



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: #14310 00000 00411
Date Received: 13 JUNE 2014
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: TF Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

The application is being filed for an increase in the maximum allowable parking allowed. The site is part of Sub-area 2 of the CPD file number 2593-2013. Per Section 2B-1 of the Development Standards, the parking ratios shall be varied by the Board of Zoning Adjustment. Since the max parking calculation is not listed, we have deferred to Chapter 3312.49, table 2 of the Codified **LOCATION** Ordinance.

1. Certified Address Number and Street Name 6575 E New Albany Road
City Columbus State OH Zip 43054
Parcel Number (only one required) 010284692

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Glaus, Pyle, Schomer, Burns, & DeHaven, dba GPD Group, Lynsey Ondecker
Address 1801 Watermark Drive City/State Columbus, OH Zip 43215
Phone # 614-859-1618 Fax # _____ Email londecker@gpdgroup.com

PROPERTY OWNER(S):

Name Fifth Third Bank
Address 38 Fountain Square Plaza City/State Cincinnati, OH Zip 45263
Phone # _____ Fax # _____ Email kevind.barker@53.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

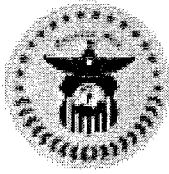
Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE Lynsey Ondecker
PROPERTY OWNER SIGNATURE [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

14310-00000-00411
5575 NEW ALBANY ROAD
WEST



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jul 2 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5575 NEWALBANY RDW COLUMBUS, OH

Mailing Address: 38 FOUNTAIN SQ PLZ
CINCINNATI, OH 45263

Owner: FIFTH THIRD BANK

Parcel Number: 010284692

ZONING INFORMATION

Zoning: Z05-094A, Commercial, CPD
effective 11/20/2013, Height District H-110

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

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

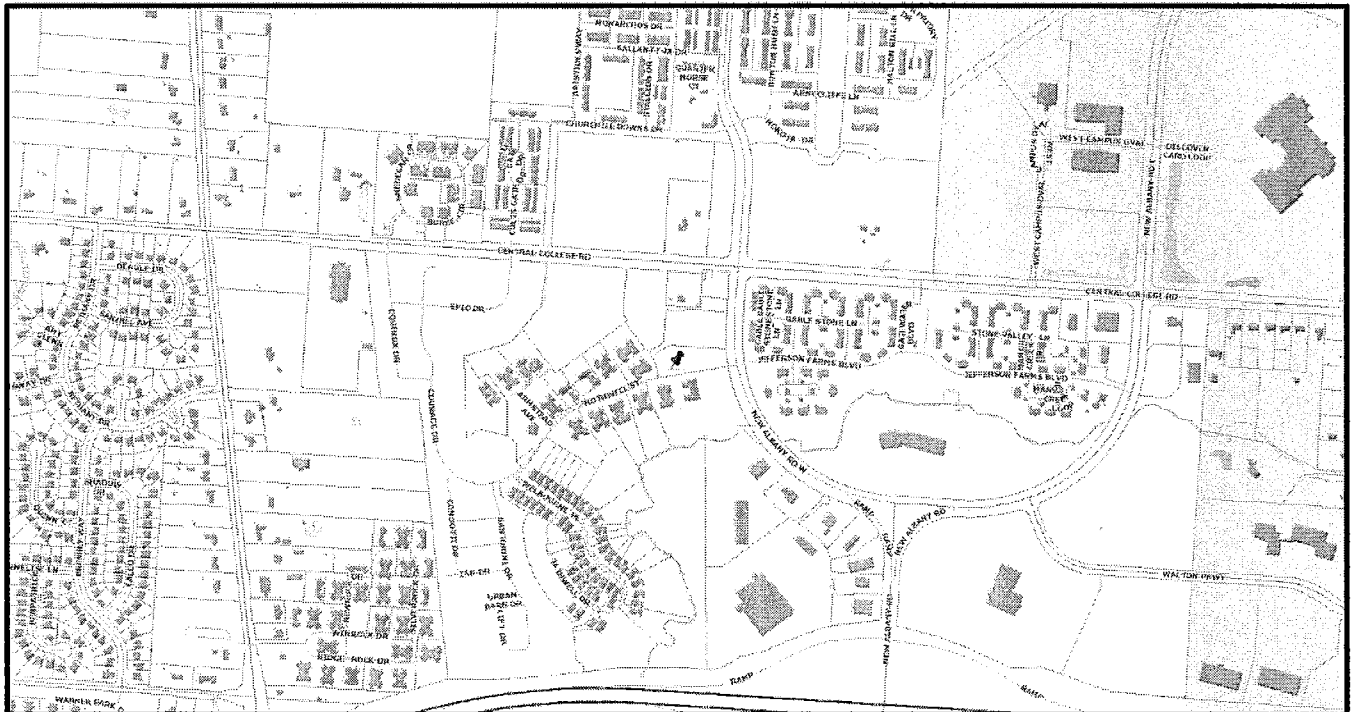
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00411
5575 NEW ALBANY ROAD
WEST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Glaus, Pyle, Schomer, Burns, & DeHaven, dba GPD Group
of (1) MAILING ADDRESS 1801 Watermark Drive, 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) Fifth Third Bank
38 Fountain Square Plaza, Cincinnati, OH 45263

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

Glaus, Pyle, Schomer, Burns, & DeHaven
614-859-1618

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

(5) Rocky Fork-Blacklick Accord
Christine Leed
50 W Gay Street, 4th Floor, Columbus, OH 43215

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 additional page

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

SIGNATURE OF AFFIANT

(8) Lynsey Ordecker
Subscribed to me in my presence and before me this 12th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Nathan L. Conner
July 20, 2014

My Commission Expires



NATHAN L. CONNER
Notary Public
In and for the State of Ohio
My Commission Expires
July 20, 2014

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STATEMENT OF HARDSHIP

APPLICATION # _____

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WEST

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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

Lancey Underker

Date

6/12/14

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GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Columbus Office

1801 Watermark Drive
Suite 150
Columbus, OH 43215

tel 614.210.0751
fax 614.210.0752
www.gpdgroup.com

June 13, 2014

City of Columbus
Department of Building & Zoning Services
Board of Zoning Adjustment Application
757 Carolyn Avenue
Columbus, OH 43224

Re: Project #: 14601-00062
Proposed Fifth Third Bank
New Albany Road
Columbus, OH 43054

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5575 NEW ALBANY ROAD
WEST

Statement of Hardship

The branch relocation planned for will be located on a 1.5 acre site in the City of Columbus at the Northwest corner of New Albany Road West and Rothwell Street. The new banking center will be a "hub" location (i.e. housing all banking functions and serving as a main location from which business partners support other offices).

Due to increased use of self-service technology and shared use of space, the location will be 3,085 SF while housing (4 to 6) permanent employees and 3- 4 business partners using the location on a rotating / scheduled basis. This trend for reduced size is consistent for all Fifth Third locations, as such, parking needs for the proposed New Albany branch are similar to current Fifth Third banking centers in the City of Columbus. Eliminate this line: In addition to the larger number of employees, the banking center will also experience truck traffic which will occasionally take multiple parking spaces. The operational requirements of this facility will require a variance be granted to allow adequate parking for customer and employee support at this facility.

Based on the above statement, we believe this request meets the requirements of Section 3307.09 as this variance request:

- 1) Presents unique site circumstances for this project location which do not apply generally to the other properties in the same zoning district.
- 2) These unique circumstances are not the result of the actions of the property owner or applicant.
- 3) These circumstances make it necessary that a variance be granted in order to preserve the substantial property rights of the applicant.
- 4) Granting this variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the City of Columbus Zoning Code.

We respectfully request that this location be granted for a maximum of (27) parking spaces. The current site plan shows that (27) spaces can be accommodated on the site and allow appropriate space for the building, driveways and landscaping.
Respectfully Submitted,

GPD GROUP

Lynsey Ondecker
Project Coordinator



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JP

DATE: 6/12/14



Disclaimer

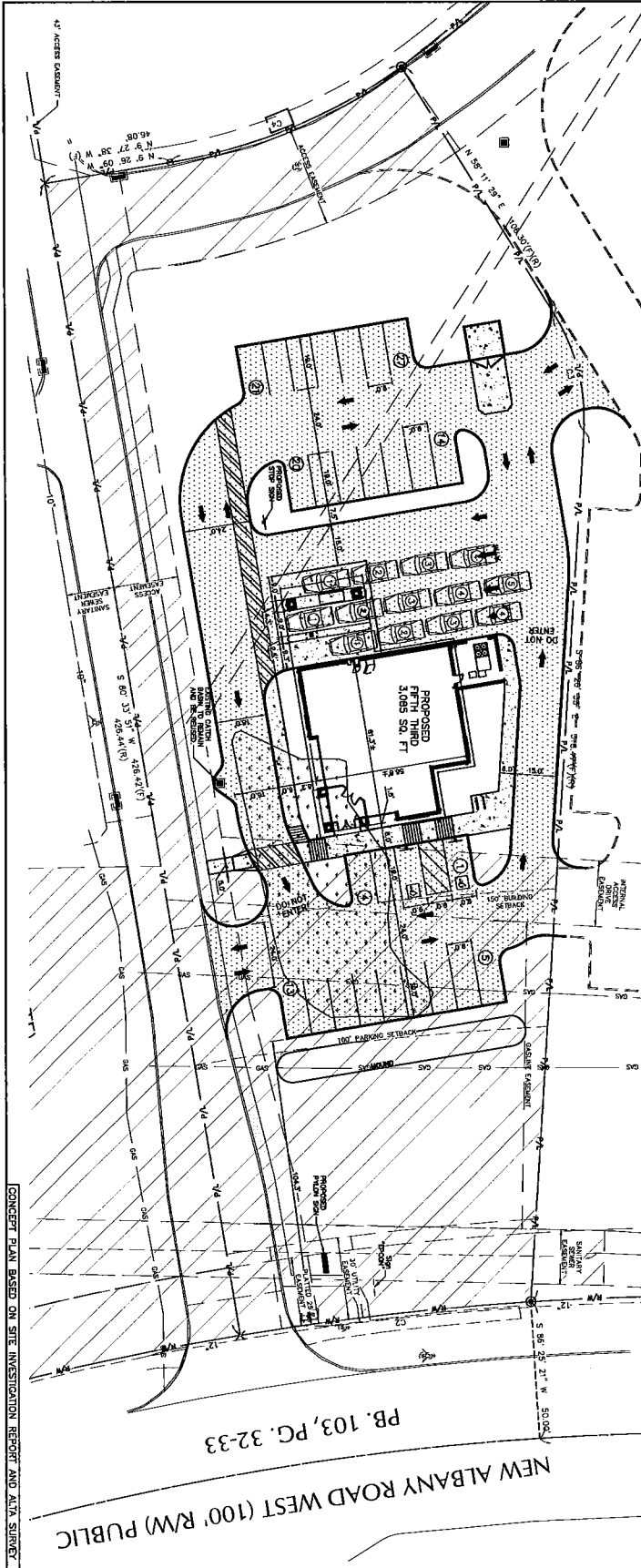
Scale = 120



This map is prepared for the real property inventory within this county, and other public records and data. Users of this map should consult the information sources for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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5575 NEW ALBANY ROAD
WEST

Real Estate / GIS Department



CONCEPT PLAN BASED ON SITE INVESTIGATION REPORT AND ALTA SURVEY

PB. 103, PG. 32-33
 NEW ALBANY ROAD WEST (100' RM) PUBLIC

SITE EVALUATION

PRELIMINARY PROBABILITY OF SECURING PERMITS

PERMITS BASED ON THE SITE INVESTIGATION REPORT

CRITICAL PERMITTING ISSUES:

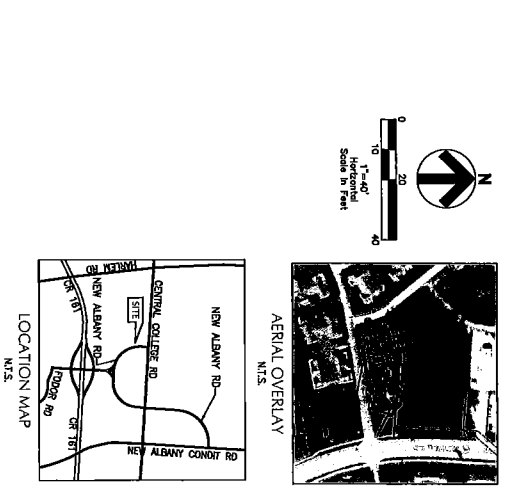
- THE ZONING INFORMATION INCLUDED IN THE SITE INVESTIGATION REPORT IS BASED ON ZONING CODE RESEARCH AND ANALYSIS BY GPO GROUP. THE CITY OF COLUMBUS WOULD NOT PROVIDE A PRELIMINARY REVIEW OF THE ZONING COMPLIANCE, WATER SUPPLY, AND OTHER PERMITS. THE ONE STOP SHOP IS A PRELIMINARY REVIEW BY THE ZONING COMPLIANCE, WATER SUPPLY, AND OTHER PERMITS. THE ONE STOP SHOP IS TO FLUSH OUT ANY ISSUES BEFORE SUBMITTING THE FINAL SITE COMPLIANCE PLAN. AT THIS TIME THE NEED FOR ANY VARIANCES WILL ALSO BE ADDRESSED.
- THE CLOSEST ELECTRICAL SERVICE LINE IS LOCATED 270 FEET FROM THE PROPOSED BUILDING. THE SERVICE LINE IS EXTENDED TO SERVE THE SITE, AND ALL COST ASSOCIATED WITH THE EXTENSION ARE SHARED BETWEEN THE OWNER AND GPO. THE EXTENSION OF THE SERVICE LINE TO THE PROPOSED BUILDING IS DETERMINED AT THIS TIME, ONCE A SITE PLAN AND LOAD DATA OF WORK AND COST WILL BE ESTABLISHED.

SEIZURE, ARCHITECTURAL, OR DESIGN REQUIREMENTS:

VARIANCES:

- A VARIANCE WILL BE REQUIRED FOR THE AREA OF THE FREE STANDING SIGN AND WALL MOUNTED SIGN VARIANCES TO THE SIGNAGE COMMISSION AND THE APPROVAL PROCESS SHOULD TAKE A MINIMUM OF 2 MONTHS. VARIANCES FOR LANDMARK PARKING ALLOWED. ADDITIONAL VARIANCES MAY BE DETERMINED AT THE CITY ONE STOP SHOP REVIEW.

- LEGEND**
- PROPERTY LINE
 - EXISTING WETLAND
 - EXISTING WALK
 - EXISTING TRAFFIC ARROW
 - PROPOSED PARKING SPACE NUMBER AND NUMBER
 - PROPOSED PAVED THRU STACK CAR
 - PROPOSED PAVED TRAFFIC ARROW
- NOTES:**
1. THIS CONCEPT SITE PLAN IS BASED UPON SURVEY PREPARED BY GPO GROUP, DATED 04-03-14.
 2. ALL DIMENSIONS ARE SHOWN FROM EDGE OF PAVEMENT OR FACE OF CURB.
 3. ON-SITE STORMWATER DETENTION AND WATER QUALITY WILL BE REQUIRED.
 4. THE PROPERTY IS CURRENTLY ZONED GPO COMMERCIAL. THE ZONING LIMIT ZONING TEXT.
 5. THE LOCATION OF THE EXISTING ESSENTIALS ARE SHOWN FOR REFERENCE. ONLY THE LOCATIONS WERE SKETCHED BASED ON FINISHED AND PROPOSED BUILDING LOCATION.



KEY SITE DATA	
SITE AREA REQUIRED	3,085 SQ. FT.
PROPOSED ZONING	GPO COMMERCIAL
EXISTING ZONING	GPO COMMERCIAL
EXISTING USE	EXISTING USE
PROPOSED USE	PROPOSED USE

ZONING ANALYSIS	
BUILDING SETBACK (FRONT)	10'
BUILDING SETBACK (SIDE)	10'
BUILDING SETBACK (REAR)	10'
PARKING SETBACK (FRONT)	10'
PARKING SETBACK (SIDE)	10'
PARKING SETBACK (REAR)	10'
INTERIOR LANDSCAPE AREA REQUIRED	3,000 SQ. FT. @ 5.1%
INTERIOR LANDSCAPE AREA REQUIRED	1 SPACE PER 200 SQ. FT. 17 SPACES
PARKING SPACES REQUIRED (MIN)	27
PARKING SPACES PROVIDED	27
PARKING SPACES SIZE REQUIRED	9'x12'
DRIVE-THRU STACKING REQUIRED	13 STACKING SPACES
DRIVE-THRU STACKING PROVIDED	13 STACKING SPACES
BUILDING SIZE	3,085 S.F.
SETBACK SETBACK (FRONT)	15'
SETBACK SETBACK (SIDE)	27 S.F., 15' HIGH (VARIANCE REQUIRED)
SETBACK SETBACK (REAR)	40 S.F., ONE PER FOOT OF BUILDING/DRIVE THRU

FIFTH THIRD BANK
 New Albany West Rd. & Rothwell St.
 New Albany, OH. 43054

CONCEPT SITE PLAN

201112340

REV	DATE	DESCRIPTION
1	02.16.11	ISSUED FOR CLIENT REVIEW
2	02.28.12	ISSUED FOR CLIENT REVIEW
3	02.21.14	ISSUED FOR CLIENT REVIEW
4	04.10.14	ISSUED FOR CLIENT REVIEW
5	04.18.14	REVISED PER CLIENT COMMENTS
6	04.25.14	REVISED PER CLIENT COMMENTS
7	06.03.14	REVISED PER ADJACENT SITE AND ZONING MEETING

FIFTH THIRD BANK

CDP GROUP

182 Main Street, Suite 200
 Columbus, OH 43215
 614.221.1234

Alton • Atlanta • Cleveland • Columbus • Indianapolis • Louisville • Marion • Phoenix • Seattle • Youngstown

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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 provide.

14310-00000-00411

APPLICATION # **5575 NEW ALBANY ROAD WEST**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Glaus, Pyle, Schomer, Burns, & DeHaven, dba GPD Group
of (COMPLETE ADDRESS) 1801 Watermark Drive, 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:

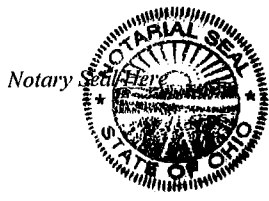
NAME	COMPLETE MAILING ADDRESS
Fifth Third Bank	38 Fountain Square, Cincinnati, OH 45263

SIGNATURE OF AFFIANT *Lynsey Onderker*

Subscribed to me in my presence and before me this 12th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Nathan L. Conner*

My Commission Expires: July 20, 2014



NATHAN L. CONNER
Notary Public
In and for the State of Ohio
My Commission Expires
July 20, 2014

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