



# 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: # 14310-00009-00646  
 Date Received: 8 SEPT 2014  
 Commission/Civic: NORTHWEST CIVIC ASSOC  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: [Signature] 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.

Modification of an existing PNC Bank Drive-thru to add an ATM lane and by-pass lane.  
 Requesting a variance to section CC3312.11 to allow for a reduction in the width of the drive-thru lanes.

### LOCATION

1. Certified Address Number and Street Name 1850 West Henderson Road  
 City Columbus State OH Zip 43220  
 Parcel Number (only one required) 010-017525-00

### 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 PNC Realty Services  
 Address 155 East Broad Street City/State Columbus, OH Zip 43251  
 Phone # 614-463-7162 Fax # \_\_\_\_\_ Email dennis.gleason@pnc.com  
 Check here if listing additional property owners on a separate page.

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

Attorney       Agent

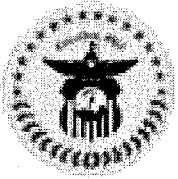
Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE [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

14310-00000-00646  
1850 WEST HENDERSON  
ROAD



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 1 2014

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

Address: 1850 W HENDERSON RD COLUMBUS, OH 43220

Mailing Address: 303 E WACKER DR STE 850  
CHICAGO, IL 60601

Owner: OHIO NATIONAL BANK OF COLI

Parcel Number: 010017525

## ZONING INFORMATION

Zoning: 1228, Commercial, C4

effective 8/12/1964, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: HENDERSON ROAD CCO

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

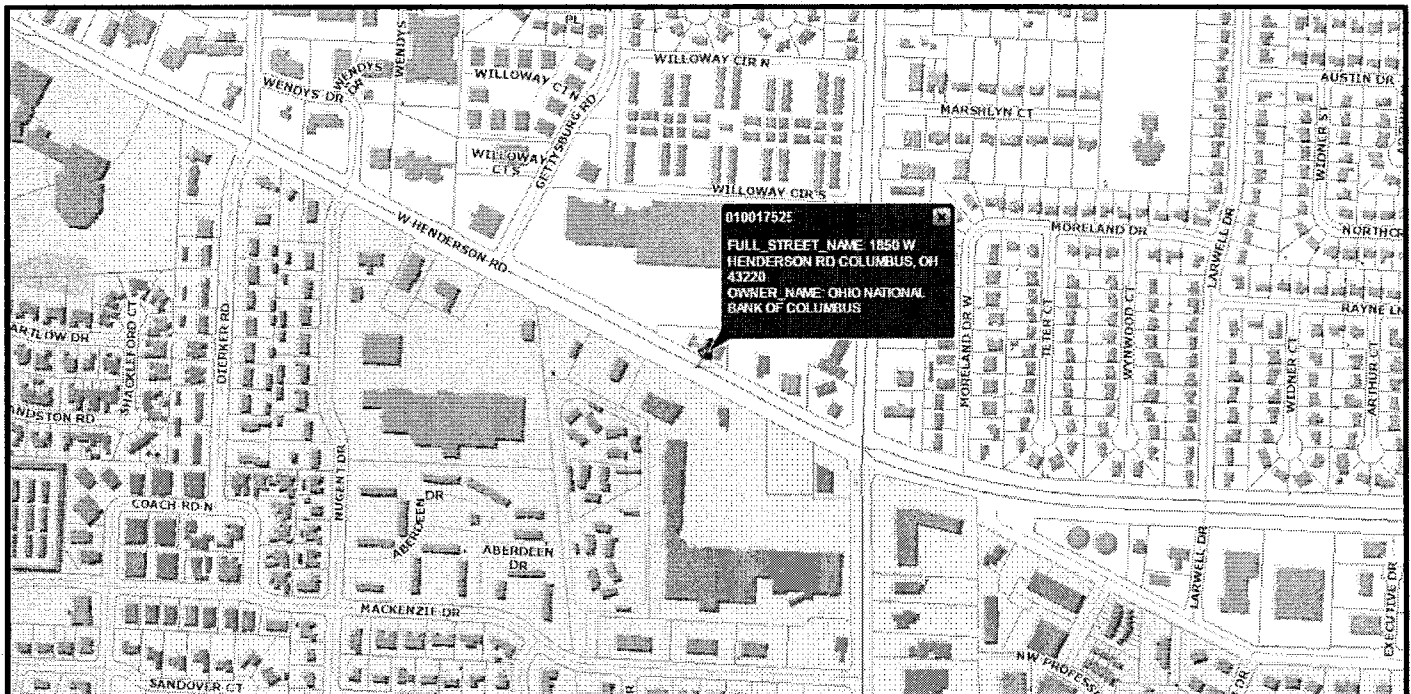
## PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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**14310-00000-00646**  
**1850 WEST HENDERSON ROAD**

## AFFIDAVIT

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) PNC Realty Services  
155 East Broad Street  
Columbus, OH 43251

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) Northwest Civic Association  
Rosemarie Lisko  
1035 Stoney Creek Drive, Columbus, OH 43235

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) Lucy Oudeker

Subscribed to me in my presence and before me this 8<sup>TH</sup> day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Janice M. Dreher  
09/01/2015

My Commission Expires:



Janice M. Dreher  
Notary Public, State of Ohio

My Commission Expires 09-01-2015

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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](http://www.gpdgroup.com)

September 8, 2014

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

**14310-00000-00646**  
**1850 WEST HENDERSON**  
**ROAD**

Re: Project #: 14601-00062  
PNC Bank  
1850 West Henderson Road  
Columbus, OH 43220

**Statement of Hardship**

The existing PNC Bank location proposes to convert one of the existing drive-thru teller lanes to a drive-thru ATM lane. The widths of the drive-thru lanes do not meet the requirements of section CC3312.11 and a variance will be needed to allow for the reduction. A hardship is present since the lanes and equipment are existing and the site limitations do not allow for the addition/revision to meet code requirements.

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 a variance to allow for the proposed and existing lane widths. The current site plan shows that four drive-thru lanes and one by-pass lane can be accommodated on the site and allow appropriate space for circulation.

Respectfully Submitted,

**GPD GROUP**

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Lynsey Ondecker  
Project Coordinator







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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 # **14310-00000-00646**  
**1850 WEST HENDERSON ROAD**

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
PNC Realty Services	155 East Broad Street, Columbus, OH 43251

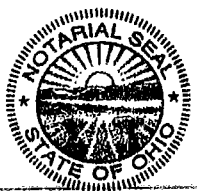

SIGNATURE OF AFFIANT *[Handwritten Signature]*

Subscribed to me in my presence and before me this 8<sup>TH</sup> day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC *[Handwritten Signature]*

My Commission Expires: 09/01/2015

Notary Seal Here



Janice M. Dreher  
Notary Public, State of Ohio  
My Commission Expires 09-01-2015

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