



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

OFFICE USE ONLY

Application Number: CV14-056/14315-00000-00793
Date Received: 11/4/14
Application Accepted By: GP & ET Fee: \$1760
Comments: Assigned to Shannon Prie, 645-2200, sprie@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 780 Park Street, Columbus, Ohio Zip 43215

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: 010-047865, 010-034719, 010-009149, 010-047864

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

Current Zoning District(s): C-4

Civic Association or Area Commission: Victorian Village Commission

Proposed use or reason for Council Variance request: Mixed use, office, residential and parking

Acreage: 1

APPLICANT: Name The Wood Companies

Address 939 N. High Street - Suite 206 City/State Columbus, OH Zip 43215

Phone # _____ Fax # _____ Email: mwood@woodcompanies.com

PROPERTY OWNER(S): Name High and Hubbard, LLC; Hubbard Park Place, LLC

Address 939 N. High St #206 City/State Columbus, OH Zip 43201

Phone # _____ 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 Michael T. Shannon

PROPERTY OWNER SIGNATURE Michael T. Shannon

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

CV14-056
STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 780 Park Street, Columbus, Ohio 43215
APPLICANT: The Wood Companies, %
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: October 30, 2014

The Site consists of four parcels (PIDs: 010-009149, 010-047864, 010-047865, 010-034719). The Site is located between West Hubbard Avenue, Park Street, Lundy Street, and North Wall Street. The Site is currently used as a surface parking lot and does not contain any structures. The Site does not have any distinguishing characteristics.

The Site is currently zoned Commercial, C-4. The Site is subject to the Victorian Village Commission, and the I-670 Graphics Control Planning Overlay.

Applicant proposes the construction of a mixed-use, office and multi-family apartment residential development. The development will provide approximately 10,00 square feet of office space, 105 apartment units, 130 parking spaces, and stand 88 feet tall.

Applicant requests the following variances:

1. 3356.03, C-4 Permitted Uses, which Section does not permit ground-floor residential dwelling units. Applicant requests a council variance to permit ground-floor residential units.
2. 3309.14, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a building height of 88 feet.
3. 3312.49(C), Minimum Number of Parking Spaces Required, which section requires a minimum parking ratios of 1.5 parking spaces per dwelling unit and 1 parking space per 450 square feet of general office space (total required 189 parking spaces). Applicant requests a variance to allow a minimum of 130 parking spaces.
4. 3321.05(B)(1), Vision Clearance, which Section requires 10 foot clear vision triangles at the intersections of streets and alleys. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the Site Plan.

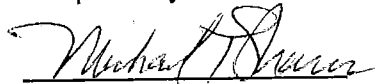
5. 3321.05(B)(2), Vision Clearance, which Section requires 30 foot clear vision triangles at the intersections of streets. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the Site Plan.
6. 3356.11(C), District Setback Lines, which Section requires a minimum building setback of 25 feet. Applicant requests a variance to allow a minimum setback of ## feet on Hubbard Avenue and ## feet on Park Street.

A hardship exists in that the proposed development cannot conform to the underlying residential zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrants variances from the C-4, Residential 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



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CW14-056

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 780 Park Street, Columbus, Ohio
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) 11/4/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 1. High and Hubbard, LLC; 2. Hubbard Park Place, LLC
939 N. High St #206
Columbus, OH 43201

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

The Wood Companies
248-9745

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

(5) Victorian Village Commission

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 to me in my presence and before me this 4th day of November, 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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Gregory Zanetos
76 Buttles Ave.
Columbus, Ohio 43215

Kevin & Sheila Clark
Post Office Box 141423
Columbus, Ohio 43214

Julia Limber
66 E. Kanawha Avenue
Columbus, Ohio 43214

Historic Dennison Hotel, LLC
21 W. Hubbard Ave., Ste. D
Columbus, Ohio 43215

750-752 Holdings LLC
Post Office Box 895
Hilliard, Ohio 43026

C&W Investment Co 2, LLC
1020 Dennison Ave., Ste. 102
Columbus, Ohio 43201

Greystone Court Partner
Ohio Limited Partnership
815 N. High St., Ste. R
Columbus, Ohio 43215

