

## Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-022 Date Received: 4/7/15  
Application Accepted by: SP Fee: \$960  
Comments: Assigned to Shannon Rie, 645-2208, spire@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 3450 Indianola Avenue Zip: 43214

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

**If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.**

Parcel Number for Certified Address: 010-261309, 010-003103, 010-066558

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M, R-3

Area Commission or Civic Association: Clintonville

Proposed Use or reason for Council Variance request:  
mixed use development with first floor residential and related uses

Acreage: 2.8

### APPLICANT:

Name: Olympic Beach Acquisitions LLC Phone Number: 614-461-1717 Ext.: \_\_\_\_\_

Address: 448 West Nationwide Blvd., Suite 112 City/State: Columbus, OH Zip: 43215

Email Address: katz@thecollectionsalon.com Fax Number: \_\_\_\_\_

### PROPERTY OWNER(S) ☒ Check here if listing additional property owners on a separate page

Name: see attached sheet Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: \_\_\_\_\_

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Olympic Beach Acquisitions LLC By: [Signature]

PROPERTY OWNER SIGNATURE Olympic Beach Acquisitions LLC et al. By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**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 checks payable to the Columbus City Treasurer**

CV15022

Property Owners

Olympic Indoor Tennis Inc.  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

Olympic Pool Properties II LLC  
4497 Olentangy River Road  
Columbus, OH 43214

Olympic Beach Acquisitions LLC  
447 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

olympic-po.lst (nct)  
8/4/14 F:Docs

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CV15-022

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

#### **Section 3307.10 Variances by City Council**

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

The applicant is proposing a mixed use building and rezoning the property to CPD classification. The Columbus Zoning Code does not allow first floor residential usage in a commercial district. The granting of this council variance will permit the first floor residential usage in a mixed use building. The granting of this variance will not impair an adequate supply of light and air to the adjacent property; unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, morals or welfare of the inhabitants of the City of Columbus.

Signature of Applicant

Olympic Beach Acquisitions LLC

By: 

Date

4/7/15

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**AFFIDAVIT** (See instruction sheet)

Application Number: CV15022

STATE OF OHIO  
COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 3450 Indianola Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/7/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Olympic Beach Acquisitions LLC et al.  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

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

Olympic Beach Acquisitions LLC

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

(5) Clintonville  
Dana Bagwell  
3892 North High Street  
Columbus, OH 43214

and that the attached document (6) 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 (7)

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

(8) SIGNATURE OF AFFIANT

*[Signature]*

Sworn to before me and signed in my presence this 7<sup>th</sup> day of April, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires

Notary Public Here



Natalie C. Timmons  
Notary Public, State of Ohio  
This Affidavit expires six (6) months after the date of notarization.  
My Commission Expires 09-04-2015

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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Please make checks payable to the Columbus City Treasurer

CV15-022

**APPLICANT**

Olympic Beach Acquisitions LLC  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

**PROPERTY OWNERS**

Olympic Beach Acquisitions LLC  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

Olympic Indoor Tennis Inc.  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

Olympic Pool Properties II LLC  
4497 Olentangy River Road  
Columbus, OH 43214

**AREA COMMISSION**

Clintonville Area Commission  
c/o Dana Bagwell  
3982 North High Street  
Columbus, OH 43215

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Kenneth Lemmons  
580 Oakland Park Avenue  
Columbus, OH 43214

City of Columbus  
90 West Broad Street, #425  
Columbus, OH 43215

Sulmona LLC  
c/o RPD Food Service  
620 Oakland Park Avenue  
Columbus, OH 43214

Xenos Christian Fellowship Inc.  
1340 Community Park Drive  
Columbus, OH 43229

Gregory Pace  
88 East Tulane Road  
Columbus, OH 43202

Noel & Leanne Welsh  
577 Brevoort Road  
Columbus, OH 43214

Knapp Veterinary Hosp. Inc.  
596 Oakland Park Avenue  
Columbus, OH 43214

Keith McCarthy  
554 Crestview Road  
Columbus, OH 43202

Deirdre Schedwin  
4918 Stone Quarry Road  
Johnstown, OH 43031

United Dairy Farmers Inc.  
3955 Montgomery Road  
Cincinnati, OH 45212

Jiashun Li  
3395 Indianola Avenue  
Columbus, OH 43214

Ohio Bell Telephone Co.  
Room 36-M-01  
1 SBC Center  
St. Louis, MO 63101

Wesley & Francis Walker  
3465 Indianola Avenue  
Columbus, OH 43214

Ellin G Beard  
553 Piedmont Road  
Columbus, OH 43214

Maureen E McCarthy  
562 Piedmont Road  
Columbus, OH 43214

olympic.lbl (nct)  
4/7/15 S:Docs/s&hlabels/2014

## Council Variance Application

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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 # CV15-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Jeffrey L. Brown - Smith & Hale LLC

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
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 in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Olympic Indoor Tennis Inc. 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215 2 full time / 17 part time employees	2. Olympic Pool Properties II LLC 4497 Olentangy River Road Columbus, OH 43215
3. Olympic Beach Acquisitions LLC 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215 0 employees	4.

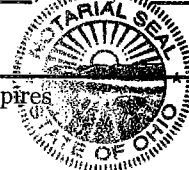
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7<sup>th</sup> day of April, in the year 2015

[Signature]  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



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

***This Project Disclosure expires six (6) months after the date of notarization.***

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CV15-022

**ZONING DESCRIPTION**  
**2.6± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being all of a 2.347 acre tract as conveyed to Olympic Pool Properties II, LLC in Instrument Number 201404300053111, and all of a tract of land as conveyed to Olympic Beach Acquisitions, LLC, in Instrument Number 201404160046130, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.347 acre tract and being in the easterly right-of-way line of Indianola Ave. (60');

thence easterly along the north line of said 2.347 acre tract, South 86° 31' 56" East, 250.00 feet to the northeast corner of said 2.347 acre tract;

thence southerly along the east line of said 2.347 acre tract, South 03° 13' 01" West, 470.29 feet to the southeast corner of said 2.347 acre tract;

thence westerly along the south line of said 2.347 acre tract the following three (3) courses:

1. North 88° 12' 17" West, 102.54 feet;
2. Along a curve to the right, with a radius of 39.00 feet, a central angle of 06° 15' 54", an arc length of 4.26 feet, and a chord which bears North 30° 25' 25" West, a distance of 4.26 feet;
3. Along a curve to the right, with a radius of 602.66 feet, a central angle of 05° 19' 31", an arc length of 56.01 feet, and a chord which bears North 27° 33' 30" West a distance of 55.99 feet to the southeast corner of said Olympic Beach Acquisitions, LLC tract;

thence along the south line of said Olympic Beach Acquisitions, LLC tract, North 87° 38' 17" West, 116.49 feet to the southwest corner of said Olympic Beach Acquisitions, LLC tract and being in the easterly right-of-way line of Indianola Ave;

thence northerly along the west line of said Olympic Beach Acquisitions, LLC tract, and the south line of said 2.347 acre tract and the easterly right-of-way line of Indianola Ave. North 03° 13' 01" East, 424.01 feet to the **POINT OF BEGINNING**, containing approximately 2.6 acres and encompasses parcel numbers: 010-261300 and 010-066558.

CV15-022

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**

CW15022

**ZONING DESCRIPTION**  
**0.2± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being part of a 2.939 acre tract as conveyed to Olympic Indoor Tennis, Inc. in Instrument Number 200204080088146, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.939 acre tract and being in the easterly right-of-way line of Indianola Ave. (60');

thence easterly along the northerly line of said 2.939 acre tract, South 86° 31' 56" East, 60.00 feet;

thence southerly crossing said 2.939 acre tract, South 03° 13' 01" West, 120.26 feet to the south line of said 2.939 acre tract;

thence westerly along the south line of said 2.939 acre tract, North 86° 31' 56" West, 60.00 feet to the southwest corner of said 2.939 acre tract and being in the easterly right of way line of Indianola Avenue;

thence northerly along the west line of said 2.939 acre tract and said easterly right-of-way line, North 03° 13' 01" East, 120.26 feet to the **POINT OF BEGINNING**, containing approximately 0.2 acres and encompasses parcel number: 010-003103.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**



# City of Columbus Zoning Plat



CW15-022

## 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: 010261300, 010066558, 010003103

Zoning Number: 3450

Street Name: INDIANOLA AVE

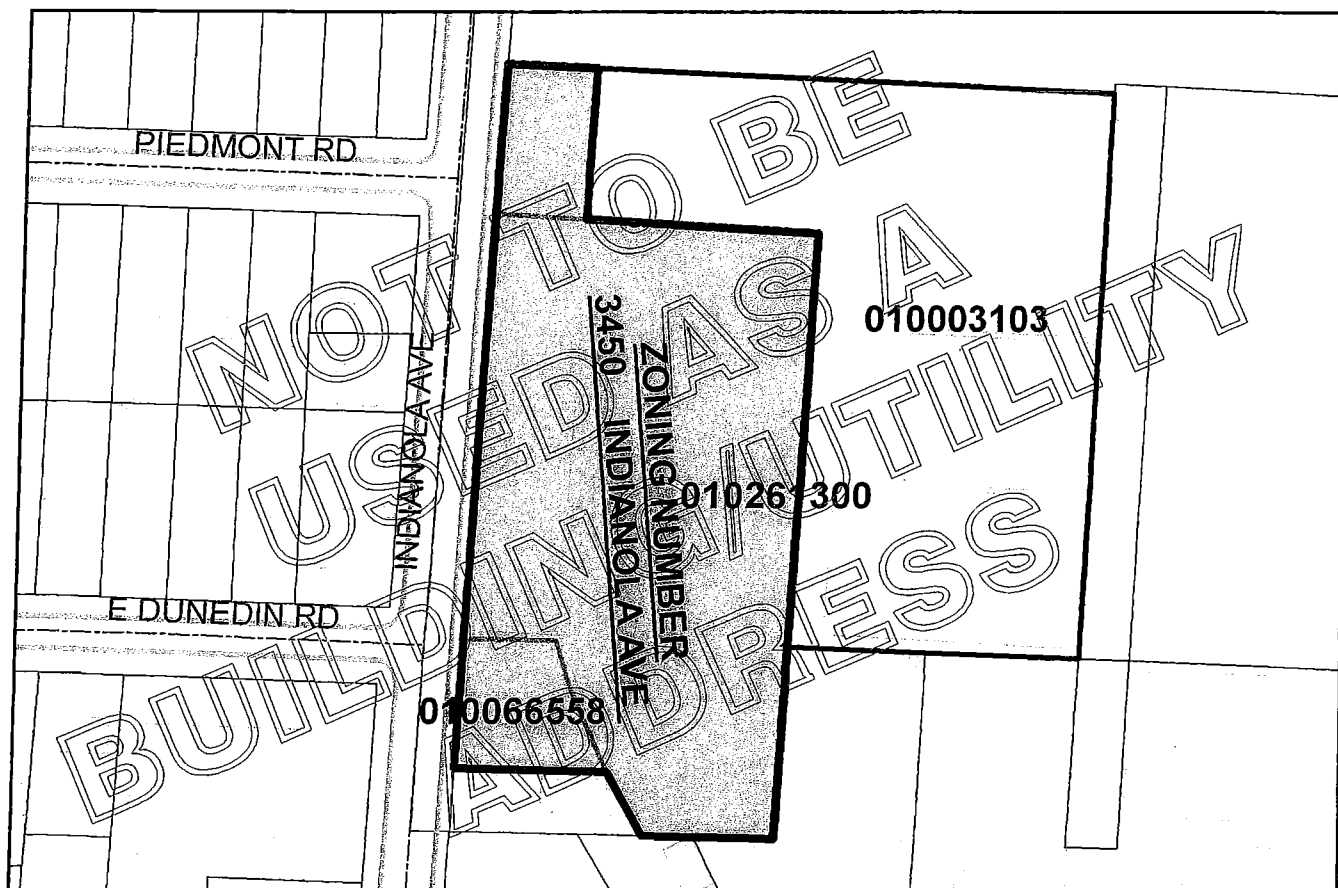
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Edyana Chisriani

Date: 7/31/2014



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 21544

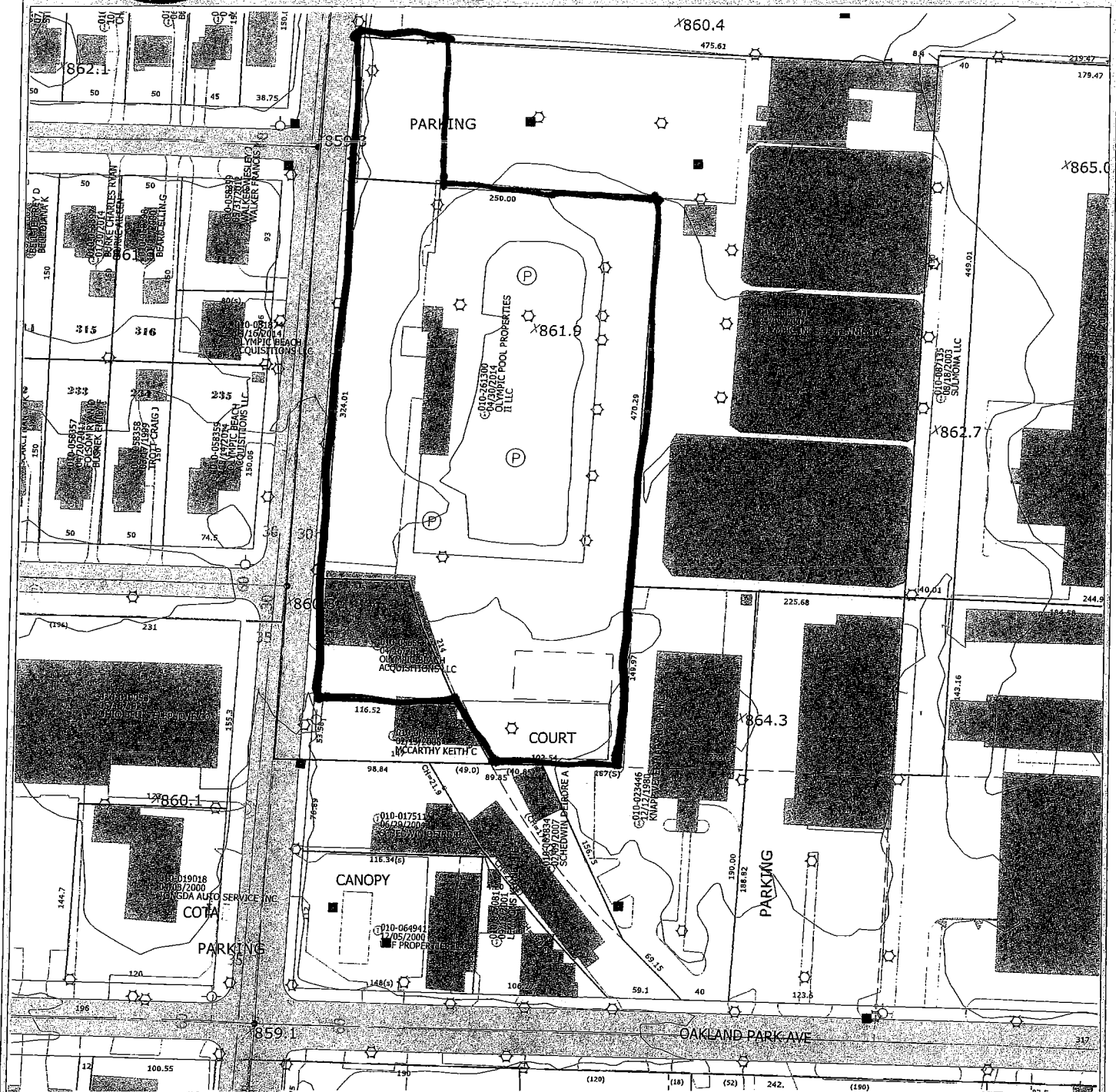
CU15022



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jp

DATE: 7/24/14



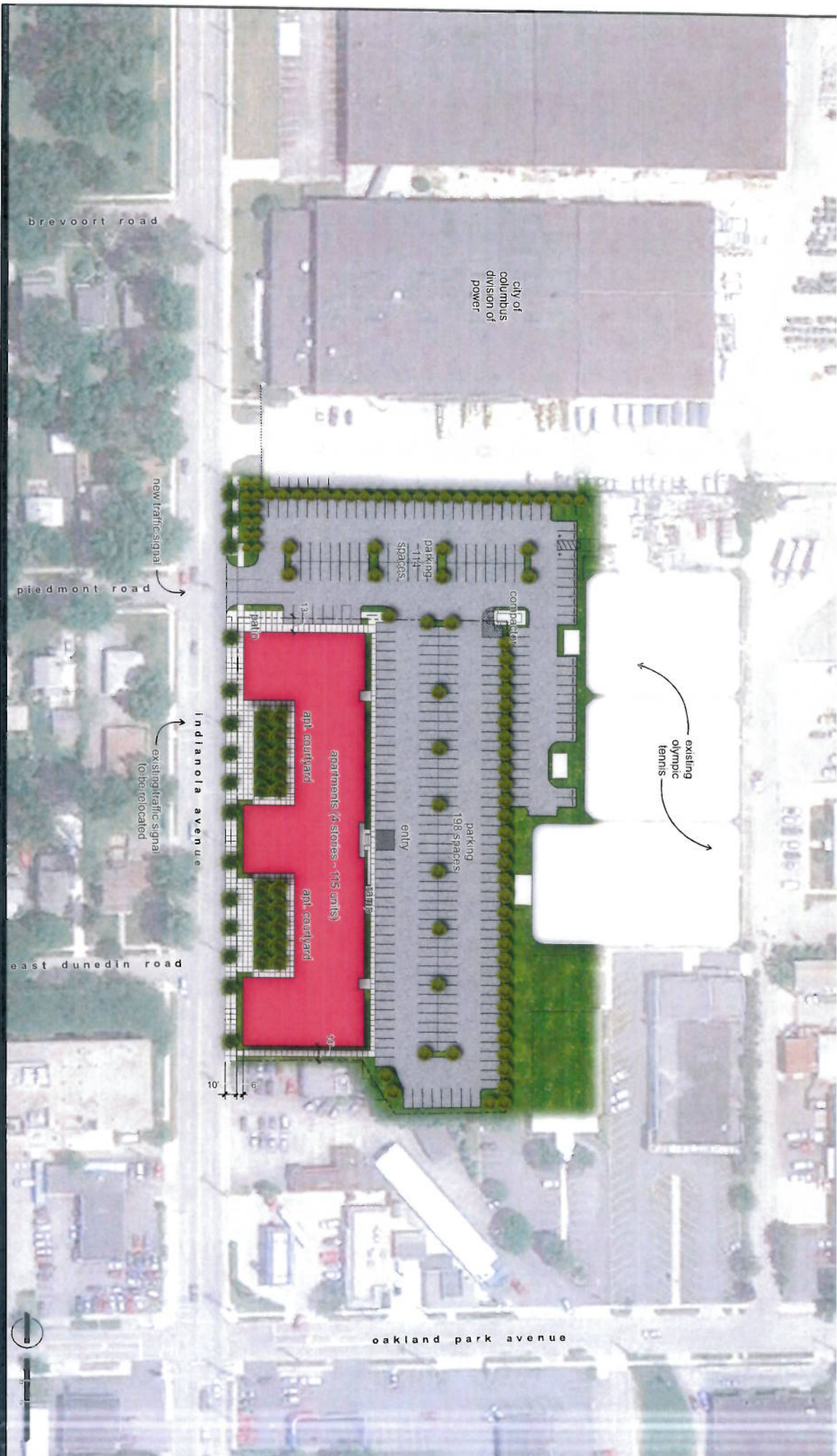
Disclaimer

Scale = 120



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

Real Estate / GIS Department



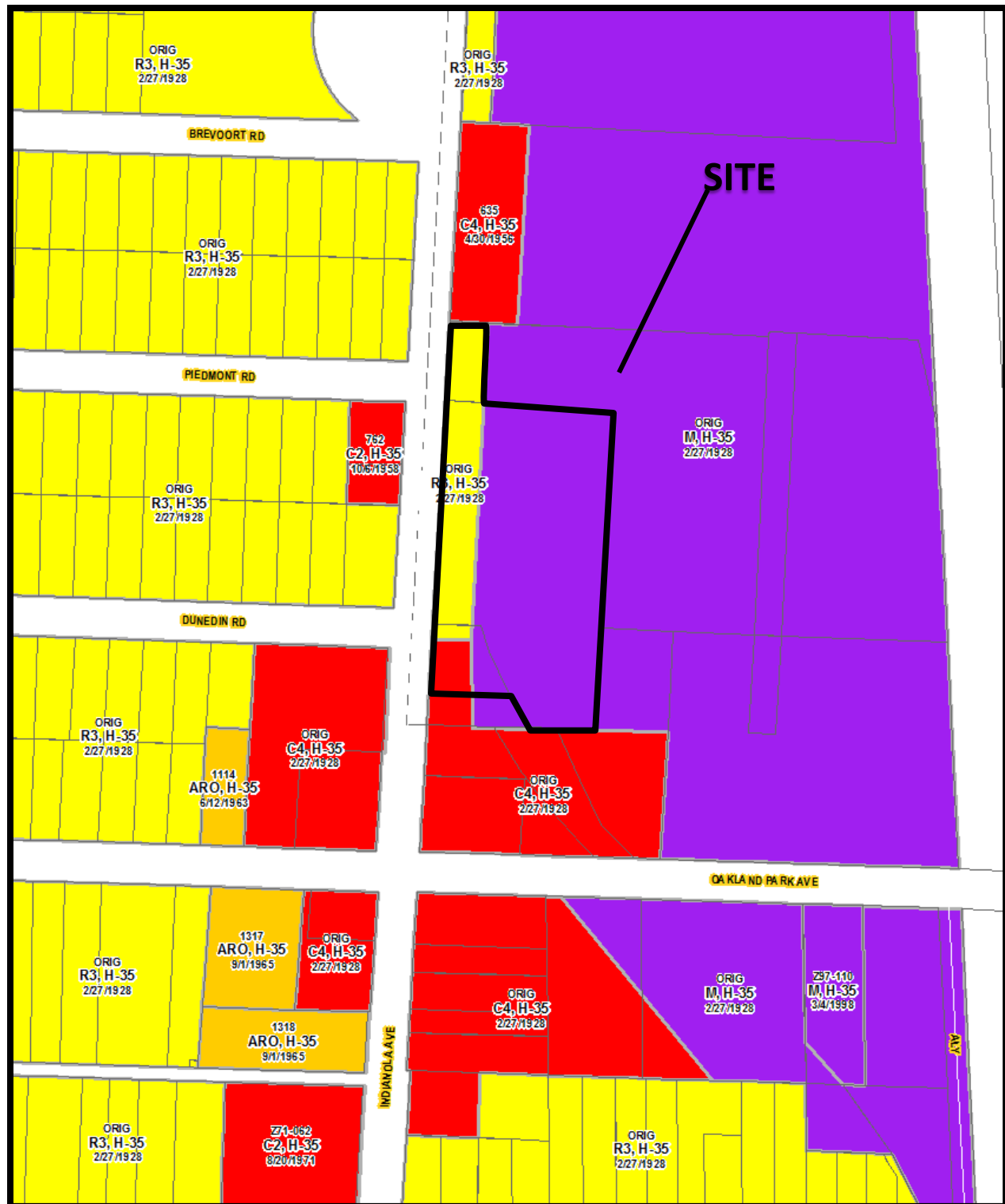
m+a architects  
architects.com

# THE OLYMPIC

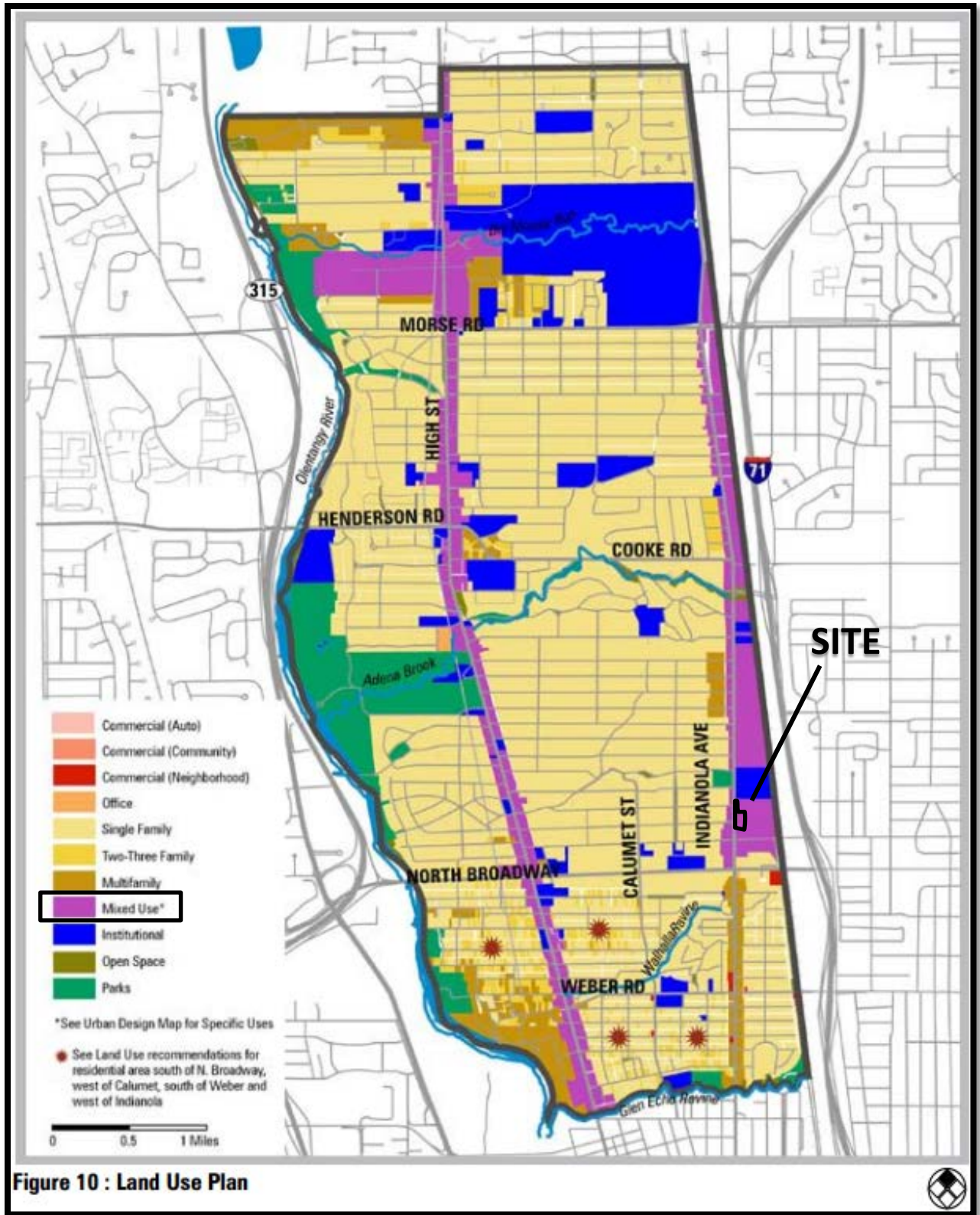
columbus, ohio

site plan  
3.31.2015

214-038  
CV15-022



CV15-022  
 3450 Indianola Avenue  
 Approximately 2.8 acres



CV15-022  
 3450 Indianola Avenue  
 Approximately 2.8 acres

*Clintonville Neighborhood Plan (2009)*



CV15-022  
3450 Indianola Avenue  
Approximately 2.8 acres