



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Wed Jul 1 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

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Victorian Village

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA15-077 Date Received: 1 JULY 2015  
Application Accepted by: AF Fee: N/A  
Commission/Civic: UIC 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 4-STORY MIXED USE BUILDING  
SEE ATTACHED FOR ACTION REQUESTED.

## LOCATION

Certified Address: 1055 NORTH HIGH ST. City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-015215

## APPLICANT (If different from Owner):

Applicant Name: ELLIOTTECT, LLC Phone Number: 614.389.6510 Ext.: 102

Address: 4253 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: ELLIOTTECT, LLC Phone Number: 614.389.6510 Ext.: 102

Address: SAME AS APPLICANT City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

Name: ROGER JACOBSEN Phone Number: 614.402.2799 Ext.: \_\_\_\_\_

Address: 7826 SCIOTO CROSSING BLVD. City/State: DUBLIN OH Zip: 43016

Email Address: roger.jacobsen@outlook.com Fax Number: -

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

APPLICANT SIGNATURE [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  
**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

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROGER JACOBSEN  
of (1) MAILING ADDRESS 7826 SWIETO CROCKING 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) ELLIOTTECT LLC  
6253 RIVERSIDE DR. SUITE 200  
DUBLIN OH 43017

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

ELLIOTTECT 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
<u>SEE ATTACHED ADDRESS LIST</u>		

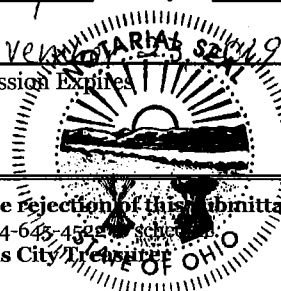

☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 1<sup>st</sup> day of July, in the year 2015

[Signature]  
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires November 23, 2019



AMY M BARNHART  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
November 23, 2019

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THE CITY OF  
**COLUMBUS**

MICHAEL S. COLEMAN, MAYOR

DEPARTMENT OF PLANNING  
AND ZONING

## Board of Zoning Adjustment Application

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

### STATEMENT OF HARDSHIP

APPLICATION #

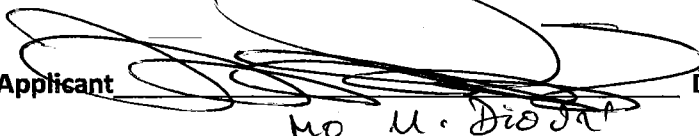
#### 3307.09 Variances by Board.

- 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 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 completely serve the residents with standard parking spaces, alternative transportation modes (i.e. 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

6/30/15

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Please make checks payable to the Columbus City Treasurer

Board of Zoning Adjustment Application (Revised 6.15.2015)

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 15 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)

For angles of parking at zero degrees (parallel parking), modify Figure 2e to eliminate the four (4) foot vehicle buffer such that the total space per vehicle is reduced from 22 Ft. to 18 Ft.

CC3312.13: Driveway Width: Request variance from the 20 foot width requirement contained in 3312.13B to a minimum width of 12 feet.

*Two (2) one-way drives will be provided.*

CC3312.25: Maneuvering: To allow maneuvering within the parking set-back line.

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 eighteen (18) feet to a compact size space of not less than eight and one-half (8-1/2) feet by fourteen and one-half (14-1/2) feet for spaces that are limited to compact size cars only.

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.

*Alternate 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.*

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:

*Required:*

*Residential (Table 1): 35 Units X 1.5/unit = 53 Spaces*

*Retail (Table 2): 1800 SF Max. @ 1:250SF = 8 Spaces*

*Total Spaces Required = 61 Spaces      PROVIDED = 19*

*Variance Action Requested:*

For Residential uses containing 4 or more dwelling units, reduce the minimum number of spaces required from 53 to 5. Reduce bicycle parking to zero (0) (Table 1).

For Retail and other commercial uses, reduce the minimum number of spaces required for Retail 10,000 Sq. Ft. or less from 8 to zero (0). Reduce bicycle parking to zero (0) (Table 2).

A total of 19 spaces will be provided as follows:

(5): Standard vehicle size spaces (including one ADA van accessible space)

(14): Compact vehicle only spaces (size is based on the requested variance from parking space size under CC3312.29).

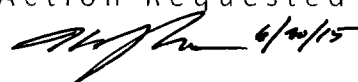
(19): Total parking spaces provided.

*Reference Drawing A1.01G1. This action is supported by the small size and walking access to the retail space, the inclusion of alternate bicycle parking racks and compact car spaces within the parking garage, availability of public transit services, and pedestrian friendly access.*

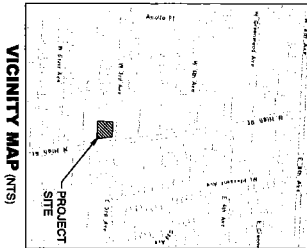
CC3321.05: Vision Clearance: Request variance from the requirement to maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway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

*In place of maintaining the vision clearance triangle, a pedestrian alert system will be provided with light and sound sensor alerts on either side of each garage door, and "Yield to Pedestrian Traffic" and "No Left Turn" signs within the garage located at the exit.*

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.

