



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00172  
Date Received: 3/17/14  
Commission/Civic: Italian Village  
Existing Zoning: AR-1 Application Accepted by: K. Reiss Fee: \$1,900.00  
Comments: 5/27/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Development of a 24 unit apartment building. Variances are requested from the following Code

Sections: 3333.12, 3333.15, 3333.18, 3333.22, 3333.23, 3333.24, ~~3324.05~~, 3312.49.

### LOCATION

1. Certified Address Number and Street Name 886 N. Pearl St.

City Columbus State Ohio Zip 43215

Parcel Number (only one required) 010-019637

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Borror Properties c/o Michael Shannon

Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Pearl and Prescott, LLC c/o Michael Shannon

Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email \_\_\_\_\_

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney

☐ Agent

Name Michael Shannon

Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

### 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.  
Please make all checks payable to the Columbus City Treasurer



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### AFFIDAVIT

**14310-00172**

**886 N. Pearl St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, Ohio 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) Pearl and Prescott, LLC c/o Michael Shannon

AND MAILING ADDRESS

500 S. Front St., Ste. 1200

Columbus, Ohio 43215

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

Borror Properties c/o Michael Shannon

AREA COMMISSION OR CIVIC GROUP

(5) Italian Village Commission

AREA COMMISSION ZONING CHAIR OR

Rex Hagerling

CONTACT PERSON AND ADDRESS

50 West Gay Street, Fourth 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(S) NAME  
Pearl and Prescott, LLC

(6A) ADDRESS OF PROPERTY  
866 N. Pearl St.

(6B) PROPERTY OWNER(S) MAILING ADDRESS  
600 Stonehenge Parkway

Columbus, Ohio 43215

Dublin, Ohio 43017

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

17<sup>th</sup> day of March

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Carol A. Stewart

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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Mark Fisher  
Alison Antekeier  
35 E. First Avenue  
Columbus, Ohio 43201

City of Columbus  
Real Estate Management  
90 W. Broad St., Room 425  
Columbus, Ohio 43215

United Dairy Farmers, Inc.  
3955 Montgomery Road  
Cincinnati, Ohio 45212

Rajesh Venkitachalam  
Shylaja Kadamby  
51 E. Prescott Street  
Columbus, Ohio 43215

Igor Bogin  
6169 Chinaberry Drive  
Columbus, Ohio 43213

Charles Torrez  
Tarah Torrez  
25 E. First Avenue  
Columbus, Ohio 43201

Capitol Support Services, Inc.  
3100 N. High Street  
Columbus, Ohio 43202

Thomas McCormick  
Kristen McCormick  
45 E. Prescott Street  
Columbus, Ohio 43215

Jeffrey Kalkowsky  
53 E. Prescott Street  
Columbus, Ohio 43215

LPJM High LLC  
117 N. Merkle Road  
Columbus, Ohio 43209

Prescott & Pearl LLC  
600 Stonehenge Parkway  
Dublin, Ohio 43017

John E. Kerr, Jr.  
Doughlas Knutson  
29 E. First Avenue  
Columbus, Ohio 43201

One Short North LLC  
115 W. Main Street  
Columbus, Ohio 43215

ISAG Limited  
858 N. High Street  
Columbus, Ohio 43215

David Long  
Sue Ann Long  
42 Chatham Road  
Columbus, Ohio 43214

Michael Blue  
10156 Abbotshire Village  
Powell, Ohio 43065

Brian Carle  
Post Office Box 14254  
Columbus, Ohio 43214-0254

Kenneth Gagen  
Michele Gagen  
41 E. Prescott Street  
Columbus, Ohio 43215

Mark Henry  
28 Meadow Park Avenue  
Columbus, Ohio 43209

Eric Teyler  
47 E. Prescott Street  
Columbus, Ohio 43215

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

Douglas Perks  
21 E. First Avenue  
Columbus, Ohio 43201

Brady Konya  
853 N. Pearl Street  
Columbus, Ohio 43215

**14310-00172**  
**886 N. Pearl St.**

**ATTORNEY**

Michael T. Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 S. Front Street, Ste. 1200  
Columbus, Ohio 43215

**APPLICANT**

Short North Property  
Attn: Doug Borrer  
600 Stonehenge Parkway  
Dublin, Ohio 43017

**OWNER**

Short North Property  
Attn: Doug Borrer  
600 Stonehenge Parkway  
Dublin, Ohio 43017

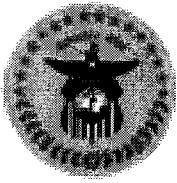
**AREA COMMISSION**

Italian Village Historic Preservation  
Attn: Randy Black  
109 N. Front Street  
Columbus, Ohio 43215

