

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: BZA15-098 Date Received: 8/17/15
 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
 Commission/Civic: Northland
 Existing Zoning: I
 Comments: 10/27/15

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

See attached sheet - Exhibit A

LOCATION

Certified Address: 5546 Karl Road City: Columbus Zip: 43229

Parcel Number (only one required): 010-143743-00

APPLICANT (If different from Owner):

Applicant Name: Russ Garber Phone Number: 614-766-1117 Ext.: 330

Address: 6631 Commerce Parkway, Studio B City/State: Dublin, Ohio Zip: 43017

Email Address: rgarber@andrewsarchitects.com Fax Number: 614.766.2023

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

Name: JHT Wallick Holdings, LLC Phone Number: 614-552-5909 Ext.: _____

Address: 6880 Tussing Road City/State: Reynoldsburg, OH Zip: 43068

Email Address: sshaffer@wallick.com Fax Number: 614-766-2023

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

Name: Russ Garber Phone Number: 614-766-1117 Ext.: 330

Address: 6631 Commerce Parkway, Studio B City/State: Dublin, Ohio Zip: 43017

Email Address: rgarber@andrewsarchitects.com Fax Number: 614.766.2023

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

APPLICANT SIGNATURE Russ Garber

PROPERTY OWNER SIGNATURE By: Sharon Shaffer, SVP

ATTORNEY / AGENT SIGNATURE Russ Garber

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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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Russ Garber, AIA
of (1) MAILING ADDRESS 6631 Commerce Parkway, Studio B Dublin, Ohio 43017

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 5546 Karl Road, Columbus Ohio 43229
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) JHT Wallick Holdings, LLC
6880 Tussing Road Reynoldsburg, OH 43608

APPLICANT'S NAME AND PHONE # (same as listed on front application) Russ Garber, Andrews Architects
614-766-1117 ex 330

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Northland Community Council
P.O. Box 297836 Columbus, OH 43229
Emmanuel Remy 614-653-5007

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: See Attached Label Sets

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 17 day of Aug, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires April 27, 2018



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BZA15-098
5546 & 5500 Karl Rd.

ERIN OTOOLE
5507 KARL RD
COLUMBUS, OHIO 43229

WANITA SAGE
5495 KARL RD
COLUMBUS, OHIO 43229

ANNETTE MONFORD
5487 KARL RD
COLUMBUS, OHIO 43229

ROBERT BLUMENSCHIED
5427 BLUE ASH RD
COLUMBUS, OHIO 43229

JOSEPH BODENHAMER
5445 BLUE ASH RD
COLUMBUS, OHIO 43229

MERLYN WINTERS
5499 BLUE ASH RD
COLUMBUS, OHIO 43229

YOUNG MENS CHRISTIAN
1640 SANDALWOOD RD
COLUMBUS, OHIO 43229

PAULA ABERCROMBIE
5457 KARL RD
COLUMBUS, OHIO 43229

AUSTIN & FRANCES LINK
5531 BLUE ASH RD
COLUMBUS, OHIO 43229

JAMES CIEPLY
5489 BLUE ASH RD
COLUMBUS, OHIO 43229

MARIFELI RODRIGUEZ
5465 KARL RD
COLUMBUS, OHIO 43229

IBRAHIM JALLOH
5507 BLUE ASH RD
COLUMBUS, OHIO 43229

STEPHEN BELCHER
5574 PLANTATION RD
SUNBURY, OHIO 43074

JACOB M BANU
5473 KARL RD
COLUMBUS, OHIO 43229

JAVID PROPERTIES CO
5554 KARL RD
COLUMBUS, OHIO 43229

DAVID FANN
3589 DRESDEN ST
COLUMBUS, OHIO 43229

COLUMBUS PUBLIC LIBRARY
5590 KARL RD
COLUMBUS, OHIO 43229

KARL ROAD CHRISTIAN
5590 KARL RD
COLUMBUS, OHIO 43229

JERRIE MILLER
5517 BLUE ASH RD
COLUMBUS, OHIO 43229

JEANIE STEED
5525 BLUE ASH RD
COLUMBUS, OHIO 43229

HEATHER BURR
5463 BLUE ASH RD
COLUMBUS, OHIO 43229

HARVEY NESSER
5471 BLUE ASH RD
COLUMBUS, OHIO 43229

GEORGE OLLAM
5481 BLUE ASH RD
COLUMBUS, OHIO 43229

LAWRENCE HUCK
5435 BLUE ASH RD
COLUMBUS, OHIO 43229

Recipient Name
Recipient Address
Recipient City, State and Zip Code

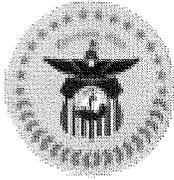
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CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Aug 17 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5546 KARL RD COLUMBUS, OH
Mailing Address: Null
Null

Owner: OAKLEAF VILLAGE RENTALS LLC
Parcel Number: 010143743

ZONING INFORMATION

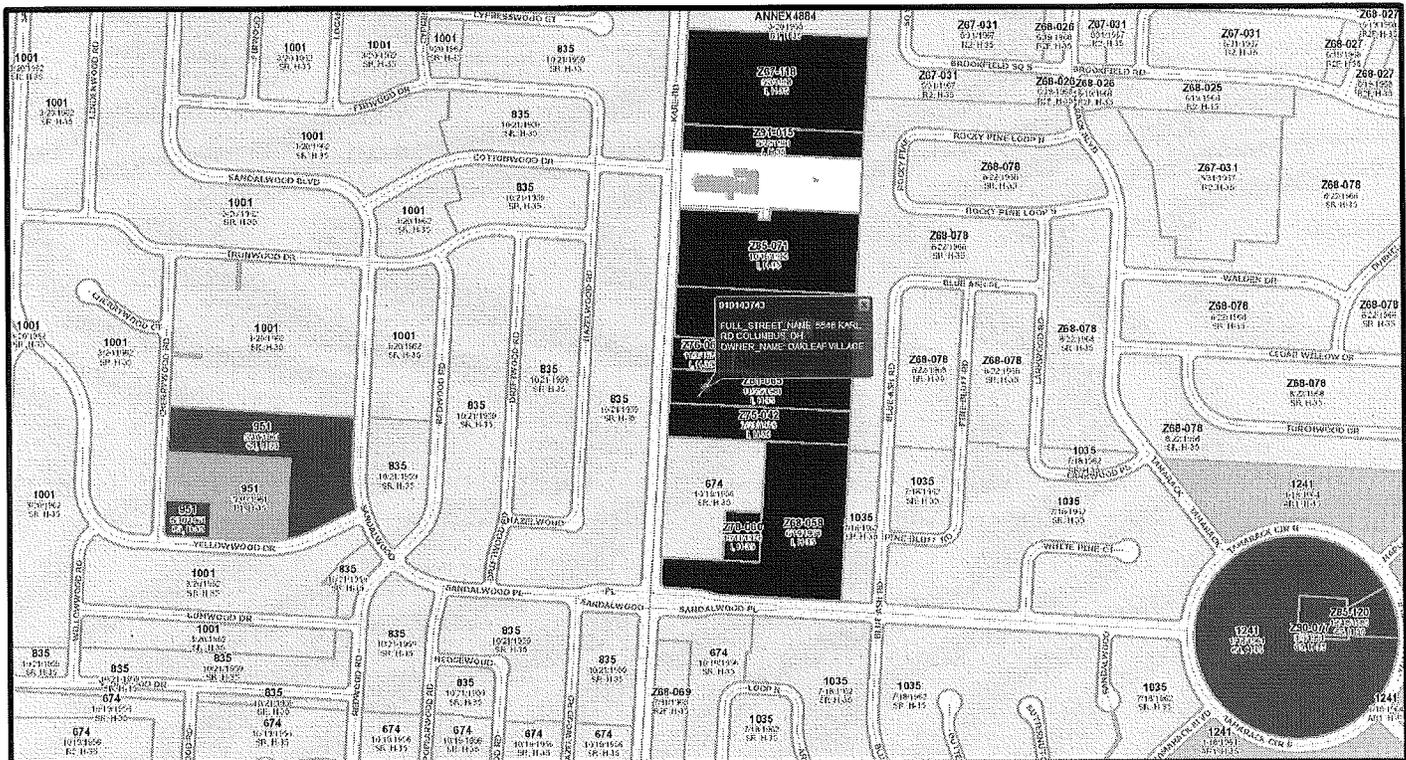
Zoning: Z81-065, Institutional, I
effective 11/25/1981, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

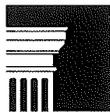
Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

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

Council Variance: N/A
Graphic Commission: N/A





ANDREWS
ARCHITECTS

8-17-15

Exhibit A Variances Requested Parcel 5546 Karl Road

- A. Section 3349.04 (b) Permit the development on a single parcel size of .83 acres
- B. Section 3349.04 (b) Increase the lot coverage to 65% from 60%
- C. Section 3349.04 (c) Reduce the side (south) setback from 20'-0" 0'-0"
- D. Section 3349.04 (c) Reduce the east (rear) setback from 50'-0" to 0'-0"
- E. Section 3349.07 To reduce the on-site parking requirement to zero spaces.
To allow the 36 required required parking to be on the adjacent 5500 Karl Road Parcel.

Variances Requested Parcel 5500 Karl Road

- F. Section 3349.04 (c) Reduce the side (north) setback from 20'-0" 0'-0" (for the port -cohere)



**ANDREWS
ARCHITECTS**

Exhibit B Statement of Hardship.

A. Overview:

1. JHT Wallick Holdings wishes to construct and operate the subject parcel a new two story 33,000 square foot assisted living facility offering Alzheimer's and dementia care. The goal of the project to provide this much needed service, affordably, to the senior population of the Northland Community.

B. Current Zoning:

1. The subject parcel, 5546 Karl Road parcel (ID 010-143743-00) is an .83 acres and is zoned I – institutional use district

C. Hardship Requests:

1. The following circumstances are unique to this parcel, which are not the result of actions by the owner, which make it necessary that a variance be granted. Granting this request will not change the zoning map, permitted uses or affect the public safety and welfare and preserves the owner right to use the land under its current approved zoning.

a. Lot Size:

- i. The recorded parcel which is already zoned I – institutional is .83 acres which is less than the 1 acre requirement.

b. Development cover:

- i. The 60% development cover is based on a minimum site size of 1 acre. The request for 65% development cover is due to the smaller lot size within the current zoning district.

c. Setbacks:

- i. The setbacks are based on a minimum site size of 1 acre. The reduce lot size within the current zoning district mandates the need for reduced setbacks on the south the east.
- ii. The 5546 and the adjacent 5500 parcels share the same ownership, have the same operator and will function as a senior care campus. Reducing the setbacks between the adjacent parcels will not encroach on the neighboring property to the north.

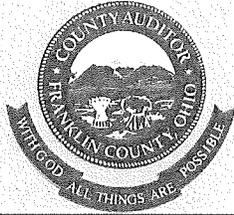
d. Parking / Trash:

- i. The parcel size, which is considerable smaller than similar zoned parcels on Karl road, it is not feasible to develop all of the required drives, loading and parking areas on the site.
- ii. Sharing of the drives and parking (hard surfaces) is a benefit to the surrounding properties and the community.
 1. Shared entry reduces need for a new curb cut
 2. Reduction on amount to paving results in less storm water run off



ANDREWS
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3. Sharing of the dumpster and trash enclosure:
 - a. Reduces the number required
 - b. Provide one location for pickup resulting in less backing and maneuvering of the refuse truck for a safer senior campus.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 8/14/15

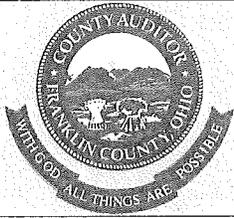


Disclaimer

Scale = 97'



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.



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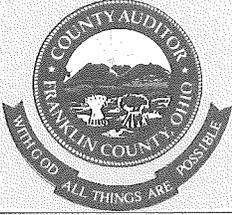


Disclaimer

Scale = 198'



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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 8/14/15



Disclaimer

Scale = 60



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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 8/14/15



Disclaimer

Scale = 140



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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: 010143743

Zoning Number: 5546

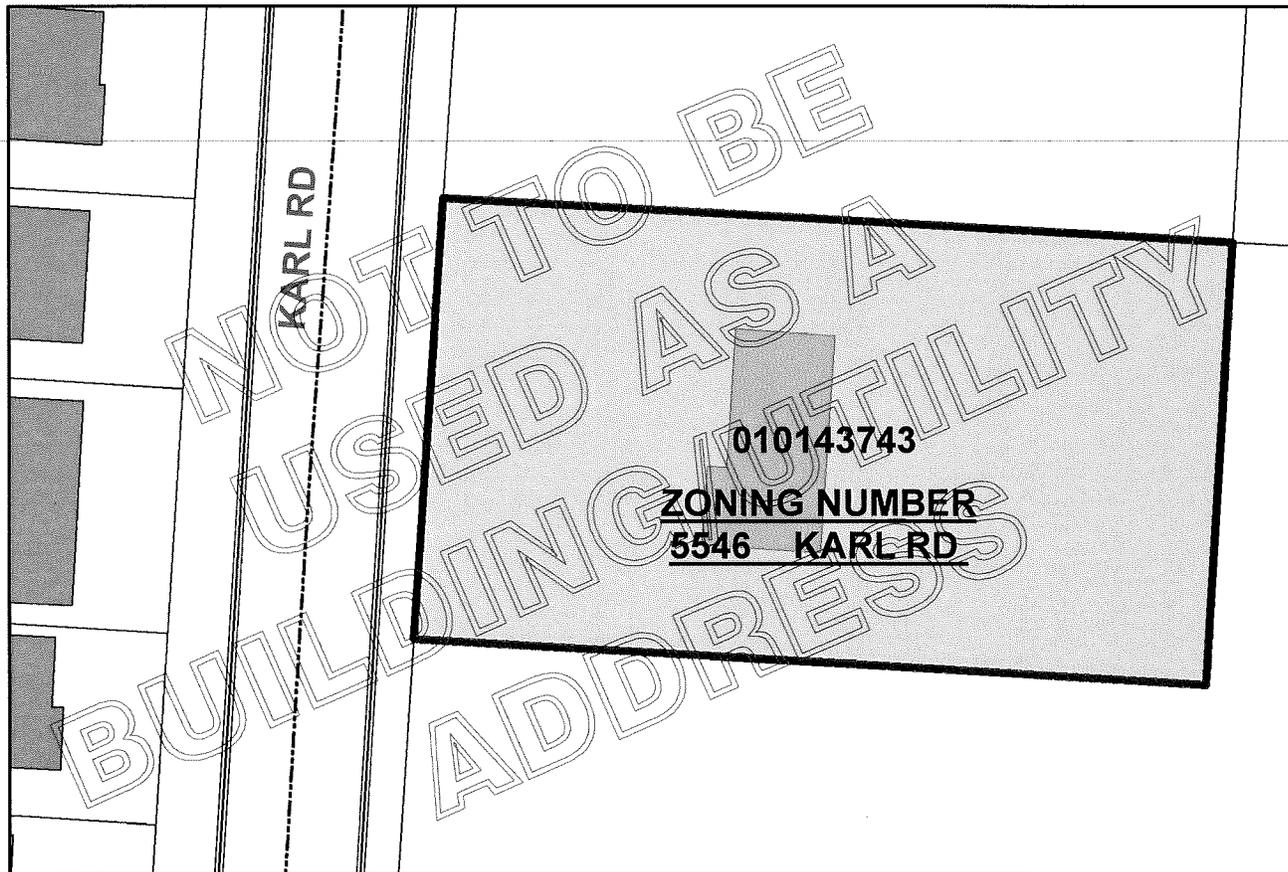
Street Name: KARL RD

Lot Number: N/A

Subdivision: N/A

Requested By: WALLICK COMMUNITIES (RUSSELL GARBER)

Issued By: *Rodney Whisman* Date: 7/9/2015



SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 38521



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

