

## **CV 12 - 023**

5.     **APPLICATION:**           **CV12-023 (11315-00000-00696)**  
      **Location:**           **834 NORTH HIGH STREET (43215)**, being 1.4± acres  
                                  located on the east side of North High Street, at the  
                                  northeast corner of North High Street and East Hubbard  
                                  Avenue. (010-032241; Italian Village Commission).  
  
      **Existing Zoning:**       C-4, Commercial District.  
      **Proposed Use:**       Multi-family residential development and parking garage.  
      **Applicant(s):**       E.W. High Street LLC; c/o Jeffrey E. Meacham; 1220  
                                  Dublin Road, Suite 725; Columbus, OH 43215-1008.  
      **Property Owner(s):**   Apex Realty Enterprises LLC by E.W. High Street LLC,  
                                  Agent for Apex; c/o Jeffrey E. Meacham; 1220 Dublin  
                                  Road, Suite 725; Columbus, OH 43215-1008.  
  
      **Planner:**           Dana Hitt, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

This Council variance was approved with CV11-039. The applicants discovered they need a greater height variance than granted in CV11-039 and that they are requesting 100 additional square feet of restaurant space over what CV11-039 allowed. The site is subject to the *Italian Village Guideline for Rehabilitation & New Construction* (1990).



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

OFFICE USE ONLY

Application Number: CV12-023  
Date Received: 5/18/12  
Application Accepted By: OH Fee: \_\_\_\_\_  
Comments: 12315-00000-00277 Case Planner: Dana Hitt 645-2395 dahitte@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 834 North High Street Zip 43215  
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: 010-032241 (0.773 +/- acre), 010-002013 (0.63 +/- acre)

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-4, Commercial

Recognized Civic Association or Area Commission: Italian Village Commission

Proposed use or reason for Council Variance request: See Statement of Hardship

Acreage: 1.403 +/- acres

**APPLICANT:** Name E.W. High Street, LLC c/o Jeffrey E. Meacham

Address 1220 Dublin Road City/State Columbus, OH Zip 43215-1008

Phone # (614) 488-4000 Fax # (614) 488-0471 Email: jmeacham@elforddevelopment.com

**PROPERTY OWNER(S):** Name Apex Realty Enterprises LLC ("Apex") by E.W. High Street, LLC, Agent for Apex, c/o Jeffrey E. Meacham

Address 1220 Dublin Road City/State Columbus, OH Zip 43215-1008

Phone # (614) 488-4000 Fax # (614) 488-0471 Email: jmeacham@elforddevelopment.com

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name N/A

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE E.W. High Street, LLC by Jeffrey E. Meacham

PROPERTY OWNER SIGNATURE Apex Realty, LLC by E.W. High Street, LLC by Jeffrey E. Meacham

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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



# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010032241, 010002013

Zoning Number: 834

Street Name: N HIGH ST

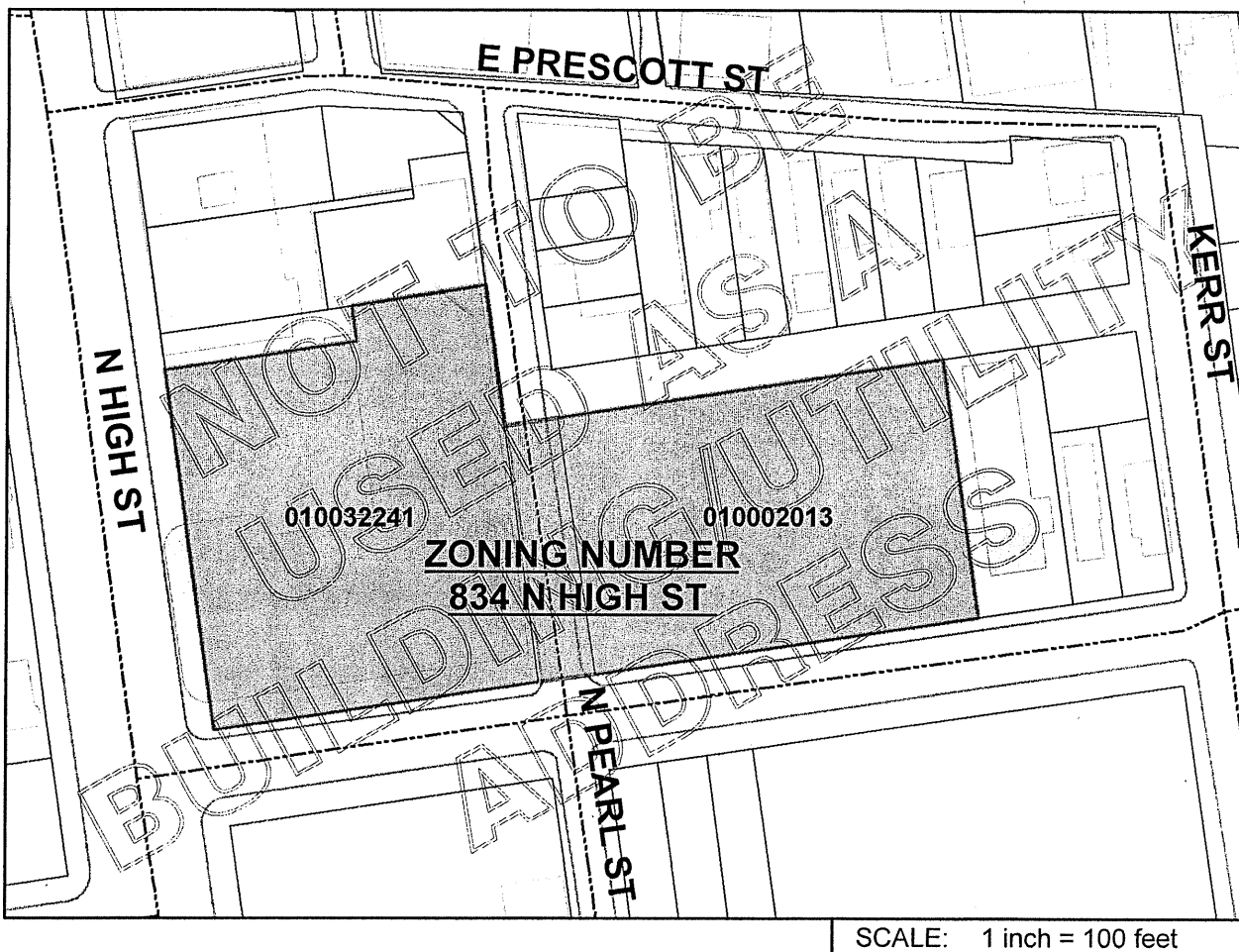
Lot Number: 61-63,66-69

Subdivision: W A GILL

Requested By: DAVE PERRY CO., INC (DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 10/5/2011



SCALE: 1 inch = 100 feet

GIS FILE NUMBER:



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO



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

### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-023

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey E. Meacham

of (1) MAILING ADDRESS E.W. High Street, LLC, 1220 Dublin Road, Columbus, OH 43215-1008

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 834 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) 5/18/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Apex Realty Enterprises LLC by E.W. High Street LLC c/o Jeffrey E. Meacham  
1220 Dublin Road  
Columbus, OH 43215-1008

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

E.W. High Street, LLC c/o Jeffrey E. Meacham  
(614) 488-4000

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

(5) Italian Village Commission c/o Randy Black  
Historic Preservation Office, City of Columbus  
109 North Front Street, Columbus, OH 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

(8)

17th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

Marianne E. Collins  
January 15, 2016

My Commission Expires



**MARIANNE E. COLLINS**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JANUARY 15, 2016

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

**Exhibit A**  
**Public Notice**  
**834 North High Street**  
**CV11-039**  
**April 17, 2012**

**APPLICANT:**

E.W. High Street, LLC  
c/o Michael B. Fitzpatrick  
1220 Dublin Road  
Columbus, OH 43215-1008

**PROPERTY OWNERS:**

Apex Realty Enterprises LLC  
E.W. High Street, LLC, Agent  
c/o Michael B. Fitzpatrick  
1220 Dublin Road  
Columbus, OH 43215-1008

**ATTORNEY FOR APPLICANT**

N/A

**COMMUNITY**  
**GROUP/COALITION:**

Italian Village Commission  
c/o Randy Black  
Historic Preservation Office  
109 North Front Street  
Columbus, OH 43201

**SURROUNDING PROPERTY**  
**OWNERS (125 Feet)**

Kuie Lung Liu LLC  
800 North High Street  
Columbus, OH 43215

City of Columbus  
Real Estate Management  
90 West Broad Street  
Columbus, OH 43215

Rajesh Venkitachalam  
Shylaja Kadamby  
51 East Prescott Street  
Columbus, OH 43215

Glenn E. Damron, Tr.  
Patty J. Damron, Tr  
1145 Kames Way Drive  
New Albany, OH 43054

White Cross Properties LTD  
11 Buttles Avenue  
Columbus, OH 43215

Capitol Support Services Inc.  
3100 North High Street  
Columbus, OH 43202

Greystone Court Associates  
Greystone Court Partner  
815 North High Street, Suite R  
Columbus, OH 43215

Thomas N. McCormick  
45 East Prescott Street  
Columbus, OH 43215

Andrew P Grant-Thomas  
Melissa Giraud  
53 East Prescott Street  
Columbus, OH 43215

David L. and Pamela M Pigg  
1065 Shady Lane Road  
Columbus, OH 43227

RMRW LTD  
772 North High Street, Suite 200  
Columbus, OH 43215

ISAG Limited  
858 North High Street  
Columbus, OH 43215

Ronald E. Fauver  
60 East Hubbard Avenue  
Columbus, OH 43215

C D and C Newby Ltd  
844 Kerr Street  
Columbus, OH 43215

Keith Damron  
50 West Moler Street  
Columbus, OH 43207

Matthew E Trimble  
Lisa M Ahlberg  
843 Kerr Street  
Columbus, OH 43215

Kenneth J and Michelle L Gagen, Trs  
41 East Prescott Street  
Columbus, OH 43215

Eric N. Teyler  
47 East Prescott Street  
Columbus, OH 43215

Robert J Mick  
Jonathan K Ezell  
57 East Prescott Street  
Columbus, OH 43215

William and Marie Cross  
847 Kerr Street  
Columbus, OH 43215

Brady Konya  
853 North Pearl Street  
Columbus, OH 43215

**ALSO NOTIFY:**

David B. Perry  
David Perry Company, Inc.  
145 East Rich Street, 3<sup>rd</sup> Flr.  
Columbus, Ohio 43215

Jeffrey E. Meacham  
Elford Development, Ltd.  
1220 Dublin Road  
Columbus, OH 43215-1008

Don Plas  
Elford Development, Ltd.  
1220 Dublin Road  
Columbus, OH 43215-1008

Mark Wagenbrenner  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Rob Harris  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Jay Shaw  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Apex Realty Enterprises LLC  
c/o Myron N. Terlecky, Attorney  
Strip, Hoppers, Leithart, McGrath &  
Terlecky  
575 South Third Street  
Columbus, OH 43215

**SHEET 2 of 2**

April 17, 2012  
CV12-\_\_\_\_\_  
834 North High Street

**Exhibit B**  
**834 North High Street**  
**CV12-023**

**Statement of Hardship**

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The development site consists of two (2) parcels. One (1) parcel is located at the northeast corner of North High Street and East Hubbard Avenue (PID: 010-032241) and the second parcel (010-002013) is located to the east of the first parcel, on the east side of North Pearl Street (30') and the north side of East Hubbard Avenue. Both parcels are zoned C-4, Commercial and are undeveloped.

By Ordinance 0186-2012, passed February 27, 2012 (CV11-039), variances were granted to permit a five (5) story building at High and Hubbard with ground level commercial (retail and/or restaurant) space (17,750 +/- sq. ft.) and four (4) stories of apartments totaling 68 dwelling units. On the Hubbard Avenue parcel, applicant proposes a five (5) story parking garage with 322 parking spaces. The Hubbard Avenue side of the parking garage will have four (4) townhouse-style dwelling units to provide residential use and appearance along the Hubbard Avenue frontage. Applicant proposes to connect both buildings with an elevated walkway (skywalk). a substantially larger mixed use commercial/residential/parking garage development on this property in the C-4, Commercial District. Building height was set at sixty (60) feet.

By this application, applicant proposes two minor changes to the development permitted by Ordinance 0186-2012/CV11-039, as follows:

- 1) A building height of sixty-five (65) feet rather than sixty (60) feet for the building at the northeast corner of North High Street and East Hubbard Avenue (Parcel 1 in the legal description). Applicant has determined a height of sixty-five (65) feet will be required due to grade issues with the site and floor to floor height requirements for mechanical systems. The building at the northeast corner of East Hubbard Avenue and North Pearl Street will remain at the permitted height (CV11-039/Ord.0186-2012) of 60 feet.
- 2) A 100 square foot increase in permitted restaurant square footage from 17,750 to 17,850 square feet. The additional 100 sq. ft. of restaurant area increases the total parking variance by one (1) space.

This application is submitted to request the same variances as permitted by Ordinance 0186-2012, other than as noted above. All other variances remain the same.

Applicant requests the following variances:

- 1) 3356.03, C-4, Permitted Uses, which Section does not permit ground floor residential use, while applicant proposes four (4) dwelling units, including ground floor residential use, on the south side of the parking structure, along the East Hubbard Avenue frontage.
- 2) 3356.11, C-4 District Setback Lines, which Section requires a building setback of one-half the designated width of the fronting Columbus Thoroughfare Plan street (North High Street) unless

buildings on both adjacent parcels are located at less than 25 feet setback and a twenty-five (25) foot setback on East Hubbard Avenue, while neither the North High Street nor East Hubbard Avenue frontages meet the requirements for reduced setback and applicant proposes a zero (0) building setback on both streets.

- 3) 3309.14, Height District, which Section limits the height of buildings in the H-35 District to 35 feet, as defined, while applicant proposes a sixty-five (65) foot building height, as defined (3303.08, Letter H), for the building at the northeast corner of North High Street and East Hubbard Avenue and the building at the northeast corner of East Hubbard Avenue and North Pearl Street remains at sixty (60) feet, as presently permitted.
- 4) 3312.03(D), Administrative Requirements, which Section requires parking spaces to be on the same lot as the use they are intended to serve, while applicant proposes development of a parking structure that is off-site, separated by North Pearl Street (30'), of the 68 dwelling units on the west side of North Pearl Street (30') for which reserved parking will be provided in the parking structure on the east side of North Pearl Street (30').
- 5) 3312.49(C), Minimum Numbers of Parking Spaces Required, which Section requires 108 parking spaces for 72 dwelling units at 1.5 spaces/unit and 238 parking spaces for up to 17,850 square feet of restaurant use at 1 space/75 gross square feet, while applicant proposes to provide 72 parking spaces for 72 dwelling units at the rate of 1 space/dwelling unit, with all 72 spaces being reserved in the parking structure and to reduce required parking to zero (0) for up to 17,850 square feet of restaurant area.
- 6) 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space for aggregate commercial use area between 10,000 and 75,000 square feet, while applicant proposes zero (0) loading spaces.
- 7) 3321.01, Dumpster Area, which Section requires loading and maneuvering area for a dumpster to be located on-site, while applicant proposes to provide on-site refuse storage for private hauler access/maneuvering from Pearl Street (30') .
- 8) 3321.05(B),(1), Vision Clearance, which Section requires a ten (10) foot clear vision triangle at the northwest and northeast corners of East Hubbard Avenue and North Pearl Street (30'), while applicant proposes a zero (0) foot building setback on both East Hubbard Avenue and North Pearl Street (30').

A hardship exists in that there is no district to which the property could be rezoned to permit commercial uses and ground level residential use.



830 NORTH HIGH STREET  
COLUMBUS OH 43215

## PROGRESS DRAWINGS

Date: \_\_\_\_\_

<input type="checkbox"/> Pre study	_____
<input type="checkbox"/> Bio Set	_____
<input type="checkbox"/> Phys Set	_____
<input type="checkbox"/> Capstone	_____

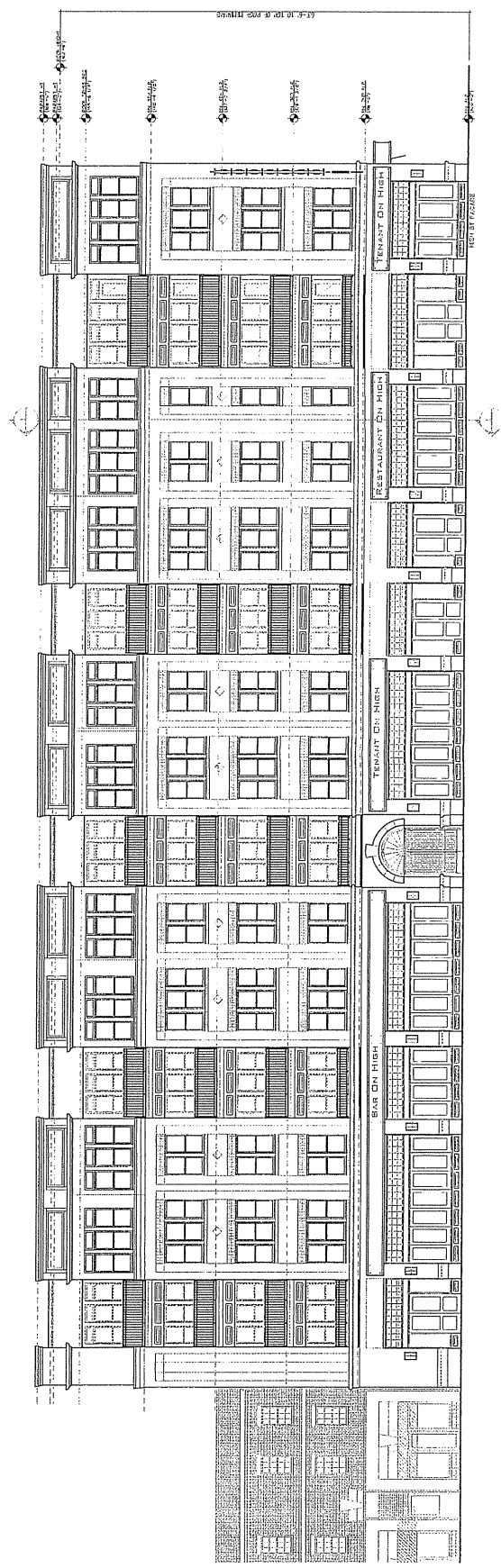
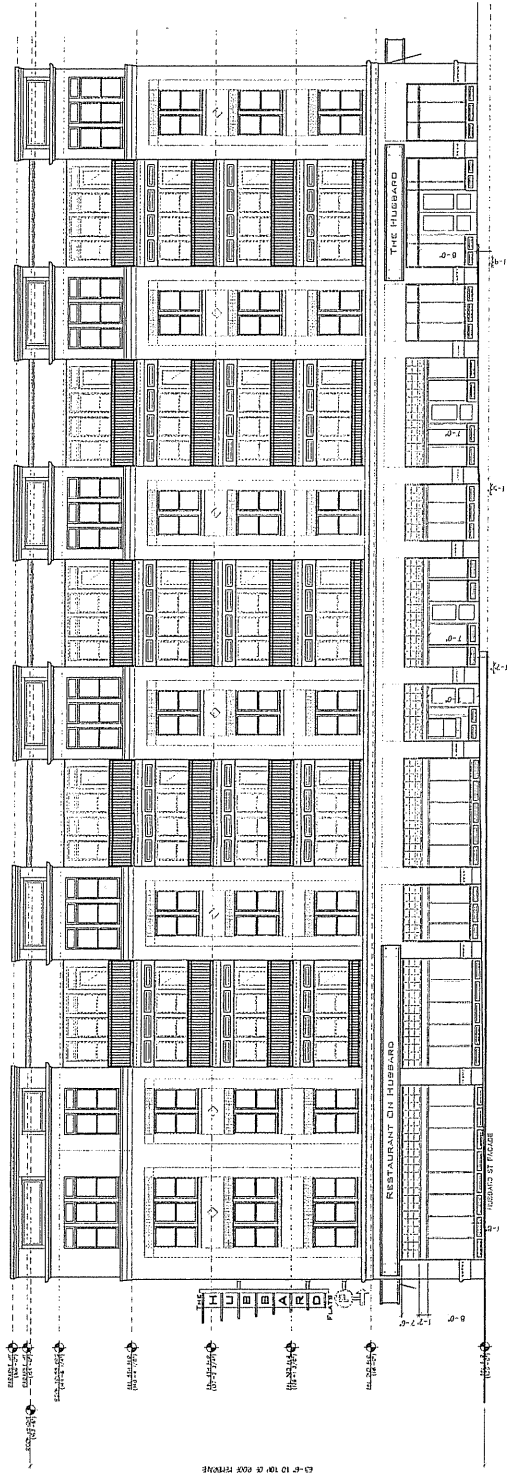
\_\_\_\_\_  
\_\_\_\_\_

Project Number: A12\_036

Sheet Title: ELEVATIONS

Sheet Number: 4.01

ARCHITECTURAL ALLIANCE  
156 NORTH FIFTH STREET | SUITE 1000 | MINNEAPOLIS, MN 55401  
P: 612.442.1111 | WWW.AA-MN.COM









CRIG  
C4  
22711923

Z73-025  
CRD  
1/18/1995

Z73-025  
R4  
6/19/1973

ORIG  
R4  
2/27/1928

1328  
AR3  
10/20/1965

PISCOTT BLVD

PRICE AVE

CRIG  
C4  
22711923

W1ST AVE

CRIG  
C4  
22711923

Z73-025  
R4  
6/19/1973

Z73-025  
AR1  
6/19/1973

Z73-025  
R4  
6/19/1973

834 North High  
Street  
1.4± acres

E PRESCOTT ST

Z73-025  
C4  
4/26/1971

Z73-025  
C4  
4/26/1971

Z73-025  
C4  
8/31/1968

Z73-025  
R4  
6/19/1973

N HIGH ST

N PEARL ST

E HUBBARD AVE

Z73-025  
R4  
6/19/1973

W HUBBARD AVE

1276  
C4  
6/21/1969

1276  
C4  
6/21/1969

ZB1-053  
R4  
8/19/1981

Z73-025  
R4  
6/19/1973

KERR ST

Z73-025  
R4  
6/19/1973

Z73-025  
C4  
6/26/1971

ORIG  
C4  
22711923

1276  
C4  
6/21/1969

1276  
C4  
6/21/1969

Z73-025  
R4  
6/19/1973

WARREN ST

CV12-023

Z73-025  
C4  
6/19/1973

251  
C4  
2/27/1928

Z73-025  
R4  
6/19/1973

Z73-025  
R4  
6/19/1973





834 North High  
Street  
1.4± acres

CV12-023