**Property Address:**

866 Pearl Street  
Columbus, Ohio 43215

**14310-00172**  
**886 N. Pearl St.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00172

886 N. Pearl St.

### One Stop Shop Zoning Report Date: Wed Mar 19 2014

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 866 N PEARL ST COLUMBUS, OH

Mailing Address: 600 STONEHENGE PKWY  
DUBLIN OH 43017

Owner: PRESCOTT & PEARL LLC

Parcel Number: 010019637

#### ZONING INFORMATION

Zoning: Z73-025, Multi-family, AR1  
effective 6/19/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Italian Village Commission

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

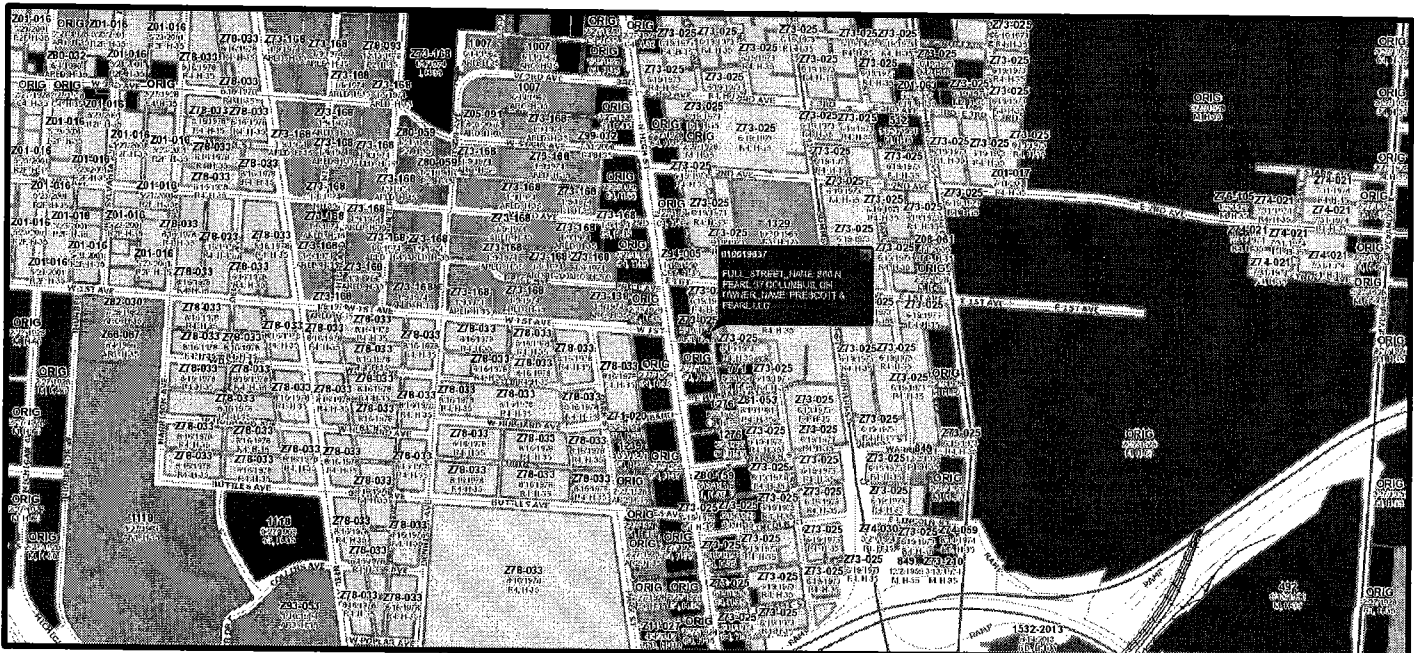
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



866 PEARL STREET

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THE AGREEMENTS SPECIFIED HEREIN ARE THE SOLE PROPERTY OF RESEARCH + PARTNERS INC., ARCHITECTS AND ENGINEERS AND WAS NOT REPRODUCED TO IMITATE ITS WRITTEN AGREEMENTS.

METER CENTER

SCHEMATIC

PROJECT DATE: 08/06/2013  
PROJECT #: 13140

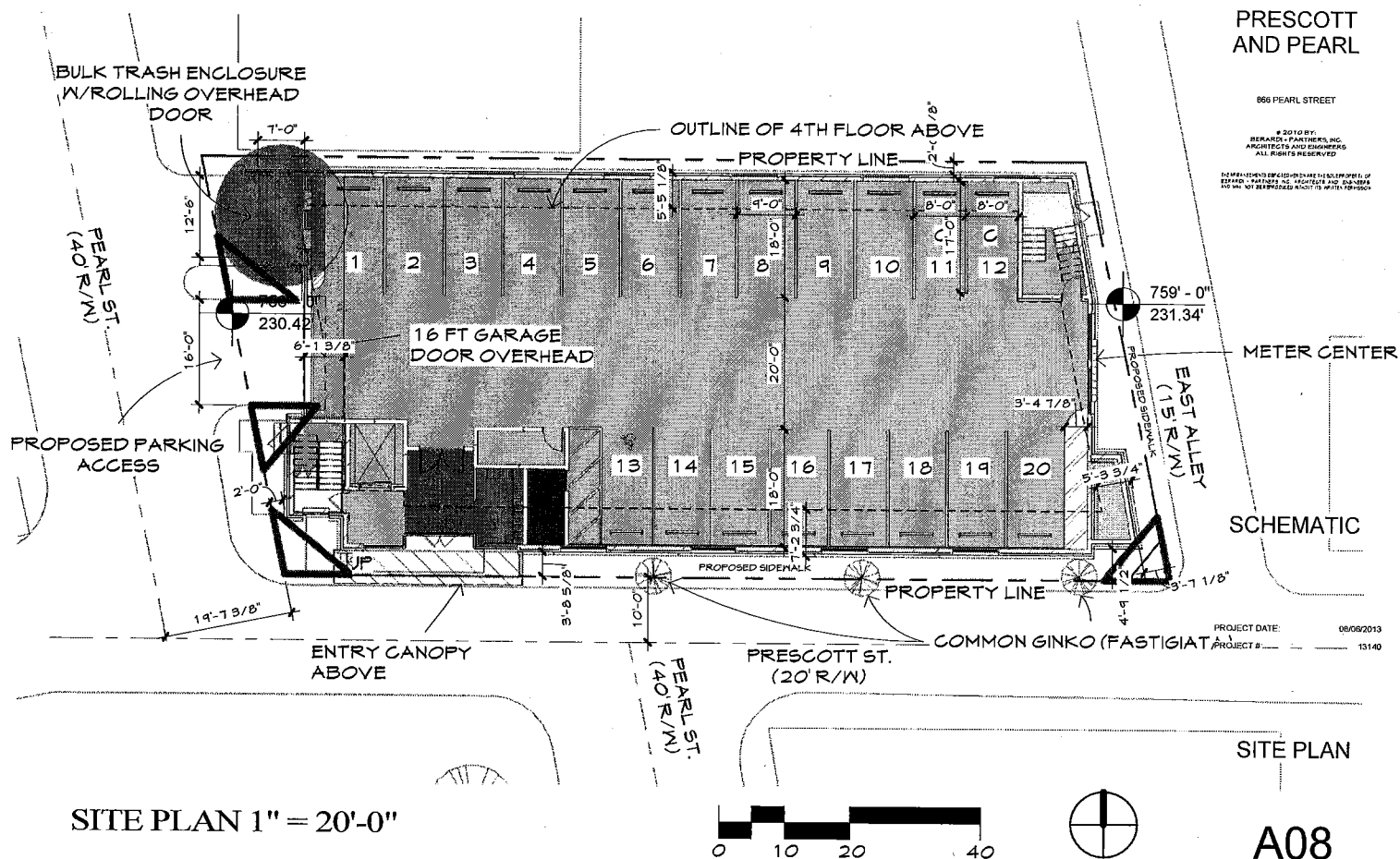
# SITE PLAN

A08

berardi +

architecture + interior design + engineering  
441 west merrillan avenue, richmond, ohio 45415  
phone 614-221-1111 fax 614-221-1551  
www.borisbasilov.com

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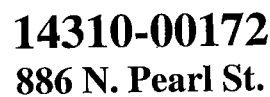
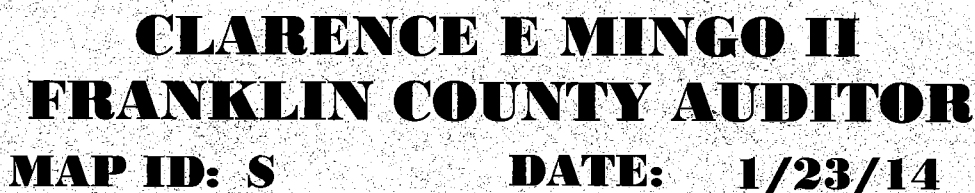




berardi +

architecture + interior design + engineering  
361 East Wacker Drive, Suite 1000, Chicago, IL 60601  
phone 312.421.1510 fax 312.421.4631  
www.tycoindesign.com

**14310-00172**  
**886 N. Pearl St.**



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# 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: 010019637

Zoning Number: 866

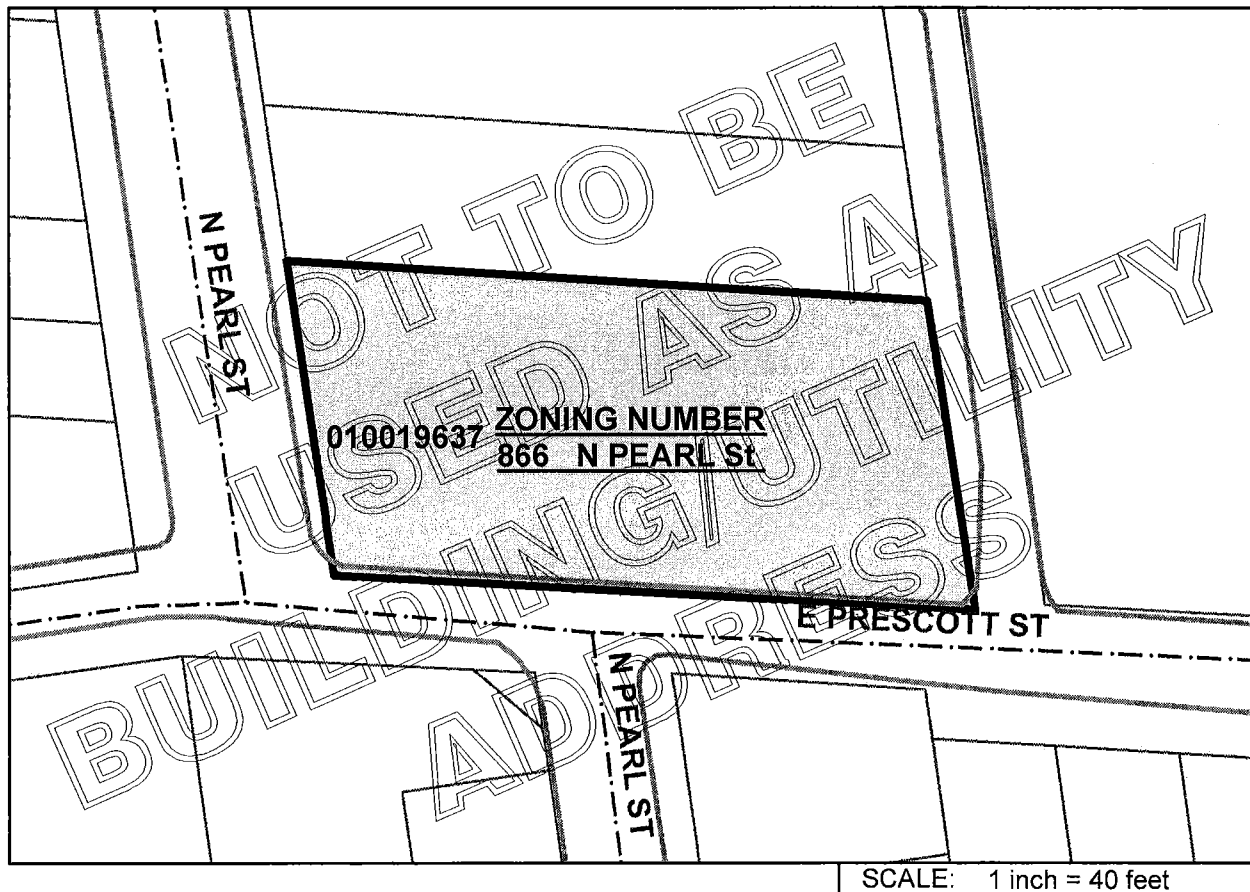
Street Name: N PEARL St

Lot Number 14-15

Subdivision: SORINS

Requested By: CRABBE, BROWN 7 JAMES, LLP (ERIC ZARTMAN)

Issued By: *Adriana Williams* Date: 1/21/2014



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 17068



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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 #

**14310-00172**

**886 N. Pearl St.**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 500 S. Front. St., Ste. 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

COMPLETE MAILING ADDRESS

Borror Properties

600 Stonehenge Parkway

Dublin, Ohio 43017

SIGNATURE OF AFFIANT

*Eric Zartman*

Subscribed to me in my presence and before me this 17 day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Carol A. Stewart*



**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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