

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA16-014

1350 North High Street

OFFICE USE ONLY

Application Number: BZA16-014 Date Received: 1/28/16
Application Accepted by: P. Reiss Fee: \$1,900.00
Commission/Civic: University
Existing Zoning: _____
Comments: 2/23/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☐ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

Columbus Metropolitan Library seeks a Special Use permit to temporarily locate a bookmobile at the Kroger (1350 N. High Street) and variance to park on an unimproved surface (grass) under CC3321.43.

LOCATION

Certified Address: 1350 North High Street City: Columbus, OH Zip: 43201

Parcel Number (only one required): 010-030432

APPLICANT (If different from Owner):

Applicant Name: Columbus Metropolitan Library Phone Number: 614-849-1003 Ext.: _____

Address: 96 South Grant Street City/State: Columbus OH Zip: 43215

Email Address: pmiller@columbuslibrary.org Fax Number: _____

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

Name: Board of Trustees, Columbus Metropolitan Library Phone Number: 614-849-1021 Ext.: _____

Address: 96 South Grant Street City/State: Columbus OH Zip: _____

Email Address: c/o Paula Miller - pmiller@columbuslibrary.org Fax Number: _____

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

Name: Christopher N. Slagle c/o Bricker & Eckler LLP Phone Number: 614-227-8826 Ext.: _____

Address: 100 South Third Street City/State: Columbus OH Zip: 43215

Email Address: cslagle@bricker.com Fax Number: 614-227-2390

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Christopher N. Slagle Esq - Bricker & Eckler LLP

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher N. Slagle c/o Bricker & Eckler LLP

of (1) MAILING ADDRESS 100 South Third Street, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1374 North High Street, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) TOPVALCO Inc. (Kroger Food)
1350 North High Street, Columbus, Ohio 43201

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

Board of Trustees, Columbus Metropolitan Library
96 South Grant Street, Columbus, Ohio 43215

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

(5) University Area Commission
Susan Keeny - Zoning Chair
2231 North High Street, Columbus, Ohio 43201

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Christopher N. Slagle

Sworn to before me and signed in my presence this 28 day of January, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Samantha L. Williams

05-12-2018

Notary Seal Here

My Commission Expires



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio

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1288 N HIGH LLC
22 E GAY ST STE 800
COLUMBUS OH 43215

