

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-049 Date Received: 4/13/15
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: Clintonville
Existing Zoning: C-4
Comments: 6/23/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See attached list

LOCATION

Certified Address: 3381 N. High Street City: Columbus, OH Zip: 43214

Parcel Number (only one required): 010-057976

APPLICANT (If different from Owner):

Applicant Name: Northstar Realty Phone Number: 454-5000 Ext.: _____

Address: 150 E. Broad Street, Suite 305 City/State: Columbus, OH Zip: 43215

Email Address: tbrigdon@nsrealty.com Fax Number: 454-4000

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

Name: see attached sheet Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Jackson B. Reynolds, III Phone Number: 221-4255 Ext.: _____

Address: 37 W. Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

Board of Zoning Adjustment Application

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BZA15-049
3381 N. High St.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Jackson B. Reynolds, III

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS 37 W. Broad Street, Suite 460, Columbus, OH 43215

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 3381 N. High Street

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) see attached sheet

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

Northstar Realty
454-5000

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

(5) Clintonville Area Commission
c/o Dana Bagwell
3982 N. High Street
Columbus, OH 43214

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 sheet

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

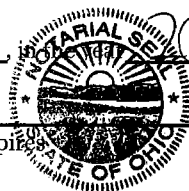
(8) SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 13th day of April

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/15



Natalie C. Timmons
Notary Seal Here
My Commission Expires 09-04-2015

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Please make checks payable to the Columbus City Treasurer

BZA15-049
3381 N. High St.

APPLICANT

Northstar Realty
150 E. Broad St., #305
Columbus, OH 43215

Lennea A. Tinsky, TR
391 Oakland Park Ave.
Columbus, OH 43214

Marc Runck, Jr.
6670 Kennington Sq. NW
Pickerington, OH 43147

OWNERS

Phillip W. Karshner
6021 Winstead Rd.
Columbus, OH 43235

Kenneth & Susan Baldwin
6721 Refugee Rd. NW
Pickerington, OH 43147

Markmann Properties, LLC
849 Plum Tree Drive
Columbus, OH 43235

Glen A. Robbins
c/o Robbins Realty Co.
939 S. High St.
Columbus, OH 43206

Charles & Stacy Asbury
6741 Refugee Rd. NW
Pickerington, OH 43147

AREA COMMISSION

Clintonville Area Commission
c/o Dana Bagwell
3982 N. High St.
Columbus, OH 43214

ATTORNEY

Jackson B. Reynolds III
Smith & Hale LLC.
37 W. Broad St., #460
Columbus, OH 43215

SURROUNDING PROPERTY
OWNERS

Robert E. Wills
Deborah R. Poling
37 Brighton Road
Columbus, OH 43202

Lori A. Kamberling
31 Brighton Road
Columbus, OH 43214

Steven M. Osborne
Sunny L. Horacek
46 Brighton Road
Columbus, OH 43214

Bryon J. Kane
23 W. North Broadway
Columbus, OH 43214

Greg Eyen
36 Brighton Road
Columbus, OH 43202

E. North Broadway Partners LLC
1433 Grandview Ave.
Columbus, OH 43212

Margaret H. Hunt
30 Brighton Road
Columbus, OH 43214

North Broadway High
Professional Building LLC
3400 N. High St.
Columbus, OH 43202

Ronald L. Ward
6484 Ambleside Dr.
Columbus, OH 43229

Brian H. Kvitko
Carrie L. Kvitko
4308 N. High St.
Columbus, OH 43214

Christopher Basmagy
Kimberly M. Zelasko
29 W. North Broadway
Columbus, OH 43214

Julie M. Bruewer
27 Brighton Rd.
Columbus, OH 43202

R&M Family L P
c/o Kroger Co.
1014 Vine St., #1000
Cincinnati, OH 45202

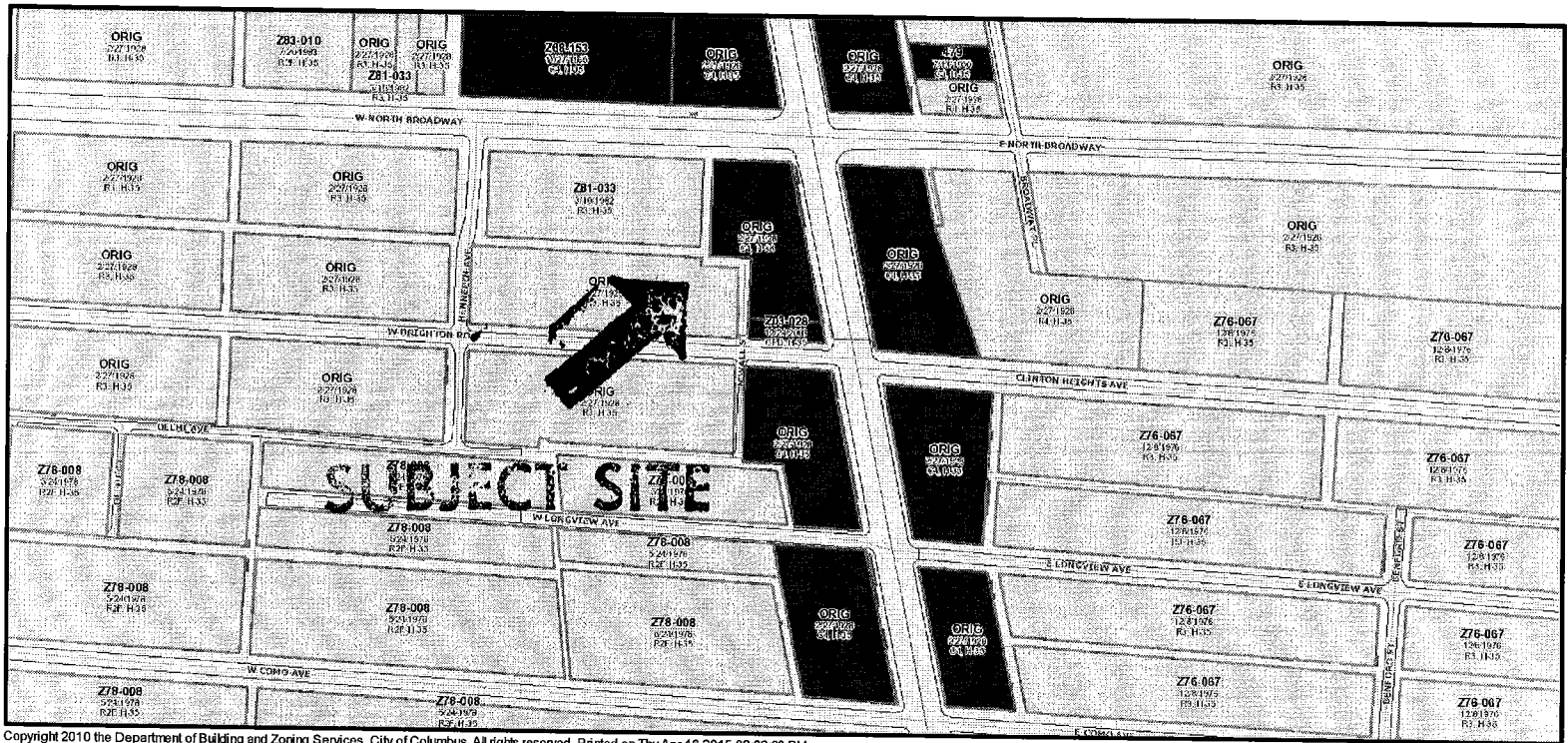
Brad M. Flere
Jessica D. Flere
40 Brighton Rd.
Columbus, OH 43214

Board of Education of the
Columbus City School District
Real Estate Coordinator
270 E. State St.
Columbus, OH 43215

Catherine Pello
949 Clayton Dr.
Worthington, OH 43085

Olympic Properties, LLC
4469 Rosemary Pkwy.
Columbus, OH 43214

Zoning Map
City of Columbus, Ohio



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BZA15-049
3381 N. HIGH ST.

Variances Requested
3381 N. High Street

1. ccc 3312.49(C)- to reduce the number of required on site parking spaces from 200 to 161 (a reduction of 39 spaces.)
2. ccc 3309.14 (A)- to increase the height of the proposed building from 35' to 62' (an increase of 27' in height)
3. ccc 3312.53- to reduce the number of required onsite loading spaces from 1 to 0
4. ccc 3321.05(B)(1)- to reduce the required sight line triangle from 10' to 0' (a reduction of 10')

northstar.clintonville-var.req.doc
4/13/15 S:Docs

N/A

BZA15-049
3381 N. High St.

