Mayor Michael B. Coleman

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: 12310-0-00012
Date Received: 1/11/12
Commission/Group: Clintonville
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: $1,900.00
Comments: Anticipated hearing date: 3/27/12

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.
Proposed Fifth Third Bank new build. Zoning Code 3356.11 - decrease building set-backs. Zoning Code 3312.27 - decrease parking set-backs. Zoning Code 3312.49 - exceed maximum number of parking spaces. Zoning Code 3312.21B - not providing headlight screening along ~~Glenmont Avenue~~ High Street. Zoning Code 3312.21A2 - not providing landscape islands to meet requirements.

LOCATION

1. Certified Address Number and Street Name 4080 North High Street
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010-072473

APPLICANT: (IF DIFFERENT FROM OWNER)

Name GPD Group via Andrew Richlen
Address 1801 Watermark Drive, Suite 150 City/State Columbus, OH Zip 43215
Phone # (614) 859-1635 Fax # (614) 210-0752 Email arichlen@gpdgroup.com

PROPERTY OWNER(S):

Name Dennis Green
Address 1404 east Ninth Street City/State ~~Columbus,~~ Cleveland OH Zip 44114
Phone # (216) 274-5451 Fax # Email dennis.green@53.com
☐ *Check here if listing additional property owners on a separate page.*

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name
Address City/State Zip
Phone # Fax # Email:

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

APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE Dennis L. Green DENNIS L. GREEN
ATTORNEY / AGENT SIGNATURE

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

Revised 02/01/11

Mayor Michael B. Coleman

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

AFFIDAVIT

12310-00012
4080 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Andrew Richlen
of **(1)** MAILING ADDRESS 1801 Watermark Drive, Suite 150, 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
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) Dennis Green
1404 East Ninth Street
Cleveland, OH 44114

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

GPD Group via Andrew Richlen
(614) 859-1635

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

(5) John Defourny
4840 North 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

See 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 11 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC **(8)** Jennifer Evans

My Commission Expires: 8/22/2016

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Jennifer Evans
Notary Public, State of Ohio
My Commission Expires 08-22-2016

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

Revised 02/01/11

Continental Real Estate
Accounting Department
150 E. Broad St. Suite 200
Columbus, OH 43215

City Of Columbus
Real Estate Management
90 W. Broad St. RM 425
Columbus, OH 43215

John H. Henneke
34 Glenmont Ave.
Columbus, OH 43214

Wells Fargo Real Estate
MAC X2302-04D
1 Home Campus
Des Moines, IA 50328

GPD Group
1801 Watermark Dr.
Columbus, OH 43215
Attn: Drew Richlin

Fifth Third Bank
Dennis Green
1404 East. Ninth St.
Cleveland, OH 44114

Wells Fargo Real Estate
MAC X2302-04D
1 Home Campus
Des Moines, IA 50328

A-Z Investment Properties
3790 S. Old 3C Rd.
Galena, OH 43021

National Tax Search LLC
CAN
303 E. Wacker Dr. Ste 850
Chicago, IL 60601

A-Z Investment Properties
3790 S. Old 3C Rd.
Galena, OH 43021

Fifth Third Bank
MD 10ATA1 Corp FAC
38 Fountain Sq. Plaza
Cincinnati, OH 45263

Family Physicians
4075 N. High St.
Columbus, OH 43214

National Tax Search LLC
CAN
303 E. Wacker Dr. Ste 850
Chicago, IL 60601

Advocacy and Protective Services
3200 Riverside Dr.
Upper Arlington, OH 43221

John H. Henneke
32 Glenmont Ave.
Columbus, OH 43214

Clintonville Area Commission
Chair John Defourny
4840 N. High St.
Columbus, OH 43214

12310-00012
4080 N. High St.

12310-00012
4080 N. High St.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jan 11 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4080 N HIGH ST COLUMBUS OH 43214
Mailing Address: 38 FOUNTAIN SQ PLZA
CINCINNATI, OH 45263

