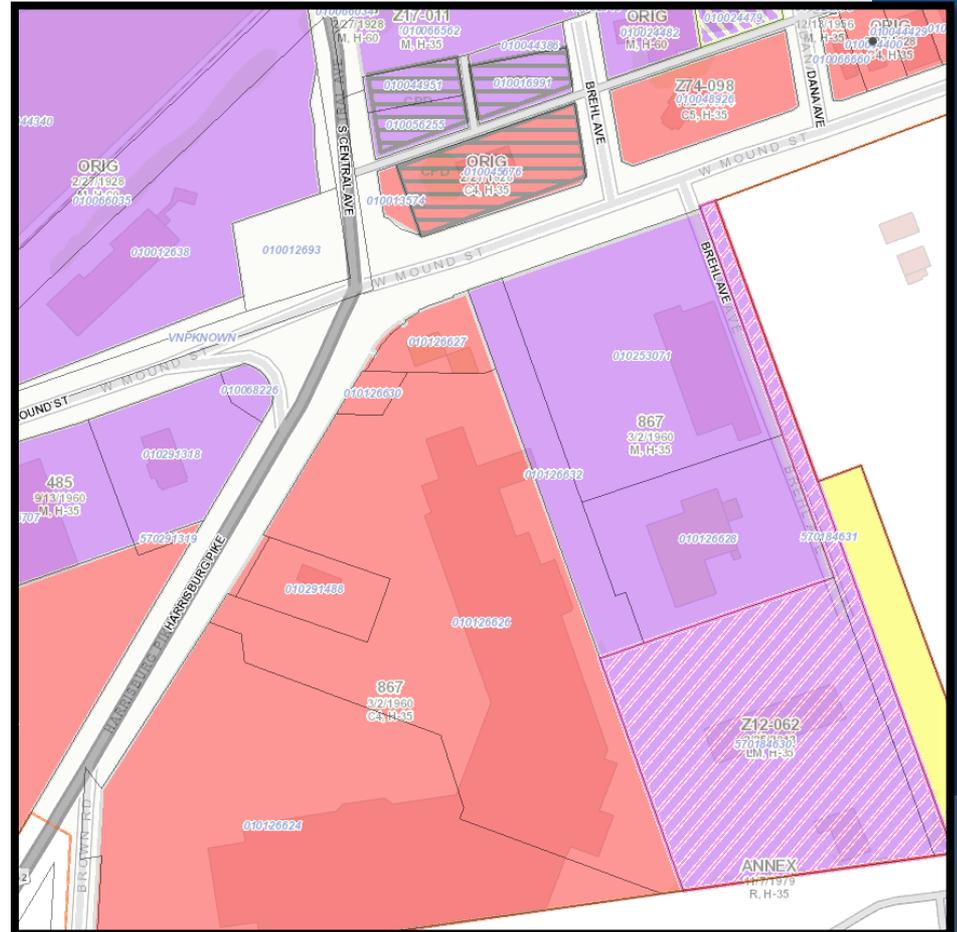


# Relief from Zoning Code Requirements – Council Activities

- **Rezoning**
  - Changes the zoning district that is assigned to property.
- **Council Variance**
  - Permits a use that is not permitted by the zoning district.
  - Permits a variation in the development standards if in conjunction with a rezoning or a use variance.
- **City Council is the final approval body for Rezoning and Council Variance applications.**



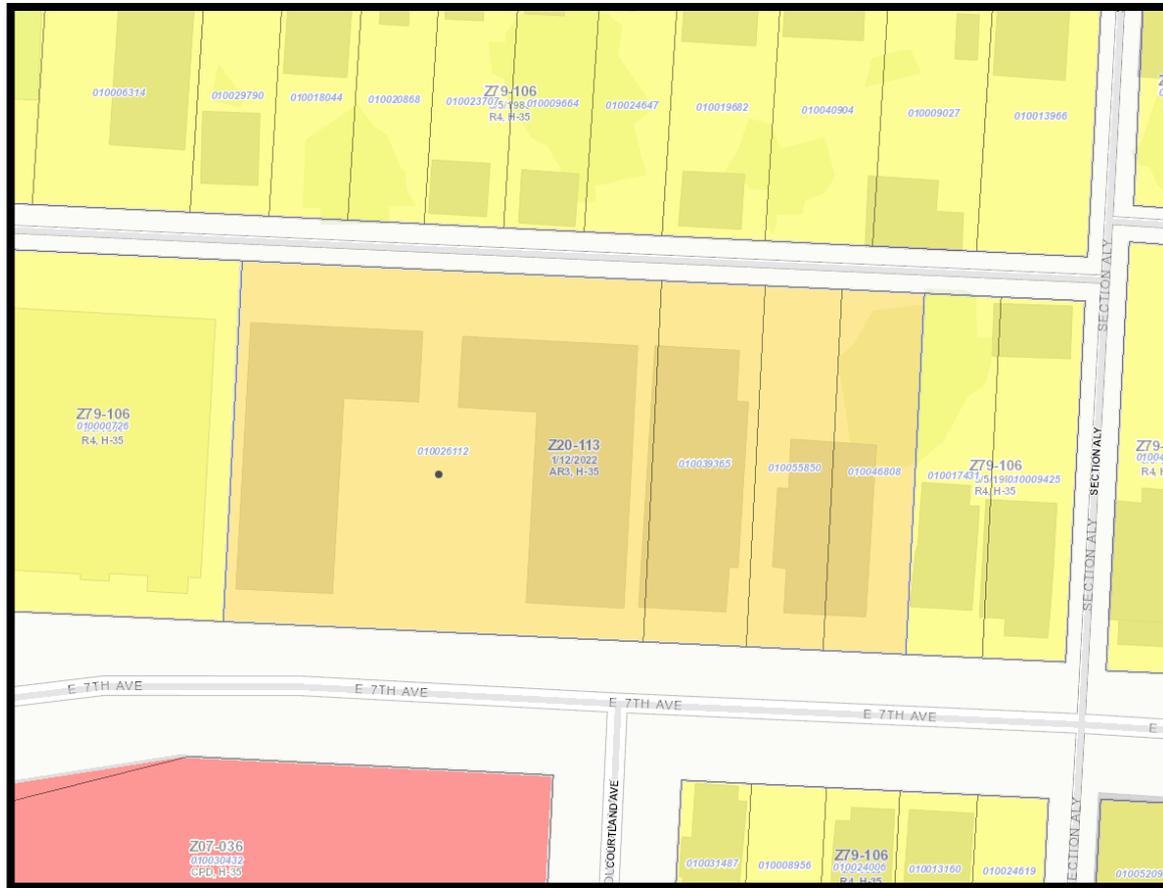
# Rezoning

**Changes the zoning district that is assigned to a property**

- Unrestricted Districts
  - i.e. C-4, AR-1, M
- Restricted Districts
  - i.e. CPD, L-C-4, L-AR-1, L-M, PUD
  - Requires either a limitation text or development text
  - Can include a commitment to a site plan (required for CPD and PUD)
- Recommendations needed:
  - Staff
  - Area Group
  - Development Commission
- Final Approval or Disapproval decided by City Council

