



Comments: 58 spaces Application Number: 10310-00004 Commission/Group: Clintonville
 Date Received: 1/11/10 Planning Area: _____
 Date of Hearing: 3/23/10 Acreage: _____
 Zoning Fee: \$1,900.00 Address Fee: _____
 Existing Zoning: ~~LR3~~ LAR3 Accepted by: D. 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: Applicant requests a variance from C.C.C. §3342.28 to reduce required onsite parking associated with a building expansion.

LOCATION

1. Certified Address Number and Street Name 5155 N. High Street
 City Columbus State OH Zip 43214
 Parcel Number (only one required.) 010-117223

APPLICANT (IF DIFFERENT FROM OWNER) Same.

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

PROPERTY OWNER(S)

6. Name Wesley Glen, Inc.
 7. Address 5155 N. High Street City Columbus Zip 43214
 8. Phone# _____ Fax # _____
 9. Email Address _____

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

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Michael T. Shannon, Esq. - CRABBE, BROWN & JAMES, LLP
 11. Address 500 S. Front St., Ste 1200 City Columbus Zip 43215
 12. Phone# (614) 229-4506 Fax # 229-4559
 13. Email Address MShannon@cbjlawyers.com

SIGNATURES

14. Applicant Signature by: Michael T. Shannon
 15. Property Owner Signature by: Michael T. Shannon
 16. Attorney/Agent Signature Michael T. Shannon

One Stop Shop Zoning Report

Building Services Division
Department of Development
Report date: 1/11/2010 2:56:03 PM

Parcel Report

Parcel ID	Owner	Address
010117223	WESLEY GLEN INC	5155 N HIGH ST COLUMBUS OH 43214

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z91-091	LAR3	H-60	11	Multi-Family	(View Document)

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
NORTH HIGH STREET CCO	COMMUNITY COMMERCIAL OVERLAY	P
N/A	REVIEW URBAN COMMERCIAL OVERLAY	P
N/A	URBAN COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Clintonville Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00004
5155 N. High St.

**Statement in Support
of BZA Variance Application
Wesley Glen, Inc.
5155 N. High Street**

This Statement is submitted in support of Applicant's request for a variance from C.C.C. §3342.28 (Minimum Parking Spaces Required), as will result from a proposed building expansion for the Wesley Glen Retirement Community on North High Street in Columbus.

Wesley Glen is a faith-based, not for profit retirement community which has been located on N. High Street in Clintonville for over forty (40) years. Wesley Glen provides a significant amount of charitable care to its residents each and every year, and has expanded over the years to accommodate its growing community and services. Wesley Glen employs approximately 350 staff members and houses approximately 320 residents on an ongoing basis.

As such, Wesley Glen seeks to expand its operations to include a wellness center for its residents, which will include such therapeutic medical services as swimming and therapy pools, physical therapy, exercise machines, and the like. The proposed expansion would be a two-story addition to the rear of the existing main building, measuring 11,487 sq. ft. of first floor area and 7,871 sq. ft. of second floor area.

The Wesley Glen complex currently has 220 onsite parking spaces, with lots located along the High Street frontage and to the rear of the site near the proposed building expansion. Due to the size and configuration of the campus, the building expansion will cover 58 of the existing parking spaces. However, no new parking requirement is imposed by the expansion due to the nature of retirement services provided. The proposed wellness center is an extension of the services currently provided to the residents living onsite.

For the reasons states above, applicant requests a variance from C.C.C. §3342.28, to reduce the required onsite spaces from 220 to 162, a variance of 58 parking spaces. In support of this variance are the following key factors:

- (1). This being a live-in retirement community, those residents who will use the new facility are already located onsite and will not be driving to the facility. Therefore, additional spaces for most users of the facility are not needed. There may be, from time to time, non-resident users of the facility as referred by primary physicians via prescriptions for therapy treatment, but it is by no means a "public" health facility that contingent of users is not a focus of the expansion and not expected to generated a significant amount of non-resident users.
- (2). Prior to filing this BZA variance request, Applicant also filed a council variance application with the City for variances necessary to allow a new 126-space parking lot directly across the street from the main campus, along Fenway Road. Applicant owns several residential properties along Fenway, and proposes to use approximately 2 acres of land for a new parking lot, to move employee parking across the street and

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5155 N. High St.**

free up a significant amount of onsite parking for resident guests and visitors. Applicant is currently working with Clintonville Area Commission regarding that proposal, and will have more information regarding same at or before the BZA hearing for this parking variance request.

This request is minimal in scope, due to the existing nature of the Wesley Glen complex and the important services it provides. The expansion is needed in order to continually provide the best care and services possible to the residents of Wesley Glen. The expansion will be located within the current campus and therefore will not adversely impact neighbors or adjoining properties.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon", is written over a horizontal line.

Michael T. Shannon, Esq.

CRABBE, BROWN & JAMES, LLP

500 S. Front Street, Suite 1200

Columbus, Ohio 43215

Ph: (614) 229-4506; Fax: (614) 229-4559

MShannon@cbjlawyers.com

Counsel for Owner/Applicant

10310-00004
5155 N. High St.

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 Rita Martin

of (1) MAILING ADDRESS 500 S. Front St., Suite 1200, Columbus, Ohio 43215

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 5155 N. High Street

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) Wesley Glen, Inc.
5155 N. High Street
Columbus, Ohio 43214

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

Wesley Glen, Inc., c/o Michael T. Shannon
(614) 229-4506

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

(5) Clintonville Area Commission
John Defourny, Zoning Co-Chair
4840 N. High Street, Columbus, OH 43214

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

Attached.

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 11th day of January, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Carol A. Stewart
CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

Notary Seal Here

Surrounding Property Owners:

GRACELAND OWNER, LLC
c/o FIRST AMERICAN COMM.
PO BOX 167928
IRVING TX 75016

ARTHUR MAY
42 FENWAY ROAD
COLUMBUS, OH 43214

ELOISE ALLISON
64 FENWAY ROAD
COLUMBUS, OH 43214

STEVEN DYKES
LINA BOZZELLI
130 BEECH RIDGE DRIVE
POWELL OH 43065

CHRISTOPHER CUSHMAN
5 BREWSTER ST, STE. 368
GLEN COVE, NY 11542

TIMOTHY & SANDRA MCCARTHY
100 FENWAY ROAD
COLUMBUS OH 43214

MARIO LE SCINTO
ANNA MARIA SCINTO
4377 LANDMARK LANE
HILLIARD OH 43026

WORTHINGTON GARDENS
C/O SCHOTTENSTEIN P.G.
PO BOX 24550
COLUMBUS OH 43224

5132 N. HIGH STREET, LLC
C/O AKBAR HADJARPOUR
7859 RIVERSIDE DRIVE
DUBLIN OH 43016

JAMES E & ANNETTE J ADAMS
9229 ROBINHOOD CIRCLE
WESTERVILLE OH 43082

BRIAN S. COOPER
158 FENWAY ROAD
COLUMBUS OH 43214

LINA BOZZELLI
130 BEECH RIDGE DRIVE
POWELL, OH 43065

RICHARD & NANCY SCHUCKER
400 MANDERLY COURT
POWELL, OH 43065

5 GIRLS LLC
C/O KRG
1480 DUBLIN ROAD
COLUMBUS OH 43215

PATRICIA A. JONES
128 FENWAY ROAD
COLUMBUS OH 43214

STANLEY & TERESA BRADHAM
5160 N. HIGH STREET
COLUMBUS OH 43214

Owner/Applicant:

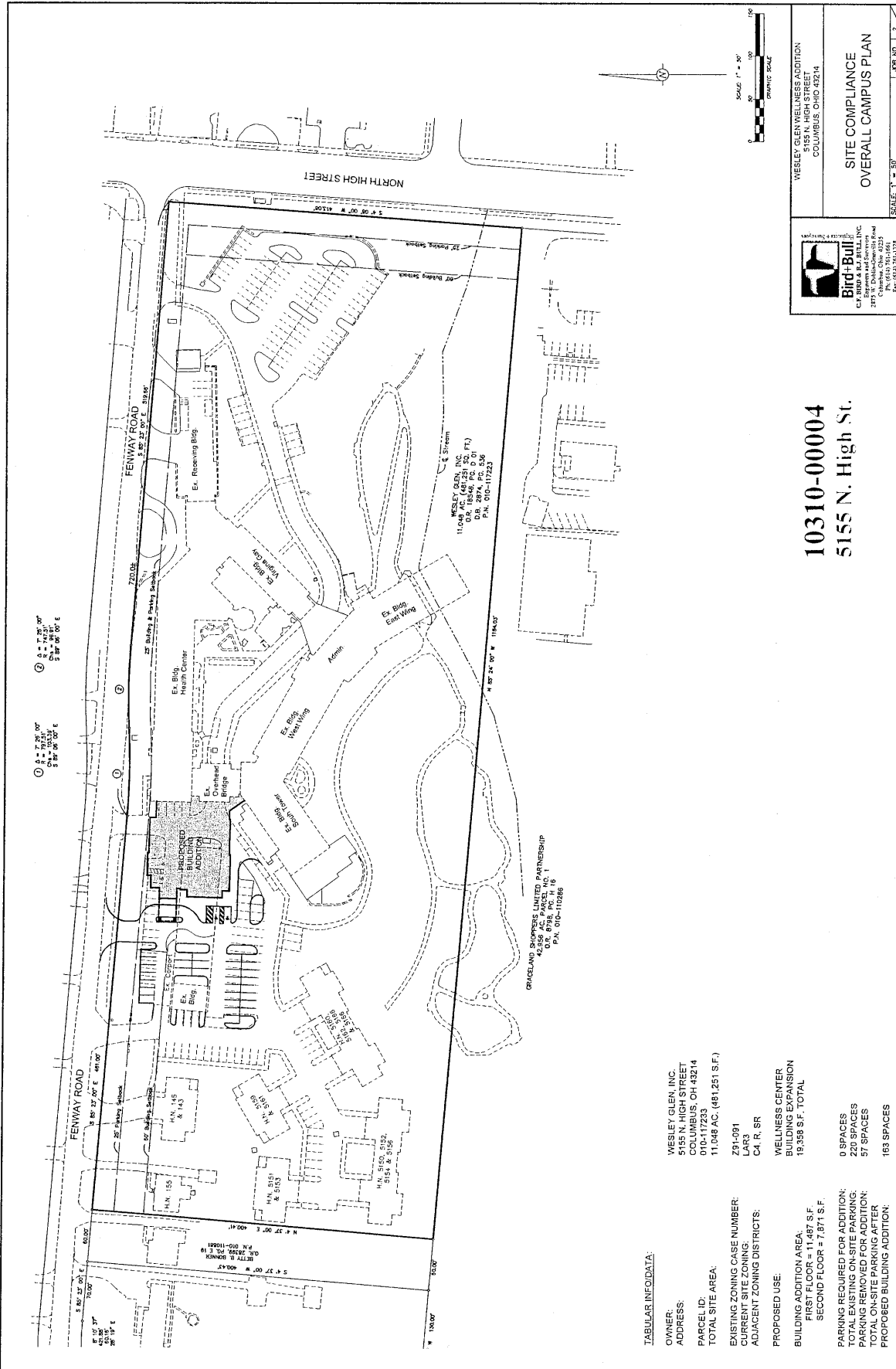
Counsel for Owner/Applicant:

Area Commission Rep.:

WESLEY GLEN, INC.
5155 N. HIGH STREET
COLUMBUS OH 43214

MICHAEL T. SHANNON, ESQ.
CRABBE, BROWN & JAMES
500 S. FRONT ST., SUITE 1200
COLUMBUS OH 43214

JOHN DEFOURNY
CLINTONVILLE AREA COMM.
4840 N. HIGH STREET
COLUMBUS OH 43214



TABULAR INFO DATA:

OWNER: WESLEY GLEN, INC.
 ADDRESS: 5155 N. HIGH STREET
 COLUMBUS, OH 43214
 010-117233
 11,048 AC. (461,251 S.F.)
 PARCEL ID: 791-091
 EXISTING ZONING CASE NUMBER: LAR3
 CURRENT SITE ZONING: CA, R, SR
 ADJACENT ZONING DISTRICTS:
 PROPOSED USE: WELLNESS CENTER
 BUILDING ADDITION AREA: BUILDING EXPANSION
 FIRST FLOOR = 11,487 S.F.
 SECOND FLOOR = 7,871 S.F.
 PARKING REQUIRED FOR ADDITION: 0 SPACES
 TOTAL EXISTING ON-SITE PARKING: 220 SPACES
 PARKING REMOVED FOR ADDITION: 57 SPACES
 TOTAL ON-SITE PARKING AFTER PROPOSED BUILDING ADDITION: 163 SPACES

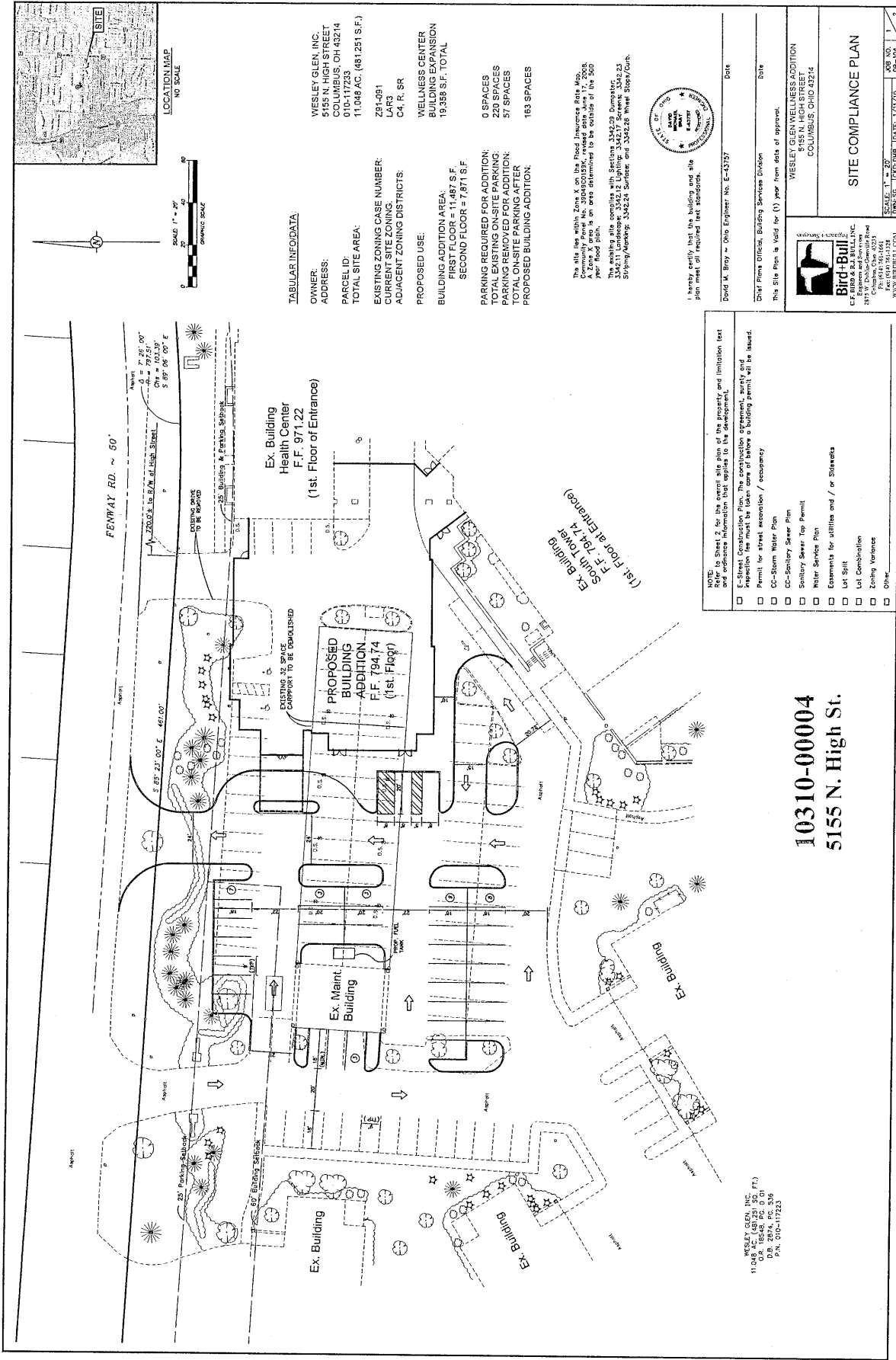
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 5155 N. High St.



WESLEY GLEN WELLNESS ADDITION
 5155 N. HIGH STREET
 COLUMBUS, OHIO 43214

SITE COMPLIANCE OVERALL CAMPUS PLAN

SCALE: 1" = 50'
 DATE: 1/17/10
 SHEET NO. 2 OF 2



TABULAR INFO DATA

OWNER: WESLEY GLEN, INC.
ADDRESS: 5155 N. HIGH STREET
COLUMBUS, OH 43214
PARGEL ID: 010-117233
TOTAL SITE AREA: 11,048 AC. (481,251 S.F.)
EXISTING ZONING CASE NUMBER: Z91-091
CURRENT ZONING: C4, R, SR
ADJACENT ZONING DISTRICTS:
PROPOSED USE: WELLNESS CENTER
BUILDING ADDITION
BUILDING ADDITION AREA:
FIRST FLOOR = 11,487 S.F.
SECOND FLOOR = 7,871 S.F.
TOTAL = 19,358 S.F.
PARKING REQUIRED FOR ADDITION:
TOTAL EXISTING ON-SITE PARKING: 220 SPACES
TOTAL EXISTING OFF-SITE PARKING: 57 SPACES
TOTAL ON-SITE PARKING AFTER PROPOSED BUILDING ADDITION: 163 SPACES

The site lies within Zone 4 on the Flood Insurance Rate Map. Community Panel No. 200400010K, revised date June 17, 2004. The site is not in an area determined to be outside of the 500 year flood plain.

The existing site complies with Sections 3342.09, 3342.11, 3342.12, 3342.13, 3342.14, 3342.15, 3342.16, 3342.17, 3342.18, 3342.19, 3342.20, 3342.21, 3342.22, 3342.23, 3342.24, 3342.25, 3342.26, 3342.27, 3342.28, 3342.29, 3342.30, 3342.31, 3342.32, 3342.33, 3342.34, 3342.35, 3342.36, 3342.37, 3342.38, 3342.39, 3342.40, 3342.41, 3342.42, 3342.43, 3342.44, 3342.45, 3342.46, 3342.47, 3342.48, 3342.49, 3342.50, 3342.51, 3342.52, 3342.53, 3342.54, 3342.55, 3342.56, 3342.57, 3342.58, 3342.59, 3342.60, 3342.61, 3342.62, 3342.63, 3342.64, 3342.65, 3342.66, 3342.67, 3342.68, 3342.69, 3342.70, 3342.71, 3342.72, 3342.73, 3342.74, 3342.75, 3342.76, 3342.77, 3342.78, 3342.79, 3342.80, 3342.81, 3342.82, 3342.83, 3342.84, 3342.85, 3342.86, 3342.87, 3342.88, 3342.89, 3342.90, 3342.91, 3342.92, 3342.93, 3342.94, 3342.95, 3342.96, 3342.97, 3342.98, 3342.99, 3342.100.

I hereby certify that the building and site plan meet all required text standards.



David M. Gray ~ Ohio Engineer No. E-43757
Date: _____
Chief Planning Official, Building Services Division
Date: _____
This Site Plan is valid for (1) year from date of approval.

WESLEY GLEN WELLNESS ADDITION
5155 N. HIGH STREET
COLUMBUS, OHIO 43214



SITE COMPLIANCE PLAN

SCALE: 1" = 20'
DATE: 10/26/09
JOB NO.: 10310-0004
SHEET NO.: 1 OF 2

- NOTE:
Refer to Sheet 2 for the overall site plan of the property and limitation text and ordinance information that applies to the development.
- ☐ E-Street Construction Plan. The construction agreement, surety and inspection fee must be taken care of before a building permit will be issued.
 - ☐ Permit for street excavation / occupancy
 - ☐ CC-Storm Water Plan
 - ☐ CC-Sanitary Sewer Plan
 - ☐ Sanitary Sewer Tap Permit
 - ☐ Water Service Plan
 - ☐ Easements for utilities and / or sidewalks
 - ☐ Lot Split
 - ☐ Lot Combination
 - ☐ Zoning Variance
 - ☐ Other: _____

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5155 N. High St.

WESLEY GLEN, INC.
11,048 AC. (481,251 S.F.)
0.6, 18548, PC D 01
P.N. 201-17233



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: 010117223

Zoning Number: 5155

Street Name: N HIGH ST

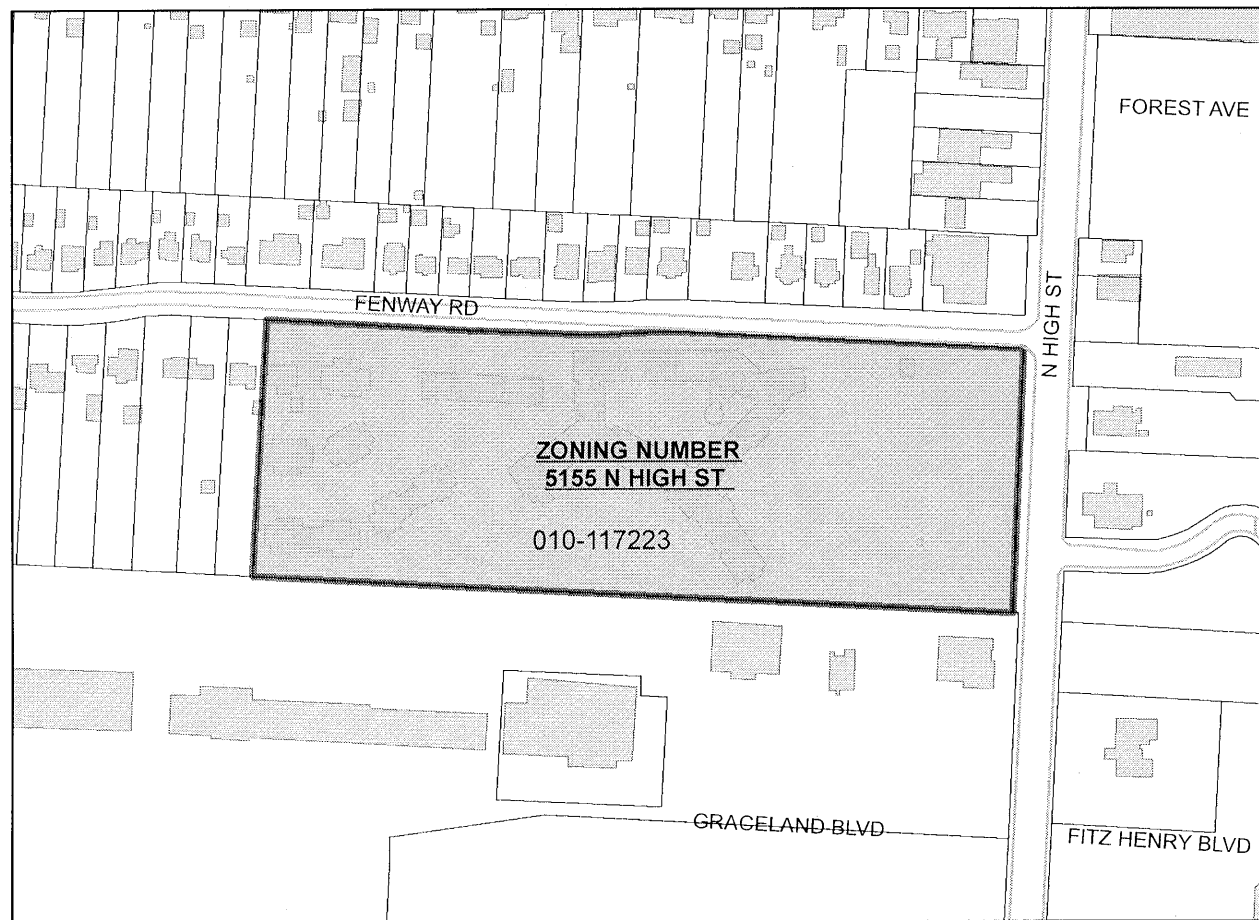
Lot Number: N/A

Subdivision: NORTHWOLD

Requested By: CRABLE, BROWN & JAMES

Issued By: *Adyana Amarian*

Date: 1/8/2010

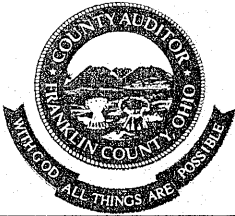


SCALE: 1 inch = 300 feet

GIS NOS FILE NUMBER: 2566



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 1/8/10



Disclaimer

Scale = 279'



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



Signature of Applicant

Michael T. Shannon

Date

1/11/10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

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5155 N. High St.

STATE OF OHIO

APPLICATION #

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) **Michael T. Shannon**

of (COMPLETE ADDRESS) **500 S. Front St., Suite 1200, 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

Wesley Glen, Inc.

**5155 N. High Street
Columbus, OH 43214**

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this *8th* day of *January*, in the year *2010*

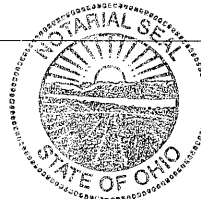
SIGNATURE OF NOTARY PUBLIC

Rita J. Martin

My Commission Expires:

11-02-10

Notary Seal Here



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10