

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • <a href="www.columbus.gov">www.columbus.gov</a>

Application Number: # 11310 - 00000 - 00 49 8	
Date Received: 6 SEP. 201	
Commission/Group: UNWERSTY Al.	
Existing Zoning: Application Accepted by: Fee:	905
Comments:	
TYPE(S) OF ACTION REQUESTED (Check all that apply)	
■ Variance	
Indicate what the proposal is and list applicable code sections. State what it is you are requesting.  1. Increase the allowable height from 35'-0" to 75'-0"	
2. Section 3372.605 - reduce building frontage from 60% to 30%	
3. Section 3372.605E - request that second story windows by "open air"	
LOCATION  1. Certified Address Number and Street Name 1398-1400 N. High Street	
City Columbus State Ohio Zip	43215
Parcel Number (only one required)010-064241-00	
APPLICANT: (IF DIFFERENT FROM OWNER)  Name Kohr Royer Griffith	
Address 1480 Dublin Road City/State Columbus, OH	Zip 43215
Phone # 614-228-2471 Fax # 614-228-1919 Email jroyer@krgre.com	
PROPERTY OWNER(S):  Name	
PROPERTY OWNER(S):	Zip 43215
PROPERTY OWNER(S):  Name Annlee Investment Company LLC  Address 1480 Dublin Road City/State Columbus, OH  Phone # 614-228-2471 Fax # 614-228-1919 Email jroyer@krgre.com	Zip 43215
PROPERTY OWNER(S): Name Annlee Investment Company LLC  Address 1480 Dublin Road City/State Columbus, OH	Zip 43215
PROPERTY OWNER(S):  Name	Zip 43221

PLEASE NOTE: incomplete information will result in the rejection of this submittal. For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

### One Stop Shop Zoning Report Date: Thu Sep 15 2011

Zoning General Inquiry: 614-645-8637

Owner: ANNLEE INVESTMENT CO LLC

Parcel Number: 010064241

Historical District: N/A

Overlay: UNIVERSITY UCO

Airport Noise Environ: N/A

Historical Site: No

Flood Zone: OUT

### SITE INFORMATION

Address: 1398 N HIGH ST COLUMBUS OH 43201

Mailing Address: 1480 DUBLIN RD

COLUMBUS, OH 43215

**ZONING INFORMATION** 

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

**PENDING ZONING ACTION** 

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Graphic Commission: N/A

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City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

### **AFFIDAVIT**

STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (1) No of (1) MAILING ADDRESS 1480 Dublin Road	I, Columbus, Ohio 43215
name(s) and mailing address(es) of all the of (2) per ADDRESS CARD FOR PROPERT	
and Zoning Services, on (3)	(THIS LINE TO BE FILLED OUT BY CITY STAFF)
SUBJECT PROPERTY OWNERS NAME	(4) Annlee Investment Co. LLC
	1480 Dublin Road
AND MAILING ADDRESS	Columbus, Ohio 43215
APPLICANT'S NAME AND PHONE #	Kohr Royer Griffith
(same as listed on front of application)	614-228=2471
AREA COMMISSION OR CIVIC GROUP	(5) University Area Commission, c/o Dan Ferdelman
AREA COMMISSION OR CIVIC GROOT	400 N. F. 400 J. 4.4 F.
CONTACT PERSON AND ADDRESS	Columbus, Ohio 43215
Auditor's Current Tax List or the Coun feet of the exterior boundaries of the proper 125 feet of the applicant's or owner's proper the subject property:	es and complete mailing addresses, including zip codes, as shown on the County ty Treasurer's Mailing List, of all the owners of record of property within 125 rty for which the application was filed, and all of the owners of any property within erty in the event the applicant or the property owner owns the property contiguous to
	ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS E. Seventh Ave., Columbus, Ohio 43201 28 E. Seventh Ave., Columbus, Ohio 43201
Richard J. Bruggeman 35	5 Euclid Ave., Columbus, OH 11 Buttles Ave., Columbus, OH 43215
Michael F. Maloof 1355 -	359 N. High St., Columbus, OH First Comm. Bank, 4300 E. Broad St., Columbus, OH 43213
	clid Avenue 7086 Butterwood Drive, Cincinnati, OH 45241
Dean W. Fried TR 50 E. Sev	venth Ave., Columbus, OH Northsteppe Realty, 10 E. 17th Ave., Columbus, OH 43201
(7) Check here if listing additional prope SIGNATURE OF AFFIANT Subscribed to me in my presence and before	(8) Nol W. Mary
SIGNATURE OF NOTARY PUBLIC	(8) Margaretz conner
My Commission Expires:	MARGARET ZIMMFR
Notary Seal Here	NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES OCTOBER 26, 2011



