



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Mon Jul 27 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 5340 THOMPSON RD COLUMBUS, OH  
Mailing Address: 470 OLDE WORTHINGTON RD 0  
WESTERVILLE OH 43082

Owner: MAYFAIR PLACE LLC  
Parcel Number: 010249000

#### ZONING INFORMATION

Zoning: Z01-078, Multi-family, PUD8  
effective 5/1/2002, Height District H-60

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

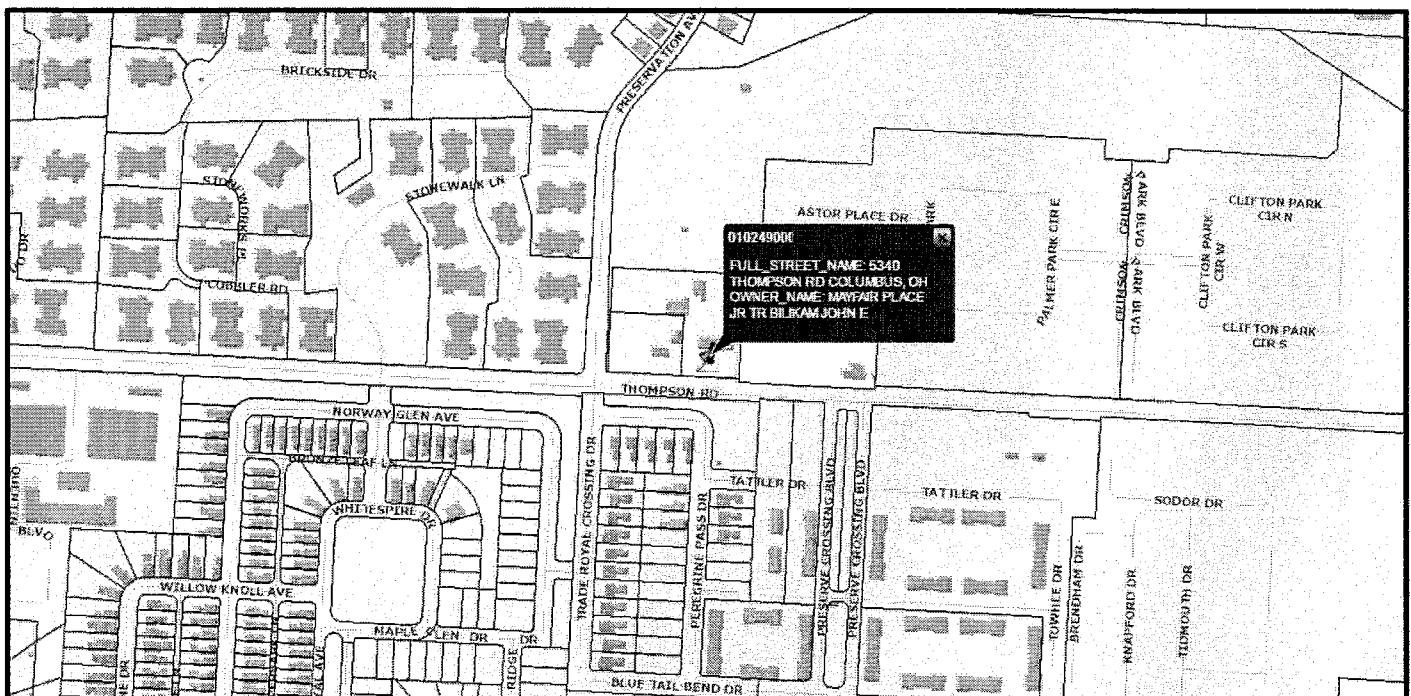
#### PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

## 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: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Application Accepted by: \_\_\_\_\_ Fee: \_\_\_\_\_  
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:

See attached Appendix A.

### LOCATION

Certified Address: 5326 Thompson Road City: Columbus Zip: 43230

Parcel Number (only one required): 010-249000-00

### APPLICANT (If different from Owner):

Applicant Name: Mayfair Place, LLC Phone Number: (614) 901-3302 Ext.: 102  
Address: 470 Olde Worthington Rd. City/State: Westerville, OH Zip: 43082  
Email Address: c/o drcook@vorys.com Fax Number: (614) 719-5135

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

Name: Mayfair Place LLC Phone Number: (614) 901-3302 Ext.: 102  
Address: 470 Olde Worthington Rd. City/State: Westerville, OH Zip: 43082  
Email Address: c/o drcook@vorys.com Fax Number: (614) 719-5135

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

Name: Deanna R. Cook Phone Number: 614-464-6349 Ext.: \_\_\_\_\_  
Address: 52 E. Gay Street City/State: Columbus, OH Zip: 43215  
Email Address: drcook@vorys.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE Deanna R. Cook

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

THE CITY OF  
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DEPARTMENT OF BUILDING  
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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, 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 5326 Thompson Road Columbus OH 43230  
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) Mayfair Place LLC  
470 Olde Worthington Rd.  
Westerville, OH 43082

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

Mayfair Place LLC  
(614) 901-3302 X102

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

(5) Northland Community Council  
Development Commission  
Dave Paul, Chair  
PO Box 297036, Columbus, OH 43229

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

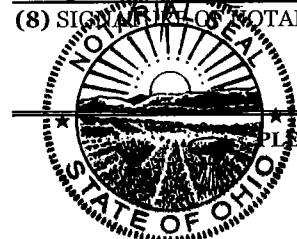
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Deanna Cook

Sworn to before me and signed in my presence this 17<sup>th</sup> day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



TORPY L. YATES  
Notary Public, State of Ohio

7-15-16  
My Commission Expires

Notary Seal Here

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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:

See attached Appendix B

Signature of Applicant

Dawson

Date

7-17-2015

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**Appendix A**

Variance from certain R-2F Code provisions regarding rear yard setbacks, side yard setbacks, front yard setbacks, lot area and frontage to a private road.

Code Sections 3332.14, 3332.18D, 3332.19, 3332.20, 3332.24, 3332.26 and 3332.27.

**APPENDIX B**

**STATEMENT OF HARDSHIP**

The subject property is an approximate 11.348 acre area (the "Subject Property"), comprised of Franklin County Tax Parcel No. 010-249000-00, Tax Parcel No. 010-245532-00, part of Tax Parcel No. 010-291716-00 and part of Tax Parcel No. 545-289379-00. The Subject Property is part of an approximate 461.8 acre property zoned PUD-8, Planned Unit Development District, as set forth in Columbus City Council Ordinance No. 0358-02 (the "PUD"). More specifically, the Subject Property is part of that certain "Subarea 8 – 64.36 +/- Acres (PUD-8)", as included and set forth in the PUD. Pursuant to the existing PUD text, the Subject Property could either be developed for multi-family uses or for single family uses.

The Applicant proposes to develop thirty-seven single family dwellings on the Subject Site, pursuant to the requirements of Subarea 8 of the PUD, including requirements to construct the site in accordance with the R-2F requirements set forth in Chapter 3332 of the City of Columbus Zoning Code (the "Code"). The Applicant submitted its preliminary plat for the development to the City of Columbus in December 2014, and the preliminary plat was approved in March, 2015. There were no requirements to obtain variances from applicable development standards at that time.

A final plat was submitted to the City of Columbus in June 2015 for review and approval. In connection therewith, the Applicant was informed that in order to develop the site as contemplated in the final plat, an application for certain variances from the Code would need filed by the Applicant with the City of Columbus BZA.

As such, the Applicant requests the granting of all variances necessary for development of the Subject Property substantially in accordance with the final plat filed with this application and in accordance with Subarea 8 of the PUD, as modified by variances from the following Code provisions:

1. Variance from the provisions of Section 3332.14 of the Code to reduce the lot area for a single-family dwelling or other principal building from 6,000 square feet to no less than 5,000 square feet in area.
2. Variance from the provisions of Section 3332.19 of the Code to permit a dwelling or principal building to front a platted private street.
3. Variance from Section 3332.20 of the Code to permit a reduction from twenty-five (25) feet to a twenty (20) foot front yard setback on lots seven (7) through thirty-seven (37).
4. Variance from Section 3332.20 of the Code to permit a reduction from twenty-five (25) feet to a five (5) foot front yard setback on lots one (1) through six (6).

5. Variance from Sections 3332.24 and 3332.26 of the Code to permit a five (5) foot side yard setback on each of the platted lots instead of 20% of the total width of each lot.
6. Variance from Section 3332.27 of the Code to permit a five (5) foot rear yard setback (4%) on each of the platted lots instead of 25% of the gross square footage of the yard.
7. With respect to corner lots, a variance from Section 3332.20 of the Code to permit a twenty (20) foot building setback for any side of such corner lot that is street side instead of twenty-five (25) feet.
8. Variance from Sections 3332.20, 3332.24, 3332.26 and 3332.27 to permit ten (10) foot building/parking setbacks on all sides of each of the areas identified as a Reserve area on the final plat for the Subject Property and a zero (0) setback for unoccupied structures.
9. Variance from Section 3332.18D to allow construction on both individual residential lots and reserve lots to exceed 50% lot coverage to be 60% lot coverage.

The Applicant has thoroughly investigated the size and type of single family homes that will be marketable in this area. The Applicant designed the proposed subdivision, including the lot size, amenities and open space, to provide for a high quality single family development that will meet the needs of current market buyers. Given that the property could be developed for multi-family uses at a higher density under the existing zoning, the requested variances are reasonable in order to allow the Applicant to develop the Subject Property for a single family subdivision that matches current housing trends. The location of the single-family dwellings, and other features of the development will provide a pleasing and attractive aesthetic to the Thompson Road and Preservation Avenue area and will be similar in nature and quality to other single family developments in the area.

None of the requested variances will be injurious to neighboring properties or be contrary to the public interest or the intent and purpose of the Code.



# 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: 010291716,010249000' 010245532 & 545289379

Zoning Number: 5326

Street Name: THOMPSON RD

Lot Number: N/A

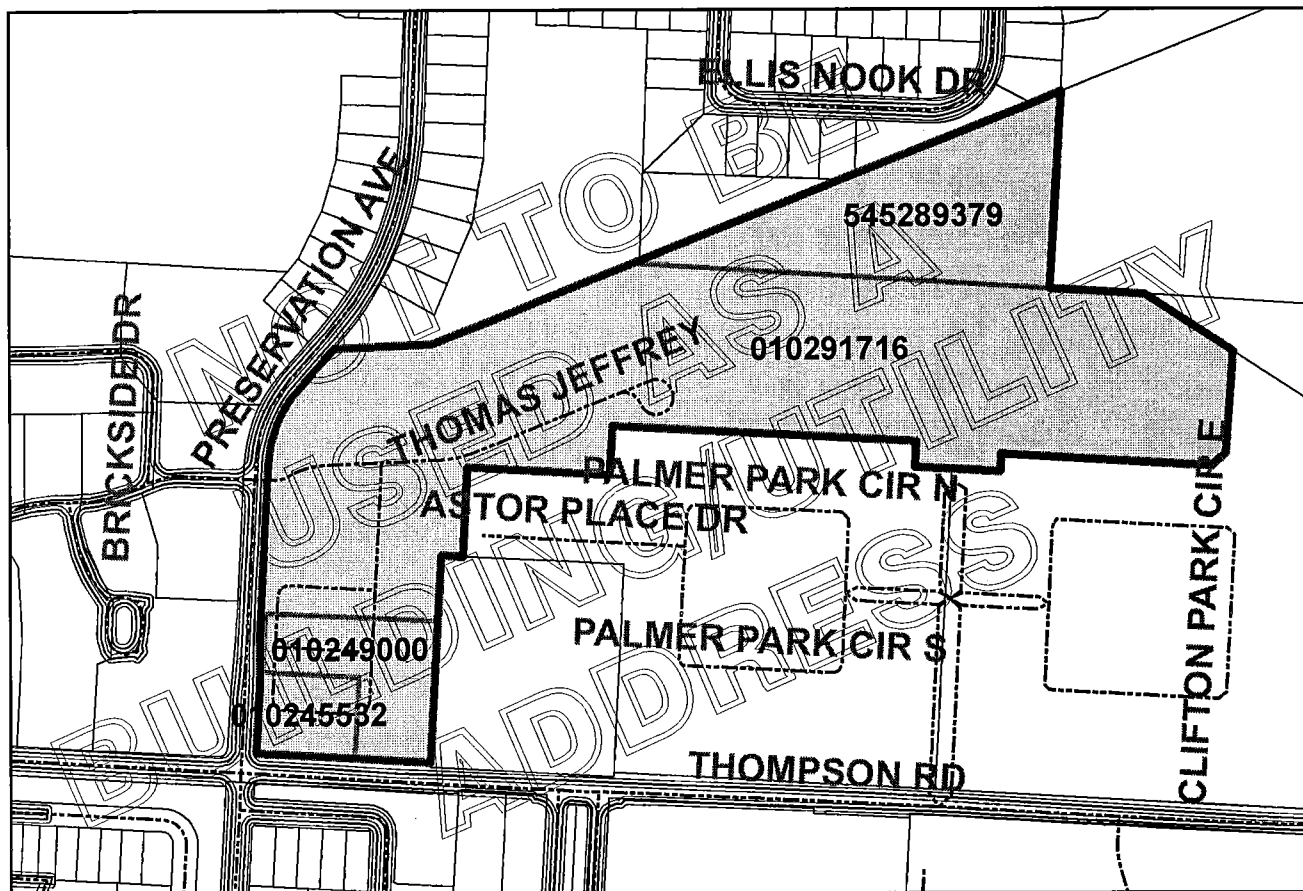
Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (DEANA COOK)