# Rezoning Process

## Multi-unit Residential Development Rezoning Example (Z20-113) 50 E. 7<sup>th</sup> Avenue / R-4 to AR-3



# Rezoning Process

- **Application** submittal (digitally filed application):
  - Applicant consults with staff to ensure application is complete.
  - Application is accepted into the Accela tracking system where the Application # is generated.
  - Applicant makes payment through the Citizens Access Portal or in person/by drop-off /mail.
  - Identical application emailed to Area Commission, and posted to the Citizens Access Portal.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

**REZONING APPLICATION FORM**  
**Rezoning Application**

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

---

OFFICE USE ONLY

Application Number: Z20-113 Date Received: 12/29/20

Application Accepted by: KP Fee: \$1500 (W/ CV20-127)

Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665 ←

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**LOCATION AND ZONING REQUEST:**

Existing Address or Zoning Number: 50 East 7th Avenue Zip: 43201

Is this application being annexed into the City of Columbus?  YES  NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 010-026112, 010-039365, 010-055850, 010-046808

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

Current Zoning District(s): R-4 Requested Zoning District(s): AR-3

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for request: To allow development of multi-family residential development.

Proposed Height District: H-35 Acreage: 0.83 +/-  
(Columbus City Code Section 3309.14)

---

→ **APPLICANT:**

Applicant Name: Peerless Development, LLC Phone Number: 815-508-4353 Ext.: \_\_\_\_\_  
 c/o Michael Cordaro and Ryan Cohen

Address: 105 South York Street, Suite 450 City/State: Elmhurst, Illinois Zip: 60126

Email Address: ryan@peerlesscap.com

**PROPERTY OWNER(S):**  Check here if listing additional property owners on a separate page

Name: 50-60 E 7th LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 105 South York Street, Suite 450 City/State: Elmhurst, Illinois Zip: 60126

Email Address: ryan@peerlesscap.com

---

→ **ATTORNEY / AGENT:** (Check one if applicable)  Attorney  Agent

Name: Michael Shannon Phone Number: 614-335-9320 Ext.: \_\_\_\_\_

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: mike@uhlfirm.com

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**SIGNATURES:**

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE 

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

---

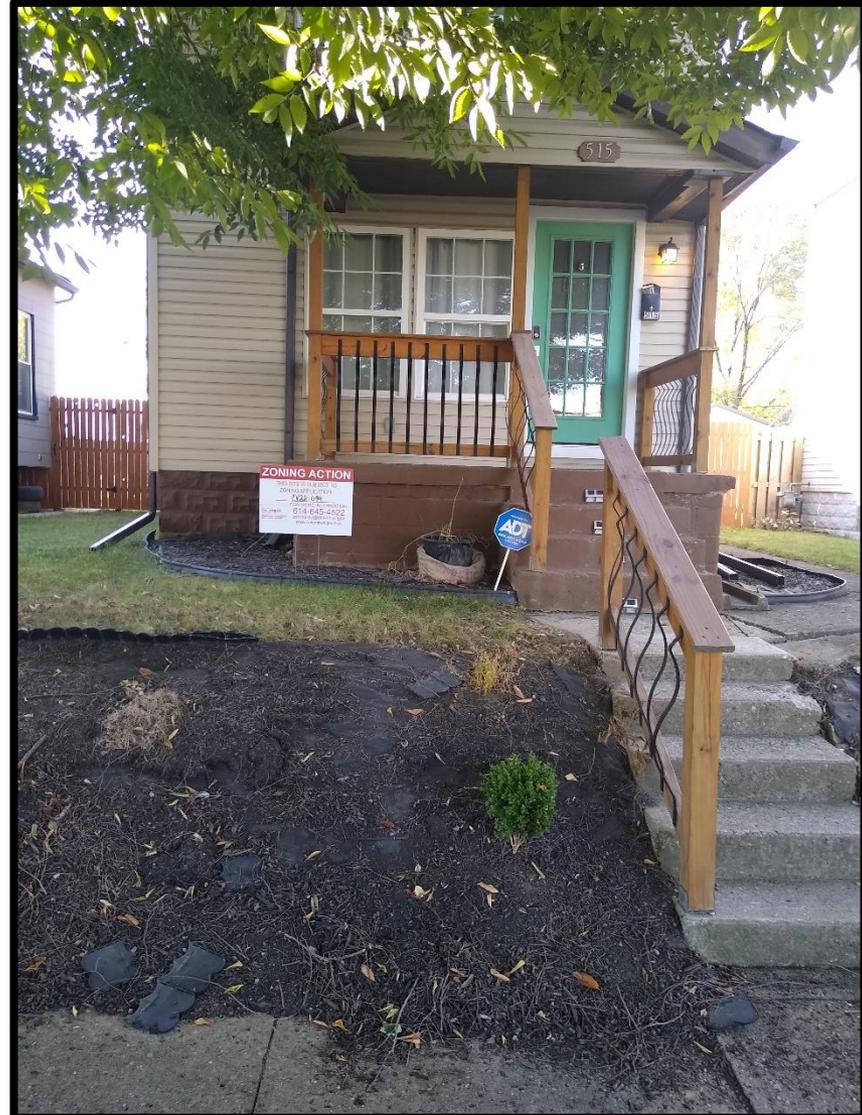
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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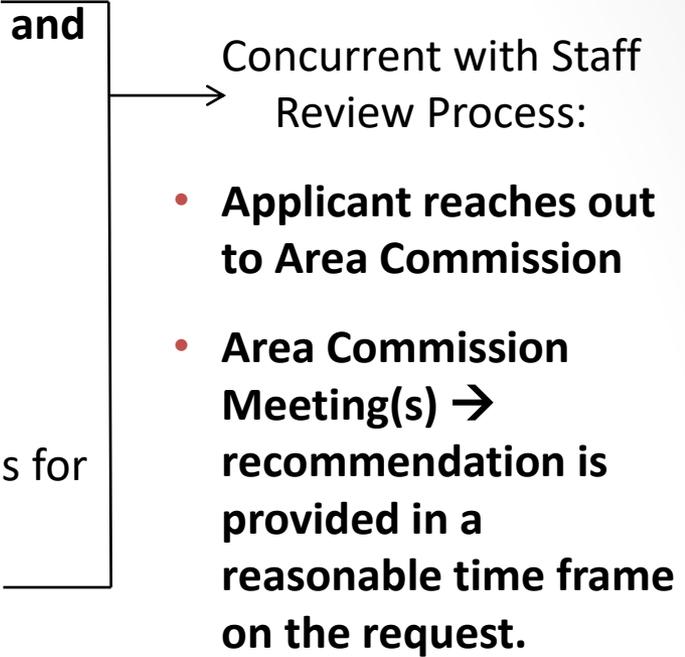
Page 1 of 10 pbb 5/20

# Rezoning Process

- **New zoning signage requirements starting September 2022:**
  - Per Code Sections 3307.12(A), 3310.07(A), as prescribed by the Director
  - All properties subject to a rezoning, Council variance and/or BZA application, will be required to post signage (example right).
  - \*Not required for applications filed before September 2022.



