



# 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: 12310-0-00252  
Date Received: 5/14/12  
Commission/Group: Italian Village  
Existing Zoning: C-4 Application Accepted by: D. Rain Fee: \$1,900.00  
Comments: 7/24/12

## 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.

3312.49B - to reduce res. parking from 47 to 0.  
3312.49B - to reduce bky bicycle parking from 4 to 0

## LOCATION

1. Certified Address Number and Street Name 780 N. High St.  
City Columbus State OH Zip 43215  
Parcel Number (only one required) 010-020239-80

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Chris Corso  
Address 511 N. Park St. Suite 300 City/State Columbus, OH Zip 43215  
Phone # 614-946-9487 Fax # 614-297-0850 Email Chris@thecgsgroup.com

## PROPERTY OWNER(S):

Name Silver Century Holdings  
Address 1236 W. Lane Ave. City/State Columbus OH Zip 43221  
Phone # 614-735-3830 Fax # \_\_\_\_\_ Email RSORRELL88@gmail.com  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name Brian Swanson  
Address 511 N. Park St. Suite 300 City/State Columbus OH Zip 43215  
Phone # 614-588-7193 Fax # 614-297-0850 Email: brian@thecgsgroup.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT 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

Jeff Parent 787-5888



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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

12310-00252  
780 N. High St.

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher J. Corso  
of (1) MAILING ADDRESS 52 Victorian Gateway Columbus, OH 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  
AND MAILING ADDRESS

(4) Silver century Holdings  
1246 W. Lane Ave  
Columbus, OH 43221

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

Christopher J. Corso  
614.946.9487

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

(5) Hallan Village Commission  
Connie L. Torbeck  
109 N. Front St. 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 sheets

☐ (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 \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires: 10/13/15

Notary Seal Here



Brian Swanson

Notary Public, State of Ohio

My Commission Expires 10-13-2015

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APPLICANT

Chris Corso  
511 Park St. Suite 300  
Columbus, OH 43215

PROPERTY OWNER

Silver Century Holdings  
1286 W. Lane Ave  
Columbus, OH 43221

ATTORNEY/AGENT

Brian Swanson  
511 Park St. Suite 300  
Columbus, OH 43215

AREA COMMISSION OR  
NEIGHBORHOOD GROUP

Connie L. Torbeck  
109 N. Front St.  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Liu Kuie Lung LLC  
800 N. High St.  
Columbus, OH 43215

White Cross Properites  
11 Buttles Ave  
Columbus, OH 43215

RMRW LTD  
772 N. High St. Suite 200  
Columbus, OH 43215

Casa Di Citta LLC  
32-56 E. Warren St  
Columbus, OH 43215

The Woods Companies  
21 W. Hubbard Ave Suite D  
Columbus, OH 43215

City of Columbus Ohio  
49 E. Hubbard Ave  
Columbus, OH 43215

Peter Avradopoulos  
760 N. Wall St  
Columbus, OH 43215

**12310-00252**  
**780 N. High St.**



**DEPARTMENT OF BUILDING AND ZONING SERVICES**

**General Zoning Inquiries: 614-645-8637**

**Owner:** SILVER CENTURY HOLDINGS PTY L

**Parcel Number:** 010020239

COLUMBUS OH 43221

**Historic District:** Italian Village

**Zoning:** 1276, Commercial, C4

effective 6/2/1965, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Historic Site:** No

**Commercial Overlay:** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A

Flood Zone: OUT

**Area Commission:** Italian Village Commission

**Airport Overlay Environs:** N/A

## Planning Overlay: I-670 Graphics Control

**Council Variance:** N/A

**Zoning:** N/A

**Graphic Commission:** N/A

**Board of Zoning Adjustment (BZA):** N/A



**Parking Variance supporting facts:**

1. 780 N. High Street occupies the entire building with no available parking.
2. The location is surrounded by the growing vibrant neighbor hoods of Italian Village and Victorian Village.
3. Every restaurant and bar in the area has a wait list on typical weekend nights.
4. Very strong pedestrian traffic from walking, bicycles, taxis and public transportation.
5. Commercial growth is very strong. Multiple apartment units are in construction as well as two new hotels.
6. **Two new parking garages will be within walking distance**
7. Valet parking can be provided but may not be needed based on the goal of being a neighborhood restaurant and bar. (leases provided)
8. Chris Corso owns the property at 1077 N. High Street. This building has a parking lot with 50 spaces available after 5pm. These spaces can be used for valet, staff parking, or general parking. His company that owns this property is Concept Equity Development, and he is the managing member.

**Applicant:**

Chris Corso, Ohio State graduate and resident of Victorian Village for 20 years. Currently lives with his wife and four children at 52 Victorian Gateway. He is a longtime supporter of Friends of Goodale Park, the Short North Business Association, and all things supporting Downtown Columbus. He currently owns and operates five bar/restaurants in the Short North and Downtown, with the latest being Park Street Cantina.

**Current location use/ concept:**

780 North High Street has been a long time retail location. Most recently the Voodoo Denim Lounge, and previously Norka Futon. They both relied heavily on the neighborhood foot traffic. We would like to expand the use into a restaurant/bar.

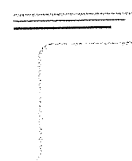
**Name:** The venue will be called The Short North Pint House and Bier Garden.

**Décor/theme:** Neighborhood restaurant/bar. The décor will be somewhat industrial, utilizing the ambiance of the brick walls and concrete floors with the theme focusing on the current craft beer craze and popularity of German beer gardens in cities such as New York, Philadelphia, and Cleveland. It will mostly contain high top tables and long 'beer garden' tables. We would focus on supporting the many new local breweries and distilleries, featuring their products nightly. We would also feature art work or photography celebrating the history of the Short North and its successful revitalization.

**Food:** Chef run kitchen and menu featuring daily specials following the high quality food level of venues such as Union, Press Grill, and Hubbard Grill. Not planning on lunches except Saturday and Sunday.

**Music:** Mix of CD101, current and old hits. No bands or DJs are planned. No dancing.

**Demographic:** Median age group 25 to 55. However, still very family or child friendly in the early hours. We are aiming for a young professional, neighborhood customer base, fitting into the current crowds that frequent Haiku, Union, Hubbard, Press Grill.

 **12310-00252**  
**780 N. High St.**

Chris Corso has been involved with residential and commercial development in the Short North area for over ten years. Chris has experience with all of the historical and area commissions and is very aware of the preservation of the neighborhoods. Chris's company's Concept Equity and CGS Development own or developed the following buildings in the Short North area.

**Residential Redevelopment:**

135- 147 W 6<sup>th</sup>. This was a run-down apartment building converted to Condos. All were sold except one which we rent.

446 -442 W. 2<sup>nd</sup> This seven unit building was considered an eye sore and drug building in the heart of Harrison West. We transformed the building into great looking condos. All have been sold.

**Residential Ownership:**

52 Victorian Gateway

53 Lincoln St.

55 Lincoln St.

57 W. Lincoln St.

59 W. Lincoln St.

**Commercial Ownership:**


491 N. Park St.

511-523 N. Park St.

525-527 N. Park St.

533 N. Park St.

1077-1081 North High. This building has over 50 parking spaces that can be used after 5pm.



**12310-00252**  
**780 N. High St.**

**Franklin Co. Rec. Office**

4 . 5 . 1 88

N. PEARL ST. 30'

**73.50' Plat**

## 73.66' Survey

blacktop  
a  
concrete

**copy**

149

15.2

## 9.0

6.5

Q6' (over)

NOT TO BE USED TO ERECT FENCES

HULL ST. 22'

**170.00' Play**

# 170.70' Survey

122.2

LOT 44

1 story  
block

784 • 782

LOT 43

1 1/2 story  
brick  
780

## 170.70' Survey

170.00' Plat

2 sty. brk.

g r a v e !

0.7

Q3

### 33.0

b l a c k t o p

### 33.0

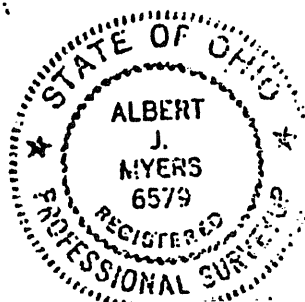
33.0

0.7

### 5.5

**SUBJECT PROPERTY**

Nett  
5,406 SF



**12310-00252**

**780 N. High St.**

### 73.66' Survey

**73.50' Plat**

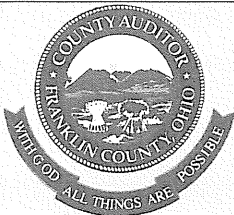
N. HIGH ST. 76'

hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building less than dimension shown. Iron pins not set unless indicated as —0—. For Mortgage Loan & Title Insurance purposes only.

MYERS SURVEYING CO.

BY

**Registered Surveyor**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/11/12



Disclaimer

Scale = 81'



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 notified that 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.

**12310-00252**  
**780 N. High St.**





# 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: 010020239

Zoning Number: 780

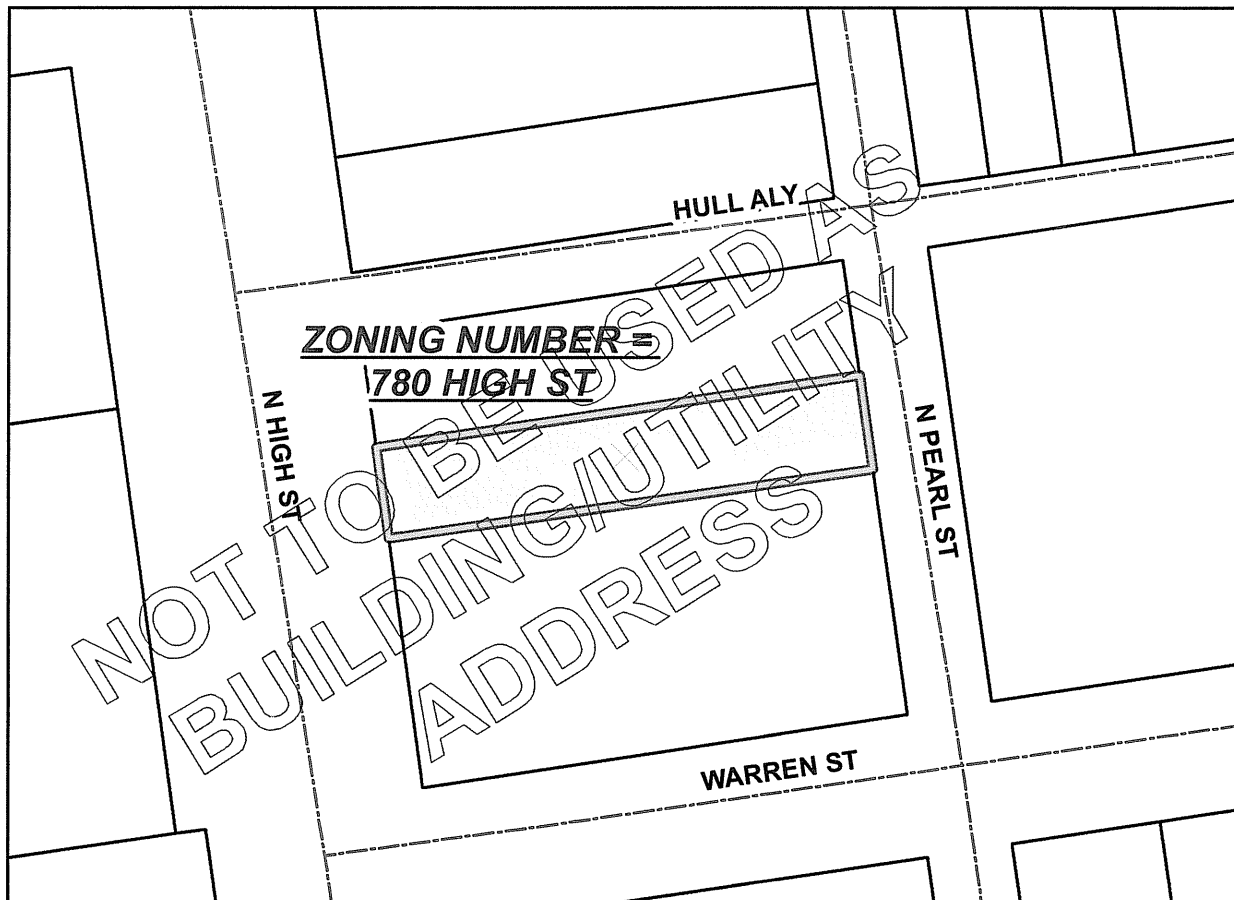
Street Name: N HIGH ST

Lot Number: 43

Subdivision: WA GILL

Requested By: THE CGS GROUP ( MOLLY STEVENSON )

Issued By: James P. Reagan Date: 5/11/2012



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

SCALE: 1 inch = 67 feet



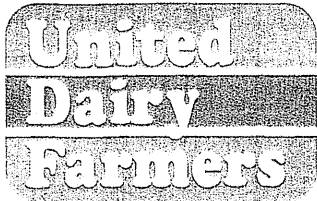
100 East Broad Street, Suite 1301  
Columbus, Ohio  
43215  
(614)499-2899

To Whom it May Concern:

The CGS Group has contracted Premier Valet Parking to handle the valet parking for their newest location at 780 North High Street, in the Short North. Premier will staff valet attendants at their location at the request of the CGS Group. Premier has secured a private parking lot that will be used for a reservoir to park the customer cars in. The lot currently holds 47 cars. The lot is located at 874 North High St. This should satisfy any parking needs that the new location would require.

Ryan Gale  
President

**12310-00252**  
**780 N. High St.**



June 6, 2011

J Z Valet, Ltd.  
100 East Broad Street  
Columbus, Ohio 43215  
Attn: Ryan Gale

RE: Premier Valley Parking  
874 North High

Dear Ryan:

Enclosed are two copies of the Lease agreement for the above-referenced location based on the terms listed below. Please have each copy **signed, witnessed and notarized** where necessary and return both copies for proper signature here. Upon completion by our principals, a fully executed copy will be returned for your files. Please be advised that the Lease Agreement will not be effective until it is fully executed by all parties.

TERM: One (1) Year  
BASE RENT: (rent to begin July 1, 2011 )  
90-days notice will be required to exercise each of the two 1-year options  
OPTION: Two 1-year  
OPTION RENT: Base rent increase of 3% at each renewal  
TAXES: Tenant pays pro-rata share.  
INSURANCE: Tenant shall carry \$1,000,000 liability coverage  
IMPROVEMENTS BY LESSOR: NONE  
OTHER COMMENTS: Total current rental rate

I can be reached at (513) 396-8747 should you have questions or need additional information.

Sincerely,

Ross A. Hobler  
Real Estate Representative

12310-00252  
780 N. High St.

## LEASE

The undersigned, as Lessor, hereby leases to J Z VALET, LTD., as Lessee, a vacant lot ("The Premises") owned by Lessor located at 874 North High Street, Columbus, Ohio, also known as Parcel Nos. 010-041502 and 010-005610 in the Franklin County Auditor's Records as shown in hatch checked area of Exhibit A (attached), for a term of one (1) year from June 1, 2011 to May 31, 2012, for Lessee's use as a parking lot for Premier Valley Parking. Lessor to retain right of access through parcel no. 010-041502 for delivery trucks, employees and customers to the United Dairy Farmers store immediately north of the leased premises.

Provided that Lessee is not in default under this Lease, the Lessee shall be entitled, at its option, to renew this Lease for two (2) additional terms of one (1) year each (the "Renewal Term(s)"). In the event that the Lessee desires to exercise its renewal option, it shall have the obligation to notify Lessor by certified mail of its intention to renew on or before ninety (90) days prior to the expiration of the then-current Term. All of the terms and conditions applicable to the Initial Term shall apply to each Renewal Term, excepting that the Base Rent for each Renewal Term shall increase by three (3%) from the Base Rent in place from the immediately preceding term.

At any time during the term of this Lease, Lessor may terminate this Lease by giving Lessee ninety-days (90) notice by certified mail of its intention to do so.

In the event Lessee continues to occupy the property after the last day of the final term of this Lease and Lessor elects to accept rent thereafter, Lessee will become a hold over tenant on a month to month basis. All terms and conditions of this Lease, so far as applicable, shall remain in effect during the hold over tenancy except monthly rent which shall be adjusted by Lessor in writing from time to time, and there will be no renewal of this Lease by operation of law.

Lessee shall pay to Lessor base rental in the amount of \$1,000.00 per year, payable in monthly installments of \$83.33 (one hundred and three and one third dollars), plus the then current monthly property taxes. For example, current monthly taxes are \$1.67 for a total monthly payment of \$85.00.

Lessee is taking the lot in "as is" condition and agrees to be responsible for any and all occupancy permits, real estate property taxes, security, litter, and maintenance. It is further understood that Lessee, at the end of their lease, shall leave the area in the same or as good as condition as now exists.

Lessee shall hold Lessor harmless for any and all claims, damages, or liabilities arising out of their use of The Premises. Lessee shall provide a certificate of insurance indicating a minimum of \$1,000,000 liability coverage, with United Dairy Farmers, Inc. named as additionally insured prior to Lessor signing this lease.

It is mutually agreed that the within Lease was negotiated between the parties without the effort of any real estate agent and that no commission is due to any real estate agent on account of the execution of this Lease. If Lessee has dealt with any other person or real estate broker in respect to leasing, subleasing or renting this lot, Lessee shall be solely responsible for the

**12310-00252**  
**780 N. High St.**



SILVER CENTURY HOLDINGS PTY LTD  
22 / 209 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
TELEPHONE +61 3 9826 4511  
FACSIMILE +61 3 9826 5655  
PO BOX 6162 SOUTH YARRA  
VICTORIA 3141 AUSTRALIA

ACTION IN WRITING WITHOUT A MEETING  
OF  
THE SOLE DIRECTOR AND SHAREHOLDER  
OF  
SILVER CENTURY HOLDINGS PTY LIMITED

The undersigned, being the sole director and shareholder of Silver Century Holdings PTY Limited (the "Company"), does hereby authorize and take the following action in writing without a meeting this 10<sup>th</sup> day of May, 2012.

RESOLVED, that Brian Swanson is hereby appointed the authorized agent of the Company for the limited purpose of applying for the necessary zoning changes, application, building permits and any other required documentation for such purposes for the Company property located at 780 N. High Street, Columbus, Ohio for the site to be used as a restaurant/bar.

RESOLVED FURTHER, that this authorization shall automatically expire December 1, 2012.

A handwritten signature in dark ink, appearing to read "Rodney Davis", written over a horizontal line.

Rodney Davis

**12310-00252**  
**780 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 #

**12310-00252**

**780 N. High St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher J. Corso  
of (COMPLETE ADDRESS) 52 Victorian Gateway 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

Christopher J. Corso

52 Victorian Gateway  
Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 10/13/15

Notary Seal Here



Brian Swanson  
Notary Public, State of Ohio  
My Commission Expires 10-13-2015

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