

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA 15-048 Date Received: 4/10/15
Application Accepted by: W. Reiss Fee: \$1,900.00
Commission/Civic: Brewery District
Existing Zoning: C-4
Comments: 6/23/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Variance for minimum/maximum number of parking spaces for a branch bank.

Chapter 3312, Section 49

Retail, 10,000 sf or less: 1:250 sf min., 1:200 sf max.

LOCATION

Certified Address: 600 South High Street City: Columbus Zip: 43215

Parcel Number (only one required): 010-015982

APPLICANT (If different from Owner):

Applicant Name: Jeff Stogner - Huntington Bank Phone Number: 614.480.5020 Ext.:

Address: 37 W. Broad Street, Suite 1097 City/State: Columbus, Ohio Zip: 43215

Email Address: jeff.stogner@huntington.com Fax Number: 614.480-5800

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

Name: Huntington National Bank Phone Number: 614.480.5020 Ext.:

Address: 37 W. Broad Street, Suite 1097 City/State: Columbus, Ohio Zip: 43215

Email Address: jeff.stogner@huntington.com Fax Number: 614.480.5800

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

Name: Kendra Ware, PE - EMH&T Phone Number: 614.775.4392 Ext.:

Address: 5500 New Albany Road, East City/State: Columbus, Ohio Zip: 43054

Email Address: kware@emht.com Fax Number: 614.775.4805

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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 checks payable to the Columbus City Treasurer

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BZA15-048
600 S. High St.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kendra Ware, PE
of (1) MAILING ADDRESS 5500 New Albany Road E., Columbus, Ohio 43054
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 600 S. High Street Columbus, Ohio 43215
for which 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) Huntington National Bank
37 W. Broad St., Suite 1097
Columbus, Ohio 43215

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

Jeff Stogner - Huntington Bank
614.480.5020

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

(5) Brewery District Commission
James A. Goodman, Assistant Historic Preservation Officer
50 W. Gay St., Columbus, Ohio 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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

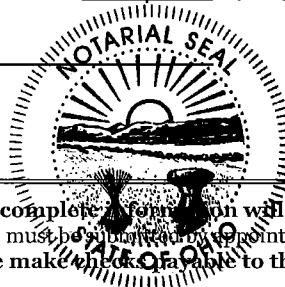
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Kendra Ware

Sworn to before me and signed in my presence this 9th day of April, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
8/19/19
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

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STAPLES

Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
label size 1" x 2 5/8" compatible with Avery®5160/8160

010-052893
634 S HIGH LLC
3100 TREMONT RD STE 200
UPPER ARLINGTON, OH 43221

010-045133
CHMIEL STEPHANIE M
610 S PEARL ST
COLUMBUS, OH 43206

010-015982
THE HUNTINGTON NATIONAL
BANK
37 W BROAD ST
COLUMBUS, OH 43215

010-047610
YANA HOTEL LLC
4055 JACKPOT RD
GROVE CITY, OH 43123

010-061857
HENSEL GENEVA M
590 S PEARL ST
COLUMBUS, OH 43215

010-033329
BROMBERG DANA
594 S PEARL ST
COLUMBUS, OH 43215

010-038608
SHIMOZATO MASAO TR
630 S PEARL ST
COLUMBUS, OH 43206-1017

010-014198
PEARL WILLOW LIMITED
2435 ZUBER RD
ORIENT, OH 43146

010-057433
580 SOUTH HIGH CO LTD
580 S HIGH ST STE 160
COLUMBUS, OH 43215-5644

010-045134
ESMERALDA LLC
22339 STATE ROUTE 104
CIRCLEVILLE, OH 43113

010-053065
ZIMMERMAN JOSHUA M
636 S PEARL ST
COLUMBUS, OH 43206-1017

010-045136
BARTEE SHIRLEY
614 S PEARL ST
COLUMBUS, OH 43206

BREWERY DISTRICT COMMISSION
JAMES A. GOODMAN, ASST.
HISTORIC PRESERV. OFFICER
50 W GAY ST
COLUMBUS, OH 43215

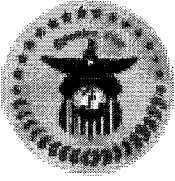
BZA15-048
600 S. High St.

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

taxid	ownername1	ownername2	owneraddress1	owneraddress2	zipcode
SURROUNDING PROPERTY OWNERS					
1005289300	634 S HIGH LLC		3100 TREMONT RD STE 200	UPPER ARLINGTON OH 43221	43206
1004513300	CHMIEL STEPHANIE M		610 S PEARL ST	COLUMBUS OH 43206	43215
1001598200	THE HUNTINGTON NATIONAL BANK		37 W BROAD ST	COLUMBUS OH 43215	43215
1004761000	YANA HOTEL LLC		4055 JACKPOT RD	GROVE CITY OH 43123	43206
1006185700	HENSEL GENEVA M		590 S PEARL ST	COLUMBUS OH 43215	43215
1005096700	YANA HOTEL LLC		4055 JACKPOT RD	GROVE CITY OH 43123	43206
1003477000	THE HUNTINGTON NATIONAL BANK		37 W BROAD ST	COLUMBUS OH 43215	43206
1003332900	BROMBERG DANA		594 S PEARL ST	COLUMBUS OH 43215	43215
1003860800	SHIMOZATO MASAO TR		630 S PEARL ST	COLUMBUS OH 43206-1017	43206
1001419800	PEARL WILLOW LIMITED		2435 ZUBER RD	ORIENT OH 43146	43215
1005743300	580 SOUTH HIGH CO LTD		580 S HIGH ST STE 160	COLUMBUS OH 43215-5644	43215
1001239200	YANA HOTEL LLC		4055 JACKPOT RD	GROVE CITY OH 43123	43206
1004513400	ESMERALDA LLC		22339 STATE ROUTE 104	CIRCLEVILLE OH 43113	43206
1005306500	ZIMMERMAN JOSHUA M		636 S PEARL ST	COLUMBUS OH 43206-1017	43206
1004513600	BARTEE SHIRLEY		614 S PEARL ST	COLUMBUS OH 43206	43206
1001784100	THE HUNTINGTON NATIONAL BANK		37 W BROAD ST	COLUMBUS OH 43215	43206
1000472600	ESMERALDA LLC		22339 STATE ROUTE 104	CIRCLEVILLE OH 43113	43206
APPLICANT AND OWNER:					
	THE HUNTINGTON NATIONAL BANK		37 W BROAD ST	COLUMBUS OH 43215	43215
AREA COMMISSION:					
	BREWERY DISTRICT COMMISSION	JAMES A GOODMAN	50 W GAY ST	COLUMBUS OH 43215	

BZA15-048
600 S. High St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-048

600 S. High St.

One Stop Shop Zoning Report Date: Thu Apr 16 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 600 S HIGH ST COLUMBUS, OH

Mailing Address: 600 S HIGH ST
COLUMBUS, OH 43215

Owner: REYWAL CO L P AFDT

Parcel Number: 010015982

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Graphic Commission: N/A

Area Commission: Brewery District Commission

Planning Overlay: N/A

Historic District: Brewery District

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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STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

Code section 3312.49 sets the maximum number of parking spaces for a 1,624 sf building at 8 spaces (1:200sf). We are requesting a variance to increase the amount of parking to 20 spaces. A typical new Huntington Bank branch has 24 to 35 parking spaces, of which 10 would be used by employees at the peak times.

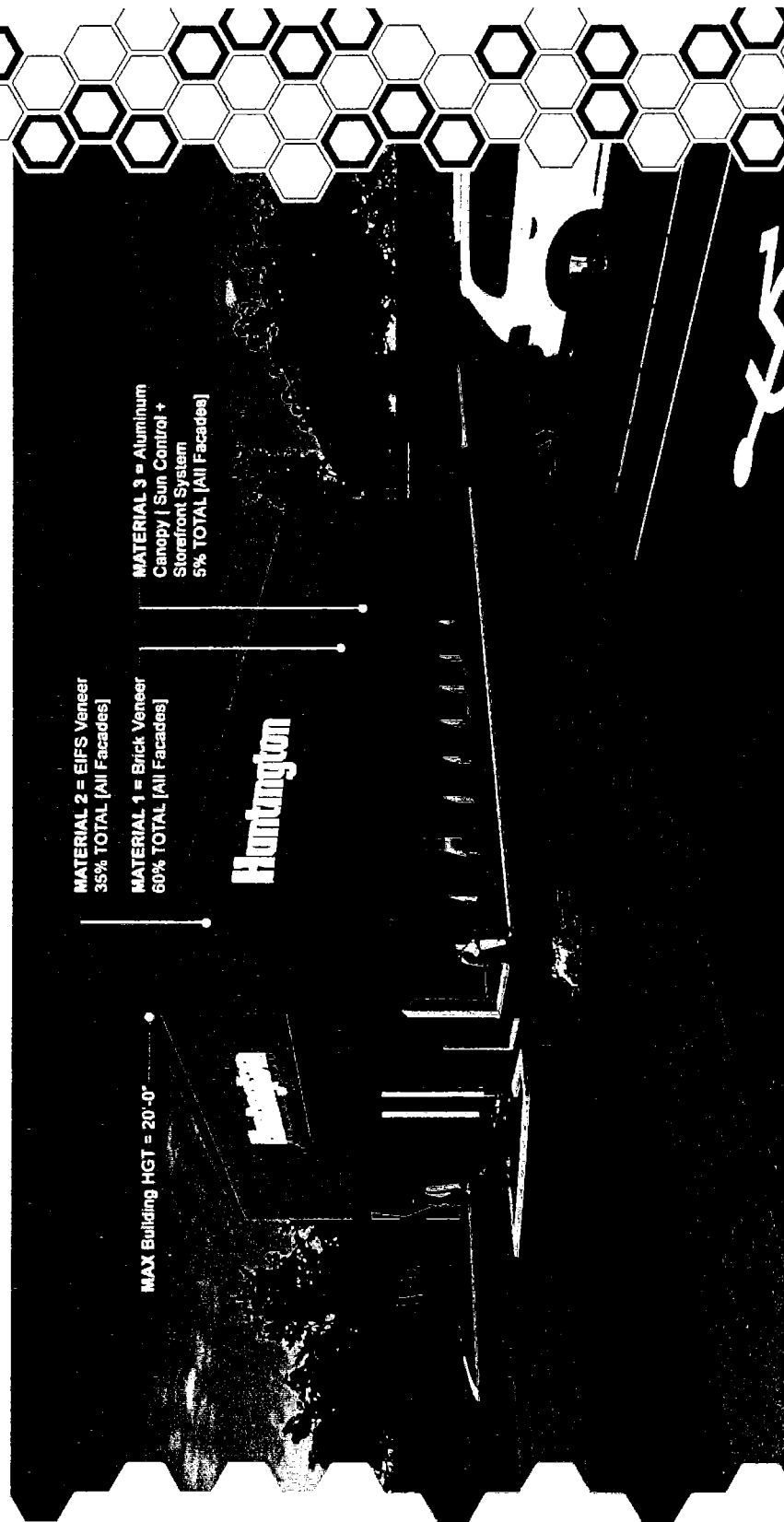
Code section 3372.604 sets the maximum building setback at 10 feet. We are requesting a variance to increase this setback. A typical new Huntington Bank branch has a raised front entry porch surrounded by raised landscape beds. In addition to these features, there is a structurally significant aluminum canopy along the front and sides of the building. These features are considered by the design team as a part of the building footprint. When the building is placed on the site with the landscape beds at the minimum building setback of 0', the actual wall of the building is offset 13.4' from the right-of-way line. The presumed intent of code section 3372.604 is to create a presence along the right-of-way. The welcoming features of this building maintain that presence while allowing Huntington National Bank to maintain their prototypical design and branding.

Signature of Applicant _____ Date _____

[SMART] PROTOTYPE

NEIGHBORHOOD MATERIAL[S]

1



DETERMINE MODULAR ORIENTATION

Raised Entry Patio + Planters
Huntington Accent Canopy Arc
Visor Orientation + Horizontal Extension

DETERMINE NEIGHBORHOOD MATERIALS

Primary Taupe "CHASSIS" Form
Select Accent Material for "OCR POD" +
"Welcome Porch" element[s] to compliment to
neighborhood aesthetic and/or local DRC
approval requirements.

ACCENT MATERIAL
Brick Veneer

BZA15-048
600 S. High St.



JUNTO ARCHITECTS, INTERIOR DESIGN + BRANDING
101 South Franklin Street, Suite 203 | Tampa, Florida 33602 USA
mail: info@juntods.com | web: www.juntods.com

HUNTINGTON NATIONAL BANK [HNB] Schematic Design Prototype
NOT FOR CONSTRUCTION Original Document Size 8.5x14
JUNTO DESIGN STUDIO | Copyright 2015



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: 010015982

Zoning Number: 600

Street Name: S HIGH ST

Lot Number : 7

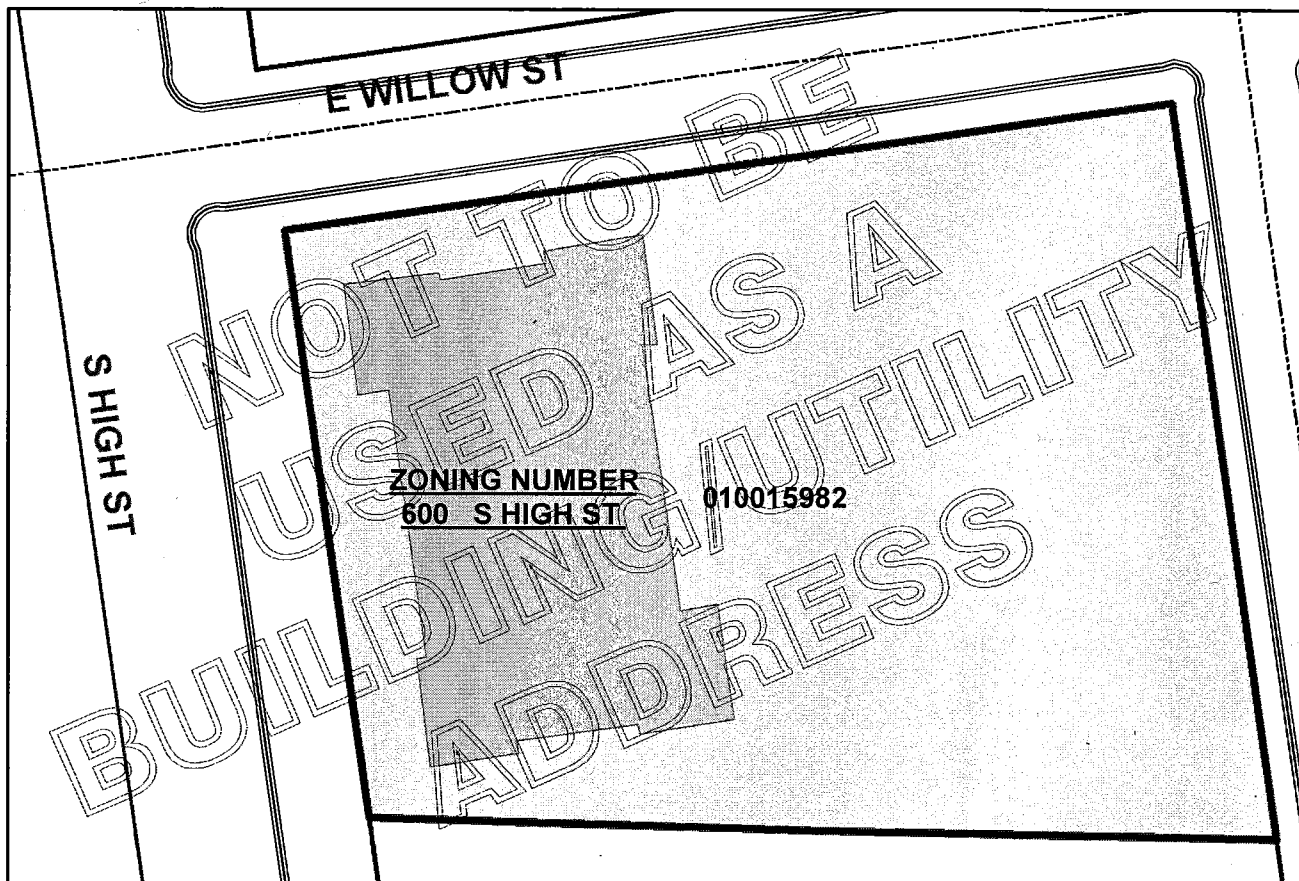
Subdivision: MCGOWAN

Requested By: EMH&T (AMY DAVIDSON)

Issued By:

Adriana Chisari

Date: 4/9/2015



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 31519

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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 #

BZA15-048
600 S. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kendra Ware, PE
of (COMPLETE ADDRESS) 5500 New Albany Road E., Columbus, Ohio 43054
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

Huntington National Bank, 37 W. Broad Street, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9th day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

8/19/19
My Commission Expires

Notary Seal Here



TRACY LYNN FOLTZ
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

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