Variance Statement

The applicant is seeking to develop a five (5) story multi-use building and is seeking four (4) variances to allow the construction of the proposed structure. The requested variances are necessary given the applicant's desire to provide a viable and feasible project that provides all the amenities that are inherent in new structures and users expect. The applicant is attempting to conform with the applicable development standards for developing the site in an area that has very few properties that meet current City development standards. Taken as a whole most properties along the North High Street corridor are non-conforming or have sought and been granted variances to develop within the Clintonville community. The proposed development attempts to address all the applicable standards but needs the four (4) requested variances to move forward with the proposed building. The proposal is for two (2) levels of parking which will provide 161 parking spaces. The code requires 90 spaces for the apartment component (60 units x 1.5 spaces per unit) 90 spaces for the proposed restaurant tenants (9,000 sq. ft. of restaurant space) 4 spaces for the patio areas (778 sq. ft.) and 16 spaces for the retail space (8,000 sq. ft. of retail space). The variance request is to reduce the required parking spaces for the apartment component from 1.5 spaces per unit to 1 space per unit (a reduction of 30 spaces) as the majority of the units are one bedroom and the site is served by bus lines that go north/south and east/west past the site. Additionally, there are many amenities that are available within walking distance including but not limited to a grocery, coffee shop, book store, park, etc. The three (3) proposed components will also share the 161 parking spaces over a 24 hour time period thereby making all the spaces available at various times during the day and night. There is also a request to vary the number of parking spaces for the restaurant and retail space by seven (7) spaces. The site will provide 100 spaces for these two (2) activities (retail and restaurant) and the reduction of seven (7) spaces once again is warranted given the public transportation, bicycling options and the walkability of the area and the sharing of the spaces over the day's period.

There is also a variance request for the height of the building, which will increase the height from 35' to 62' (an increase of 27'). The added height is requested as one floor of the five (5) story building (the second floor) is proposed to be all parking and thereby provide 103 spaces that will serve the operation of the building's various uses. Studies were undertaken to determine if the parking deck could go underground but it was determined that due to existing utilities and construction costs the underground parking option was not feasible. There are also three (3) floors of apartment units (a total of 60) that are proposed over the parking garage. These apartment units are necessary to make the project feasible as the applicant is having to purchase the ground for the development and then construct the building. Studies were undertaken to determine the costs and revenues from the project and the sixty (60) apartment units and necessary to make the project viable. Further there is some precedent set in the area for building height as the Broker One Building, directly across the street to the east, is approximately 49' tall as measured for the curb to the top of the building as there is some four (4) feet of rise coming from High Street to where the building sits on the elevated ground. Further the City of Columbus Elementary School (Clinton Elementary) that sits just south of the Broker One Building building measured from curb to the peak of its roof. It should be noted that

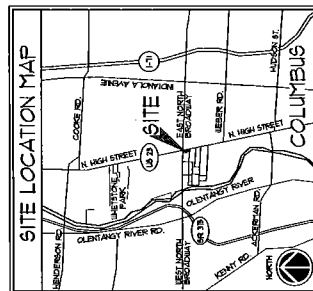
the intersection of North Broadway and North High Street is an important point in the community and as such demands an appropriately sized building that will mark the corner. The variance to increase the height is warranted to insure the viability of the project, the needed parking and to determine its place in the community.

The third variance requested is to reduce the onsite loading space requirement from one to zero. The request is made because the site is small and the rear access to the site is a 24' wide alley that has two (2) 90 degree turns in it that makes moving a 12' x 50' delivery vehicle through the confined area very difficult regardless the size of the project. The site can be served with smaller delivery vehicles or through the front of the building from High Street.

The fourth and final requested variance is to reduce the site triangle at the alleys intersection with West North Broadway from 10' to 0' (a reduction of 10'). The request is made because the overlay requires the building to be brought up to the right of way of West North Broadway and as such there is little room for the site triangle, however, glass will be provided at that end of the building that will allow for visibility thru the structure for both driver and pedestrian entering in the site triangle.

The special circumstances that are applicable in this instance is the property is zoned C-4 and that use provides a variety of different activities including those proposed in this application. One sees a variety of different types of development within the C-4 based on a variety of different factors and in this instance the request is for a five (5) story mixed user building that needs four (4) variances from the Columbus Zoning Code. The size, design, and positioning is derived from a number of different factors including, size of the tract, lot configuration, alley alignment, cost of the land, cost of development and the viability of the project. Developing property in the C-4 district depends upon a large number of items including those listed above and that is why the applicant is requesting the identified variances and in that way the applicant can be treated as others may have been in the C-4 district as the granting of variances are made when it is shown that grant will preserve a substantial property right held by the applicant.

The granting of the requested variances will not be injurious to neighboring properties nor will the granting be contrary to the public interest nor the intent of the code. The subject site has sat in a debilitated state for a number of years and no interest had been taken in developing the site due to costs associated with the purchase of the land, the layout of the lots and concern about the use of the land within the context of the larger community. The granting of the variance will allow the redevelopment of the property and bring a signature structure to the center of the community.



A SITE DEVELOPMENT PLAN - GROUND LEVEL
SCALE: 1" = 30'-0"

[illegible][illegible]

**SITE
DEVELOPMENT
PLAN**

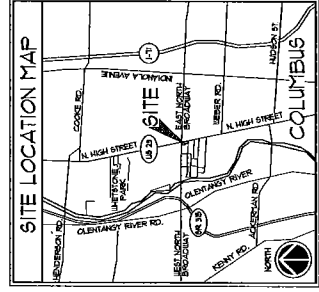
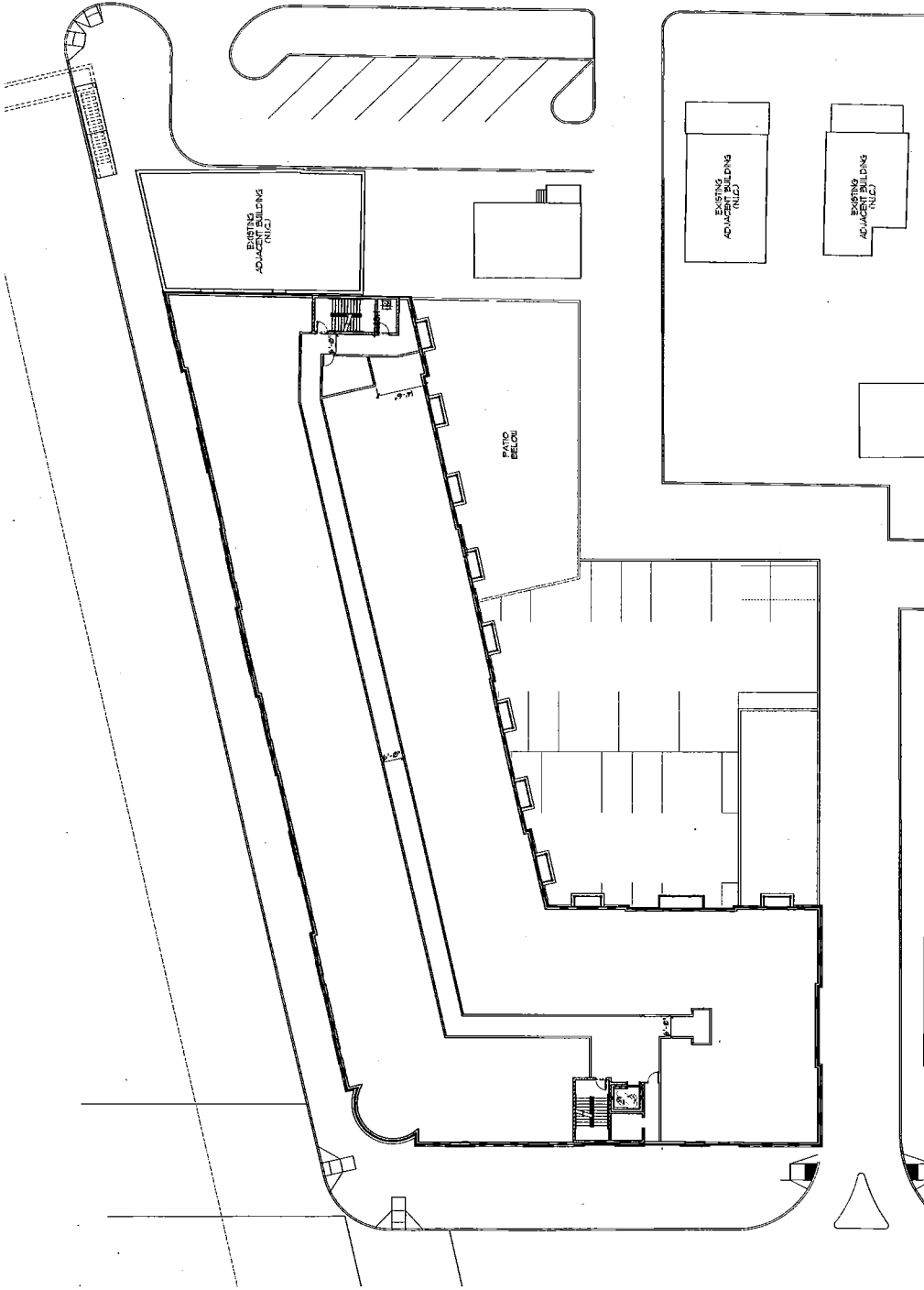
SHELL BUILDING
ZO-1.1
N. HIGH AND
N. BROADWAY

NORTH HIGH PROJECT
North High Street & North Broadway
COLUMBUS, OHIO 43202

FOR
Northstar Realty
150 East Broad Street, Suite 100, Columbus, Ohio 43215

Copyright 2003. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be loaned, duplicated, or altered without the written consent of the Architect.

1590 West First Avenue
Columbus, Ohio 43212
P-614.481.5222
F-614.481.9903



A SITE DEVELOPMENT PLAN - 4TH AND 5TH FLOORS (RESIDENTIAL)
SCALE 1" = 30'-0"

SITE ANALYSIS (3 FLOORS RESIDENTIAL)

GROUND BUILDING AREA (GSA)	
1st FLOOR (RESTAURANT/RETAIL)	1,000 SF
2nd FLOOR (OFFICE)	1,000 SF
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	5,000 SF
GROUND LEASE AREA (GLA)	
1st FLOOR (OFFICE)	1,000 SF
2nd FLOOR (OFFICE)	1,000 SF
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	5,000 SF
BUILDING OPTION	
1st FLOOR (OFFICE)	1,000 SF
2nd FLOOR (OFFICE)	1,000 SF
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	5,000 SF
1st FLOOR	
1st FLOOR (OFFICE)	1,000 SF
2nd FLOOR (OFFICE)	1,000 SF
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	5,000 SF
2nd FLOOR	
2nd FLOOR (OFFICE)	1,000 SF
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	4,000 SF
3rd FLOOR	
3rd FLOOR (OFFICE)	1,000 SF
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	3,000 SF
4th FLOOR	
4th FLOOR (OFFICE)	1,000 SF
5th FLOOR (OFFICE)	1,000 SF
TOTAL	2,000 SF
5th FLOOR	
5th FLOOR (OFFICE)	1,000 SF
TOTAL	1,000 SF

150 East Broad Street, Suite 100, Columbus, Ohio 43215

Northstar Realty

For
North High Street & North Broadway
COLUMBUS, OHIO 43202

NORTH HIGH PROJECT

150 East Broad Street, Suite 100, Columbus, Ohio 43215

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150 East Broad Street, Suite 100, Columbus, Ohio 43215

Northstar Realty

For
North High Street & North Broadway
COLUMBUS, OHIO 43202

NORTH HIGH PROJECT

DATE	REVISION	BY	DATE
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01/15/2018	02	01/15/2018	02
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01/15/2018	96	01/15/2018	96
01/15/2018	97	01/15/2018	97
01/15/2018	98	01/15/2018	98
01/15/2018	99	01/15/2018	99
01/15/2018	100	01/15/2018	100

APR 15 REC'D



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: 010057976

Zoning Number: 3381

Street Name: N HIGH ST

Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By:

Edyana Williams

Date: 4/3/2015



SCALE: 1 inch = 100 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 31483

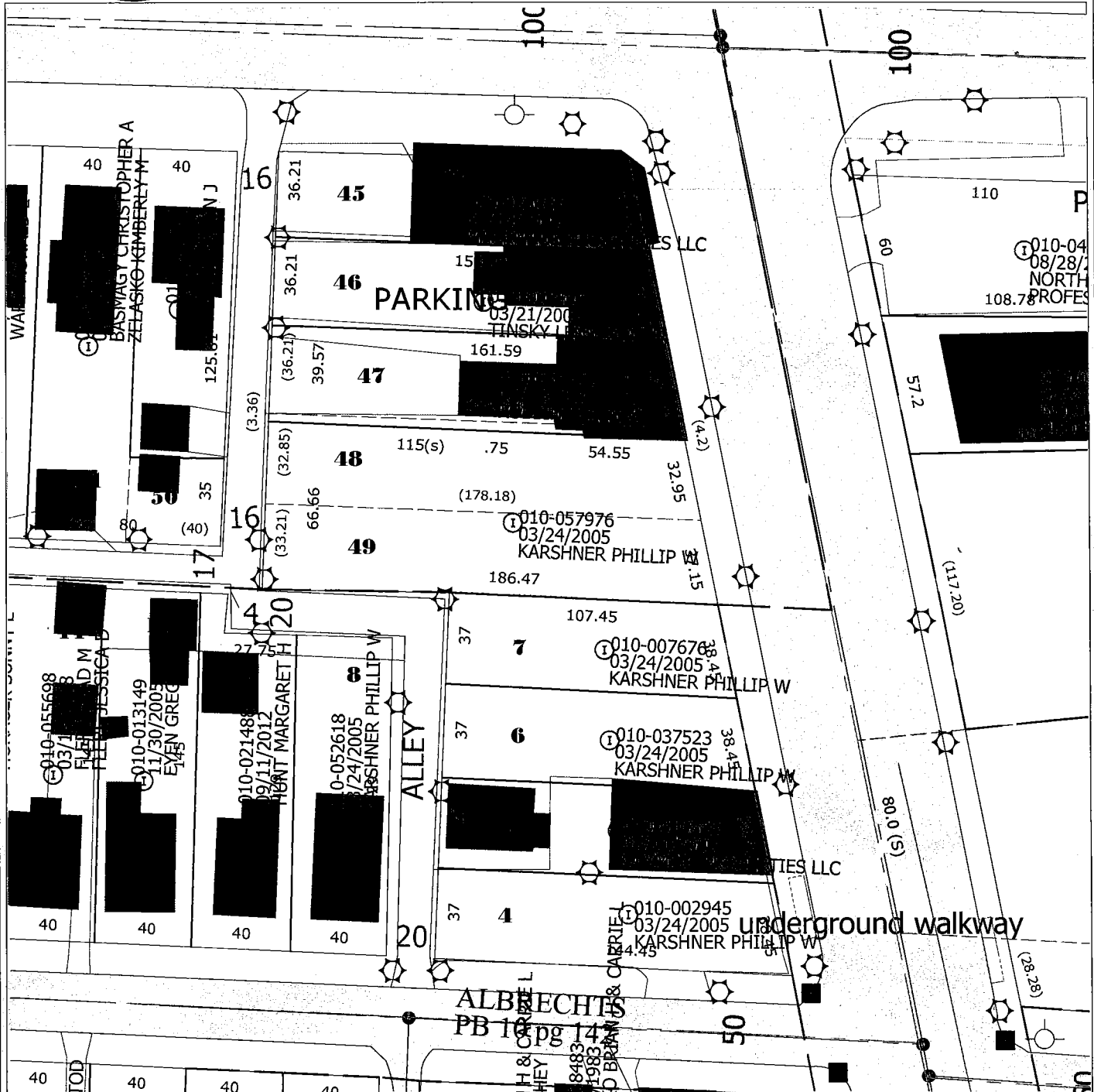




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JBR

DATE: 12/1/14



Disclaimer

Scale = 60



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

Board of Zoning Adjustment Application

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

Jackson B. Reynolds, III

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, Columbus, OH 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

see attached list

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

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

SIGNATURE OF NOTARY PUBLIC

Natalie Q. Timmons

My Commission Expires 9/4/15



Not ~~Natalie Q. Timmons~~
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Please make checks payable to the Columbus City Treasurer

Applicant / Owners List

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6021 Winstead Road
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849 Plum Tree Drive
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Columbus, OH 43206

northstar-clintonville-owner.lst (nct)
4/13/15 S:Docs

BZA15-049
3381 N. High St.