus, Ohio 43215
Preferred Living	750 Communications Parkway, Columbus, Ohio 43214

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 24th day of January, in the year 2017

Kimberly R. Grayson
SIGNATURE OF NOTARY PUBLIC

1-11-2021
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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