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September 14, 2021

City of Columbus  
Board of Zoning Adjustment

**RE: 2000, 2050, 2060 South High Street – The Fort  
List of Variances**

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**3312.49 – Minimum number of parking spaces required.**

*Proposed provided spaces including existing 104 spaces.*

*Parking required for proposed uses 715 spaces.*

*Vary minimum parking by 611 spaces*

There are options for offsite parking being considered by the owner.

Potential for parking on land controlled on the West side of High Street that has access under the High Street through the existing viaduct. This is offsite parking.

Potential future parking lots on adjacent land to Southeast of Property. This is offsite parking.

**3321.01 – Dumpster Area, Section A.**

*A dumpster shall be screened from view on all sides.*

This is an existing functioning facility that has existing dumpsters in a fenced off area.

Two the north is a railroad track and which on the opposite side has more industrial development.

The building screens the dumpster from part of the south with a fence and vegetation to the Southeast

We are not talking about 4-6-8-yard dumpsters but an existing industrial size dumpster that gets removed on a truck. Screening the dumpster is essentially screening the entire dock area. We certainly don't see the need to screen from the railroad tracks and refuse yard to the north. Screening from the South would be modifications to the existing fence. This can be done if required by vinyl slats in the existing chain link fence.

**3312.27(4) – Setback Line for Commercial uses in M- Manufacturing District the parking setback line shall be established at ten feet from the street right-of-way line with respect to the building**

This same setback is to apply to a courtyard or patio space utilized by a commercial use. The Western side of building A has an existing sunken yard area that we would like to dedicate as a future patio space for then occupant of the building or for potential future tenants (food or drink service) The 10' setback would create an artificial and awkward barrier and require a modification to the existing historic fabric This area is below the R.O.W and continues the building line established by the building line to the north (Building B and C in the same complex. We request to vary this 10' setback to maintain the existing 0 ft. setback that is part of the existing building fabric.

**4309.17 – Right-of-Way Requirement**

An applicant for a rezoning, zoning variance, special permit or preliminary subdivision plat approval shall dedicate rights-of-way for roadways along and through subject properties as stipulated in Columbus thoroughfare plan.

Formal response from City will be made to this application.