

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

OFFICE USE ONLY	Application Number: <u>BZA 15-063</u>	Date Received: <u>5/15/15</u>
	Application Accepted by: <u>W Reiss</u>	Fee: <u>\$1,900⁰⁰</u>
	Commission/Civic: <u>North Central</u>	
	Existing Zoning: <u>C-4 & LC-4</u>	
	Comments: <u>7/28/15</u>	

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

3312.21 Parking Lot Screening Variance on Ridgeway Ave. (N. Side of Parking Lot). 3312.27 Variance for parking setback from 10' to 0' on Ridgeway Ave.. 3312.50 Loading Space Variance. 3321.05 Clear Vision Triangle Variance at Nelson and Ridgeway from 30' to 0' and 3 drive approaches on Ridgeway Ave. from 10' to 5' 3356.11 Setback Variance from 60' to 0' on E. Fifth Ave.. 3312.27 Parking Setback Variance from 10' to 5' on Nelson Ave..

LOCATION

Certified Address: Zoning Number 2388 E. 5th Ave City: Columbus Zip: 43219

Parcel Number (only one required): 010-012872-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Board of Trustees of the Columbus Metropolitan Library Phone Number: (614) 849-1087 Ext.: _____
(Wendy Tressler)

Address: 96 S. Grant Street City/State: Columbus/ OH Zip: 43215

Email Address: WTRESSLER@COLUMBUSLIBRARY.ORG Fax Number: (614) 849-1187

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

Name: Christopher N. Slagle Phone Number: 614-227-8826 Ext.: _____

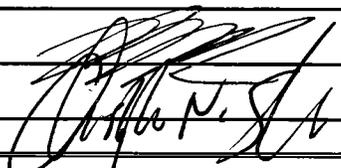
Address: Bricker & Eckler LLP - 100 South Third Street City/State: Columbus OH Zip: 43215

Email Address: cslagle@bricker.com Fax Number: 614-227-2390

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

APPLICANT 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 checks payable to the Columbus City Treasurer

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BZA15-063
2388 E. 5th Ave.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charmagne' Crook
of (1) MAILING ADDRESS Moody-Nolan, Inc. 300 Spruce Street, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2388 E. 5th Ave

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) Board of Trustees of the Columbus Metropolitan Library
96 S. Grant Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) Wendy Tressler
(614) 849-1087

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) North Central Area Commission
Tiffany White
1204 Woodnell Avenue, Columbus, OH 43219

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:

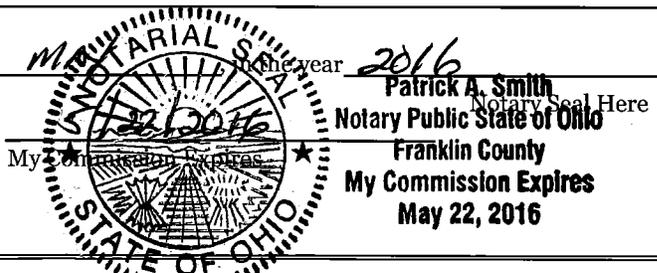
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT *Charmagne' Crook*

Sworn to before me and signed in my presence this 13th day of March the year 2016

(8) SIGNATURE OF NOTARY PUBLIC *Patrick A. Smith*



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COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
96 S GRANT AVE
COLUMBUS, OH 43215

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
2400 E FIFTH AVE
COLUMBUS, OH 43215

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
96 S GRANT AVE
COLUMBUS, OH 43215

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
2370 E FIFTH AVE
COLUMBUS, OH 43215

BUY HERE SELL HERE LLC
2344 E FIFTH AVE
COLUMBUS, OH 43215

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
96 S GRANT AVE
COLUMBUS, OH 43215

ODOT
STATE OF OHIO HIGHWAY
PO BOX 899
COLUMBUS, OH 43216

FOOD GROUP INC
819 N NELSON RD
COLUMBUS OH 43215

CALL JOSEPH A & JAMES B
SCREEN PRINTING
853-855 N NELSON RD
COLUMBUS OH 43219

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
96 S GRANT AVE
COLUMBUS, OH 43215