City of Columbus, Ohio • Department of Building & Zoning Services 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • <a href="https://www.columbus.gov">www.columbus.gov</a>

### STATEMENT OF HARDSHIP

### 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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  - 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  - 3. That 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. That 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 the 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:

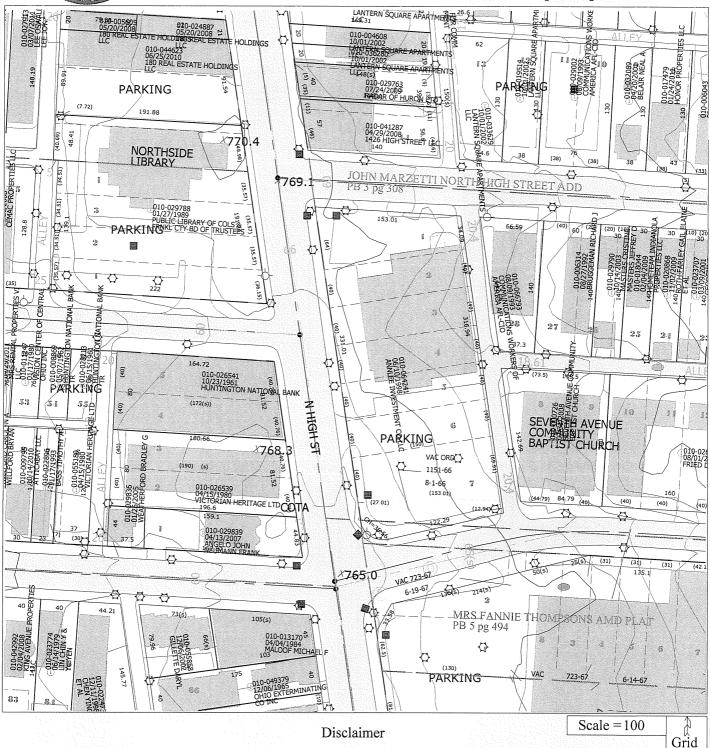
The goal of the property Owner at 1398 N. High Street is to provide a densification of the site and bring it into conformance with the University urban overlay and zoning regulations. The plan is to provide a vital neighborhood use of a pharmacy, housing of a medium cost range and parking for all described uses. Because of market economics and physical site size limitations, there is a hardship need to create a taller structure of five stories and request an increase in height to 75'-0" from the present 35'-0". This variance will allow all parking and overlay requirements to be met and will bring the site and its proposed development to match a similar one at the University Gateway project. Two small variance requests are included to the High Street facade. The special circumstance of this urban site requires a variance to achieve a taller, more dense major development to execute the goals of the property owner. The variance will give this property similar rights to the previously approved Gateway Center project within this University area. The development will bring great new benefit to the area in an affordable and much needed pharmacy, new housing stock available to all residents and compliant parking to ease traffic congestion in full compliance with the City of Columbus Division of Engineering. Granting these variances will enhance the values of properties, will benefit public safety and welfare and will be a major social, physical and economic benefit to the City of Columbus.

