



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: # 11310-00000-00498
 Date Received: 6 SEP. 2011
 Commission/Group: UNIVERSITY A.P.
 Existing Zoning: _____ Application Accepted by: ff Fee: \$1,900
 Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

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 be "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 Annlee Investment Company LLC
 Address 1480 Dublin Road City/State Columbus, OH Zip 43215
 Phone # 614-228-2471 Fax # 614-228-1919 Email jroyer@krgre.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name JL Bender, Inc. Architects & Planners
 Address 3040 Riverside Drive, Suite 132 City/State Columbus, OH Zip 43221
 Phone # 614-488-8814 Fax # 614-488-7224 Email: jbender@jlbender.com

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.
 For all questions regarding this form and fees please call: 614-645-4522
 Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Royer of Kohr Royer Griffith

of (1) MAILING ADDRESS 1480 Dublin Road, Columbus, Ohio 43215

deposed 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

for which the 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

(4) Annlee Investment Co. LLC

AND MAILING ADDRESS

1480 Dublin Road

Columbus, Ohio 43215

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

Kohr Royer Griffith

614-228-2471

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

(5) University Area Commission, c/o Dan Ferdelman

109 N. Front Street, 1st Floor

Columbus, Ohio 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(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Seventh Ave. Community Baptist Church,	28 E. Seventh Ave., Columbus, Ohio 43201	28 E. Seventh Ave., Columbus, Ohio 43201
Richard J. Bruggeman	35 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
Lantern Sq. Apartments LLC	E. Euclid Avenue	7086 Butterwood Drive, Cincinnati, OH 45241
Dean W. Fried TR	50 E. Seventh Ave., Columbus, OH	Northsteppe Realty, 10 E. 17th Ave., Columbus, OH 43201

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Margaret Zimmer

MARGARET ZIMMER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 26, 2011

Notary Seal Here

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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. 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

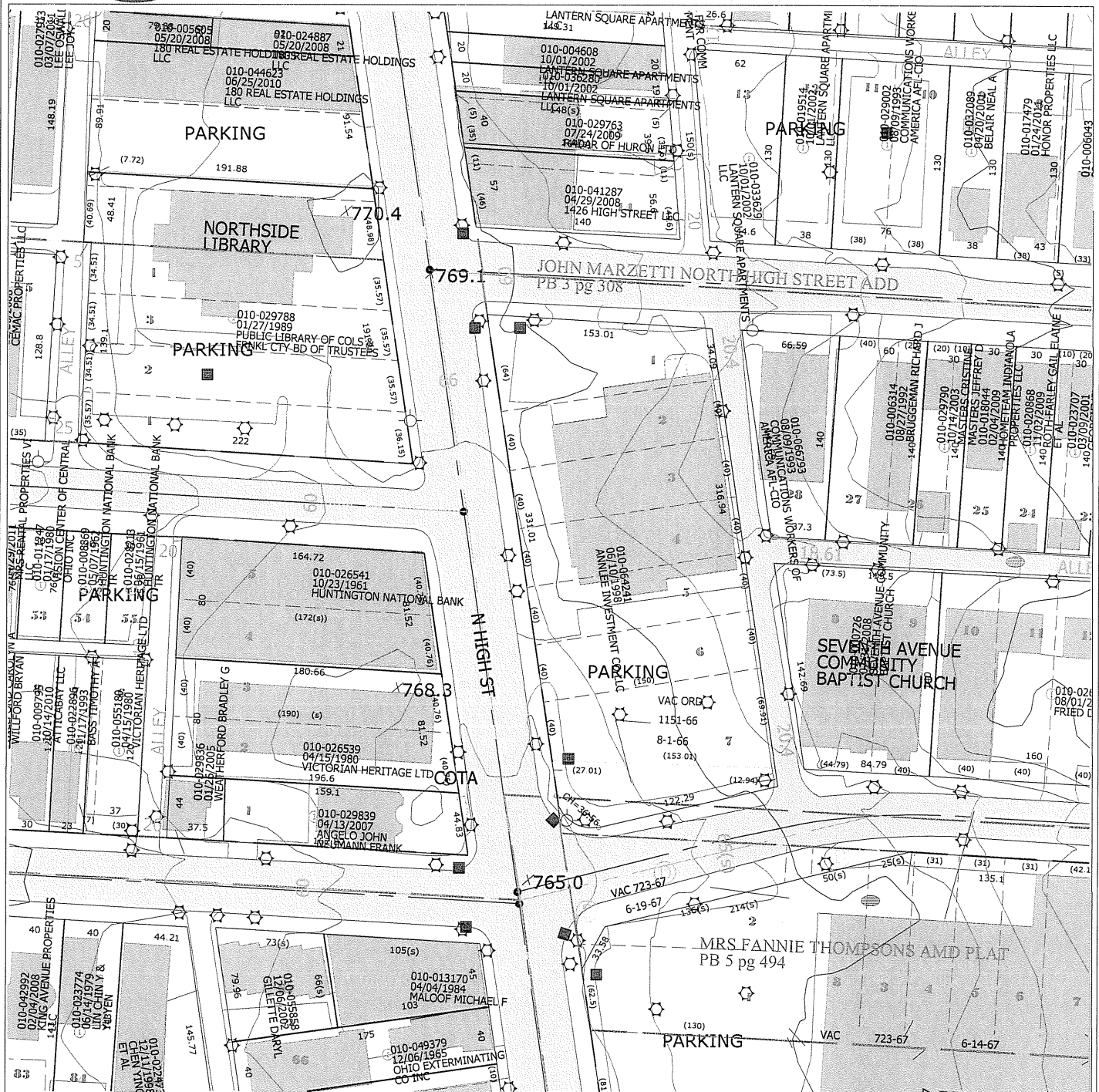
9/2/11

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 8/30/11



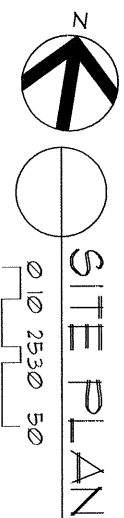
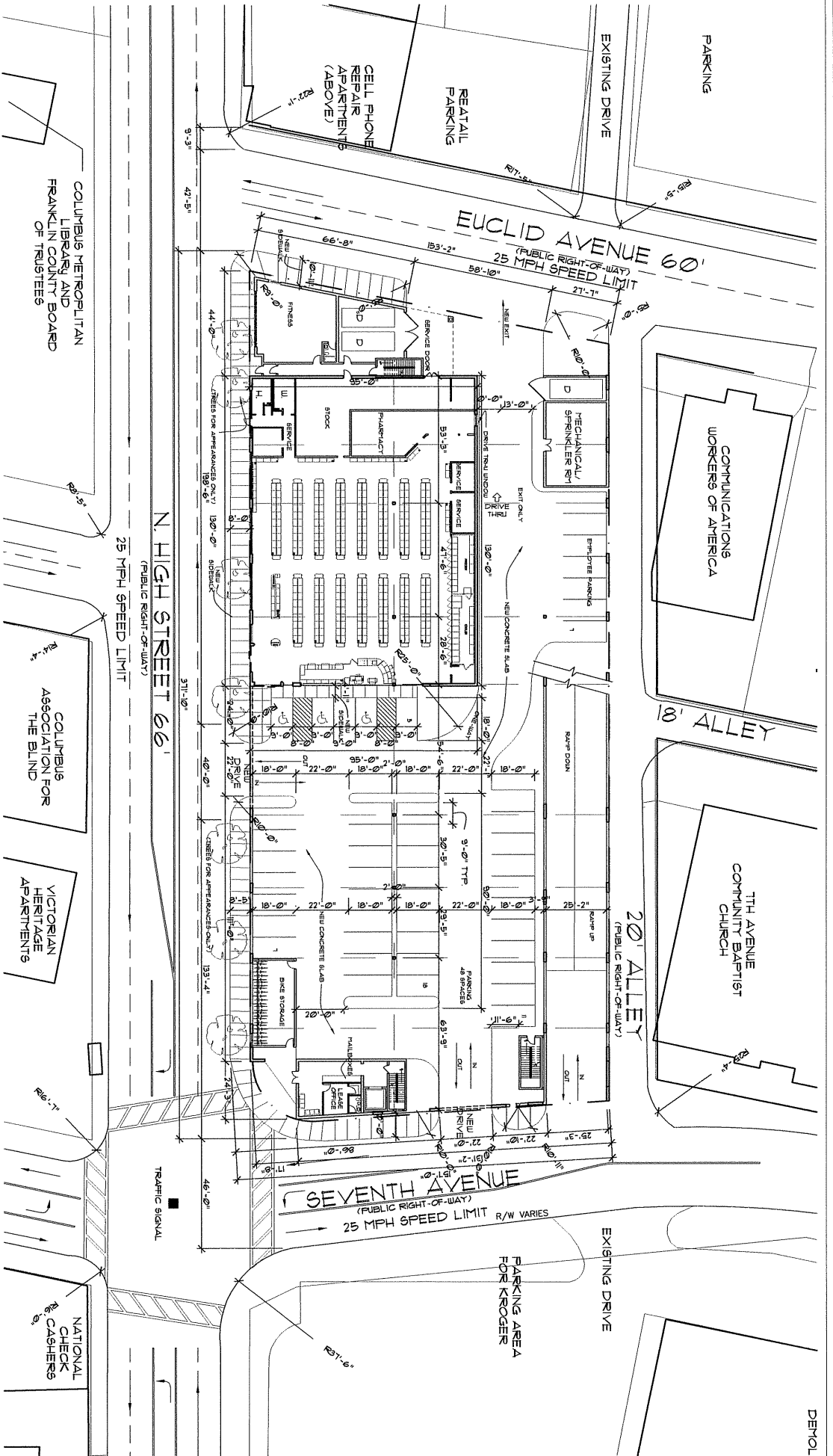
Disclaimer

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

SCALE: 1" = 60'-0"

AREA: 50,044 SQ. FT.

ACREAGE: 1.158 ACRES

SQUARE FOOTAGE	UNIT/PARKING SUMMARY
PHARMACY: 12,350 SQ. FT.	UNITS PER FLOOR: 27
PARKING DECK: 46,048 SQ. FT.	TOTAL UNITS: 84
HOUSING LEVEL 1: 25,690 SQ. FT.	PARKING SPACES REQUIRED:
HOUSING LEVEL 2: 25,690 SQ. FT.	126 HOUSING, 37 PHARMACY
HOUSING LEVEL 3: 22,240 SQ. FT.	PARKING SPACES PROVIDED/REQUIRED:
	164/163

KOHR ROYER GRIFFITH, INC.

1480 DUBLIN ROAD

COLUMBUS, OHIO 43215

OWNER-DEVELOPER

A NEW PROPOSED NEW

NORTH HIGH STREET MIXED-USE

DEVELOPMENT

1398-1400 N. HIGH ST

COLUMBUS, OHIO 43215

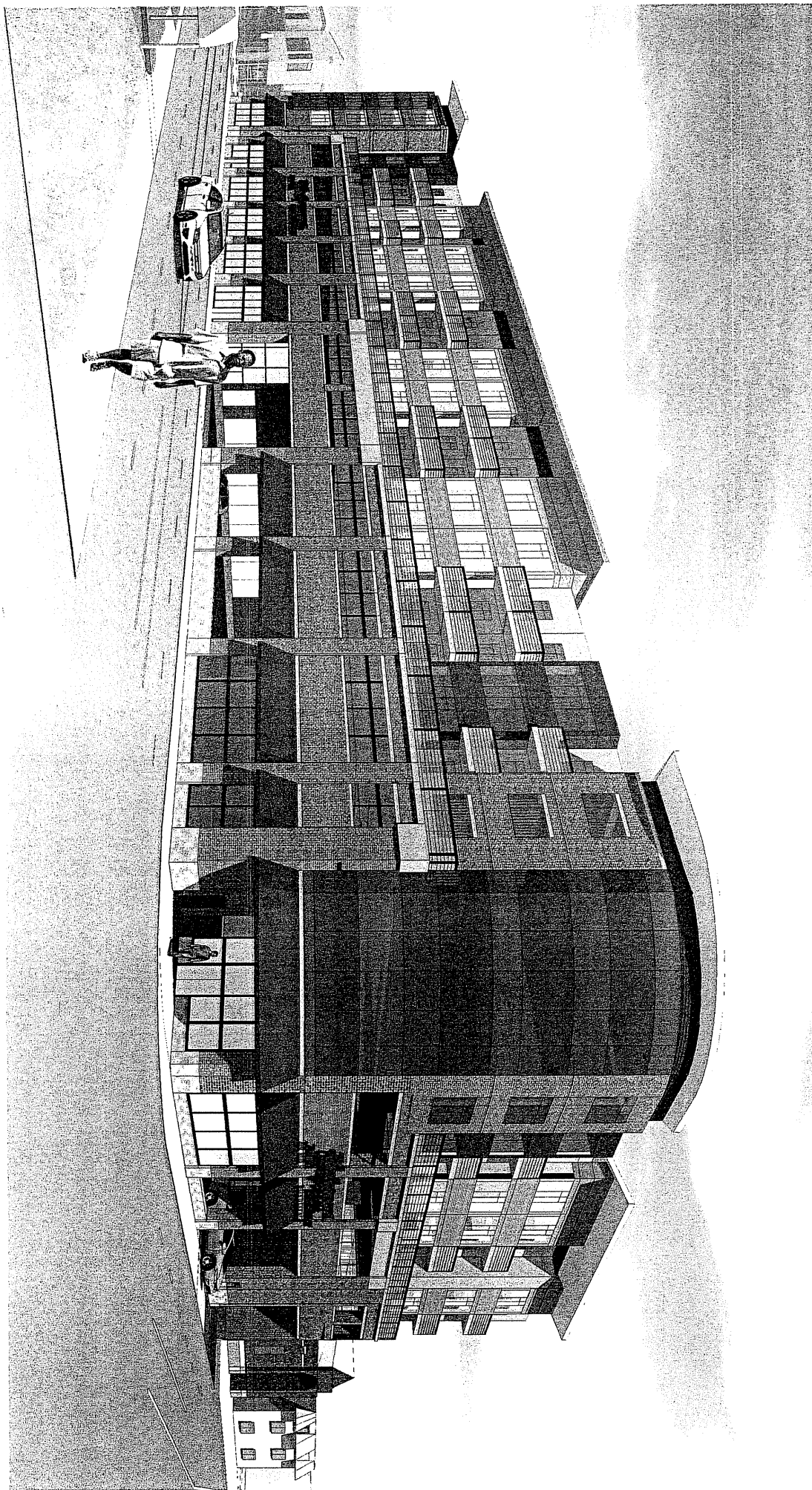
JL BENDER, INC. ARCHITECTS AND PLANNERS A.I.A.

3040 RIVERSIDE DRIVE, SUITE 132, COLUMBUS, OHIO 43221

PH 614/488 8814 FX 614/488 7224 E MAIL: info@jlbender.com

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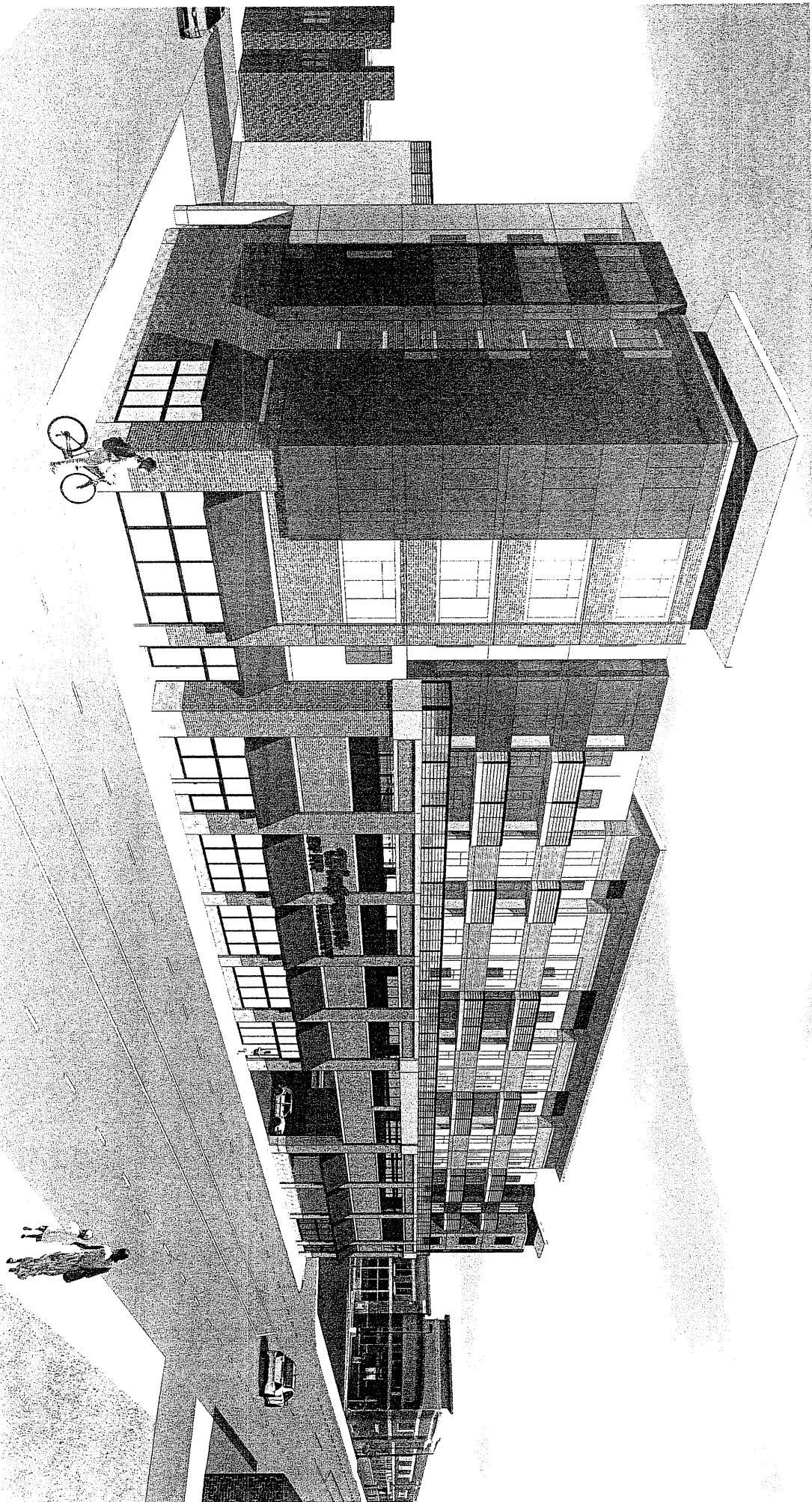
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KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215
614.291.1000

**A PROPOSED NEW
NORTH HIGH STREET MIXED-USE
DEVELOPMENT**
1398-1400 N. HIGH STREET
COLUMBUS, OHIO 43004

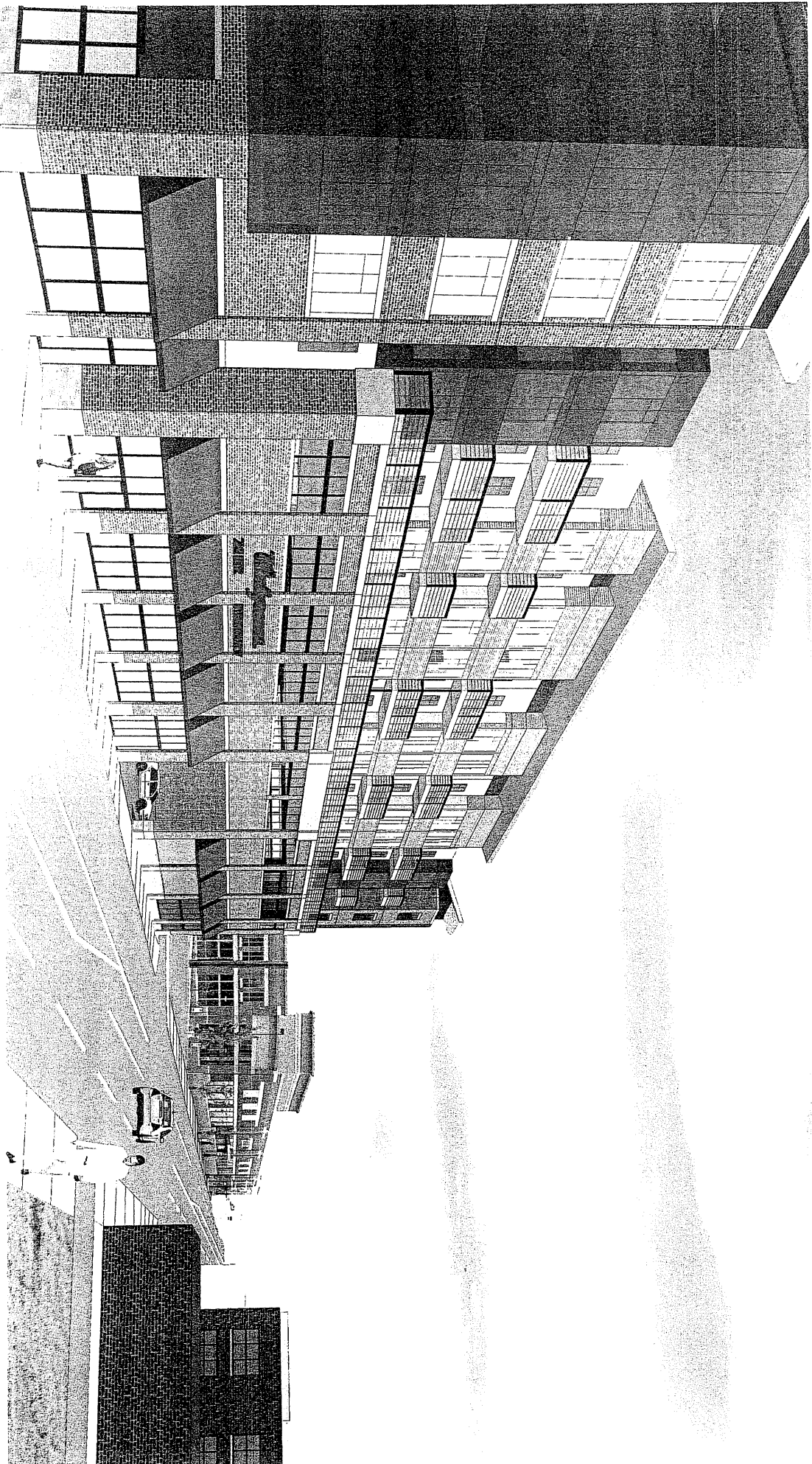
JL Bender, Inc.
JL Bender, Inc. Architects And Planners, A/LA
3040 Riverside Dr. Suite 132 Columbus, Ohio 43
614.291.1000



KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215

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

JL Bender Inc.
JL Bender, Inc. Architects And Planners, AIA
3040 Riverside Dr. Suite 132 Columbus, Ohio 43



KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215

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

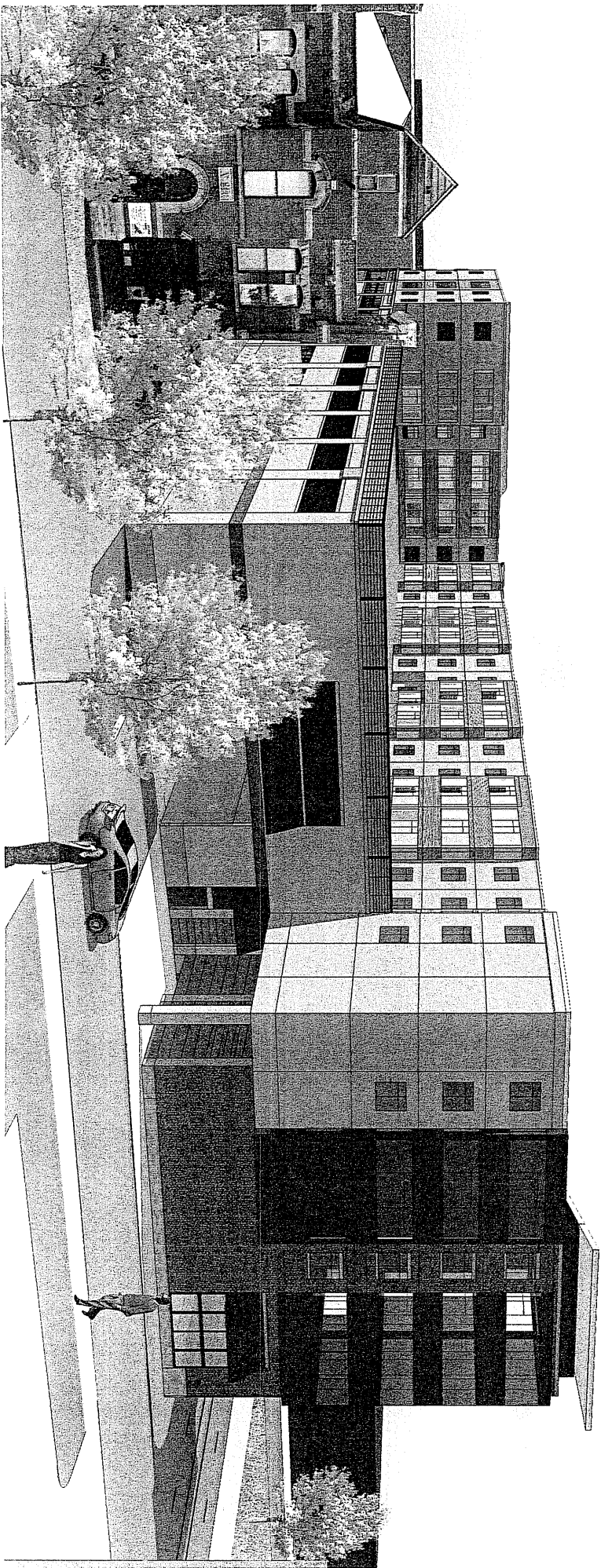
JL Bender, Inc.
JL Bender, Inc. Architects And Planners, AIA
31401 Rummelstein Dr. Suite 132 Columbus, Ohio 432



KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215

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

J. Bander
J. Bander, Inc. Architects and Planners, AIA
1040 Piusetta Dr. Suite 112 Columbus, Ohio 43215



LEB #10005

KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215
OWNER/DEVELOPER

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

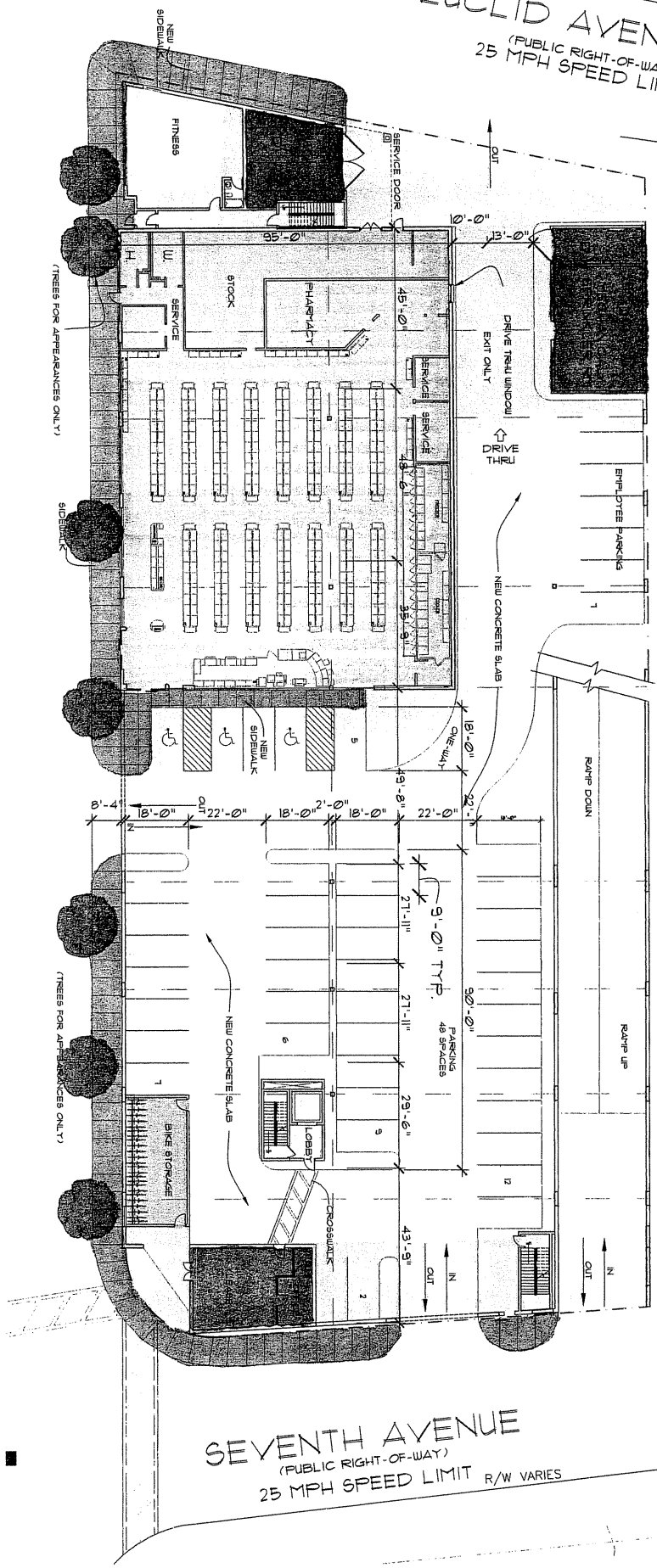
JL Bender
JL Bender, Inc. Architects And Planners, AIA
3040 Riverside Dr. Suite 132 Columbus, Ohio 43221

EUCLID AVENUE 60'
(PUBLIC RIGHT-OF-WAY)
25 MPH SPEED LIMIT

WORKERS OF AMERICA

20' ALLEY
(PUBLIC RIGHT-OF-WAY)

SEVENTH AVENUE
(PUBLIC RIGHT-OF-WAY)
25 MPH SPEED LIMIT R/W VARIES



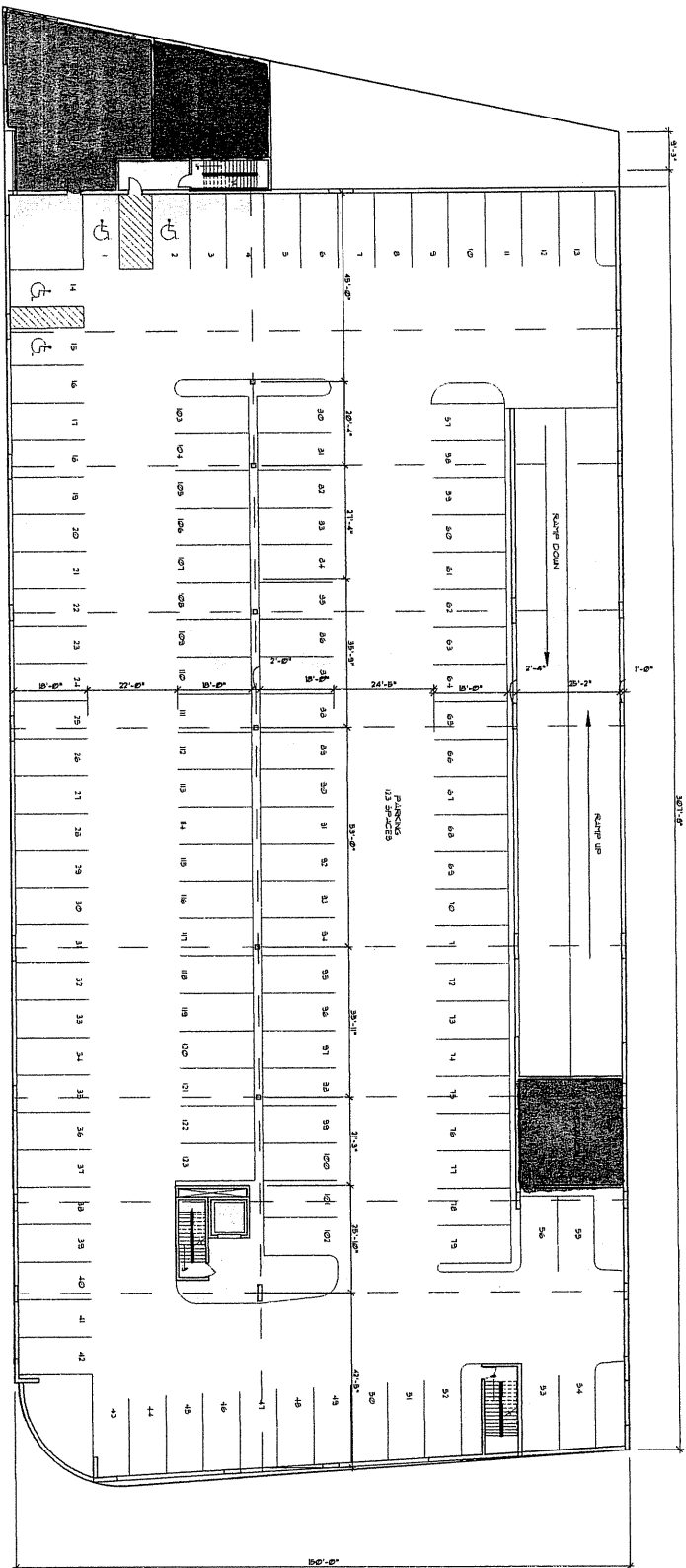
N
SITE PLAN
SCALE: 1" = 30'-0"
0 10 25 30 50


KOHR ROYER GRIFFITH, INC.
1480 DUBLIN ROAD
COLUMBUS, OHIO 43215
OWNER-DEVELOPER

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

08.12.11
JHG 10005

JL Bender Inc.
JL BENDER INC. ARCHITECTS AND PLANNERS AIA
2500 PARKVIEW DRIVE, SUITE 100, COLUMBUS, OHIO 43228
PH: 614.291.5100 FAX: 614.291.5101 WWW: JLBENDERINC.COM





 SECOND FLOOR PLAN SCALE: 1" = 30'-0"

KOHR ROYER GRIFFITH, INC.
 1480 DUBLIN ROAD
 COLUMBUS, OHIO 43215
 OWNER-DEVELOPER

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



 JL BRINGER, INC. ARCHITECTS AND PLANNERS A.L.A.
 3340 Riverside Drive, Suite 102, Columbus, Ohio 43221
 Phone: 614.881.7200 Fax: 614.881.7201 Email: info@bringerinc.com

JL BENDER INC. ARCHITECTS AND PLANNERS A.L.A.
3040 Riverside Dr., Suite 732, Cincinnati, Ohio 45221
PH 614/468-3814 FX 614/468-7724 Email: info@jlbender.com



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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) John Royer - Annlee Investment Company LLC
(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

Annlee Investment Company LLC 1480 Dublin Road Columbus, Ohio 43215
c/o John W. Royer

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30th day of August, in the year 2011

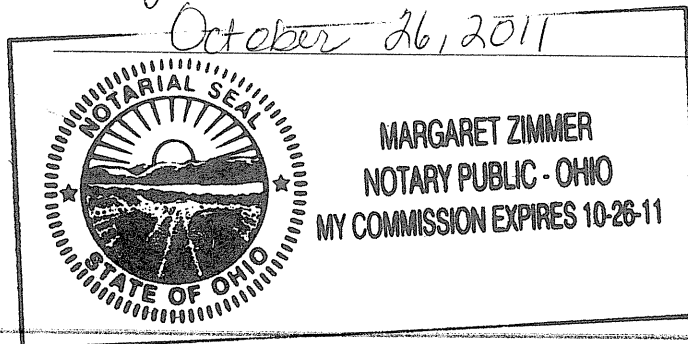
SIGNATURE OF NOTARY PUBLIC

Margaret Zimmer

My Commission Expires:

October 26, 2011

Notary Seal Here



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