



COUNCIL VARIANCE 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: C12-012 / 12315-00000-00159
Date Received: 3/28/12
Application Accepted By: S Pine Fee: \$1600
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1644 N. High Street, Columbus, Ohio Zip 43201
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-038826-00
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C4
Recognized Civic Association or Area Commission: University Area Commission & UARB
Proposed use or reason for Council Variance request: Fist floor residential use in a C4 zoning district 3356.03
Acreage: 0.308 3372.604 allow greater than 10' setback.
(existing to remain)

APPLICANT: Name Peak Property Group
Address 1144 Goodale Blvd. City/State Columbus Zip 43212
Phone # 614-339-4608 Fax # 614-339-4604 Email: alallathin@peakpropertygroup.com

PROPERTY OWNER(S): Name Peak Property Group, LLC
Address 1144 Goodale Blvd. City/State Columbus/OH Zip 43212
Phone # 614-339-4608 Fax # 614-339-4604 Email: alallathin@peakpropertygroup.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☒ Agent
Name Julie Bullock - Architect
Address 1182 Wyandotte Road City/State Columbus/OH Zip 43212
Phone # 614-935-0944 Fax # Email: bullock.juliet@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Al P. Lallathin
PROPERTY OWNER SIGNATURE Al P. Lallathin
ATTORNEY / AGENT SIGNATURE Julie Bullock

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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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CV12-012

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Change of use of first floor from general retail to residential apartments. This building was originally constructed as apartments and converted to retail use. The owner wants to change the use back to as many as seven (7) residential, due to a lack of demand for retail space. No exterior changes will be required and most interior modifications will be cosmetic. The current hardship revolves around the fact that the demand for the current retail space is very limited. There has been significant turnover with the retail business that try to occupy the space, which leads to unstable income for the building owner who still is responsible for paying utilities, taxes, insurance and loan payments. A return to residential apartments would conform to the residential nature of the neighborhood while also making the building economically viable again.

Signature of Applicant

Ar. P. Hille

Date 3/22/2012

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CW12-012

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Juliet A. Bullock

of (1) MAILING ADDRESS 1182 Wyandotte Road Columbus Ohio 43212

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1644 North High Street

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) 3/23/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Peak Property Group

1144 Goodale

Columbus Ohio 43212

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

Peak Property Group
614.339.4608

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

(5) University Area Commission 2231 N High Street Columbus Ohio Susan Keeney
University Area Review Board Dan Ferdelman 109 North Front Street Columbus 43215

and that the attached document (6) 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(7)

☐ (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

SIGNATURE OF NOTARY PUBLIC

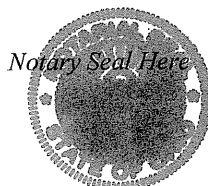
My Commission Expires:

(8)

Juliet Bullock
19 day of March

(8)

7/8, in the year 2012



FRANK D. GOSLEY
Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.02 R.C.

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CV12-012

34 Chittenden LLC
10 E. 17th Avenue
Columbus, Ohio 43201

Dan Ferdelman
Planning Division City of Columbus
109 North Front Street 1st Floor
Columbus, Ohio 43215

The Ohio State University
Physical Planning
2003 Millikin Rd 200 MCCR
Columbus Ohio 43210

James P Dawson
816 Oakland Avenue
Bryan, Ohio 43506

Oxford Campus I LLC
68 South Fourth Street
Columbus Ohio 43215

Southworth Enterprises I LLC
4112 Loughmoor Drive
Dublin, Ohio 43016

UML I LLC
72 East 14th Avenue
Columbus, Ohio 43201

Buckeye Real Estate
48 East 15th Avenue
Columbus, Ohio 43201

Juliet Bullock
Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Andrew Lallathin
Peak Property Group
1144 Goodale
Columbus Ohio 43212

Susan Keeny
University Area Commission
358 King Avenue
Columbus Ohio 43201



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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 # CV12-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] PEAK PROPERTY GROUP

Of [COMPLETE ADDRESS] 1144 GOODALE BLVD., COLUMBUS, OH 43212
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 in the following formats

Name of business or individual
Business of individuals address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

☒ If applicable, check here if listing additional parties on a separate page [required]

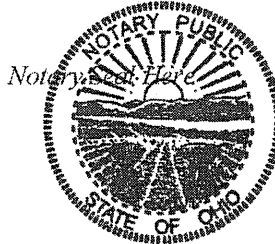
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC Melanie Shaniuk

My Commission Expires:

Sept 20 2016



MELANIE SHANIUK
Notary Public, State of Ohio
My Commission Expires
September 20, 2016

This Project Disclosure Statement expires six months after date of notarization.

Project Disclosure Statement

1. Peak Property Group
1144 Goodale Blvd.
Columbus, OH 43212
11 Columbus based Employees
Andrew Lallathin – 614-339-4608
2. Andrew Lallathin
Owner of Peak Property Group
982 Perry St.
Columbus, OH 43201
3. James Harkrider
Owner of Peak Property Group
1379 Hollywood Place
Columbus, OH 43212
4. Brooks Humphreys
1046 Perry St.
Columbus, OH 43201

CV12-012

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 23, 2009**

2. **Application No.:** **09310-00107**
 Location: **1644 NORTH HIGH STREET (43201)**, located at the northeast corner of High Street
 and Chittenden.
 Area Comm./Civic: University Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3342.28, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 25 to 0.
 Proposal: To convert an existing retail space to restaurant use.
 Applicant(s): Pressly, LLC, c/o Stephen J. Smith
 250 West Street
 Columbus, OH 43215
 Property Owner(s): James P. Dawson
 1644 North High Street
 Columbus, OH 43201

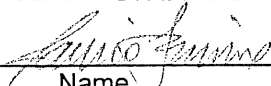
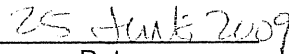
RESULTS: APPROVED

VOTE: 3-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	absent
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

	
Name	Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 27, 2012**

10. Application No.: 12310-00077
Location: 1644 NORTH HIGH STREET (43201), located at the northeast corner of High Street and Chittenden.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49C, Minimum number of automobile parking spaces required.
To reduce the minimum number of parking spaces from 6 to 0.
3312.49B, Minimum number of bicycle parking spaces required.
To reduce the minimum number of parking spaces from 2 to 0.
Proposal: To convert an existing retail space to restaurant use.
Applicant(s): Wenfei Wang
3622 Beulah Circle, Apt. D
Columbus, Ohio 43224
Property Owner(s): James P. Dawson
1644 North High Street
Columbus, OH 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

**RESULTS: APPROVED
VOTE: 3-0**

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	absent
Michael Jones	yes
Eleanor Palmer	absent

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
------	------

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

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CW12-012



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 3/19/12



Disclaimer

Scale = 100

Grid North

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

ZONING INFORMATION

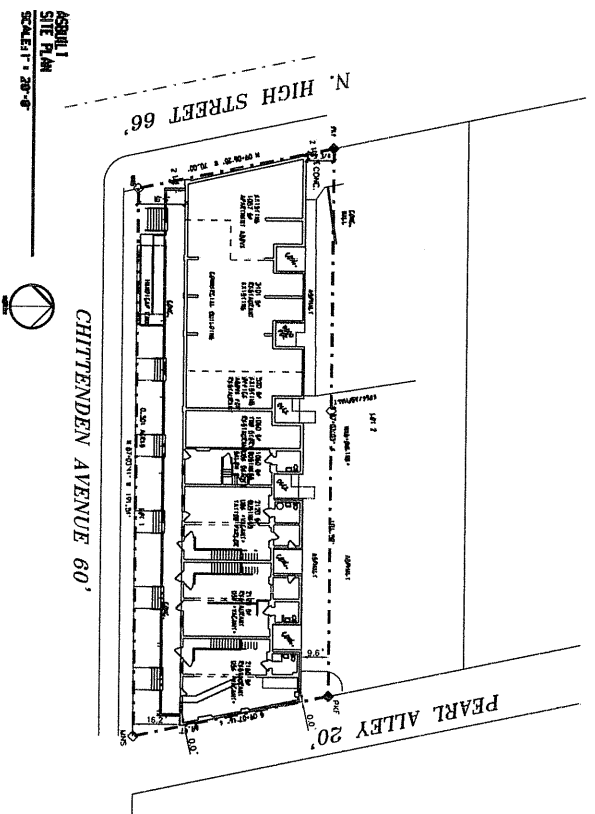
PAUL H. KROGER, CHIEF ENGINEER, CHINA NATIONAL BUILDING CONSTRUCTION CORP. (CNBC), 11-15, BROAD ST., JINGJIAN, CHINA, 10000-0097

CHINA NATIONAL BUILDING CONSTRUCTION CORP. (CNBC) OVERALL INVESTMENT TO BE FINANCED BY THE CHINA NATIONAL BUILDING CONSTRUCTION FUND (CNBCFUND)

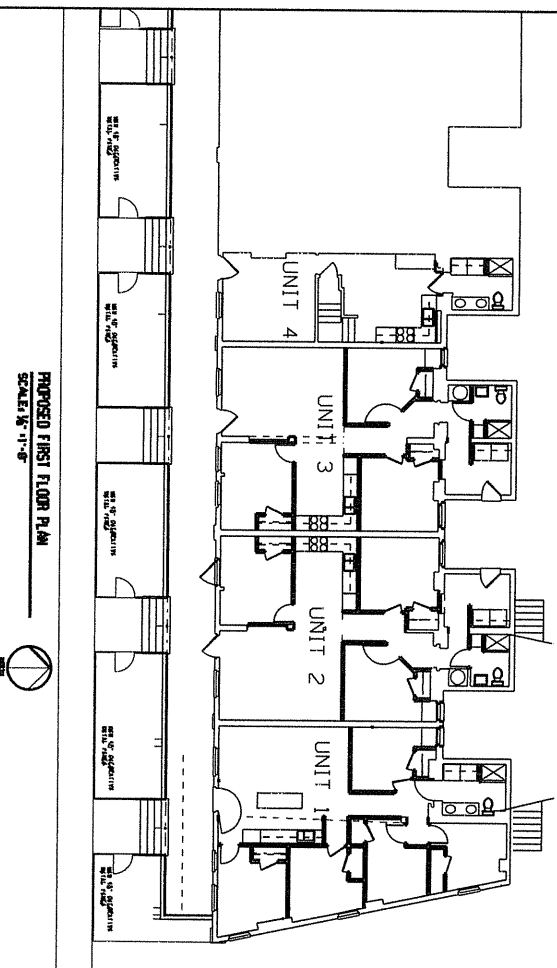
PROPOSED IS TO CONVERT A PORTION OF THE EXISTING BUILDING SPACE TO 7 RESIDENTIAL UNITS, PROVIDING A USE TRANSFER TO SETTING ISSUES FOR THE EXISTING BUILDING. THE PROVISION OF A COMMERCIAL BUILDING.

IN ACQUIRING A SERVICE VOUCHER TO 307224, IS CREDITED TO THE EXISTING SPACE TO ALLOW CREDITED TO A TIP SERVICE.

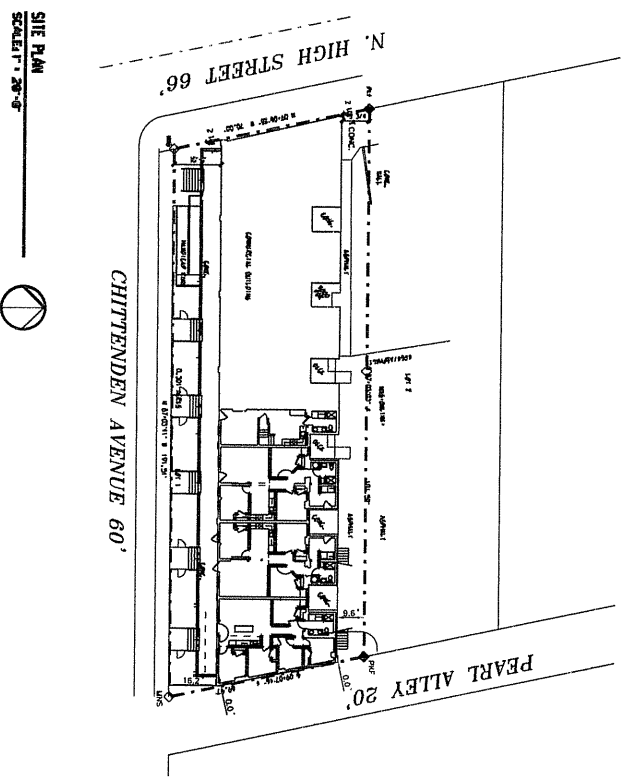
PARKING CALCULATIONS

[illegible][illegible]

**ASBUIL
SITE PLAN
SCALE 1" = 20'-0"**



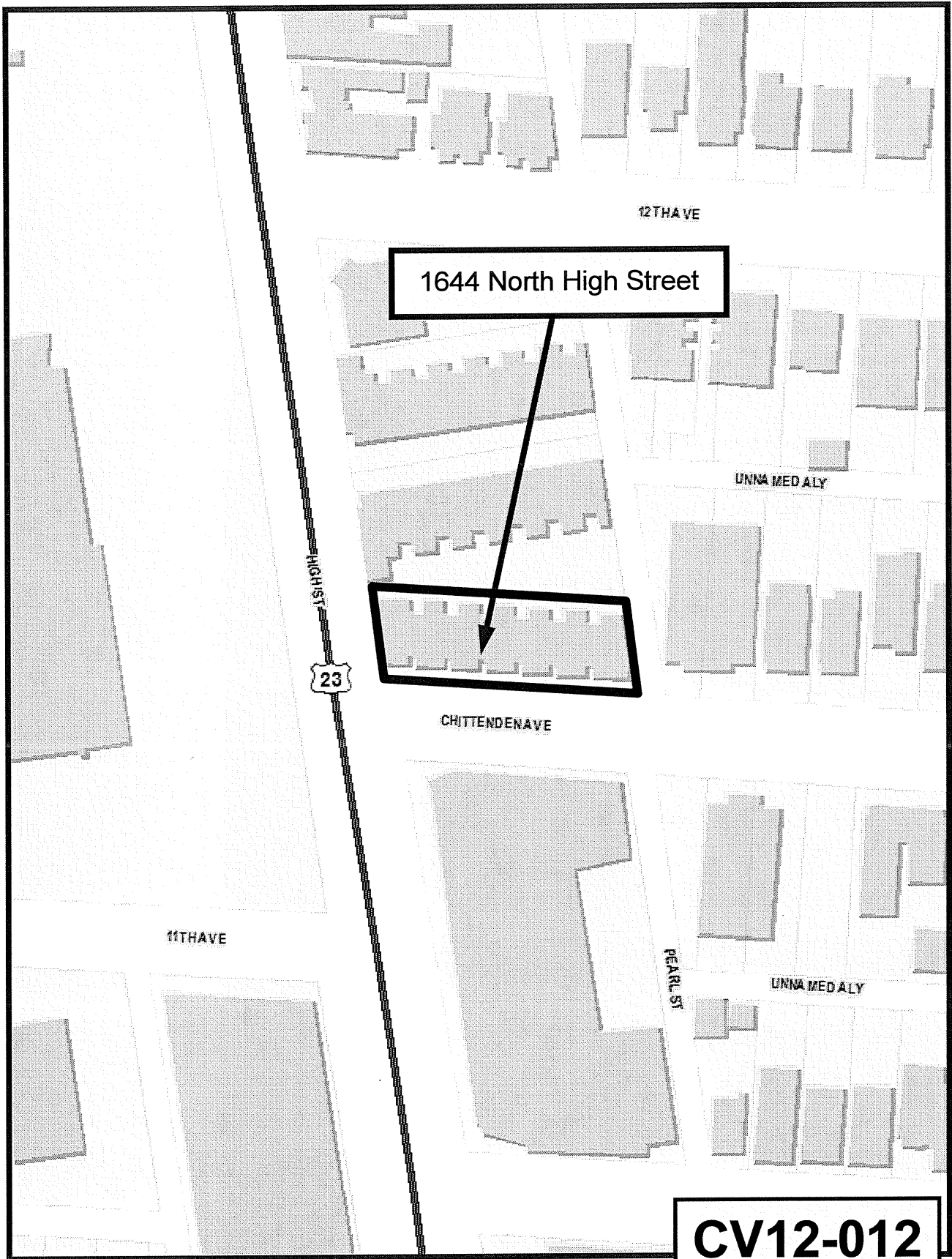
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"



CV12-012



1644 North High Street

12TH AVE

UNNA MED AVE

HIGH ST

23

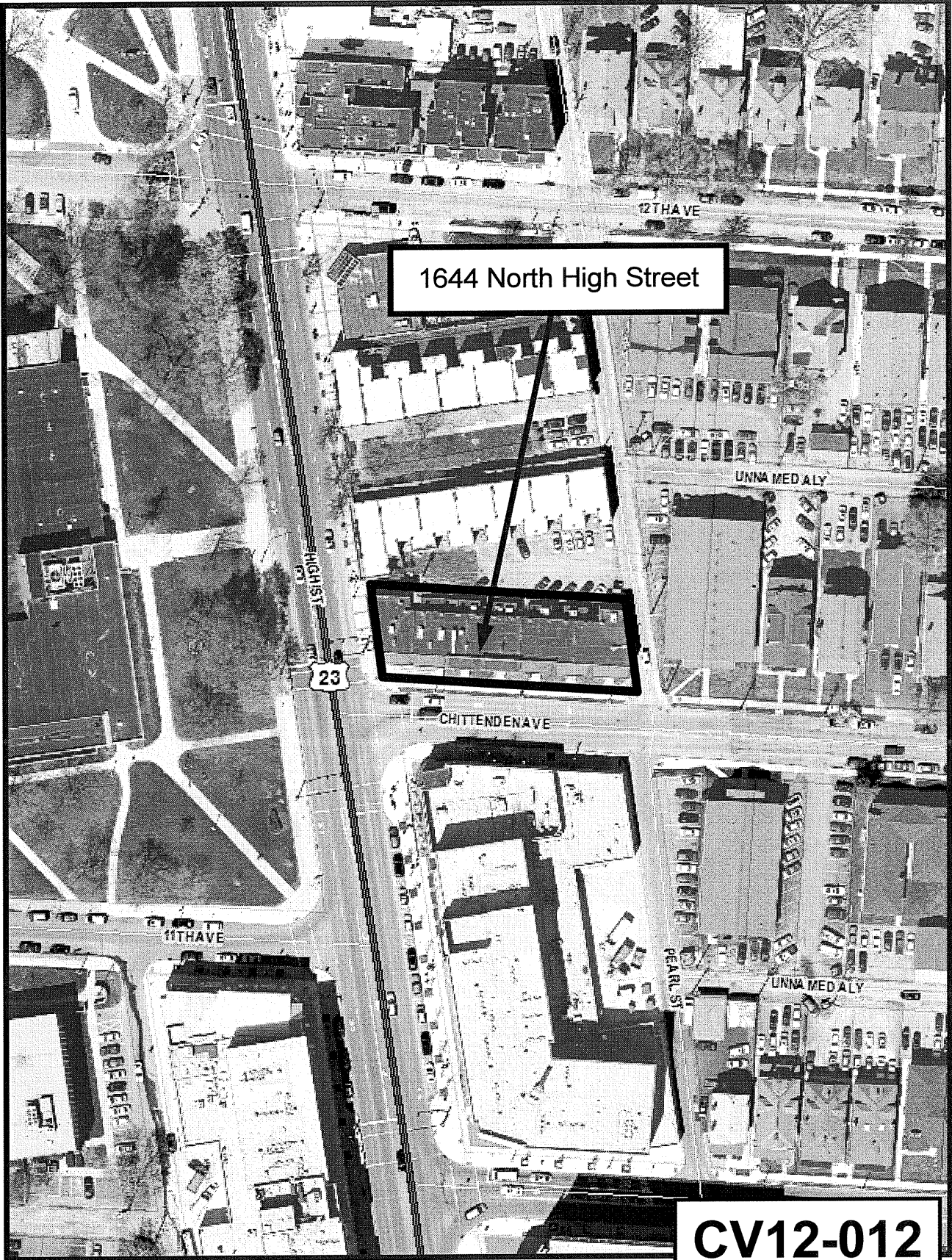
CHITTENDEN AVE

11TH AVE

PEARL ST

UNNA MED AVE

CV12-012



CV12-012