 6/20/15

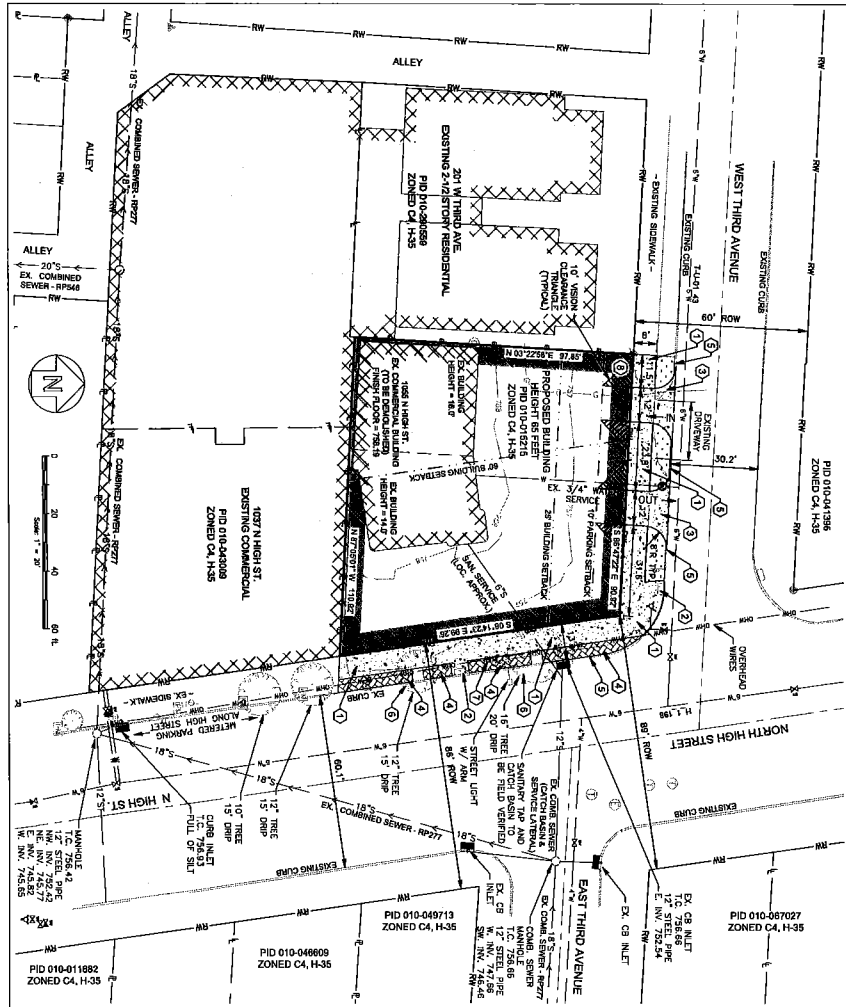
0101\_0015\_00\_2422sheet1.dwg, 1055 North High Street, 1055 N. High Street, Plan 20.dwg, Lale profile, plotted: 6/20/2015 4:58 PM, by: daniel



**VICINITY MAP (NTS)**

- SITE PLAN KEYNOTES**
1. CONCRETE SIDEWALK PER STANDARD DRAWING 2300 AND 2303 AS REQUIRED.
  2. CURB RAMP PER STANDARD DRAWING 2319. TYPE TO BE DETERMINED BY FIELD CONDITIONS.
  3. CONCRETE DRIVEWAY APPROACH TO PARKING GARAGE PER STANDARD DRAWING 2203 EXCEPT DIMENSIONS AS SHOWN.
  4. WEST DRIVE ONE-WAY ENTRANCE, EAST DRIVE ONE-WAY EXIT.
  5. EXISTING BRICK SIDEWALK TO BE REPLACED AS REQUIRED.
  6. 16" CONCRETE STRAIGHT CURB PER STANDARD DRAWING 2000.
  7. EXISTING TREES TO BE REMOVED PER ITEM 201.
  8. EXISTING UTILITY POLE TO BE RELOCATED.
  9. PROPOSED DUMPSTER AREA.

- GENERAL NOTES**
1. THE LATEST EDITION OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATION (CMSC), INCLUDING ALL SUPPLEMENTS AND REVISIONS, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THIS PLAN UNLESS OTHERWISE NOTED. ITEM NUMBERS USED ON THIS PLAN REFER TO THE CMSC.
  2. STANDARD DRAWING REFERENCES ON THIS PLAN ARE PUSILLANT TO THE LATEST EDITION OF THE CMSC UNLESS OTHERWISE NOTED.
  3. THIS SITE COMPLIANCE PLAN IS VALID FOR ONE YEAR FROM DATE OF APPROVAL.
  4. THE PROPOSED PROJECT WILL COMPLY WITH CHAPTERS 3312 AND 3321 OF THE COLUMBUS CITY CODE UNLESS LISTED UNDER VARIANCES ON THIS PLAN.
  5. BOUNDARY SURVEY LENGTHS AND BEARINGS SHOWN AS PROVIDED BY LANDMARK SURVEYOR. THE SURVEYOR'S CERTIFICATE OF ACCURACY SHALL BE SUBMITTED WITH THE PLAN. BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION, IS PROHIBITED.



