

## Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA15-084 Date Received: 13 JUL 2015  
Application Accepted by: HF Fee: \$1900-  
Commission/Civic: Harrison West  
Existing Zoning: M  
Comments: 9/22/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Variances to CCC 3363.24 (setbacks) from 25' to 9' (a reduction of 16') and to  
CCC 3312.49 (parking spaces) from 7 to 0 for the proposed retail area of the proposed  
building and CCC 3312.53 (loading spaces) from 1 to 0.

**LOCATION**

Certified Address: 840 Michigan Avenue City: Columbus, Ohio Zip: 43215

Parcel Number (only one required): 010-140800

**APPLICANT** (If different from Owner):

Applicant Name: 840 Michigan Avenue LLC Phone Number: 980-3468 Ext.:

Address: 17 Bickel Street, Suite E City/State: Columbus, Ohio Zip: 43215

Email Address: mark@npmirealestate.com Fax Number:

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

Name: 840 Michigan Avenue LLC Phone Number: 980-3468 Ext.:

Address: 17 Bickel Street, Suite E City/State: Columbus, Ohio Zip: 43215

Email Address: mark@npmirealestate.com Fax Number:

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

Name: Jackson B. Reynolds, III Phone Number: 221-4255 Ext.:

c/o Smith & Hale LLC  
Address: 37 West Broad Street, Suite 460 City/State: Columbus, Ohio Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number:

**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 checks payable to the Columbus City Treasurer

## Board of Zoning Adjustment Application

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**BZA15-084**  
**840 Michigan Ave.**

### AFFIDAVIT

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

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 840 Michigan 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) 840 Michigan Avenue LLC  
17 Bickel Street, Suite E  
Columbus, Ohio 43215

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

840 Michigan Avenue LLC  
980-3468

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

(5) Harrison West Society  
c/o Jacob Sukosd  
P.O. Box 163442  
Columbus, Ohio 43216

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

see attached list

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

(8) SIGNATURE OF AFFILIANT

Jackson B. Reynolds III

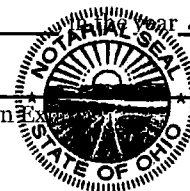
Sworn to before me and signed in my presence this 10<sup>th</sup> day of July

(8) SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/15



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

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**APPLICANT/PROPERTY OWNER**

840 Michigan Avenue LLC  
17 Bickel Street, Suite E  
Columbus, OH 43215

**ATTORNEY**

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

**AREA COMMISSION**

Harrison West Society  
c/o Jacob Sukosd  
P.O. Box 163442  
Columbus, OH 43216

**SURROUNDING PROPERTY OWNERS**

Barley Equities III LLC  
1100 Santa Monica Blvd.  
Los Angeles, CA 90025

City Pointe North Ltd.  
76 4<sup>th</sup> Street North, Unit 2058  
Saint Petersburg, FL 33731

Melmat LLC  
c/o Melmat Investments  
839 Michigan Avenue  
Columbus, OH 43215

Thurber Square Investment  
P.O. Box 1026  
Columbus, OH 43216

Everest Thurber Manor LP  
P.O. Box 4900, Dept. 118  
Scottsdale, AZ 85261

Fame-Midamco Co LLC  
c/o Bellwether Re Capital LLC  
IMG Center  
1360 East 9<sup>th</sup> Street, Suite 300  
Cleveland, OH 44114

Elytra Properties LLC  
850 Michigan Avenue  
Columbus, OH 43215

Jack Jang Properties LLC  
870 Michigan Avenue  
Columbus, OH 43215

800 HW LLC  
29 West 3<sup>rd</sup> Avenue  
Columbus, OH 43201

michigan.lbl (nct)  
7/8/15 S:Docs/s&hlabels/2015

**BZA15-084**  
**840 Michigan Ave.**

# CITY OF COLUMBUS

**DEPARTMENT OF BUILDING AND ZONING SERVICES**

**BZA15-084**  
**840 Michigan Ave.**

# One Stop Shop Zoning Report Date: Wed Jul 22 2015

**General Zoning Inquiries: 614-645-8637**

## SITE INFORMATION

**Address:** 840 MICHIGAN AVE COLUMBUS, OH

**Mailing Address:** 870 MICHIGAN AVE  
COLUMBUS OH 43215

**Owner:** COLUMBUS ENGINEERING CONSULTA

**Parcel Number:** 010140800

## ZONING INFORMATION

**Zoning:** ORIG, Manufacturing, M

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

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

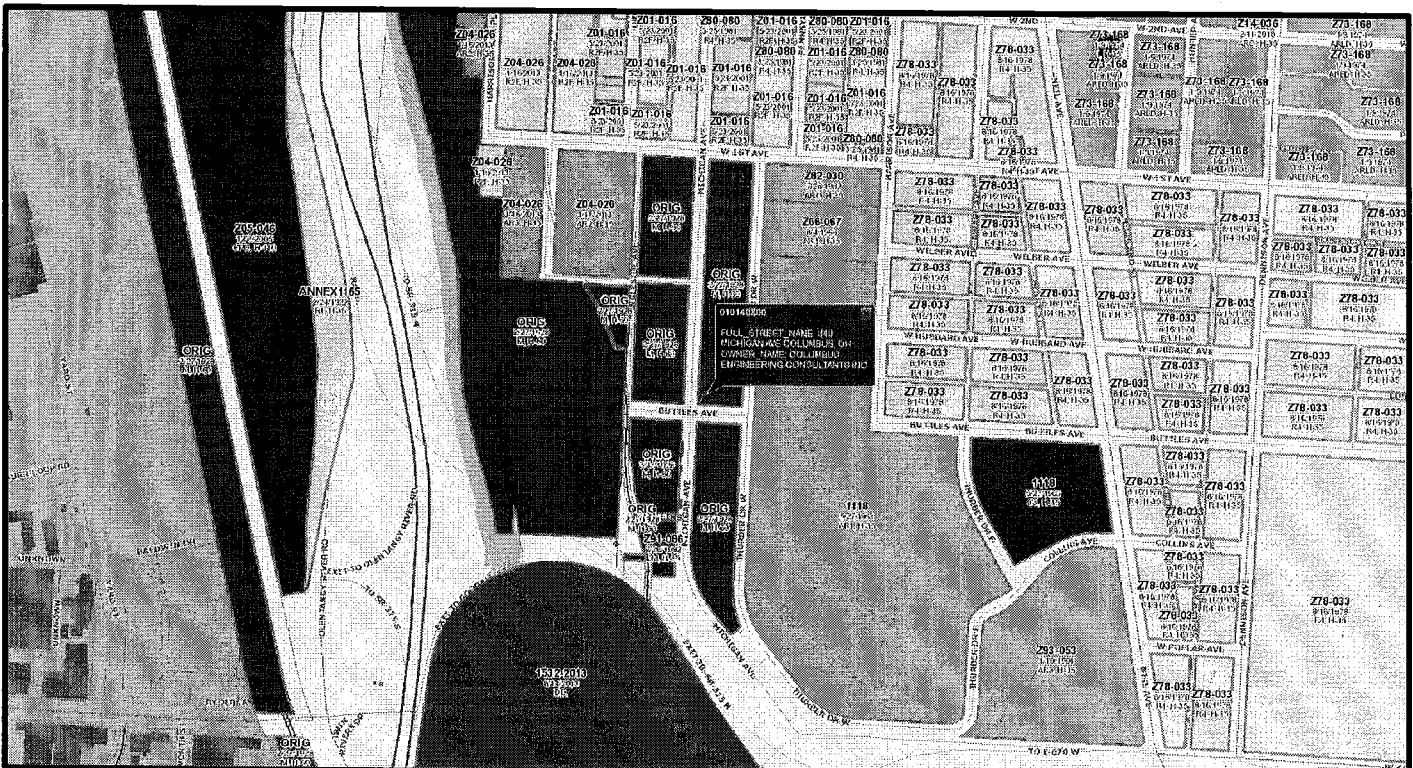
## PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



## Board of Zoning Adjustment 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 #.

**BZA15-084**  
**840 Michigan Ave.**

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**

840 Michigan Avenue LLC

17 Bickel Street, Suite E, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

*Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 10<sup>th</sup> day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires

9/4/15

Notary Seal Here



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

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## 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](http://www.columbus.gov)

### STATEMENT OF HARDSHIP

**BZA15-084**  
**840 Michigan Ave.**

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 owner/applicant is seeking to reduce the property with an extended stay hotel and is seeking variances to reduce the building setbacks along Buttles (to 9') and Thurber (to 14') although the foundation and 1st story will be at 21' (along Buttles) and 24' (along Thurber) as the upper stories will cantilever out over the first floor and this is to allow for more room space and balconies. The request is in keeping with a lot of redevelopment that has been done in these urban areas as the common desire is to pull the buildings closer to the right of way. There have been a number of variances approved to pull buildings closer to the right of way in the area so this owner/applicant is seeking similar treatment. A variance is also requested to park the proposed retail space. The retail space would require 7 spaces as we will be parking the hotel units within the building the request is to reduce the retail parking from 7 to 0. There is adequate street parking in the area and the retail tenants can share space on site in off peak periods.

Signature of Applicant

Date

7/10/15

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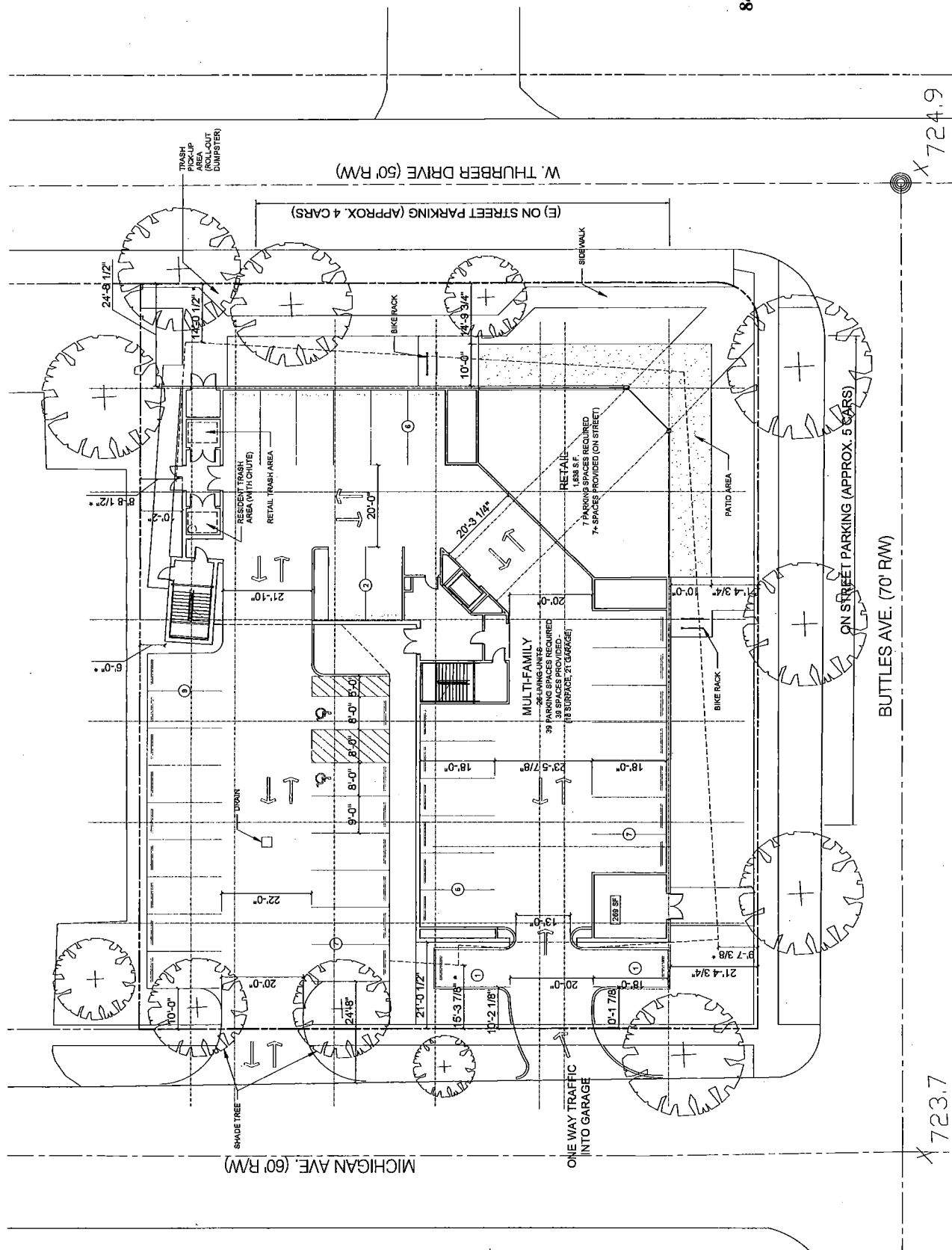
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\* DIMENSION TO BUILDING FROM SITE BOUNDARY AT 12'-0" A.F.F.

**SITE PLAN**  
110 BASED ON 24" X 36" PLOT





# 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: 010140800

Zoning Number: 840

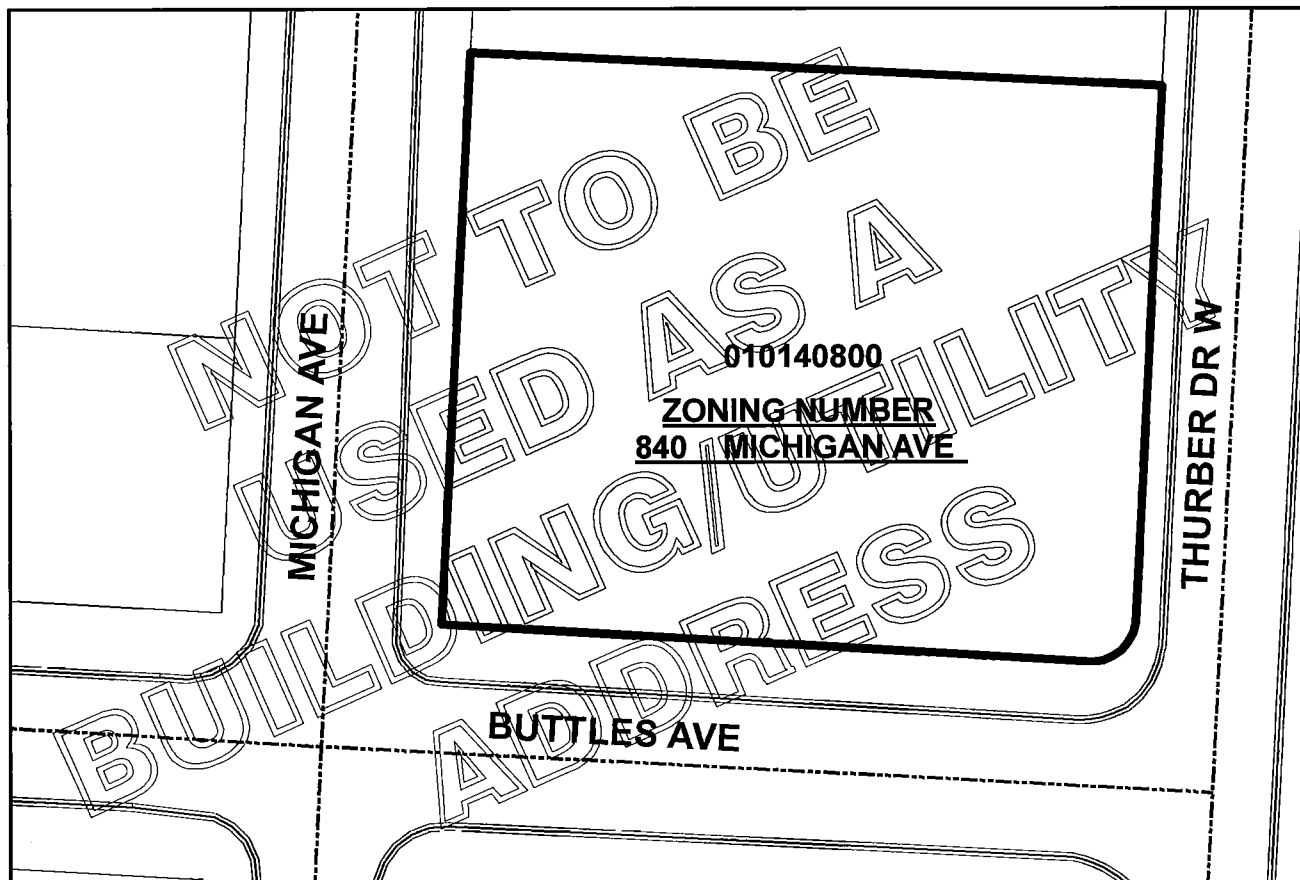
Street Name: MICHIGAN AVE

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Adriana Amador Date: 7/7/2015



SCALE: 1 inch = 50 feet

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

GIS FILE NUMBER: 38516







# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/7/15



Disclaimer

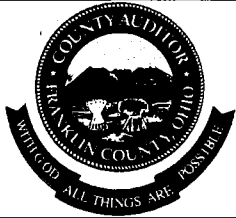
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This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies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

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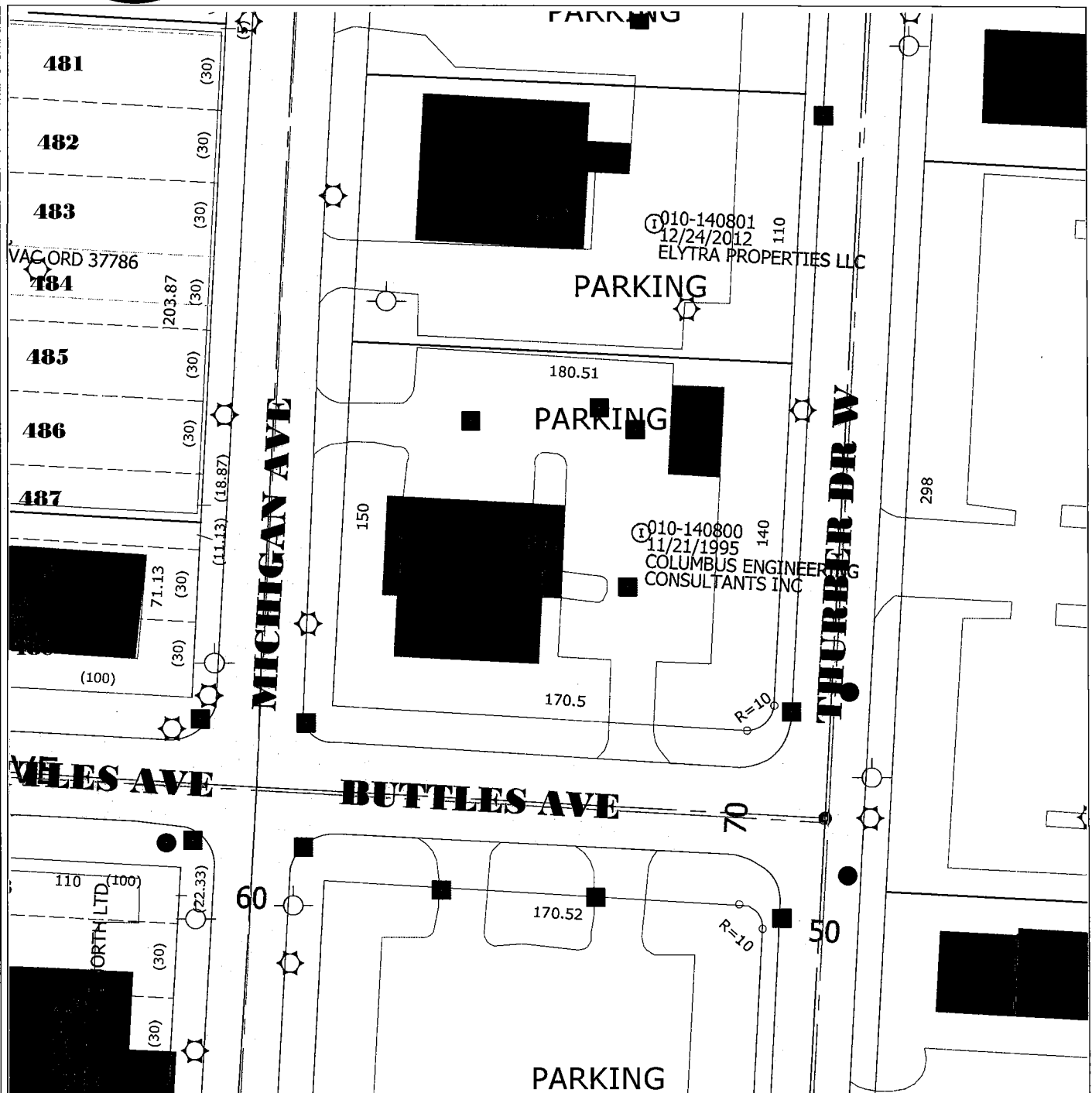
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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/7/15



Disclaimer

Scale = 60



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