



## COUNCIL VARIANCE 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: CV14-037 / 14315-00000 -00469

Date Received: 7/1/14

Application Accepted By: SP Fee: \$1360 (in conjunction w/ rezoning)

Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1516 N. High Street, Columbus, Ohio Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010025559

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-4, ARO, R4

Civic Association or Area Commission: University Area Commission, Weinland Park Civic Association

Proposed use or reason for Council Variance request: Mixed use, office, retail, residential and parking for Gateway II development

Acreage: 7.26

**APPLICANT:** Name Campus Partners for Community Urban Redevelopment

Address McCracken Power Plant, Suite 200, 2003 Millikin Road City/State Columbus, OH Zip 43210

Phone # 614-247-5958

Fax #

Email:

**PROPERTY OWNER(S):** Name Campus Partners for Community Urban Redevelopment

Address McCracken Power Plant, Suite 200, 2003 Millikin Road City/State Columbus, OH Zip 43210

Phone # 614-247-5958

Fax #

Email:

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

### ATTORNEY / AGENT

☒ Attorney

☐ Agent

Name John P. Kennedy and Michael T. Shannon of Crabbe, Brown & James, LLP

Address 500 S. Front Street, Suite 1200

City/State Columbus, OH

Zip 43215

Phone # 614-228-5511

Fax # 614-559-4559

Email:

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

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Please make all checks payable to the Columbus City Treasurer

COUNCIL VARIANCE #CV14-037

**Property: 1516 N. High Street, Columbus, OH - Parcel #010-025559**

**List of 44 Additional Parcel Numbers:**

010-025584	010-032903	010-023862
010-024880	010-044811	010-007257
010-036054	010-037287	
010-034930	010-065029	
010-046672	010-010623	
010-054861	010-032085	
010-015339	010-053080	
010-055865	010-004030	
010-012021	010-003633	
010-024881	010-094900	
010-030639	010-038084	
010-031932	010-038085	
010-010375	010-038086	
010-047106	010-053320	
010-056808	010-017190	
010-043419	010-010894	
010-088526	010-037288	
010-032086	010-050948	
010-055391	010-028386	
010-025565	010-040493	
010-025566	010-035979	

COUNCIL VARIANCE #CV14-037

**Property: 1516 N. High Street, Columbus, OH - Parcel #010-025559**

**List of Additional Property Owners:**

Owner: COMMUNITY HOUSING NETWORK, INC.

Address: C/O Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease LLP

52 East Gay Street

P.O. Box 1008

Columbus, Ohio 43216-1008



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CV14-037

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**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 requested as detailed below:**

Please see attached Statement of Hardship

Signature of Applicant

*Michael J. Sherman*

Date

7/1/14

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## STATEMENT OF HARDSHIP

**PROPERTY ADDRESS:** 1516 North High Street  
**OWNERS:** Redstone Realty Co, LLC  
Campus Partners for Community Urban Redevelopment  
Community Housing Network, Inc.,  
**APPLICANT:** Campus Partners for Community Urban Redevelopment  
c/o Michael T. Shannon, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 S. Front Street, Ste. 1200  
Columbus, Ohio 43215  
[mshannon@cbjlawyers.com](mailto:mshannon@cbjlawyers.com)  
**DATE OF TEXT:** July 1, 2014  
**APPLICATION #:** CV14-037

This Statement is filed in support of Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed mixed-use development in the South Campus Gateway area between The Ohio State University and the Short North.

The Site is located at 1516 North High Street, Columbus, Ohio, 43201, generally between East 9<sup>th</sup> Avenue to the north, East Euclid to the south, and Section Alley to the east. The Site is subject to the University Area Commission, the University Impact Area, Urban Commercial Overlay, and the Weinland Park Association.

Applicant proposes the development of the Campus Gateway Phase II which will provide commercial space for retail, office, and restaurant uses, approximately 525 dwelling units, and parking as required by the CPD Text satisfied by spaces both on-site and by utilization of the neighboring South Campus Gateway parking garage. The Site's total area is approximately 7 acres and consists of four subareas (A-D).

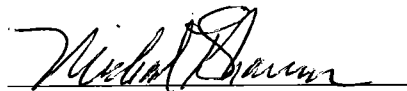
Applicant requests a variance to Columbus City Code Section 3356.03 to allow the development of ground floor dwelling units in Subareas A through D and to allow the continued uses and maintenance of any existing structure should the structure remain.

