



OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: 10310-00149 Commission/Group: Brewery  
 Date Received: 5/5/10 Planning Area: \_\_\_\_\_  
 Date of Hearing: 7/27/10 Acreage: \_\_\_\_\_  
 Zoning Fee: \$1,900.00 Address Fee: \_\_\_\_\_  
 Existing Zoning: M Accepted by: D. Reiss

### BOARD OF ZONING ADJUSTMENT APPLICATION

#### 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.

Describe: Applicant requests a variance from C.C.C. §3342.28, to reduce the required number of parking spaces triggered by a new tenant within an existing commercial building.

#### LOCATION

1. Certified Address Number and Street Name 503 S. Front Street  
 City Columbus State OH Zip 43215

Parcel Number (only one required.) 0 1 0 - 0 5 8 1 6 0

#### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name \_\_\_\_\_  
 3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 5. Email Address \_\_\_\_\_

#### PROPERTY OWNER(S)

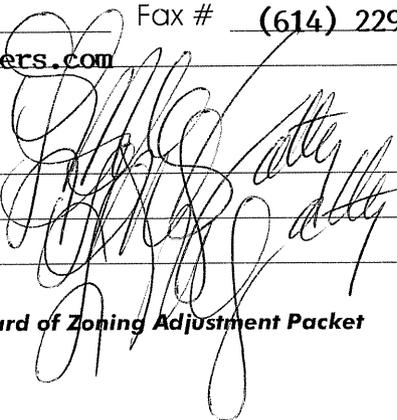
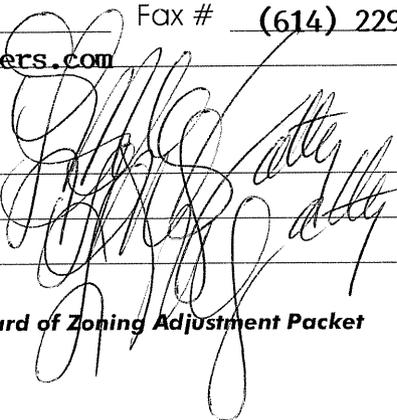
6. Name 503 South Front Street, LP  
 7. Address 107 S. High St., Suite 300 City Columbus Zip 43215  
 8. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 9. Email Address \_\_\_\_\_

Check here if listing additional property owners on a separate page

#### ATTORNEY / AGENT (CIRCLE ONE)

10. Name CRABBE, BROWN & JAMES, LLP - Lauara MacGregor Comek, Esq.  
 11. Address 500 S. Front, Ste 1200 City Columbus Zip 43215  
 12. Phone# (614) 229-4557 Fax # (614) 229-4559  
 13. Email Address LComek@cbjlawyers.com

#### SIGNATURES

14. Applicant Signature \_\_\_\_\_ by:   
 15. Property Owner Signature \_\_\_\_\_ by:   
 16. Attorney/Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

Application # \_\_\_\_\_

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



# AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rita Martin, Paralegal

of (1) MAILING ADDRESS 500 S. Front St., Suite 1200, Columbus, Ohio 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 503 S. Front Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) 503 South Front Street, LP  
107 S. High Street, Suite 300  
Columbus, Ohio 43215

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

503 South Front Street, LP, c/o Laura Comek, Esq.  
(614) 229-4557

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

(5) Brewery District Commission  
City of Columbus - Historic Preservation Office  
109 N. Front St., Columbus, Ohio 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 list.

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

SIGNATURE OF AFFIANT

(8) Rita Martin

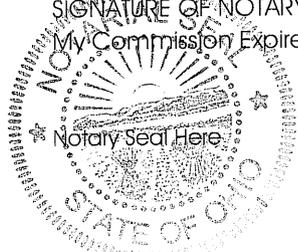
Subscribed to me in my presence and before me this 19th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Carol A Stewart

My Commission Expires:

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

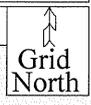
MAP ID: S

DATE: 3/19/10



Disclaimer

Scale = 108'



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.

Germania Singing & Sports Society  
543 S. Front Street  
Columbus, Ohio 43215

Greater Ohio Leasing Corp.  
c/o Charles A. Natoli  
3880 Surrey Hill PL.  
Columbus, Ohio 43220

Elford Land Co  
111 W. Liberty Street  
Columbus, Ohio 43215

Reid Wasserstrom  
477 S. Front Street  
Columbus, Ohio 43215

William & Carolyn Ireland  
85 Liberty Street  
Columbus, Ohio 43215

Stella M. Elliott  
83 Liberty Street  
Columbus, Ohio 43215

Liberty Place LLC  
Post Office Box 27058  
Houston, TX 77227

L&M Agency LLC  
Post Office Box 20611  
Columbus, Ohio 43220

500 S. Front Street LLP  
c/o Edwards Companies  
496 S. High Street, Ste. 150  
Columbus, Ohio 43215

Brewery District Owners Assoc.  
551 S. Front Street  
Columbus, Ohio 43215

Brewery District Entertainment LLC  
21 E. State Street, 23<sup>rd</sup> Floor  
Columbus, Ohio 43215

**ATTORNEY for Owner**

**AREA COMMISSION**

**Owner/Applicant**

Laura MacGregor Comek  
Crabbe, Brown & James, LLP  
500 S. Front Street, 12<sup>th</sup> Floor  
Columbus, Ohio 43215

Brewery District Commission  
Historic Preservation Office  
City of Columbus  
109 N. Front Street  
Columbus, Ohio 43215

503 South Front Street LP  
c/o Arshot Investment  
107 S. High Street, Third Floor  
Columbus, Ohio 43215

**STATEMENT OF HARDSHIP  
For BZA Variance Application  
The Worly Building  
503 S. Front Street (43215)**

**Introduction:**

This Statement is submitted in support of the Applicant's request for a variance from C.C.C. §3342.28 (Minimum Parking Spaces Required), to allow a new tenant to occupy space in the Worly Building at 503 South Front Street in the Brewery District. A certificate of appropriateness for this request has been filed and will be concurrently considered by the Brewery District Commission.

**Site Information:**

The subject property ("Site") is a two-story brick building constructed in 1910. It currently houses a mix of office and commercial uses, including a radio station. The site is zoned M, Manufacturing, which includes all commercial districts as permitted uses. There are 56 parking spaces currently; including a small contingent of eight (8) enclosed parking spaces. **Upon redevelopment, there will be a minimum of 46 on site spaces retained.**

**Site History/Past Variances:**

The Site formerly housed a popular nightclub with an adjacent outdoor patio, among other various uses over the years. As such, several parking-related variances have been issued as tenants changed.

The varying parking calculations for the offices and other types of commercial uses, as well as the changing amount of square footage occupied by each tenant within the building, results in a continual change of parking requirements for the Site.

The past variances, listed below, have reduced parking to ZERO (0), requiring only 46 on site spaces and 150 nearby spaces available for use:

**BZA Board Order - April 24, 2001**

ODS No.: 01310-00008

Reduce required parking 223 to 0

Reduce minimum loading spaces 2 to 0

Reduce parking space size from 9' x 18' to 8' x 18'

**BZA Board Order - May 26, 1998**

Reduced required parking from 36 to 0

(to accommodate restaurant and office expansions within the existing building)

**Shadowbox Redevelopment Plan:**

The proposed new tenant for a portion of the building is Shadowbox, a musical theatre arts company. Their use includes comedic and musical entertainment. There will also be a small café/bistro space intended primarily to serve the event patrons and existing office building tenants, as well as those within a 1-2 block area during daytime business hours.

The planned redevelopment is a reallocation of space within the existing Worly Building. The interior space is already allocated among the existing uses (office, CD101, former bars) with assembly uses considered in most of those existing parking variances.

The Shadowbox redevelopment will reduce the interior 8 parking spaces and replace with a kitchen area. Shadowbox will occupy a portion of space formerly utilized by CD101 (also assembly use) as well. Finally, the Applicant will reserve a small space for future office use. The 'net effect' is an increase in square footage of **approximately 10,189** broken down as follows:

- +4,000 sq. ft. of assembly calculated at 1:30 sq. ft. = 134 parking spaces
- and
- + 4,961 sq. ft. of retail/commercial/restaurant at 1:75 sq. ft. = 67
- and
- +1,228 sq. ft. of future office calculated at 1:250 sq. ft. = 5 parking spaces.

Total requested variance is from **206** spaces to Zero (0). As such, Applicant requests a variance from C.C.C. §3342.28 (Minimum Parking Spaces Required), to reduce the parking from **206** to zero (**0**) spaces.

**Total square footage numbers for Shadowbox and the accessory café/bistro space are currently being determined based on interior theatre design. To the extent that the final square footage may result in lower parking requirements, the Applicant has estimated maximum use and capacity/parking required. In addition to Shadowbox, the Applicant is pursuing other tenants/redevelopment possibilities. The likely end users are commercial/retail which would trigger additional required parking and therefore variance.**

**The possibility of such future development is included herein and calculated based on the highest capacity/use, with out regard to breakdown of areas internal to those uses. In other words, we have over estimated to make sure the parking requirements are met, including future tenants.**

**Area Parking Information:**

Applicant requests the Board consider the proposed use, which notably does not conflict with the peak parking times (day time) for the many offices and other commercial uses within the South Front Street area. There are at least 1,000 parking spaces available within a 2-block radius of the Site. While those public spaces cannot be counted toward

required onsite parking, they are certainly a factor in considering the nature of this request. There are many on street parking locations as well.

- There are 46 parking spaces on site
- There are 600 parking spaces across the street at 500 S Front Street
- There are several hundred (200-300) located at the Ice House, immediately adjacent to the site
- There are 50+ on street parking spaces
- The new Grange garage is not yet open for public use, but will become available as the need arises. Grange has approximately 1,000 spaces.
- There is public parking behind the new offices along High Street (within 1-2 blocks)

**Additional Site Information:**

The Site is located within the South Front Street Urban Commercial Overlay, which provides for an automatic 25% parking reduction. The UCO offers the potential for an additional 25% parking reduction; however, the proposed use is exempt from that additional consideration since it is a cabaret. Bars, cabarets, nightclubs, restaurants, and numerous other uses are excluded from that additional 25% reduction.

The Shadowbox Cabaret will immediately contribute to the Brewery District neighborhood. Attached is an article about the 'no impact' of the Brewery District currently. Shadowbox will help bring a renewed sense of vibrancy to the local Brewery District economy by bringing in an estimated 2500 patrons each week. In addition it will bring a new choice of entertainment for residents and workers alike in the Brewery District and Downtown areas.

Due to the existing structure of the Worly Building and the plan for mostly interior renovations, these variances will not affect the delivery of governmental services. This variance is not large, considering the existing variance from 223 to 0.

This area is well known for its mix of uses and zoning districts. The permitted cabaret use will compliment the essential character of this community as an eclectic mix of uses, characterized in large part by the existing restaurants (operational or closed at this time), Germania Social Club, CD101, indoor and outdoor entertainment facilities, offices (varying classes and size), homes/condominiums, apartments and other commercial businesses. This area is undergoing a strong renewal with both private and public investment dollars.

The variance will not have an adverse effect on neighbors. To the extent much of this area is vacant or sporadically occupied, this redevelopment will bring car and foot traffic to the area. The area was previously occupied by at least 5 other bars/restaurants

including Ludlows, Gibby's, Hagens, High five, not to mention the former Bars in this same space.

While this variance is being created by the Applicant and Shadowbox, there is no other means to address parking on site or alleviate the necessity for a variance. Redevelopment of the site and renewed vitality to the area far outweighs the need for on site parking (which is essentially accommodated within 2 city blocks).

Based on the information provided herein, Applicant respectfully requests approval of this parking variance to allow this exciting entertainment venue to become a part of the Brewery District's ongoing renewal.

Respectfully submitted,



CRABBE, BROWN & JAMES, LLP  
Laura MacGregor Comek, Esq.  
500 S. Front Street, Suite 1200  
Columbus, Ohio 43215  
Phone: (614) 228-5511; Fax: (614) 229-4559  
[LComek@cbjlawyers.com](mailto:LComek@cbjlawyers.com)  
Counsel for Owner/Applicant



The suitcase stuffed with supplies was ready for the 6,581-mile trek from Port Columbus to the war-ravaged village of Piol in Sudan. On the journey of many stops, the baggage racked up fees of \$250 for excess weight—a reminder of the impracticalities of executing good intentions in a faraway land.

In an age of abundance and prosperity, distribution remains an impediment to addressing the poverty of places such as Piol. This is the burden for Bol Aweng and Steve Walker, who took

the overstuffed suitcase. They were on a three-week mission this winter to determine the viability of building a functioning health clinic in Piol. It will not be easy. Black cotton soil dries out hard as rock after the rainy season from April through October. When the rain stops, big cracks in the ground open. There are no paved roads to Piol. Simply getting medicine and supplies there will be a logistical logjam.

For Aweng, the mission is personal. His mother and dozens of family members live in Piol and his desire to change the harsh inequities between his life and theirs is a driving impulse. In 1987, Aweng fled for his life, along with thousands of other young children, during Sudan's bloody civil war. Only 6 years old, he walked more than 1,000 miles in search of safety, eventually creating a new life and earning a bachelor's degree from Ohio State University ["Lost, but now found"—August 2009].

Befriended by Walker, Aweng, along with his cousin, Jok Dau—a constant companion

during their years of displacement as refugees—talked for years about doing something for Piol. In late 2009, the arduous work of doing the seemingly impossible began in earnest. Walker's church, Scioto Ridge United Methodist Church, adopted the Piol Clinic as a mission project. Donations began pouring in: \$17,000 in just a few months, a start

toward the \$300,000 goal.