Suzanna Rader, TR
4392 Airendel Court
Columbus, Ohio 43220

Peter Avradopoulos
760 N. Wall Street
Columbus, Ohio 43215

Ioannis Gegas
1333 Fishinger Road
Columbus, Ohio 43221

Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43215

Eugene McHugh & Becky Hoff
795 Park Street
Columbus, Ohio 43215

Robert S & Beth A Vots, Trustees
775 Park Street
Columbus, Ohio 43215

Ronald & Eleanor Sigler
1850 Jackson Road
Columbus, Ohio 43223

CMH Midtown Properties
772 N. High St., Ste. 200
Columbus, Ohio 43215

C&W Investment Co 1 LLC
1020 Dennison Ave., Ste. 102
Columbus, Ohio 43201

C&W Investment Co 1 LLC
92 W. Fifth Avenue
Columbus, Ohio 43201

Margo Bear
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

Jennifer Kiko
42 Hubbard Ave
Columbus, Ohio 43215

Jeffrey Gatwood
108 Crestview Road
Columbus, Ohio 43202

Ann Hotz
3103 Griggsvie Court
Columbus, Ohio 43221

Christopher Fairman
763 Park Street
Columbus, Ohio 43215

Chad Readler
763-765 Park Street
Columbus, Ohio 43215

ATTORNEY

APPLICANT

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

The Wood Companies
Attn: Mark Wood
939 N. High Street, Ste. 206
Columbus, Ohio 43201

CV14-056

OWNERS:

High and Hubbard, LLC
939 N. High Street, Ste. 206
Columbus, Ohio 43201

Hubbard Park Place, LLC
939 N. High Street, Ste. 206
Columbus, Ohio 43201

AREA COMMISSION

Victorian Village Commission
Mr. James Goodman
Historic Preservation Officer
109 North Front Street
Columbus, Ohio 43215

**ADDRES: 780 Park Street
Columbus, Ohio 43215**



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
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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 # CV14-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] MICHAEL T. SHANNON

Of [COMPLETE ADDRESS] 500 S. FRONT ST
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. 1. High and Hubbard, LLC; 2. Hubbard Park Place, LLC 939 N. High St #206 Columbus, OH 43201	
3.	4.

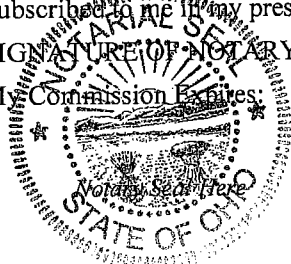
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Michael T. Shannon

Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

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



CV14-056

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: 010009149, 010047864, 010047865, 010034719

