

DEPARTMENT OF BUILDING AND ZONING SERVICES

[illegible]

BZA16-106

1275 Olentangy River Road

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-106 Date Received: 7/20/16
Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Commission/Civic: 5th by Northwest
Existing Zoning: M
Comments: 9/27/16

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 required number of parking spaces from 23 to 0 (99 to 76) per CCC 3312.49(c).

LOCATION

Certified Address: 1275 Olentangy River Road City: Columbus Zip: 43212

Parcel Number (only one required): 010-027788

APPLICANT (If different from Owner):

Applicant Name: Northstar Realty Phone Number: 454-5000 Ext.:

Address: 150 East Broad Street, 3rd Floor City/State: Columbus, OH Zip: 43215

Email Address: tbrigdon@nsrealty.net Fax Number: 454-4000

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

Name: 1275 Olentangy LLC c/o Sara Evans Phone Number: (614) 722-2000 Ext.:

Address: 700 Childrens Drive City/State: Columbus, OH Zip: 43215

Email Address: Fax Number:

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

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

Address: 37 West 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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III

of (1) MAILING ADDRESS 37 West Broad Street, Suite 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 1275 Olentangy River Road

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) 1275 Olentangy LLC
c/o Sara Evans
700 Childrens Drive
Columbus, OH 43215

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

Northstar Realty
454-5000

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

(5) 5th by Northwest Area Commission
c/o Bruce McKibbons
1094 Lincoln Road
Columbus, OH 43212

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

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>see attached sheet</u>		

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of June

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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BZA16-106
1275 Olentangy River Road

APPLICANT

Northstar Realty
150 East Broad Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

1275 Olentangy LLC
c/o Sara Evans
700 Childrens Drive
Columbus, OH 43215

ATTORNEY

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

AREA COMMISSION

5th by Northwest Area Commission
c/o Bruce McKibbons
1094 Lincoln Road
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

5B Hotels LLC
c/o Cap City Hotels
c/o Indus Hotels
511 Park Street
Columbus, OH 43215

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Spirit Master Funding VII
LLC Spirit Realty Capital
16767 North Perimeter Drive #210
Scottsdale, AZ 85260

Edwards Tribeca LLC
c/o Monumental Life Ins Co
c/o AEGON USA Realty Advisor
43333 Edgewood Road NE
Cedar Rapids, IA 52499

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

STATEMENT OF HARDSHIP

APPLICATION #

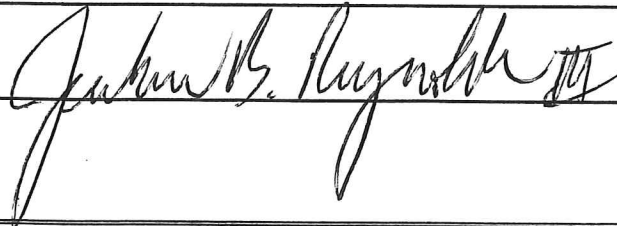
3307.09 Variances by Board.

- 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 applicant is seeking to reduce the onsite parking requirements by 23 spaces (99 to 76 spaces). The applicant is seeking to diversify the tenant mix within one existing building on an existing lot which has a defined parking space count. The building is currently used for all office/medical office purposes and the applicant is seeking to add restaurant and retail uses to the tenant mix and therefore the parking space reduction request. The request is driven by the need to vary the tenant mix in the building as the demand for office space in this area is waning as the character of the Olentangy River Road corridor is changing so the tenant mix needs to be updated. The applicant owns the property approximately 200' south of the subject site and can share up to 24 parking spaces on that site (1177 & 1201 Olentangy River Road) as the site is currently over parked. There are also 14 spaces currently available and stripped on the 50' drive aisle to west off the property. The combination of the 24 spaces to the south and 14 spaces to the west provides more spaces than are being requested in the variance. The granting of the variance will not negatively impact surrounding properties nor be contrary to the Zoning Code.

Signature of Applicant



Date

12/29/15

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ALTA/ACSM LAND TITLE
SURVEY OF 1275 OLENTANGY
RIVER RD

Legal Description of record

[illegible][illegible][illegible][illegible]

EXEMPTS:
 Generally are taken from material for the Insurance prepared by The American Fire Insurance Company, Cincinnati
 And taken at 125 DaVinglo River Road, Columbus, Ohio.

10-Greatest of record in D.B. 12.57, Pg. 14, applies to the subject trout.
11-Greatest of record in D.B. 18.86, Pg. 282, applies to the subject trout.
12-Greatest of record in D.B. 12.62, Pg. 487 and applied to the D.B. 23.16, which contained applies to the D.B. 18.87 were trout. (pgs 010-02518-02)

[illegible]

NOTES:
THE SURVEY ALLED CURRENT "NATIONAL STANDARDS FOR PROPERTY RENTALTY SERVICES."

THE LOCATIONS OF UNDERPASSES UTILIZED AS SHOWN HEREIN ARE BASED ON AERIAL-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE STRUCTURE (CONSIDERED UNDERGROUND STRUCTURES) MAY HAVE SOME SURFACE STRUCTURE. ADDITIONAL INFORMATION ON THE LOCATION OF UNDERPASSES MAY BE OBTAINED FROM THE RECORD DRAWINGS OF THE PROJECTS. ADDITIONAL INFORMATION ON THE LOCATION OF UNDERPASSES MAY BE OBTAINED FROM THE RECORD DRAWINGS OF THE PROJECTS. ADDITIONAL INFORMATION ON THE LOCATION OF UNDERPASSES MAY BE OBTAINED FROM THE RECORD DRAWINGS OF THE PROJECTS.

VERIFICATION OF UTILITY TYPE AND FOR FIELD DRAINAGE.

AS OF THE DATE OF THIS SURVEY, THERE WAS NO DESIGNATED EVIDENCE OF CURRENT LEACHING WELLS, INCLUDING CONSTRUCTION ON BUILDING ADJACENT.

AS OF THE DATE OF THIS SURVEY, THERE WAS NO PROPOSED CHANGES IN STREET PAVEMENT OR NEW LAKES, DITCH OR OTHER DRAINAGE EVIDENCE.

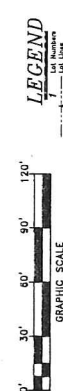
RECENT SURVEYING OF SLOPE OF CONSTRUCTION ON REAR.

AS OF THE DATE OF THIS SURVEY, THERE WAS NO DESIGNATED EVIDENCE OF THE USE AS A SOLID WASTE DUMP, SHED OR SIMILAR FACILITY.

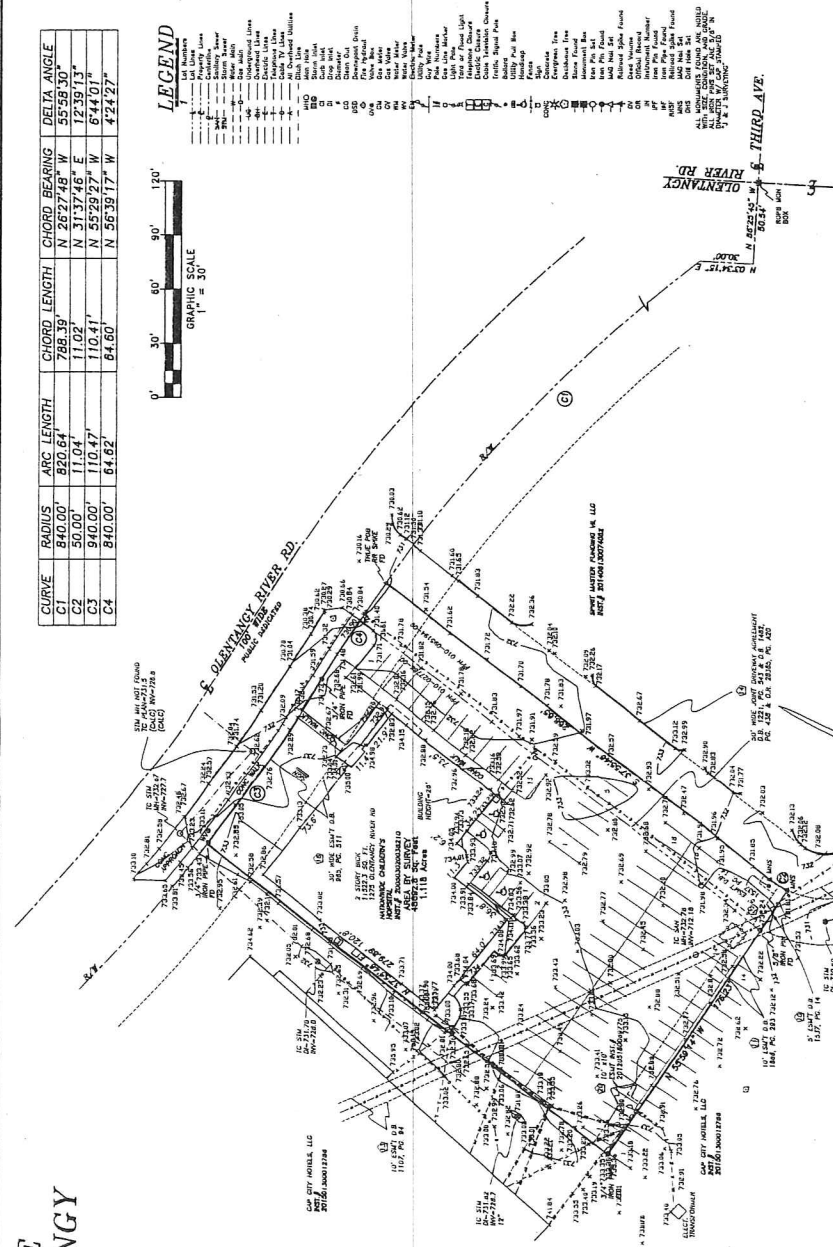
FLOOD ZONE.

2008, THE MURPHY SMITH HENSON LIES IN JUNE, 37. ANDAS INTENDING TO BE OUTSIDE OF THE 37. ANDAS CHANCE (HUSKAPAT).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	840.00'	850.64'	788.39'	N 26°27'48" E	55°38'30"
C2	50.00'	11.02'	11.02'	N 31°37'46" W	12°39'13"
C3	940.00'	110.47'	110.41'	N 55°29'57" W	6°44'01"
C4	840.00'	64.62'	64.60'	N 55°39'17" W	6°24'29"



LEGEND	
1	Lot Numbers
1	Lot Lines
1	Property Lines
1	Centerline
1	Sanitary Sewer
1	Storm Sewer
1	Water Main
1	Gas Main
1	Overhead Lines
1	Underground Lines
1	Electric Lines
1	Telephone Lines
1	Cable TV Lines
1	All Overhead Utilities



To: First American Title Insurance Company, Hummel Title Agency, Inc., Nationwide Children's Hospital, an Ohio not-for-profit corporation.

This is to certify that this map or plat and the survey on which it is based were prepared by the new firm of Surveyors, Planning and Engineering, NPS&C, ALTA/ACSI Land Title Surveyors, justly established and adopted ALTA rules, includes items 1-5, 7(c), 7(d), 7(e), 8, 9, 11(b), 13, 14, 18-19 of table A thereto.

The field work was completed on September 10, 2015.

J. K. Lusk
John W. Weatherill P.S. 7811

WEDNESDAY
Date _____

 F. B. I.
NATIONAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
CALL TOLL FREE 800-368-2766
FAX 202-344-2640
WWW.FBI.GOV



City of Columbus

Zoning Plat

BZA16-106

1275 Olentangy River Road



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: 010027788

Zoning Number: 1275

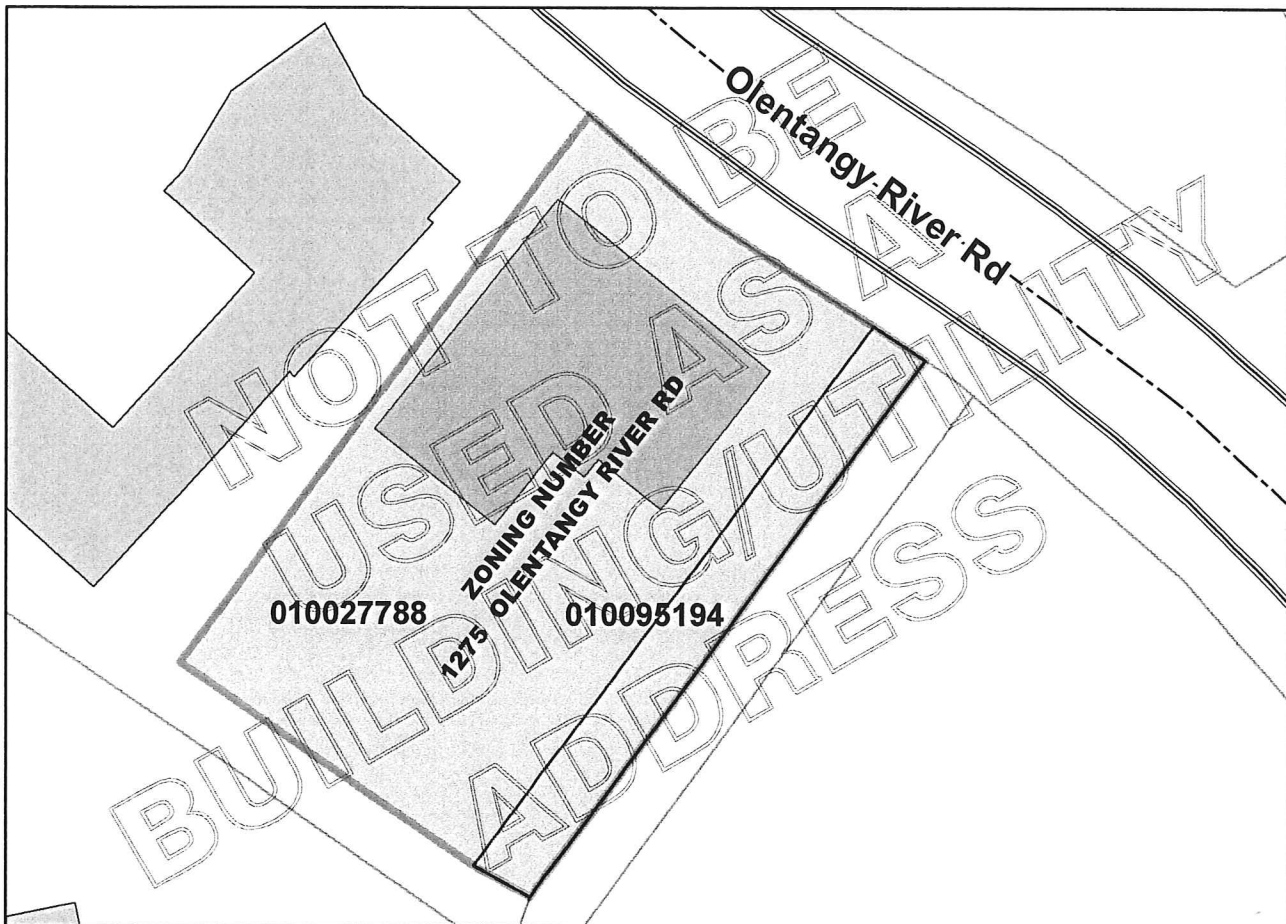
Street Name: OLENTANGY RIVER RD

Lot Number:N/A

Subdivision:N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Adyana Amarasinghe Date: 12/15/2015



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

SCALE: 1 inch = 80 feet

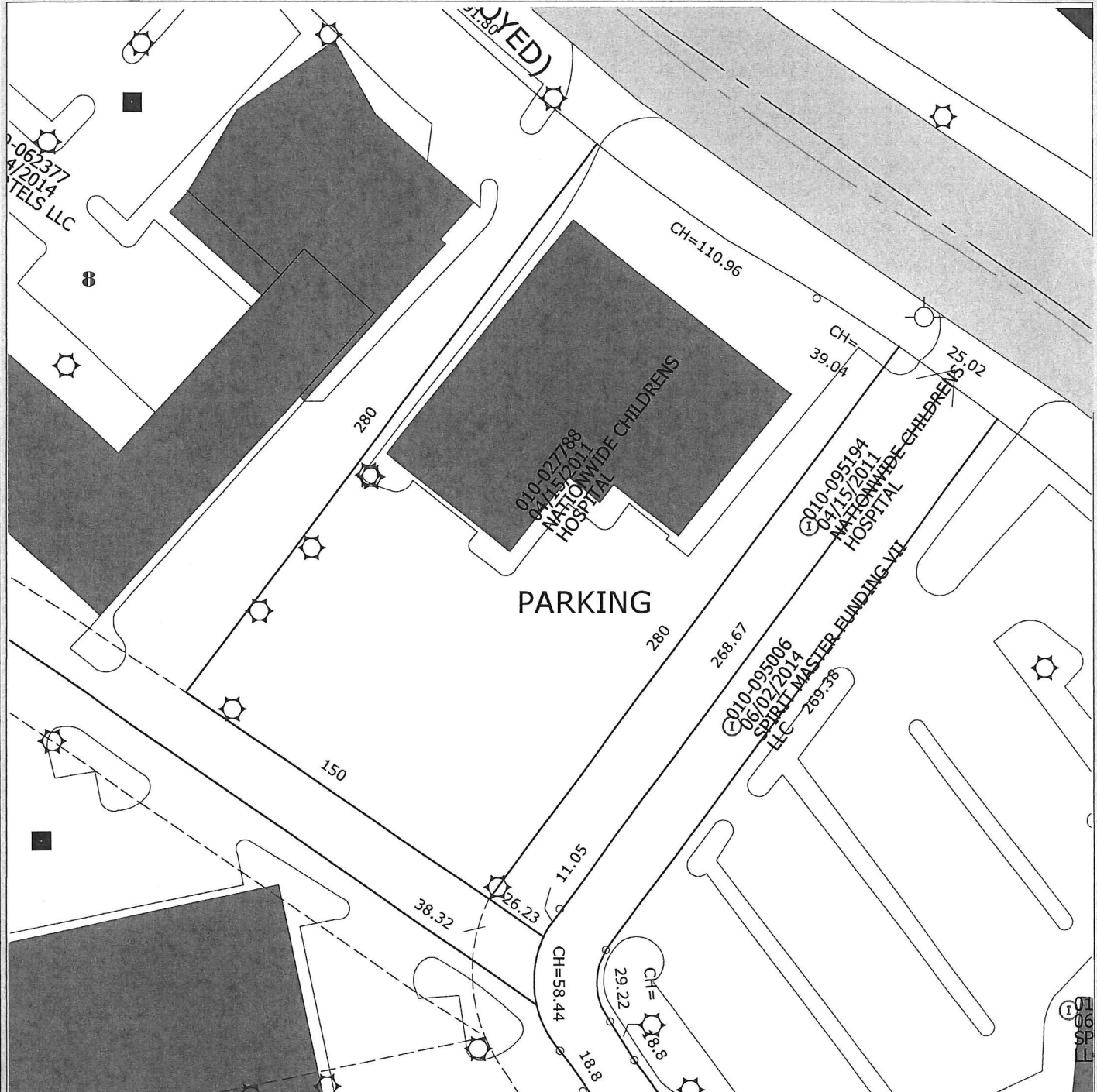
GIS FILE NUMBER: 52595



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/15/15



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

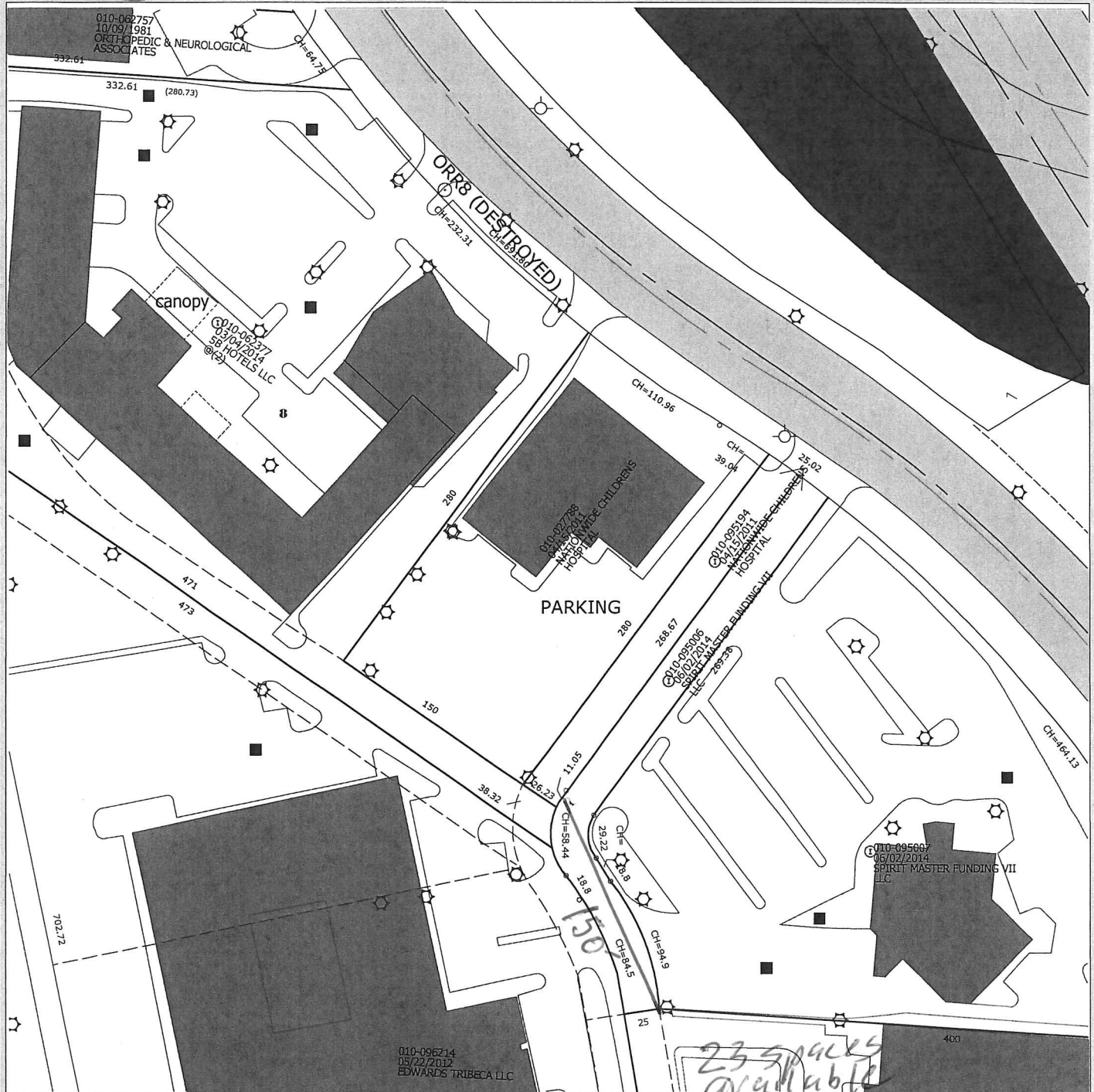


CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

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DATE: 12/15/15



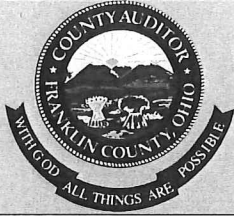
Disclaimer

Scale = 100



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ORTHOPHOTOGRAPHY DATE 2014

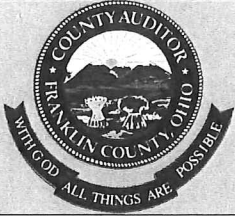
Disclaimer

Scale = 60



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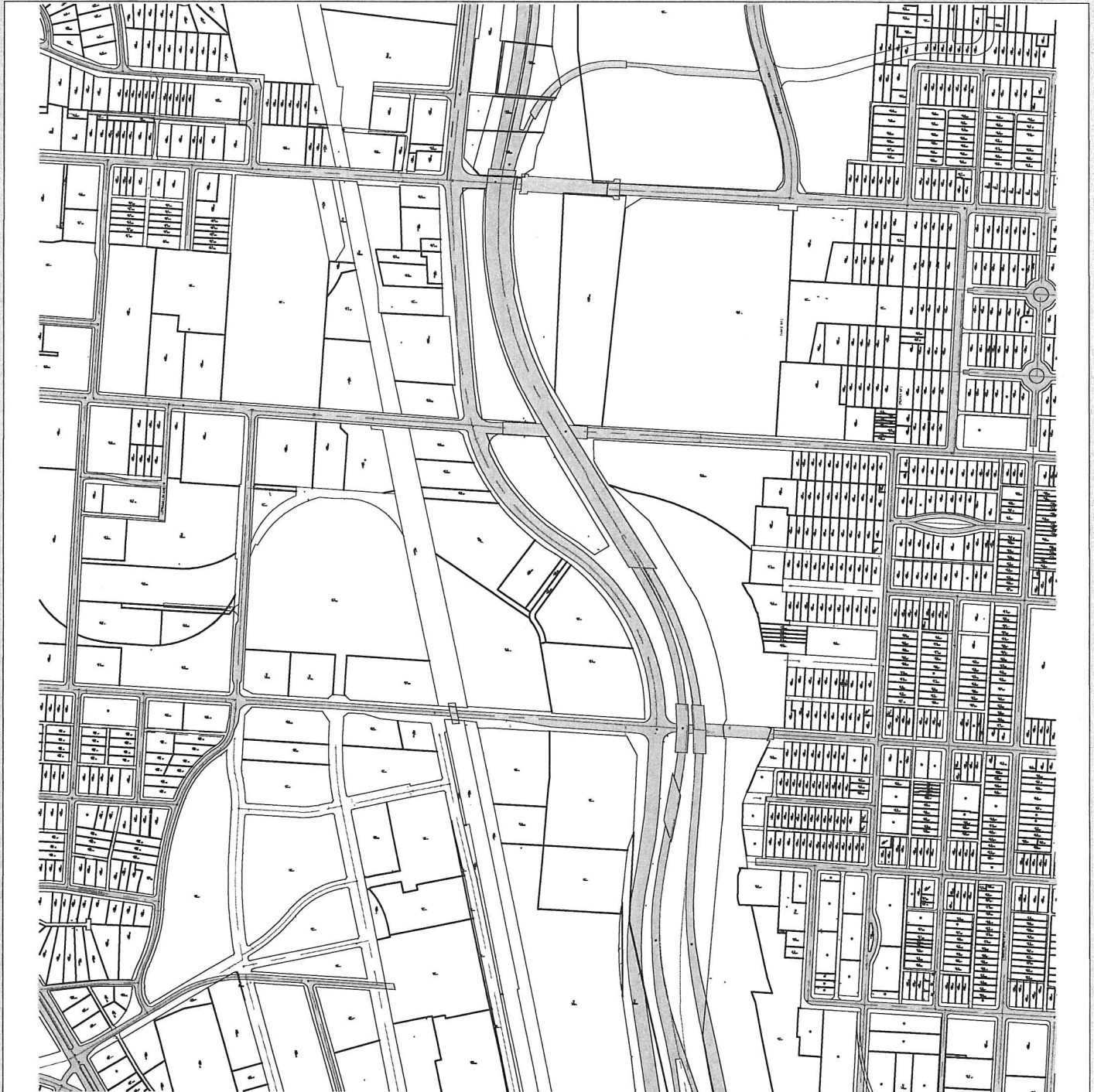
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/15/15



Disclaimer

Scale = 668



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Real Estate / GIS Department

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 West Broad Street, Suite 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

1275 Olentangy LLC

c/o Sara Evans

700 Childrens Drive

Columbus, OH 43215

Northstar Realty

150 East Broad Street, 3rd Floor

Columbus, OH 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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