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

ENGLEFIELD F W IV
ENGLEFIELD BENJAMIN B
2365 FIFTH AV
COLUMBUS, OH 43215

ENGLEFIELD F W IV
ENGLEFIELD BENJAMIN B
2365 FIFTH AV
COLUMBUS, OH 43215

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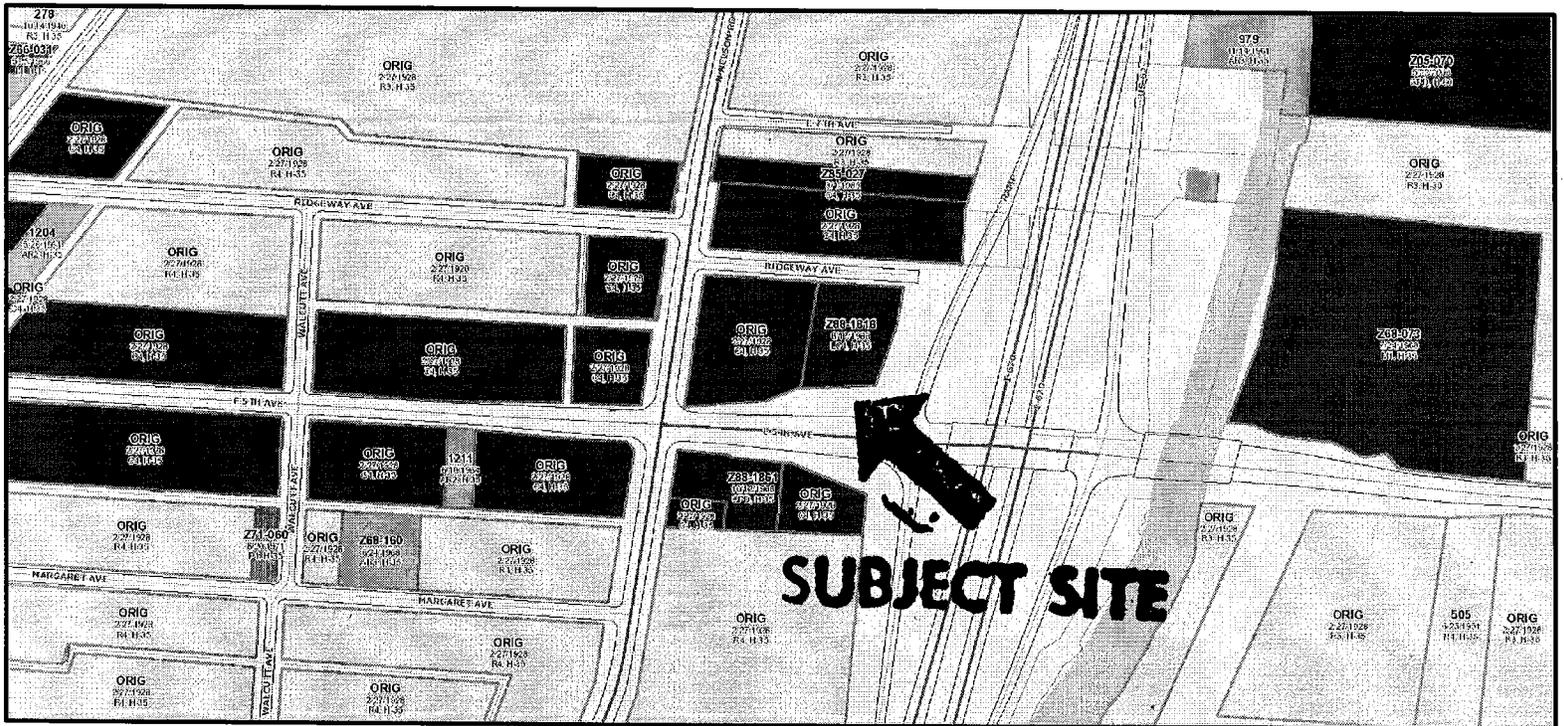
NORTH CENTRAL AREA
COMMISSION
TIFFANY WHITE
1204 WOODNELL AVENUE
COLUMBUS, OH 43219

COLUMBUS METRO LIBRARY
BOARD OF TRUSTEES
WENDY TRESSLER
96 S GRANT AVE
COLUMBUS, OH 43215

MOODY-NOLAN, INC.
300 SPRUCE STREET SUITE 300
COLUMBUS, OH 43215

BZA15-063
2388 E. 5th Ave.

Zoning Map
City of Columbus, Ohio



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BZA15-063
2388 E. 5th Ave.

Columbus Metropolitan Library – Shepard Branch
- Board of Zoning Adjustment – Variance Application
- 790 North Nelson Road

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of Applicant Board of Trustees of the Columbus Metropolitan Library's request for Board of Zoning Adjustment variances related to the development and renovations of its Shepard Branch Library to be located at 790 North Nelson Road, Columbus, Ohio.

The Shepard Branch, located at 790 Nelson Road is one of the 10 branches that will be refreshed as part of the Library's 2020 Vision Plan. It is currently 6,005 square feet and no longer has the capacity to serve its community effectively. Upon demolition and construction, the Shepard Branch will be approximately 9,940 square feet and will open to the community in 2016. The estimated project budget is approximately \$5.4 million. In order to accommodate the newly designed footprint for the building, Columbus Metropolitan Library is requesting zoning variances for the project.

Clearly, the new Branch represents a high-quality solution in this neighborhood and a valuable, long-term community asset. Among the new facilities, library staff will continue assisting patrons, as well as provide educational areas for children, homework assistance, computer work stations, and adult skills development, and other related library and community activities.

Variations Requested:

The Columbus Metropolitan Library requests the following variations:

- (1) Variance from C.C.C. Section 3356.11 – Building Setbacks
- (2) Variance from C.C.C. Section 3321.05 – Vision Clearance
- (3) Variance from C.C.C. Section 3312.27 – Parking Setback
- (4) Variance from C.C.C. Section 3312.21 – Parking Screening / Landscaping

Variance 1. Section 3356.11 – Building Setback Requirements.

Hardship Statement: The current requirements provide for a 60 foot building setback along Fifth Avenue. CML is requesting a zero set back at this location and along Fifth Avenue in that the library is intending to occupy a prominent and focal public location with maximum exposure at the corner of Fifth Avenue, Nelson Road, and Ridgeway Avenue. Additionally, compliance with the setback requirements would push the proposed library off the corner of Fifth and Nelson and limit the ability to place parking to the north of the Shepard Branch. The library is a community amenity and proximity to the road corridor is a key in providing visibility and accessibility to the community. On Fifth Avenue the right of way encroaches into the site further than typical due to the I-670 ramp creating an additional hardship in complying with the setback requirements.

Variance 2. Section 3321.05 – Vision Clearance.

Hardship Statement: Current provisions require a 30 foot vision clearance triangle at Ridgeway Avenue and a 10 foot vision clearance triangle to each of the entry drives along Ridgeway Avenue. Given that Ridgeway Avenue is a dead-end street and used primarily for the Library and its patrons, the variance request is for a zero vision clearance triangle a Ridgeway Avenue and from 10 feet to 5 feet at each entry drive. Each reduction will help to maximize parking along the north side of the site. If the maximum vision clearance triangle were to be realized, 2 to 3 parking spaces would be lost. With Ridgeway Avenue being a dead-end street with the primary majority of traffic for Library purposes, the reduced vision clearance triangles would have limited impact.

Variance 3. Section 3312.27 – Parking Setbacks.

Hardship Statement: Current ordinance requirements provide for a 10 foot parking setback. The variance requested is to reduce the setback to zero feet along Ridgeway Avenue. As Ridgeway Avenue is a dead-end street used primarily for Library traffic use, the decreased parking lot setback will permit for maximum parking spaces and screening. Additionally, the Shepard Branch design is for a library book drop off and circulator to the east of the site, which will be separate and apart from the parking. Keeping the book drop off separate will eliminate pedestrian traffic in that area and vehicular traffic for the book drop off out of the parking lots. Reducing the parking set back will provide for the parking lots and book drop off areas to be sufficiently separated.

Similarly, a variance under this section for a parking setback along Nelson Road from 10 feet to 5 feet is requested for the same reasons. Decreasing the parking lot set back will provide for maximized parking spaces in the overall site development and separation of the parking spaces and book drop off areas.

Variance 4. Section 3312.21 – Parking Screening & Landscaping.

Hardship Statement: Current ordinance requirements provide for headlight screening in the parking spaces along Ridgeway Avenue. The variance would eliminate such screening given that Ridgeway Avenue is a dead-end street and the Columbus Metropolitan Library owns the parcel to the north of Ridgeway Avenue therefore there would be no impact on an adjacent property to the north.

For the reasons stated above, Applicant requests the above-referenced variances in connection with its new Shepard Library Branch. The variance will enable the facility to fit fully within function and appeal in the urban area in which it will be located along Nelson Road. We appreciate the City of Columbus' support with this project.

Respectfully submitted,



Christopher N. Slagle
Bricker & Eckler LLP
100 South Third Street
Columbus, OH 43215
Phone: 614.227.8826
Fax: 614.227.2390
E-mail: cslagle@bricker.com

Counsel for Applicant – Board of Trustees, Columbus Metropolitan Library



96 S. Grant Ave.
Columbus, Ohio 43215
columbuslibrary.org | 645-2275

Columbus Metropolitan Library (CML) is proud to serve Franklin county residents at our 22 branches. We strive to meet the needs of all who walk through our doors – from the avid hard copy readers and the novice eBook users, to students in need of homework help and displaced adult workers seeking assistance with job applications. We continue to seek innovative ways to inspire reading, share resources and connect people as we evolve in our role as a critical community asset. Our goal, to provide the highest level of customer service to all who walk through our doors while meeting critical community needs inside our branches and beyond, has never been more evident than now. Our programs and services impact our communities every day.

Columbus Metropolitan Library is positioned to reinvent itself through our 2020 Vision Plan, an ambitious capital improvement program that will touch 10 library locations. CML's capital spending for the 2020 Vision Plan is estimated at \$120 million.

No major projects have been completed by Columbus Metropolitan Library in the last 10 years. Many of our buildings can no longer meet the needs of our growing communities. Some branches are 40-50 years old; some are dramatically undersized for the populations they serve. Program changes have resulted in lost space to accommodate Homework Help Centers and Ready for Kindergarten areas. Library usage has changed; there is still a need for space for books, but there also is a need for study space, college instruction space, GED preparation, tutoring, literacy classes, and technology.

Due to community demand, the new branches will be approximately two to three times larger than the facilities they replace. These buildings will be flagship institutions in many neighborhoods where economic development and growth has been stagnant, and we anticipate that they will generate additional economic investments from other property owners.

CML places a priority on our Young Minds and continually partners with Columbus City Schools and many other districts throughout Franklin County. CML is committed to serving as an out-of-school educational resource. Our partnership with Columbus City Schools has led to programs and initiatives aimed at improving student performance on the third grade reading test and in kindergarten readiness. Our new buildings are critical to helping us enhance our service to these students and improve educational outcomes. Our new buildings will:

- Increase Homework Help Center spaces
- Increase Children and Teen spaces
- Increase technology access and life skills spaces

Through our new branches, we will be better equipped to serve all who walk through our doors, especially the most vulnerable. For many of our customers, the library is the only point of access for those without technology or internet services, and we continue to play a key role in helping to ensure that kids in these communities have access to books and other educational resources. Our new buildings will enable Columbus Metropolitan Library to continue to be direct community partners in initiatives that improve literacy and promote lifelong learning for people of all ages, which has a positive long-term economic impact on Franklin County.

The Shepard Branch, located at 790 N. Nelson Road, Columbus, is one of the 10 branches that will be refreshed as part of the 2020 Vision Plan. It is currently 6,005 sq. ft. and no longer has the capacity to serve its community effectively. Upon demolition and construction, the Shepard Branch will be approximately 10,000 sq. ft., and will open to the community in 2016. The estimated project budget is approximately \$5.4 million. In order to accommodate a larger footprint for the building, Columbus Metropolitan Library is requesting zoning variances for the project.

CML Board of Trustees

Roger P. Sugarman Kegler, Brown, Hill & Ritter Co., L.P.A. • Randy J. Fortener Cozzins Road Capital
Tim Frommeyer Nationwide Financial • Michael Lawson Grant Medical Center • Cynthia A. Hilsheimer BeecherHill
Erika Clark Jones City of Columbus • Amy Milbourne WOSU Public Media

CML Branches

Driving Park • Dublin • Franklinton • Gahanna • Hilliard • Hilltop • Karl Road • Linden • Livingston • Main Library • Marion-Franklin • Martin Luther King
New Albany • Northern Lights • Northside • Parsons • Reynoldsburg • Shepard • South High • Southeast • Whetstone • Whitehall

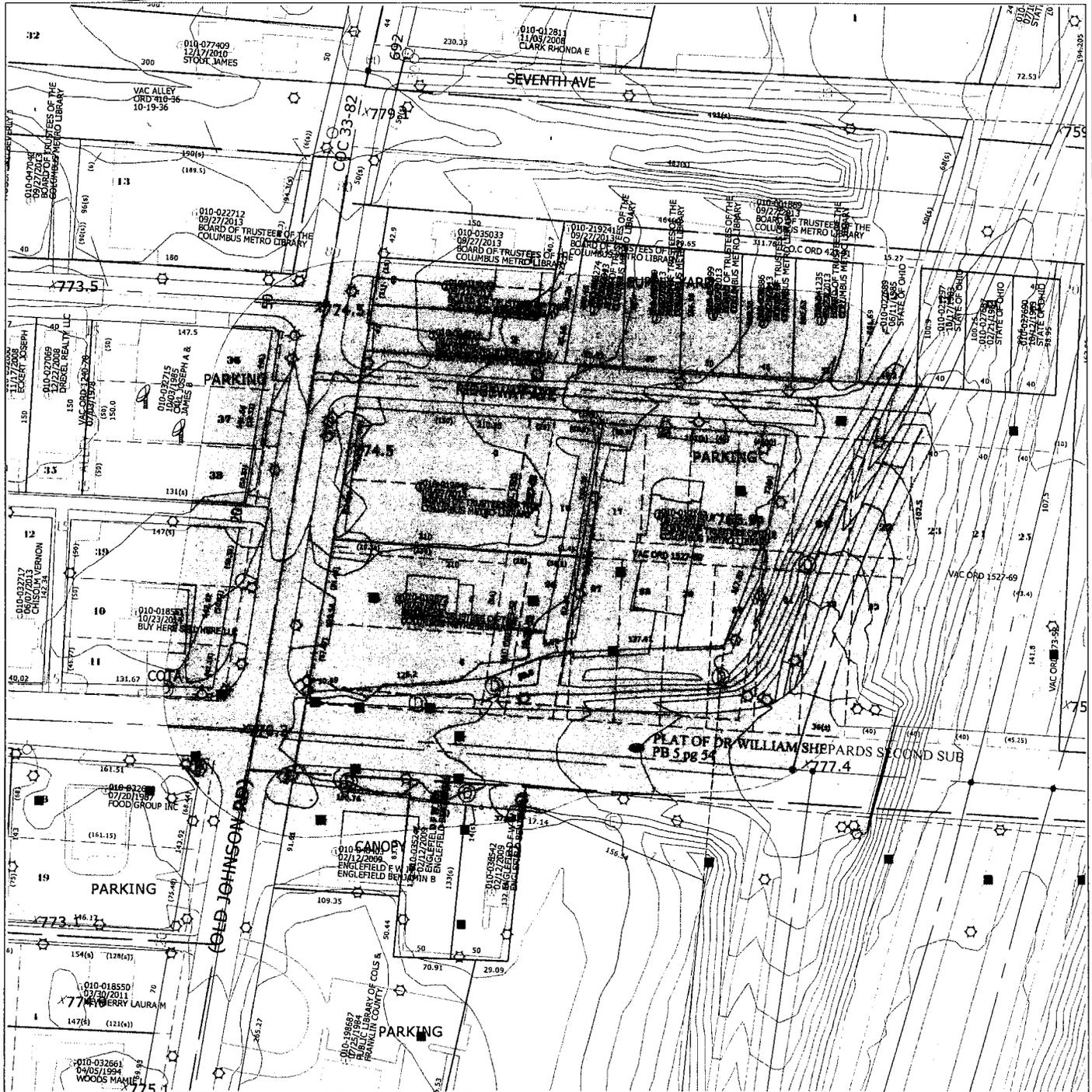
BZA15-063
2388 E. 5th Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/1/15



Disclaimer

Scale = 126'



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

BZA15-063
2388 E. 5th Ave.



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: 010012872

Zoning Number: 2388

Street Name: E 5TH AVE

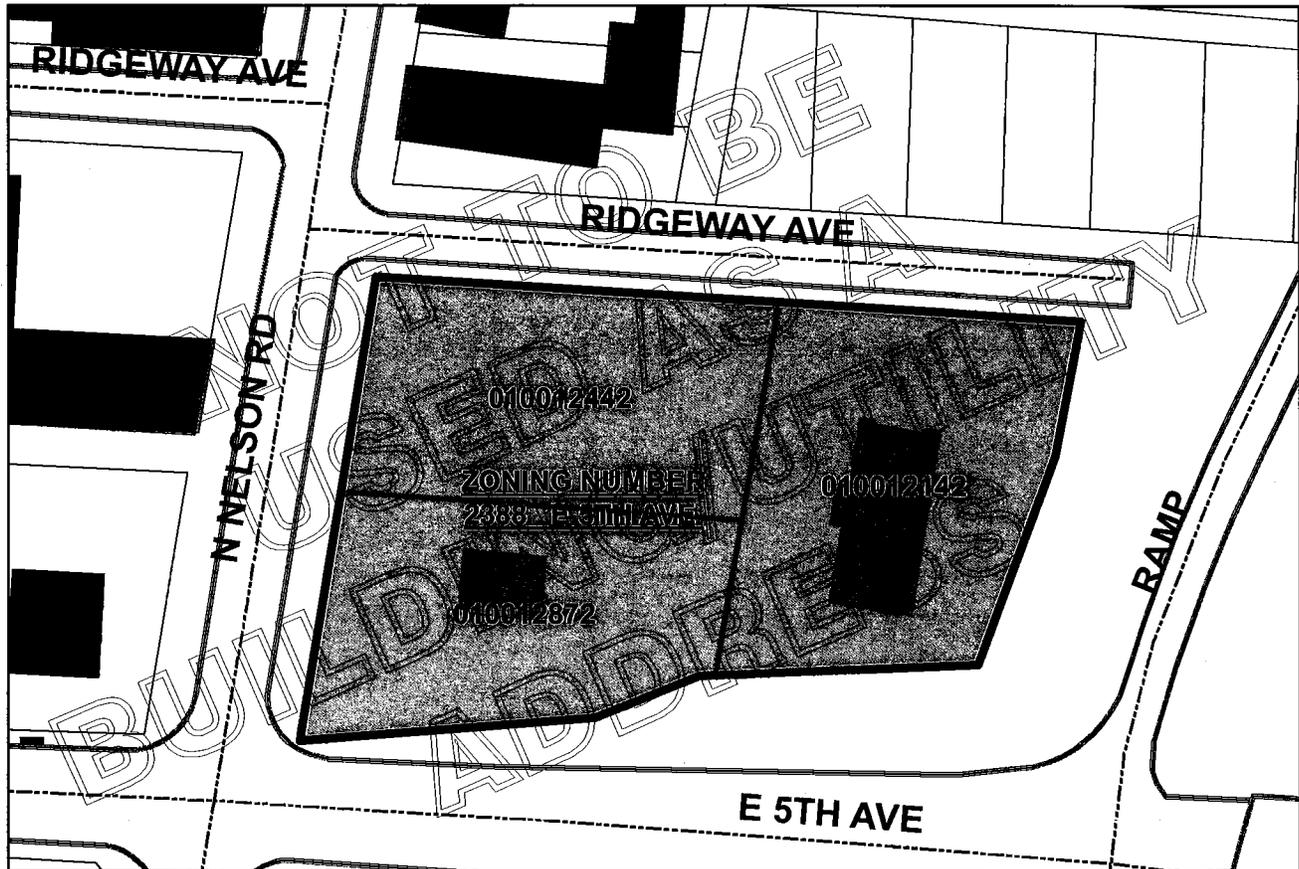
Lot Number :N/A

Subdivision: N/A

Requested By: MOODY-NOLAN, INC. (CHARMAGNE CROOK)

Issued By: *Richard Harrison*

Date: 5/4/2015



SCALE: 1 inch = 100 feet

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

GIS FILE NUMBER: 33078



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/1/15



Disclaimer

Scale = 100
Grid

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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 # .

BZA15-063
2388 E. 5th Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Larrimer
of (COMPLETE ADDRESS) Moody-Nolan, Inc. 300 Spruce Street, 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:

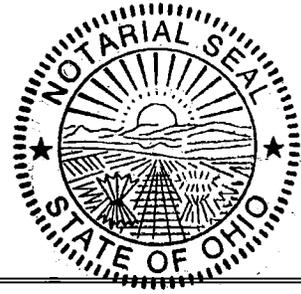
NAME	COMPLETE MAILING ADDRESS
Board of Trustees of the Columbus Metropolitan Library	96 S. Grant Street, Columbus, OH 43215

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 13th day of MAY, in the year 2016


SIGNATURE OF NOTARY PUBLIC

5/22/2016 Notary Seal Here
My Commission Expires



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

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