Zoning Number: 780

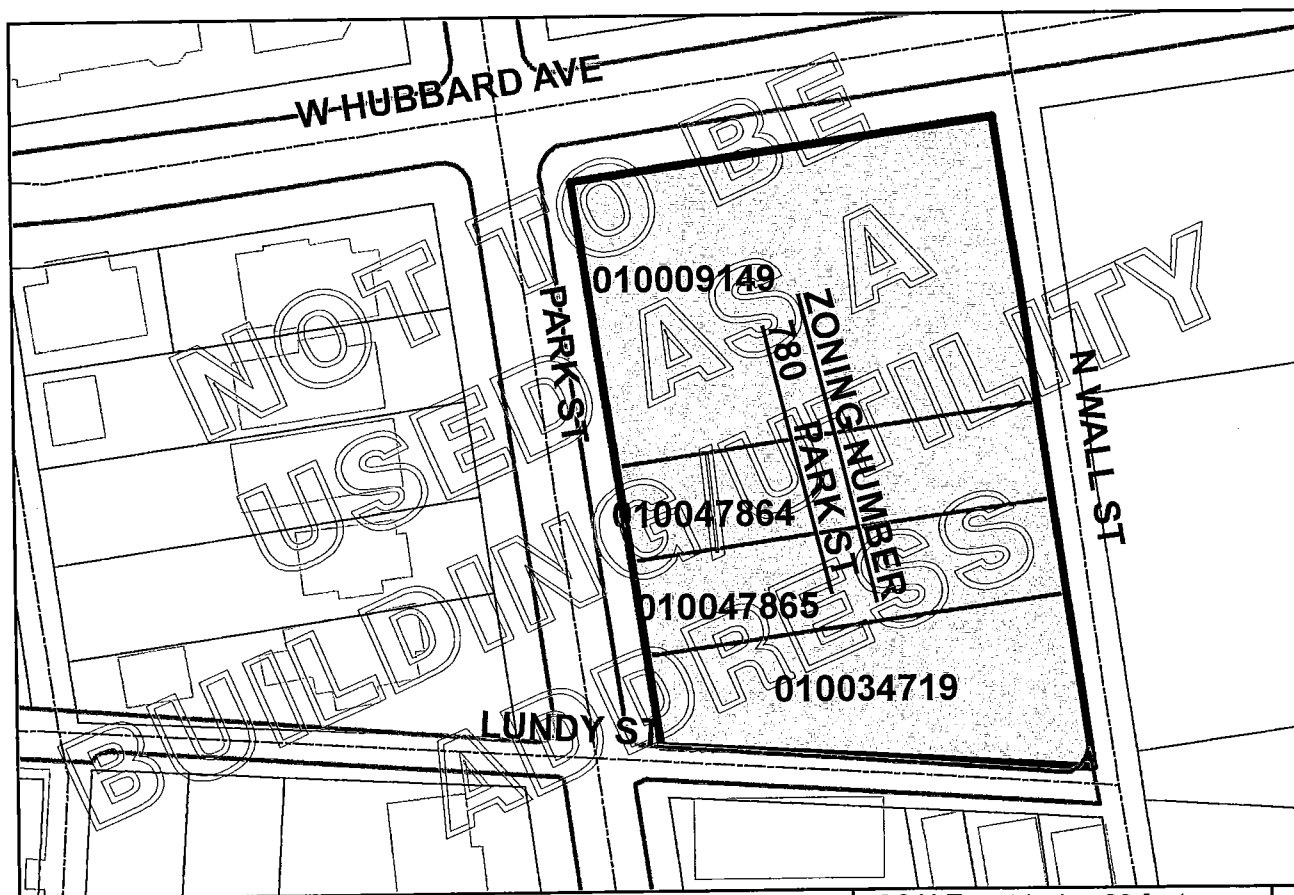
Street Name: PARK ST

Lot Number : 24-29

Subdivision: HUTCHISON

Requested By: CRABE, BROWN & JAMES, LLP (MICHAEL T. SHANNON)