**SITE LAYOUT INFORMATION AND NOTES**

CERTIFIED STREET ADDRESS: 1055 N. HIGH STREET, COLUMBUS, OHIO 43201  
PID 010-015215  
EXISTING EASEMENTS: NONE  
PROPOSED EASEMENTS: NONE  
RW MODIFICATIONS: NONE  
ROW ENCROACHMENTS: NONE

**PROPOSED SQUARE FOOTAGE:**  
TOTAL PROJECT: 36,353 SQ. FT.  
TOTAL RETAIL: 1,754 SQ. FT.  
TOTAL RESIDENTIAL: 26,704 SQ. FT.  
TOTAL GARAGE: 2,895 SQ. FT.  
TOTAL ACCESSORY: 1,772 SQ. FT.  
RESIDENTIAL UNIT DENSITY: 155/ACRE

**PARKING SPACES PROVIDED:**  
14 STANDARD SPACES INCLUDING 1 ADA SPACE  
14 COMPACT CAR SPACES  
FOR PARKING LAYOUT SEE SHEET A1.0161

**FLOOD DESIGNATION:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE X. REFERENCE FEMA MAP NO. 580001001, PLATE 307465, DATED JUNE 17, 2008.

WATER EXISTING 36" (404488) OFF OF 6" W/ IN THIRD AVE. (T-1-01\_043)  
SEWER TAP:  
EXISTING 6" (#3723) CONNECTED TO C.B. LEAD IN N. HIGH ST. (NOT IN GIS).

EXISTING STORM WATER DRAINAGE UNNUMBERED C.B. ALONG HIGH ST. FRONTAGE  
INFERVIOUS AREA CALCULATIONS:  
TOTAL PROPERTY - 0.226 ACRE  
PRE-DEVELOPMENT IMPERVIOUS AREA - 0.124 ACRE  
POST-DEVELOPMENT IMPERVIOUS AREA - 0.161 ACRE

**ZONING AND VARIANCE INFORMATION**

CURRENT ZONING: C4, H-35  
THE FOLLOWING ZONING VARIANCES ARE APPLICABLE TO THIS PLAN.  
OWNER/DEVELOPER TO APPLY FOR ALL VARIANCES.

- 3309.14 BUILDING HEIGHT
- 3312.09 PARKING SPACE DIMENSIONS
- 3312.25 MANEUVERING
- 3312.29 PARKING SET-BACK LINE
- 3312.45 WHEEL STOP DEVICE
- 3321.05 MINIMUM NUMBER OF PARKING SPACES
- 3351.11 BUILDING SET-BACK LINE

CERTIFICATE OF APPROPRIATENESS ATTACHED

**CONTACT INFORMATION**

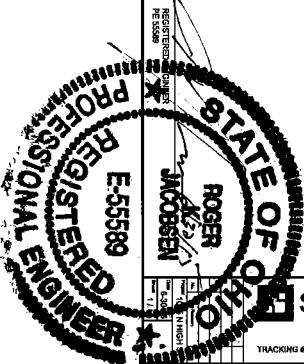
**OWNER/DEVELOPER**  
ELIOTTE LLC  
6233 RIVERSIDE DRIVE, SUITE 200  
MC DONALD, OHIO 43017  
PHONE: 614.462.2789  
EMAIL: mcdou@stonehenge-company.com

**ARCHITECT**  
JONATHAN BARNES ARCHITECTURE & DESIGN  
63 EAST MAIN STREET, SUITE 300  
COLUMBUS, OHIO 43216  
PHONE: 614.226.7311  
EMAIL: jbn@jbnarch.com

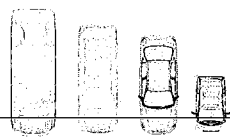
**CIVIL ENGINEER**  
FOUR TWO DELTA LLC  
7628 SCOT CROSSING BLVD  
COLUMBUS, OHIO 43235  
PHONE: 614.402.2789  
EMAIL: roger@fourtwodelta.com

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

**Four Two Delta**  
Consulting - Engineering - Management  
Roger K. Jacobsen P.E. 614.402.2700  
1510 E. Lima Avenue, Suite 200, Columbus, OH 43201  
roger@fourtwodelta.com



**Stonehenge Company**  
TRACKING # 15601-00018



ACCESSIBLE VAN (CHEVY EXPRESS OR EQUIV.)

- JONATHAN BARNES**  
ARCHITECTURE & DESIGN  
240 N 3RD STREET, SUITE 200  
COLUMBUS, OH 43215  
614.228.7311  
[www.jbarch.com](http://www.jbarch.com)
- BUILDING PLAN: LEVEL 1 OPTION G1 - MIX**



THE CITY OF  
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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

## 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 SCIOTO 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

ELLIOTTECT LLC

6253 RIVERSIDE DR. SUITE 200

DUBLIN OH 43017

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1st day of July, in the year 2015

Amy M Barnhart  
SIGNATURE OF NOTARY PUBLIC

November 23, 2019  
My Commission Expires

Notary Seal Here



AMY M BARNHART  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
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