



Comments: _____ Application Number: 09310-00353 Commission/Group: Hilltop
 Date Received: 12/14/09 Planning Area: _____
 Date of Hearing: 2/23/10 Acreage: _____
 Zoning Fee: \$1,900.00 Address Fee: _____
 Existing Zoning: LRR Accepted by: A. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: 3342.28, 3342.18, 3342.17c1

LOCATION

1. Certified Address Number and Street Name 784 GEORGIAN DRIVE
 City COLUMBUS State OH Zip 43228
 Parcel Number (only one required.) 010-077326

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name _____
 3. Address _____ City _____ Zip _____
 4. Phone # _____ Fax # _____
 5. Email Address _____

PROPERTY OWNER(S)

6. Name BOARD OF EDUCATION - COLUMBUS CITY SCHOOLS - BARBARA KOELBL, FACILITIES DIRECTOR
 7. Address 889 EAST 17th AVE City COLUMBUS Zip 43211
 8. Phone # 614-365-4396 Fax # 614-365-6946
 9. Email Address bkoelbl@columbus.k12.oh.us

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name M+A Architects - NIKKI WILDMAN
 11. Address 6161 RIVERSIDE DRIVE City DUBLIN Zip 43017
 12. Phone # 614-764-0407 Fax # 614-764-0237
 13. Email Address nikkiw@ma-architects.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature Barbara Koelbl
 16. Attorney/Agent Signature Nikki Wildman

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME M+A ARCHITECTS - NIKKI WILDMAN
of (1) MAILING ADDRESS 6161 RIVERSIDE DRIVE DUBLIN OH 43017

deposed 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 784 GEORGIAN DRIVE
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) BOARD OF EDUCATION
270 EAST BROAD STREET
COLUMBUS OHIO 43215

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

BARBARA KOELBL
614-365-8790

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

(5) THE GREATER HILLTOP AREA COMMISSION
CHUCK PATTERSON, CHAIR
P.O. BOX 44415 COLUMBUS, OH 43204

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8) Nikki Wildman

Subscribed to me in my presence and before me this 11 day of December, in the year 2009

SIGNATURE OF NOTARY PUBLIC

(8) Amy E. Welty

My Commission Expires:

Notary Seal Here



AMY E. WELTY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 11, 2013

AKERS WILLIAM D & TAMMY R
803 SAVANNAH DR
COLUMBUS, OH 43228

AMBURGEY RONALD
4145 COTTRELL CT
COLUMBUS, OH 43228

AUGUSTINE ERIC W & TAMELA K
4132 SALEM DR
COLUMBUS, OH 43228

BOARD OF EDUCATION
REAL ESTATE COORDINATOR
270 EAST STATE STREET
COLUMBUS, OH 43215

BUCHANAN JOSEPH STEVEN &
SHERRIE L.
815 SAVANNAH DR
COLUMBUS, OH 43228

CANTREL MARY J RINEHART LINDEN A
827 SAVANNAH DR
COLUMBUS, OH 43228

CITY OF COLUMBUS
CLIME RD
COLUMBUS, OH 43228

COMMERCIAL SECURITIES
859 SAVANNAH DRIVE
COLUMBUS, OH 43228

COX DARYL R
809 SAVANNAH DRIVE
COLUMBUS, OH 43228

COX FRANK E COX DIANNE
4121 SALEM DR
COLUMBUS, OH 43228

CRANEY JOSEPH J TOD
833 SAVANNAH DR
COLUMBUS, OH 43228

CROTHERS WILLIAM JR & MARLENE R
4107 SEXTON DR
COLUMBUS, OH 43228

DEHAYS RICKY J
4144 COTTRELL CT
COLUMBUS, OH 43228

DEWOOD PROPERTY MANAGEMENT
LLC
4052 BRIGGS RD
COLUMBUS, OH 43228

DOWNING NORRIS J JR DOWNING
CHARLE
821 SAVANNAH DR
COLUMBUS, OH 43228

GUNNING AMBROSE A & RUTH A
4083 SEXTON DR
COLUMBUS, OH 43228

HAKES WILLIAM E & LOIS K
750 GEORGIAN DR
COLUMBUS, OH 43228

HAYS GAY L
847 SAVANNAH DR
COLUMBUS, OH 43228

HILL LARRY W
749 GEORGIAN DR
COLUMBUS, OH 43228

KELLEY LOWELL L
4071 LYNWARD RD
COLUMBUS, OH 43228

KITCH VI LLC
4055 SEXTON DR
COLUMBUS, OH 43228

KITCH VI LLC
4055 SEXTON DR
COLUMBUS, OH 43228

KNUPP SHAWN COLLINS COURTNEY A
4065 LYNWARD RD
COLUMBUS, OH 43228

LORETI CAREENA
SAVANNAH DR
COLUMBUS, OH 43228

LORETI CAREENA
777 SAVANNAH DR
COLUMBUS, OH 43228

LOWERY SARA E
4101 SEXTON DR
COLUMBUS, OH 43228

MCCOWN ROBBIE
4075 SEXTON DR
COLUMBUS, OH 43228

MCKENZIE MAUREEN
4049 SEXTON DR
COLUMBUS, OH 43228

MORROW JENNIFER D
4137 COTTRELL CT
COLUMBUS, OH 43228

NETHERO HARRY E & PATRICIA J
853 SAVANNAH DR
COLUMBUS, OH 43228

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

PARRETT JOHN W & GRACE L
4120 SALEM DR
COLUMBUS, OH 43228

PARSONS CARL R & SUSAN M
4135 SALEM DR
COLUMBUS, OH 43228

PEMBERTON RUTH & GREGORY W
NEILL
841 SAVANNAH DR
COLUMBUS, OH 43228

PERDOMO JORGE E
738 GEORGIAN DR
COLUMBUS, OH 43228

RENTZ DONALD P
4138 COTTRELL CT
COLUMBUS, OH 43228

RICE CHRIS
4069 SEXTON DR
COLUMBUS, OH 43228

RICHARDSON JENNIFER L
RICHARDSON JE
4043 SEXTON DR
COLUMBUS, OH 43228

RICHARDSON JENNIFER L
RICHARDSON JE
SEXTON DR
COLUMBUS, OH 43228

SANTIAGO SEBASTIAN DE SANTIAGO
ALEJ
867 SAVANNAH DR
COLUMBUS, OH 43228

TRAPPE GARTH E II & PEGGY
4061 SEXTON DR
COLUMBUS, OH 43228

WESTGATE BAPTIST CHURCH
4234 CLIME RD
COLUMBUS, OH 43228

BARBARA KOELBL, FACILITITES DIR.
COLUMBUS CITY SCHOOLS
889 EAST 17TH AVENUE
COLUMBUS, OH 43211

THE GREATER HILLTOP AREA
COMMISSION
C/O CHUCK PATTERSON, CHAIR
P.O. BOX 44415
COLUMBUS, OH 43204

BOARD OF EDUCATION
270 EAST BROAD STREET
COLUMBUS, OHIO 43215

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



Signature of Applicant

Gutierrez-Kaebbel

Date _____

12/11/09

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.

STATE OF OHIO

APPLICATION #

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) M+A ARCHITECTS - NIKKI WILDMAN

of (COMPLETE ADDRESS) 6161 RIVERSIDE DRIVE, DUBLIN OH 43017

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 Education
Columbus City Schools

270 East State Street
Columbus OH 43215

SIGNATURE OF AFFIANT

Jim R Wildman

Subscribed to me in my presence and before me this 11 day of December, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Amey E. Walter

My Commission Expires:

Notary Seal Here



AMY E. WELTY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 11, 2013



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. That special circumstances or conditions apply to the subject property that do 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:

SEE ATTACHED

Parcel # 010-077326
784 Georgian Drive, Columbus, OH 43228

Statement of hardship:

This parcel seeks a variance from 3 sections of the code;

- 1) 3342.28, to reduce required parking from 111 spaces to 79,
The code requires a total of 111 parking spaces for this elementary school, whereas the owner has determined the school needs only 79 designated parking spaces for staff and visitors. The stacking zones for parent drop off and bus loading shall provide an additional 35 (114 total) parallel-parking spaces for special events.
- 2) 3342.18, to reduce parking setback along Georgian Drive from 25' to 7', and
Code requires a 25' setback from the street right-of-way line. The intersection of Georgian and Savannah Drive is notched out of the northwest corner of the parcel, and Georgian Drive dead ends south of the intersection where it meets the school drive. The reduced setback at the south end of Georgian Drive shall provide additional parking and maintain separation from the access drives via landscaped parking island. The current drive and parking arrangement at 784 Georgian Drive is not in compliance at the northwest corner of the site so the proposed plan is not creating a greater impact than what is currently on the site.
- 3) 3342.17 to reduce screening from 5' to 4',
A masonry screen shall be provided at the service area at the southeast corner of the parking lot. Landscape screening specified would be of zone 5 hardy varieties that meet the 75% opacity requirement at planting and would reach a height of 5' at its maturity, but would be installed at a height of 4'. An existing privacy fence runs the length of the north property line.

We believe that granting of these requests will not adversely affect the surrounding community but instead will result in a design that will be mutually beneficial to the school and its neighborhood.



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: 010077326

Zoning Number: 784

Street Name: GEORGIAN DR

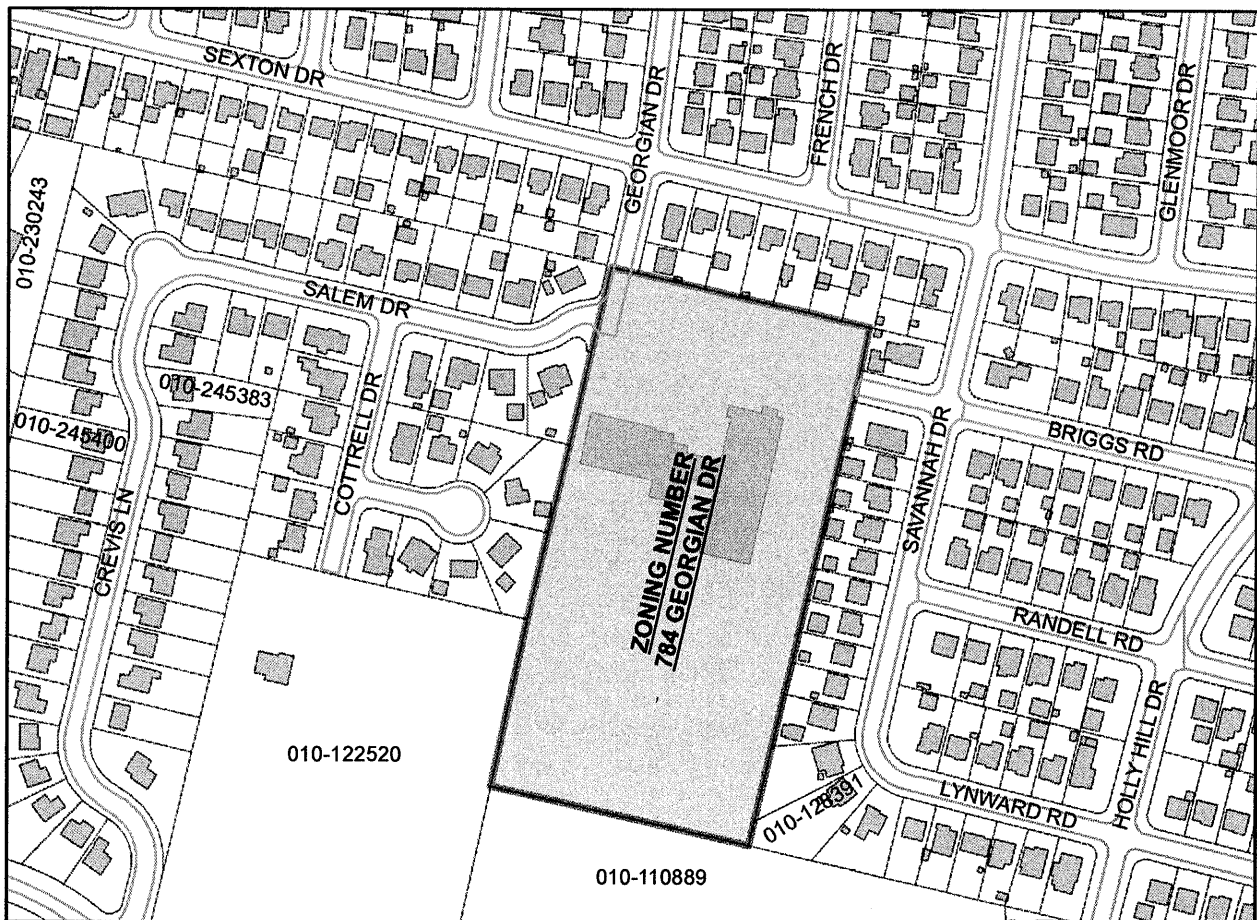
Lot Number: N/A

Subdivision: N/A

Requested By: M+A ARCHITECTS (NIKKI WILDMAN)

Issued By: *Patricia A. Austin*

Date: 12/10/2009



SCALE: 1 inch = 300 feet

GIS NOS FILE NUMBER: 2248



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: d DATE: 12/11/09



Disclaimer

Scale = 220'



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

ma architects

Wildman, Nikki <nikkiw@ma-architects.com>

Preliminary BZA application meeting

3 messages

Wildman, Nikki <nikkiw@ma-architects.com>

Fri, Dec 11, 2009 at 1:07 PM

To: wmrhodes@columbus.gov

Cc: "Reiss, David J." <djureiss@columbus.gov>, "Ronald Minekime, R.A." <RMinekime2661@columbus.k12.oh.us>

Hi Warren,

Thank you for taking time to meet with Ron Minekime and myself this morning.

Per our meeting this morning, the three zoning variances we will be applying for are as follows:

- 1) 3342.28, to reduce required parking from 111 spaces to 79.
- 2) 3342.19, to reduce parking setback along Georgian Drive from 25' to 7'.
- 3) 3342.17 to reduce screening from 5' to 4'.

Thanks again for meeting with us this week.

Best Regards,

Nikki Wildman
RA | Project Manager | LEED AP
NikkiW@ma-architects.com

6161 Riverside Drive
Dublin, Ohio 43017
p 614 764 0407
f 614 764 0237
ma-architects.com

WINNER of Columbus CEO Magazine's "Best Architecture Firm 2009"

Rhodes, Warren M. <WMRhodes@columbus.gov>

Fri, Dec 11, 2009 at 1:30 PM

To: "Wildman, Nikki" <nikkiw@ma-architects.com>

Nikki Wildman,

You are welcome. It was my pleasure. I recommend revising item 3 to read " 3342.17c1 to reduce screening height from 5 ft to 4 ft"

Warren M Rhodes, Zoning
614-645-5991
614-645-7840 fax

[Quoted text hidden]

Wildman, Nikki <nikkiw@ma-architects.com>

Fri, Dec 11, 2009 at 1:31 PM

ma architects

Wildman, Nikki <nikkiw@ma-architects.com>

Columbus City Schools Georgian Heights Elementary School Transportation Review Meeting

3 messages

Wildman, Nikki <nikkiw@ma-architects.com>

Thu, Dec 10, 2009 at 10:19 AM

To: drblechschmidt@columbus.gov

Cc: djreiss@columbus.gov

Hi Dan,

Thanks for meeting with me Monday. Per our conversation, we identified the main concern for our BZA application being the parking requirement. We are currently providing 79 designated parking spaces with bus and parent drop off stacking that can provide an additional 35 spaces. This parking count meets the needs of the district to provide parking for teachers, administration, staff and visitors.

However, per the current code, we have calculated the following requirement.

Number of parking spaces required: 2 per classroom, and 1 for each 60 SF of

Gross floor area in the auditorium or assembly hall, which ever is greater

22 classrooms x 2 = 44

Gym: 4000 SF/60 SF = 67

Total spaces required = 111

It is my understanding that the new code states 1 per 1000 S.F. or 1 per 60 S.F. of assembly spaces whichever is greater. That would put us at a required number of 128 spaces (gym 4000 + dining 3650 = 7650/60 = 128 cars).

In addition to the zoning variance for parking, we will be adding an access drive to Briggs Road, which currently dead ends at the school property. You had previously spoken with our site designer, Brett Egbert, from Kinzelman Klein Gossman regarding this issue. He identified that the district intends to provide drive access to Briggs Road and enable separation of bus and vehicular traffic on the site. It is my understanding that Transportation had no issues with that proposal.

Thanks again, Dan, for meeting with me on Monday. I look forward to working with you as we come to a resolution.

Best Regards,

Nikki Wildman
RA | Project Manager | LEED AP
NikkiW@ma-architects.com

6161 Riverside Drive
Dublin, Ohio 43017
p 614 764 0407
f 614 764 0237
ma-architects.com

12/11/2009

M+A Architects Mail - Columbus City Sc...

WINNER of Columbus CEO Magazine's "Best Architecture Firm 2009"

Blechtschmidt, Daniel R. <DRBlechtschmidt@columbus.gov>

Thu, Dec 10, 2009 at 11:26 AM

To: "Wildman, Nikki" <nikkiw@ma-architects.com>

Cc: "Reiss, David J." <DJReiss@columbus.gov>

Nikki:

The e-mail below accurately describes our conversation.

One item I would like to mention is that the current parking code for an elementary school does not include the phrase "whichever is greater" in the requirements for the auditorium or assembly hall. You may wish to consult with Zoning to confirm how this is currently interpreted to accurately request the variance.

If you have any additional questions, please let me know.

Dan Blechtschmidt, EIT
Engineer-In-Training
Planning Section
Division of Planning & Operations
Department of Public Service
109 N. Front St.
Columbus, OH 43215

Work: (614) 645-1694

Fax: (614) 645-7921

Email: drblechtschmidt@columbus.gov

From: Wildman, Nikki [<mailto:nikkiw@ma-architects.com>]

Sent: Thursday, December 10, 2009 10:20 AM

To: Blechtschmidt, Daniel R.

Cc: Reiss, David J.

Subject: Columbus City Schools Georgian Heights Elementary School Transportation Review Meeting

[Quoted text hidden]

Wildman, Nikki <nikkiw@ma-architects.com>

Thu, Dec 10, 2009 at 5:58 PM

To: "Blechtschmidt, Daniel R." <DRBlechtschmidt@columbus.gov>

Cc: "Reiss, David J." <DJReiss@columbus.gov>

Thanks, Dan, I hope to discuss this tomorrow with Warren Rhodes.

Best,

Nikki

Nikki Wildman
RA | Project Manager | LEED AP
NikkiW@ma-architects.com

6161 Riverside Drive

[mail.google.com/a/ma-architects.com/...](mailto:mail.google.com/a/ma-architects.com/)

2/3

12/11/2009

M+A Architects Mail - Columbus City Sc...

Dublin, Ohio 43017

p 614 764 0407

f 614 764 0237

ma-architects.com

WINNER of Columbus CEO Magazine's "Best Architecture Firm 2009"

[Quoted text hidden]
