



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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-00164  
 Date Received: 3/13/14  
 Commission/Group: 5<sup>th</sup> by Northwest  
 Existing Zoning: M Application Accepted by: R. Reiss Fee: \$1,900<sup>00</sup>  
 Comments: 5/27/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance       Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.  
3312.49C To reduce the required number of off-street parking spaces from 119 to 107.

### LOCATION

1. Certified Address Number and Street Name 1341 Norton Avenue  
 City Columbus State OH Zip 43212  
 Parcel Number (only one required) 010-068131

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Grandview 1341 LLC c/o Thomas Sampson (Behal Sampson Dietz, Inc.)  
 Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212  
 Phone # 614-464-1933 Fax # 614-298-2149 Email kwitt@bsdarchitects.com

### PROPERTY OWNER(S):

Name Grandview 1341 LLC c/o Edward Friedman  
 Address 536 South Wall Street City/State Columbus, OH Zip 43215  
 Phone # 614-224-9255 Fax # 614-224-9258 Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)      Attorney      Agent

Name Thomas Sampson (Behal Sampson Dietz, Inc.)  
 Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212  
 Phone # 614-464-1933 Fax # 614-298-2149 Email: kwitt@bsdarchitects.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
 PROPERTY OWNER SIGNATURE \_\_\_\_\_  
 ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**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

**14310-00164**  
**1341 Norton Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas Sampson (Behal Sampson Dietz, Inc.)  
of (1) MAILING ADDRESS 990 W. 3rd Avenue, Columbus, Ohio 43212

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

(4) Grandview 1341 LLC c/o Edward Friedman

AND MAILING ADDRESS

536 South Wall Street, Columbus, Ohio 43215

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

Grandview 1341 LLC c/o Thomas Sampson (Behal Sampson Dietz, Inc.)

614-464-1933

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

(5) Fifth by Northwest Area Commission

Bruce McKibben, Zoning Committee Chair

1904 Lincoln Road, Columbus, Ohio 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(S) NAME      (6A) ADDRESS OF PROPERTY      (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Exhibit B

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 12<sup>th</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

March 25, 2015

Notary Seal Here

**COLLEEN LORMS**  
Notary Public, State of Ohio  
My Commission Expires 03-25-2015

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EXHIBIT B

TOM SAMPSON  
BEHAL SAMPSON DIETZ  
990 W THIRD AVE  
COLUMBUS, OH 43212

COLUMBUS GOODWILL  
INDUSTRIES  
1331 EDGEHILL ROAD  
COLUMBUS, OH 43212

BRUCE MCKIBBEN  
5TH BY NORTHWEST AREA  
COMMISSION  
1094 Lincoln Road  
COLUMBUS, OH 43212

FIFTH AVENUE DESIGN CENTER  
C/O NAI OHIO EQUITIES LLC  
605 S. FRONT ST, SUITE 200  
COLUMBUS, OH 43215

EDWARD FRIEDMAN  
GRANDVIEW 1341 LLC  
536 SOUTH WALL STREET  
COLUMBUS, OH 43215

RTR OF COLUMBUS LTD  
1356 NORTON AVENUE  
COLUMBUS, OH 43212

JSDI HOLLY AVENUE  
ASSOCIATES LLC  
7630 RED BAY COURT  
DUBLIN, OH 43016

SARAH SMITH  
1160 MILLCREEK LANE  
COLUMBUS, OH 43220

LINK HOLDINGS LLC  
1286 W. LANE AVENUE  
COLUMBUS, OH 43221

BANNER STAMPING CO  
1308 HOLLY AVENUE  
COLUMBUS, OH 43212

GRIMESBACH PROPERTIES LTD  
1390 HOLLY AVENUE  
COLUMBUS, OH 43212

THIRD & NORTON PROPERTIES  
C/O KOHR ROYER GRIFFITH INC  
1480 DUBLIN ROAD  
COLUMBUS, OH 43215

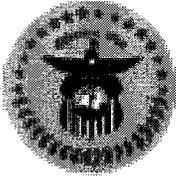
990 WEST THIRD AVENUE LLC  
990 W. THIRD AVENUE  
COLUMBUS, OH 43212

CHRISTOPHER KERN &  
KATHY SCHMIDT  
900 W. THIRD AVENUE  
COLUMBUS, OH 43212

CENTRO INC.  
3363 TREMONT ROAD  
SUITE 305  
COLUMBUS, OH 43221

COMMONS AT THIRD HOUSING  
LIMITED PARTNERSHIP  
ATTN: RET DEPT/HAC  
2335 N. BANK DRIVE  
COLUMBUS, OH 43220

**14310-00164**  
1341 Norton Ave.



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00164  
1341 Norton Ave.

### One Stop Shop Zoning Report Date: Fri Mar 14 2014

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1341 NORTON AVE COLUMBUS, OH 43212

**Mailing Address:** 536 S WALL ST  
COLUMBUS OH 43215

**Owner:** GRANDVIEW 1341 LLC

**Parcel Number:** 010068131

#### ZONING INFORMATION

**Zoning:** ORIG, Manufacturing, M  
effective 2/27/1928, Height District H-60

**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:** 5th by Northwest Area Commission

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

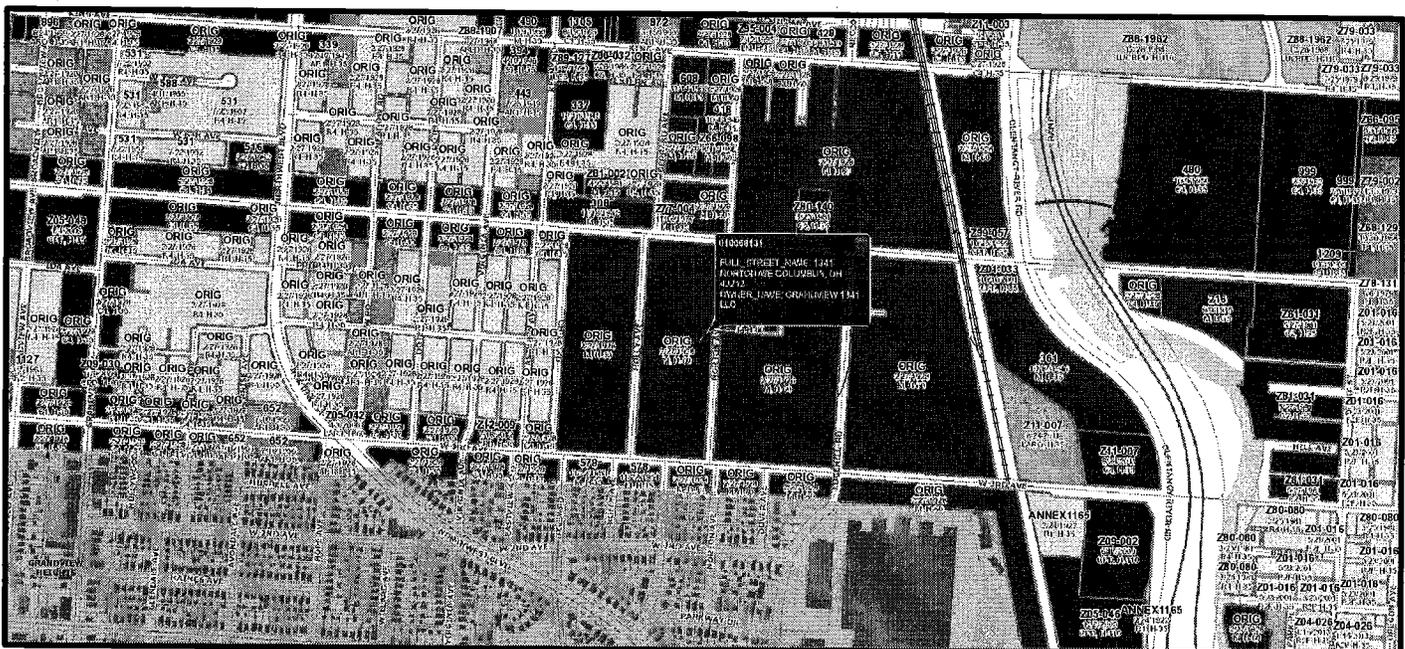
#### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



**EXHIBIT A**

**Board of Zoning Adjustment Application**

**Statement of Hardship**

**1341 Norton Avenue, Columbus, Ohio 43212**

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The project site is located on the west side of Norton Avenue halfway between Third and Fifth Avenues in Columbus near the northeastern edge of Grandview Heights. This building is within an urban area containing offices, manufacturing/fabrication facilities, large-scale residential, retail and food establishments.

The existing building is situated on a 2.816 acre property, contains nearly 54,000 square feet and is proposed to be converted from a mixed manufacturing and general office uses to an exclusively general office use.

The proposed plan provides 107 off-street parking spaces (including accessible parking spaces as required by code) which equals 89.9% of the 119 spaces required for the change of use, nearly three times more than required by the existing use.

Additionally, there is on-street parking permitted in multiple locations along the west side of Norton Avenue including a long section of on-street parking immediately in front of this building.

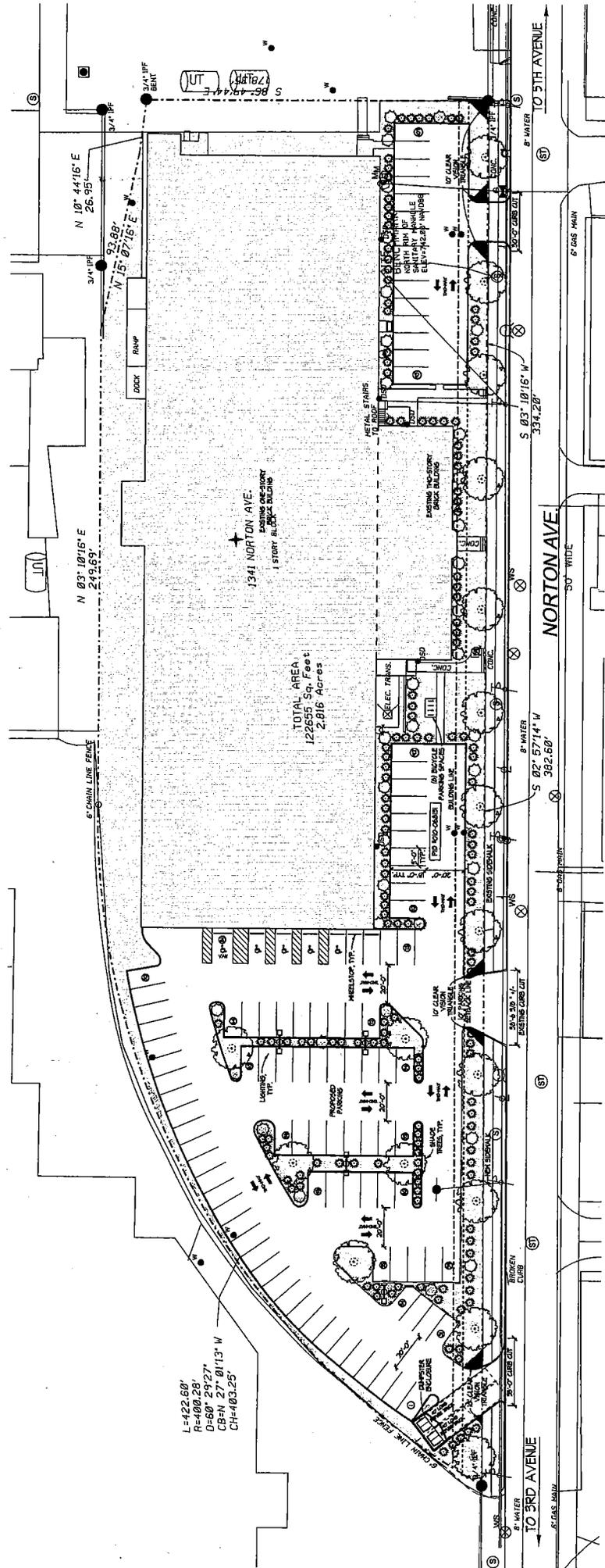
This project will bring life back into a vacant building while beautifying this section of Norton Avenue and providing additional economic development to a transforming section of Columbus.





**BEHAL | SAMPSON | DIETZ**  
ARCHITECTURE & CONSTRUCTION

881 WEST THIRD AVENUE  
COLUMBUS, OHIO 43212  
TEL: 614.221.1111  
WWW.BEHALSAMPSONDIETZ.COM



DESCRIPTION	DATE
BZA APPLICATION	5-15-2014
ZONING VARIANCE REQUEST FOR	
<b>1341 NORTON AVE.</b>	
COLUMBUS, OHIO 43212	
DRAWN BY	REVIEWED BY
KMIN	TS
JOB NUMBER	13157
PROPOSED SITE PLAN	SD.2



**PROPOSED SITE PLAN**  
SCALE: 1" = 50'-0"

**14310-00164**  
1341 Norton Ave.

# ZONING INFORMATION

PROPOSED IS A BUILDING RENOVATION CONTAINING EXPANDED GENERAL OFFICE USES AND REDUCED MANUFACTURING USES

PID: 010-068131-00  
 COMMERCIAL OVERLAY: N/A  
 AREA COMMISSION: 5TH BY NORTHWEST AREA COMMISSION  
 PLANNING OVERLAY: N/A  
 FLOOD ZONE: OUT  
 HEIGHT DISTRICT: H-60

LOT AREA: 122,450 SF  
 BUILDING FOOTPRINT: 54,003 SF

## ZONING

EXISTING ZONING - M-MANUFACTURING DISTRICT  
 (INCLUDES C-2, OFFICE COMMERCIAL DISTRICT USES)  
 - EXISTING USE - MANUFACTURING, GENERAL OFFICE  
 PROPOSED ZONING - M-MANUFACTURING DISTRICT (NO CHANGE)  
 (INCLUDES C-2, OFFICE COMMERCIAL DISTRICT USES)  
 - PROPOSED USE - GENERAL OFFICE

\*NO PROPOSED CHANGE IN ZONING\*  
 \*CHANGE IN INTENSITY OF USE IS PROPOSED\*

## PARKING CALCULATIONS

### EXISTING

EXISTING MANUFACTURING (48,024 SQ.FT.)  
 20,000 SQ.FT./1000 = 20.0 = 20 SPACES  
 28,024 SQ.FT./5000 = 5.6 = 6 SPACES

EXISTING GENERAL OFFICE (6,972 SQ.FT.)  
 6,972 SQ.FT./450 = 15.49 = 16 SPACES

REQUIRED SPACES FOR EXISTING USES = 42 SPACES

### PROPOSED

GENERAL OFFICE  
 53,121 SQ.FT./450 = 119.3 = 120 SPACES

REQUIRED SPACES FOR PROPOSED USE = 120 SPACES

REQUIRED SPACES FOR EXISTING USES = 42  
 REQUIRED SPACES FOR PROPOSED USES = 120  
 EXISTING SPACES = 41  
 DIFFERENCE BETWEEN INTENSITIES (120-42) = 78  
 TOTAL PARKING SPACES REQUIRED FOR NEW USES (41 + 78) = 119

BICYCLE PARKING = 2 MINIMUM REQUIRED  
 ADDITIONAL BICYCLE PARKING = ((20-20)/20) = 5 = 5 SPACES  
 TOTAL BICYCLE PARKING = 8 SPACES

## VARIANCES:

3312.49C TO REDUCE THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FROM 119 TO 107.



**BEHAL | SAMPSON | DIETZ**  
 ARCHITECTURE & CONSTRUCTION

980 WEST THIRD AVENUE  
 COLUMBUS, OHIO 43212  
 TEL: PHONE 614-264-1833  
 FAX: PHONE 614-264-1833  
 WWW.BSDARCHITECTS.COM

**14310-00164**  
 1341 Norton Ave.

DESCRIPTION	DATE
BZA APPLICATION	3-13-2014
ZONING VARIANCE REQUEST FOR <b>1341 NORTON AVE.</b> COLUMBUS, OHIO 43212	
DRAWN BY KMW	REVIEWED BY TS
	JOB NUMBER 13157
ZONING INFORMATION	SD.3



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 3/6/14



Disclaimer

Scale = 185'  
Grid

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are advised that information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00164  
1341 Norton Ave.

Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 3/6/14



Disclaimer

Scale = 120



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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

**14310-00164**

**1341 Norton Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom Sampson (Behal Sampson Dietz, Inc.)  
of (COMPLETE ADDRESS) 990 W. 3rd Avenue / Columbus, Ohio 43212

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
Grandview 1341 LLC c/o Edward Friedman,	536 South Wall Street, Columbus, Ohio 43215

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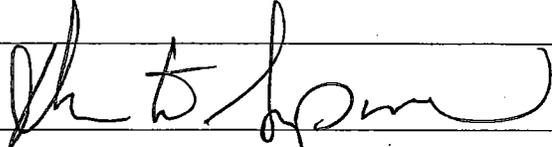
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SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 12<sup>th</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: March 25, 2015

Notary Seal Here

**COLLEEN LORMS**  
Notary Public, State of Ohio  
My Commission Expires 03-25-2015

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