1331 N HIGH STREET LLC
1331 N HIGH ST
COLUMBUS OH 43215

1332 COURTLAND LLC
2200 WEST FIFTH AVE STE 120
COLUMBUS OH 43215

1344 COURTLAND AVE LLC
PO BOX 20976
COLUMBUS OH 43220

ANNLEE INVESTMENT CO LLC
1398 N HIGH ST
COLUMBUS OH 43201

BUTLER ANTHONY R
1371 N HIGH ST
COLUMBUS OH 43201

CASH BUYER 1 LLC
4983 POSTLEWAITE RD
COLUMBUS OH 43235

Christopher N. Slagle
100 S. THIRD ST.
COLUMBUS OH 43215

Columbus Metropolitan Library, N.
Scarpitti
95 S. GRANT ST.
COLUMBUS OH 43215

FANCELLI ANTHONY J
3770 PENDLESTONE DR
COLUMBUS OH 43230

GATEWAY 2000 RENTALS LLC
10 W TENTH AVE
COLUMBUS OH 43201

GRAHN RON & DUNCANSON
ALICE
1336 COURTLAND AVE
COLUMBUS OH 43201

LALLA-RANK BRANDON
1933 E DUBLIN GRANVILLE R
COLUMBUS OH 43229

LIN TOM YING
PO BOX 21583
COLUMBUS OH 43221

NORTH CENTRAL COMMUNITY
MENTAL HEALTH CENTER
1301 N HIGH ST
COLUMBUS OH 43201

NWP I LLC
2362 N HIGH ST
COLUMBUS OH 43202

OECHSLE DONOVAN B
61 SEVENTH AV
COLUMBUS OH 43201

OHIO EXTERMINATING CO INC
1343 1347 N HIGH ST
COLUMBUS OH 43201

PPG SCATTERED SITE 2 LLC
2200 WEST FIFTH AVE STE 120
COLUMBUS OH 43215

RILEY SHAWN M & SHIRLEY A
1324 COURTLAND AV
COLUMBUS OH 43201

SCHREIBER IAN M &
SCHREIBER SHARON
1340 COURTLAND AVE
COLUMBUS OH 43201

SEVENTH AVENUE
COMMUNITY BAPTIST CHURCH
28 E 7TH AVE
COLUMBUS OH 43201

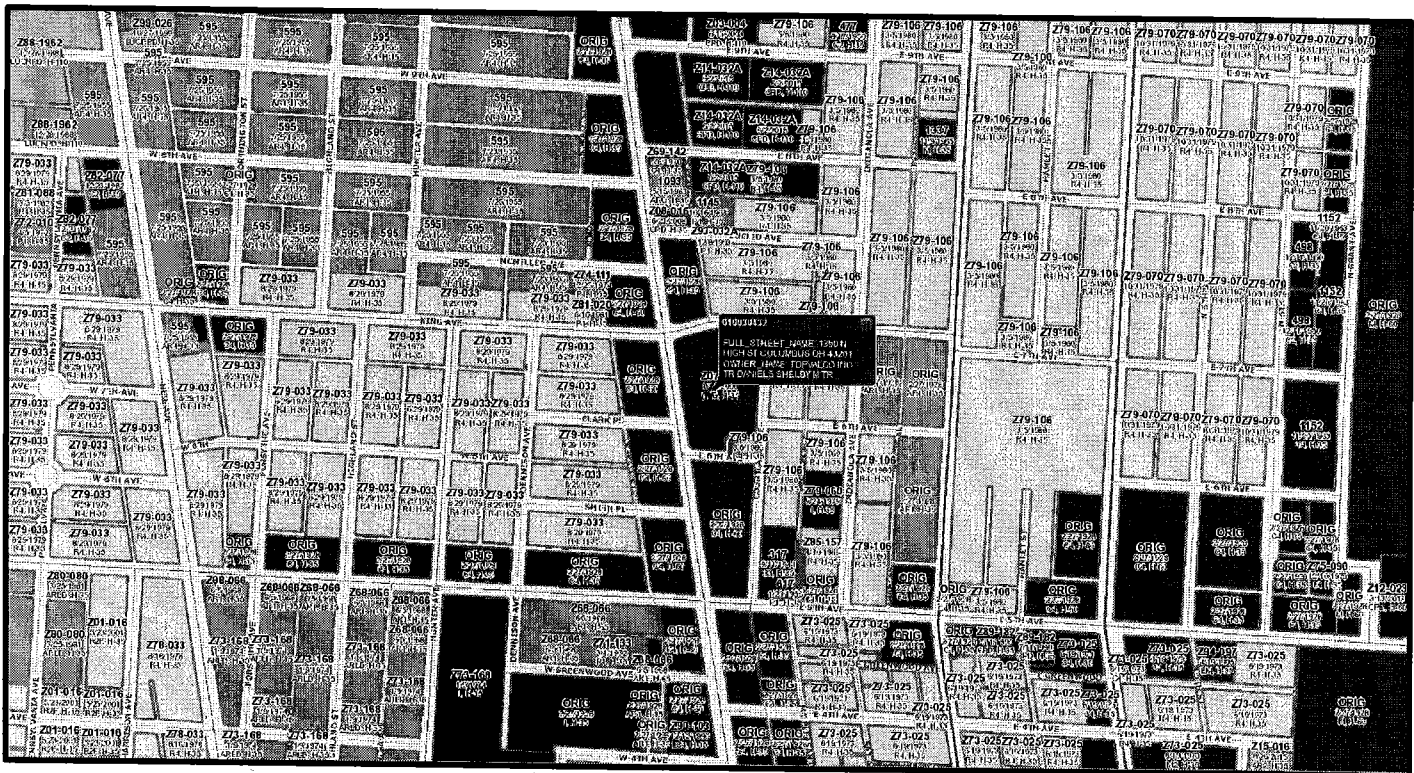
SULLIVAN-MARSLAND LYNN G
1286 COURTLAND AVE
COLUMBUS OH 43201