Signature of Applicant Date 9 2 1



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

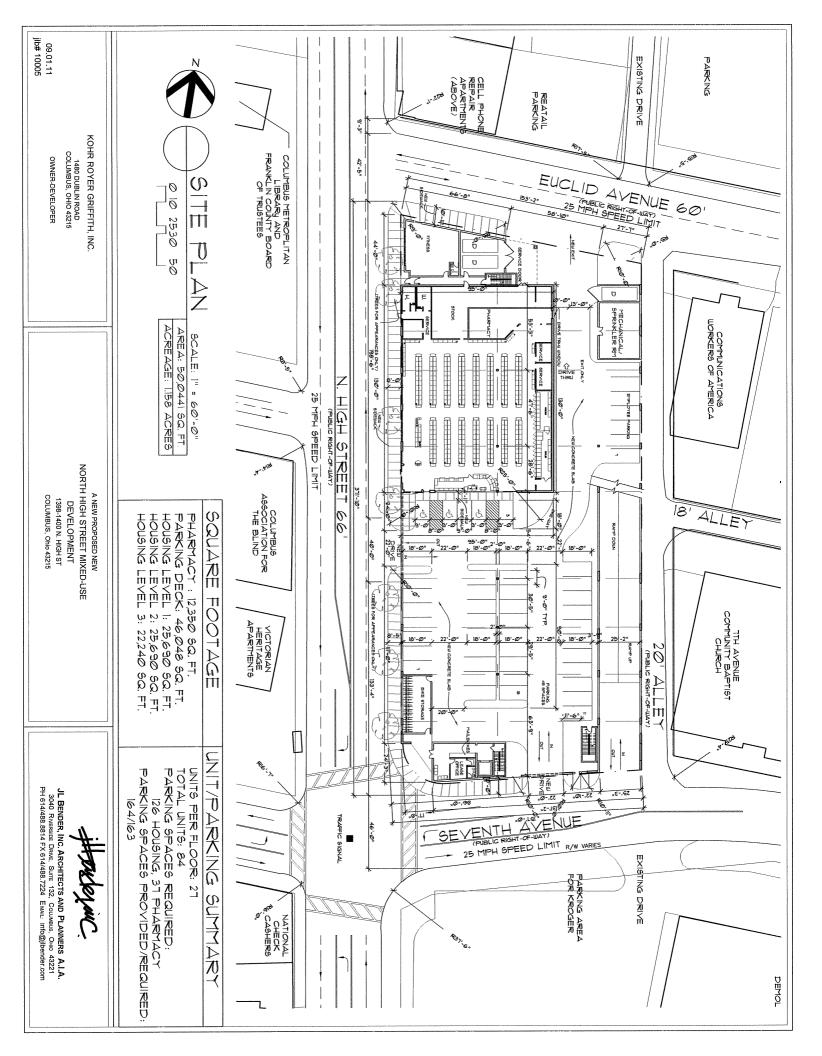
MAP ID: M DATE: 8/30/11

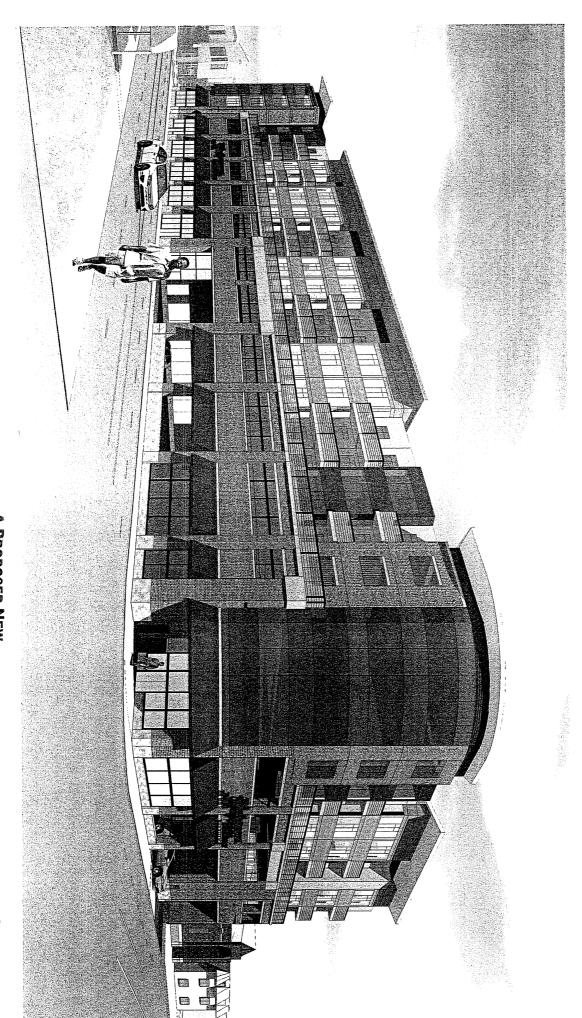


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

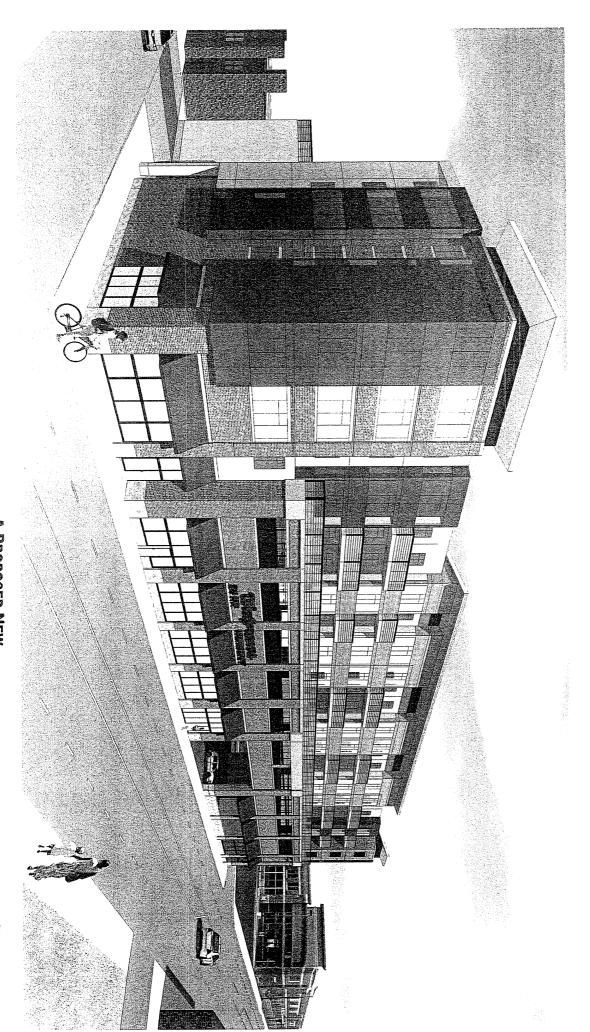
Real Estate / GIS Department

North



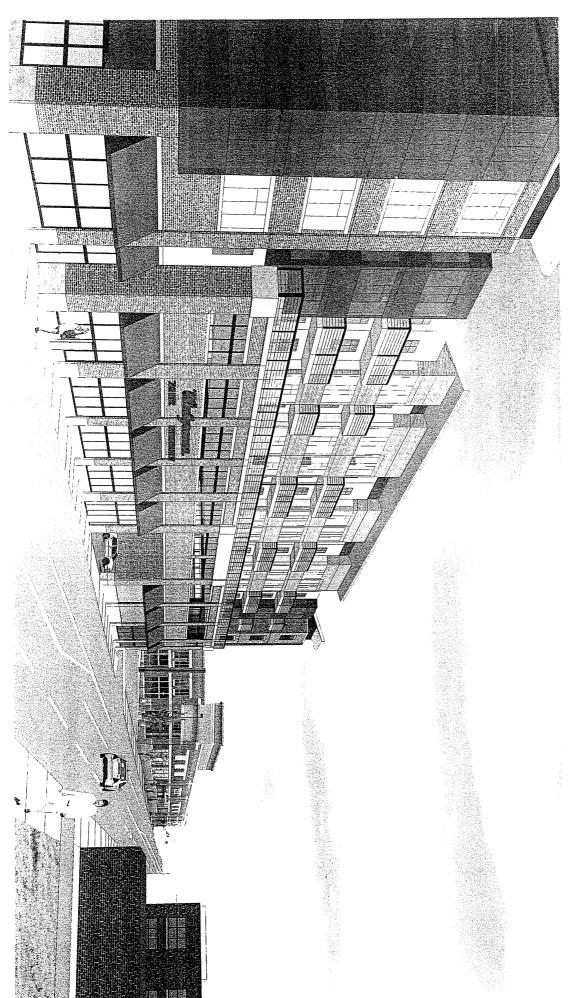