A hardship exists in that the proposed development cannot conform to the underlying zoning districts. The development will not adversely affect the surrounding property or surrounding neighborhood but, rather, will alleviate a hardship or difficulty which warrants variances from the zoning code.

The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger 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 variances.

Respectfully Submitted,



Michael T. Shannon, Esq.  
Attorney for Applicant



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CW14-037

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon

of (1) MAILING ADDRESS 500 S. Front Street, Suite 1200, Columbus, 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1516 N. High St, Columbus, OH 43201

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) 7/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Campus Partners for Community Urban Redevelopment  
McCracken Power Plant, Suite 200, 2003 Millikin Road  
Columbus, OH 43210

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

Same as above

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

(5) University Area Commission  
Weinland Park Civic Association

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)

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

SIGNATURE OF AFFIANT

(8)

Michael T. Shannon

Subscribed and sworn to in my presence and before me this

1st

day of

July

in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8)

Carol A. Stewart

My Commission Expires:



**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2019

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C/14-037

City of Columbus – Land Bank  
50 W. Gay Street  
4<sup>th</sup> Floor  
Columbus, Ohio 43215

84 E. Ninth LLC  
c/o Thomas Heilman II  
222 E. 11<sup>th</sup> Avenue  
Columbus, Ohio 43201

Holy Church of the East  
1493 Indianola Avenue  
Columbus, Ohio 43201

George Hardgrove, Jr.  
1453 N. High Street  
Columbus, Ohio 43201

7Rent.Com LTD  
Post Office Box 21177  
Columbus, Ohio 43221

Redstone Realty Co LLC  
c/o 1534 N. High Street  
Columbus, Ohio 43201

Lantern Square Apartments  
7086 Butterwood Drive  
Cincinnati, Ohio 45241

Alicja Matusiak  
56 Euclid Avenue  
Columbus, Ohio 43201

Campus Partners for  
Community Urban Redevelopment  
1534 N. High Street  
Columbus, Ohio 43201

Mollica Family LLC  
c/o James Ryan  
4333 Sharon Avenue  
Columbus, Ohio 43214

Karen Tyler  
82 E. 9<sup>th</sup> Avenue  
Columbus, Ohio 43201

Honor Properties, LLC  
c/o Huntington Mortgage Corp.  
Post Office Box 182661  
Columbus, Ohio 43218

Directions for Youth Inc.  
c/o Randy Kurek  
250 E. Broad St., Ste. 800  
Columbus, Ohio 43215

Community Housing Network Inc.  
1680 Watermark Drive  
Columbus, Ohio 43215

Wanda Hassey  
35 Radio City Blvd.  
Columbus, Ohio 43235

Michael Nelligan  
Elizabeth Kloss  
60 Euclid Avenue  
Columbus, Ohio 43201

Vic-Abby LLC  
540 Teteridge Road  
Columbus, Ohio 43214

KC USA, Inc.  
c/o KC Sports  
195 S. High Street  
Columbus, Ohio 43215

Gary Stempien  
5128 Wagon Wheel Lane  
Columbus, Ohio 43230

Communications Workers of America  
AFL-CIO Local 4501  
27 Euclid Avenue  
Columbus, Ohio 43201

Radar of Huron LTD  
c/o Day Companies  
22 E. Gay Street  
Columbus, Ohio 43215

Fightin Buckeyes I, LLC  
c/o The Arlington Bank  
2130 Gremont Center  
Columbus, Ohio 43221

G-Made Inc.  
c/o 2738 N. Main Street, Ste. A  
Findlay, Ohio 45840

A-Z Investment Properties, LTD.  
3790 S. Old 3C Road  
Galena, Ohio 43021

Neal Belair  
44 Euclid Avenue  
Columbus, Ohio 43201

Steven & Pollyann Mapes  
84-86 Euclid Avenue  
Columbus, Ohio 43201

Shirley Chase, Trustee  
260 Bryant Avenue  
Worthington, Ohio 43085

1426 High Street LLC  
2555 34<sup>th</sup> Street NE  
Canton, Ohio 44705

James Ellerbrock  
52 E. Eighth Avenue  
Columbus, Ohio 43201

River Properties, LTD  
c/o Thomas Heilman II  
222 E. 11<sup>th</sup> Avenue  
Columbus, Ohio 43201

Thomas Heinrich  
c/o LERETA  
1123 Park View Drive  
Covina, CA 91724

Darzell Taylor  
230 Village Drive  
Columbus, Ohio 43214

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

SV Capital LTD  
1530 W. Church Street  
Newark, Ohio 43055

Board of Trustees of The Ohio  
State University  
Physical Planning  
2003 Millikin Rd, 200 McCracken  
Columbus, Ohio 43210

