



# 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: #12310-00000-00691

Date Received: 12 Nov. 2012

Commission/Group: Vic Village

Existing Zoning: \_\_\_\_\_

Application Accepted by: AF

Fee: \$1900

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.

CCC 3312.49(c) to reduce the required number of parking spaces for an existing non-conforming residential and commercial building from 64 to 0 (28 residential units x 1.5 = 42 spaces) (5,350 sq. ft. commercial x 250 = 22 spaces)

## LOCATION

1. Certified Address Number and Street Name 601 North High Street

City Columbus

State Ohio

Zip 43215

Parcel Number (only one required) 010-282825

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Plaza Properties

Address 3016 Maryland Avenue

City/State Columbus, OH

Zip 43209

Phone # 237-3726

Fax # 237-3219

Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Yukon Plaza Ltd.

Address 3016 Maryland Avenue

City/State Columbus, OH

Zip 43209

Phone # 237-3726

Fax # 237-3219

Email \_\_\_\_\_

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Jackson B. Reynolds, III - c/o Smith & Hale LLC

Address 37 West Broad Street, Suite 725

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE Plaza Properties By: [Signature]

PROPERTY OWNER SIGNATURE Yukon Plaza Ltd. By: [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



12310-00000-00691  
601 NORTH HIGH STREET

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Fri Nov 30 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 601 N HIGH ST COLUMBUS, OH

**Mailing Address:** PO BOX 182661

COLUMBUS, OH 43218

**Owner:** BAER ELLEN J BAER SCOTT

**Parcel Number:** 010282853

### ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

**Board of Zoning Adjustment (BZA):** 06310-00000-00053

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** Victorian Village Commission

**Planning Overlay:** I-670 Graphics Control

**Historic District:** Victorian Village

**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





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## AFFIDAVIT

**12310-00000-00691**  
**601 NORTH HIGH STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III  
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, 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 601 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Yukon Plaza Ltd.  
3016 Maryland Avenue  
Columbus, OH 43209

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

Plaza Properties  
237-3726

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

(5) Victorian Village Commission  
109 North 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 attached sheet

☐ (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 7<sup>th</sup> day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C. Timmons  
9/4/15



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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## STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

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**601 NORTH HIGH STREET**

### 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 special circumstances that apply in this case is that the subject building was erected in the 1980's and had no associated parking spaces at that time or now so that the use is a legal non-conforming facility. The owner/applicant wants to legitimize fact that no parking spaces are available on the site to solve leading issues. The special circumstance is not a result of the action of the owner/applicant as the building was constructed in the 1880's. This type of development is common in the short North area where buildings were constructed with no associated parking over time and others in the area have similar situations so the request is to legitimize the existing situation. The granting of the request variance will not be injurious to surrounding property owners nor is it contrary to the intent and purpose of the zoning code as the condition exists today.

Signature of Applicant

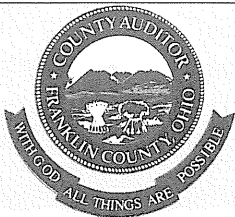
Date

11/8/12

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 11/7/12



Disclaimer

Scale = 100

Grid North

This map is prepared for the real property inventory within this survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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map.

apartment



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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 leave blank space provided.

APPLICATION # **12310-00000-00691**  
**601 NORTH HIGH STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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
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Yukon Plaza Ltd.,	3016 Maryland Avenue, Columbus, OH 43209
-------------------	--

Plaza Properties,	3016 Maryland Avenue, Columbus, OH 43209
-------------------	--

SIGNATURE OF AFFIANT

*Jackson B. Reynolds, III*  
+ 7<sup>th</sup> day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*  
9/4/15

My Commission Expires:



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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