Issued By: *Adriana Amarian* Date: 9/26/2014



SCALE: 1 inch = 80 feet

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 23144



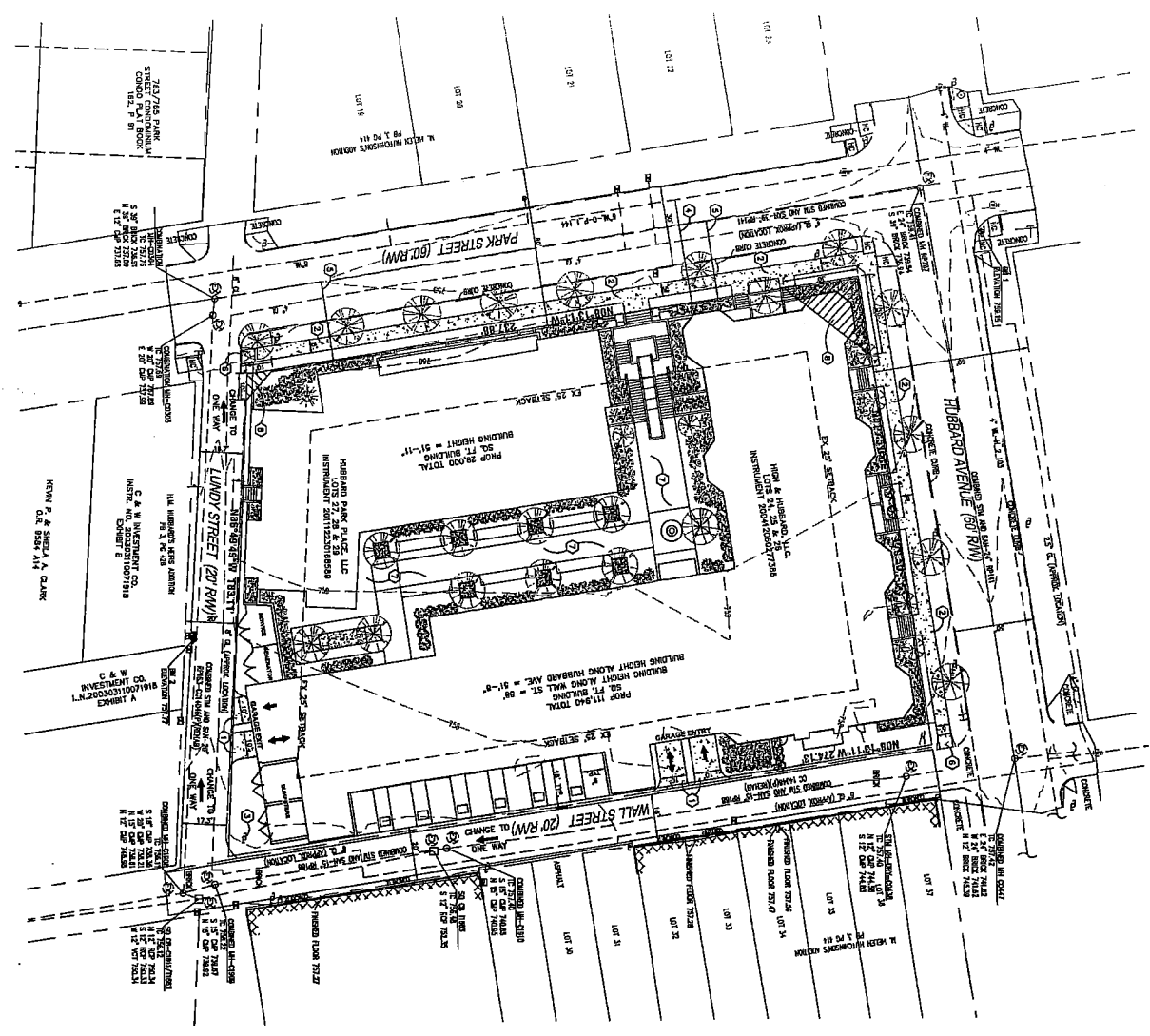
CV14-056

ZONING DESCRIPTION
OF
LOTS 24-29
M. HELEN HUTCHINSON'S ADDITION

Being all of lots 24, 25 & 26 of M. Helen Hutchinson's addition as recorded in Plat Book 3, Page 414 and conveyed by deed to High & Hubbard, LLC as recorded in Instrument 200412060277386, records of the Franklin County Recorder, Franklin County, Ohio

Also being all of lots 27, 28 & 29 of M. Helen Hutchinson's addition as recorded in Plat Book 3, Page 44 and conveyed by deed to Hubbard Park Place, LLC as recorded in Instrument 201112230168589, records of the Franklin County Recorder, Franklin County, Ohio.

The information above is based on record information only and not an actual field survey.



SITE DATA

OWNER/DEVELOPER:
THE WOOD COMPANIES
520 N. HIGH STREET
COLUMBUS, OHIO 43201
(614) 282-8833

CONSULTANT:
SANDS DECKER CPS, LLC
1465 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220
(614) 459-4822
(614) 459-4827 FAX
EMAIL: sandsex@comcast.net

ARCHITECT:
SOCIETY CAMPBELL ASSOCIATES
300 LAMONT BLVD. 1
COLUMBUS, OHIO 43215
(614) 459-4822
(614) 459-4827 FAX
WEB: www.societycampbell.com

PARCEL ID NUMBER:
010-003149
010-047884
010-047884
010-047879

ZONING:
OHO, COMMERICAL, C4

BUILDING SETBACKS:
PROPOSED 30' SETBACK

DATE OF EXPIRATION:
SITE PLAN IS VALID FOR ONE YEAR FROM THE DATE OF APPROVAL.

BUILDINGS:
APARTMENTS 165 UNITS
OFFICE 10,000 SQ. FT.
MAX HEIGHT 68 FT.

PARKING REQUIRED:
APARTMENTS 165 x 1.5 = 248 SPACES
OFFICE 10,000 SQ. FT./250 = 40 SPACES
TOTAL 288 SPACES

BICYCLE PARKING:
2 x 10 = 20 BIKES

PARKING PROVIDED:
TOTAL PARKING SPACES PROVIDED = 130
RESERVED 8 CAR SPACES

FLOOD ZONE:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, THE ENTIRE SITE IS IN FLOOD ZONE X. FLOOD RISK IS IN ZONE X. JUNE 17, 2004, 1995

SANITARY SEWER NOTE:
CONNECTION TO SANITARY SEWER DUCT BY PUMP OUTLET OFFICE 810 DUBLIN RD. 300 TOWN, 640-7402

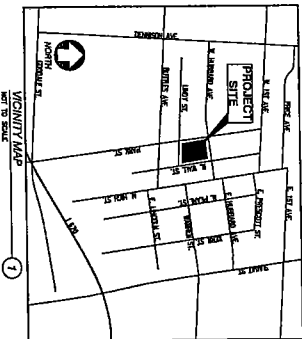
TOTAL DISTURBED AREA:
1.05 AC.
PRE-EXISTING IMPERVIOUS AREA: 0.48 AC.
POST-CONSTRUCTION IMPERVIOUS AREA: 0.48 AC.

SITE REMOVALS

1. CONCRETE DRIVE APPROACH TO UNDERGROUND PARKING
2. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
3. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
4. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
5. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
6. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
7. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
8. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
9. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE
10. EXISTING ASPHALT DRIVE APPROX. 200' LONG, 20' WIDE

MISC. NOTES

- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- APPLICABLE UNLESS OTHERWISE NOTED.



SANDS DECKER CPS
ENGINEERS-SURVEYORS
126 EAST MAIN ST.
ROOM 100
COLUMBUS, OH 43215
760-251-0100
FAX: 614-459-4827
TOTAL: 614-459-4827
760-251-0100

Ohio
United Properties
Columbus, Ohio
1-800-362-2764
www.ohio-united.com

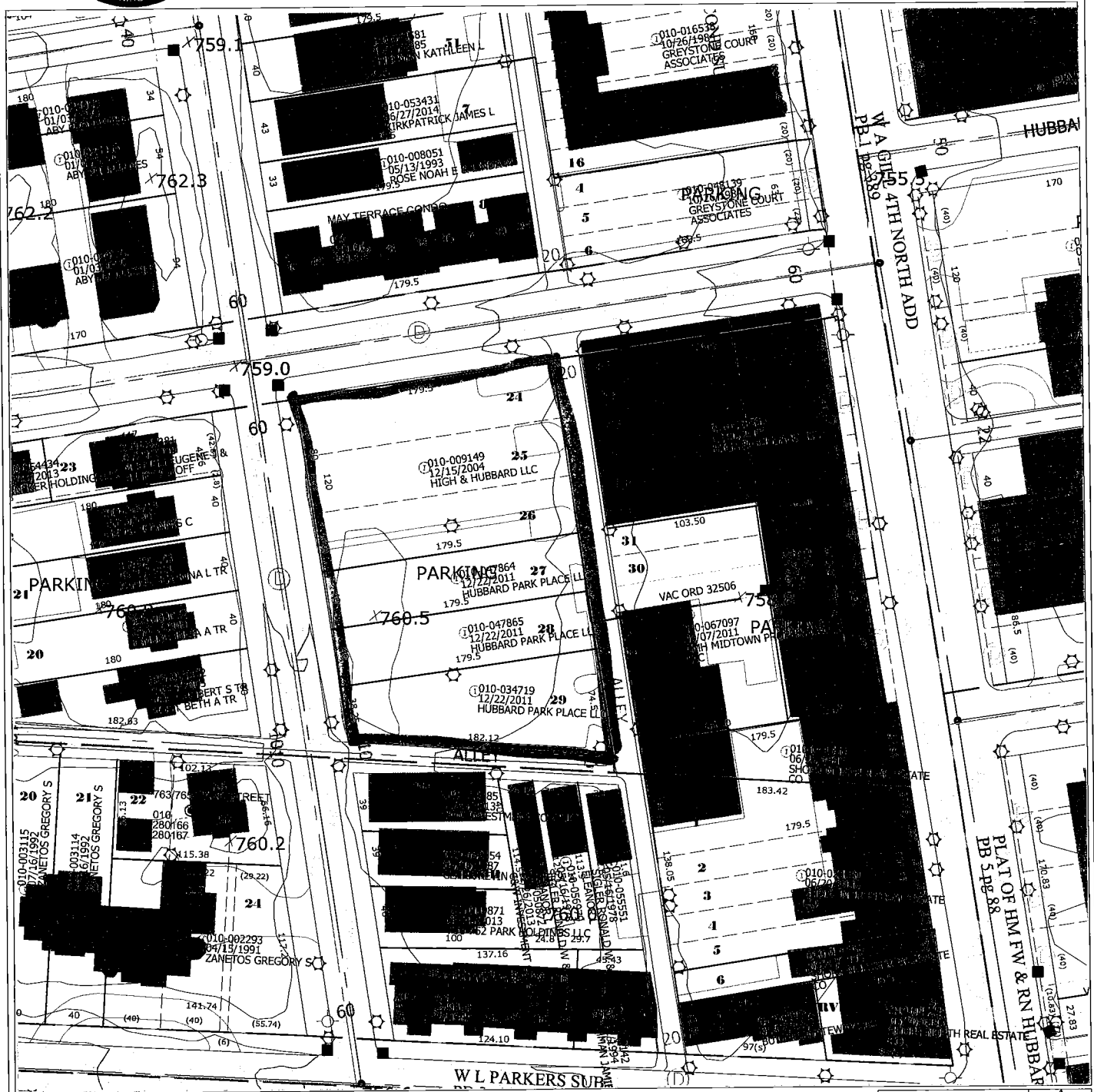
The Wood Companies
Hubbard Park
Place
Columbus, Ohio