#### **APPLICANT**

#### **PROPERTY OWNER**

#### **ATTORNEY**

Campus Partners for Community Urban  
Redevelopment  
McCracken Power Plant, **Suite 200**  
2003 Millikin Road  
Columbus, OH 43210

Campus Partners for Community Urban  
Redevelopment  
McCracken Power Plant, **Suite 200**  
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Columbus, OH 43210

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

#### **AREA COMMISSIONS**

**University Area Commission**  
**Zoning Committee Chair**  
**Susan Keeny**  
358 King Ave.  
Columbus, OH 43201

**University Area Review Board**  
c/o Dan Ferdelman  
Beacon Building  
50 W. Gay Street  
Columbus, Ohio 43215

**Weinland Park Civic Assoc.**  
Brandyn McElroy, President  
303 E. 6<sup>th</sup> Avenue  
Columbus, Ohio 43201

**Address:**  
1516 N. High Street  
Columbus, Ohio 43201



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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 # CV14-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] RITA STINER

Of [COMPLETE ADDRESS] 1500 S. FRONT ST. #1200 COLUMBUS, OH  
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 in the following formats

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Campus Partners for Community Urban Redevelopment McCracken Power Plant, Suite 200 2003 Millikin Road Columbus, OH 43210, 614-247-5958	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

#### SIGNATURE OF AFFIANT

Subscribed and sworn to in my presence and before me this

1st day of

July, in the year 2014  
Carol A. Stewart

Notary Public

My Commission Expires:



**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2019

This Project Disclosure Statement expires six months after date of notarization.

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# City of Columbus Zoning Plat



## ZONING NUMBER

W14-037

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: 010025559

Zoning Number: 1516

Street Name: N HIGH ST

Lot Number: N/A

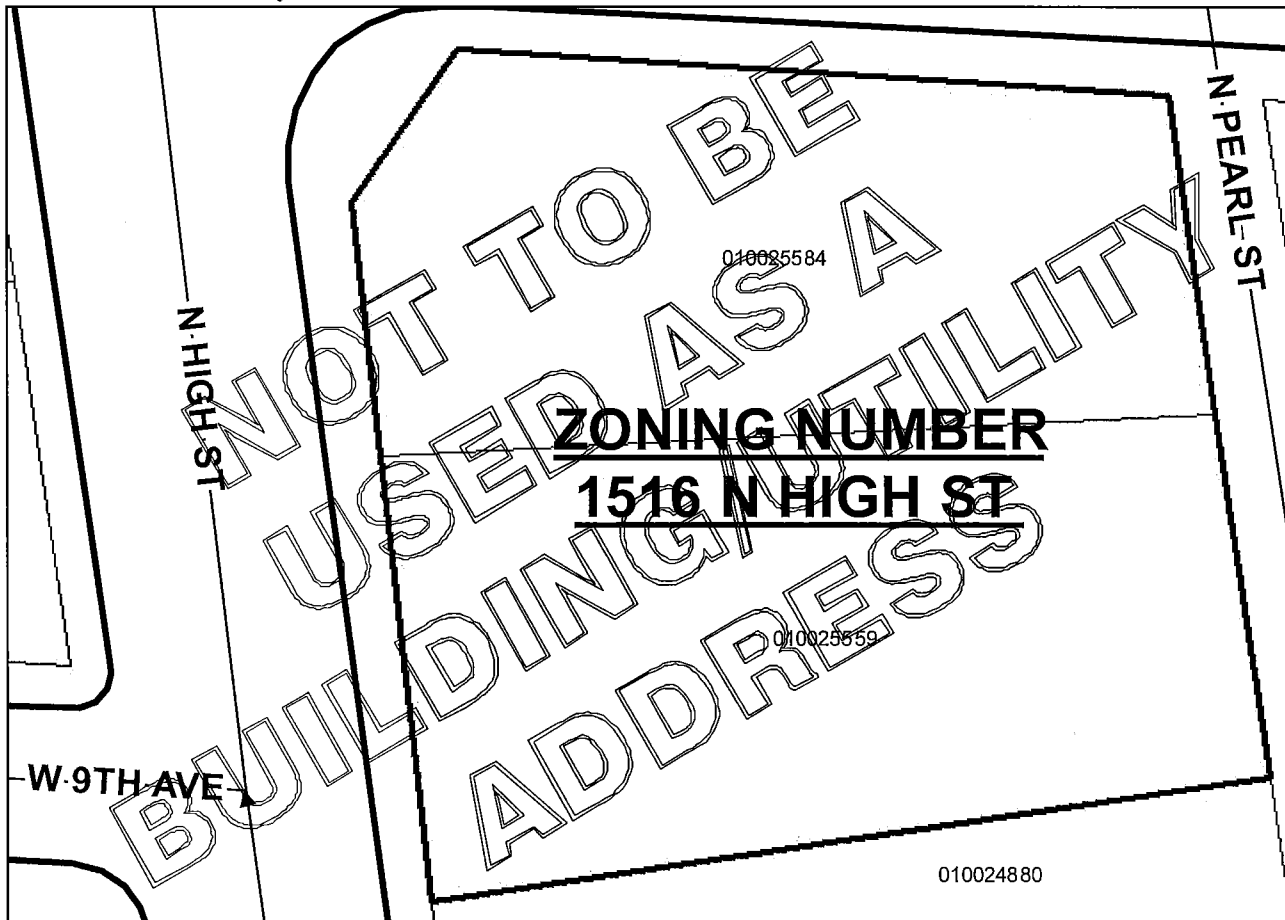
Subdivision: N/A

Requested By: CRABBE BROWN & JAMES (MIKE SHANNON)

Issued By:

*Alfred Carron*

Date: 6/27/2014



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 21236

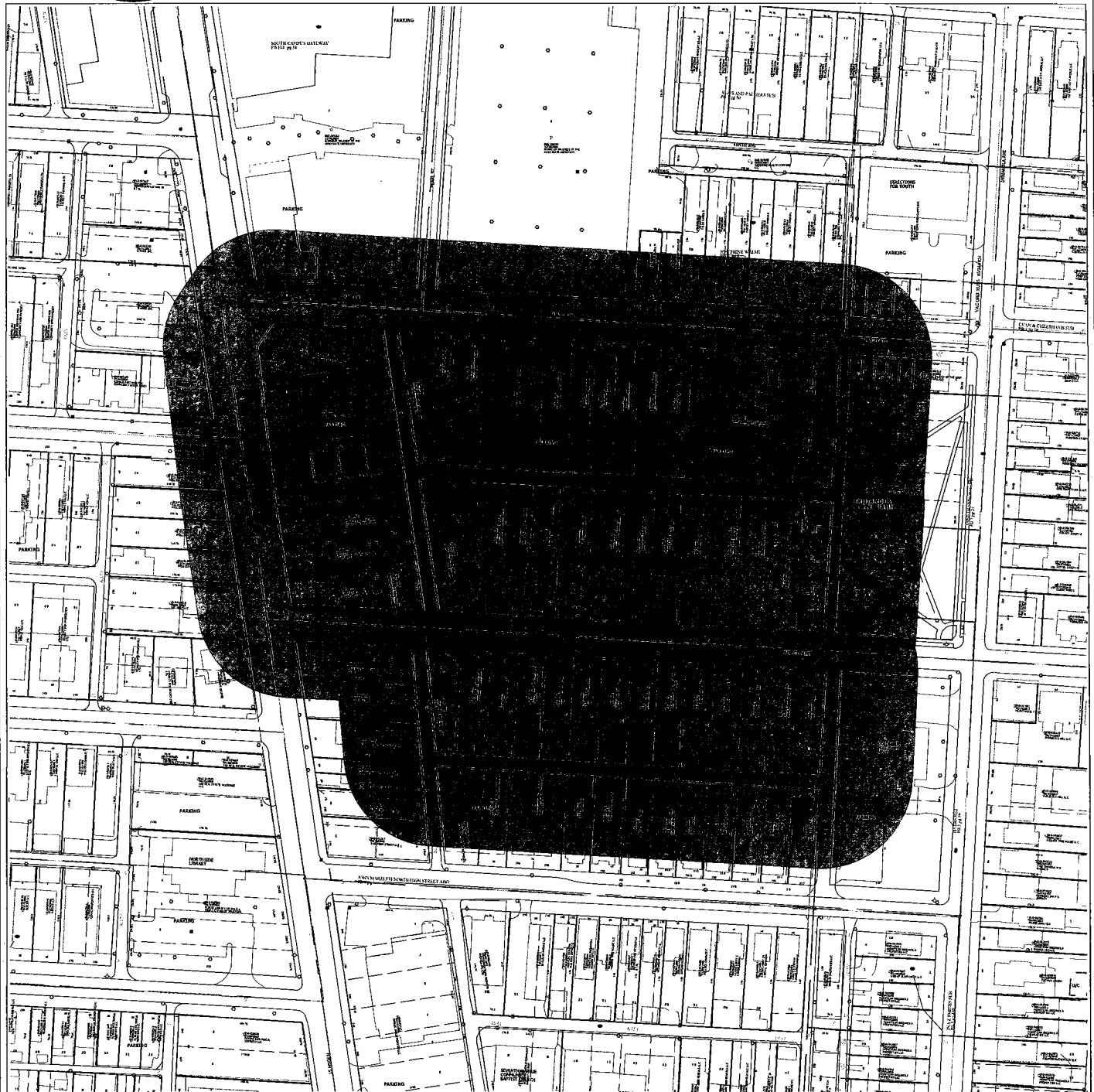


**CLARENCE E MINGO II**  
**FRANKLIN COUNTY AUDITOR**

**MAP ID: C**

**DATE: 6/26/14**

214-032  
+ CV14-037



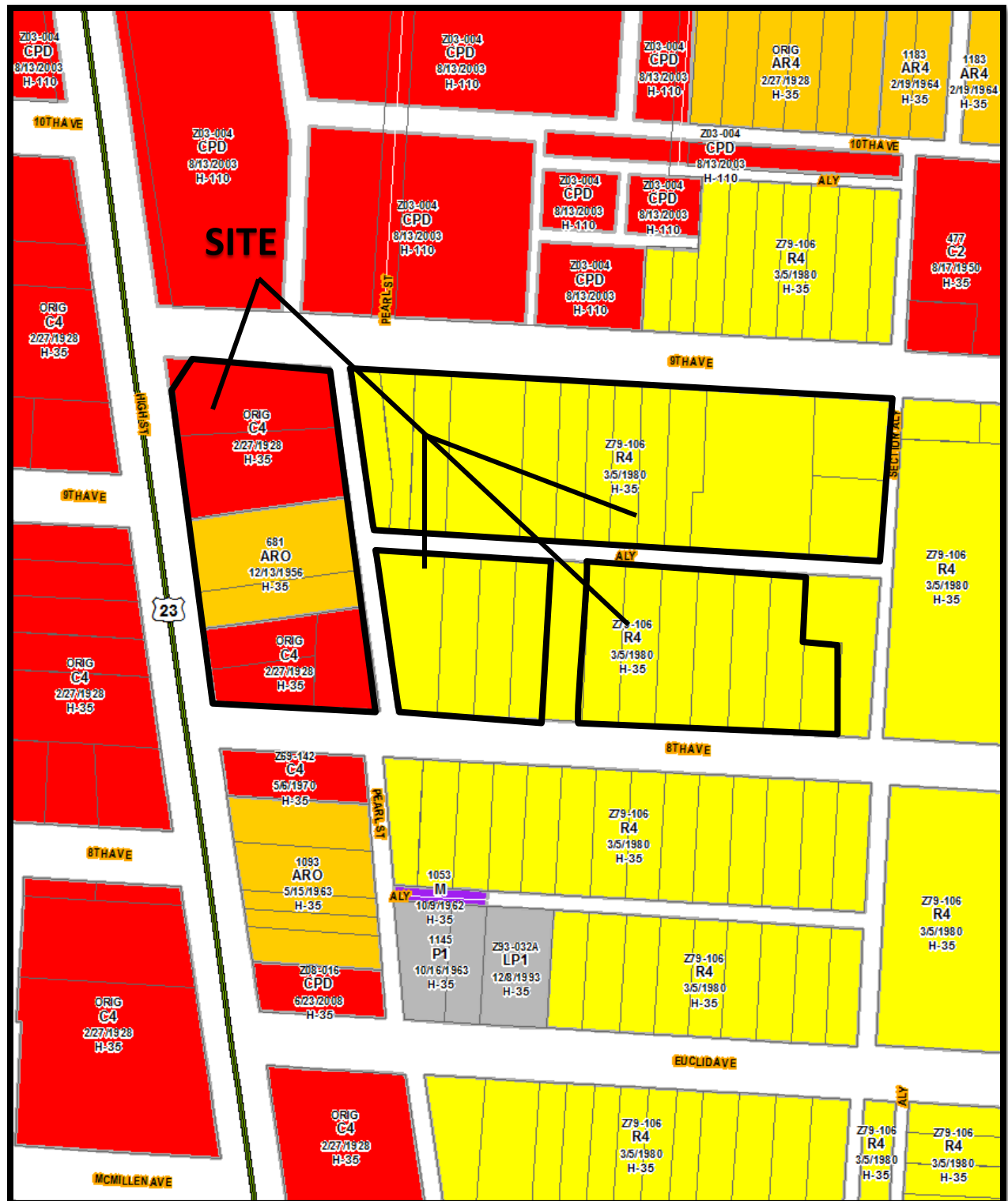
Disclaimer

Scale = 199'

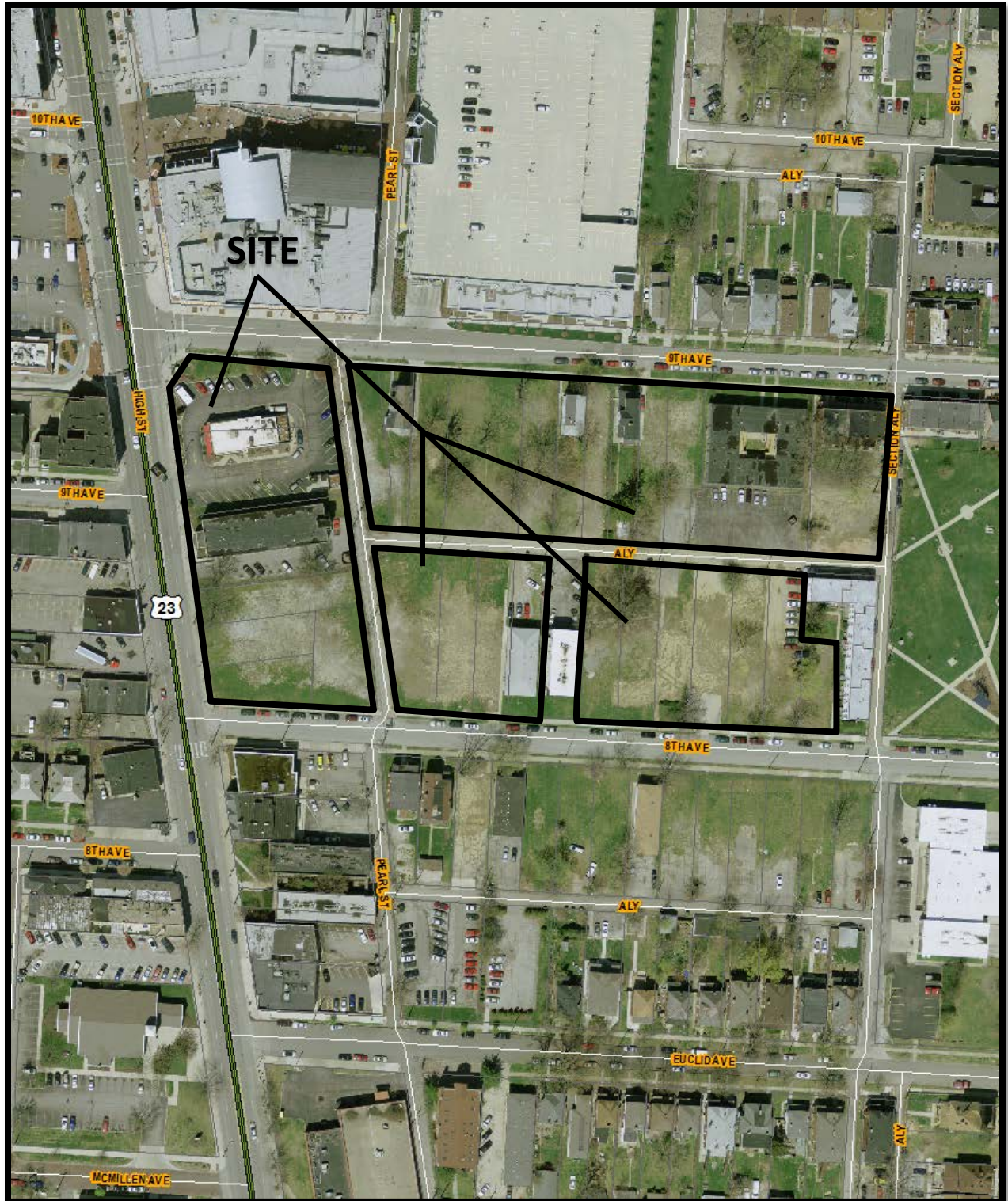


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

Real Estate / GIS Department



CV14-037  
1516 North High Street



CV14-037  
1516 North High Street