



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 13310-00882
 Date Received: 12/6/13
 Commission/Civic: South Side
 Existing Zoning: R-3 Application Accepted by: D. Reiss Fee: -0- (City)
 Comments: 2/25/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

3312.27 Parking Spaces Required reduced from 151 to 73.

3312.49 Parking Setback reduced from 25' to 2.5' along Innis Ave. and from 25' to 5' along Washington Ave. and from 10' to 0' on Eighth St. and the Unnamed Alley

LOCATION

1. Certified Address Number and Street Name 280 E. Reeb Ave.
 City Columbus State OH Zip 43207
 Parcel Number (only one required) 010-066713

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
 Address _____ City/State _____ Zip _____
 Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name City of Columbus, c/o Angela Newland ~~ANGELA NEWLAND~~ BARRY N. BRYANT
 Address 90 W. Broad Street City/State Columbus, OH Zip 43215
 Phone # 614-645-1472 Fax # _____ Email arnewland@columbus.gov
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Brent Wilcox, c/o Moody-Nolan, Inc.
 Address 300 Spruce Street, Suite 300 City/State Columbus, OH Zip 43215
 Phone # 614-461-4664 Fax # 614-280-8881 Email: bwilcox@moodynolan.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
 PROPERTY OWNER SIGNATURE _____
 ATTORNEY / AGENT SIGNATURE B. Wilcox, c/o Moody Nolan, Inc.

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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00882
280 Reeb Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent Wilcox
of (1) MAILING ADDRESS 300 Spruce St. Suite 300, Columbus, OH 43215
deposed 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
for which the 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) City of Columbus
90 W. Broad St., Columbus, OH 43215

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

City of Columbus, c/o ~~Angela Newland~~ PARRY N. BRYANT
90 W. Broad St., Columbus, OH 43215

JWD

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

(5) South Side Area Commission
Curtis Davis, P.O. Box 7846, COLS., OH 43207

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFLIANT

(8) *[Signature]*

Subscribed to me in my presence and before me this sixth day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) *[Signature]*

My Commission Expires:

DANIEL W. DELK

DANIEL W. DELK

NOTARY PUBLIC • STATE OF OHIO
Recorded in Franklin County
My commission expires May 27, 2016

Notary Seal Here

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PROPERTY OWNER:
CITY OF COLUMBUS,
C/O ANGELA NEWLAND
90 W. BROAD ST,
COLUMBUS, OH 43215

AGENT:
BRENT WILCOX,
C/O MOODY NOLAN
SUITE 300, 300 SPRUCE ST,
COLUMBUS, OH 43215

AREA COMMISSION:
SOUTH SIDE AREA COMMISSION,
ATTN. CURTIS DAVIS
P.O. BOX 7846,
COLUMBUS, OH 43207

STEPP CLAUDE A
277 E INNIS AVE
COLUMBUS OH 43207

YENICHEK CARL
265 E INNIS AVE
COLUMBUS OH 43207

SOUTH SIDE DAY NURSERY
ASSOCIATION
253 -255 REEB AV
COLUMBUS, OH 43207

BARRETT WILLIAM P & ADA M
329 -331 REEB AV
COLUMBUS, OH 43207

SOUTHERN GATEWAY HOMES LLC
C/O RYAN
PO BOX 31575
INDEPENDENCE OH 44131

MARCUM CHARLES & EDNA
RANKE
256 REEB AV
COLUMBUS, OH 43207

CORBY JEFFREY
4515 E DUBLIN GRANVILLE
WESTERVILLE OH 43081

MOORE JANITH S MUNCY WILMA
327 REEB AVE
COLUMBUS OH 43207

DAVIS BARBARA J
305 E INNIS AVE
COLUMBUS OH 43207

KING BENJAMIN B & CAROL J
299 E INNIS AVE
COLUMBUS OH 43207

CLEARVIEW PROPERTY
MANAGEMENT LLC
309 E INNIS AVE
COLUMBUS OH 43207

DOTSON ERNEST RANDALL
360 E INNIS AVE
COLUMBUS OH 43207

FLEXICOM PROPERTY LLC
77450 HUNTINGTON PARK DR
COLUMBUS OH 43235

SOUTHERN GATEWAY HOMES LLC
C/O RYAN
PO BOX 31575
INDEPENDENCE OH 44131

CITY OF COLUMBUS OHIO
LAND BANK
109 N FRONT ST
COLUMBUS, OH 43215

KIRK LARRY J
105 HILLIARD ROME RD
COLUMBUS OH 43228

BEGA S PROPERTIES LLC
BASHKIM BEGA
2396 ZINER CIR N
GROVE CITY OH 43123

JTM RENTALLS III LLC
5282 CLEVELAND AVE
COLUMBUS, OH 43231

MARCUM CHARLES & EDNA RANKE
252 REEB AVE
COLUMBUS OH 43207

SOUTHERN GATEWAY HOMES LLC
C/O RYAN
PO BOX 31575
INDEPENDENCE OH 44131

SOUTH SIDE LEARNING &
DEVELOPMENT CENTER INC
255 REEB AVE
COLUMBUS OH 43207

EYERMAN JAMES C & FRED A I
255 E INNIS AVE
COLUMBUS OH 43207

H SCOT PROPS LLC
95 LATTA AVE
COLUMBUS OH 43205

JONES MICHAEL D JONES
PATRICIA
260 REEB AVE
COLUMBUS OH 43207

HERRMANN EDWARD J BISHOP
CORPUS CHRISTI CHURCH
1111 E STEWART AVE
COLUMBUS OH 43207

JALAL PROPERTIES LLC
207 BORDER ST
COLUMBUS OH 43207

BALLINGER JUANITA M &
PHYLLIS D MCCLASKEY
26 W ALCOTT RD
COLUMBUS, OH 43207

HURT RICHARD
1645 S 3RD ST
COLUMBUS OH 43207

CITY OF COLUMBUS OHIO
LAND BANK 109 N FRONT ST
COLUMBUS, OH 43215

BARRIGA RAUL HURTADO
444 EMMIT AVE
COLUMBUS OH 43228

CITY OF COLUMBUS OHIO
LAND BANK 109 N FRONT ST
COLUMBUS, OH 43215

MOORE LLOYD A
287 INNIS AV
COLUMBUS, OH 43207

JIA FAMILY LIMITED
PARTNERSHIP
PO BOX 24666
COLUMBUS OH 43224

HERRMANN EDWARD J BISHOP
CORPUS CHRISTI CHURCH
1111 E STEWART AVE
COLUMBUS OH 43207

CITY OF COLUMBUS OHIO
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

SOUTH SIDE RENAISSANCE LLC
946 PARSONS AVE
COLUMBUS OH 43206

SMITH RICHARD J SMITH SANDRA
356 INNIS AV
COLUMBUS, OH 43207

HOWARD MARY D &
EDWARD E
351 E INNIS AVE
COLUMBUS OH 43207

SOUTHERN GATEWAY HOMES LLC
C/O RYAN
PO BOX 31575
INDEPENDENCE OH 44131

SOUTH SIDE DAY CARE CENTER
255 REEB AVE
COLUMBUS, OH 43207

DEIBEL PROPERTIES
535 WOODLAND CT
WEST JEFFERSON OH 43162

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST, RM 425
COLUMBUS OH 43215



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00882

280 Reeb Ave.

One Stop Shop Zoning Report Date: Mon Dec 9 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 280 REEB AVE COLUMBUS, OH

Mailing Address: 90 W BROAD ST RM 425
COLUMBUS, OH 43215

Owner: CITY OF COLUMBUS OHIO

Parcel Number: 010066713

ZONING INFORMATION

Zoning: Z72-002, Residential, R3
effective 5/30/1972, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Columbus Southside Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

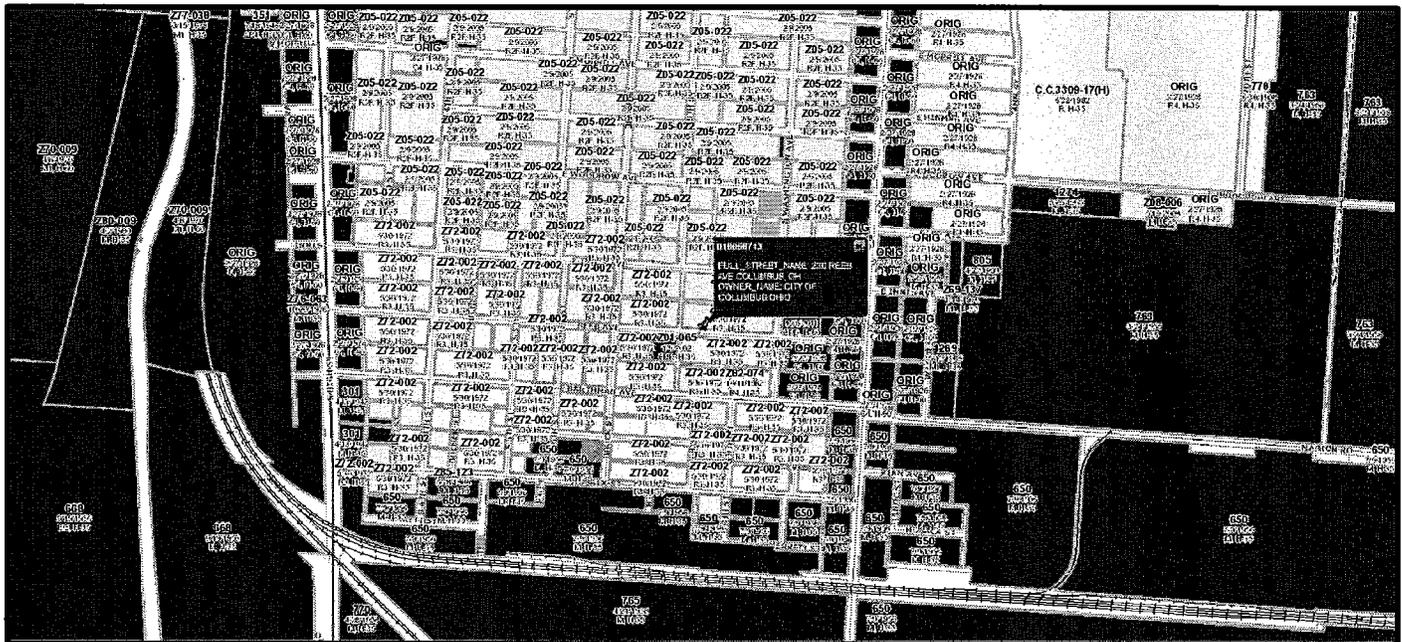
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



Statement of Hardship

Project Background

The proposed Reeb Community Center project is a redevelopment project at 280 E. Reeb Ave. The project entails renovating the existing historic Reeb School building in order to repurpose it as a center for community organizations. In addition to the renovation of the historic component of the building, the project will remove a portion of a previous addition and replace it with a new addition to house a childcare facility. The remainder of the site will be utilized for parking and drop-off, as well as some outdoor play areas adjacent the building.

Variances Requested

Section 3212.27; 3212.49-Minimum Numbers of Parking Spaces, and Setback

Parking Spaces: The parking code indicates that based on the use of the building, 151 parking spaces would be required. A variance is requested to reduce the number of spaces required from 151 spaces to 73 spaces.

The 6.11 acre site does not allow this number of parking spaces to be constructed in conjunction with the proposed building. The building will provide community resources and will primarily draw residents of the surrounding neighborhoods. It is located in an urban environment with additional opportunities for street parking in the vicinity. Additionally, the building will be accessible by public transportation routes.

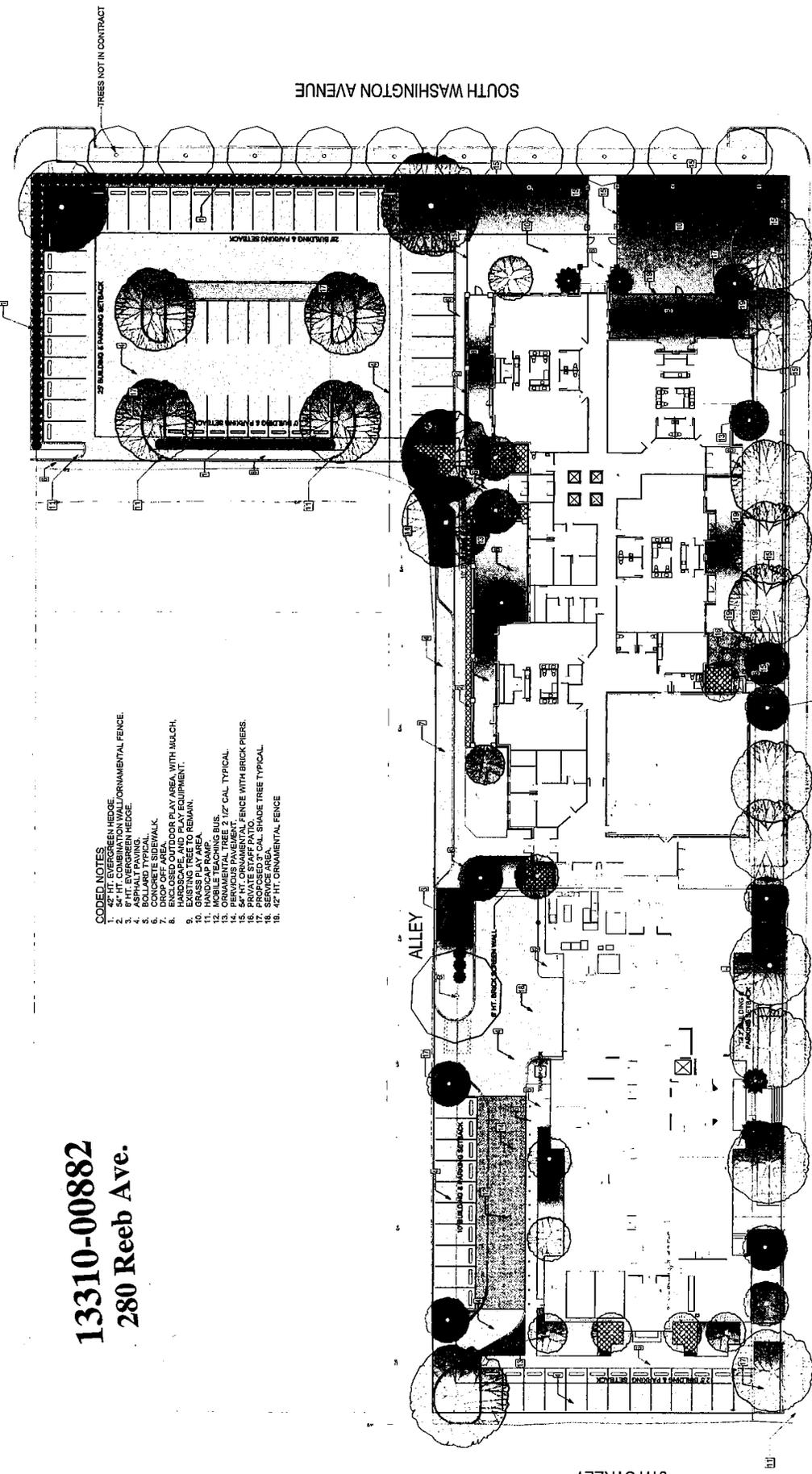
Parking Setback: The parking code indicates a parking setback of 25' off of Innis Ave., and Washington Ave., and a 10' parking setback off of the unnamed alley and Eighth St. A variance is requested to reduce the parking setback off of Eighth St. and the unnamed alley to 0' to accommodate the parking spaces that are there in the existing condition, and a variance is also requested to reduce the parking setback from 25' to 2.5' on Innis Ave. and from 25' to 5' on Washington Ave.

Conforming to the parking setbacks would further limit the ability to provide on-site parking for this site. The variance will allow the maximum possible number of parking spaces within the confines of the site.

13310-00882
280 Reeb Ave.

13310-00882
280 Reeb Ave.

- CODED NOTES**
1. 42' HT. EVERGREEN HEDGE
 2. 54" HT. COMBINATION WALL/ORNAMENTAL FENCE
 3. 42' HT. EVERGREEN HEDGE
 4. ASPHALT PAVING
 5. BOLLARD TYPICAL
 6. CONCRETE SIDEWALK
 7. CONCRETE SIDEWALK
 8. ENCLOSED OUTDOOR PLAY AREA WITH MULCH, HARDSCAPE AND PLAY EQUIPMENT.
 9. GRASS PLAY AREA
 10. GRASS PLAY AREA
 11. HANDICAP RAMP
 12. 42' HT. EVERGREEN HEDGE
 13. ORNAMENTAL TREE 2 1/2' CAL. TYPICAL
 14. PERVIOUS PAVEMENT
 15. PERVIOUS PAVEMENT
 16. PRIVATE STAFF PATIO
 17. PROPOSED 3" CAL. SHADE TREE TYPICAL
 18. 42' HT. EVERGREEN HEDGE
 19. 42' HT. ORNAMENTAL FENCE



Reeb Community Center
MASTER PLAN

SCALE: 1"=20'
DATE: 11.16.13



ARCHITECTURAL ARCHITECTURE
RESIDENTIAL DIVISION
1000 WASHINGTON AVENUE, SUITE 200
PHOENIX, AZ 85001
PH: 602.441.1111
WWW.BURTPART.COM



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: 010066713

Zoning Number: 280

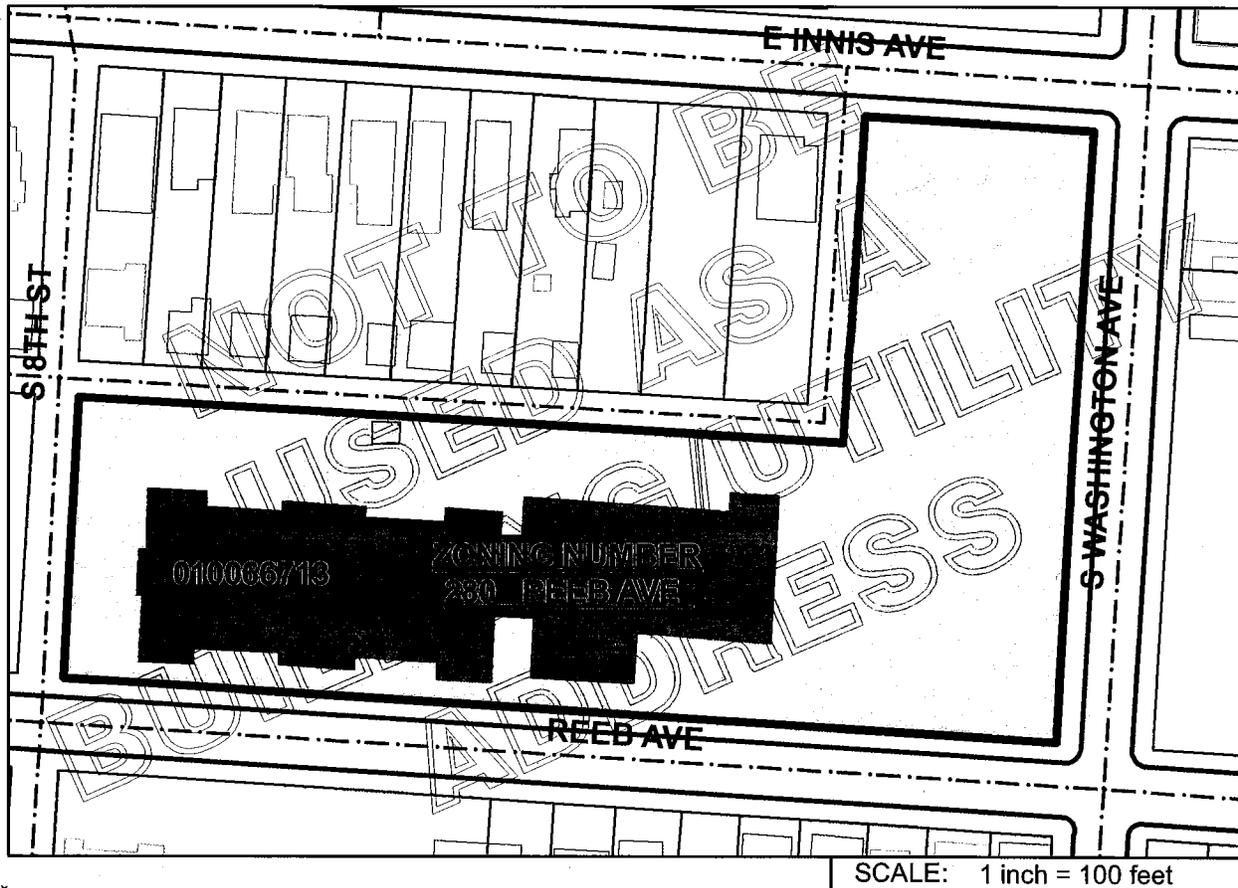
Street Name: REEB AVE

Lot Number: 9-16&5-8, 37-44 Subdivision: KEMLER & 20TH CENTURY

Requested By: MOODY-NOLAN, INC (MARK LARRIMER)

Issued By: *Patricia Austin*

Date: 12/5/2013



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 16103



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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

13310-00882

280 Reeb Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BARRY N. BRYANT
of (COMPLETE ADDRESS) 90 W. BROAD ST., SUITE 416, 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

NAME	COMPLETE MAILING ADDRESS

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 6th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

1/28/2018

Notary Seal Here

Christopher S. Long
Notary Public, State of Ohio
My Commission expires 1/28/2013

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