



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Wed Jun 3 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 503 S FRONT ST COLUMBUS, OH

Mailing Address: 107 S HIGH ST SUITE 300  
COLUMBUS OH 43215

Owner: 503 SOUTH FRONT STREET LP

Parcel Number: 010058160

#### ZONING INFORMATION

Zoning: ORIG, Manufacturing, M  
effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Brewery District

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

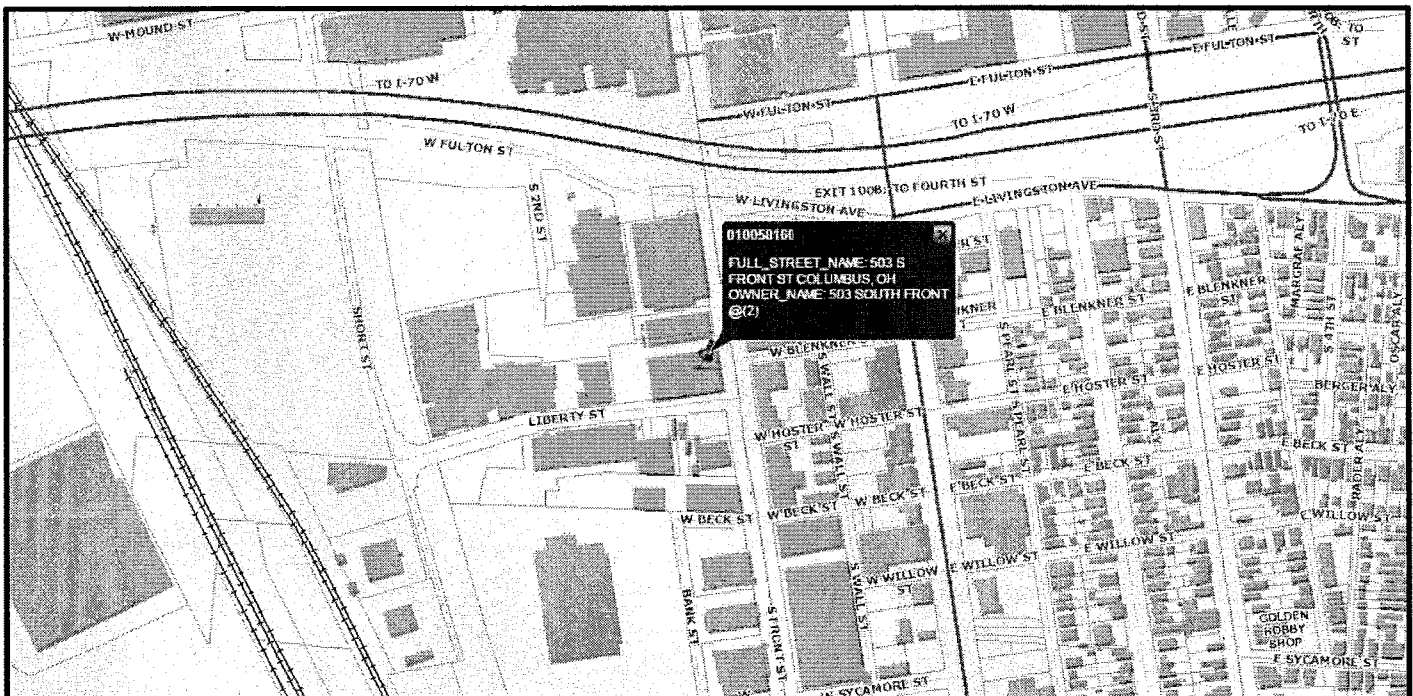
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# 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: BZA15-062 Date Received: 13 MAY 2015  
Application Accepted by: AF Fee: \$1900  
Commission/Civic: BREWSLEY DISTRICT  
Existing Zoning: M  
Comments: \_\_\_\_\_

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Applicant seeks to subdivide the property located at 503 S. Front Street, and

split the building from the parking lot situated thereon. A variance to

Section 3312.03 (D) of the code is requested, to reduce on-site parking  
49 from 48 to 0.

## LOCATION

Certified Address: 503 S. Front Street City: Columbus Zip: 43215

Parcel Number (only one required): 010-058160

## APPLICANT (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: 503 South Front Street L.P. Phone Number: 614-463-9730 Ext.: \_\_\_\_\_

Address: 107 S. High Street, 3rd Floor City/State: Columbus, OH Zip: 43215

Email Address: jsugar@arshot.com Fax Number: 614-463-1896

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

Name: Joseph A. Sugar Phone Number: 614-463-9730 Ext.: \_\_\_\_\_

Address: 107 S. High Street, 3rd Floor City/State: Columbus, OH Zip: 43221

Email Address: jsugar@arshot.com Fax Number: 614-463-1896

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

THE CITY OF  
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# 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

## **AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joseph A. Sugar

of (1) MAILING ADDRESS 107 S. High Street, 3rd Floor, 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 503 S. Front Street, Columbus, OH 43215

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) 503 South Front Street Limited Partnership  
107 S. High Street, 3rd Floor  
Columbus, OH 43215

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

503 South Front Street Limited Partnership  
(614) 463-9730

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

(5) Brewery District Commission  
James A. Goodman  
50 W. Gay Street, 4th Floor, Columbus, OH 43215

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
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See list of property owners attached.

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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### 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:**

See Statement of Hardship attached.

Signature of Applicant



Date

5/16/15

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**STATEMENT OF HARDSHIP**

A significant portion of the subject property (the "Property") is leased by the property owner, 503 South Front Street Limited Partnership (the "Owner"), to ShadoArt Productions, Inc., d/b/a Shadowbox Live ("Shadowbox"). Shadowbox is a non-profit 501(c)(3) performance troupe based in Columbus which self-produces a wide range of shows, including original rock operas, traditional musicals, fine art exhibits, contemporary dance, and video/television.

As a non-profit organization, Shadowbox desires to avail itself of the exemption from real property taxes afforded to such entities under the Ohio Revised Code. The Ohio Board of Tax Appeals has determined, however, that Shadowbox must *own* its space rather than *lease* it, in order to claim such an exemption from real property taxes. Accordingly, the Owner has agreed to convert the building on the Property to a condominium, so that Shadowbox may purchase and own its space in the building. The Owner does not wish to subject the parking lot on the rear of the Property (the "Rear Lot") to the condominium, because doing so will unduly inhibit the Owner's ability to make improvements on the Rear Lot in the future.

The Owner proposes to subdivide the subject property and split the building from the Rear Lot. At the time of the split, a lease will be put in place on the Rear Lot to ensure continued parking rights for tenants of the building. A variance allowing such offsite parking will not be injurious to neighboring properties, because the Rear Lot will continue to serve the needs of the building as before. Moreover, by allowing for the split, the variance will preserve the Owner's ability to develop the Rear Lot for additional parking and thereby enhance the surrounding area.



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 5/6/15



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



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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph A. Sugar  
of (COMPLETE ADDRESS) 107 S. High Street, 3rd Floor, 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
Geffen Enterprises, L.P.	107 S. High Street, 3rd Floor
(William Schottenstein, Thomas	Columbus, OH 43215
Schottenstein, Ilene Wuensch)	
Judith Edelman	450 N. Columbia Ave.
	Bexley, OH 43209

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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**503 SOUTH FRONT STREET****APPLICANT**

503 South Front Street L.P.  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

**PROPERTY OWNER**

503 South Front Street L.P.  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

**ATTORNEY**

Joseph A. Sugar  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

**AREA COMMISSION**

Brewery District Commission  
James A. Goodman  
50 W. Gay St., 4<sup>th</sup> Floor  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Venue 1877 LLC  
46 Kossuth St. W.  
Columbus, OH 43206

LSREF2 OREO DIRECT LLC  
888 7<sup>th</sup> Ave., Fl. 11  
New York, NY 10106

Germania Singing Sports Soc.  
543 S. Front St.  
Columbus, OH 43215

Stella M. Elliott  
83 Liberty St.  
Columbus, OH 43215

Elford Land Company  
4425 Ponce de Leon Blvd.  
Coral Gables, FL 33146-1837

Reid Wasserstrom, Rodney  
Wasserstrom and Alan Wasserstrom  
477 S. Front St.  
Columbus, OH 43215-5625

Glenn Raymond III  
51 W. Blenkner St., Unit 101  
Columbus, OH 43215

Brewery District Entertainment LLC  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

William S. Ireland II  
Carolyn S. Ireland  
1227 Oxley Road  
Columbus, OH 43212

Liberty Place LLC  
P.O. Box 27058  
Houston, TX 77227-7058

**APPLICANT**

503 South Front Street L.P.  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

**PROPERTY OWNER**

503 South Front Street L.P.  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

**ATTORNEY**

Joseph A. Sugar  
107 S. High St., 3<sup>rd</sup> Floor  
Columbus, OH 43215

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Carolyn S. Ireland  
1227 Oxley Road  
Columbus, OH 43212

