



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: 14310-0-00415
Date Received: 6/16/14
Commission/Group: Northeast Area Comm.
Existing Zoning: LC-4 Application Accepted by: LO. Reiss Fee: \$1,900⁰⁰
Comments: 8/26/14

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.
To reduce the required number of parking spaces from 148 to 139 - a reduction of 9 spaces - CCC Section 3312.49

LOCATION

1. Certified Address Number and Street Name 1540 North Cassady Avenue
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-283075

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Plaza Properties
Address 3016 Maryland Avenue City/State Columbus, OH Zip 43209
Phone # 237-3726 Fax # 237-3219 Email _____

PROPERTY OWNER(S):

Name Cassady Retail Ventures Ltd.
Address 3016 Maryland Avenue City/State Columbus, OH Zip 43209
Phone # 237-3726 Fax # 237-3219 Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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 By: Jackson B. Reynolds III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

14310-00415
1540 N. Cassady Ave.

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
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) Cassady Retail Ventures Ltd.
AND MAILING ADDRESS 3016 Maryland Avenue
Columbus, OH 43209

APPLICANT'S NAME AND PHONE # (5) Plaza Properties
(same as listed on front of application) 237-3726

AREA COMMISSION OR CIVIC GROUP (5) Northeast Area Commission
AREA COMMISSION ZONING CHAIR OR c/o Alice Porter
CONTACT PERSON AND ADDRESS 3130 McCutcheon Place, Columbus, OH 43219

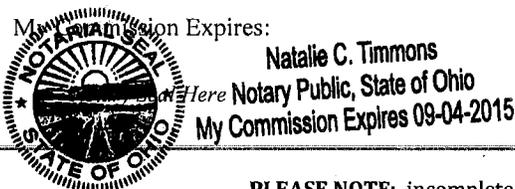
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the 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 attached list

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

SIGNATURE OF AFFIANT (8) Jackson B. Reynolds III
Subscribed to me in my presence and before me this 12th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Timmons
My Commission Expires 9/4/15



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PROPERTY OWNER

Cassady Retail Ventures Ltd.
3016 Maryland Avenue
Columbus, OH 43209

APPLICANT

Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

ATTORNEY

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

AREA COMMISSION

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Port Columbus Enterprises
c/o Robert Weiler Co.
10 North High Street, Suite 401
Columbus, OH 43215

Airport Business Center
308 Windcroft Drive
Westerville, OH 43082

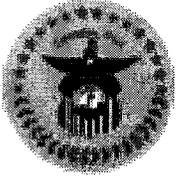
Only Just LLC
2125 Ackley Place
Columbus, OH 43219

Friendley Inc.
1133 Evans Way Court
Columbus, OH 43228

Columbus Airpointe 804 LLC
c/o Jack Boryle
124 Longview Heights Road
Athens, OH 45701

Lancheck LLC
8249 Wolcott Loop
New Albany, OH 43054

VJP Hospitality Ltd.
3958 Brown Park Drive, Suite B
Hilliard, OH 43026



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00415
1540 N. Cassady Ave.

One Stop Shop Zoning Report Date: Wed Jun 18 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1540 N CASSADY AVE COLUMBUS, OH

Mailing Address: 3016 MARYLAND AVE
COLUMBUS, OH 43209

Owner: CASSADY RETAIL VENTURES LTD

Parcel Number: 010285275

ZONING INFORMATION

Zoning: Z00-084, Commercial, LC4
effective 11/19/2003, Height District H-110

Historic District: N/A

Board of Zoning Adjustment (BZA): 07310-00000-00024

Commercial Overlay: N/A

Historic Site: No

Graphic Commission: 08320-00000-00003

Council Variance: N/A

Area Commission: Northeast Area Commission

Flood Zone: OUT

Planning Overlay: I-670 Graphics Control

Airport Overlay Environs: 65

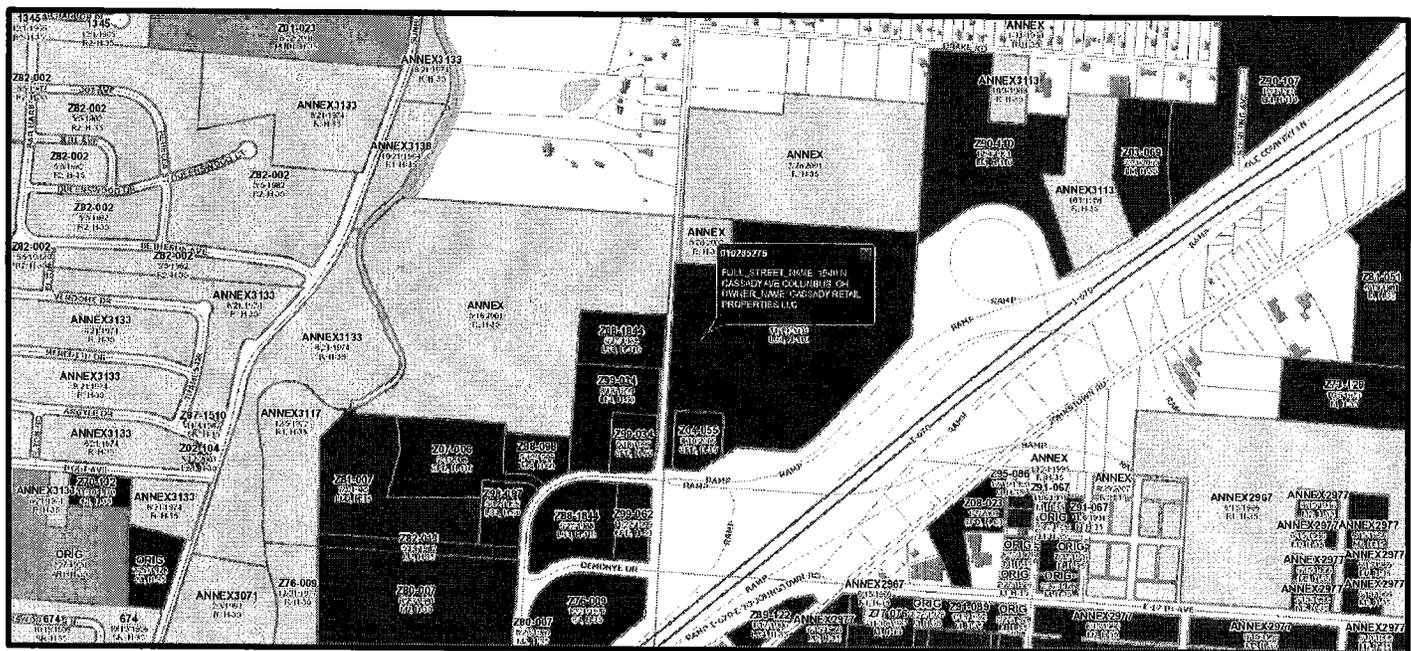
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00415

1540 N. Cassady Ave.

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. 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:

The request is to reduce the required number of parking spaces by 9 spaces to allow a greater flexibility of tenant mix within the building. There is a mix of uses within the small shopping center that utilize the parking space during the day so the required number of spaces is never needed at one point in time. The fact that there are six to seven tenants in the building provides for flexible use of the parking spaces as they are shared during the day and evening period and further two (2) of the tenants utilize drive-thru windows to do most of their business. The special circumstance are a result of adding the parking needs for all the tenants up for a one time parking event that does not ever happen and that being full use of every tenant at one time. The granting of the variance will allow the continued shaving of parking spaces amongst all the tenants. The small variance reduction of 9 spaces will not unnecessarily tax the demand for parking space with the lot due to the staggered use of the lot. The granting of the variance will not be detrimental to the neighboring properties nor is it contrary to the intent and purpose of the Zoning Code.

Signature of Applicant

Jonathan B. Reynolds III

Date

6/12/14

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/12/14



Disclaimer

Scale = 100



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 information sources should be consulted 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.

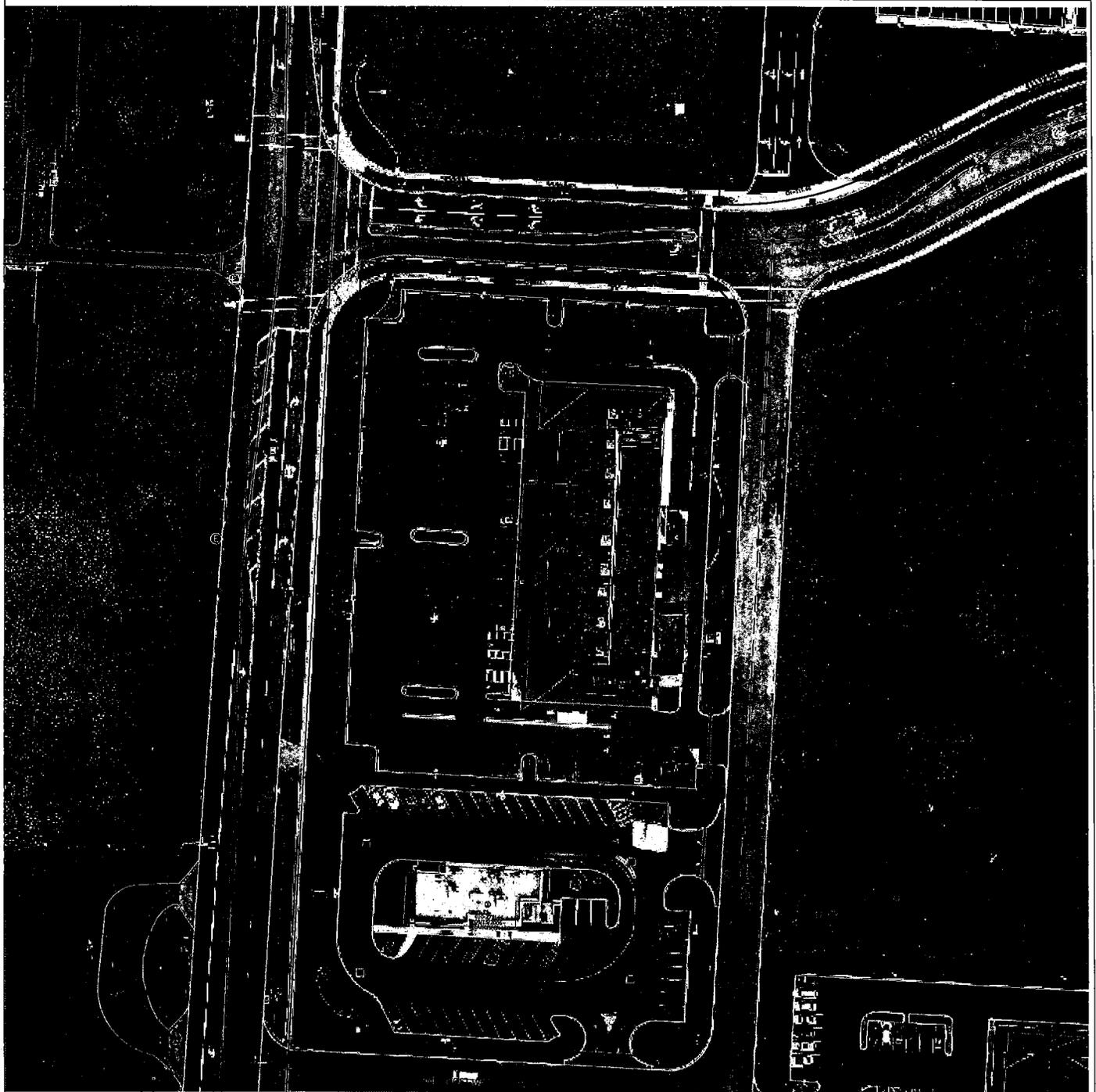
14310-00415
1540 N. Cassady Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/12/14



ORTHOPHOTOGRAPHY DATE 2011

Disclaimer

Scale = 100



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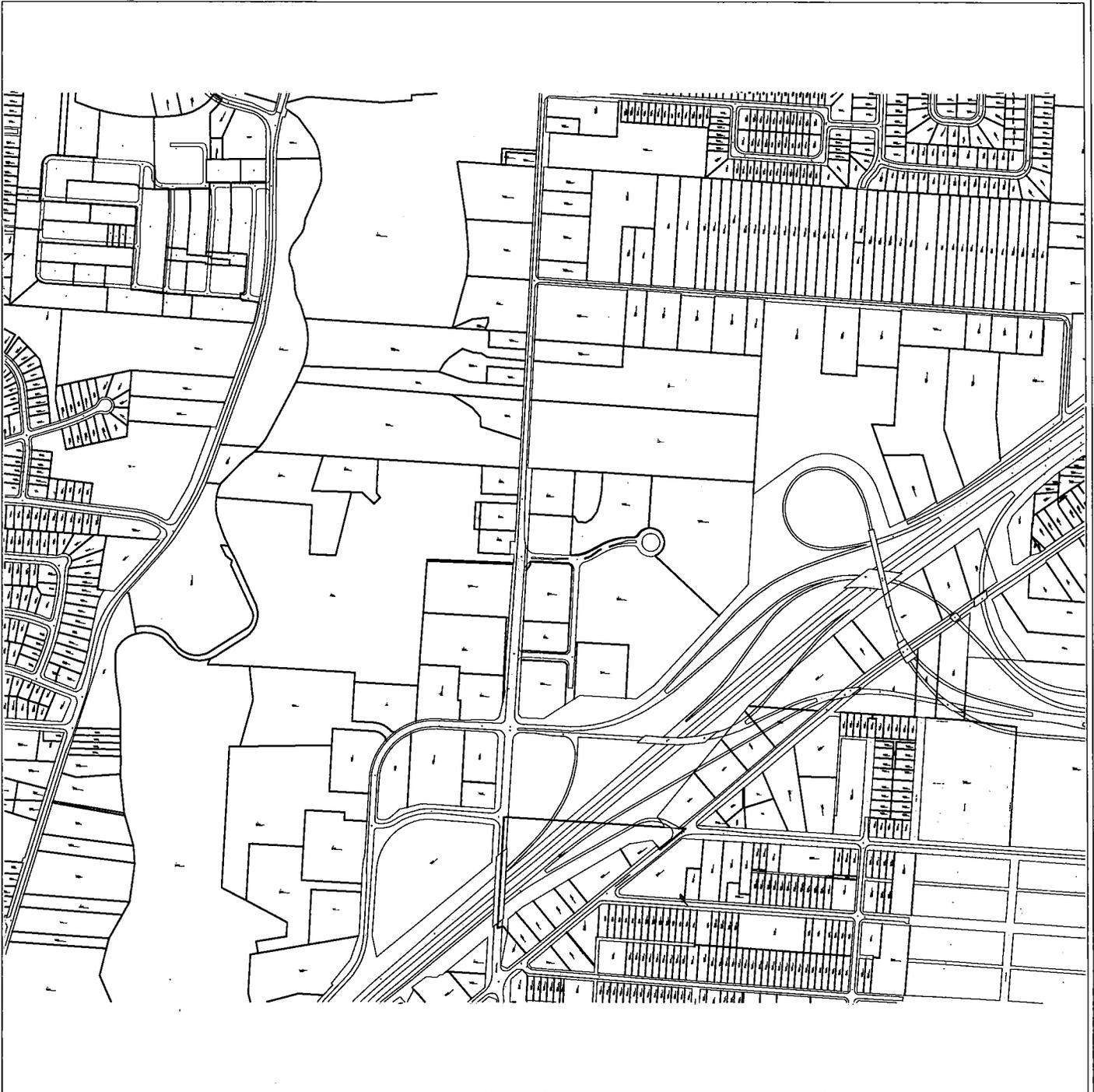
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

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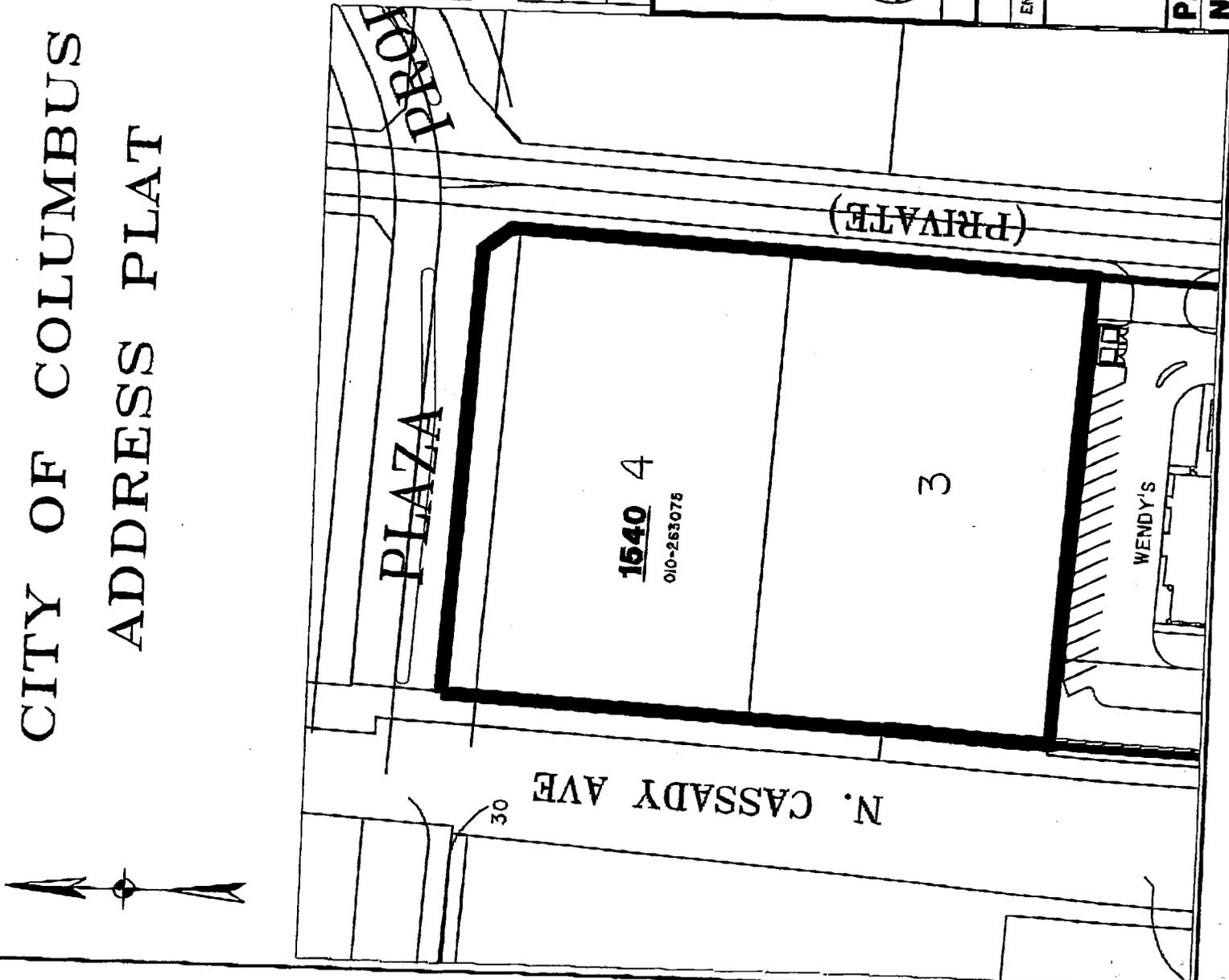
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14310-00415
1540 N. Cassady Ave.

CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES	
CITY LAND USE MAP:	28-B
GIS FACET NUMBER:	184857275

ZONING NUMBER

HOUSE NUMBER SHOWN ON THE ATTACHED PLATE IS FOR ZONING REQUIREMENTS ONLY AND NOT FOR BUILDING PURPOSES

issued by *Collegio* *Administrative* Date **02/21/07**



PATRICIA A. AUSTIN P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
COLUMBUS, OHIO

ADDRESS FILE NUMBER - **04-031**

DEVELOPED BY: **CASSIDY RETAIL VENTURE**

ENGINEERING CONSULTANT: **SMITH & HALE**

ZONING NUMBER 1540 N. CASSADY AVE

PARCEL ID 010-263075
NORTH OF I-670



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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 # **14310-00415**
1540 N. Cassady Ave.

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

Cassady Retail Ventures Ltd., 3016 Maryland Avenue, Columbus, OH 43209

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

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

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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