



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

OFFICE USE ONLY

Application Number: 11310-0-00722
Date Received: 12/12/11
Commission/Group: Fifth City Northwest
Existing Zoning: C14 Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: Hearing date: 2/28/12

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.

See attached sheet

5 variances to 3372 CCO standards.

LOCATION

1. Certified Address Number and Street Name 1201 Olentangy River Road
City Columbus State Ohio Zip 43212
Parcel Number (only one required) 010-061836

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Northstar Realty
Address 150 E. Broad Street Suite 100 City/State Columbus, OH Zip 43215
Phone # 454-5000 Fax # 454-5001 Email _____

PROPERTY OWNER(S):

Name Olentangy Ventures II LLC
Address 150 E. Broad Street Suite 100 City/State Columbus, OH Zip 43215
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

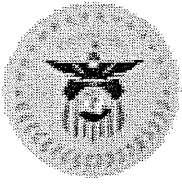
☒ Attorney ☐ Agent

Name Jackson B. Reynolds III c/o Smith and Hale LLC
Address 37 W. Broad St. Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: Jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Northstar Realty, by: Jackson B. Reynolds III
PROPERTY OWNER SIGNATURE Olentangy Ventures II LLC, by: Jackson B. Reynolds III
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Dec 14 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1201 OLENTANGY RIVER RD COLUMBUS OH 43212

Mailing Address: 150 E BROAD ST STE 100
COLUMBUS OH 43215

Owner: OLENTANGY VENTURES II LLC

Parcel Number: 010061836

ZONING INFORMATION

Zoning: Z11-007, Commercial, C4
effective 8/24/2011, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: OLENTANGY RIVER ROAD SOUTH CCO

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

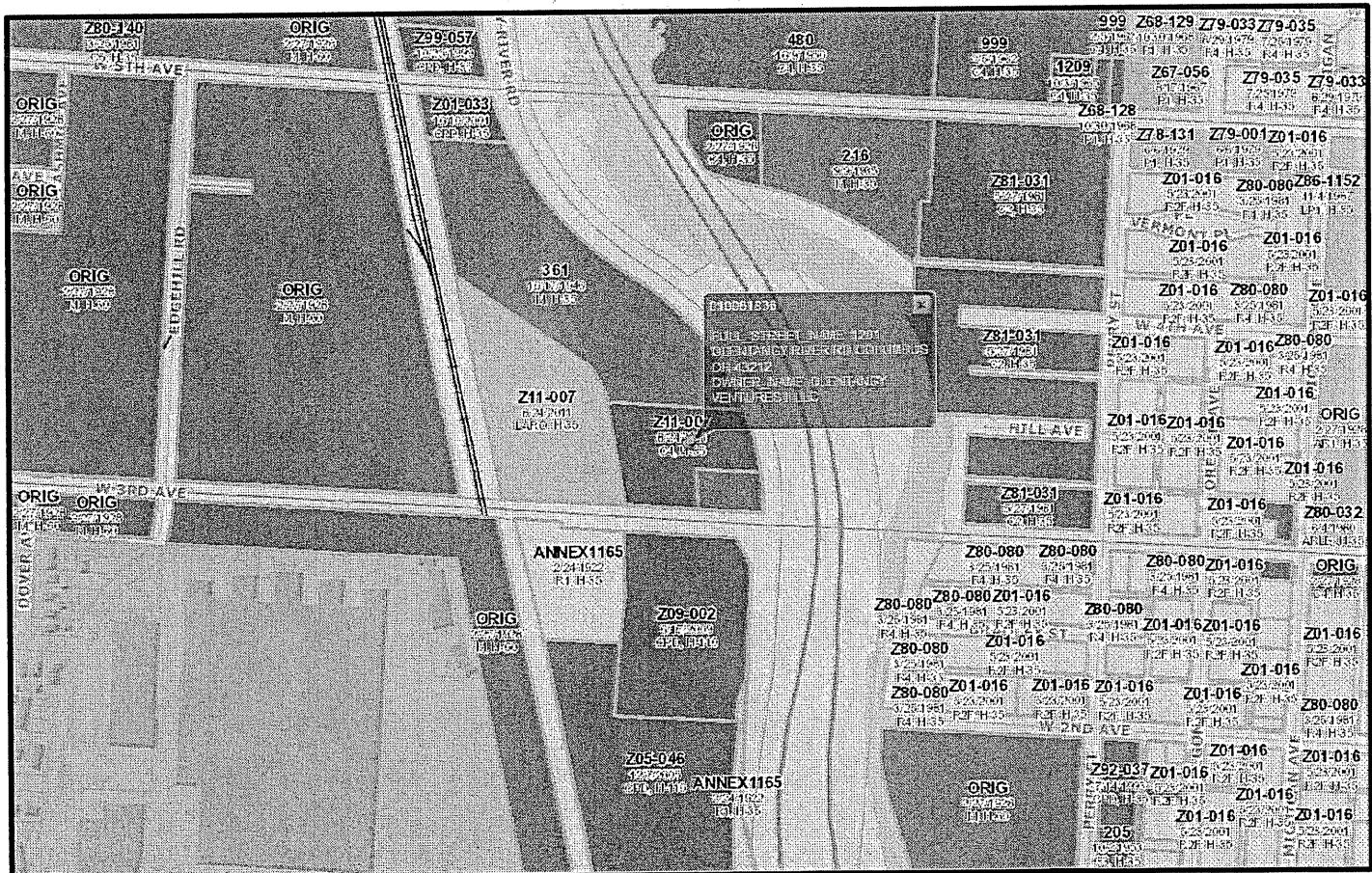
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Variances Requested

1. 3372.709(A) Parking in front of the principal building – Olentangy River Road and Front of building
2. 3372.704(D) Reduce the parking lot setback along Olentangy River Road to 5' from 25'
3. 3372.704(B) Increase the building setback off a non-primary street greater than 25' to 50'
4. 3372.705(G) Pickup window on front of the secondary building facing toward Olentangy River Road
5. 3372.707(H) Location of the dumpster along Olentangy River Road for secondary building

northstar-wthird-variance.lst (nct)
10/6/11 F:Docs

*11310-00722
1201 Olentangy River Rd.*



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III
of (1) MAILING ADDRESS 37 W. Broad St Suite 725, Columbus, OH 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 1201 Olentangy River Road
for which the 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) Olentangy Ventures II LLC
150 E. Broad St. Suite 100
Columbus, OH 43215

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

Northstar Realty, LLC
454-5000

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

(5) 5th By Northwest Area Commission
c/o Bruce Shalter
1635 Grandview Avenue
Columbus, OH 43212

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

Subscribed to me in my presence and before me this 10th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

9/4/15



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

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OWNER

Olentangy Ventures II LLC
150 E. Broad St.
Columbus, OH 43215

APPLICANT

North Star Realty
150 E. Broad St.
Columbus, OH 43215

ATTORNEY

Jackson B. Reynolds III
Smith & Hale LLC
37 W. Broad St. Suite 725
Columbus, OH 43215

AREA COMMISSION

Fifth by Northwest
Bruce Shalter
Zoning Commission Chair
Columbus, OH 43212

Cab Holding Company
1177 Olentangy River Road
Columbus, OH 43212

Cole FM Grandview OH LLC
Ruths Hospitality Group
400 International Pkwy. Suite 300
Lake Mary, FL 32746

Gowdy Partners III LLC
1533 Lake Shore Drive
Columbus, OH 43215

City of Columbus
Real Estate Mgmt.
90 W. Broad St.
Columbus, OH 43215

Mulicon Development Com.
495 S. High St.
Columbus, OH 43215



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STATEMENT OF HARDSHIP

APPLICATION # 11310-00722

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 applicant is seeking 5 variances in order to redevelop the existing building and add a new building along the W. Third Ave. right of way. The variances are all related to the application of the Community Commercial Overlay. Given the existing conditions currently found on the property, the application of the overlay to this property is unique and therefore does not generally apply to other properties in the same zoning district. The special conditions are not a result of the applicant, rather a result of the location of the existing structure on the property and a variety of exisements that encumber the property. The granting of the requested variances will preserve a substantial property right which others in the same zoning district currently possess as it will allow the redevelopment of the property. The requested variances will not be injurious to neighboring properties nor contrary to the public interest nor harm the intent and purpose of the Zoning Code.

Signature of Applicant

Jason B. Reynolds

Date

10/6/11

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SITE STATISTICS

PRIMARY BUILDING:

TENANT SPACE A:	1,600 S.F. (RESTAURANT)	SIZE USE
TENANT SPACE B:	1,600 S.F. (RESTAURANT)	
TENANT SPACE C:	1,600 S.F. (RESTAURANT)	
TENANT SPACE D:	1,600 S.F. (RESTAURANT)	
TENANT SPACE E:	2,810 S.F. (RETAIL < 10,000 S.F.)	
TENANT SPACE F:	11,283 S.F. (RETAIL > 10,000 S.F.)	
COORDINATOR:	1,033 S.F. (RETAIL < 10,000 S.F.)	
TOTAL	21,546 S.F. TOTAL	

SECONDARY BUILDING:

RESTAURANT	4,630 S.F.
PATIO	320 S.F.

PARKING CODE 3312.49

RESTAURANT < 5,000 S.F. w/ PU	MIN 1:175	MAX 1:50
RESTAURANT w/O PU	1:75	1:50
PATIO	1:87.5	1:50
RETAIL < 10,000 S.F.	1:250	1:200
RETAIL > 10,000 S.F.	1:275	1:200

PER OVERLAY: 25% PARKING REDUCTION AVAILABLE FOR RESTAURANT (<5,000 S.F.) AND RETAIL USES

PARKING REQUIRED:

PRIMARY	MIN	MAX
RESTAURANT (w/O PU) (6,400 S.F.)	86	128
RETAIL < 10,000 S.F. (3,863 S.F.)	16	20
RETAIL > 10,000 S.F. (11,283 S.F.)	42	57
APPLYING 25% REDUCTION	144	205
	108	154

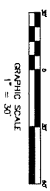
SECONDARY

RESTAURANT (w/PU) (4,630 S.F.)	MIN 27	MAX 93
PATIO (320 S.F.)	4	7
APPLYING 25% REDUCTION	31	100
	24	75

AGGREGATE TOTAL PARKING REQUIRED

AGGREGATE TOTAL PARKING PROVIDED

155 SPACES (INCLUDES 6 HC)



CITY OF COLUMBUS, OHIO **PRELIMINARY SITE LAYOUT** **FOR** **OLENTANGY & 3RD**

The Mannik & Smith Group, Inc.
815 Oriskany Avenue, Suite 400
Columbus, Ohio 43215
Tel (614) 441-4222
Fax (606) 406-7340
Civil Engineering, Surveying and Environmental Consulting

C-100

NO.	DATE	REVISION
1	10/07/2011	ISSUED FOR REVIEW

JOB NO.:
DATE: OCTOBER 7, 2011

11310-00722
1201 Olentangy River Rd.



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: 010061836

Zoning Number: 1201

Street Name: OLENTANGY RIVER RD

Lot Number: N/A

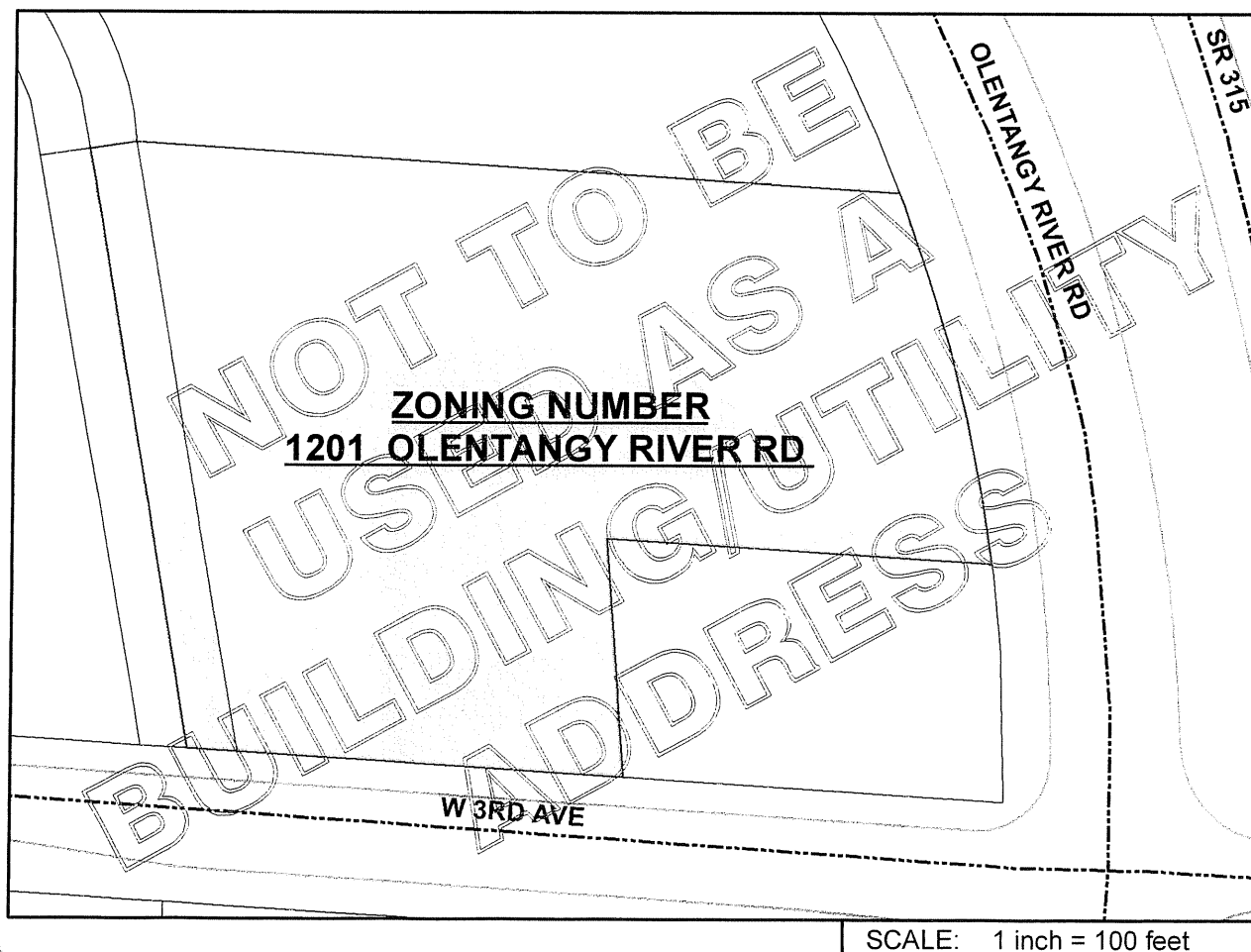
Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By:

Patricia A. Austin

Date: 9/23/2011



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER:

11310-00722

11310-00722
1201 Olentangy River Rd.



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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.

11310-00722
APPLICATION # 1201 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

Northstar Realty 150 E. Broad St., Suite 100, Columbus, OH 43215

Olentangy Venture II LLC 150 E. Broad St., Suite 100, Columbus, OH 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

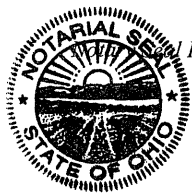
Subscribed to me in my presence and before me this 10th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/15



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

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