TAM HOMES LLC
PO BOX 1276
WORTHINGTON OH 43085

TOPVALCO INC
1014 VINE ST STE 1000
CINCINNATI OH 45202

URBAN RESTORATIONS
815 N HIGH ST STE R
COLUMBUS OH 43215

General Zoning Inquiries: 614-645-8637



Columbus Metropolitan Library
City of Columbus – Board of Zoning Adjustments Application
January 28, 2016

Statement of Hardship, Special Use Permit, & Variance Request

Special Use Permit – CC3389.12

The Columbus Metropolitan Library (“CML”) respectfully seeks a Special Use Permit under CC 3389.12 to locate a bookmobile (portable unit on property for more than 200 days) at the Kroger facility at 1350 North High Street, Columbus, Ohio. The CML Northside Branch – located at 1423 North High Street (one block north of the Kroger) will be demolished and reconstructed for a brand new CML Northside Branch opening in the spring of 2017.

CML’s Northside Branch currently serves more than 150,000 customers annually and circulates 300,000 materials per year. During the construction period – without a mobile unit – customers of the CML Northside Branch would be without neighborhood library services.

Thus, CML seeks to temporarily locate its bookmobile unit at 1350 North High Street to ensure at least some level of library services for the neighborhood residents and community members.

CML anticipates the location of the bookmobile unit in February/March 2016 with a request for Special Use Permit to continue until the MCL Northside Branch is official open for operation, tentatively set for Spring 2017. While CML does not anticipate the Special Use Permit to extend beyond the Spring of 2017, in the event of construction issues, weather delays, or unanticipated challenges during the rebuild of the Northside Branch, a somewhat flexible schedule is desirable.

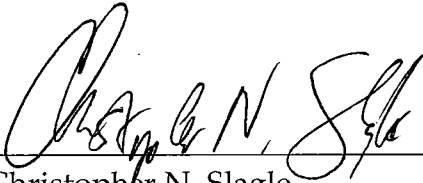
Attached to this application is additional information on the Northside Branch and the bookmobile for your review and reference.

Variance Request – CC3312.43 (Required Surface for Parking)

The CML bookmobile will be located on a presently unimproved grass area within the Kroger parcel and adjacent to High Street. The current design is to temporarily improve the grass area with stone, concrete, or other pavement materials to reinforce the ground for parking the bookmobile. CML does not anticipate challenges with storm

water runoff, set back matters, or other zoning issues during the temporary time period the unit is located at 1350 North High Street. CML will also completely and fully restore the grassy area to its improved existing condition following the removal of the bookmobile.

On behalf of the Board of Trustees of the Columbus Metropolitan Library, we sincerely appreciate your time and attention to this matter. If you have any questions, please let me know.



Christopher N. Slagle
Bricker & Eckler LLP
100 South Third Street
Columbus, OH 43215
Ph: 614.227.8826
E-mail: cslagle@bricker.com

Counsel, Columbus Metropolitan Library



**COLUMBUS
METROPOLITAN
LIBRARY**

96 S. Grant Ave.
Columbus, Ohio 43215
columbuslibrary.org | 645-2275

Kroger
1350 N. High St.
Columbus, Ohio 43201

To whom it may concern:

The Northside branch of the Columbus Metropolitan Library (CML), located across the street and one block north of the Kroger location at 1350 N. High St. is being demolished in March 2016 to make way for a new building that will triple the current size. The new library will be built at the same location. It is scheduled to open in the spring of 2017.

Currently, the branch serves over 150,000 customers annually and circulates over 300,000 materials per year. During the construction period, residents will be without access to neighborhood library services.

CML would like to provide limited services for the period of construction in the form of a bookmobile that would provide materials in the vicinity of the current branch.

To that end CML, would like to request locating its bookmobile at your Kroger store located at 1350 N. High Street.

CML is willing to commit to the following:

- Preparing the site to Kroger standards
- Returning site to its original condition upon conclusion of services
- Providing Kroger with a detailed schedule of implementation and regular reports on the usage of the bookmobile
- Obtaining and paying for necessary electrical connection
- Obtaining all necessary city approvals
- Presenting plans to neighborhood associations and planning agencies
- Providing a schedule of hours to the community and a description of services
- Providing all necessary insurance as required by Kroger
- Providing media coverage of the temporary location and identifying the importance of Kroger in making service possible

Proposed location: Please reference attached site plan. The yellow dashed line represents the dimension and orientation of the bookmobile (unit dimensions: 8' wide x 26' long), the red arrow represents location for CML customer entrance which is aligned with blank space between the parking spaces. The second option is to add a concrete customer walkway directly to the unit off of the sidewalk on High Street.



96 S. Grant Ave.
Columbus, Ohio 43215
columbuslibrary.org | 645-2275

Unit dimensions: 8' wide x 26' long. CML's preference is to leave the unit in the same space for a period of 14 months, beginning in February 2016. If the unit can be left in place for this duration, our recommendation is to provide either stone or steel reinforcement under the unit for additional support.

Powering the unit:

Option #1 – Preferred

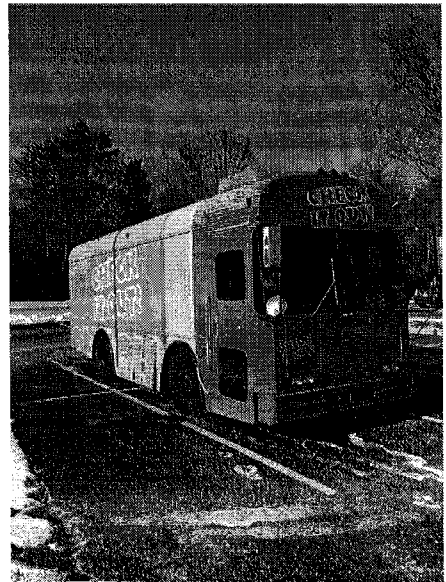
Connect unit to an **external power source**. An on-site power source will need to be verified, the location will be in the grass area with a lock box as close to the unit as possible.

Option #2- Back-up

Run power from a (quiet) generator, which can be run 5-8 hours daily.

Hours of Operation: Approximately 50 hours per week (Mon-Thurs, noon to 7pm; Fri/Sat noon to 6pm).

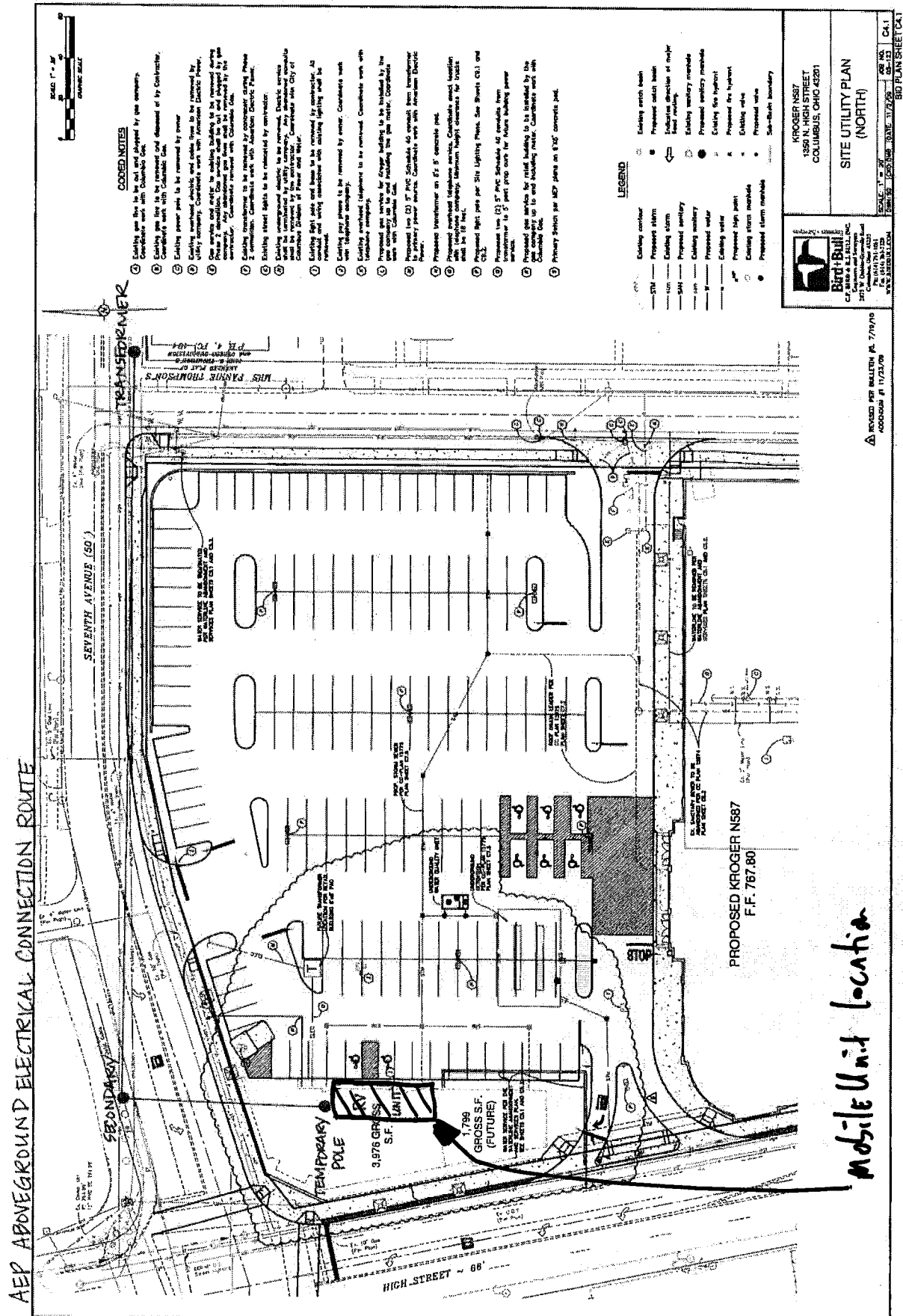
Below are photographs of the bookmobile we intend to use:



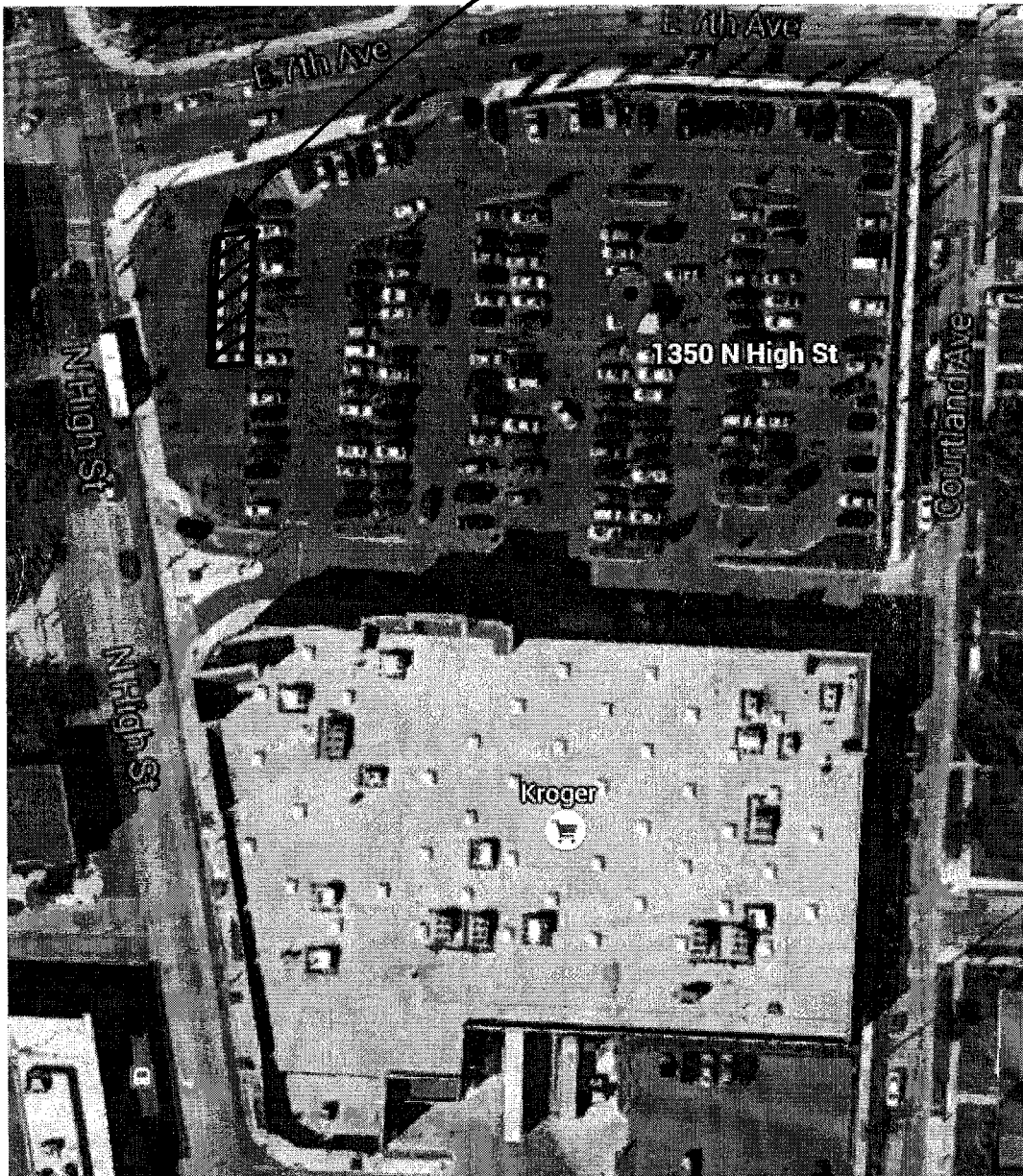
Thank you for your consideration. We hope you will find this to be a workable solution. We look forward to hearing from you.

Sincerely,

Nate Oliver | Chief Operating Officer
Columbus Metropolitan Library | Operations Center
101 S. Stygler Rd. | Gahanna, Ohio 43230-2439
614.479.3029 office | 614.208.2836 cell



Mobile Unit location 1350 North High Street





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 1/27/16



Disclaimer

Scale = 150

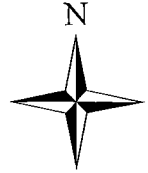
Grid North

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.

Real Estate / GIS Department



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-030432

Project Name: CML BOOKMOBILE RV UNIT

House Number: 1374

Street Name: N HIGH ST

Lot Number: N/A

Subdivision: MRS FANNIE THOMPSONS AMD PLAT

Work Done: NEW

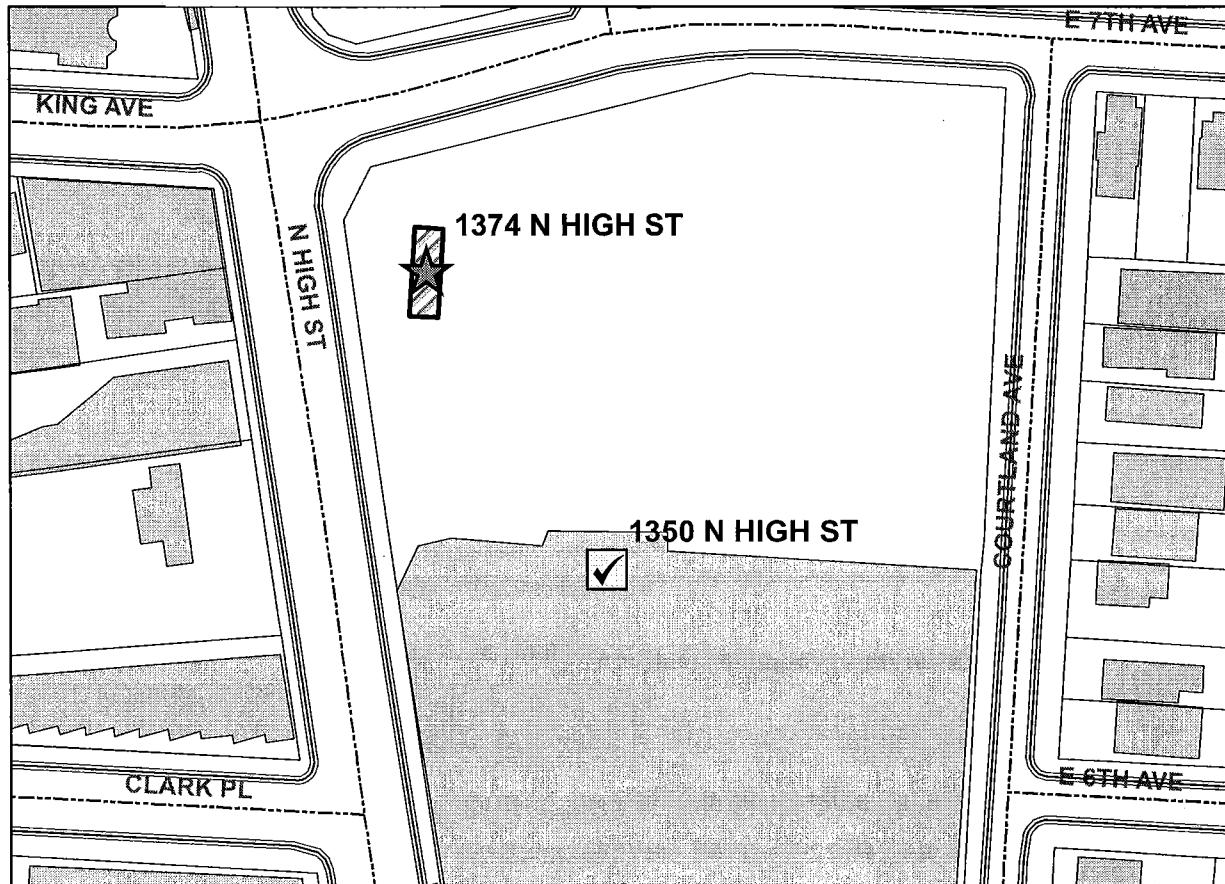
Complex: KROGER FOOD CTR & RETAIL SHOPS

Owner: TOPVALCO INC

Requested By: BRICKER & ECKLER, LLP (CHRISTOPHER N. SLAGLE)

Printed By: *Adyana Amariam*

Date: 1/27/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 1635096

THE CITY OF
COLUMBUS
ANDREW J. GATYMER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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) Christopher N. Slagle c/o Bricker & Eckler LLP

of (COMPLETE ADDRESS) 100 South Third Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Board of Trustees, Columbus Metropolitan Library

96 South Grant Street, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28 day of January, in the year 2016

SIGNATURE OF NOTARY PUBLIC

05.12.2018
My Commission Expires

Notary Seal Here



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 12, 2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer