



DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	2711 N HIGH ST
Mailing Address	600 STONEHENGE PKWY FL 2 DUBLIN OH 43017-6026
Owner	BPGE PARTNERS LLC
Parcel Number	010066595
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	University/NC University/Impact
Graphics Variance	None
Area Commission	University Area Commission
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

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: BZA18-008 Date Received: 17 JUNE 2018

Application Accepted by: _____ Fee: \$1900

Commission/Civic: UAC/UARB

Existing Zoning: _____

Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

SEE ATTACHED

LOCATION

Certified Address: 2725 N. HIGH STREET City: COLUMBUS Zip: 43202

Parcel Number (only one required): 010066595

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: BPGE PARTNERS LLC Phone Number: 614-356-5500 Ext.: _____

Address: 600 STONEHENGE PARKWAY, 2nd Floor City/State: DUBLIN, OHIO Zip: 43017

Email Address: JBAURA@BORBOR.COM Fax Number: _____

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

Name: SEAN MENTEL Phone Number: 614-344-4800 Ext.: _____

Address: 100 S. 4TH STREET, SUITE 100 City/State: COLUMBUS, OHIO Zip: 43215

Email Address: SEAN@KMFYLAW.COM Fax Number: 614-344-4801

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

APPLICANT SIGNATURE: Foribeth M. Aciner, President

PROPERTY OWNER SIGNATURE: Foribeth M. Aciner, President

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.

Additional Property Owner

White Castle Inc.
555 Goodale Blvd.
Columbus, Ohio 43215

614-228-5781

walkerlb@whitecastle.com

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 SEAN MENTEL
of (1) MAILING ADDRESS 100 S. 9th ST, Suite 100, 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 2725 N High St. Columbus, Ohio 43202

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) BPGE Partners LLC
600 Stonehenge Parkwav. 2nd Floor
Dublin, Ohio 43017

APPLICANT'S NAME AND PHONE # (same as listed on front application) 614-356-5500

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) University Area Commission
Susan Keenv
358 King Ave. Columbus, OH 43201

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 [Signature]

Sworn to before me and signed in my presence this 11th day of January, in the year 2018

(7) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 9-15-2022 Notary Seal Here



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022

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PROPERTY OWNERS

BPGE PARTNERS LLC
600 STONEHENGE
PARKWAY
2ND FLOOR
DUBLIN, OH 43017

WHITE CASTLE INC
555 GOODALE BLVD
COLUMBUS, OH 43215

APPLICANT

BPGE PARTNERS LLC
600 STONEHENGE
PARKWAY
2ND FLOOR
DUBLIN, OH 43017

ATTORNEY

SEAN MENTEL
100 S. FOURTH ST
SUITE 100
COLUMBUS, OH 43215

AREA COMMISSION

UNIVERSITY AREA
COMMISSION
SUSAN KEENY
358 KING AVE
COLUMBUS, OH 43201

SURROUNDING PROPERTY OWNERS

OLENTANGY VILLAGE
2907 N HIGH ST
COLUMBUS, OH 43202

MANAGEMENT PLUS LLC
3636 N HIGH ST
COLUMBUS, OH 43214

TH MIDWEST INC
1014 VINE ST
7TH FLOOR
CINCINNATI, OH 45202

CRI OUTPARCELS LLC
250 CIVIV CENTER DRIVE
#500
COLUMBUS, OH 43215

EMOGENE ANDERSON
4121 MAIZE RD
COLUMBUS, OH 43224

ACV HIGH STREET LLC
465 1ST ST W
SONOMA, CA 95476

GIANT EAGLE INC
ATTN REAL ESTATE DEPT
101 KAPP DR
PITTSBURGH, PA 15238

EBP 2800 NORTH HIGH LLC
3016 MARYLAND AVE
COLUMBUS, OH 43209

THEODORE NEDELKOFF, VANCHO
JANAKIEVSKI, AND DONNA
JANAKIEVSKI
PO BOX 460389
HOUSTON, TX 77056

CITY OF COLUMBUS, OHIO
90 W BROAD ST
#425
COLUMBUS, OH 43215

Property Address: **2725 N. High Street**

Applicant: **Borror**
 600 Stonehenge Parkway, 2nd Floor
 Dublin, Ohio 43017

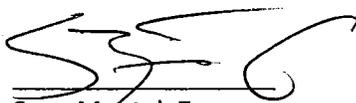
Types of Action Requested

The Applicant proposes to build a 4-story mixed use development with the first floor consisting of restaurant and retail space, the second floor consisting of office space and residential space and the third and fourth floors consisting of residential space only. The Applicant requests the following variances:

1. 3312.49 – Minimum numbers of parking spaces required. The project requires a base of 171 spaces. The project falls within the Neighborhood Commercial (NC) subarea of the University District Zoning Overlay and after applying the parking reduction, as permitted in 3325.281 – Parking and circulation, the required number of parking spaces is 77. The Applicant is requesting a variance to permit a total of 72 parking spaces.
2. 3325.223 – Building Height Standard. The projects is located within the Neighborhood Commercial (NC) subarea of the University District Zoning Overlay which allows for a maximum height of 45-feet. The Applicant is requesting a maximum building height of 53-feet.
3. 3325.241(A) – Building Design Standards. The Neighborhood Commercial (NC) subarea of University District Zoning Overlay requires all primary building frontages to incorporate at least one main entrance door. The applicant proposes the main entry door of the southern building to be located within the courtyard area just off of the primary building frontage.

Statement in Support of Variances

The variances requested in the application allow the applicant to yield a reasonable return while improving the corners of High Street and North and Arcadia Streets while adding jobs and additional office, retail, restaurant and residential space to the area. The variances would not be substantial, nor would they alter the character of the neighborhood. In fact, the design and location of the improvements on the vacant land will enhance and continue the character of the neighborhood. Reduction of the number of required parking spaces will be offset by the surrounding on-street parking available and the variance of uses within the building having offsetting peak demand times. The height variance is not substantial, and is consistent with character of the neighborhood and the intersection. The variance allowing the main entrance of the southern portion of the building to be located within the courtyard area is not substantial and enhances the creative design implemented to align the offsetting streets of Acadia and North with High Street. None of the requested variances would adversely affect the delivery of governmental services.



