

THE CITY OF
COLUMBUS
ANDREW J. GINTER, 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

OFFICE USE ONLY

Application Number: BZA-025 Date Received: 2/17/16
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: None
Existing Zoning: C-4
Comments: 4/26/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To reduce the number of required parking spaces from 44 to 23 (21-0)CC3312.49(C) for the conversion of retail space into restaurant space.

LOCATION

Certified Address: 3012 E. Broad Street City: Columbus Zip: 43209

Parcel Number (only one required): 010-088370

APPLICANT (If different from Owner):

Applicant Name: Plaza Properties Phone Number: 237-3726 Ext.: _____

Address: 3016 Maryland Avenue City/State: Columbus, OH Zip: 43209

Email Address: nick@plazaproperties.com Fax Number: 327-3219

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

Name: Sho-Ruben Bexley Center, LLC Phone Number: 237-3726 Ext.: _____

Address: 3016 Maryland Avenue City/State: Columbus, OH Zip: 43209

Email Address: nick@plazaproperties.com Fax Number: 237-3219

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

Name: Jackson B. Reynolds III Phone Number: 221-4255 Ext.: _____

Address: 37 W. Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III
of (1) MAILING ADDRESS 37 W. Broad St., #460, 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 3012 E. Broad Street

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) Sho-Ruben Bexley Center, LLC

3016 Maryland Avenue
Columbus, OH 43209

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

Plaza Properties
237-3726

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

(5) N/A

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
See attached list		

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

(8) SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 9th day of February, in the year 2016

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC

attorney at law

My Commission Expires has no
expiration date

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APPLICANT

Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

PROPERTY OWNER

Sho-Ruben Bexley Center LLC
3016 Maryland Avenue
Columbus, OH 43209

ATTORNEY

Jackson B. Reynolds III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY
OWNERS

Daniel Jones
41 N. Chesterfield Rd.
Columbus, OH 43209

3025 E. Broad Street LLC
65 Eastmoor Boulevard
Columbus, OH 43209

State Savings Bank
c/o Fifth Third Bank
MD 10ATA1 Corp Fac
38 Fountain SQ PLZ
Cincinnati, OH 43209

17 North Harding Road Ltd.
17 N. Harding Road
Columbus, OH 43209

Melhem Properties INC
6146 Lampton Pond Dr.
Hilliard, OH 43026

Brian Depew
41 Harding Rd.
Columbus, OH 43209

Mary S. & Mary K. Pirik
33 Harding Rd.
Columbus, Oh 43209

Bonnie N. Campbell
34 N. Chesterfield
Columbus, OH 43209

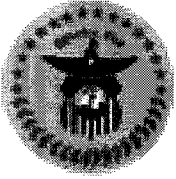
Jeannette M. Thompson
40 N. Chesterfield Rd.
Columbus, OH 43209

Robert P. Reichley
31 N. Chesterfield Rd.
Columbus, OH 43209

Wes Realy
c/o Schottenstein Property Group
PO Box 24550
Columbus, OH 43224

Kathleen Moore
49 N. Harding Rd.
Columbus, OH 43209

Tanya Otey
50 N. Chesterfield Rd.
Columbus, OH 43209



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Feb 23 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3014 E BROAD ST COLUMBUS, OH

Mailing Address: PO BOX 24550

COLUMBUS OH 43224-0550

Owner: SHO-RUBEN BEXLEY CENTER LLC

Parcel Number: 010088370

ZONING INFORMATION

Zoning: 349, Commercial, C4

effective 7/18/1946, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: EAST BROAD STREET CCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

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



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STATEMENT OF HARDSHIP

APPLICATION #

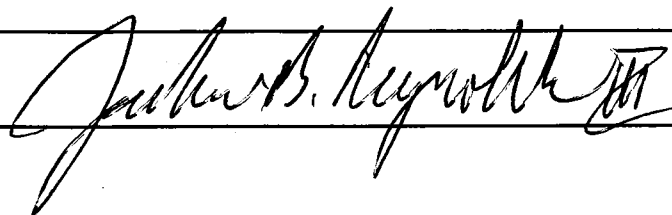
3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The property was developed a number of years ago and given the narrow area between the alley to the north and E. Broad Street there has historically been very little parking available for the site, so in the instance the request is to change tenants from a retail to a restaurant use which has triggered this variance request. The special circumstance in this instance is the small size of the lot which is common with the abutting properties to the west, thin, linear lots with an alley to the rear. In this instance there will be an ability to to share the spaces within the center as the proposed restaurant does primarily breakfast service and the other uses are daytime or night oriented activities. There is parking available on the abutting public street that will help to mitigate the parking needs as well. The granting of the variance will not be injurious to neighboring properties nor will the variance be contrary to the public interest nor the intent of the Zoning Code.

Signature of Applicant



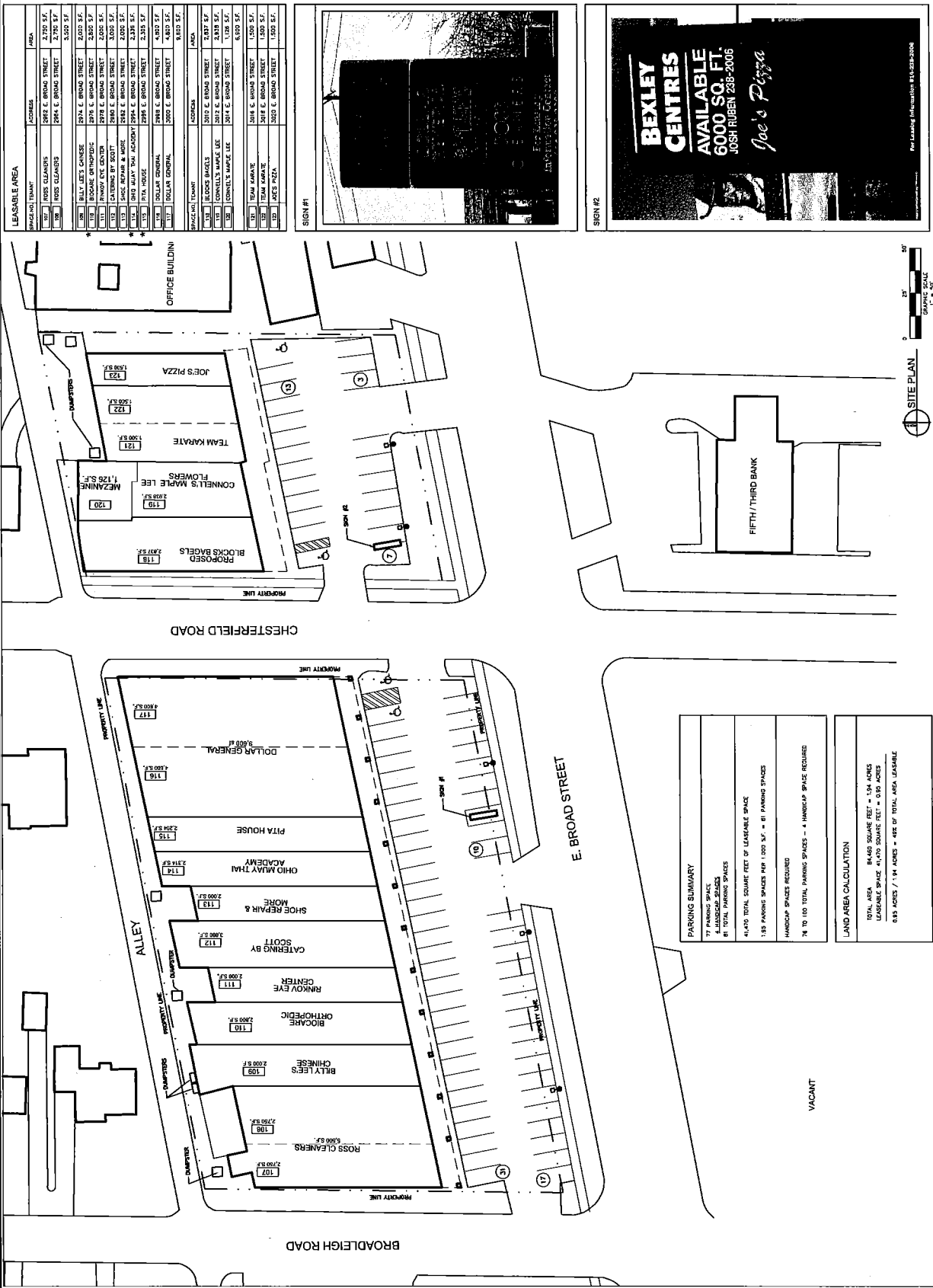
Date

2/11/16

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/27/16



Disclaimer

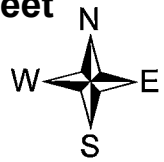
Scale = 60



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: 010088370, 010088372

Zoning Number: 3012

Street Name: E BROAD ST

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Wharrior*

Date: 1/28/2016



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 55479

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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) Jackson B. Reynolds III
 of (COMPLETE ADDRESS) 37 W. Broad St., #460, 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

Plaza Properties

3016 Maryland Ave., Columbus, OH 43209

Sho-Ruben Bexley Center LLC

3016 Maryland Ave., Columbus, OH 43209

(Larry Ruben and Jay Schottenstein)

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 9th day of February, in the year 2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

attorney at law

My Commission Expires

has no expiration date

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