



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: BZA15-004
Date Received: 9 JAN. 2015
Commission/Civic: FAR NORTH CC
Existing Zoning: LC-4 Application Accepted by: JE Fee: \$1900-
Comments: 3/24/15

TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A variance to section 3312.49 to reduce the required number of parking spaces from 120 to 93 (a 27 space reduction).

LOCATION

1. Certified Address Number and Street Name 1284 Polaris Parkway
City Columbus State Ohio Zip 43240
Parcel Number (only one required) 31843301001002

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Northstar Realty LLC
Address 150 East Broad Street City/State Columbus, Ohio Zip 43215
Phone # 454-5000 Fax # 454-4000 Email tbrigdon@nsrealty.net

PROPERTY OWNER(S):

Name Polaris Mall LLC c/o Glimcher Realty Trust
Address 180 East Broad Street City/State Columbus, Ohio Zip 43215
Phone # 821-9000 Fax # 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, Ste. 460 City/State Columbus, Ohio 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 Jackson B. Reynolds, III

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

BZA15-004
1284 Polaris Pkwy.

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, Ohio 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 1284 Polaris Parkway
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) January 12, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Polaris Mall LLC
180 East Broad Street
Columbus, Ohio 43215

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

Northstar Realty
454-5000

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

(5) Far North Columbus Communities Coalition
c/o Gloria Humes
771 Wyndstone Drive
Lewis Center, Ohio 43035

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

Subscribed to me in my presence and before me this 15th day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)



Notary Seal Here

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09/04/2019

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PROPERTY OWNER

Polaris Mall, LLC
c/o Glimcher Realty Trust
180 East Broad Street
Columbus, OH 43215

APPLICANT

Northstar Realty
150 East Broad Street
Columbus, OH 43215

ATTORNEY

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

AREA COMMISSION

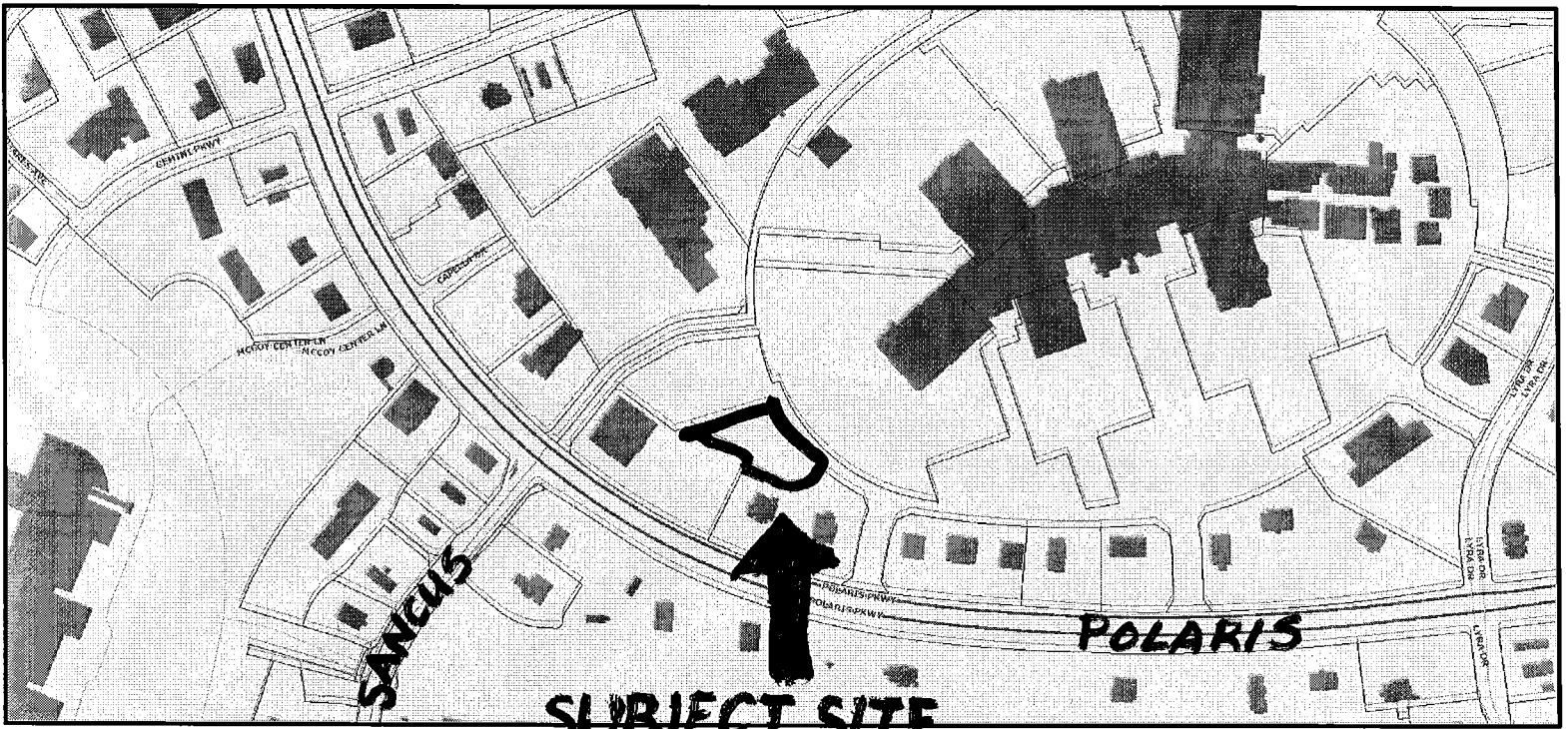
Far North Columbus Communities
Coalition
c/o Gloria Humes
771 Wyndstone Drive
Lewis Center, OH 43035

**SURROUNDING PROPERTY
OWNERS**

PFP Columbus LLC
c/o Schottenstein Management
P.O. Box 24550
Columbus, OH 43224

Richs Department Stores Inc.
7 West Seventh Street
Cincinnati, OH 45202-2471

PFP Columbus II LLC
c/o Glimcher Properties
180 East Broad Street
Columbus, OH 43215



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Zoning = LC-4

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1284 Polaris Pkwy.



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STATEMENT OF HARDSHIP

BZA15-004

1284 Polaris Pkwy.

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 applicant is seeking the parking variance to reduce the number of required spaces from 120 to 93 (a reduction of 27 spaces) for a new mixed use shopping center. The special circumstances in this instance is that there will be multiple tenants that will have different peak of use periods and therefore the demand for all the spaces will never be required. The applicant is knowledgeable about the parking demands of proposed tenants and therefore will lease to tenants that may have different parking demand peaks so as to prevent maximum use of the parking lot. The surrounding area is awash with parking spaces that go unused most of the time so the granting of the requested will not negatively impact surrounding properties nor would the granting of the variance be contrary to the public interest nor the intent of the zoning code.

Signature of Applicant

Jason B. Reynolds

Date

1/6/15

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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: 31843301001002

Zoning Number: 1284

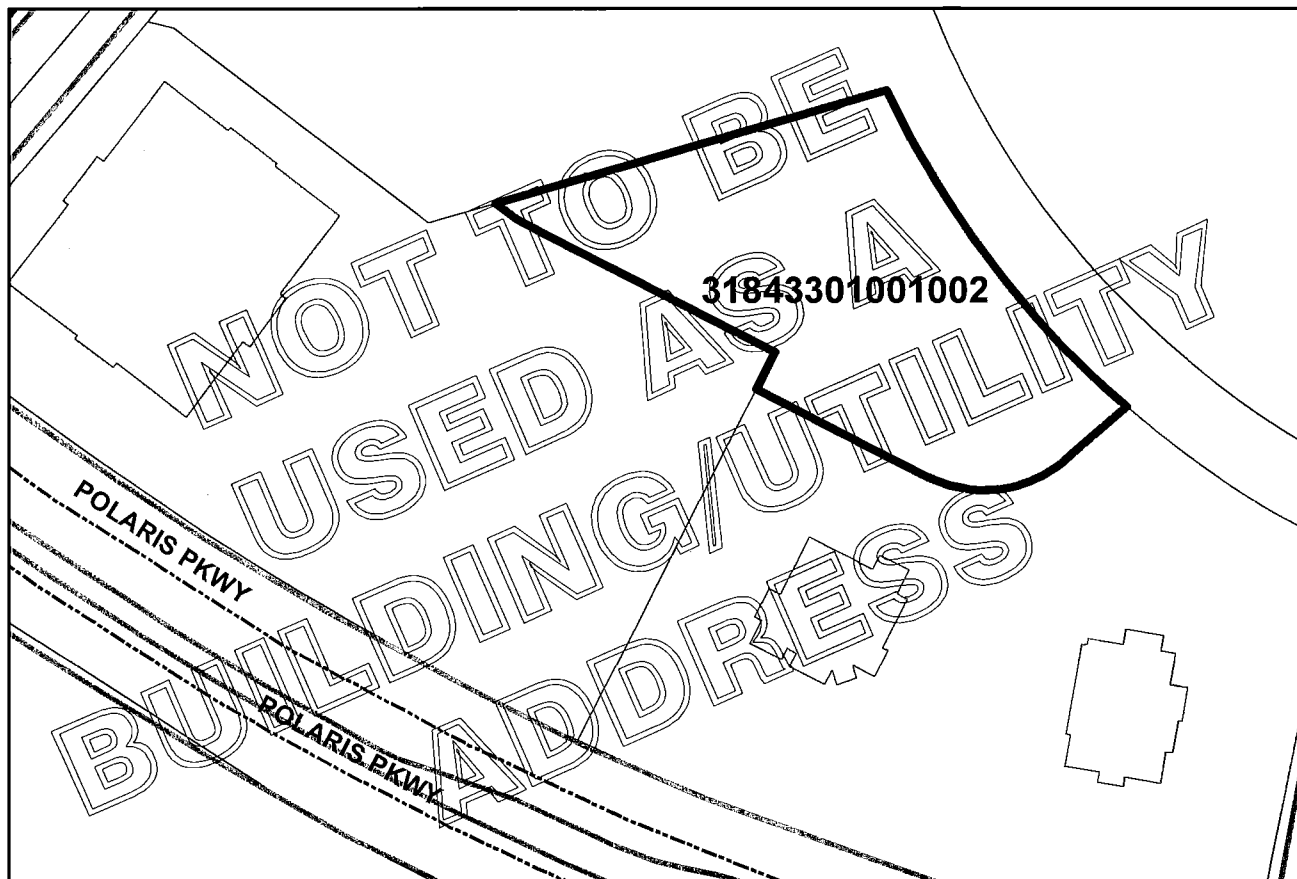
Street Name: POLARIS PKWY

Lot Number : N/A

Subdivision: N/A

Requested By: ADVANCED CIVIL DESIGN (JACK REYNOLDS)

Issued By: *Adriana Amador* Date: 12/24/2014



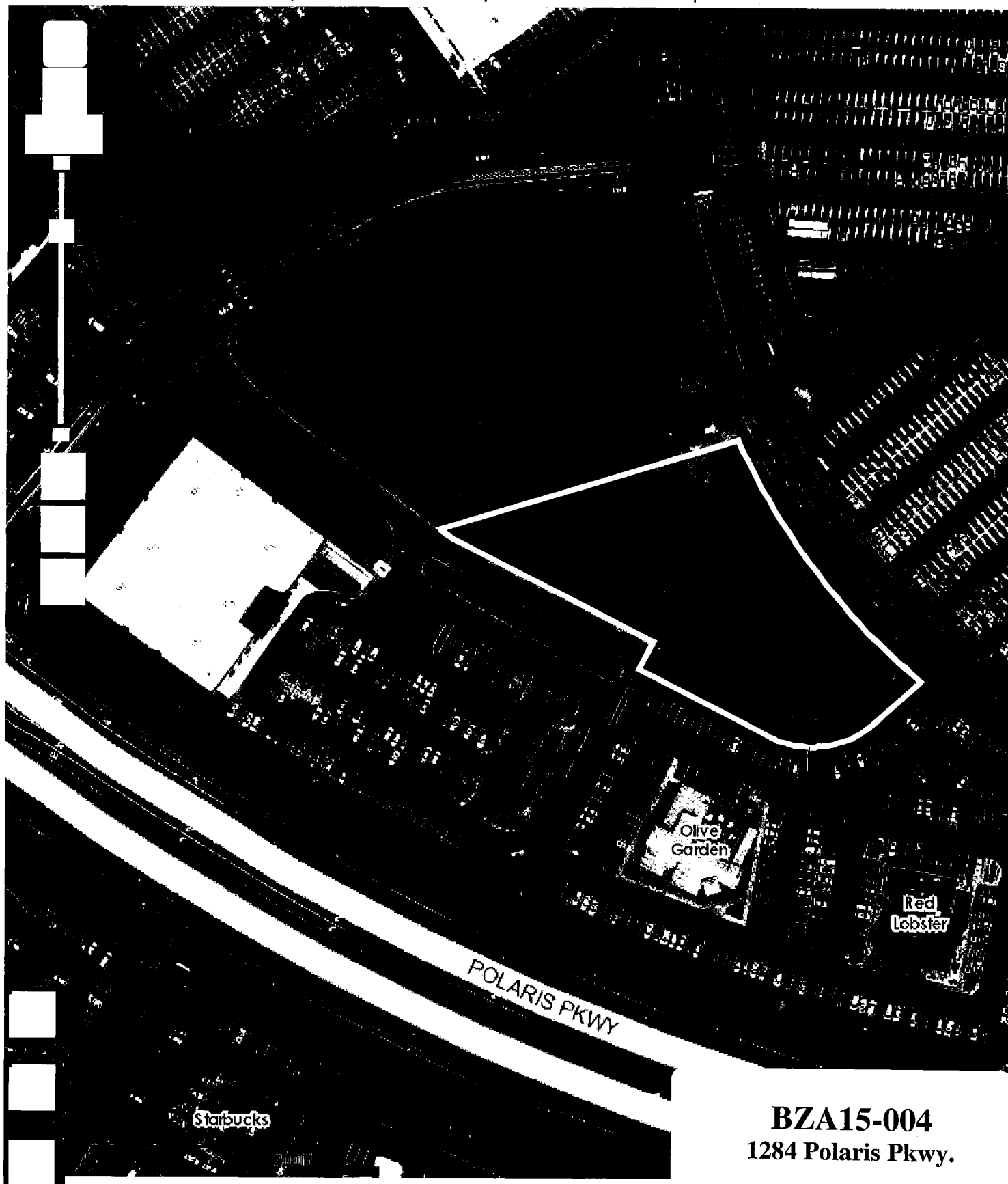
SCALE: 1 inch = 150 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 25383



Delaware County GIS
George Kaitsa, County Auditor
Robert Parsons, GIS Director

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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

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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, Ohio 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

Northstar Realty

150 East Broad Street, Columbus, Ohio 43215

Polaris Mall LLC

c/o Glimcher Realty Trust, 180 East Broad Street
Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

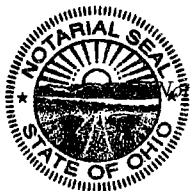
Subscribed to me in my presence and before me this 5th day of January, in the year 2015

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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