



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 12310-0-00202  
Date Received: 4/16/12  
Commission/Group: University  
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: 6/26/12

## 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.

Variance to sections 3312.49B and 3312.49C - Minimum numbers of parking spaces required, to reduce the required off-street bicycle parking spaces from 2 to 0 and to reduce the required off-street vehicular parking spaces from 10 to 0 for the change of use of 3,206 sq.ft. warehouse (1:1000) space to pub/manufacturing/warehouse uses.

## LOCATION

1. Certified Address Number and Street Name 1288 North High Street  
City Columbus State Ohio Zip 43201  
Parcel Number (only one required) 010-021735

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name BRU Columbus LLC c/o Tom Sampson (Behal Sampson Dietz, Inc.)  
Address 990 West Third Avenue City/State Columbus, OH Zip 43212  
Phone # 614-464-1933 Fax # 614-298-2149 Email nsampson@bsdarchitects.com

## PROPERTY OWNER(S):

Name 1288 N High LLC  
Address 22 East Gay Street, Suite 800 City/State Columbus, OH Zip 43215  
Phone # 614-227-0600 Fax # 614-227-0608 Email dwd@daycompanies.net  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Tom Sampson (Behal Sampson Dietz, Inc.)  
Address 990 West Third Avenue City/State Columbus, OH Zip 43215  
Phone # 614-464-1933 Fax # 614-298-2149 Email: nsampson@bsdarchitects.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 Tom Sampson  
of (1) MAILING ADDRESS Behal Sampson Dietz, Inc., 990 West Third Avenue, Columbus, OH 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 ADDRESS CARD FOR PROPERTY 1288 N. 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) 1288 N. High Street LLC

22 East Gay Street, Suite 800

Columbus, Ohio 43215

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

BRU Columbus LLC c/o Tom Sampson (Behal Sampson Dietz, Inc.)

614-464-1933

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

(5) University Area Commission

c/o Daniel Ferdelman

Historic Preservation Office; City of Columbus

109 N. Front Street, 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Exhibit B

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

SIGNATURE OF AFFIANT

(8) Tom Sampson

Subscribed to me in my presence and before me this April 16, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

Jeffrey Halaparda  
4.16.2012



JEFFREY HALAPARDA  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 6-27-16

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TOM SAMPSON  
BEHAL SAMPSON DIETZ  
990 W THIRD AVE  
COLUMBUS, OH 43212

GAVIN MEYERS/TIM WARD  
BRU COLUMBUS LLC  
121 EAST WEBER ROAD  
COLUMBUS, OH 43202

DON DeVERE  
1288 N. HIGH LLC  
22 E. GAY STREET  
SUITE 800  
COLUMBUS, OH 43215

UNIVERSITY AREA COMM.  
C/O DANIEL FERDELMAN  
HIST. PRESERVATION OFFICE  
109 N FRONT ST  
COLUMBUS, OH 43215

JAMES REISER  
1276 N. HIGH STREET  
UNIT 101  
COLUMBUS, OH 43201

WILLIAM KAYS  
1276 N. HIGH STREET  
UNIT 102  
COLUMBUS, OH 43201

TARA SANTARELLI  
1276 N. HIGH STREET  
UNIT 103  
COLUMBUS, OH 43201

HIGH STREET CONDOS LLC  
1276 N. HIGH STREET  
UNIT 104  
COLUMBUS, OH 43201

NEW VICTORIANS INC.  
1276 N. HIGH STREET  
UNIT 106  
COLUMBUS, OH 43201

YORK ON HIGH LLC  
1276 N. HIGH STREET  
UNIT 107  
COLUMBUS, OH 43201

BRADLEY BOOSE  
1276 N. HIGH STREET  
UNIT 203  
COLUMBUS, OH 43201

PRABHU ALAHAKOON  
1276 N. HIGH STREET  
UNIT 204  
COLUMBUS, OH 43201

DONALD SIMON  
1276 N. HIGH STREET  
UNIT 206  
COLUMBUS, OH 43201

CAROLYN STYER  
1276 N. HIGH STREET  
UNIT 207  
COLUMBUS, OH 43201

PAUL BOARDMAN  
1276 N. HIGH STREET  
UNIT 301  
COLUMBUS, OH 43201

ASHLEY SALTZMAN  
1276 N. HIGH STREET  
UNIT 302  
COLUMBUS, OH 43201

MARK BOSKO  
1276 N. HIGH STREET  
UNIT 303  
COLUMBUS, OH 43201

CHRISTEN WILLIAM  
1276 N. HIGH STREET  
UNIT 304  
COLUMBUS, OH 43201

ALI JAMSHIDI  
1276 N. HIGH STREET  
UNIT 305  
COLUMBUS, OH 43201

ANTHONY MOLCHEN  
1276 N. HIGH STREET  
UNIT 306  
COLUMBUS, OH 43201

EMILY HOLLANDER  
1276 N. HIGH STREET  
UNIT 401  
COLUMBUS, OH 43201

JESSA GODDARAD  
1276 N. HIGH STREET  
UNIT 405  
COLUMBUS, OH 43201

NORTH CENTRAL COMMUNITY  
MENTAL HEALTH CENTER  
1301 N. HIGH STREET  
COLUMBUS, OH 43201

SUNRISE MANAGEMENT INC  
2621 SANDOVER ROAD  
COLUMBUS, OH 43220

SUNRISE MANAGEMENT II INC  
P.O. BOX 20560  
COLUMBUS, OH 43220

MARTIN BURMASTER  
1268-1270 COURTLAND AVENUE  
COLUMBUS, OH 43201

1292 COURTLAND  
PARTNERSHIP  
C/O SCOTT HRABCAK  
150 BARANOF W  
WESTERVILLE, OH 43081

KROGER CO  
PROPERTY TAX 7<sup>TH</sup> FLOOR  
1014 VINE STREET  
WESTERVILLE, OH 43081

STEVE BOOTHBY  
1276 COURTLAND AVENUE  
COLUMBUS, OH 43201

KENNETH KAZSMER  
1272 COURTLAND AVENUE  
COLUMBUS, OH 43201

**URBAN RESTORATIONS LLC**  
**815 N. HIGH STREET**  
**SUITE R**  
**COLUMBUS, OH 43215**

**JUSTIN STEWART**  
**1304 COURTLAND AVENUE**  
**COLUMBUS, OH 43201**

**LYNN SULLIVAN-MARSLAND**  
**1286 COURTLAND AVENUE**  
**COLUMBUS, OH 43201**

**TOPVALCO INC**  
**1014 VINE STREET**  
**SUITE 1000**  
**CINCINNATI, OH 45202**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00202

1288 N. High St.

One Stop Shop Zoning Report Date: Wed Apr 18 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 1288 N HIGH ST COLUMBUS OH 43201

Mailing Address: 22 E GAY ST STE 800

COLUMBUS OH 43215

Owner: 1288 N HIGH LLC

Parcel Number: 010021735

### ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: UNIVERSITY UCO

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

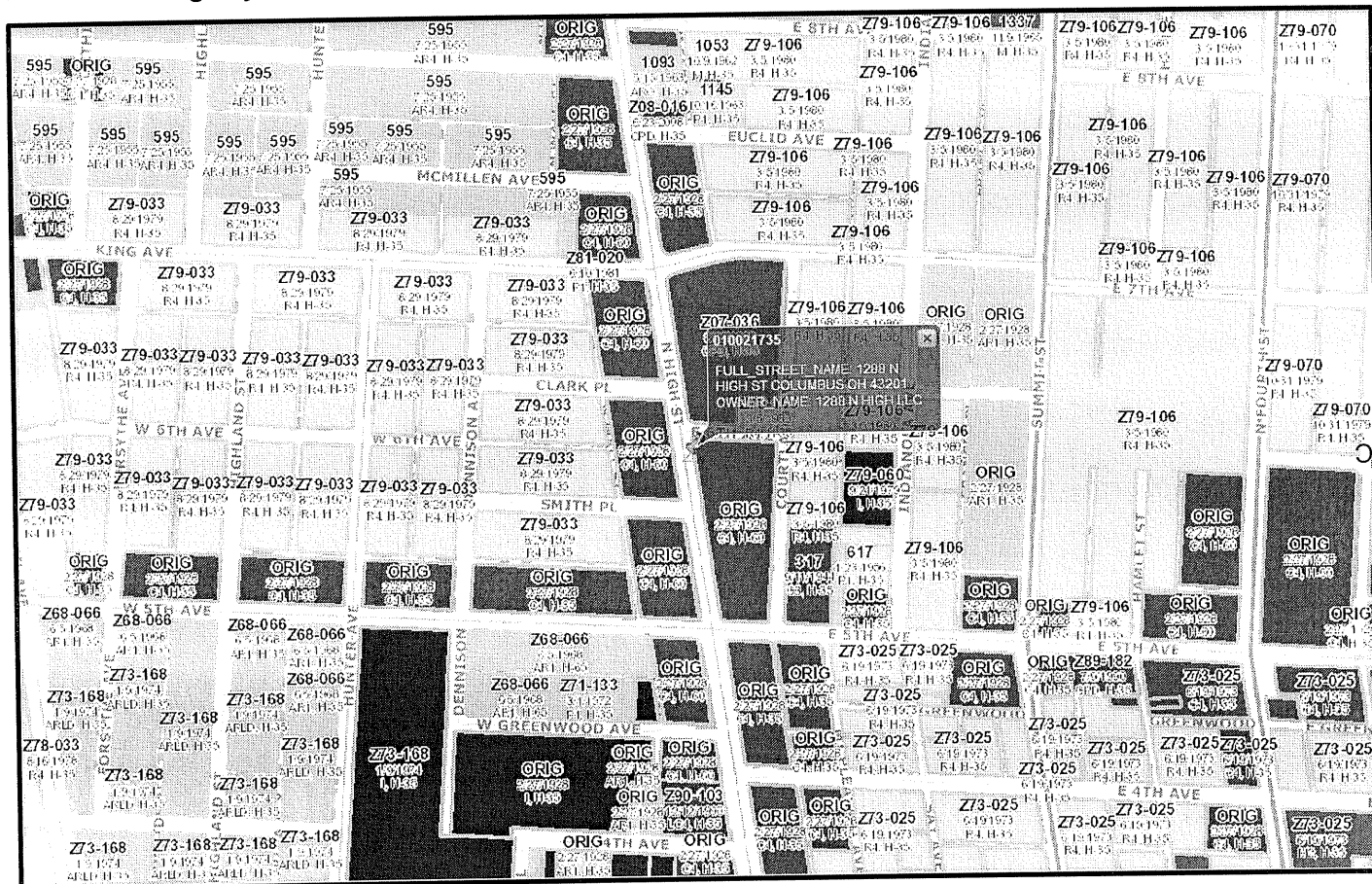
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BBHAL SAMPSON DIETZ  
ARCHITECTURE & CONSTRUCTION  
200 WEST 1700 AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.BBHALSAMPSONDIETZ.COM

### ZONING INFORMATION

PROPOSED IS A NEW FIB, MANUFACTURING AND WAREHOUSE SPACE  
AT 1288 N. HIGH STREET  
PID: 010-021235-00  
COMMERCIAL OVERLAY: UNIVERSITY I/C  
AREA COMMISSION: UNIVERSITY AREA COMMISSION  
PLANNING OVERLAY: UNIVERSITY IMPACT  
FLOOD ZONE: OUT

EXISTING ZONING - C4  
PROPOSED ZONING - C4 (NO CHANGE)

EXISTING USE - WAREHOUSE  
PROPOSED USE - FIB, MANUFACTURING WAREHOUSE

#### VARIANCES

330,248. MINIMUM NUMBER OF PARKING SPACES - TO REDUCE  
THE REQUIRED NUMBER OF BICYCLE SPACES FROM 2 TO 0.

330,248. MINIMUM NUMBER OF PARKING SPACES - TO REDUCE  
THE REQUIRED NUMBER OF VEHICULAR SPACES FROM 10 TO 0.

#### PARKING CALCULATIONS

EXISTING WAREHOUSE 3206 SQ.FT./1000 = 3.2 = 4 SPACES  
- 25% REDUCTION PER 3572.604 3.2 x 0.25 = 0.8 = 1 SPACE  
EXISTING SPACES REQUIRED = 5 SPACES

PROPOSED FIB  
- 25% REDUCTION PER 3572.604 1.6 x 0.25 = 0.4 SPACES  
12 SPACES

MANUFACTURING 1165 SQ.FT./750 = 1.55 = 2 SPACES  
- 25% REDUCTION PER 3572.604 2 x 0.25 = 0.5 = 1 SPACE

WAREHOUSE 847 SQ.FT./1000 = 0.847 = 1 SPACE  
- 25% REDUCTION PER 3572.604 1 x 0.25 = 0.25 = 0 SPACES

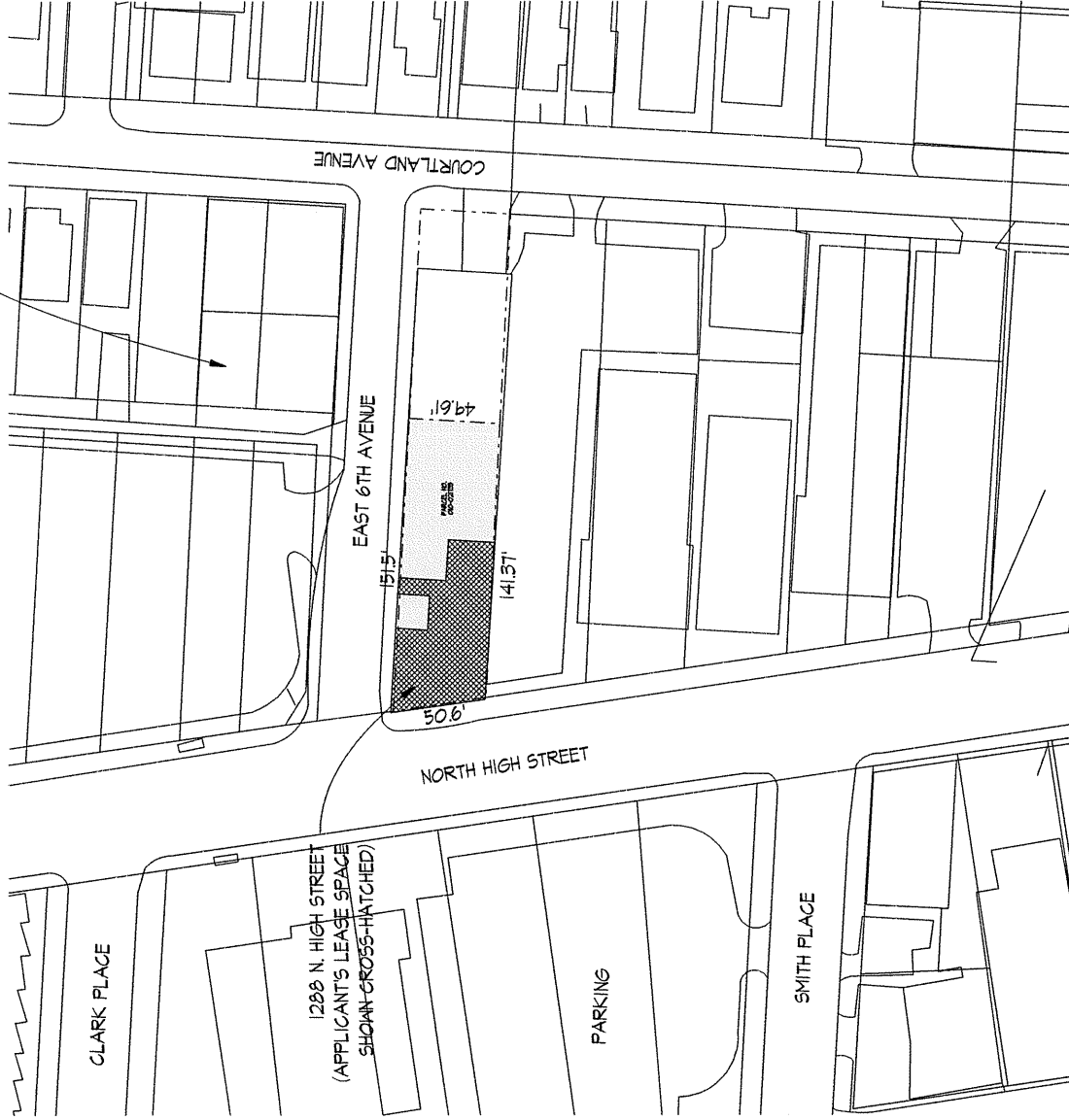
PROPOSED SPACES REQUIRED = 13

DIFFERENCE BETWEEN EXISTING REQUIRED AND NEW  
REQUIRED = 13 SPACES - 5 SPACES = 10 SPACES

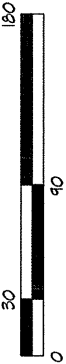
TOTAL SPACES REQUIRED =  
EXISTING + DIFFERENCE = 0 + 10 SPACES = 10 SPACES  
PROPOSED IS 0 SPACES

12310-00202  
1288 N. High St.

LEASED PARKING FOR 1288 N. HIGH  
(PARCEL NO. 010-021234 & 010-045267)  
- (7) SPACES WITH EXCLUSIVE ACCESS  
- (4) SPACES WITH NON-EXCLUSIVE ACCESS



SITE PLAN  
NOT TO SCALE



DESCRIPTION	DATE
DESIGN	04-16-2012
REVISION	05-25-2012
REVISION	05-25-2012
REVISION	05-25-2012
REVISION	05-25-2012
REVISION	05-25-2012

CONSTRUCTION DOCUMENTS FOR  
**BRU COLUMBUS**  
1288 N. HIGH STREET  
12310-00202

DESIGNER	BBHAL SAMPSON DIETZ
DATE	05-25-2012
PROJECT	12310-00202
SCALE	AS SHOWN
DATE	05-25-2012
PROJECT	12310-00202
SCALE	AS SHOWN

SITE PLAN  
SD.1



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COUNTY OF FRANKLIN

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of (1) MAILING ADDRESS Behal Sampson Dietz, Inc., 990 West Third Avenue, Columbus, OH 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 ADDRESS CARD FOR PROPERTY 1288 N. 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) 1288 N. High Street LLC

AND MAILING ADDRESS

22 East Gay Street, Suite 800

Columbus, Ohio 43215

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

BRU Columbus LLC c/o Tom Sampson (Behal Sampson Dietz, Inc.)

614-464-1933

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

(5) University Area Commission

Susan Keeny, Zoning Chair

358 King Avenue, Columbus, OH 43201

Phone: (937) 479-0201

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  
See Exhibit B

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

16 day of

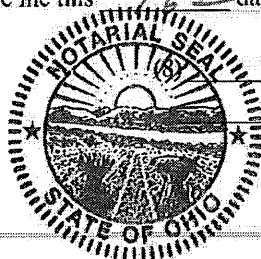
APRIL

, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Notary Seal Here*



JEFFREY HALAPARDA  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 6-27-16

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**EXHIBIT A**

**Board of Zoning Adjustment Application**

**Statement of Hardship**

**1288 North High Street, Columbus, OH 43201**

**BZA: \_\_\_\_\_**

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The project site is located at the southeast corner of North High Street and East 6<sup>th</sup> Avenue, between the Short North and the University. The property is zoned C-4, Commercial. Many buildings in the area contain spaces with similar uses that include little or no on-site parking. The existing building covers the entire parcel.

The University Urban Commercial Overlay (UCO) permits a 25% reduction in required parking, which coincides with the urban neighborhood in which is it located; however there is no available off-street parking on this parcel. Many projects in this area and other similar urban areas have included variances to reduce off-street parking requirements. Off-site leased parking is available.

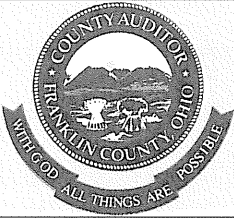
The applicant proposes to lease 3,206 sq. ft. of the ground floor for use as a pub, manufacturing and warehouse spaces. The change of use of the existing warehouse space (1:1000) space to pub (1:75), manufacturing (1:750) and warehouse (1:1000) uses requires a variance for parking.

The following variances are requested:

1. Section 3312.49B, Minimum Number of Parking Spaces Required, to permit the change of use of 3,206 sq. ft. of the ground floor from warehouse use to pub, manufacturing and warehouse use by reducing the code required bicycle parking for the change of use from two (2) spaces to zero (0) spaces.
2. Section 3312.49C, Minimum Number of Parking Spaces Required, to permit the change of use of 3,206 sq. ft. of the ground floor from warehouse use to pub, manufacturing and warehouse use by reducing the code required parking for the change of use from eleven (10) spaces to zero (0) spaces.

The applicant proposes to lease seven (7) off-street parking spaces per the attached lease agreement with access to four (4) additional non-dedicated off-street parking spaces on the same lot. This leased parking is located on parcels #010-029284 and 010-045267 at the northwest corner of East 6<sup>th</sup> Avenue and Courtland Avenue, approximately forty-one (41) feet from the nearest corner of the subject parcel.





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/12/12



Disclaimer

Scale = 98'

Grid  
North

This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the. Please notify the Franklin County GIS Division of any discrepancies.

12310-00202  
1288 N. High St.



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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 # **12310-00202**  
**1288 N. High St.**

1288 N. High St.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom Sampson (Behal Sampson Dietz, Inc.)  
of (COMPLETE ADDRESS) 990 West Third Avenue, Columbus, OH 43212

of (COMPLETE ADDRESS) 990 West Third Avenue, 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 and their mailing addresses:

NAME \_\_\_\_\_

**COMPLETE MAILING ADDRESS**

BRU Columbus LLC 121 East Weber Road, Columbus, OH 43202

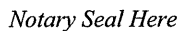
c/o Gavin Meyers and Tim Ward

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16<sup>th</sup> day of APRIL, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



**JEFFREY HALAPARDA**  
**NOTARY PUBLIC - OHIO**  
**MY COMMISSION EXPIRES 6-27-16**

NOTARY PUBLIC - OHIO

MY COMMISSION EXPIRES 6-27-16

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