



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

11310-0-00394

OFFICE USE ONLY

Application Number: 11310-0-00394
Date Received: 7/20/11
Commission/Group: University
Existing Zoning: _____ Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 9/27/11

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.

Applicant requests a variance from C.C.C. Section 3312.49 to reduce the minimum number of parking spaces required for a retail and restaurant development.

Reduce required additional parking from 20 to 0.

LOCATION

1. Certified Address Number and Street Name 1704 N. High Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-023522-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Same as Owner
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Stringshop Bldg. LLC
Address 115 West Main Street City/State Columbus, OH Zip 43215
Phone # 614.621.8888 Fax # 614.621.8814 Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

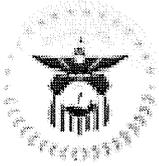
Attorney Agent

Name Michael T. Shannon c/o Crabbe, Brown & James, LLP
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone # 614.229.4506 Fax # 614.229.4559 Email: mshannon@cbjlawyers.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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jul 20 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1708 N HIGH ST COLUMBUS OH 43201
Mailing Address: 115 W MAIN ST LOWR
COLUMBUS OH 43215

Owner: STRINGSHOP BUILDING LLC
Parcel Number: 010023522

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): 07310-00000-00041
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



**STATEMENT OF HARDSHIP
1704 H. HIGH STREET**

This Statement of Hardship is submitted in support of Applicant's BZA Application for a parking variance necessary in order to re-develop a commercial restaurant and retail center at 1704 N. High Street

Applicant herein requests the following variance:

Variance from C.C.C. 3312.49 (Minimum Number of Parking Spaces Required) to reduce the required number of parking spaces from 34 spaces to 14 parking spaces.

The site is zoned C-4 and lies within the University Area Commission's boundaries. The site is subject to the Urban Commercial Overlay, University Planning Overlay and the University Impact District.

The subject property consists of .366 acres and is located on the East side of North High Street. Immediately North of the site is the Newport Music Hall and South is a mixed use retail and apartment building. The site is bounded by Pearl Alley to the West.

The original building on this site was 7,956 sq. ft. with 17 non-compliant parking spaces. In November of 2010, the applicant received a Certificate of Approval to renovate the building from the University Area Review Board.

The Board approval of the project included removal and replacement of the existing High Street façade and main structural roof. The exterior finishes approved are black fabric awnings, aluminum storefront entry systems (clear anodized) brick veneer closely matching the existing brick.

Other improvements included the removal of two unsightly block additions to the rear of the building resulting in a decrease in square footage from 7,956 square feet to 7,000 square feet.

As detailed on the submitted site plan, the Applicant proposes three (3) tenant spaces in the new building, 2 restaurants totaling 4819 sq. feet and a bank totaling 2,044 sq. ft. As such the required number of parking spaces is 34 pursuant to 3372.609(B) and 3312.03(C)(2)(c).

The nature of the University Area, and specifically the North High Street corridor, reflects a well established pedestrian-oriented character. This area has long been developed with pedestrian travel as the predominant means of access for area business, and overall parking in the area is limited due to very intense student housing throughout the neighborhood. As the area undergoes an ongoing revitalization, parking variances are necessary and appropriate to achieve and continue the pedestrian-friendly concept of the University Area.

As noted in the University/High Street Development and Design Guidelines (Parking Lots and Garages):

"In general, a project making a substantial architectural contribution and one that is consistent with both the Plan and the Guidelines should receive favorable consideration regarding a parking variance."

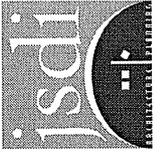
Consistent with that concept, Applicant requests the above-referenced variance to reduce the required parking spaces from 34 to 14. Applicant contends that the proposed rear parking lot affords a significantly higher parking ratio than most area businesses are able to provide, with the added convenience of direct, adjacent access to the businesses it shall serve.

For the reasons stated above, Applicant respectfully requests approval of the Parking Variance requested.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Michael T. Shannon".

Michael T. Shannon
Attorney for Applicant



JOHN S. DEWANEY, INC.
 2145 W. Main Street
 Columbus, Ohio 43210
 614.291.1234

CONTRACT NO. 191.64
 DATE OF THIS DOCUMENT: 08/14/2018
 DATE OF PREVIOUS EDITION: 08/14/2018



43210

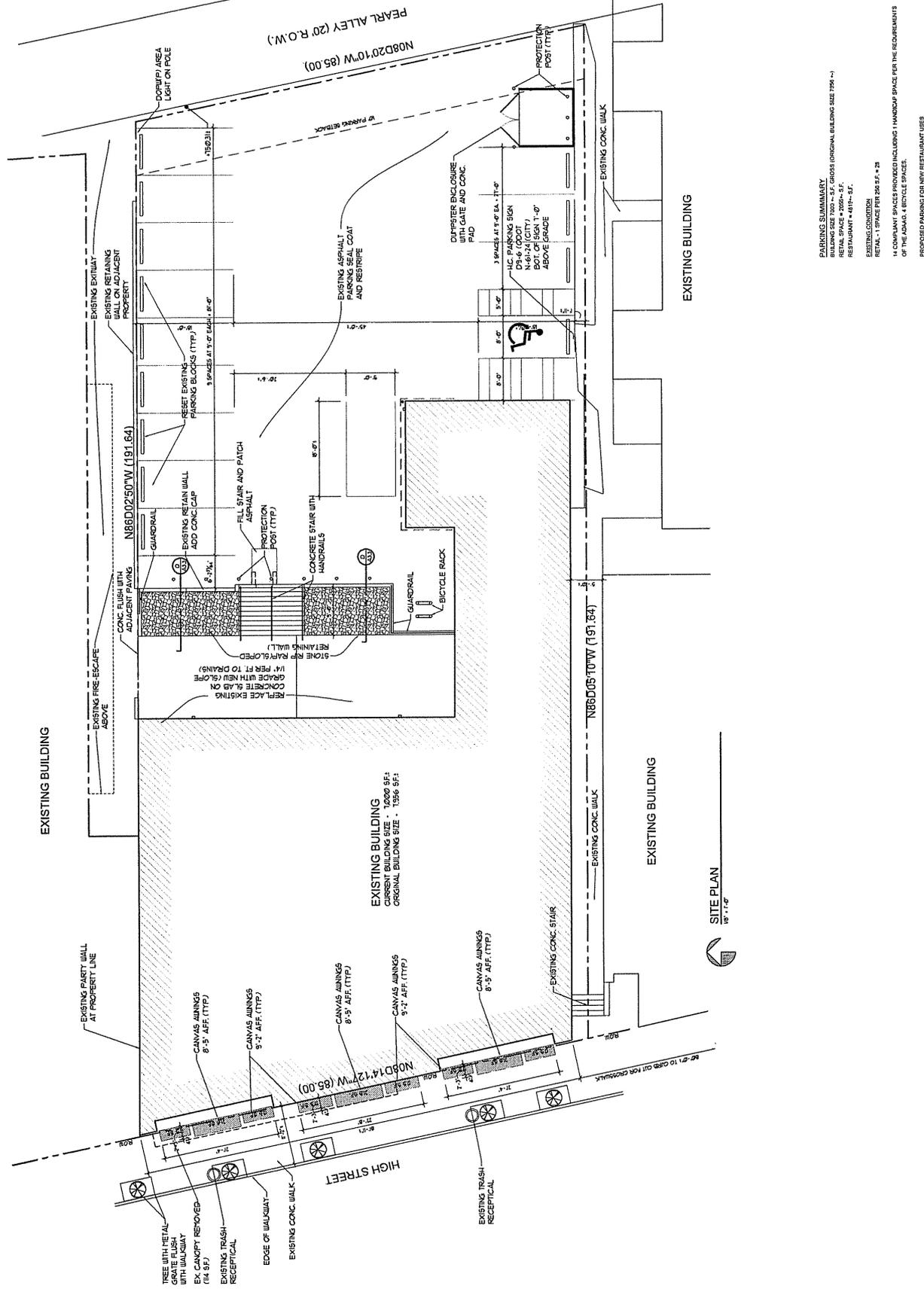
Proposed Renovation for:
 1708-1712 North High
 Columbus, Ohio

CLIENT
 Strongship Building, LLC
 115 W. Main Street
 Columbus, Ohio 43215

SHEET TITLE
 SITE PLAN
 PARKING
 VARIANCE

SHEET INFORMATION	
PROJECT NUMBER	191.64
DRAWN BY	J.S.D.
CHECKED BY	J.S.D.
SCALE	AS SHOWN
ISSUE FOR	TRUCK SPACE
DATE	08.14.2018
REVISIONS	
SHEET NUMBER	

A0.3



PARKING SUMMARY
 BUILDING SIZE 1200 = 37 GROSS (ORIGINAL BUILDING SIZE 1266 = 37)
 RESTAURANT = 48 SPACES
 RESTAURANT = 48 SPACES

EXISTING CONDITIONS
 RETAIL = 1 SPACE PER 200 S.F. = 25
 14 COMPLIANT SPACES PROVIDED INCLUDING 1 HANDICAP SPACE FOR THE REQUIREMENTS OF THE ADA, 4 BICYCLE SPACES.
 PROPOSED PARKING FOR NEW RESTAURANT USES
 RESTAURANT = 1 SPACE PER 75 S.F. (LESS THAN 4000 S.F.) = 48 SPACES REQUIRED AFTER APPLYING 25 PERCENT REDUCTION PER 312.09 (B).
 TOTAL SPACES REQUIRED = 34 (SPACES PROVIDED 41)

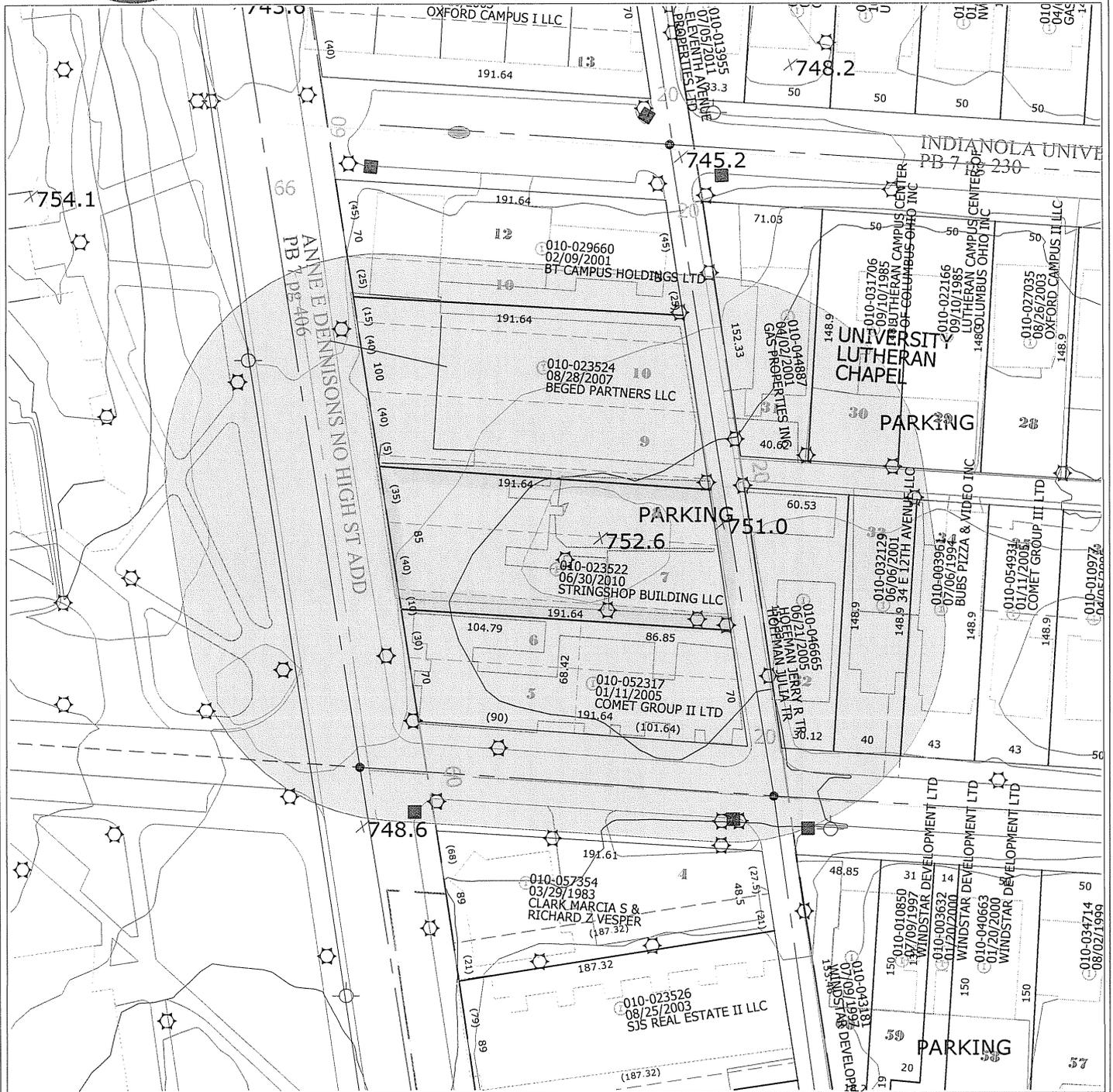
SITE PLAN
 1/8" = 1'-0"



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/13/11



Disclaimer

Scale = 87'



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.

Real Estate / GIS Department



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: 010023522

Zoning Number: 1706

Street Name: N HIGH ST

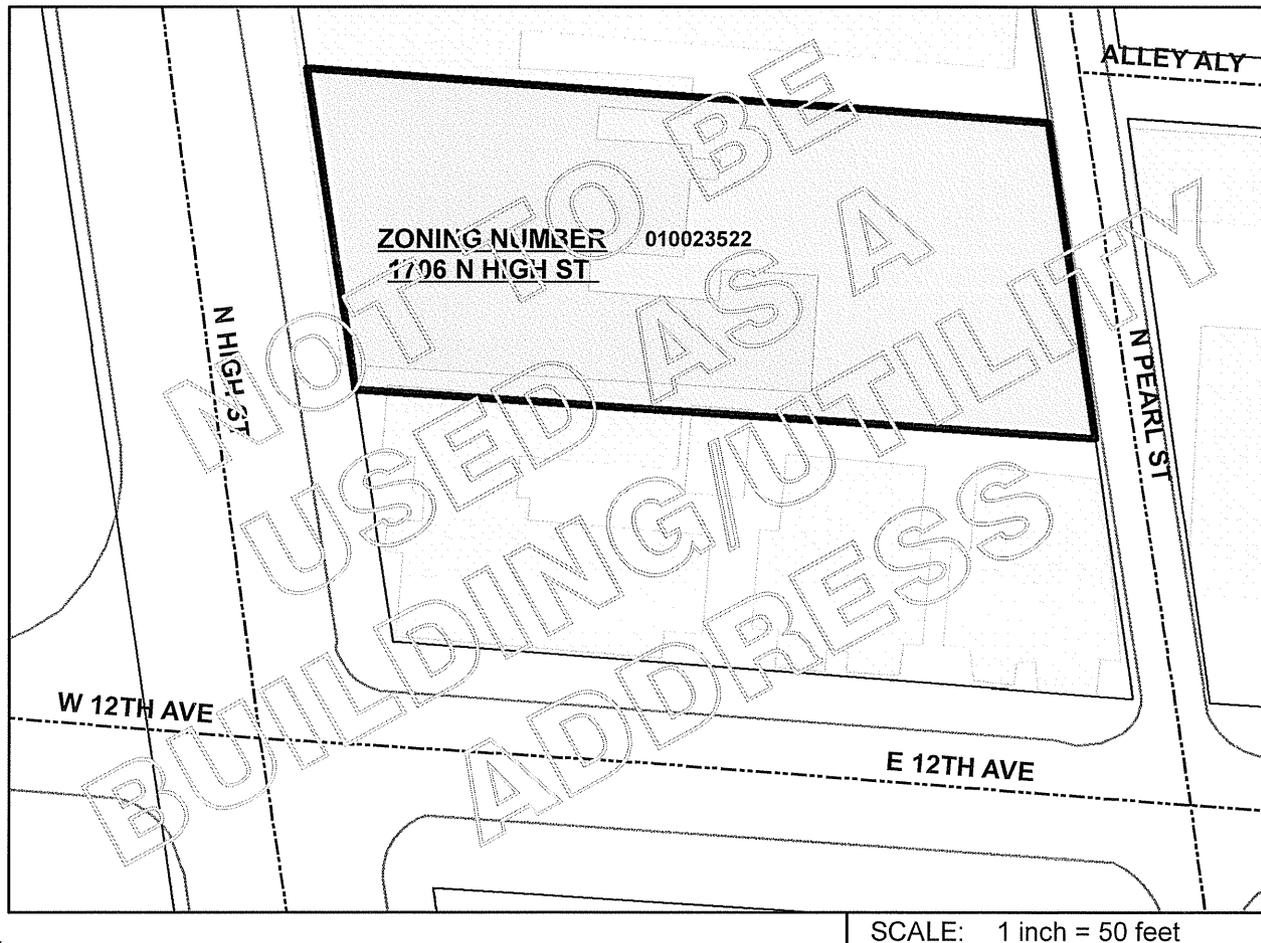
Lot Number: N/A

Subdivision: N/A

Requested By: CRABLE, BROWN & JAMES (MICHAEL T. SHANNON)

Issued By: *Adyana Amarian*

Date: 7/14/2011



SCALE: 1 inch = 50 feet

GIS FILE NUMBER:



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



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, Ste. 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

Stringshop Bldg, LLC

c/o Crabbe, Brown & James, LLP

500 S. Front St., Ste. 1200

Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 20th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires: _____

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



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