Issued By:

*Deana Whisman*

Date: 7/17/2015



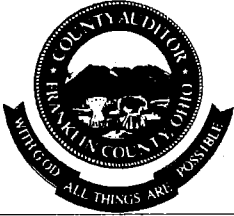
SCALE: 1 inch = 400 feet



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

GIS FILE NUMBER: 39156

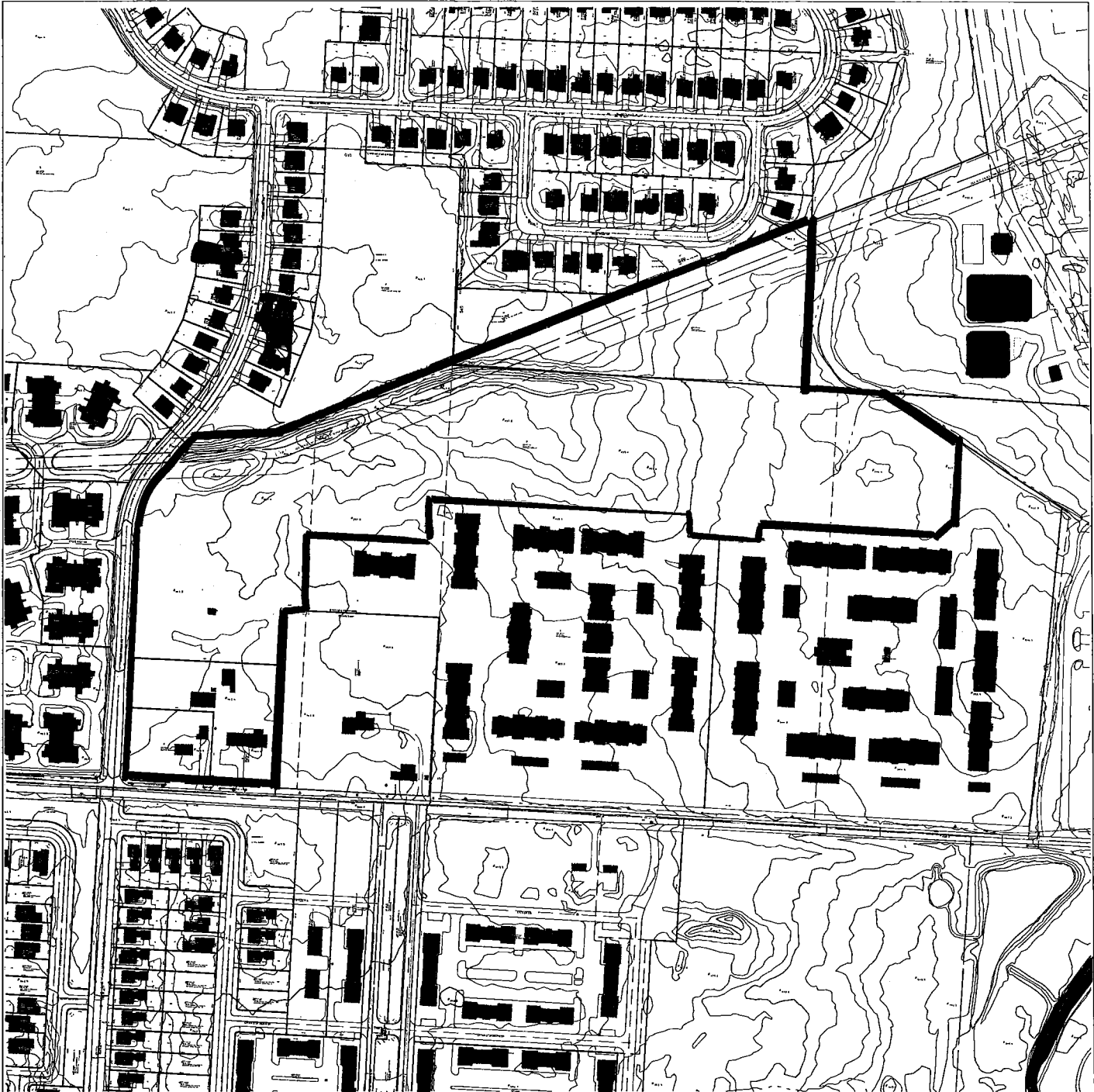




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: ks

DATE: 7/17/15



Disclaimer

Scale = 360



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

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

## Standardized Recommendation Form

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

Address

Group Name

Meeting Date

Specify Case Type

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☐ Approval  
☐ Disapproval

**NOTES:**

Vote

Signature of Authorized Representative

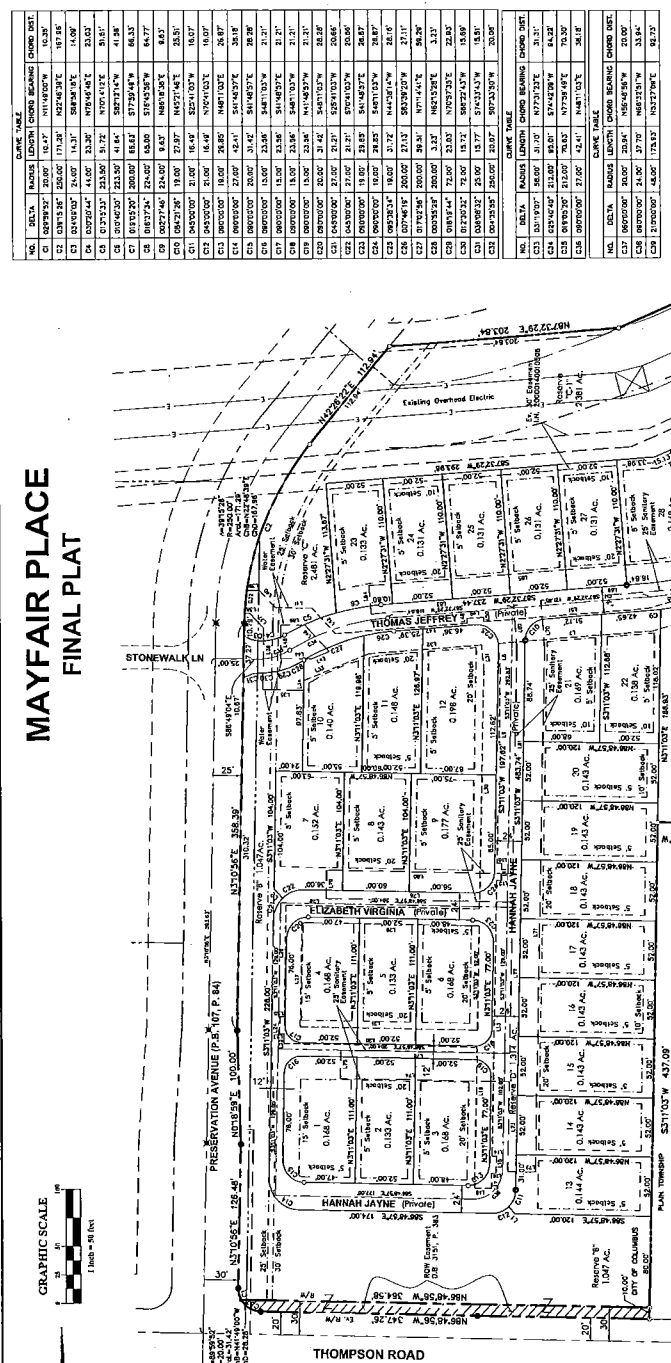
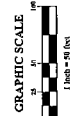
Recommending Group Title

Daytime Phone Number

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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MAYFAIR PLACE  
FINAL PLAT



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 41° 40' 00" E	10.00	11	S 41° 40' 00" E	10.00
2	S 41° 40' 00" E	10.00	12	S 41° 40' 00" E	10.00
3	S 41° 40' 00" E	10.00	13	S 41° 40' 00" E	10.00
4	S 41° 40' 00" E	10.00	14	S 41° 40' 00" E	10.00
5	S 41° 40' 00" E	10.00	15	S 41° 40' 00" E	10.00
6	S 41° 40' 00" E	10.00	16	S 41° 40' 00" E	10.00
7	S 41° 40' 00" E	10.00	17	S 41° 40' 00" E	10.00
8	S 41° 40' 00" E	10.00	18	S 41° 40' 00" E	10.00
9	S 41° 40' 00" E	10.00	19	S 41° 40' 00" E	10.00
10	S 41° 40' 00" E	10.00	20	S 41° 40' 00" E	10.00

North, Andrew A. & Co., Inc. and C. J. & Co. Inc. are the owners of the land shown on this plat. The plat is subject to the following conditions:

1. The plat is subject to the terms and conditions of the plat.

2. The plat is subject to the terms and conditions of the plat.

3. The plat is subject to the terms and conditions of the plat.

4. The plat is subject to the terms and conditions of the plat.

5. The plat is subject to the terms and conditions of the plat.

6. The plat is subject to the terms and conditions of the plat.

7. The plat is subject to the terms and conditions of the plat.

8. The plat is subject to the terms and conditions of the plat.

9. The plat is subject to the terms and conditions of the plat.

10. The plat is subject to the terms and conditions of the plat.

AREA	ACRES	FEET
LOT 1	0.13	13.00
LOT 2	0.13	13.00
LOT 3	0.13	13.00
LOT 4	0.13	13.00
LOT 5	0.13	13.00
LOT 6	0.13	13.00
LOT 7	0.13	13.00
LOT 8	0.13	13.00
LOT 9	0.13	13.00
LOT 10	0.13	13.00

**FINAL PLAT**

City of Columbus, Franklin County, Ohio  
Columbus, Ohio 43206  
United States Military District

**ADVANCED CIVIL DESIGN**

PLAT PREPARED BY: [Signature]  
DATE: [Date]

SCALE: 1" = 50'  
DATE: April 9, 2015

PLAT NO. 2 / 2  
JOB NO. 14-0014-05

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) \_\_\_\_\_

*Deanna R. Cook, Esq.*

*52 E. Gay Street 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

*Mayfair Place LLC*  
*470 Olde Worthington Road*  
*Westerville, OH 43082*

SIGNATURE OF AFFIANT

*Deanna Cook*

Sworn to before me and signed in my presence this *17<sup>th</sup>* day of *July*, in the year *2015*

*Torpy L. Yates*

SIGNATURE OF NOTARY PUBLIC

*7-15-18*

Notary Seal Here

My Commission Expires



TORPY L. YATES  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

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