# Rezoning Process

- **Application** submittal (digitally filed application):
    - Applicant consults with staff to ensure application is complete.
  - **Identical application emailed to Area Commission, and posted to the Citizens Access Portal.**
  - **Staff site visit:**
    - Pictures of property and area for staff review.
  - **Staff review:**
    - Application is distributed to various City agencies for review and comment.
    - Staff review results letter is posted on Citizens Access Portal.
- Concurrent with Staff Review Process:
- **Applicant reaches out to Area Commission**
  - **Area Commission Meeting(s) → recommendation is provided in a reasonable time frame on the request.**
- 

# Staff Review Process

City agencies that review rezoning and variance applications are:

- Planning Division
- Division of Traffic Management
- Division of Power
- Sewers and Drains
- Recreation and Parks
- Refuse
- Fire
- Police
- Historic / Architectural Review
- Others

\*Note, our office *coordinates* the process. It is the input of the various City review agencies that is used to determine the City Department's recommendation.

# Rezoning Process – Staff Review

SCOTT MESSER  
DIRECTOR

## STAFF REVIEW RESULTS LETTER

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR  
DEPARTMENT OF BUILDING  
AND ZONING SERVICES

January 22, 2021

- 7a. **APPLICATION:** Z20-113  
**Location:** 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).
- Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
- 7b. **APPLICATION:** CV20-127  
**Location:** 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).
- Pending Zoning:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

Dear Mr. Shannon,

City staff reviewed the above referenced rezoning and Council variance applications on Friday, January 22, 2021, and the following considerations are a result of the review:

1. The Zoning Staff has the following comments: 1.) Zoning Staff strongly encourages a preliminary site compliance review for this proposal. 2.) Please show the following on the site plan: parking calculation/breakdown, 5% landscaped area per Section 3325.903(A), and the required clear vision triangle at the entrance of the parking garage and E. 7th Ave. per Section 3321.05. 3.) Clarify if any building material or rendering exhibits are to be included in the ordinance. 4.) Please provide the recommendations from the University Area Commission and University Impact District Review Board when finalized. \*Be advised that if changes occur to the proposal after the commission recommendation, it is the applicant's

responsibility to notify the commission of the changes. Contact Tim Dietrich at 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov), if you have any questions.

2. Department of Development, Division of Planning has the following comments: Planning requests additional information. The *University District Plan* (2015) supports redevelopment of non-contributing buildings and promotes greater densities along the High Street Corridor, to which this site is adjacent. Although the Plan recommends lower intensity residential, staff notes that the existing development exceeds this recommendation in terms of building typology, rear yard landscaping, parking and FAR (.8 to 3.7). Staff recognizes that the transitional nature of this site between Mixed-Use development, on High Street, and lower intensity multifamily to the east could justify redevelopment of this site at increased intensity. Consideration for increased intensity should be accompanied by design revisions that better address the site's relationship to the lower intensity parcels to the east and to the north of the alley, including how vehicles access the garage. Planning defers to the University Impact District Review Board for additional design related matters. Contact the Planning Division at [planninginfo@columbus.gov](mailto:planninginfo@columbus.gov) or 614-724-4437 if you have any questions (email is preferred and will result in faster response).
3. Department of Public Service, Division of Traffic Management has the following comments: 1.) This site is located within a permit parking area and residents of the proposed development would not be eligible for parking permits. Additional discussions with the Division of Parking Services will be needed in order to determine the application of the Parking Variance Review Guidelines to the requested parking variance and the scope of a parking study that will likely be required in conjunction with this application. 2.) A traffic access study will be required in conjunction with this application. 3.) The proposed access point to East Seventh Avenue, if able to be supported, would need to be aligned with Courtland Avenue. 4.) Alley improvements may be required in conjunction with the proposed development. Contact Dan Moorhead at 614-724-0589 or [demoorhead@columbus.gov](mailto:demoorhead@columbus.gov) if you have any questions.

The Department of Public Utilities, Division of Sewerage and Drainage has the following comments: The parcels are tributary to the existing 12-inch combined sewer (RP 172) located in the alley to the north of the properties. Backflow prevention devices are required on the lateral connections to the combined sewer. A desktop sanitary sewer capacity study will be required. Contact Josh Reinicke at [jareinicke@columbus.gov](mailto:jareinicke@columbus.gov) or 614-645-2896 if you have any questions

Final materials must be submitted to Tim Dietrich by Tuesday, February 16, 2021 to be placed on the March 11, 2021 Development Commission meeting. Modifications received after this date may not be considered. Your Council Variance ordinance will be prepared after all issues have been resolved and final materials have been submitted to City Staff, and it will be scheduled on the same City Council agenda that the rezoning application is scheduled for. Thank you in advance for your timeliness and cooperation in this matter.

# Rezoning Process

- Applicant will negotiate with the City review agencies based upon the Staff Review comments on their request. Staff Review results are posted on the Citizens Access portal.
- Applications generally will not move forward to a Zoning Public Hearing until all City review agencies are supportive of the request, and until the Area Commission has made a recommendation.

Concurrent with the city review, applicant is meeting and talking with the Area Commission about the request.

City and Area Commission are viewing the application through different filters. On occasion, recommendations may be different. 

# Rezoning Process – Standardized Recommendation

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

**AREA COMMISSION RECOMMENDATION FORM**  
**Standardized Recommendation Form**

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
 (PLEASE PRINT)

**Case Number** Z20-113 and CV20-127

**Address** 50 E. 7th Ave.

**Group Name** University Area Commission

**Meeting Date** 8-18-2021

**Specify Case Type**

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
 (Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

This case went to the Zoning Committee twice and was turned down each time.  
 July 5 Zoning Committee Vote: Yes 2 No 4 Abstain 1  
 Aug. 2 Zoning Committee Vote: Yes 2 No 4  
 This was passed at the Aug. 18 meeting of the University Area Commission. Members sided with the Weinland Park Housing Committee.  
 This commissioners who voted against the project sited several reasons including:

- The project is too large, too high and two dense
- The parking variance is too large
- Do not like the precedence of moving High Street type projects into residential neighborhoods

**Vote** Yes 9 No 2 Abstain 1

**Signature of Authorized Representative** Michael Kehlmeier  
Digitally signed by Michael Kehlmeier  
 Date: 2021.08.22 11:12:41 -0400

**Recommending Group Title** University Area Commission Zoning Committee Chairman

**Daytime Phone Number** 614-352-7875

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

jbb 04/20

# Rezoning Process – Correspondence

## POST STAFF REVIEW CORRESPONDENCE

**From:** Rostan, Marc J.  
**Sent:** Monday, November 08, 2021 12:25 PM  
**To:** Dietrich, Timothy E.  
**Cc:** Lohr, Christopher R.  
**Subject:** Re: Z20-113 & CV20-127 Planning Division Comments

Hi Tim, below are some updated comments from Planning:

Planning is now in full support of this proposal. Although the University District Plan recommends lower intensity residential, staff note the existing development exceeds the recommendation in terms of building typology, rear yard landscaping, parking, and FAR, and defer to the UIDRB's recommendation on the overall design as appropriately responding to the lower intensity parcels to the east and north of the site. Thus, Planning is in support.

Thanks,

Marc Rostan  
Senior Planner

He | Him | His

City of Columbus  
Department of Development - Planning Division  
[mirostan@columbus.gov](mailto:mirostan@columbus.gov)

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**From:** Dietrich, Timothy E.  
**Sent:** Monday, November 8, 2021 12:13 PM  
**To:** Rostan, Marc J.  
**Subject:** Z20-113 & CV20-127 Planning Division Comments

Hi Marc,

Finishing up the Staff Report for Z20-113 (AR-3 request), which also has a concurrent CV to permit a 140-unit apartment building with variances. I believe Planning comments were generally positive with this request. They did receive recommendations of approval from UAC and UIDRB. Since the Plan here recommends "Lower Intensity Residential" land uses here, I wanted to make sure Planning was still supportive of this request and whether the comments from the attached Staff Review Letter are still applicable, or if there are updated comments from Planning that I can incorporate into the report.

Sincerely,

Tim Dietrich - Planner II  
He | His | Him

Zoning – Council Activities Section

Phone: 614-645-6665  
Michael B. Coleman Government Center  
111 N. Front St. Columbus, OH 43215  
Track the status of your application at <http://portal.columbus.gov/permits>

**From:** Moorhead, Daniel E.  
**Sent:** Monday, November 08, 2021 3:58 PM  
**To:** Dietrich, Timothy E.  
**Subject:** RE: 50 E. 7th

Tim,

Based on this determination, the Department of Public Service can now support rezoning application Z20-113 at the November Development Commission meeting. Please do not include any reference to our department's position on the parking variance in the staff report for this application since our previous opposition has now been rescinded.

If you have any questions, please let me know.

Thank you for your assistance.

Daniel Moorhead, P.E., PTP  
DIVISION OF TRAFFIC MANAGEMENT

Direct: 614.724.0699  
Fax: 614.645.7821  
[www.columbus.gov](http://www.columbus.gov)

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**From:** Hanson, Phillip P.  
**Sent:** Monday, November 8, 2021 3:23 PM  
**To:** Michael Shannon <mike@uhlfirm.com>; Moorhead, Daniel E. <DEMoorhead@columbus.gov>; Eric Zartman <eric@uhlfirm.com>  
**Cc:** Joe Patrick <jpatrick@peerlesscap.com>; Blechschmidt, Daniel R. <DRBlechschmidt@columbus.gov>; Dietrich, Timothy E. <TEDietrich@columbus.gov>  
**Subject:** RE: 50 E. 7th

Hi everyone,

Our team in Parking Services has reviewed the documents provided, and in light of the support from the Weinland Park Civic Association, we withdraw our opposition to the parking variance.

Just to make sure it is known by all parties, the site falls within a permit parking area, and residents of the site will not be eligible for parking permits based on our current rules and regulations. The only non-permitted streets near the site are within the Weinland Park neighborhood. If streets in that neighborhood were to become a permit parking zone in the future, residents of 50 E 7<sup>th</sup> would remain ineligible for all nearby permit zones.

Phil Hanson  
Planner II  
Division of Parking Services  
111 N. Front Street  
Columbus, OH 43215  
614.645.5465

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**From:** Michael Shannon [<mailto:mike@uhlfirm.com>]  
**Sent:** Monday, November 8, 2021 2:18 PM

# Rezoning Process

- The Development Commission Agenda is finalized and notices are mailed 14 days before the scheduled meeting.
- The Staff Report presented at the Development Commission meeting is written once City review agencies are in agreement with the request.
- The City Department's Recommendation will most likely be for disapproval if any one agency does not support the request.
- The Area Commission recommendation is included in the Staff Report if provided before the publishing date.
- Staff Reports are published on the Citizens Access Portal one week before the scheduled meeting.

# Rezoning Process – DC Notice

## DEVELOPMENT COMMISSION NOTICE - MAILED

SCOTT MESSER  
 DIRECTOR



DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

### NOTICE OF PUBLIC HEARING DEVELOPMENT COMMISSION OF THE CITY OF COLUMBUS

The Development Commission of the City of Columbus will hold a public hearing on **Wednesday, November 17, 2021**, at the **MICHAEL B. COLEMAN GOVERNMENT CENTER**, Second Floor Public Hearing Room, 111 North Front Street, Columbus, Ohio 43215. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, and attendees must wear a mask. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

**PLEASE NOTE:** In the interest of safety and the hearing room's seating capacity, the overall Development Commission agenda has been divided into two sessions. Please do not enter the hearing room until the session for which your agenda item is scheduled to be heard.

The following application for an amendment to the Official Zoning Map of the City will be presented to the Development Commission **NO EARLIER THAN 4:30 P.M.:**

- 2. **APPLICATION:** Z20-113  
**Location:** 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).  
**Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

The names and addresses of the adjacent property owners hereby notified were furnished by the applicant. You are not obligated to attend this meeting; however, you must be **notified** in accordance with law so that you may express your approval or disapproval of the rezoning, if you care to do so.

**SPECIAL NOTE IF YOU ARE THE APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING OR YOUR APPLICATION MAY BE DISMISSED.**

While the standard protocols and practices for considering rezoning applications will be followed, interested parties seeking to provide testimony at the meeting are advised as follows:

- It is recommended that any persons seeking to provide testimony in favor of or in opposition to a rezoning application submit their statement in writing via email to the assigned planner listed above. Written testimony should be received by 12:00 p.m. on the day of the meeting.
- Statements can also be mailed to the Department of Building and Zoning Services; 111 N. Front St.; Columbus, OH, 43215 to the attention of the assigned planner listed above. Please include contact information (email preferably) and the Application Number that you wish to address.

**INFORMATION** may be obtained by visiting the City of Columbus Zoning Office website at: <http://columbus.gov/bzs/zoning/Development-Commission/>. All Staff Reports are accessible from the Citizen Access Portal approximately one week before the meeting, and can be printed out separately for each application. Visit <https://portal.columbus.gov/permits/>. A limited number of Staff Reports will be available at the meeting.

**PARKING:** Visitor parking is provided in the parking garage located north of the Michael B. Coleman Government Center and is accessed from Ludlow Alley north of West Long Street.

**MEETING ACCOMMODATIONS:** It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email [zdjones@columbus.gov](mailto:zdjones@columbus.gov), at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

**SIGN LANGUAGE INTERPRETER:** A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

\*Meeting date changed due to Veterans Day Holiday on November 11, 2021.

111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		

# Rezoning Process

## STAFF REPORT - PRESENTED AT DC MEETING

STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 17, 2021

2. **APPLICATION:** Z20-113  
**Location:** 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).
- Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

### BACKGROUND:

- o The 0.83± acre site consists of four parcels developed with four apartment buildings in the R-4, Residential District. The requested AR-3, Apartment Residential District will permit redevelopment of the site with multi-unit residential development.
- o North of the site are single- and two-unit dwellings in the R-4, Residential District. South of the site are single-unit dwellings in the R-4, Residential District and a grocery store in the CPD, Commercial Planned Development District. East of the site is a two-unit dwelling in the R-4, Residential District. West of the site is a religious facility in the R-4, Residential District.
- o Concurrent Council variance CV20-127 proposes a 140-unit apartment building and includes variances to density, lot coverage, required parking, front setback, building size, maximum floor area ratio (FAR), building height, and rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is within the planning boundaries of the *University District Plan* (2015), which recommends "Lower Intensity Residential" land uses at this location. Additionally, the site is within the *University District Zoning Overlay* (UDZO).
- o The site is located within the boundaries of the University Area Commission and the University Impact District Review Board (UIDRB), whose recommendations are for approval.

### CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will permit the site to be redeveloped with new multi-unit residential development. Although the *University District Plan's* recommendation is for "Lower Intensity Residential" uses, Planning staff notes the existing development exceeds the recommendation in terms of building typology, rear yard landscaping, parking, and FAR, and defers to the UIDRB's recommendation on the overall design as appropriately responding to the lower intensity parcels to the east and north of the site. The request is consistent with new residential infill development in urban neighborhood and does not introduce an inappropriate use to the area.

# Rezoning Process

## Development Commission Meeting – Public Meeting

- Staff report is presented.
- Applicant provides testimony regarding the request.
- Area Commission may also testify regarding the application and their recommendation.
- Opponents and proponents may make presentations (generally follow City Council speaking rules).
- Development Commission considers the Staff recommendation, (Staff Report) the community group recommendation, and speakers' comments when deliberating.
- Results letter issued (posted on Citizens Access Portal) → Applicant response required.
- Ordinance preparation; Ordinance submitted to City Council.

# Development Commission Meeting Results

SCOTT MESSER  
DIRECTOR

## DC RESULTS LETTER

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR  
DEPARTMENT OF BUILDING  
AND ZONING SERVICES

RESULTS  
CITY OF COLUMBUS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
NOVEMBER 17, 2021

2. APPLICATION: Z20-113  
Location: 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).
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Property Owner(s): 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.  
Planner: Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

Dear Mr. Shannon,

Listed below are the materials that are needed in order to finalize your ordinances and the results of your rezoning application from the November 17, 2021 Development Commission Meeting:

- Please confirm whether or not any of the elevations, building material exhibits or renderings presented at the Development Commission meeting are being included in the ordinance for Concurrent Council variance CV20-127.
- Split vote by the Development Commission members results in a DC Basis form that will be submitted with the ordinance which includes each members reasoning for their particular vote on Z20-113.

RESULTS: Approval

VOTE: 3-1-1

MEMBERS:  
Michael Fitzpatrick  
John A. Ingwersen  
Marty A. Anderson  
Maria Conroy  
Kay Onwukwe  
Amanda Golden

yes  
yes  
abstain  
no  
absent  
yes

111 N. Front Street – Columbus, OH 43215 – [columbus.gov/baz](http://columbus.gov/baz)

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		

## DC BASIS FORM SUBMITTED TO CITY COUNCIL WITH ORDINANCE

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR  
DEPARTMENT OF BUILDING  
AND ZONING SERVICES

COLUMBUS DEVELOPMENT COMMISSION  
Basis for Recommendation

CASE #2:

Meeting Date: 11/17/2021

Application #: Z20-113	Request: AR-3	Address: 50 E. 7TH AVE. (43201)				
# Hearings: _____	Length of Testimony: <u>(10)</u> A: 2:00 → 4:50	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval				
# Speakers: <u>(1)</u>	Development Commission Vote: Support: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
	Y	Y	ABSENT	Y	NO	ABSENT
+ = Positive or Proper - = Negative or Improper						
Land Use	+	+		+	+	
Use Controls						
Density or Number of Units					—	
Lot Size						
Scale					—	
Environmental Considerations						
Emissions						
Landscaping or Site Plans					—	
Buffering or Setbacks	+	+		+		
Traffic Related Commitments						
Other Infrastructure Commitments	+	+		+	+	
Compliance with City Plans						
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation	++	+		+	+	
Governmental or Public Input	+	+		+		

### MEMBER COMMENTS:

FITZPATRICK: THIS "INFILL" PROJECT IS AN APPROPRIATE USE, AND ITS LOCATION WOULD SEEM A "STUDENT" APARTMENT DESTINATION. COMMUNITY APPROVALS ARE STRONG.

INGWERSEN: THIS IS APPROPRIATE INFILL, A PROPER USE OF AN EXISTING NON-CONFORMING SITE AS SUPPORTED BY THE AREA COMMISSION

### ANDERSON:

GOLDEN: This project is an appropriate infill development in the southern UD and will allow dense development of a major gateway area and between two very dense neighborhoods in the area. The new W. Highland Park increases the vibrancy of this project.

CONROY: The relevant plan guidance which represents community input was done while this was a nonconforming use meaning they wanted to ensure future uses do not intrude on the residential neighborhood. This increased intensity is not appropriate given these considerations.

### ONWUKWE:

# Rezoning Ordinance

## REZONING ORDINANCE

City of Columbus

Legislation Report

Office of City Clerk  
 90 West Broad Street  
 Columbus, OH 43215-9015  
 columbuscitycouncil.org



File Number: 3138-2021

**30-Day**

File ID: 3138-2021      Type: Ordinance      Status: Passed

Version: 1      \*Committee: Zoning Committee

File Name: Rezoning #Z20-113, 50 E. 7TH AVE. (43201)      File Created: 11/18/2021

Final Action: 12/16/2021

**Auditor Cert #:**      **Auditor:** When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Tim Dietrich; 614-645-6665

Floor Action (Clerk's Office Only)

Mayor's Action		Council Action	
_____	_____	_____	_____
Mayor	Date	Date Passed/ Adopted	President of Council
_____	_____	_____	_____
Veto	Date		City Clerk

**Title:** To rezone 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street, From: R-4, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z20-113).

**Sponsors:**

**Attachments:** ORD3138-2021\_Attachments

City of Columbus

Legislation Report

File Number: 3138-2021

**History of Legislative File**

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Columbus City Council	12/06/2021	Read for the First Time				
1	Zoning Committee	12/13/2021	Approved				Pass
1	COUNCIL PRESIDENT	12/13/2021	Signed				
1	MAYOR	12/14/2021	Signed				
1	CITY CLERK	12/16/2021	Attest				

**ODI:** Following the review and approval, when required, the Office of Diversity and Inclusion certifies compliance with Title 39 as of date listed.

**City Attorney:** Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

**Explanation**

Rezoning Application Z20-113

**APPLICANT:** Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (3-1-1) on November 17, 2021. ←

**UNIVERSITY AREA COMMISSION RECOMMENDATION:** Approval. ←

**UNIVERSITY IMPACT DISTRICT REVIEW BOARD RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 0.83± acre site consists of four parcels developed with apartment buildings in the R-4, Residential District. The requested AR-3, Apartment Residential District permits multi-unit residential development. While the *University District Plan's* (2015) recommendation is for "Lower Intensity Residential" uses, staff notes the existing development on site exceeds the Plan's recommendation in terms of building typology, rear yard landscaping, parking, and floor area ratio (FAR). Additionally, the request is consistent with urban residential infill developments and will not add an incompatible use to the area. A concurrent Council Variance (Ordinance #3139-2021; CV20-127) has been filed and includes variances to density, lot coverage, parking, front setback, building size, FAR, building height, and rear yard. ←

**Title**

To rezone 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh

# Rezoning Process

## City Council Meeting – Public Meeting

- The City Council Zoning Chair decides when ordinances will be scheduled on the Council Zoning Meeting.
- Notices are sent by the City Clerk's Office to surrounding property owners and applicable neighborhood group.
- Applicant provides testimony regarding the request (if required).
- Area Commission may also testify regarding the application and their recommendation.
- Opponents and proponents may make presentations (City Council speaking rules apply).
- In some cases, applicants have requested relief from zoning development standards in the form of **concurrent Council variances**. These ordinances will be scheduled in conjunction with the accompanying rezoning ordinances.
- Once the ordinance goes into effect (30 days unless amended to emergency), it is reflected on the Zoning Map.



# Council Variance Process

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION FORM**  
**Council Variance Application**

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

---

OFFICE USE ONLY

Application Number: CV20-127 Date Received: 12/29/20

Application Accepted by: KP Fee: \$750 (w/Z20-113)

Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665

---

**LOCATION AND ZONING REQUEST:**

Existing Address or Zoning Number: 50 East 7th Avenue Zip: 43201

Is this application being annexed into the City of Columbus?  YES  NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 010-026112, 010-039365, 010-055850, 010-046808

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

Current Zoning District(s): R-4; Proposed AR-3 Acreage: .083 +/-

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for request: Request companion council variances to vary area development standards. See attached Statement of Hardship.  
(Elaborate in Statement of Hardship)

**APPLICANT:**

Applicant Name: Peerless Development, LLC Phone Number: 815-508-4353 Ext.: \_\_\_\_\_  
By Michael Cordaro and Ryan Cohen

Address: 105 South York Street, Suite 450 City/State: Elmhurst, Illinois Zip: 60126

Email Address: ryan@peerlesscap.com

**PROPERTY OWNER(S):**  Check here if listing additional property owners on a separate page

Name: 50-60 E 7th LLC Phone Number: 815-508-4353 Ext.: \_\_\_\_\_

Address: 105 South York Street, Suite 450 City/State: Elmhurst, Illinois Zip: 60126

Email Address: ryan@peerlesscap.com

**ATTORNEY / AGENT:** (Check one if applicable)  Attorney  Agent

Name: Michael Shannon Phone Number: 614-335-9320 Ext.: \_\_\_\_\_

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: mike@uhlfirm.com

**SIGNATURES:**

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE 

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.

---

Page 1 of 10

SP 11/20

# Council Variance Process

## ORIGINAL STATEMENT OF HARDSHIP - INITIAL FILING

### STATEMENT OF HARDSHIP

**Property Address:** 50 East 7<sup>th</sup> Avenue  
**Parcel ID:** 010-026112, 010-039365, 010-055850, 010-046808  
**Owner:** 50-60 E 7th LLC  
**Applicant:** Peerless Development Group  
**Attorney:** Michael Shannon, Esq., Underhill & Hodge LLC  
**Date:** December 28, 2020  
**Case Number:** CV20-127

The Applicant submits this Statement of Hardship in support of its Council Variance Application. The four-parcel, 0.83 +/- acre site is located on the north side of 7<sup>th</sup> Avenue and approximately 250 feet east of North High Street. The site currently zoned R-4 and is bordered on the north, west, and east by property zoned R-4 and on the south by CPD (Kroger) and R-4.

The site is not subject to a commercial overlay. The site is located within boundary of the University District Zoning Overlay (UDZO) and Impact District of the University District Plan. The site is not within a commercial subarea of UDZO but is located less than 100 feet east of the Regional Commercial Subarea along the North High Street corridor. The site is within the boundary of the University Area Commission and the University Impact District Review Board.

The UDZO provides development standards that address the unique nature of the University District and serves to implement policies from the University District Plan. The Applicant proposes a development which aligns with many of the UDZO's guiding principles. The development will encourage a mix of land uses and a variety of housing options to accommodate a diverse population. Great measures will be taken to preserve the site's contributing elements and tastefully incorporate them into the modern architecture. Lastly, the site is a great opportunity for higher density because it sits approximately 250 feet east of the intersection of two primary corridors.

Specifically, the Application proposes a multi-family residential development with approximately 188 dwelling units. To permit the proposed development, the Applicant respectfully requests the following council and area variances:

1. Section 3325.901(A) – Density. Applicant requests a variance to increase the maximum permitted density from 1 dwelling unit per 700 square feet of lot area to 1 dwelling unit per 192 square feet of lot area.
2. Section 3325.905 – Maximum Lot Coverage. Applicant requests a variance to increase the maximum permitted lot coverage from 30% of the lot area to 80% of the lot area.
3. Section 3325.907(B) – Parking. Applicant requests a variance to reduce the required number of parking spaces by 177 parking spaces, from 251 to 74.
4. Section 3325.909(A) - Front Setback. Applicant requests a variance to reduce the minimum front setback from 15 feet (average of nearest building on each side of subject lot) to 4 feet.

CV20-127

5. Section 3325.911(C) – Building Size. Applicant requests a variance to increase the maximum calculated floor area from 10,200 square feet to 132,177 square feet.
6. Section 3325.913(A)(1)(b) – Maximum Floor Area Ratio. Applicant requests a variance to increase the maximum permitted F.A.R. from 0.80 to 3.7.
7. Section 3325.915 – Building Height. Applicant requests a variance to increase the maximum building height from 35 feet to 77 feet. In consideration of this variance request, the Applicant commits that the scale shall substantially conform to the submitted Site Plan and Concept Elevations.

The requested variances are warranted to alleviate a practical difficulty and they will not impair adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The site is one block away from the boundary of the Regional Commercial Subarea of UDZO. The Regional Commercial Subarea represents the highest level of intensity within the UDZO. Its purpose is to act as the University District's "Main Street." Accordingly, developments within this Regional Commercial Subarea do not have maximum floor area ratios, have a maximum height of 72 feet, have zero-foot building setbacks, and reduced parking requirements.

This site is not within the Regional Commercial Subarea but it is so close that the requested variances are not out of character with the development pattern of the neighborhood. The Applicant would not need to request variances for height, lot coverage, F.A.R., setback, and building size if this property were located one block west. While, the Regional Commercial Subarea is designed to promote commercial development, this comparison is made to show that the scale of the proposed development is not out of character with the neighborhood.

The proposed height is appropriate for this site due to its location near a major intersection and mere blocks from the Short North. Notably, this project's requested height is similar to that of the 80+ foot development along North High Street, between 14<sup>th</sup> Avenue and 17<sup>th</sup> Avenue, which the University Area Commission recommended approval and was ultimately approved by City Council in 2018. The Applicant's requested height and height variance are not unprecedented for this area and, therefore, not substantial.

The property will not yield a reasonable return without the requested variances. The essential character of the neighborhood should be defined by the UDZO Regulations and the University District Plan. With adoption of the UDZO and the University District Plan, the neighborhood along the North High Street corridor is indeed changing. It is a change from what currently exists on the site but this is an ideal location for increased height and density.

The requested variances will not negatively affect the delivery of governmental services. Further, the Applicant cannot feasibly obviate the predicament through other means due to the site's constraints.

# Council Variance Process

- Application submittal.
  - **Identical application emailed to Area Commission, and posted to the Citizens Access Portal.**
  - Staff site visit.
  - Staff review (results posted to Citizens Access Portal).  
(Same review agencies as for Rezoning.)
  - Area Commission recommendation.
  - (No Development Commission involvement.)
  - Ordinance preparation.
  - City Council Meeting.
  - Once the ordinance goes into effect, it is reflected on the Zoning Map.
- Concurrent with Staff Review Process:
- **Applicant reaches out to Area Commission**
  - **Area Commission Meeting(s) → recommendation is provided in a reasonable time frame on the requested variances.**

# BZA/GC Variance Process



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Relief from Zoning Code Requirements - BZA

## Board of Zoning Adjustment (BZA)

Considers requests for variances to development standards.

- Size and height
- Setbacks
- Side and rear yards
- Parking requirements
- Considers requests for Special Permits for certain uses spelled out in the Zoning Code.
  - Junk Yard
  - Crematory
  - Medical Marijuana Dispensary
  - Impound Lot
  - Animal Shelter
  - Others
- Considers appeals to violations.



# Special Permit – Medical Marijuana Dispensary

## **3389.151 - Ohio Medical Marijuana Control Program Retail Dispensary.**

The board of zoning adjustment shall grant a special permit for a Medical Marijuana Retail Dispensary only when it finds that the following conditions have been met:

- (a) Applicants shall provide proof of compliance of providing notice to all property owners within 250 feet of the proposed location.
- (b) Applicant shall also provide a presentation to the applicable area commission or civic association, if established, that shall include the following information:
  - (i) an introduction of the company along with background, anticipated earliest opening date, operating hours and days of the week, and an emergency contact name and number.

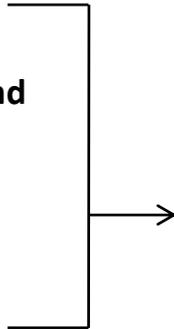
# Relief from Zoning Code Requirements - GC

## Graphics Commission

- Comparable authority to the BZA, but limited to the Graphics Code.
  - Signs
  - Banners
  - Graphics on windows and walls
  - Graphics plans
  - Others



# BZA/GC Variance Process

- Application submittal.
  - **Identical application emailed to Area Commission, and posted on the Citizens Access Portal.**
  - Staff site visit.
  - Staff review (results posted to Citizens Access Portal).  
(Same review agencies as for Rezoning.)
  - BZA or Graphics Commission agenda finalized and notices sent.
  - Staff Report posted to Citizens Access Portal.
  - BZA or Graphics Commission meeting
    - Decision is final for City, but may be appealed to Common Pleas Court.
  - (No Development Commission or City Council involvement.)
  - Once approved, the variance is reflected on the Zoning Map and results are posted to Citizens Access Portal.
- 
- Concurrent with Staff Review Process:
- **Applicant reaches out to Area Commission**
  - **Area Commission Meeting(s) → recommendation is provided in a reasonable time frame on the requested variances.**

# BZA Process – Staff Review

SCOTT MESSER  
DIRECTOR



## STAFF REVIEW RESULTS LETTER

### STAFF REVIEW RESULTS

OCTOBER 15, 2021

08. Application No.: BZA21-118  
Location: 3028 N. HIGH ST. (43202), located on the southeast corner of North High Street and East Weber Road (010-052794; Clintonville Area Commission).  
Existing Zoning: C4, Commercial District  
Request: Variance(s) to Section(s):  
3312.49(Table 2), Minimum number of parking spaces required. To reduce the number of required parking spaces from 3 to 0.  
Proposal: To legitimize and further expand an existing deck in the rear of the building.  
Applicant(s): Jomi, Inc.  
3028 N. High Street  
Columbus, Ohio 43202  
Attorney/Agent: Smith & Hale; c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
Property Owner(s): HIWEB Ltd.  
4643 Olentangy Boulevard  
Columbus, Ohio 43214  
Planner: Sierra L. Saumenig, (614) 645-7973; [SLSaumenig@columbus.gov](mailto:SLSaumenig@columbus.gov)

Dear Mr. Brown,

The above case was reviewed by staff on October 14, 2021. The following are comments from staff:

#### Zoning:

Sierra Saumenig  
[SLSaumenig@columbus.gov](mailto:SLSaumenig@columbus.gov)

- Please provide the recommendation of the Clintonville Area Commission.
- Please address other agency comments and update the site plan/statement of support if necessary (CC me on correspondence).

Walter A. Green

[WAGreen@columbus.gov](mailto:WAGreen@columbus.gov)

- The uses at the site have been retail and a tavern for a number of years, currently a barber shop and a tavern. Please provide the square footage of each use and parking calculations for each use. The parking for the building only includes a tavern on the submitted plan, is the intent to utilize the entire building as a tavern?

#### Planning:

Contact the Planning Division at [planninginfo@columbus.gov](mailto:planninginfo@columbus.gov) if you have any questions (email is preferred and will result in faster response). Be sure to provide the case number, the specific nature of your question, and your email and phone number.

- Planning is generally supportive of this proposal, but request bicycle parking be added to the site plan. The Clintonville Neighborhood Plan (2009) states parking reductions are appropriate along High St and commercial areas served by transit, and that bike racks be installed as part of commercial developments (p 46-47). Consistent with plan guidelines and the site's location on a primary corridor, staff support the parking variance and to mitigate their loss request bike parking be added.

#### Traffic Management:

Daniel Moorhead  
[DEMoorhead@columbus.gov](mailto:DEMoorhead@columbus.gov)

- It would appear that a driveway modification would be needed in order for a vehicle to maneuver into and out of the easternmost parking space.
- Daniel Moorhead is the contact. [DEMoorhead@columbus.gov](mailto:DEMoorhead@columbus.gov)

Final materials must be submitted to Sierra Saumenig by **Friday, November 5, 2021 to be placed on the November 23, 2021 meeting agenda**. Modifications received after this date may not be considered. Thank you in advance for your timeliness and cooperation in this matter.

**Please Note:** If the application contains a site plan that will regulate the layout of the proposed development, other variances may be necessary, and the plan may require review by other city departments. It is the applicant's responsibility to identify all variances required for the proposal, and to contact and discuss the proposal with those city departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at [engineeringinfo@columbus.gov](mailto:engineeringinfo@columbus.gov). Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,

Sierra Saumenig  
Planner II  
(614) 645-2973  
[slsaumenig@columbus.gov](mailto:slsaumenig@columbus.gov)



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637

# Example BZA Case

## *BZA21-118 3028 North High Street*

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

**Standardized Recommendation Form**

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

---

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number BZA21-118

Address 3028 N High Street

Group Name Clintonville Area Commission

Meeting Date 02 DEC 2021

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The CAC recognizes that the property does not contain any accessible parking and considers this a priority for the site. Additionally, adjacent neighbors have concerns over the possibility of increased noise from the addition of patio space.

Conditionally approved - CAC recommends approval upon 2 conditions:

- That the area noted on the applicant's site plan as "4 parking spaces" remains as parking but improved to include no less than 1 accessible parking space.
- No audio/visual equipment to be added outside.

Applicant revised plan after meeting with Clintonville Area Commission to met this condition.

Condition the applicant agreed to at the Board of Zoning Adjustment Meeting.

# BZA Process

## Approved Board Order

RESULTS	BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO JANUARY 25, 2022
02. Application No.:	BZA21-118
Location:	3028 N. HIGH ST. (43202), on the southeast corner of North High Street and East Weber Road (010-052794; Clintonville Area Commission).
Existing Zoning:	C-4, Commercial District
Request:	Variance(s) to Section(s): 3312.49(C), Minimum number of parking spaces required. To reduce the number of required parking spaces from 4 to 0.
Proposal:	To legitimize and further expand an existing deck in the rear of the building.
Applicant(s):	Jomi, Inc. 3028 N. High Street Columbus, Ohio 43202
Attorney/Agent:	Smith & Hale; c/o Jeffrey L. Brown, Atty. 37 West Broad Street, Suite 460 Columbus, Ohio 43215
Property Owner(s):	HIWEB Ltd. 4643 Olentangy Boulevard Columbus, Ohio 43214
Planner:	Sierra L. Saumenig, (614) 645-7973; <a href="mailto:SL.Saumenig@columbus.gov">SL.Saumenig@columbus.gov</a>
<b>RESULTS: APPROVED</b>	
<b>VOTE: 4-0</b>	
<b>CONDITION(S):</b>	
<ol style="list-style-type: none"> <li>1. Applicant shall commit to the stamped site plan.</li> <li>2. No audio or visual equipment to be added outside.</li> </ol>	
<b>MEMBER:</b>	<b>VOTE:</b>
Eleanor Palmer-Bailey (Chair)	absent
Bill DeMora	yes
Michael Jones	yes
David Meleca	yes
Eric Weldele	yes
Signature of <b>STAFF MEMBER</b> in attendance, certifying that the outcome of this case is as reported above:	
	January 27, 2022
Name	Date
The site shall be developed in general conformance with stamped exhibits. Any slight adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or their designee, provided the adjustment does not alter or intensify the approved variances.	
This ruling pertains to the above-referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain	

Conditions the Board of Zoning Adjustment imposed.

# Area Commission Process



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Area Commission

## Review and Recommendation

- After receipt of the application from the Department of Building and Zoning Services, contact the applicant to confirm your meeting schedule.
- Review the application, and direct any questions to the assigned planner listed on the application.
- Based upon your by-laws, hold a zoning committee or full Area Commission hearing on the requested zoning district and/or variance(s) in the application.
  - These are public meetings which should be open to the applicant and the general public.
  - A record of votes and attendees should be kept
- Area Commissions are encouraged to notify nearby property owners of the application. (Address labels are included with application emailed from Building and Zoning Services.)

# Area Commission Review and Recommendation

- Once a recommendation is voted upon by the Area Commission, complete the **Standardized Recommendation form**. →
  - Complete all sections to ensure your recommendation is recorded and considered. Explain reasoning for “No” votes or recommendations of disapproval.
- Return the **Standardized Recommendation form** to the assigned planner or Zoning Office by e-mail as early as possible.
- When the zoning public hearing is held on the application, it is preferred to have a representative from the Area Commission in attendance to answer any questions and make any comments regarding the recommendation.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**Standardized Recommendation Form**

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

---

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number

Address

Group Name

Meeting Date

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

Approval

Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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# Resources

- Columbus City Code (Zoning Code - Title 33)  
[www.municode.com/library/oh/columbus](http://www.municode.com/library/oh/columbus)
- Columbus Zoning Map  
[gis.columbus.gov/zoning/](http://gis.columbus.gov/zoning/)
- Columbus City Council agendas, legislation (including zoning ordinances)  
[columbus.legistar.com/Legislation.aspx](http://columbus.legistar.com/Legislation.aspx)
- Building and Zoning Services  
[www.columbus.gov/bzs/](http://www.columbus.gov/bzs/)
- Citizen Access Portal (track application status / check permit history)  
[ca.columbus.gov/ca](http://ca.columbus.gov/ca)
- Planning Division Columbus Site Information Resource (CSIR) Map  
[gis.columbus.gov/csir/](http://gis.columbus.gov/csir/)
- Planning Division Document Library  
[www.columbus.gov/planning/documentlibrary/](http://www.columbus.gov/planning/documentlibrary/)

# Contact Information

- Department of Building and Zoning Services
  - 614-645-7433
- Zoning:
  - Rezoning, Council Variances, Board of Zoning Adjustment, Graphics Commission: 614-645-4522
  - General zoning information: 614-645-8637
  - [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)
- Zoning and Building Records:
  - 614-645-6082
  - [BZSRecords@columbus.gov](mailto:BZSRecords@columbus.gov)
- Zoning Code Update
  - [ZoningUpdate@columbus.gov](mailto:ZoningUpdate@columbus.gov)
  - <https://www.columbus.gov/zoningupdate/>
- Department of Neighborhoods:
  - Neighborhood Liaisons
  - David Hooie; 614-645-7343
  - [dehooie@columbus.gov](mailto:dehooie@columbus.gov)
- Code Enforcement:
  - Code violations
  - 311 or 614-645-3111
  - [311@columbus.gov](mailto:311@columbus.gov)
- Planning Division:
  - Area Plan recommendations and design considerations
  - 614-724-4437
  - [planninginfo@columbus.gov](mailto:planninginfo@columbus.gov)

# Public Hearings Questions?



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES