**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Apr 2 2015

General Zoning Inquiries: 614-645-8637

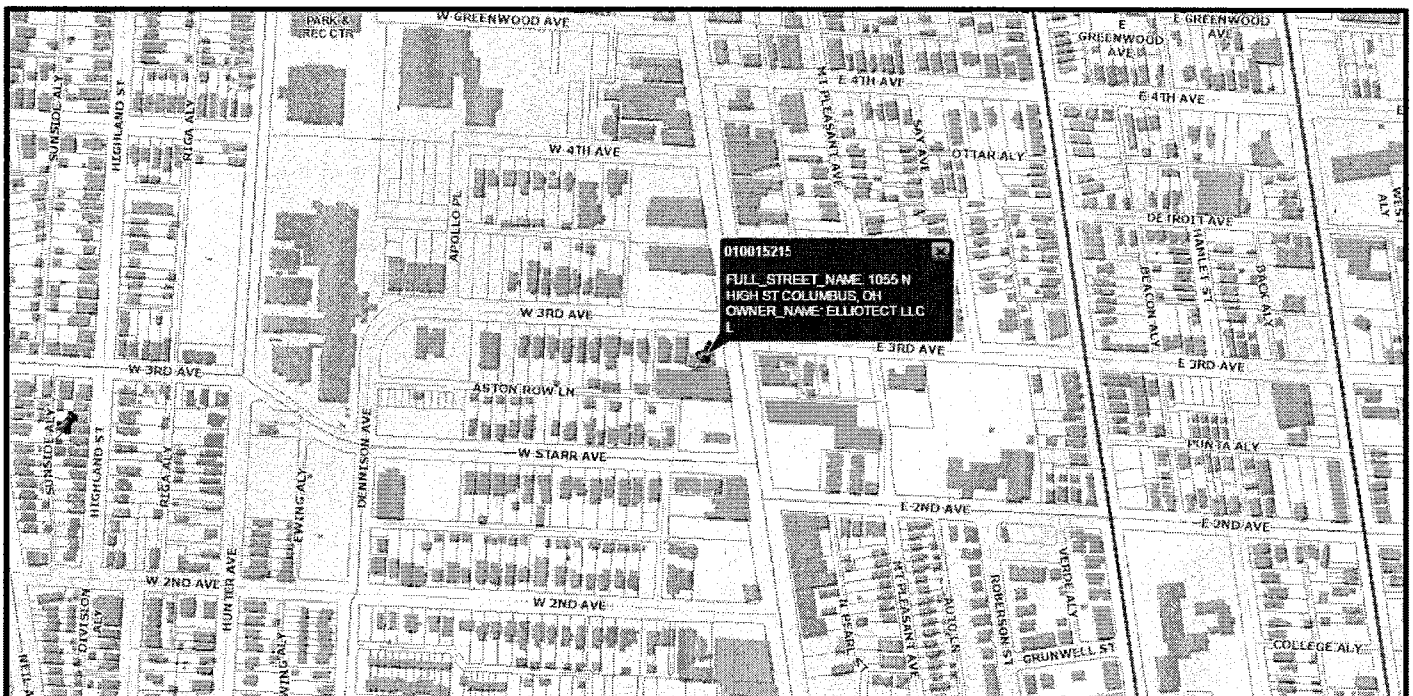
SITE INFORMATION

Address: 1055 N HIGH ST COLUMBUS, OH
Mailing Address: 6253 RIVERSIDE DR STE 200
DUBLIN OH 43017

Owner: ELLIOTECT LLC
Parcel Number: 010015215

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Historic District: Victorian Village**Board of Zoning Adjustment (BZA):** N/A**Historic Site:** No**Commercial Overlay:** N/A**Council Variance:** N/A**Graphic Commission:** N/A**Flood Zone:** OUT**Area Commission:** Victorian Village Commission**Airport Overlay Environs:** N/A**Planning Overlay:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Council Variance:** N/A**Board of Zoning Adjustment (BZA):** N/A**Graphic Commission:** N/A

1055 NORTH HIGH STREET

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: BZA15-036 Date Received: 13 MAR. 2015
 Application Accepted by: [Signature] Fee: \$1900
 Commission/Civic: VIC VILLAGE
 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:

CONSTRUCTION OF NEW 6-STORY MIXED USE BUILDING
SEE ATTACHED FOR ACTION REQUESTED

LOCATION

Certified Address: 1055 NORTH HIGH STREET City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-015215

APPLICANT (If different from Owner):

Applicant Name: ELLIOTTELL LLC Phone Number: 614.389.6510 Ext.: 102

Address: 6253 RIVERSIDE DR. SUITE 200 City/State: DUBLIN OH Zip: 43017

Email Address: adam.trautner@stonehenge-company.com Fax Number: 614.389.6515

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: ELLIOTTELL LLC Phone Number: 614.389.6510 Ext.: 102

Address: 6253 RIVERSIDE DR. SUITE 200 City/State: DUBLIN OH Zip: 43017

Email Address: adam.trautner@stonehenge-company.com Fax Number: 614.389.6515

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

Name: ROGER JACOBSEN Phone Number: 614.402.2799 Ext.: -

Address: 7826 Sinto Crossing Blvd City/State: Dublin, OH Zip: 43016

Email Address: rogerkj.jacobsen@outlook.com Fax Number: NA

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 checks payable to the Columbus City Treasurer

1055 NORTH HIGH STREET

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROGER JACOBSEN
of (1) MAILING ADDRESS 7024 SLOTO CROSSING BLVD DUBLIN OH 43016
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 1055 N. HIGH ST. COLUMBUS
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) ELLIOTTELT LLC
6253 RIVERDALE DR. SUITE 200
DUBLIN OH 43017

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

ELLIOTTELT LLC
614.389.6510

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

(5) VICTORIAN VILLAGE COMMISSION

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 NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

SEE ATTACHED ADDRESS LIST

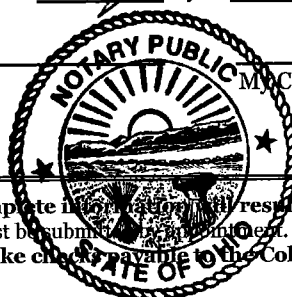
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 13th day of MARCH, in the year 2015

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC [Signature]



My Commission Expires
Steven B. VanStyck, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date

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Applications must be submitted to the Board of Zoning Adjustment. Call 614-645-4522 to schedule.
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1055 NORTH HIGH STREET

Board of Zoning Adjustment Application

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 Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

Special circumstances apply to the subject property that do not generally apply to other properties in the C-4 zoning district. These special circumstances include its limited size (less than 1/4 acre) which severely limits traditional off-street vehicular parking solutions, its location in a densely populated and walkable neighborhood, and the location of the adjoining and abutting structures to the west and south at or near the street property lines. None of these circumstances are the result of the actions of the applicant property owner. These conditions create a financial hardship for the owner and create an obligation to develop the property in ways that require variances to, among others, building height and setback requirements, and parking requirements. Because the small site cannot support a parking configuration that would adequately service the residents with standard parking spaces, alternative transportation modes (i.e. super-compact vehicle parking and bicycle parking) are provided on site. The requested variances would preserve a substantial property right of the owner possessed by other owners of similar properties on High St. in the Short North. The variances would not be injurious to neighboring properties or contrary to the public interest. This project offers a significant community benefit as a response to the increasing need for affordable residential living in the Short North neighborhood with micro unit apartments, and an innovative, alternative transportation solution to help meet existing parking challenges in the neighborhood. The granting of these variances are in no way contrary to the intent and purpose of the Zoning Code.

Signature of Applicant _____

Date 3/13/15

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

BZA15-036

1055 NORTH HIGH STREET

Board of Zoning Adjustment Application

1055 North High Street

Action Requested: Variance from the following code sections:

CC3309.14: Height Districts H-35: Request variance to permit building in excess of 35 Ft. to a height of 68 Ft.

CC3312.09: Parking Aisle Dimensions: Request variance from the minimum parking aisle widths contained in *Figure 2 – Table of Parking Angles* as follows:

For angles of parking 80 degrees or more, reduce the minimum aisle width from 20 feet to 13 feet. (Figure 2a)

For angles of parking less than 80 but more than 50 degrees, reduce the minimum aisle width from 17 feet to 13 feet. (Figure 2b)

CC3312.13: Driveway Width: Request variance from the 20 foot width requirement contained in 3312.13B to a minimum width of 12 feet, and providing that two (2) one-way drives will be incorporated.

CC3312.25: Maneuvering: This action will clarify that although sufficient access and maneuvering area for standard size vehicles is not provided; it has been provided for vehicles characterized as *Smart Cars* and/or *Micro Cars* and/or otherwise super-compact size vehicles.

CC3312.27: Parking Setback Line: Request variance from 10 foot parking setback line requirement to zero (0) foot parking setback line.

CC3312.29: Parking Space: Request variance from the requirement that a parking space shall be a rectangular area of not less than nine (9) feet by 18 feet to super-compact size space of not less than eight (8) feet by nine (9) feet.

CC3312.45: Wheel Stop Device: Request variance from the requirement to provide wheel stop devices when a parking lot extends to a property line or building to eliminate said requirement. Suitable protection will be provided to prevent damage to any structure. If wheel stops are elected to be used, request variance from the requirement that the minimum distance to protected area be two and one-half feet to a minimum distance of one and one-half feet. Wheel stops or other suitable restraints will be used to protect any pedestrian circulation way.

BZA15-036
1055 NORTH HIGH STREET

CC3312.49: Minimum Number or Parking Spaces: Request variance from the minimum number or parking spaces required contained in *Table 1. Parking requirements for residential uses*, and in *Table 2. Parking Requirements for Retail and Other Commercial Uses* as follows:

For Residential uses containing 4 or more dwelling units, reduce the minimum number of spaces required from 1.5 per unit to 1.0 per unit (Table 1.)

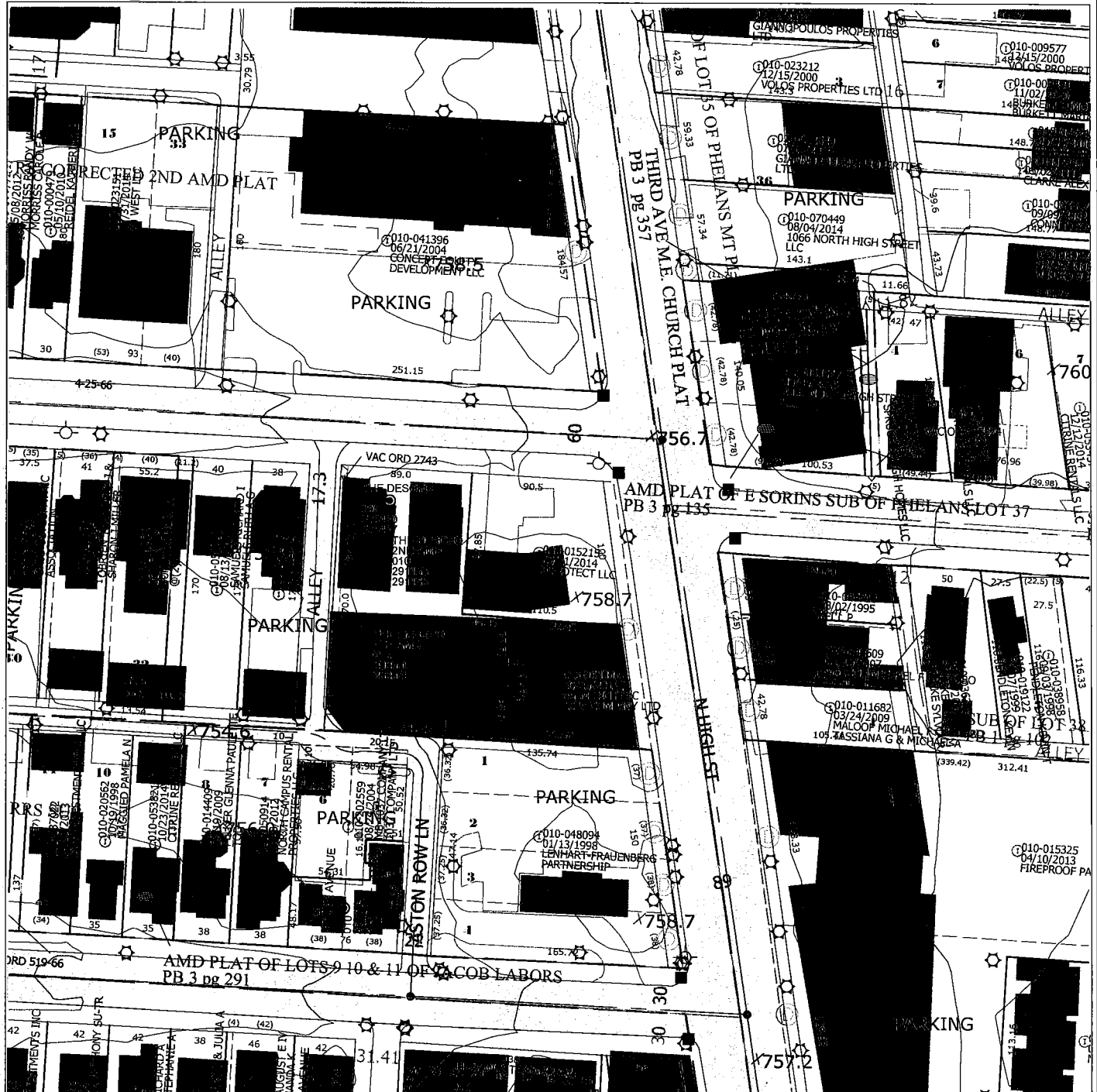
For Retail and other commercial uses, reduce the minimum number of spaces required for Retail 10,000 Sq. Ft. or less from 1:250 sf to zero (0) (Table 2).

This action is supported by the small size and walking access to the retail space, the availability of on-street parking, availability of public transit services, and pedestrian friendly access.

CC3321.05: Vision Clearance: Request variance from the requirement to maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line (Figure 1) to eliminate this requirement. In place of maintaining the vision clearance triangle an appropriately designed pedestrian alert system will be provided.

CC3356.11: C-4 District Setback Lines: Request variance from the required building line of 60 feet from the High Street right-of-way line as denoted on the Columbus Thoroughfare Plan (CTP) to zero (0) feet. Request variance from the required building line of 25 feet from the Third Avenue right-of-way line to zero (0) feet.

 3/13/15

BZA15-036**1055 NORTH HIGH STREET****CLARENCE E MINGO II****FRANKLIN COUNTY AUDITOR****MAP ID: s****DATE: 3/9/15**

Disclaimer

Scale = 100



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



- ## SITE PLAN KEYNOTES

- ## GENERAL NOTES



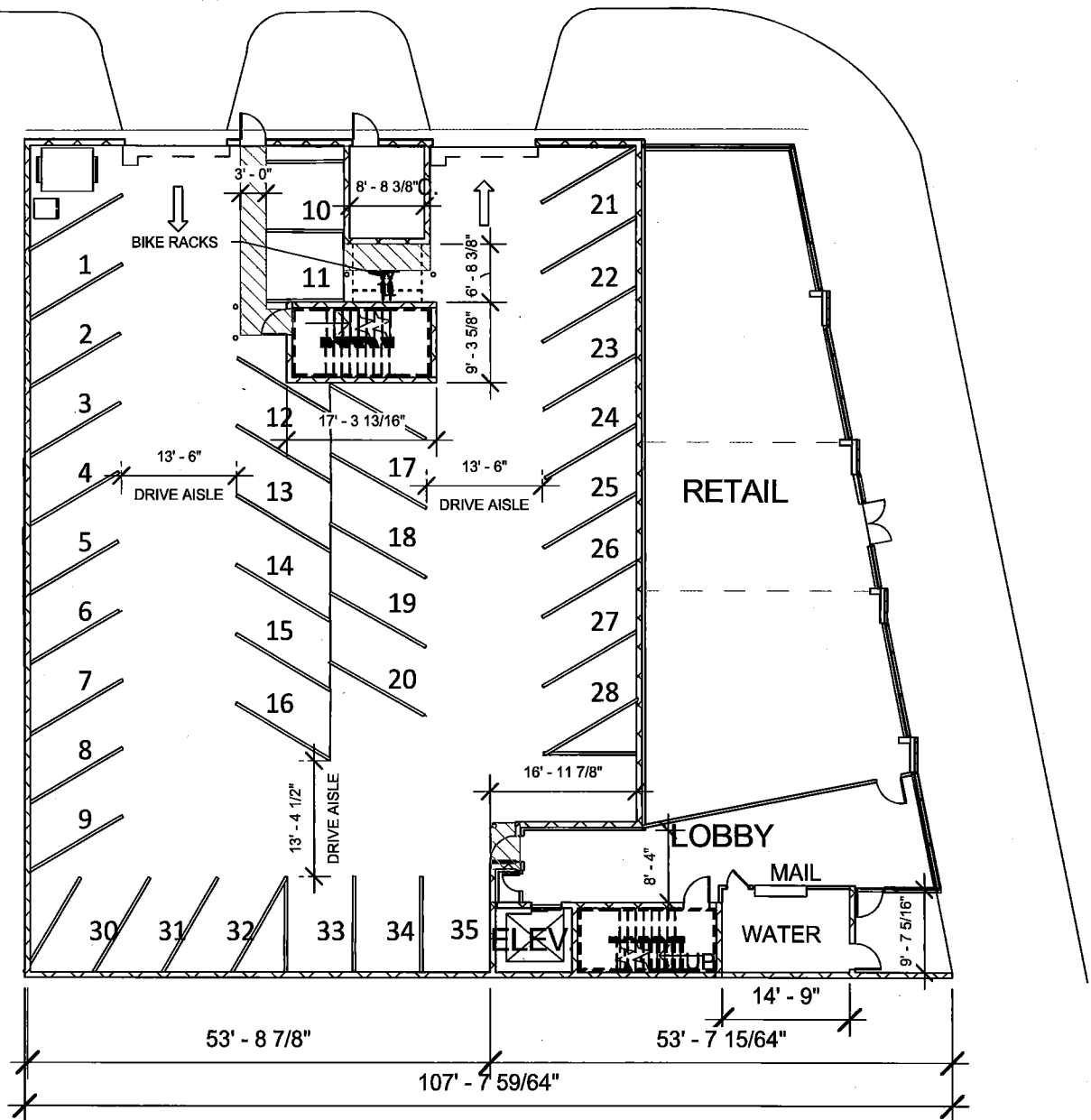
3-12-15	3-12-15
9/9	9/9

 **The Stonehenge Company**
TRACKING # 15601-00018

1055 N HIGH ST. Columbus Ohio
MICRO-UNIT RESIDENTIAL + RETAIL
PRELIMINARY SITE COMPLIANCE PLAN

Δ Four Two Delta^{inc}
Consulting - Engineering - Management
 Roger K. Jacobsen P.E. 814.402.2709
 1875 Seaside Corporate Drive, Suite 200, Seaside, PA 19156
rogerkj.jacobsen@outlook.com

BZA15-036
1055 NORTH HIGH STREET



TITLE: LEVEL 1
SCALE: 1" = 20'-0"
PROJECT: 1055 N. High St.

SHEET: P1.100

DATE: 03.10.2015

1055 NORTH HIGH STREET
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

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) ROGER JACOBSEN
of (COMPLETE ADDRESS) 7026 SWIFT CROSSING BLVD DUBLIN OH 43016

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

ELLIOTECT LLC

6253 Riverside Drive Suite 200
Dublin Ohio 43017

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

13th

day of

MARCH

, in the year

2015

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires _____
Steven B. VanSlyke, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date

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