Liberty Place LLC  
P.O. Box 27058  
Houston, TX 77227-7058



# 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: 010058160

Zoning Number: 503

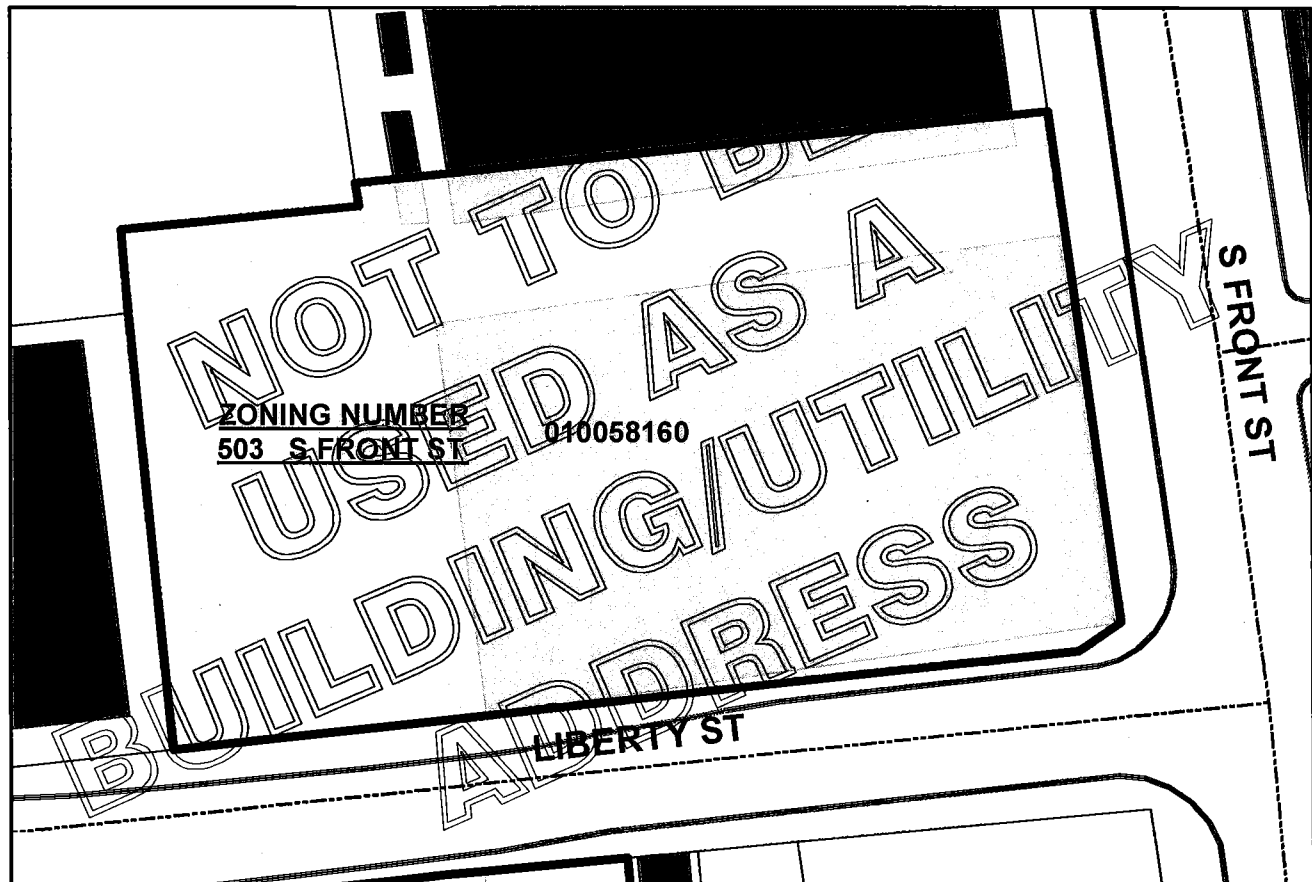
Street Name: S FRONT ST

Lot Number :N/A

Subdivision: N/A

Requested By: 503 S FRONT STREET LLP (AMY SUGAR)

Issued By: *Amyana Amarian* Date: 5/6/2015



SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 33715

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



**DESCRIPTION OF REAL PROPERTY**

1.092 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of Lots 3 and 4 of the L. HOSTER BREWING COMPANY'S SUBDIVISION of record in Plat Book 5, page 362 and also being the same tract of land as conveyed to Yetta F. Worley of record in ORV12534A09 (all deed reference refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at a drill hole set at the intersection of the westerly right-of-way line of Front Street with the northerly right-of-way line of Liberty Street; Said point being the southeasterly corner of a 0.0013 acre tract as conveyed to the City of Columbus of Record in ORV 30320 J02;

Thence South 82°42'00" West with the northerly right-of-way of said Liberty Street, a distance of 15.00 feet to a drill hole set at the southwesterly corner of said 0.0013 acre tract and the true point of beginning;

Thence continue South 82°42'00" West with said northerly line of said Liberty Street, a distance of 283.85 feet to an iron pin set at the southeasterly corner of a certain tract of land as conveyed to the Harsco Corporation of Record in Deed Book 2852, Page 519;

Thence North 07°09'48" West with the easterly line of said Harsco Corporation tract, a distance of 160.95 feet to a railroad spike set in the southerly line of a certain tract of land as conveyed to Front Fulton Real Estate Trust of record in Deed Book 3290, page 321;

Thence North 82°42'00" East with the southerly line of said Front Fulton Real Estate Trust, a distance of 292.85 feet to an iron pin found in the westerly right-of-way line of said Front Street;

Thence South 09°17'55" East with said westerly right-of-way line, a distance of 153.51 feet to the northeasterly corner of said 0.0013 acre tract;

Thence South 55°37'06" West with said 0.0013 acre tract a distance of 16.54 feet to the true point of beginning and containing 1.092 acres of land more or less.

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey and existing records. The basis of bearings is South 09°17'55" East for the westerly right-of-way line of Front Street and all other bearings calculated from this meridian.