NORTH HIGH STREET MIXED-USE DEVELOPMENT 1398-1400 N. HIGH STREET A PROPOSED NEW

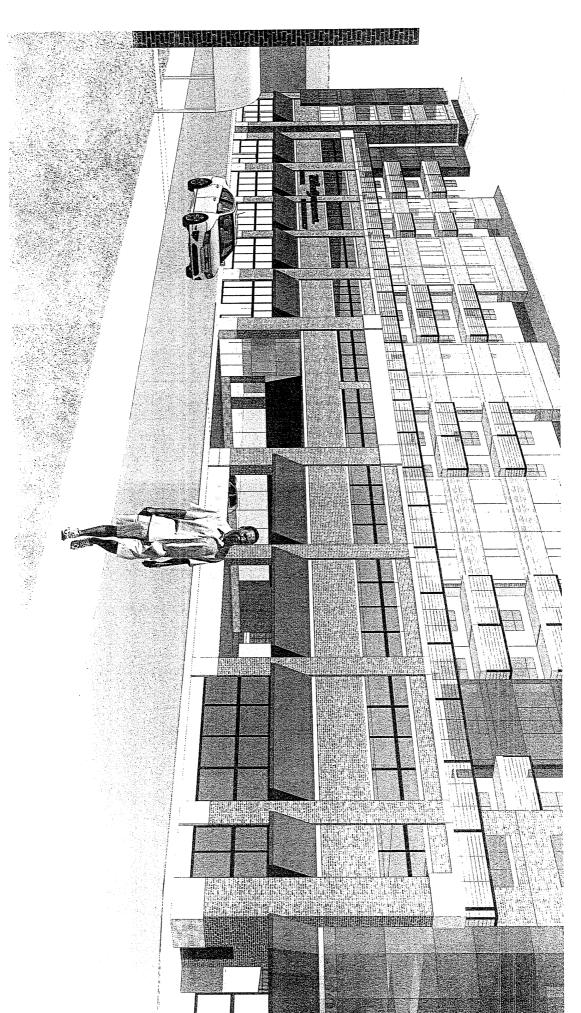


A PROPOSED NEW
NORTH HIGH STREET MIXED-USE
DEVELOPMENT
1398-1400 N. HIGH STREET

JL Bender, Inc. Architects And Planners, A.I. 3040 Riverside Dr. Suite 132 Columbus, Ohio

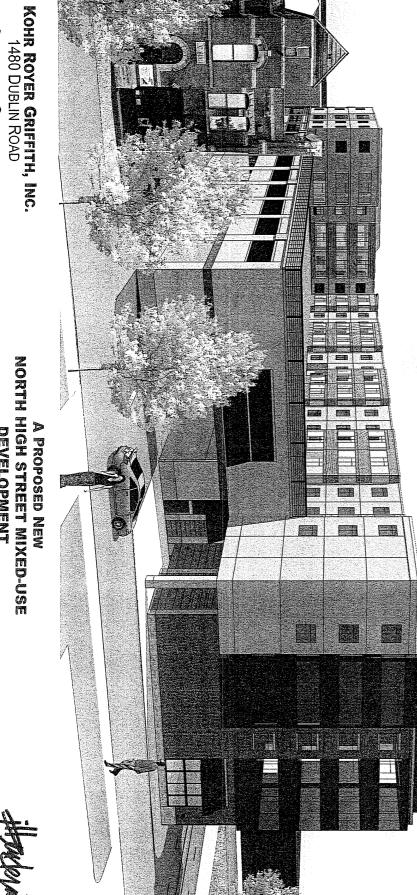


A Proposed New MORTH HIGH STREET MIXED-USE 1398-1400 N. HIGH STREET development



A PROPOSED NEW
NORTH HIGH STREET MIXED-USE
DEVELOPMENT
1398-1400 N. HIGH STREET

JL Bander, Inc. Architects And Planners. A.L.A. nucle Diversité Dr. Suite 132 Columbus, Olito 4.



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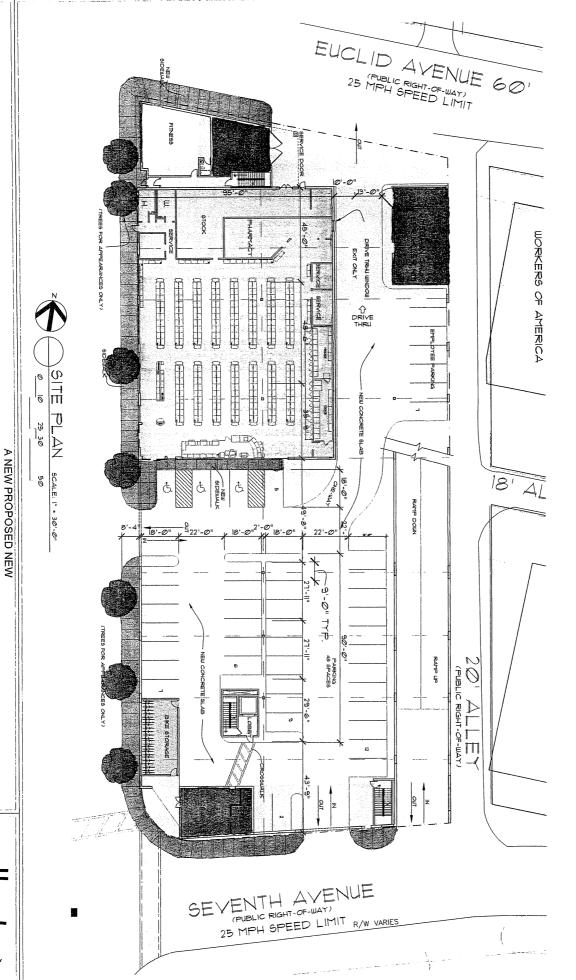
1398-1400 N. HIGH STREET





KOHR ROYER GRIFFITH, INC.