In Piol, Walker and Aweng listened to a procession of needs from 30 villagers. Aweng's mother, Awan, pleaded,

"When babies are born, everyone is concerned they might die in the first two years." Her concerns are not misplaced: In southern Sudan, acute malnutrition is the fate of 32 percent of the children under 5. And one in 10 children dies at birth. Women in Piol deliver babies inside shelters made of sorghum stalks covered with a piece of plastic. There are no physicians. Midwives with little formal training assist.

The trip brought to light a revelation: a little building, recently constructed by a nonprofit organization in Sudan, was sitting empty. And so the vision is changing. Maybe there's no need to build a new building. Perhaps it's better to put a dent in the dismal infant survival rates by training midwives and providing prenatal vitamins.

"We have a lot to figure out," Walker says.

But he remains undeterred. "If we don't do it, it won't get done," he says. "And it can get done."

▼ Mya Frazier

UPDATE

## Lost boys back in Sudan



Jim Tresselt: Making news off the field.

Jim Tresselt learned recently it doesn't take much to become a gay-rights pioneer in the notoriously homophobic world of big-time athletics. The Ohio State football coach conducted an e-mail interview with *Outlook* magazine, the Columbus gay publication, for its March issue, which focused on sports in Central Ohio. In typical fashion, Tresselt's comments were hardly controversial. He didn't endorse gay marriage—nor was he asked about the topic. But he did suggest he and the university would support a player who chose to come out of the closet during his time at OSU. "Whatever a young man feels called to express, I hope we will help him do it in a supportive environment," Tresselt wrote. *Outlook* claims Tresselt's comments represent the first time a major college football coach has done an interview with a gay publication, and bloggers in the sporting press and the gay community celebrated Tresselt's decision. "For me, it's somewhere between groundbreaking and earth-shattering," says Michael Daniels, co-publisher of *Outlook*.

Not every classical music outfit around Columbus is having a bad spring. While the Columbus Symphony endures another round of salary concessions, the Central Ohio Symphony, the semiprofessional ensemble based in Delaware, will perform a May 1 concert of *Chasing Light*, a work by Pulitzer-Prize-winning composer Joseph Schwantner. The symphony was one of 55 orchestras nationwide selected to debut the composition as part of the Ford Made in America program. Schwantner also will participate in a four-day residency in Central Ohio as part of the project.

Here's a joke making the rounds about the financial troubles of the Columbus Blue Jackets and the oldest son of the Titan with the deepest pockets in town, Les Wexner. The best thing that could happen to the Jackets is for Harry Wexner to take an interest in hockey.

The Brewery District, one of the most popular entertainment hot spots in the city in the 1990s, has fallen so far it didn't even warrant a mention earlier this year when several Columbus organizations launched the High Five marketing push celebrating a five-mile stretch of High Street from German Village to the University District. High Five planners originally hoped to include the neighborhood just south of downtown in promotional materials, says Greater Columbus Convention Center spokeswoman Jennifer Davis. "We sought and still welcome their involvement," she says, "but there wasn't any response for there to be representation at the table." Brad Kitchen, president of the Brewery District Association, said he was

unaware of the High Five campaign until *Insider* phoned him in mid-March. Kitchen, the owner of Alterra Real Estate Advisors in the Brewery District, says his volunteer-run group hasn't been active over the past two years, but he intends to contact High Five officials about joining the campaign.



Evan Turner and Samantha Prahalis: Making news off the court.

There's a buzz around Ohio State basketball, and it's not just the championship seasons for the men's and women's teams. Big Ten Player of the Year Evan Turner and star sophomore Samantha Prahalis are an item off the court. The relationship of the two point guards, who each wear No. 21, has captured the attention of ESPN and the *New York Times*. In an article in the OSU student newspaper, the *Lantern*, the 5-foot-7 Prahalis says she and the 6-foot-7 Turner try to see each other play as much as possible. Sure enough, *Insider* hears Turner was at the women's Big Ten title game in early March in Indianapolis. ▼

FILE/TIM JOHNSON

City Journal

10310-00149  
503 S. Front St.

Columbus Monthly • APRIL 2010 11



Signature of Applicant

*[Handwritten Signature]*

Date

*4-27-2010*

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this: THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

**10310-00149**  
**503 S. Front St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

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

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.  
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 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

503 South Front Street, LP                      107 S. High St., Suite 300  
Columbus, Ohio 43215

Shadoart Productions, Inc.                      164 Easton Town Center  
Columbus, Ohio 43219

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 19<sup>th</sup> day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*

My Commission Expires:

11-02-10

Notary Seal Here

