

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-140 Date Received: 10/14/16
 Application Accepted by: D. Reiss Fee: \$1,900.00
 Commission/Civic: ARLD
 Existing Zoning: 12/20/16 1/24/17
 Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:
see attached sheet

LOCATION

Certified Address: 2377 East Broad Street City: Columbus, OH Zip: 43209

Parcel Number (only one required): 010-089739

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: 237-3219

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

Name: WES Realty Company Phone Number: (800) 282-8462 Ext.: _____

c/o Schottenstein Property Group

Address: P.O. Box 24550 City/State: Columbus, OH Zip: 43224

Email Address: info@spgroup.com 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

Board of Zoning Adjustment Application

2377 East Broad Street

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AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, IIIof (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 2377 East 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

(4)

WES Realty

AND MAILING ADDRESS

c/o Schottenstein Property GroupP.O. Box 24550Columbus, OH 43224

APPLICANT'S NAME AND PHONE #

Plaza Properties

(same as listed on front application)

(614) 237-3726

AREA COMMISSION OR CIVIC GROUP

(5)

N/A

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

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

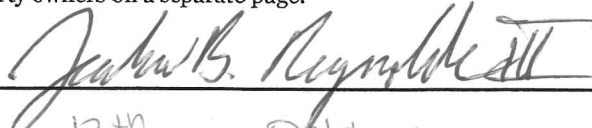
(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

see attached list

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

(8) SIGNATURE OF AFFIANT


Sworn to before me and signed in my presence this 12th day of October, in the year 2016

(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

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

Applications must be submitted by appointment. Call 614-645-4627 for details.

Please make checks payable to the Columbus City Treasurer.

APPLICANT

Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

PROPERTY OWNER

W E S Realty Co.
c/o Schottenstein Property Group
PO Box 24550
Columbus, OH 43224-0550

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

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

Morris M & Esther V Wilhelm
2945 E. Broad Street
Columbus, OH 43209

John Daniel & Julia Beth Gardner
3941 E. Broad Street
Columbus, OH 43209

Beth E. Burkhart
41 S. Broadleigh Rd.
Columbus, OH 43209

Yitzhak Rabinowitz
31 S. Broadleigh Rd.
Columbus, OH 43209

34 S. Broadleigh LLC
c/o Schottenstein Property Group
PO Box 24550
Columbus, OH 43209

Lindsey Anne Macklin
42 S. Broadleigh Rd.
Columbus, OH 43209

Eric Horvath & Nikki Mesnard
45 S. Chesterfield Rd.
Columbus, OH 43209

Thomas P & Diane D Tussing
35 S. Chesterfield Rd.
Columbus, OH 43209

2950 E. Broad LLC
2950 E. Broad St.
Columbus, OH 43209

John D. & Megan H. Swanson
40 S. Chesterfield Rd.
Columbus, OH 43209

State Savings Bank
c/o Fifth Third Bank
MD 10ATA1 Corp FAC
38 Fountain Sq. Plaza
Cincinnati, OH 45263

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STATEMENT OF HARDSHIP

APPLICATION #

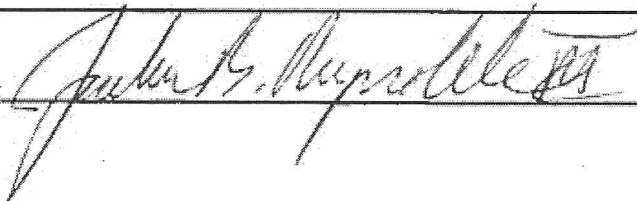
3307.09 Variances by Board.

- 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:

see attached

Signature of Applicant



Date

2/10/17

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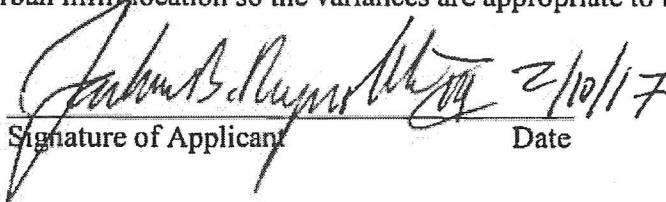
0012 12/14

Received: February 10, 2017

Statement of Hardship

The applicant is seeking the three (3) variances in order to develop the proposed condominium community along the East Broad Street Corridor. The special circumstances occur because the property is in a community commercial overlay district which requires all commercial/office activities to be pulled closer to the right of way line and because this is residential, the overlay does not apply, however, pushing the building forward is appropriate given the massing of the building and as there are comparable apartment complexes to the west which are setback at a comparable distance from the East Broad Street right of way line as requested in this application. The front building will set a total of 55' from the curb of East Broad Street which provides adequate greenspace and landscaping area to buffer the site. The reduction of the setbacks along the rights of way of Chesterfield and Broadleigh are also in keeping with other multi-family developments along the East Broad Street Corridor and at the closest point with setback appropriately 25' from the curb of each right of way. The setbacks provide ample greenspace for landscaping and providing an appropriate entry way into Eastmoor community. The reduction of the rear yard is appropriate because a single family home is allowed a garage located at the rear of the lot (3' setback) and the proposed condominium mimics the garage locations and furthermore there is a 16' unimproved alley that provides additional separation to the units. The granting of the three (3) variances will allow the construction of the condominium community along the lines of other multi-family developments in the area and thereby preserve a substantial property right.

Further, the granting of the requested variances will not negatively impact surrounding properties nor will the granting of these variances be contrary to the public interest nor the purpose of the Zoning Code. Additionally this development can be seen as an infill housing development and the development standards found in the apartment districts are written for a suburban setting and not an urban infill location so the variances are appropriate to the site.


Signature of Applicant Date

ruben-chesterfield-hardship.ste (nct)

WES Realty Company
Variance List
2377 E. Broad Street

1. 3333.18- Building Lines- E. Broad Street- 60' to 15' (a reduction of 45')
2. 3333.18- Building Lines- Broadleigh and Chesterfield- 25' to 12'- a reduction of 13'
3. 3333.24 – Rear yards – 25% to 5% a reduction of 20% for both rear yards

ruben-chesterfield-variance.list (nct)
2/9/17 S:docs

SCENARIO #11
CONDOMINIUM PATIO HOMES

EAST BROAD ST. 100' WIDE

2-Buildings

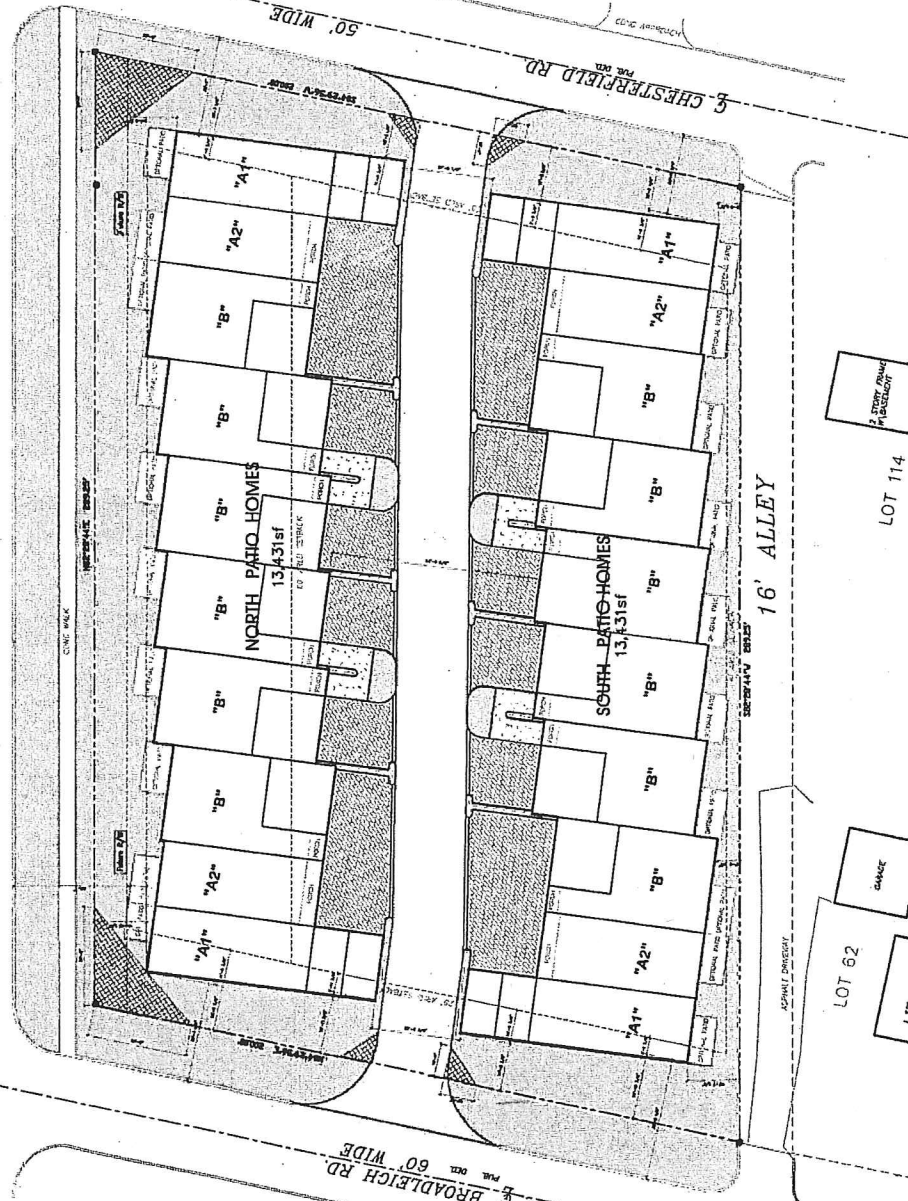
20 Patio Homes

32 Covered Parking Spaces

(20 units x 1.5/unit = 30 required)

REAR YARD OF EXISTING TOWNHOMES = 3,275 SF
 REAR YARD OF EXISTING TOWNHOMES = 11,200 SF
 LOT AREA COVERAGE = 14,475 SF

LOT AREA COVERAGE = 14,475 SF
 BUILDING AREA 14,431 SF = 31,906 SF
 24,832 / 14,431 = 1.72 or 172% coverage
 Maximum Coverage Allowed = 50%



Site Development Plan



Scale: 1/16" = 1'-0"

East Broad Street Patio Homes

Broad Street Bexley, Ohio

2.9.2017



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/20/16



Disclaimer

Scale = 100



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.

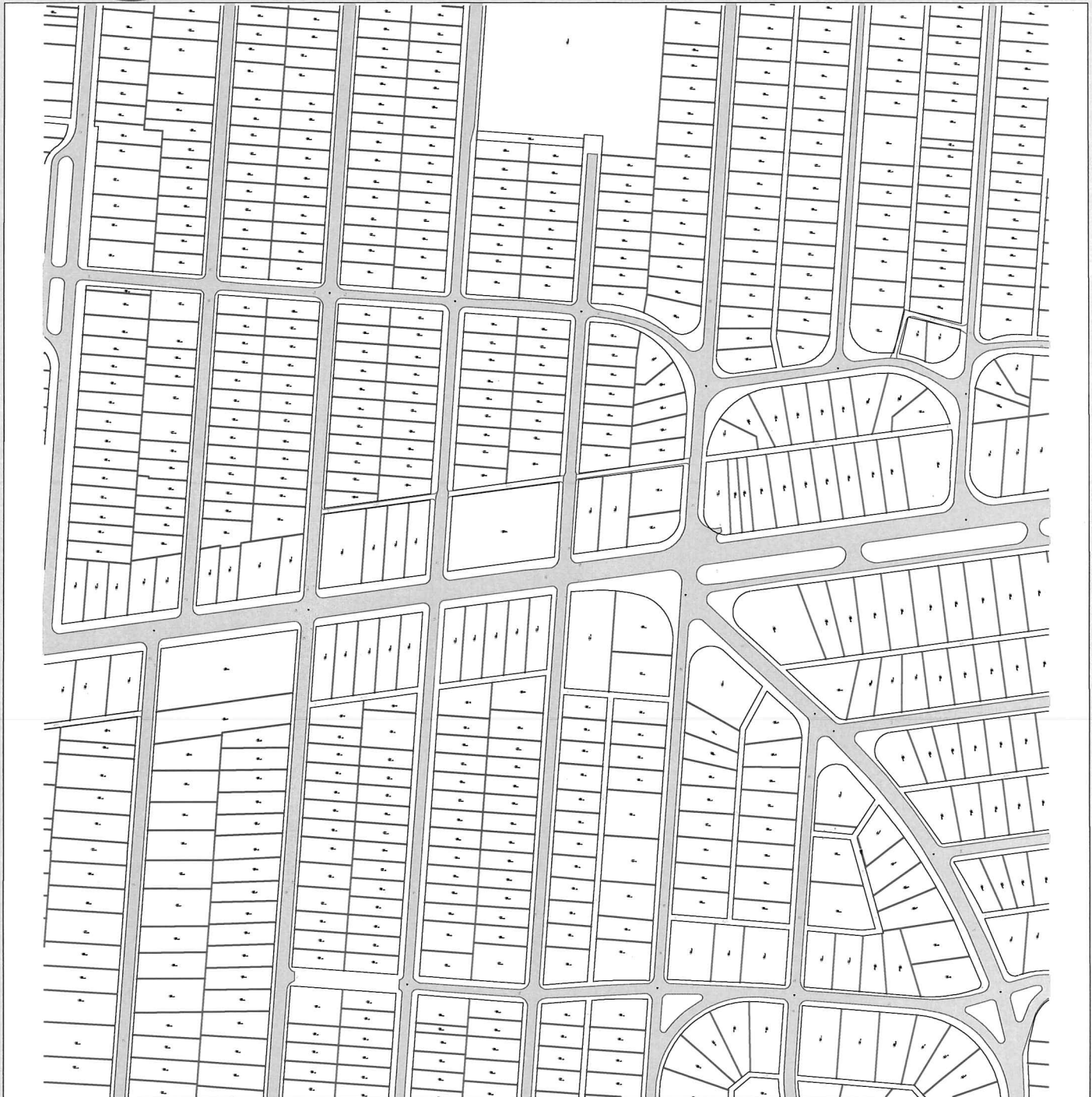
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/20/16



Disclaimer

Scale = 398



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Real Estate / GIS Department

BZA16-140
2377 East Broad Street



Google earth

feet 400
meters 100





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: 010089739, 0100897, 010089739, 010088357, 010088338

Zoning Number: 2377

Street Name: E BROAD ST

Lot Number: N/A

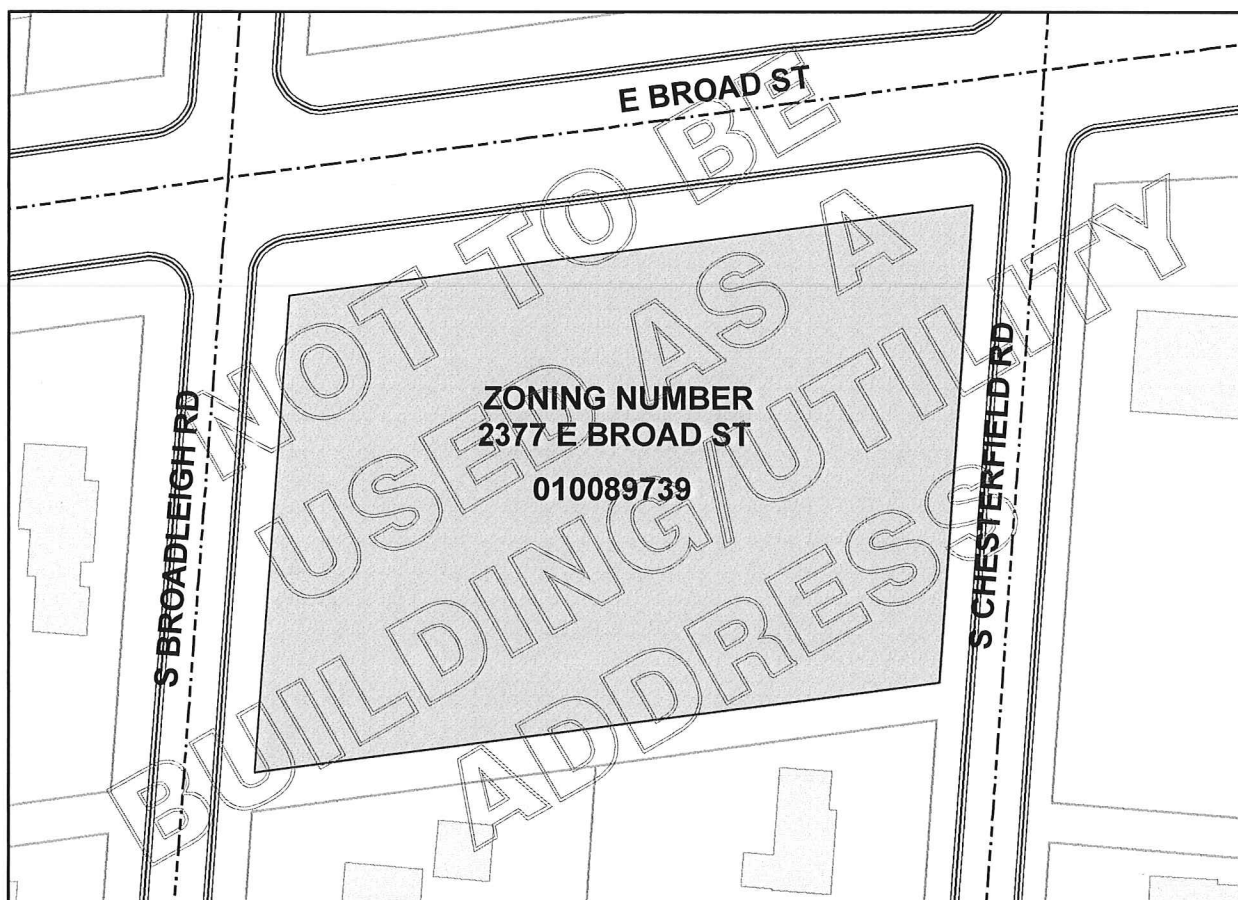
Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By:

Edyana Amarian

Date: 9/22/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 74094

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

Plaza Properties

3016 Maryland Avenue, Columbus, OH 43209

WES Realty Company

c/o Schottenstein Property Group

P.O. Box 24550, Columbus, OH 43224

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 12th day of October, in the year 2016

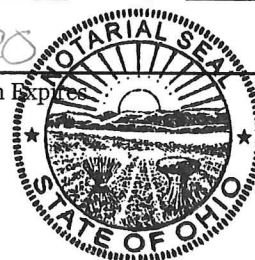
SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/2020

Notary Seal Here



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

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