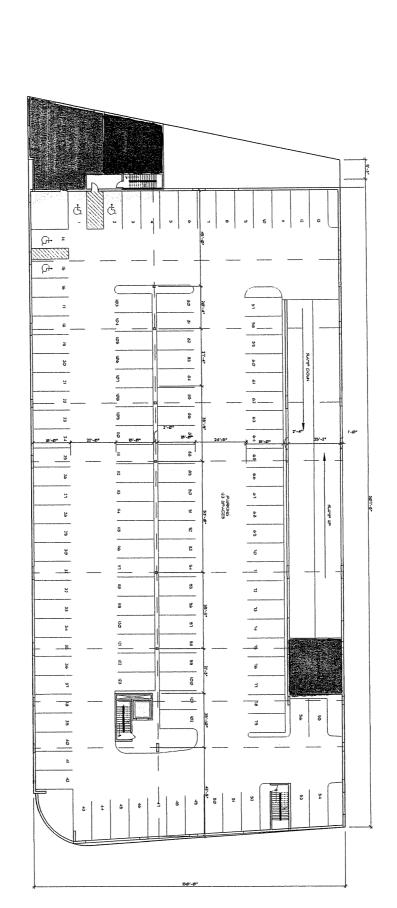
NORTH HIGH STREET MIXED-USE
DEVELOPMENT





SECOND FLOOR PLAN SCALE 17 - 30 - 0"

0 25 30







08.12.11 iih# 10005

OWNER-DEVELOPER

NORTH HIGH STREET MIXED-USE 1398-1400 N. HIGH ST COLUMBUS, Ohio 43215 A NEW PROPOSED NEW DEVELOPMENT

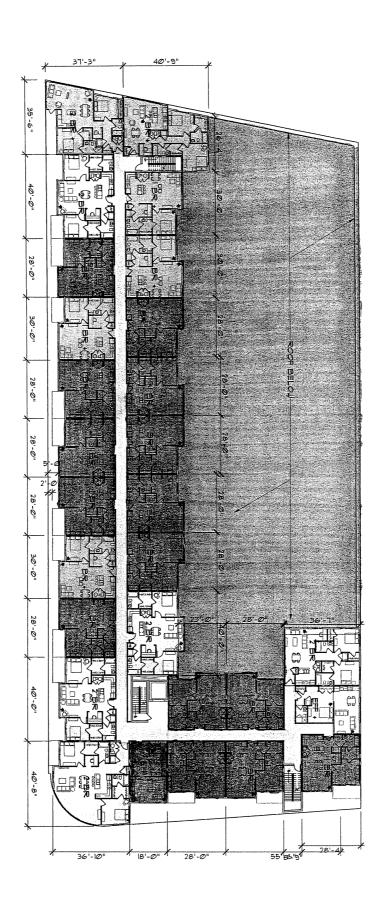
KOHR ROYER GRIFFITH, INC. 1480 DUBLIN ROAD COLUMBUS, OHIO 43215 3RD, 4TH, \$ 5TH FLOOR HOUSING PLAN

9 10 25 30 50 SCALE: 1" - 30'-0" <u>@</u> 25 30

I EFFICIENCY
I EFFICIENCY PLUS
IS ONE BEDROOM
4 ONE BEDROOM PLUS
7 TWO BEDROOM

UNIT SUMMARY

28 UNITS FER FLOOR 84 UNITS TOTAL







City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

## PROJECT DISCLOSURE STATEMENT

Parties naving 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) John Royer - Annlee Investment Company LLC
of (COMPLETE ADDRESS) 1480 Dublin Road, 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
Annhe Investment Company LCC 1480 Dublin Road Colubus, Ohio 43215
c/o John W. Roger
SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this $30^{th}$ day of $\frac{2011}{t}$ , in the year $\frac{2011}{t}$
SIGNATURE OF NOTARY PUBLIC Morgant Jummes.
My Commission Expires: Oct ober 26,2011

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer