



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri May 1 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1100 RHOADS AVE UNIT CC COLUMBUS OH 43206

Mailing Address: 90 W BROAD ST RM 425
COLUMBUS, OH 43215

Owner: CITY OF COLUMBUS

Parcel Number: 010080233

ZONING INFORMATION

Zoning: Z71-010, Multi-family, AR12
effective 6/16/1971, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Livingston Area commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

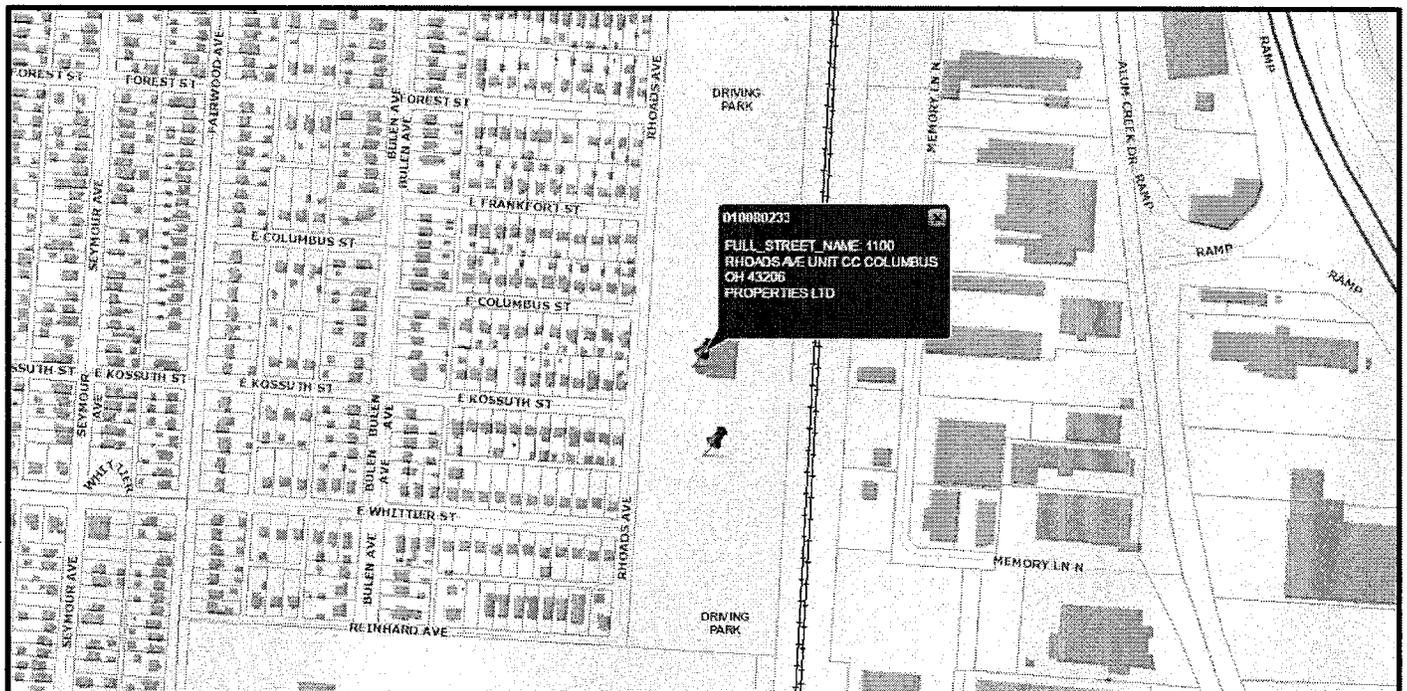
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



OFFICE USE ONLY

Application Number: BZA15-053 Date Received: 16 APR. 2015
Application Accepted by: JF Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

RE: COLUMBUS ZONING CODE 3312.49 TABLE 3. TO PROVIDE 110 OFF STREET
PARKING SPACES FOR THE DRIVING PARK COMMUNITY CENTER AND POOL
IN LIEU OF REQUIRED 288 SPACES DUE TO LIMITED POOL USE AND AVAIL OF ON
STREET PARKING

LOCATION 1100 RHOADS AVE UNIT POOL
Certified Address: 1100 RHOADS AVE UNIT CC City: COLUMBUS Zip: 43206

Parcel Number (only one required): 010-080233

APPLICANT (If different from Owner):

Applicant Name: HOWARD BLAISDELL, MOODY NOLAN Phone Number: 614 461 4664 Ext.: 204
Address: 300 SPRUCE ST STE 300 City/State: COLUMBUS, OH Zip: 43215
Email Address: HBLAISDELL@MOODYNOLAN.COM Fax Number: 614-280-8881

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

Name: CITY OF COLUMBUS DIV OF REC & PARKS Phone Number: _____ Ext.: _____
Address: 1111 EAST BROAD ST SUITE 101 City/State: COLUMBUS OH Zip: 43205
Email Address: 614-645-3385 Fax Number: 614-645-8839

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

Name: HOWARD BLAISDELL, MOODY NOLAN Phone Number: 614-461 4664 Ext.: 204
Address: 300 SPRUCE STREET SUITE 300 City/State: COLUMBUS OH Zip: 43215
Email Address: HBLAISDELL@MOODYNOLAN.COM Fax Number: 614 880 8881

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

1100 RHOADS AVE
Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME HOWARD BLAISDELL
of (1) MAILING ADDRESS 2220 LANDCREST DRIVE LANCASTER OHIO 43130

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 1100 RHOADS AVE, COLUMBUS OHIO 43206

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) CITY OF COLUMBUS RECREATION & PARKS
111 EAST BROAD STREET
SUITE 101
COLUMBUS OH 43205

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

HOWARD BLAISDELL
614-461 4664 x204

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

(5) LIVINGSTON AVE
TERRY ELLIOT 924 BERKELEY RD
COLS OH 43206 614 258 4075

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:

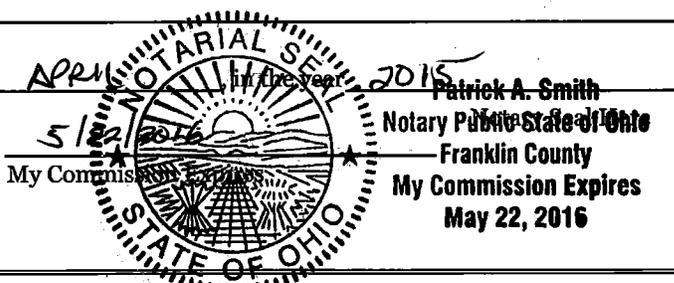
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>SEE ATTACHED SHEET</u>		

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

(8) SIGNATURE OF AFFLIANT Howard Blaisdell

Sworn to before me and signed in my presence this 13th day of APRIL in the year 2015
Patrick A. Smith
Notary Public State of Ohio
Franklin County
My Commission Expires
May 22, 2016

(8) SIGNATURE OF NOTARY PUBLIC



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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:

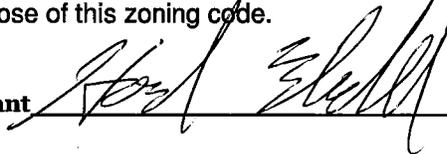
As part of the Driving Park Community Center and Pool Improvements – 1100 Rhoads Avenue, Unit CC, Columbus, Ohio – we are proposing site improvements as well as an addition to the existing recreation center and installation of a new pool facility.

Per City of Columbus Code, our site's expanded uses collectively requires 274 parking spaces for "fitness club" (recreation center) and swimming pool uses based on building square footage and water surface area, respectively. Due to on-site spatial and programmatic constraints, our plan currently allows for a total of 111 spaces within the site limits.

In response, Columbus Recreation & Parks Department is requesting a variance to allow a reduced number of parking spaces on site for the following reasons:

1. Per code, nearly two-thirds of the required on-site 274 parking spaces are for the proposed pool facility, which is in operation for only 3 months of the year – subsequently, these parking spaces will be used by recreation center users for the other 9 months. Additionally during pool season, the pool will close at 6pm which will allow parking to be used by community center patrons.
2. The roadways immediately adjacent to our site have sufficient on-street parking which has the capacity to hold overflow parking demands. This need is only anticipated during concurrent pool and rec center hours of operation – so surrounding residents should not be troubled with lack of parking during evening hours.
3. Many users walk or ride bicycles to the facilities now and will continue for the foreseeable future.
4. Spatial constraints within the site boundary are limited, restricting the number of spaces achievable without negatively affecting park programmed uses.
5. The number of spaces required by code negatively impacts our budgetary scope.
6. The Granting of a variance will not be injurious to neighboring properties and will not be contrary to the public interest and purpose of this zoning code.

Signature of Applicant



Date

4-15-15

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Please make checks payable to the Columbus City Treasurer

MKSK

MKSK COLUMBUS
462 South Ludlow Alley
Columbus, Ohio 43215
614.621.2796

April 14, 2015

Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

RE: The City of Columbus - Department of Recreation and Parks
Driving Park Community Center and Pool Improvements - Parking Variance Request
Permit #15601-00024
MKSK Project #c14104

To Whom It May Concern:

As part of the Driving Park Community Center and Pool Improvements - 1100 Rhoads Avenue, Unit CC, Columbus, Ohio - we are proposing site improvements as well as an addition to the existing recreation center and installation of a new pool facility.

Per City of Columbus Code, our site's expanded uses collectively requires 274 parking spaces for "fitness club" (recreation center) and swimming pool uses based on building square footage and water surface area, respectively. Due to onsite spatial and programmatic constraints, our plan currently allows for a total of 111 spaces within the site limits.

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4. Spatial constraints within the site boundary are limited, restricting the number of spaces achievable without negatively affecting park programmed uses.

MKSK

5. *The number of spaces required by code negatively impacts our budgetary scope.*
6. *The Granting of a variance will not be injurious to neighboring properties and will not be contrary to the public interest and purpose of this zoning code.*

In summary, the design team feels the proposed parking strategy is adequate for the needs of the Driving Park Community Recreation Center and Pool Improvements. Thank you for your consideration of this request, if at any time you need any additional information on this matter, please do not hesitate to contact me at 614.621.2796.

Sincerely,



Karla D. Salmans, ASLA
Project Manager

CC: Rick Miller, Columbus Recreation & Parks Department
Howard Blaisdell, Moody Nolan Inc.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/13/15



Disclaimer

Scale = 400



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.

1100 RHOADS AVE

REQUIRED ON-SITE

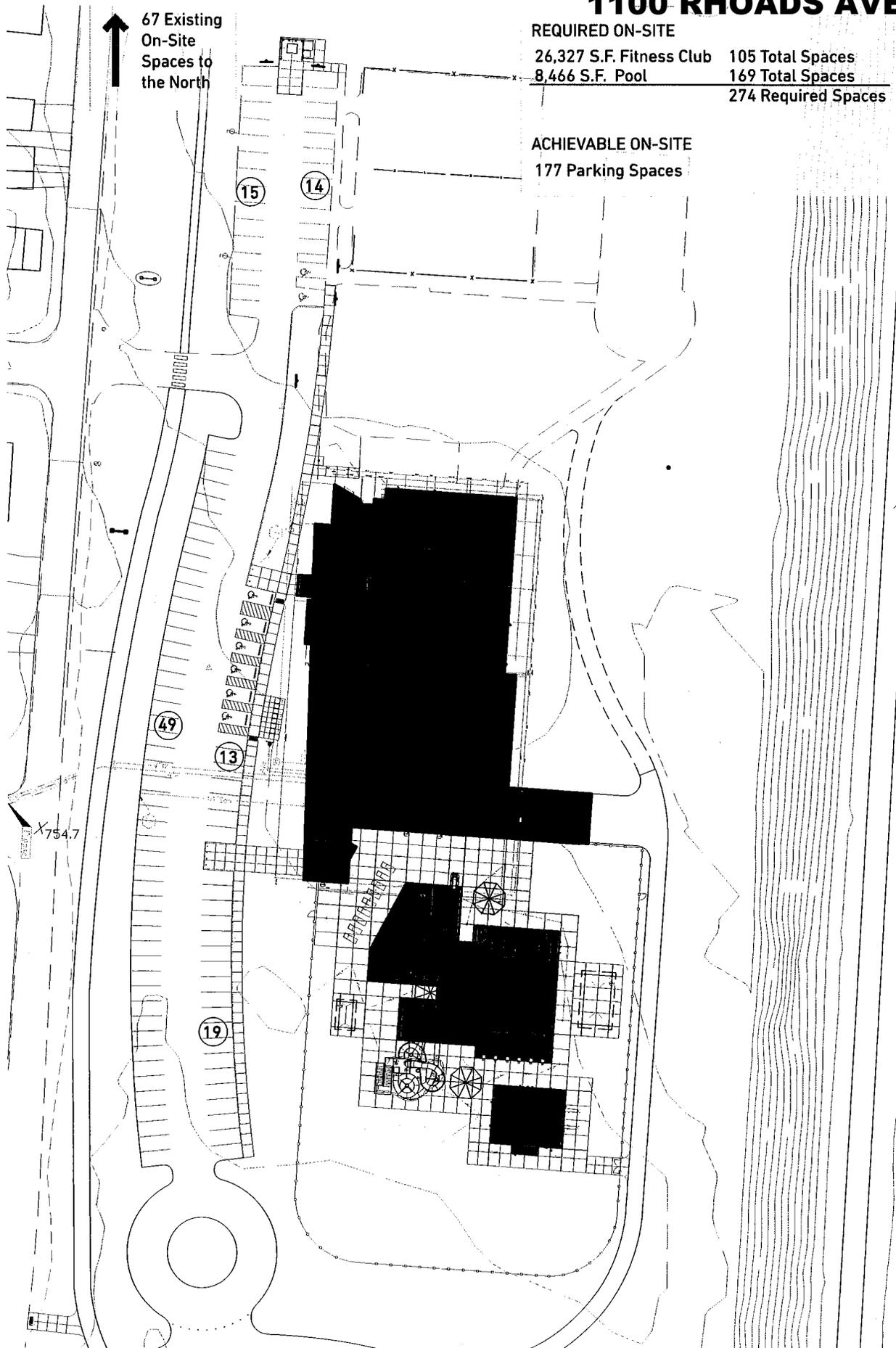
26,327 S.F. Fitness Club 105 Total Spaces

8,466 S.F. Pool 169 Total Spaces

274 Required Spaces

ACHIEVABLE ON-SITE

177 Parking Spaces



67 Existing On-Site Spaces to the North



67 Existing On-Site
Driving Park Spaces

15 On-Street
Spaces

500ft.

13 On-Street
Spaces

500ft.

13 On-Street
Spaces

6 On-Street
Spaces

500ft.

40 On-Street
Spaces

PARKING ANALYSIS:

Site Zoning Requirement = 274 Spaces
 Site Plan = 177 Lot Spaces (Proposed & Existing)
 On-Street = 87 Spaces
 Total Parking (On-Site & On-Street) = 264 Spaces

RECOMMENDED APPROACH:

- 1.) Rec Center needs on-site: 105 Spaces
- 2.) Assume 50% of spaces in Rec Center lot available for pool season: 53 spaces
- 3.) Utilize on-street parking within 500 ft. for any overflow.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) HOWARD BLAISDELL WITH MOODY NOLAN
of (COMPLETE ADDRESS) 300 SPRUCE ST, SUITE 300 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

City of Columbus, Division of Recreation and Parks

1111 East Broad Street, Suite 101 Columbus Ohio 43205

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15th day of APRIL, in the year 2015

SIGNATURE OF NOTARY PUBLIC

5/22/2016
My Commission Expires

Notary Seal Here



Patrick A. Smith
Notary Public State of Ohio
Franklin County
My Commission Expires
May 22, 2016

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