



# 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: 14310-0-00419  
Date Received: 6/16/14  
Commission/Civic: Clintonville  
Existing Zoning: CPD Application Accepted by: W. Reiss Fee: \$1,900<sup>00</sup>  
Comments: 8/26/14

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3312.496 - to reduce parking from 74 to 58, a 16-spot reduction ; 3312.21 A - to reduce trees from 4 to 0 :

3312.25 - to allow parking maneuvering on adjacent property; 3321.05 - vision clearance

## LOCATION

1. Certified Address Number and Street Name 2971- 2977 N. High St.

City Columbus State OH Zip 43202

Parcel Number (only one required) 010-209193 & 010-01737400

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Tim Lai

Address 400 W. Rich St. City/State Columbus Zip 43215

Phone # 614-321-5128 Fax # \_\_\_\_\_ Email tim@laiarchitect.com

## PROPERTY OWNER(S):

Name Northwest Property Management

Address 1170 Old Henderson Rd. Suite 220 City/State Columbus Zip 43220

Phone # 614-451-9615 Fax # \_\_\_\_\_ Email dbraun@nwpmangement.com

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name Tim Lai

Address 400 W. Rich St. City/State Columbus Zip 43215

Phone # 614-321-5128 Fax # \_\_\_\_\_ Email: tim@laiarchitect.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.



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## AFFIDAVIT

**14310-00419**  
**2971-2977 N. High St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tim Lai

of (1) MAILING ADDRESS 400 W. Rich St. 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) Northwest Property Management

AND MAILING ADDRESS

1170 Old Henderson Rd, Suite 220

Columbus Ohio 43220

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

AREA COMMISSION OR CIVIC GROUP

(5) Clintonville Area Commission / Zoning Chair

AREA COMMISSION ZONING CHAIR OR

3982 N. High St. Columbus Ohio 43214

CONTACT PERSON AND ADDRESS

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 (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Attachment

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

SIGNATURE OF AFFIANT

(8) \_\_\_\_\_

Subscribed to me in my presence and before me this 13 day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) \_\_\_\_\_

My commission expires:

Jeffrey T. Mohrman, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.



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

**Applicant**

**Property Owner**

**Architect**

Tim Lai  
400 West Rich Street  
Columbus, OH 43215

Northwest Property Mgmt  
1170 Old Henderson RD  
Columbus, OH 43202

Tim Lai  
400 West Rich Street  
Columbus, OH 43215

**Area Commission or  
Neighborhood Group**

Clintonville Area Commission  
3982 North High Street  
Columbus, Ohio 43214

**Surrounding Property  
Owners**

Fairfax Properties LLC  
P.O. Box 21562  
Columbus, Ohio 43202

Christopher Freiheit  
1575 Blackstone Dr.  
Columbus, OH 43202

Guilford Properties LLC  
PO Box 21562  
Columbus, OH 43202

Management Plus LLC  
3636 N High Street  
Columbus, Ohio 43202

Northwood Properties LLC  
3145 N High Street  
Columbus, OH 43202

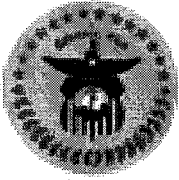
Ohio National Bank  
2907 N High St  
Columbus, OH 43202

Olentangy Village Associates  
1717 Main St Fl. 10  
Columbus, OH 43202

Alfred J Rittmeyer  
37 W Tulane Rd  
Columbus, OH 43202

TM Wilkinson Properties  
PO Box 14346  
Columbus, OH 43202





# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00419  
2971-2977 N. High St.

### One Stop Shop Zoning Report Date: Wed Jun 18 2014

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 2975 N HIGH ST COLUMBUS, OH  
**Mailing Address:** 1170 OLD HENDERSON RD  
COLUMBUS OH 43220

**Owner:** NPA HOUSING PROPERTY LLC  
**Parcel Number:** 010017374

#### ZONING INFORMATION

**Zoning:** Z87-1329, Commercial, CPD  
effective 10/31/1988, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** NORTH HIGH STREET UCO

**Graphic Commission:** N/A

**Area Commission:** Clintonville Area Commission

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

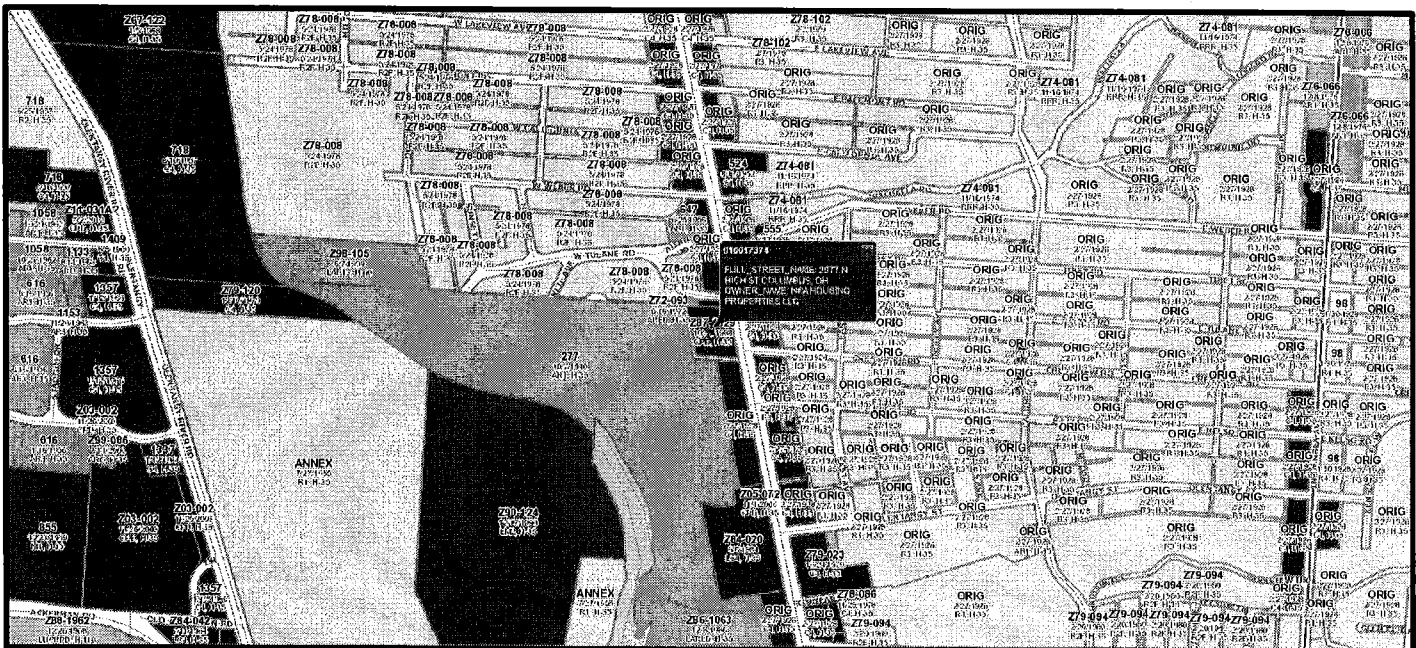
#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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## STATEMENT OF HARDSHIP

14310-00419

2971-2977 N. High St.

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That 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. That 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 the 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.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

The property located on 2971- 2977 N. High Street has been an invaluable asset in the Clintonville neighborhood. Since the previous tenants, the car wash and the pet wash businesses, moved out, the building has attracted new businesses. The Lineage Brewing, a brewpub, will move into the space of 2971. This new business will further enliven the property and the neighborhood. In addition, it will attract a new tenant to the space of 2973, which is currently vacant. With these new development of the property, the building owner is planning to improve and reconfigure the current parking lot of 36 spaces to accommodate more cars, utilizing the unused spaces. The proposed new parking lot will accommodate 58 spaces, and there will be a designated area for required bike parkings. A variance of 16-spot reduction will be compensated by the reality that the property is located on bus route and there is a bus stop right in front of the building. And as Clintonville community, there will be a significant portion of the business patrons ride bikes or walk to neighborhood businesses.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

6.13.2014

LINEAGE BREWING  
RENOVATION  
2971-2977 N HIGH STREET,  
COLUMBUS, OH 43202



Timothy Lai - Architect  
400 W. Rich Street  
Columbus, OH 43215  
Tel: 614.222.8888  
www.timothy-lai.com

THE PROJECT IS TO CONVERT AN EXISTING 200  
YEAR OLD BUILDING INTO A BREWERY AND  
RESTAURANT. THE BUILDING IS A TWO STORY  
BRICK BUILDING WITH A GABLE ROOF. THE  
EXISTING BUILDING IS A TWO STORY BRICK  
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## ZONING INFO

### PROJECT DESCRIPTION

THE PROJECT IS TO CONVERT AN EXISTING 200  
YEAR OLD BUILDING INTO A BREWERY AND  
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### ZONING

RESTAURANT USE

664.97/75.0.25 = 46.4

702.97/100.0.25 = 35

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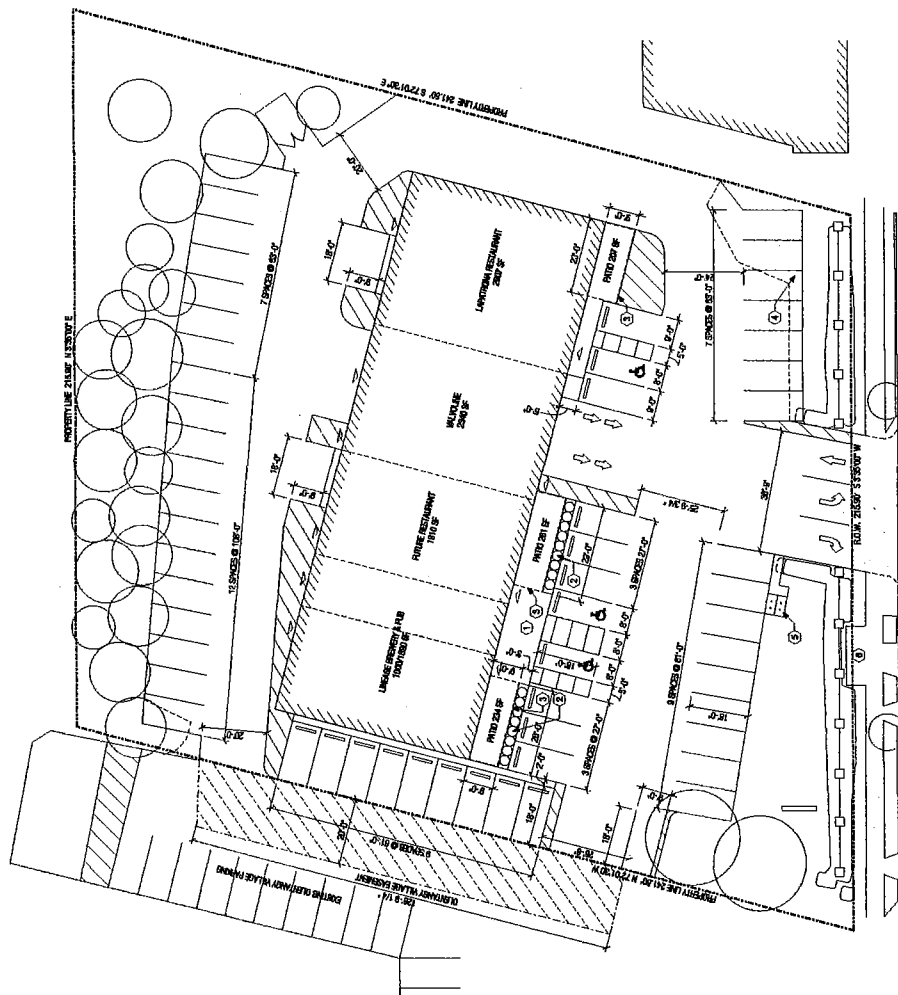
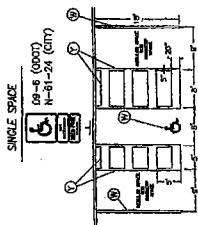
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## 2 LOCATIONAL PLAN

## 3 ADA PARKING & SIGN



N. HIGH STREET

14310-00419  
2971-2977 N. High St.

1 SITE PLAN  
1"=25'-0"

A101



TIMOTHY LAI  
0814111  
TIMOTHY LAI ARCHITECTS  
613.201.4

613.201.4

PROJECT #

DATE

SHEET #







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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 #

**14310-00419**

**2971-2977 N. High St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tim Lai  
of (COMPLETE ADDRESS) 400 W. Rich St. 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

Northwest Property Management 1170 Old Henderson Rd. Suite 220 Columbus Ohio 43220

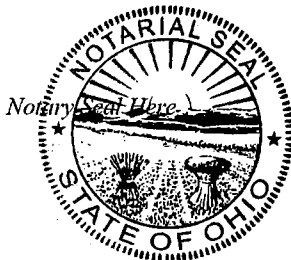
SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 13<sup>th</sup> day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

has no expiration



Jeffrey T. Mohrman, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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