REVISION NUMBER	DESCRIPTION	SHEET NO.	DATE
1	1 OF 1		

CN14-056

MAP ID: S

DATE: 9/25/14



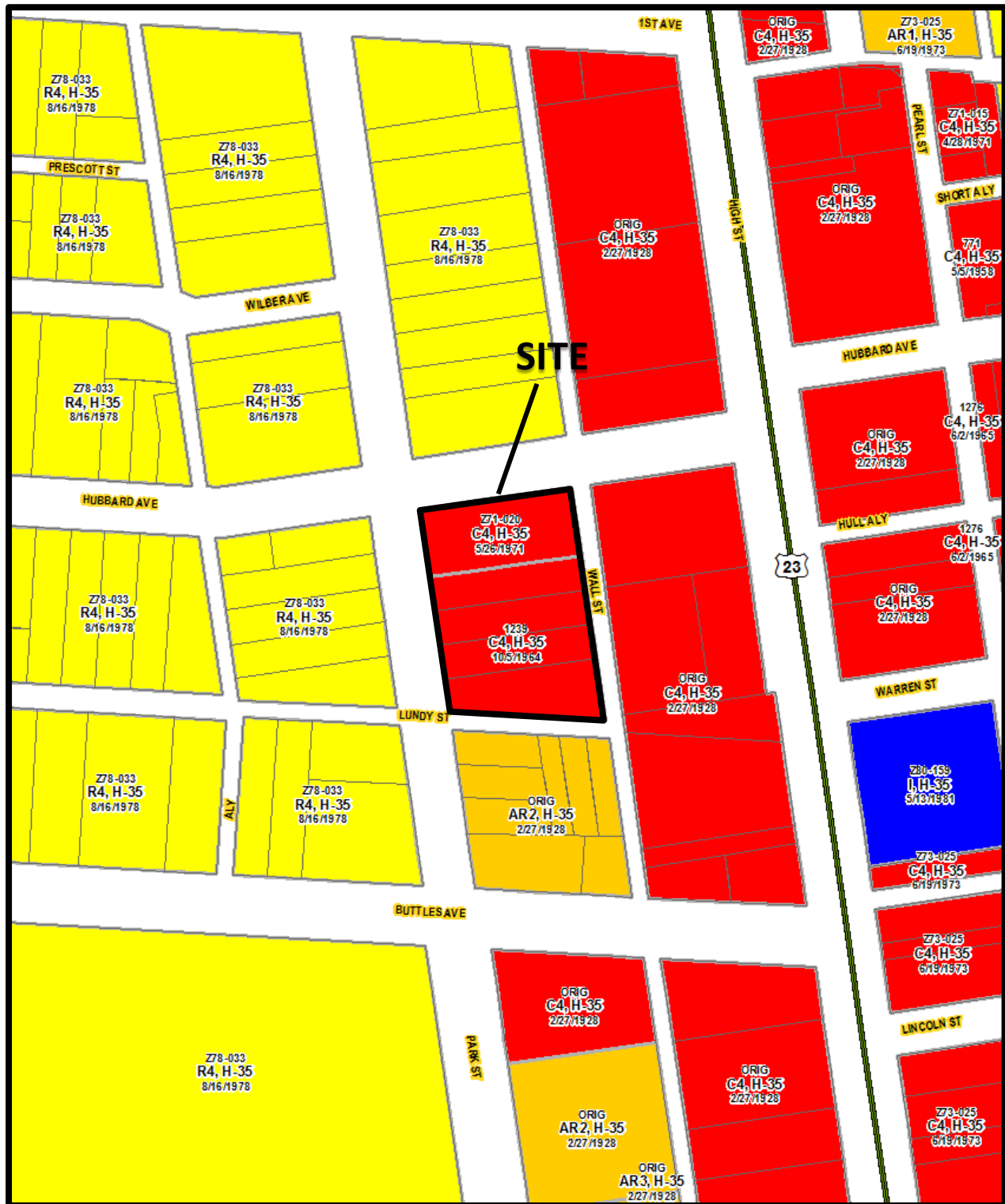
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Disclaimer

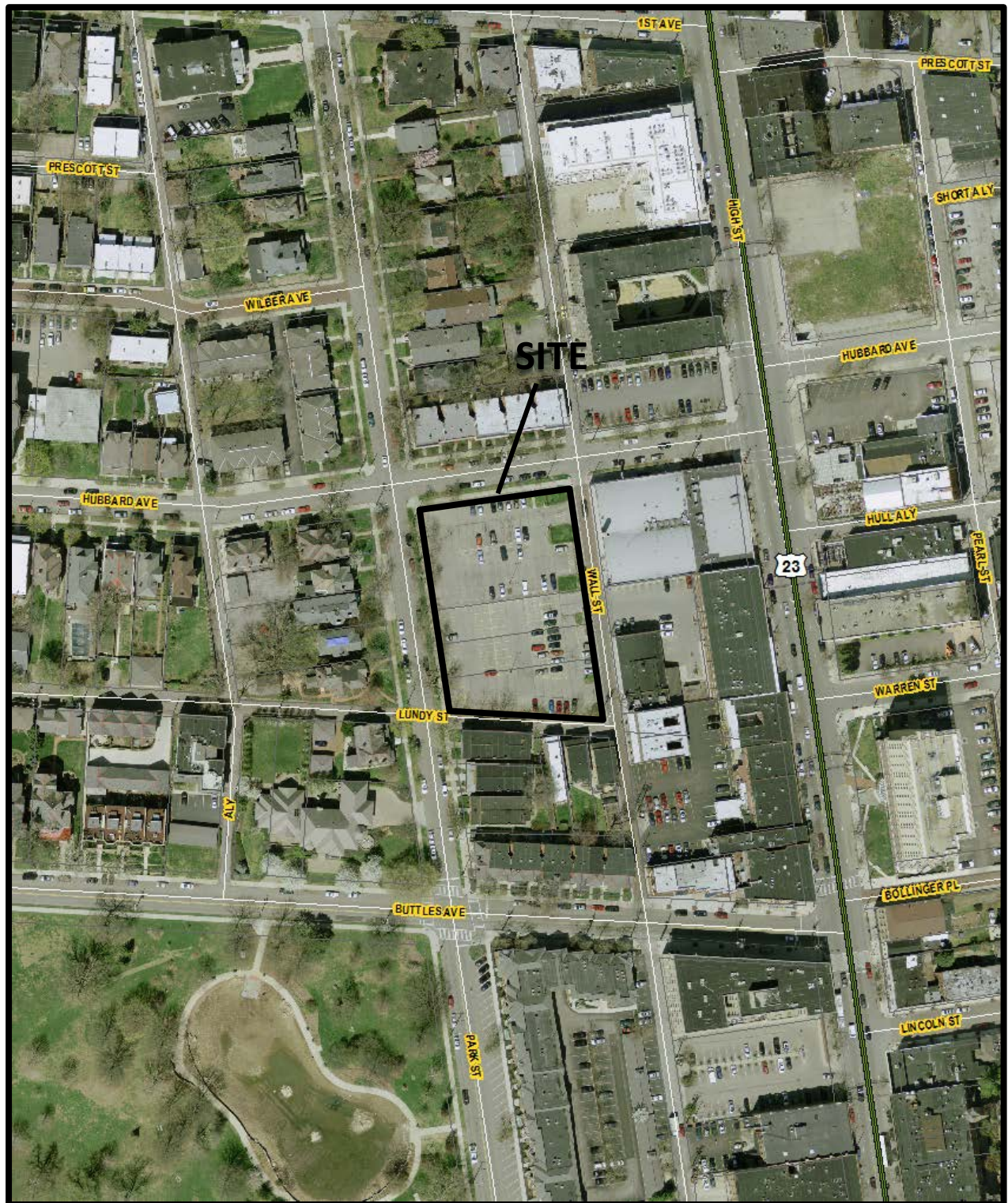
Grid North

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



CV14-056
780 Park Street
Approximately 1 acre



CV14-056
780 Park Street
Approximately 1 acre