Sean Mentel, Esq.
Attorney for the Applicant



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: 010206061, 010066595

Zoning Number: 2725

Street Name: N HIGH ST

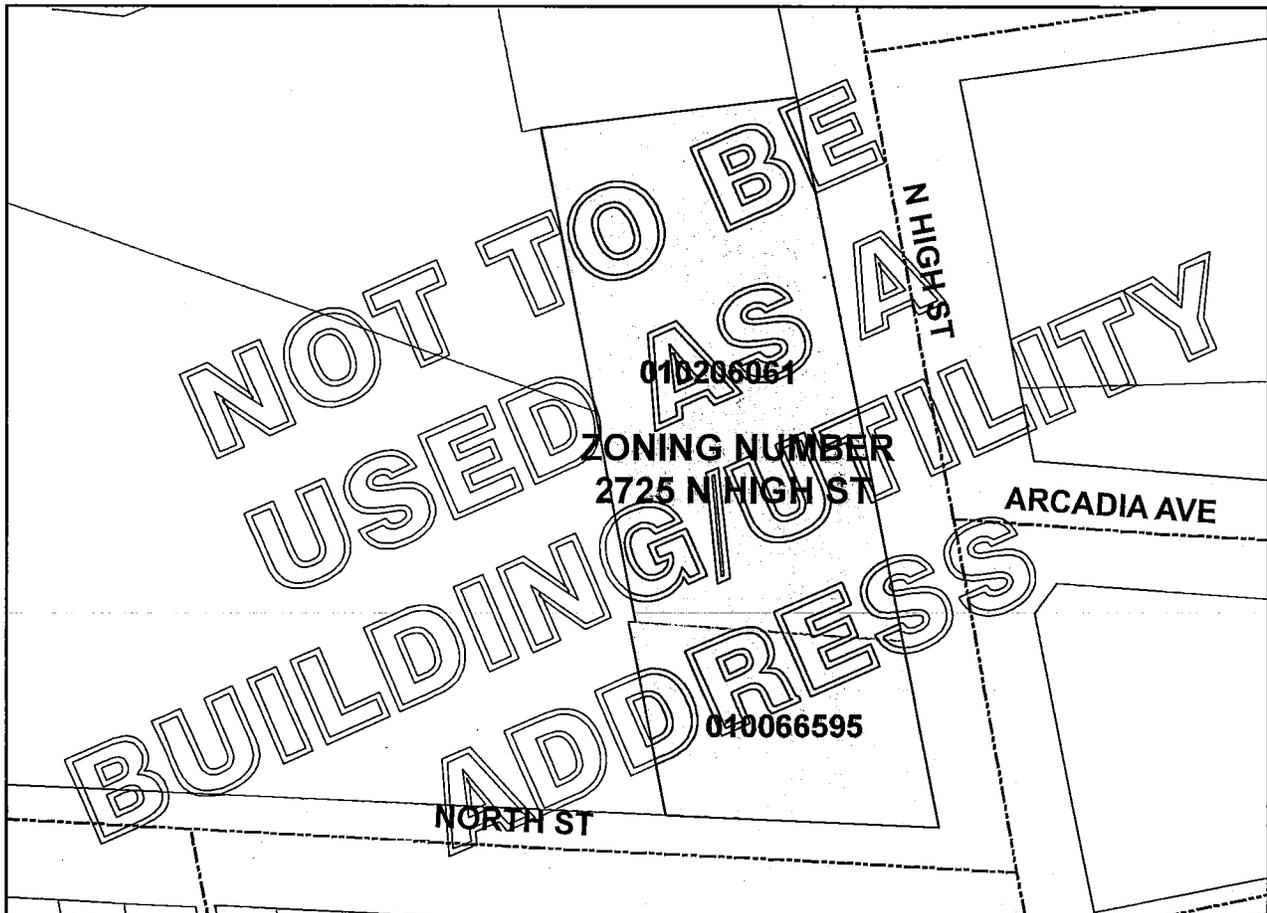
Lot Number: N/A

Subdivision: N/A

Requested By: KOOPERMAN, MENDEL, FERGUSON & YAROSS (SEAN MENDEL)

Issued By: *Adugna amariam*

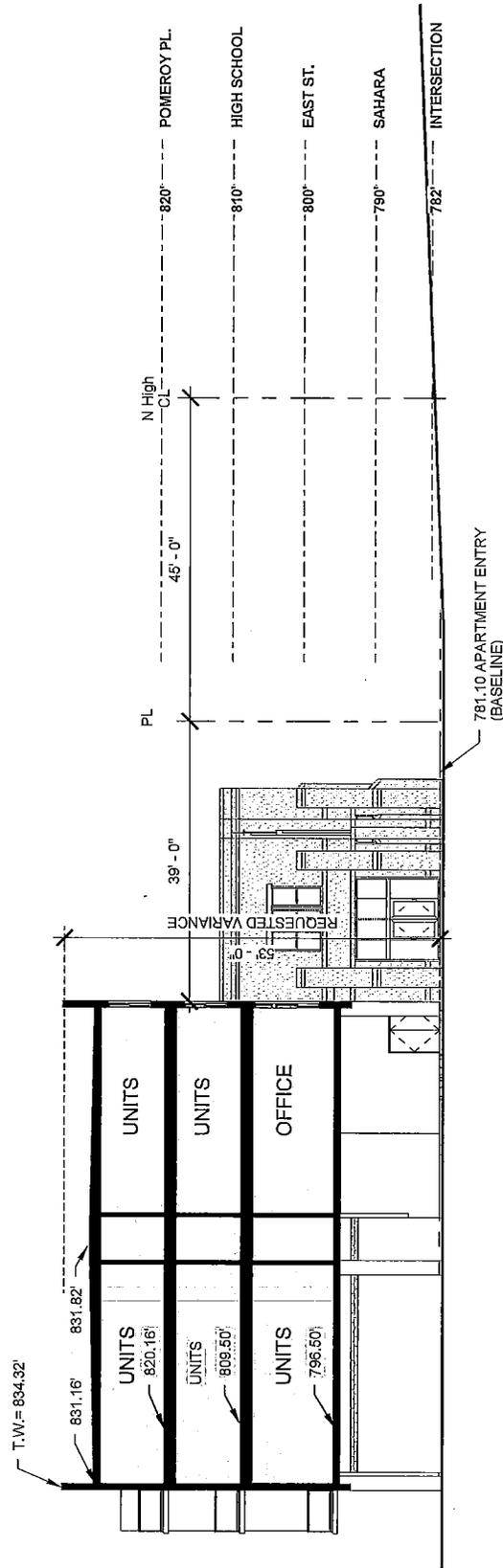
Date: 1/10/2018



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 14185



2725 N. High Street
 834.32'



Board of Zoning Adjustment Application

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AND ZONING SERVICES

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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 MENTER
of (COMPLETE ADDRESS) 100 S. 4TH ST, SUITE 100 COLS. 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
BPGE Partners LLC	600 Stonehenge Parkway, 2nd Floor, Dublin, OH 43017
BPG Associate LLC	600 Stonehenge Parkway, 2nd Floor, Dublin, OH 43017
Doug Vottero	600 Stonehenge Parkway, 2nd Floor, Dublin, OH 43017
Lori Steiner	600 Stonehenge Parkway, 2nd Floor, Dublin, OH 43017
Rajinder Singh	38 Wakefield Lane, Piscataway, NJ 08854
White Castle Systems, Inc	555 Goodale Blvd, Columbus, OH 43215

SIGNATURE OF AFFLIANT [Signature]

Sworn to before me and signed in my presence this 1st day of January, in the year 2018

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-15-2022 My Commission Expires
Notary Seal Here



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022

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