Owner: FIFTH THIRD BANK
Parcel Number: 010072473

ZONING INFORMATION

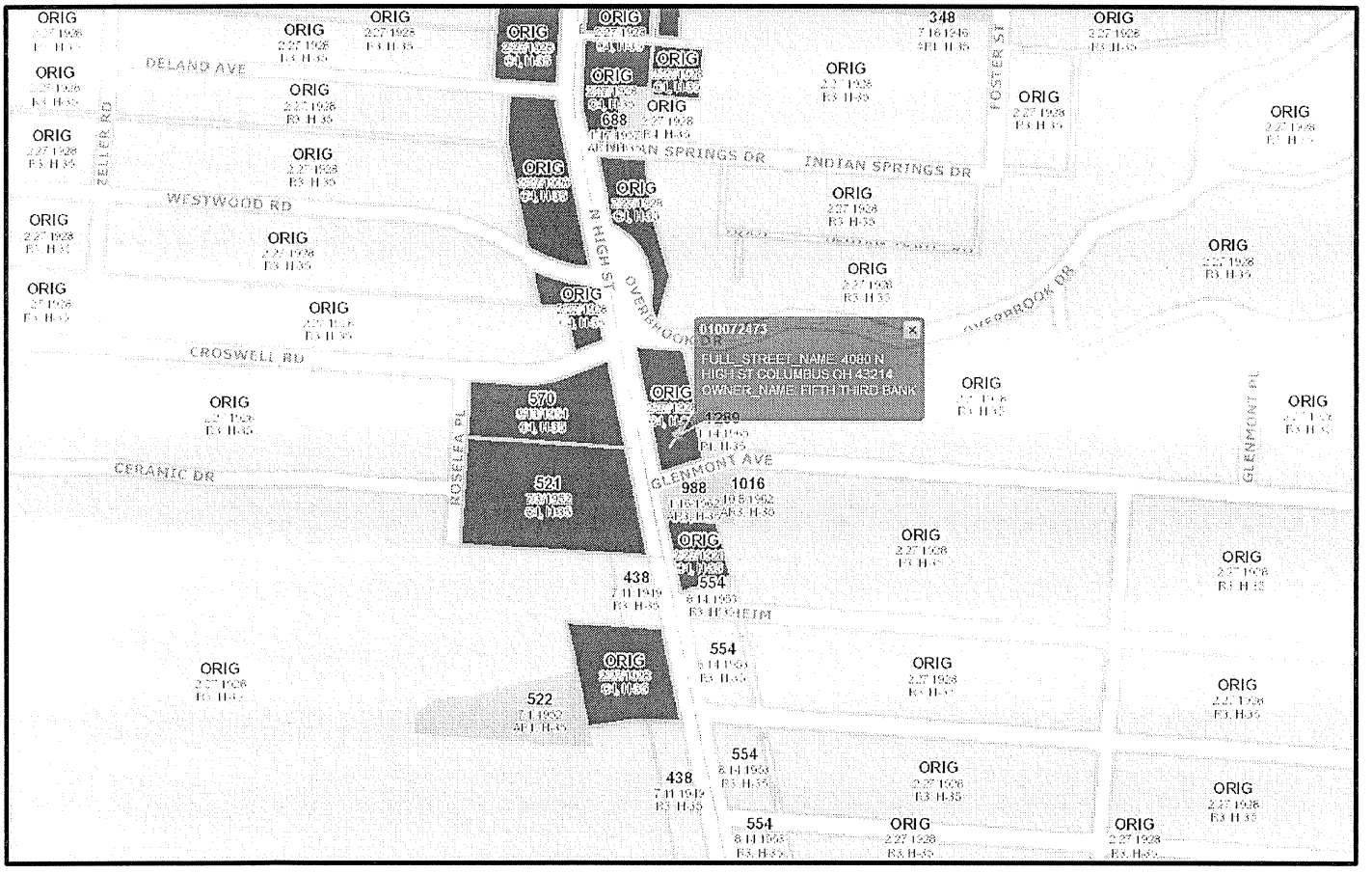
Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Columbus Office
1801 Watermark Drive
Suite 150
Columbus, OH 43215

tel 614.210.0751
fax 614.210.0752
www.gpdgroup.com

January 10, 2012
2011123.34

Board of Zoning Adjustment Application
City of Columbus
Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224

RE: Statement of Hardship
Application # _____
Proposed Fifth Third Bank

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning satisfies the four criteria for a variance in the following ways:

Fifth Third Bank currently owns the subject property, which is located at 4080 North High Street. Prior to the start of the proposed project, Fifth Third completed their market research and determined the required minimum building size, drive-thru demands, and minimum number of associate parking spaces. The proposed project improvements are limited by the site depth, site area, and elevation change across the site. In order to efficiently use the site, Fifth Third proposes pushing the building and parking as close as possible to the new right-of-way line. With the building and parking closer to the right-of-way, access to the drive-thru is via an access drive around the east side of the building. Without the access drive, a drive-thru would not be possible, and therefore, the project would not be possible. Furthermore, the required number of parking stalls by Fifth Third limits the area between the parking and right-of-way line.

Without the requested variances the project would experience a significant hardship. Furthermore, the proposed variance request will not adversely impact the adjacent properties, and we believe the project will benefit this stretch of High Street.

Should you have any questions or comments, please do not hesitate to contact me directly at 614-859-1613 or email at kprosser@gpdgroup.com.

Respectfully,

Kurt S. Prosser, LEED AP
Project Coordinator

12310-00012
4080 N. High St.

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc

Columbus Office
1801 Watermark Drive
Suite 150
Columbus, OH 43215

tel 614.210.0751
fax 614.210.0752
www.gpdgroup.com

January 13, 2012
2011123.34

Board of Zoning Adjustment Application
City of Columbus
Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224

RE: Zoning Variances
Proposed Fifth Third Bank

The followings list identifies the requested variances and applicable code sections for the proposed Third Bank:

1. **Code Section 3312.21A2:** Per stated code, a landscape island shall have a minimum of 145 square feet in area such that the tree shall be surrounded by a minimum radius of four feet of soil area. The proposed landscaping islands and peninsulas do not meet the area requirement.

2. **Code Section 3312.21B:** Per stated code, the parking setback shall be landscaped with plant material to screen automobile headlights, etc. Fifth Third Bank is proposing not to have the required screening along High Street.

3. **Code Section 3312.27:** Per stated code, the front landscape buffer shall be 25 feet. Fifth Third Bank is proposing to decrease the parking set-backs to 1 foot along High Street and 4.2 feet along Glenmont Avenue.

4. **Code Section 3312.49:** According to Table (2) and a retail land use of less than 10,000 square feet, the minimum and maximum number of parking spaces permitted is 20 and 24 respectively. Fifth Third Bank is proposing to increase the maximum number of parking spaces to 29.

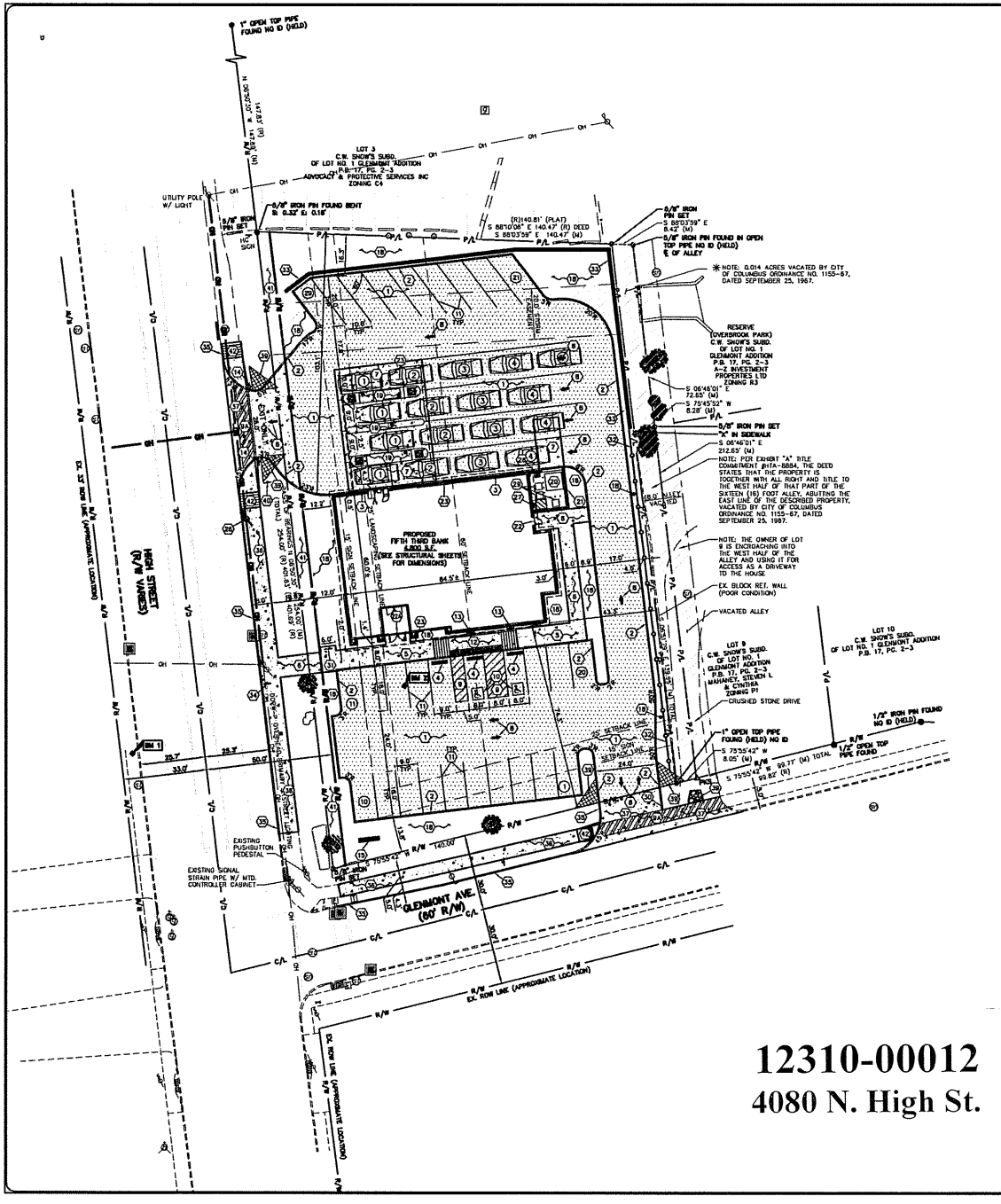
5. **Code Section 3356.11:** Fifth Third Bank is proposing to decrease the building set-backs from 60 feet to 12 feet along High Street.

Should you have any questions or comments, please do not hesitate to contact me directly at 614-859-1613 or email at kprosser@gpdgroup.com.

Respectfully,

Kurt S. Prosser, LEED AP
Project Coordinator

12310-00012
4080 N. High St.



N

0 20 10 40

1"=20' Horizontal Scale in Feet

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED LIGHT DUTY ASPHALT
- (1) CONSTRUCTION NOTE
- (00) PROPOSED PARKING SPACE NUMBER
- (00) PROPOSED DRIVE THRU STACK CAR AND NUMBER

CONSTRUCTION NOTES

(1) PROPOSED ASPHALT PAVEMENT AS SPECIFIED:

NOTE: SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.

MATERIAL	DEPTH (STD. DUTY)	ODOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	1-1/2"	448
A.C. INTERMEDIATE COURSE	2"	448
AGG. BASE COURSE	8"	304
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT

SEE TYPICAL SECTION, DETAIL 1, SHEET C-501.

(2) PROPOSED 6" P.C.C. CURB PER DETAIL 2, SHEET C-501.
(3) PROPOSED CURB AT DRIVE THRU PER DETAIL 3, SHEET C-501.
(4) PROPOSED P.C.C. WHEEL STOP PER DETAIL 4, SHEET C-501.
(5) PROPOSED P.C.C. CURBED WALK PER DETAIL 5, SHEET C-501.
(6) PROPOSED P.C.C. WALK PER DETAIL 6, SHEET C-501.
(7) PROPOSED 8" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 8" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
(8) PROPOSED DIRECTIONAL PAVEMENT MARKINGS – WHITE ON ASPHALT, YELLOW ON CONCRETE – PER DETAIL 8, SHEET C-501.
(9) PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 9, SHEET C-501.
(9A) PROPOSED PAINTED CROSSWALK STRIPING PER DETAIL 10, SHEET C-501.
(10) PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS AND DETAIL 11, SHEET C-501.
(11) PROPOSED PAINTED 4" WIDE SOLID STRIPE – WHITE ON ASPHALT, YELLOW ON CONCRETE.
(12) PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND DETAIL 12, SHEET C-501.
(13) PROPOSED ADA PARKING SIGN PER DETAIL 13, SHEET C-501.
(14) PROPOSED "DO NOT ENTER" SIGN PER ODOT STANDARDS, AND PER FIFTH THIRD SIGNAGE PACKAGE.
(15) PROPOSED 20'-0" O.A.H., 99 S.F. PYLON SIGN PER SIGN SUPPLIER SPECIFICATIONS.
(16) PROPOSED LIGHT POLE AND FOUNDATION PER DETAIL 15, SHEET C-501.
(17) PROPOSED CANOPY LIGHTING FIXTURE (TYP. OF XX). SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
(18) PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED SEE SHEET L-101.
(19) PROPOSED DRIVE THRU ISLAND. SEE ARCHITECTURAL PLANS FOR DETAILS.
(20) PROPOSED 48" X 48" TRASH ENCLOSURE TO BE PROVIDED BY OWNER.
(21) PROPOSED SCREEN WALL. SEE ARCHITECTURAL DRAWINGS.
(22) PROPOSED 5'X5' FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
(23) PROPOSED 7'X5' FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
(24) PROPOSED ARCHITECTURAL AWNING. SEE ARCHITECTURAL DRAWINGS.
(25) PROPOSED CATCH BASIN PER ODOT SPECIFICATIONS AND DETAIL 1, SHEET C-502.
(26) PROPOSED CLEANOUT PER DETAIL 4 & 8, SHEET C-502.
(26) PROPOSED LOCATION OF RELOCATED POLE PER ADP AND CITY SPECIFICATIONS. PROPOSED POLE MOUNTED TRANSFORMER PER ELECTRICAL COMPANY SPECIFICATIONS. C.C. TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY ENGINEER.
(27) PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(28) PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(29) PROPOSED CONDENSING UNIT. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(30) PROPOSED CURB TAPER PER DETAIL 16, SHEET C-501.
(31) PROPOSED BIKE RACK PER CITY OF COLUMBUS SPECIFICATIONS AND DETAIL 1, SHEET C-502.
(32) PROPOSED 136 LF OF BOARD ON BOARD FENCE PER DETAIL 3, SHEET C-502.
(33) PROPOSED XX LF RETAINING WALL PER STRUCTURAL DRAWINGS.
(34) PROPOSED RELOCATED SIGN PER CITY OF COLUMBUS SPECIFICATIONS.
(35) PROPOSED CURB TO BE PLACED IN THE SAME SPOT OF EXISTING CURB PER CITY OF COLUMBUS STANDARD DRAWING 2000. SEE DETAIL 8, SHEET C-502.
(36) PROPOSED WALK PER CITY OF COLUMBUS SPECIFICATIONS AND DETAIL 6, SHEET C-502.
(37) PROPOSED DRIVE APRON PER CITY OF COLUMBUS SPECIFICATIONS AND DETAIL 12, SHEET C-502.
(38) PROPOSED GRAVEL TO BE REPLACED PER EXISTING LIKE AND KIND.
(39) PROPOSED 10' SIGHT TRIANGLES.
(40) PROPOSED "NO RIGHT TURN" PER CITY SPECIFICATIONS.
(41) PROPOSED 5' RIGHT OF WAY TAKE AWAY TO THE CITY OF COLUMBUS.
(42) PROPOSED RIGHT-OF-WAY CURB RAMP PER CITY OF COLUMBUS SPECIFICATIONS AND DETAIL 15, SHEET C-502.

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: HIGH ST.	60'	12.18'
REAR: EAST	0'	29.18'
SIDE: GLENMONT AVE.	25'	73.10'
SIDE: NORTH	0'	53.29'

PARKING SETBACKS	REQUIRED	PROVIDED
FRONT: HIGH ST.	25'	5.0'
REAR: EAST	0'	4.00'
SIDE: GLENMONT AVE.	25'	4.21'
SIDE: NORTH	0'	8.09'

LANDSCAPE SETBACKS	REQUIRED	PROVIDED
FRONT: HIGH ST.	25'	5.0'
REAR: EAST	0'	4.00'
SIDE: GLENMONT AVE.	25'	4.21'
SIDE: NORTH	0'	8.09'

PARKING SPACES	REQUIRED	PROVIDED
NUMBER OF SPACES	19	29
PARKING REQUIREMENTS: 1 SPACE PER 250 SQUARE FEET THEREFORE: 4800/250 = 19 SPACES REQUIRED.		

LAND USE DATA TO PROP. P/L	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	15.3%	0.11 AC.
PAVEMENT/IMPERVIOUS	83.3%	0.47 AC.
LANDSCAPING	19.4%	0.14 AC.
TOTAL	100%	0.72 AC.

CURRENT ZONING: C-4 – COMMERCIAL DISTRICT

DIVISION OF POWER AND WATER(POWER) NOTES:

The Division of Power and Water (Power) has overhead primary and secondary in the project area. The Contractor is hereby required to contact OUPS at 1-800-362-2764 forty-eight hours prior to conducting any activity within the construction area. The DOPW(P) dispatch office number is: (614) 645-7627 (voice).

Any required relocation, support, protection, or any activity concerned with the City's electrical facilities in the construction area is to be performed by the contractor under the direction of DOPW(P) personnel and at the expense of the project. DOPW(P) shall make all final connections to DOPW(P)'s existing electrical system at the expense of the project. The contractor shall use material and make repairs to a City of Columbus street lighting system by the following DOPW(P)'s "Material and Installation Specifications" (MIS) and the City of Columbus "Construction and Materials Specifications" (CMS). Any new or re-installed underground streetlight system shall require testing as referred to in section 1000.18 of the CMS manual. The contractor shall conform to DOPW(P)'s existing Conductor Safety Policy and Hold Card System, MIS-95, copies of which are available from DOWP(P). If you have any questions, call Mihai Orbocea at (614) 645-6851 or Chris Vogel at (614) 645-6963.

If any electric facility belonging to DOWP(P) is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, DOWP(P) shall make all necessary repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power and Water (Power), City of Columbus, Ohio.

12310-00012

4080 N. High St.

SITE DATA TABLE

TOTAL SITE AREA:	0.72 AC.
TOTAL DISTURBED AREA:	0.91 AC.
PRE-DEVELOPED IMPERVIOUS:	0.54 AC.
POST-DEVELOPED IMPERVIOUS:	0.47 AC.

BENCHMARKS:

BASIS OF BEARINGS – INST.# 200306020183485N (06°50'30" W).

BASIS OF ELEVATIONS NGS OPUS SOLUTION REPORT DATED 8/12/2008 ALL ELEVATIONS ARE NAVD88

BENCHMARK #1 – MAG NAIL SET ELEVATION= 788.69

BENCHMARK #2 – MAG NAIL SET ELEVATION= 771.87

Underground Utilities

2 Working Days Before You Dig Call 800-362-2764 (Toll Free) Ohio Utilities Protection Service

Non-members Must Be Called Directly

Call 800-925-0988 (Toll Free) Or A Gas Producers Utility Protection Service

GPD GROUP
Planning, Public Relations, Design & Architecture, Inc.
1801 Watermark Drive, Suite 150
Columbus, Ohio 43215
614-210-0751 Fax 614-210-0752

DRAWN BY: TW
CHECKED BY: BH
SCALE:
ISSUE DATE: 1/30/12

REV.	DATE

BANKING CENTER FOR

RETAIL FACILITY - BEECHWOLD (COLUMBUS)
4080 NORTH HIGH STREET
COLUMBUS, OHIO 43214

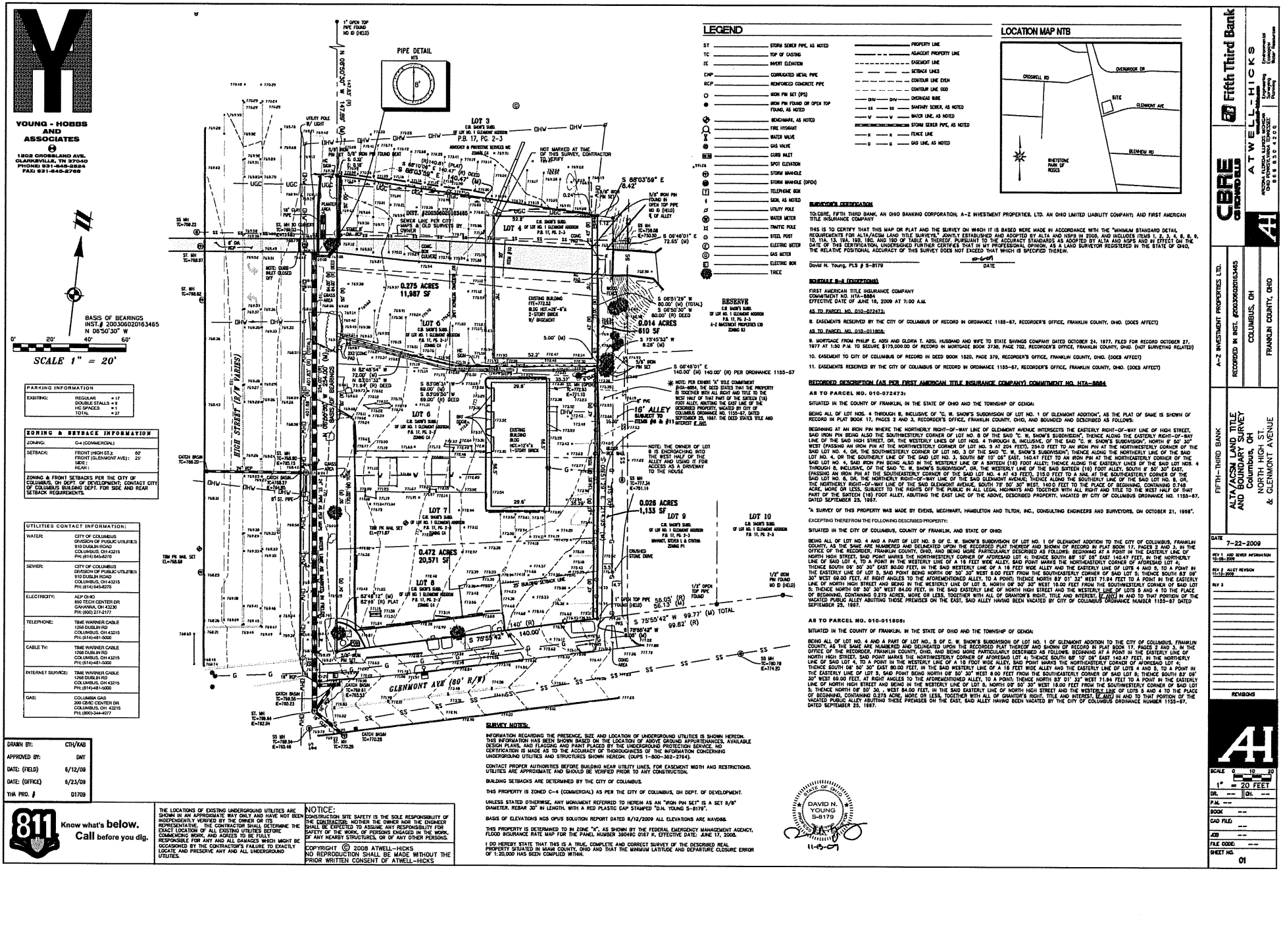
PROFESSIONAL OF RECORD PRACTICING AS AN INDIVIDUAL:

PROFESSIONAL OF RECORD:

SHEET TITLE: SITE PLAN

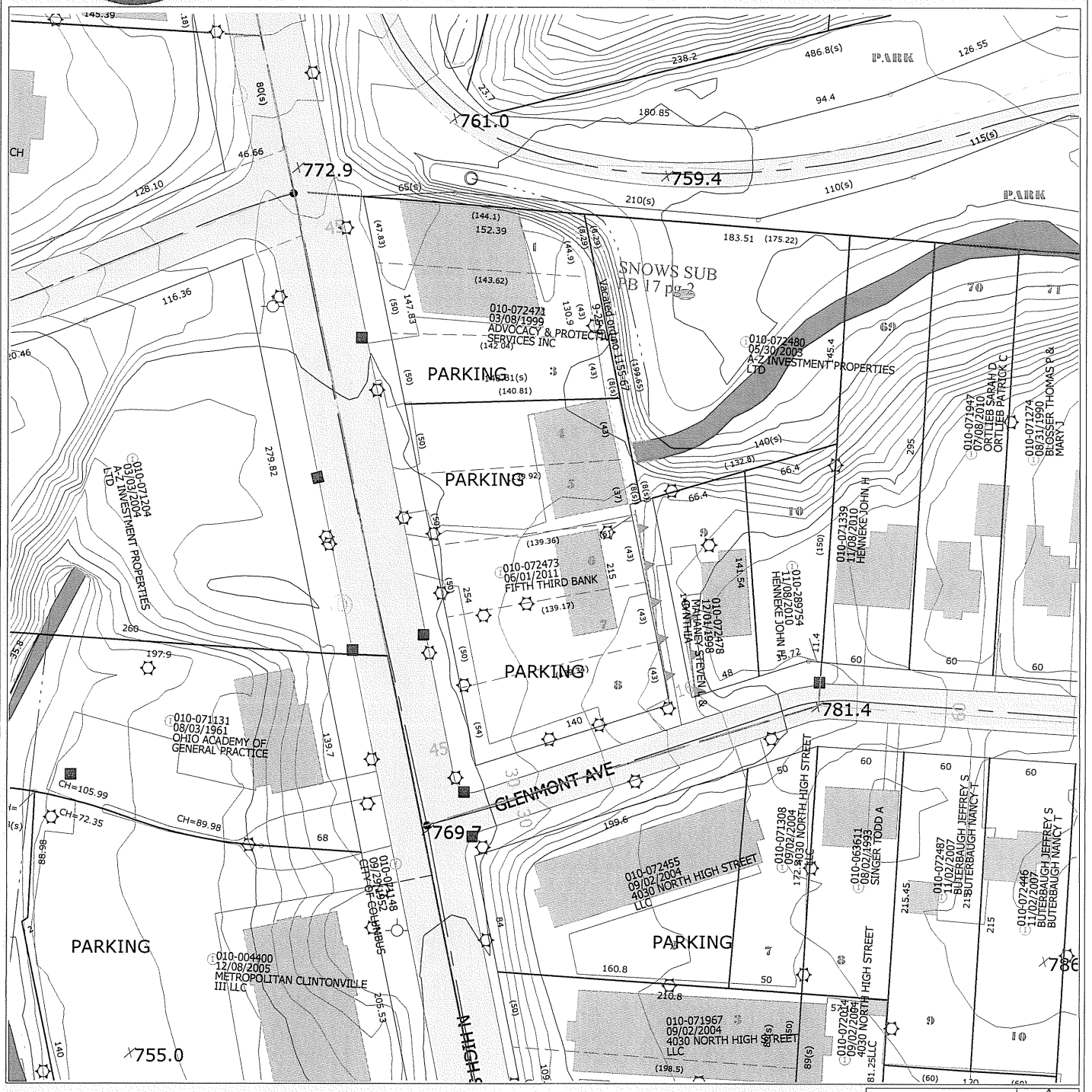
SHEET: C-111

PROJECT NO.: 2011123.34


YOUNG - HOBBS AND ASSOCIATES
1203 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE: 931-645-2824
FAX: 931-645-2768
PIPE DETAIL
NTS
LEGEND
ST STORM SEWER PIPE, AS NOTED
TC TOP OF CASTING
IE INVERT ELEVATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
IRON PIN SET (IPS)
IRON PIN FOUND OR OPEN TOP FOUND, AS NOTED
BENCHMARK, AS NOTED
FIRE HYDRANT
WATER VALVE
GAS VALVE
CURB INLET
SPOT ELEVATION
STORM MANHOLE
STORM MANHOLE (OPEN)
TELEPHONE BOX
SIGN, AS NOTED
UTILITY POLE
WATER METER
TRAFFIC POLE
STEEL POST
ELECTRIC METER
GAS METER
ELECTRIC BOX
TREE
PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINES
CONTOUR LINE EVEN
CONTOUR LINE ODD
OVERHEAD WIRE
SANITARY SEWER, AS NOTED
WATER LINE, AS NOTED
STORM SEWER PIPE, AS NOTED
FENCE LINE
GAS LINE, AS NOTED
LOCATION MAP NTS
CROSSHILL RD
OVERBROOK DR
BATE
CLERMONT AVE
BLENHEIM RD
WHITSTONE PARK OF ROSES
BASIS OF BEARINGS
INST.# 200306020163465
N 06°50'30" W
SCALE 1" = 20'
0' 20' 40' 60'
HIGH STREET (R/W VARIES)
GLENMONT AVE (60' R/W)
LOT 3 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3
LOT 4 OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3
LOT 5 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 ZONING C4
LOT 6 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 ZONING C4
LOT 7 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 ZONING C4
LOT 8 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 ZONING C4
LOT 9 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 BARNETT, STOKES & CRAVEN ZONING P1
LOT 10 C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3
RESERVE C.B. SHOW'S SUBD. OF LOT NO. 1 CLERMONT ADDITION P.B. 17, PG. 2-3 A-Z INVESTMENT PROPERTIES LTD ZONING R3
0.275 ACRES 11,987 SF
0.014 ACRES 610 SF
0.472 ACRES 20,571 SF
0.026 ACRES 1,133 SF
16' ALLEY SUBJECT TO ITEMS #6 & #11
EXISTING BUILDING BLDG HGT.=25'-6" & 2-STORY BRICK W/ BASEMENT
EXISTING BUILDING BLDG HGT.=12'±& 1-STORY BRICK
NOTE: PER EXHIBIT "A" TITLE COMMITMENT (HTA-8884), THE DEED STATES THAT THE PROPERTY IS TOGETHER WITH ALL RIGHT AND TITLE TO THE WEST HALF OF THAT PART OF THE SIXTEEN (16) FOOT ALLEY, ABUTTING THE EAST LINE OF THE DESCRIBED PROPERTY, VACATED BY CITY OF COLUMBUS ORDINANCE NO. 1155-67, DATED SEPTEMBER 25, 1967. THE DEED STATES TITLE AND INTEREST IF ANY.
NOTE: THE OWNER OF LOT 8 IS ENCROACHING INTO THE WEST HALF OF THE ALLEY AND USING IT FOR ACCESS AS A DRIVEWAY TO THE HOUSE
NOT MARKED AT TIME OF THIS SURVEY, CONTRACTOR TO VERIFY
INST. #200306020163465
SEWER LINE PER CITY MAPS & OLD SURVEYS BY OWNER
S 85°03'59" E 140.47' (M) 140.42' (R) DEED
S 85°03'59" E 8.42'
S 06°46'01" E 72.65' (M)
S 08°31'29" W 80.00' (M) (TOTAL) S 08°30'30" W 80.00' (R) DEED
S 75°45'53" W 8.22' (M)
S 08°46'01" E 140.00' (M) 140.00' (R) PER ORDINANCE 1155-67
N 82°46'54" W 32.00' (M) N 83°01'32" W 71.94' (R) DEED
S 83°06'34" W 69.00' (M) S 83°06'30" W 69.00' (R) DEED
S 75°55'42" W 140.00' (M)
S 75°55'42" W 99.77' (M) TOTAL 99.82' (R)
S 78°50'42" W 8.00' (M)
N 06°50'30" W 147.93' (M)
N 06°50'30" W 147.93' (R) DEED
S 06°50'30" E 147.93' (M)
S 06°50'30" E

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/4/12



Scale = 100

Grid North

Disclaimer

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

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 26, 2010

1. **Application No.:** **09310-00328**
Location: **4080 NORTH HIGH STREET (43214),** located at the northeast corner of Glenmont Ave. & N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback from 60 ft. to 15 ft. (45 ft.).
3342.07, Drive-in stacking area.
To reduce the minimum number of required stacking spaces from 23 to 17 (6 spaces) for four pick-up units.
3342.18, Parking setback line.
To reduce the minimum parking setback from 10 ft. to 4.24 ft. along Glenmont Ave. (5.76 ft.) and from 10 ft. to 6.50 ft. along High St. (3.5 ft.).
Proposal: To construct a new bank.
Applicant(s): Mike Motte; c/o Atwell-Hicks
50182 Schoenherr Rd.
Shelby Township, Michigan 48315
Property Owner(s): A-Z Investment Properties, Ltd.
4100 N. High St.
Columbus, Ohio 43214

RELEVANT DATA

- The site is developed with a building which housed offices for a used car lot and an office building. Originally, the car lot site was developed as a service station. Most other nearby uses include office buildings and single-family dwellings.

- The applicant is proposing to raze the former service station and neighboring office building in order to combine the sites and develop it with a bank.

- Section 3356.11 requires the building setback to be a minimum of 60 ft. from the High St. right-of-way, while the applicant proposes a building setback of 15 ft. Section 3342.07 provides that a minimum of 23 stacking spaces be provided for four pick-up units, while the applicant proposes 17 stacking spaces. Section 3342.18 requires a minimum parking setback of 10 ft., while the applicant proposes a setback of 4.24 ft. along Glenmont Ave. and 6.5 ft. along High St.

- One existing structure to be razed is constructed over a box culvert. This is why the building setback is the subject of a variance, since the applicant does not want to build over top of that, again.

- This site is not within an area governed by an Urban Commercial Overlay district.

- The Transportation Division (Planning & Operations) is requesting a right-of-way dedication of 60 ft. from the center line of N. High St. and an adjustment of the orientation of the "Do Not Enter" signs to be slightly angled to the north and south so they are visible from vehicles travelling along N. High St.

- A recommendation by the Clintonville Area Commission has not been received, as of this report.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

This is a request to re-develop two adjoining properties from an auto dealership and office building into a bank. Both of the existing buildings would be razed. A building setback variance is requested so that the new bank building does not have to be constructed over top of a box culvert and to pull the business away from an existing residential use, to the east, which abuts the property. It also makes the lot 'buildable', since otherwise, it would be difficult to construct a building, here. The parking setback variance lessens the amount of drive aisle placed over a box culvert.

CONDITION(S) RECOMMENDED:

1. The applicant agrees to dedicate right-of-way from 60 ft. from the center line of High St., per Section 3125.17, as requested by the Transportation Division, and to re-orient the "Do Not Enter" signs, as requested by Transportation.
2. The tax parcels shall be combined.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. agenda

STAFF REPRESENTATIVE: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov#http://DJReiss@Columbus.gov#

12310-00012
4080 N. High St.

BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 26, 2010

1. **Application No.:** **09310-00328**
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50182 Schoenherr Rd.
Shelby Township, Michigan 48315
Property Owner(s): A-Z Investment Properties, Ltd.
4100 N. High St.
Columbus, Ohio 43214

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The applicant agrees to dedicate 5 ft. of the property facing High St. to the city as right-of-way as requested by the Transportation Division, and to re-orient the "Do Not Enter" signs, as requested by Transportation.

2. The tax parcels shall be combined.

VOTE: 5-0

MEMBER	
James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

David J. Reiss Feb. 4, 2010
Name Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

Mayor Michael B. Coleman

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

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 # **12310-00012**
4080 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Andrew Richlen
of (COMPLETE ADDRESS) 1801 Watermark Drive, Suite 150, 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
Dennis Green	1404 East Ninth Street, Cleveland, OH 44114

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 11 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: 8-22-2016

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Jennifer Evans
Notary Public, State of Ohio
My Commission Expires 08-22-2016

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

Revised 02/01/11