



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: 12310-0-00341
Date Received: 6/18/12
Commission/Group: Clintonville
Existing Zoning: C-4 Application Accepted by: Q. Reiss Fee: \$1,900.00
Comments: 8/28/12

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.

REDUCTION FROM 6 TO 5 OF REQUIRED STACKING SPACES AT
DRIVE-UP TELLER WINDOW LANE PER CODE SECTION 3312.11

LOCATION

1. Certified Address Number and Street Name 3454 N. HIGH STREET
City COLUMBUS State OH Zip 43214
Parcel Number (only one required) 010-042811-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name CHARLES WERTZ
Address 6130 S. SUNBURY ROAD City/State WESTERVILLE, OH Zip 43081
Phone # (614) 545-4550 Fax # (614) 545-4555 Email cwertz@shremshock.com

PROPERTY OWNER(S):

Name JODI HENRICK
Address 3454 N. HIGH STREET City/State COLUMBUS, OH Zip 43214
Phone # (614) 261-0650 Fax # Email Jodi@smartfedcu.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name CHARLES WERTZ
Address 6130 S. SUNBURY ROAD City/State WESTERVILLE, OH Zip 43081
Phone # (614) 545-4550 Fax # (614) 545-4555 Email: cwertz@shremshock.com

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

APPLICANT SIGNATURE Charles Wertz
PROPERTY OWNER SIGNATURE Jodi Henrick
ATTORNEY / AGENT SIGNATURE Charles Wertz

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

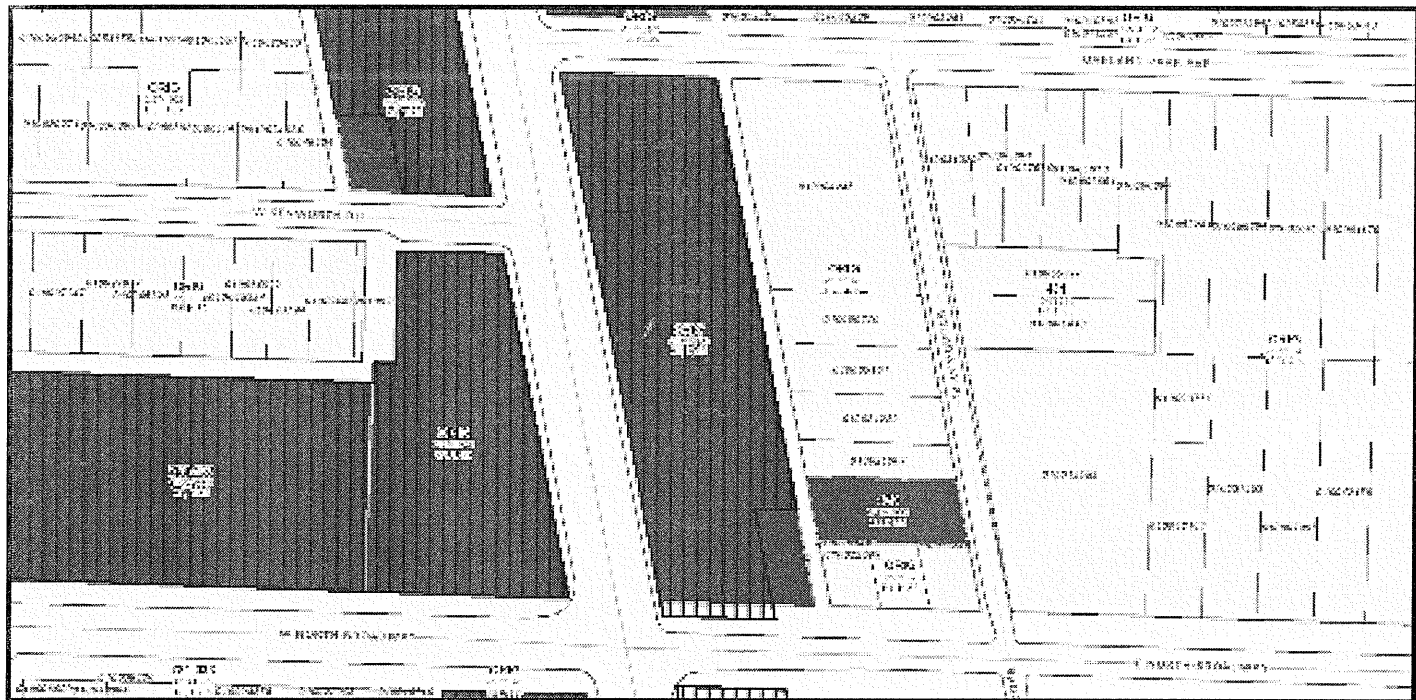
Please make all checks payable to the Columbus City Treasurer



12310-00341
3454 N. High St.

Date: Mon Dec 12 2011

General Zoning Inquiries: 614-645-8637





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AFFIDAVIT

12310-00341
3454 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CHARLES WERTZ
of (1) MAILING ADDRESS 6130 S. SUNBURY ROAD, WESTERVILLE, OH 43081
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 3454 N. HIGH STREET
(2) per ADDRESS CARD FOR PROPERTY COLUMBUS, OH 43214
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) JODI HENRICK
3454 N. HIGH STREET
COLUMBUS, OH 43214

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

CHARLES WERTZ
(614) 545-4550

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

(5) CLINTONVILLE AREA COMMISSION
JAMES BLAZER II
333 E. NORTH BROADWAY ST.
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

☒ (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 18th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Blm. P. Shreck
Dec. 10, 2015

My Commission Expires:



Benjamin C. Shremshock
Notary Public-State of Ohio
My Commission Expires
December 10, 2015

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Please make all checks payable to the Columbus City Treasurer

Scott Zinn & David Clarke
148 E. Cooke Rd
Columbus, OH 43214

E. North Broadway Partners LLC
150 E. Broad Street
Columbus, OH 43215

Columbus Mennonite Fellowship
35 Oakland Park Ave
Columbus, Oh 43214

Lee & Anne Inks
18 E. North Broadway
Columbus, OH 43214

Wallace F. Ackley Co.
695 Kenwick Rd
Columbus, OH 43209

Trustees North Broadway United Methodist Church
48 E. North Broadway St
Columbus, OH 43214

Uptown Holdings Ltd LLC
Michael & Carol Tomko
P.O. Box 141213
Columbus, OH 43214

Trident Investment Group LLC
3631 Scioto Run Blvd
Hilliard, OH 43026

Abby Quinn LLC
3434 N High St
Columbus, OH 43214

Cornerstone Living LLC
2271 Palmleaf Ct
Columbus, OH 43235



SMART Federal Credit Union
Jodi Henrick
3454 N. High Street
Columbus, OH 43214

Shremshock Architects
Charles Wertz
6130 S. Sunbury Road
Westerville, OH 43081

Clintonville Area Commission
C/O James Blazer II
333 E. North Broadway St.
Columbus, OH 43214

R & M Family L P
2179 S. Parkway Drive
Columbus, Oh 43221

Werner Klatt
398 E. Torrence Rd
Columbus, OH 43214

STATEMENT OF HARDSHIP

SMART Federal Credit Union is planning a renovation and addition to modernize their retail branch; providing increased space for future growth, improved ADA compliance, and new equipment and services considered essential in today's financial industry. Among the upgrades is the addition of a single lane drive-up teller. However, due to existing site constraints, only 5 vehicular stacking spaces can be provided at the drive-up lane in lieu of 6 spaces as required by code section 3312.11 for vehicular stacking.

The site constraints prohibiting full compliance with the stacking requirements include the steep grades that exist from High Street combined with the close proximity of the existing building to the alleyway and the limited area of level grade available for vehicular use and circulation. The only grades on the site which allow for relatively level access are located at the rear of the property adjacent to the alley. This requires the drive-up teller window to be located along the rear façade with the drive-up lane beginning from the alley at the southeast corner of the site. This fixed dimension allows for only 5 stacking spaces.

The surrounding neighbors should feel little to no impact from the proposed site changes as the traffic patterns to and from the site have changed little from the current conditions. One access point remains from High Street with continued access provided from the alley. The drive-up lane access originating from the alley will ensure no impact occurs on High Street.

The Credit Union operates with a closed membership enrollment, serving employees, teachers and administrators of Franklin County school districts. A single lane drive up will provide a vital additional service to its membership and help the Credit Union compete for member share among the Franklin County School Districts. Without this core equipment and service, the Credit Union will continue to operate with a competitive disadvantage. As a valued member of the business, financial, and educational community of the area, it is hoped this variance request will be seen for its necessity.

12310-00341
3454 N. High St.

12310-00341
3454 N. High St.

SITE DEVELOPMENT PLAN

DRAWN BY: CWM
CHECKED BY: TJS

SMART
FEDERAL CREDIT UNION
3454 North High Street
Columbus, OH 43214

 SHREMSHOCK

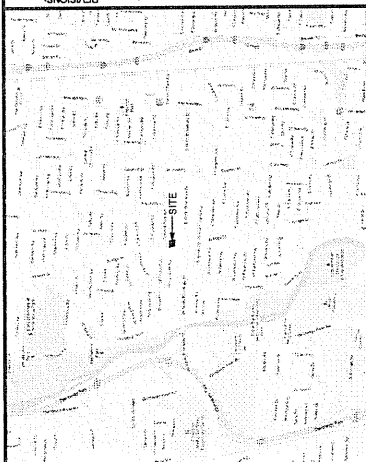
info@shrmshock.com
www.shrmshock.com

6130 S. Sunbury Rd., Westerville, OH 43081
1-814-545-4550 F 614-545-4555

06/18/2012

DATE ISSUED: 05/19/2013

REVISIONS:

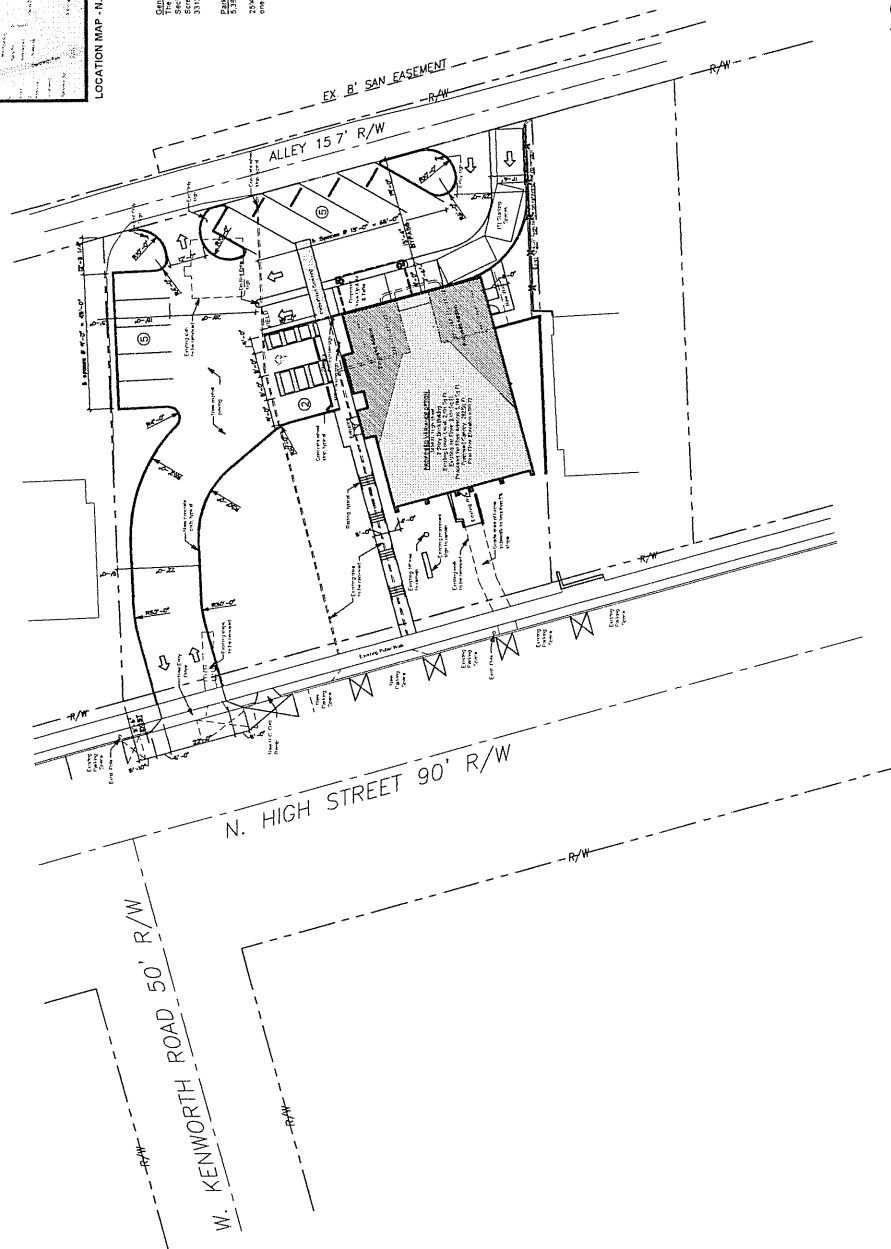


LOCATION MAP - N.T.S.

General Notes
The proposed project will comply with the requirements of the following sections
Section 3312.01 - Landscaping, Section 3312.03 - Lighting, Section 3312.21 -
Screens, Section 3312.29 - Signage/Marking, Section 3312.43 - Sidewalks, Section
3312.45 - Wheel Sloped Curb

Parking Calculations:
 3,186 SF Building / 450 SF per vehicle = 11.97 (12 vehicles)

25% reduction per Section 3372.03-B 2 = 9 parking spaces required with one to be handicap accessible.



REVISIONS:
DATE ISSUED: 06/18/2012

SHREMSHOCK
Grand & Shremshock Architects, Inc.
1600 N. High Street, Columbus, OH 43214
www.shremshock.com

SMART
FEDERAL CREDIT UNION
3454 North High Street
Columbus, OH 43214

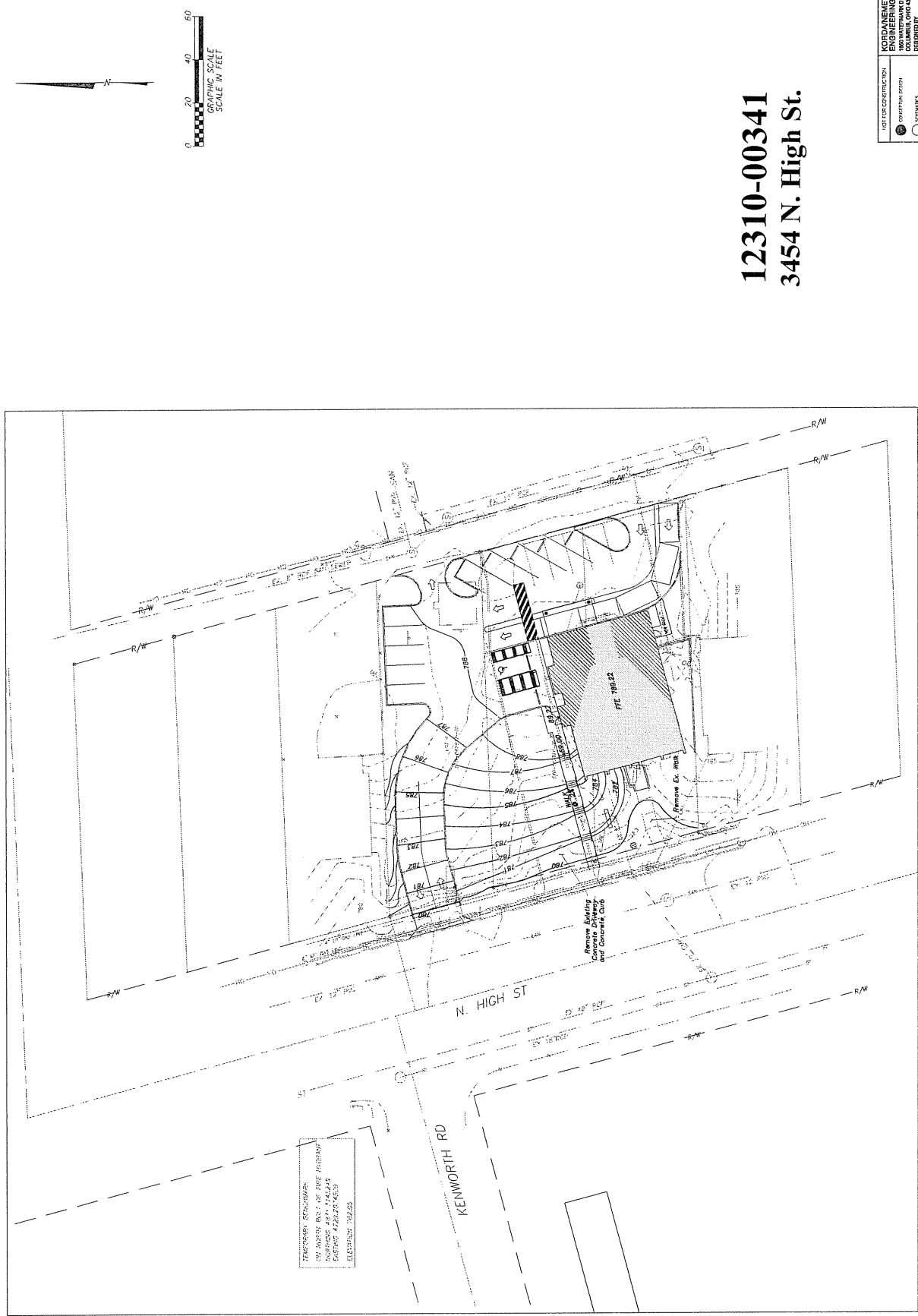
Grading Site Plan
DRAWN BY: [blank]
CHECKED BY: [blank]

PRELIMINARY
NOT FOR CONSTRUCTION

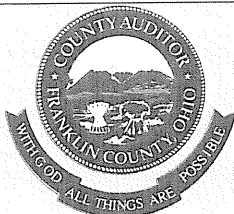
SD.2
DRAWING NUMBER: 110297
SALE
11/20/11

USDA NATURE ENGINEERING, INC.
1800 WATERMAN DRIVE
COLUMBUS, OH 43214
DESIGNED BY: [blank]
DRAWN BY: [blank]
DATE: 06/18/2012
JOB FILE: 20110418

NOT FOR CONSTRUCTION
☒ CONSTRUCTION PERMIT
☐ SUBMITTALS
☐ REVISIONS
☐ WORKS CHARTERS



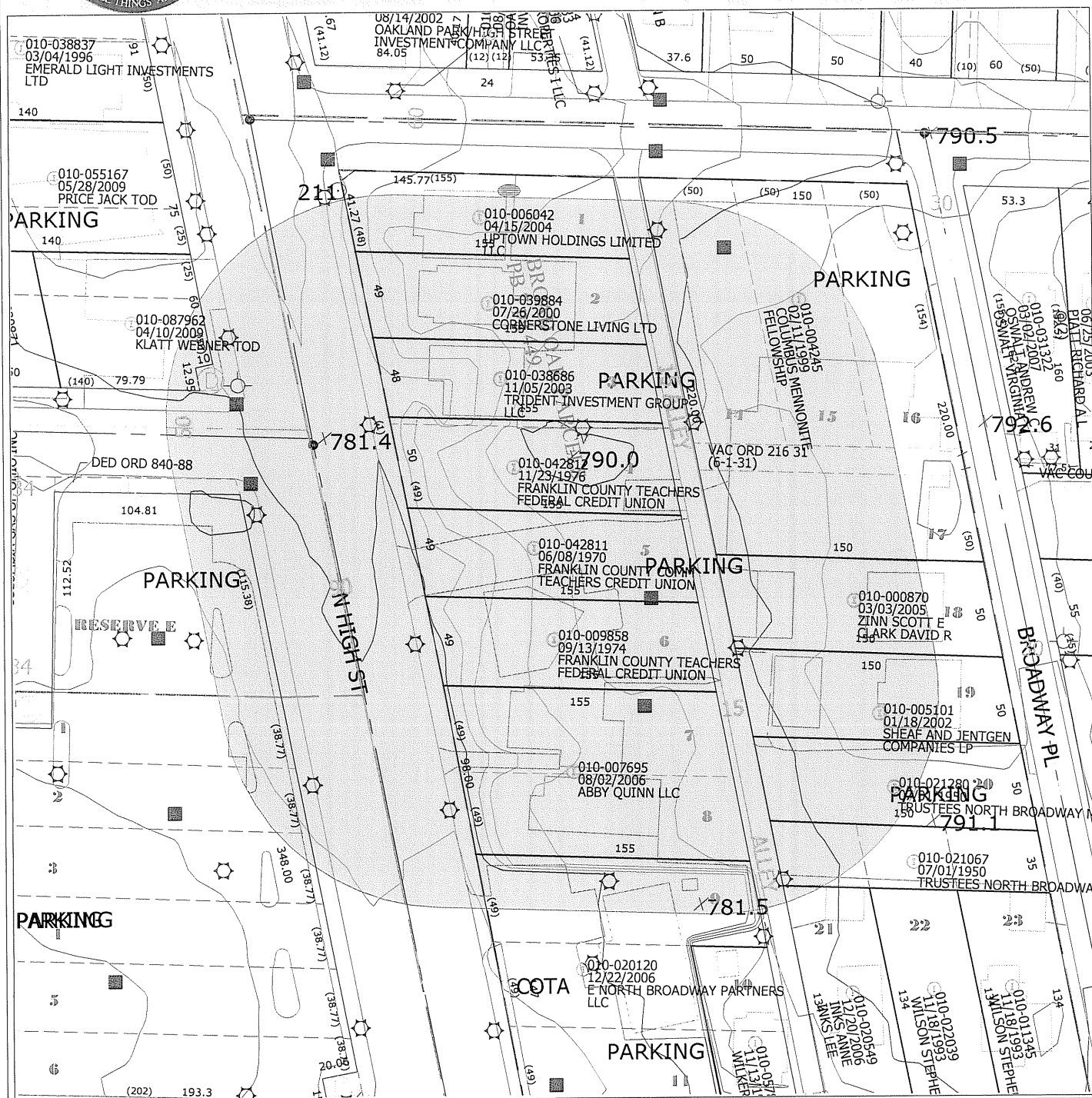
PROJECT: 12310-00341
12310 N. HIGH ST. 3454 N. HIGH ST.
NORTH: 43° 14' 24.15
EAST: 42° 28' 45.19
ELEVATION: 788.12



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/12/12



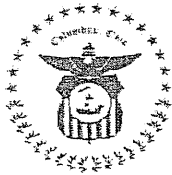
Disclaimer

Scale = 83'

Grid

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be held responsible for any errors or omissions. Information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

12310-00341
3454 N. High St.



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: 010042811, 010042812, 010009858

Zoning Number: 3460

Street Name: N HIGH ST

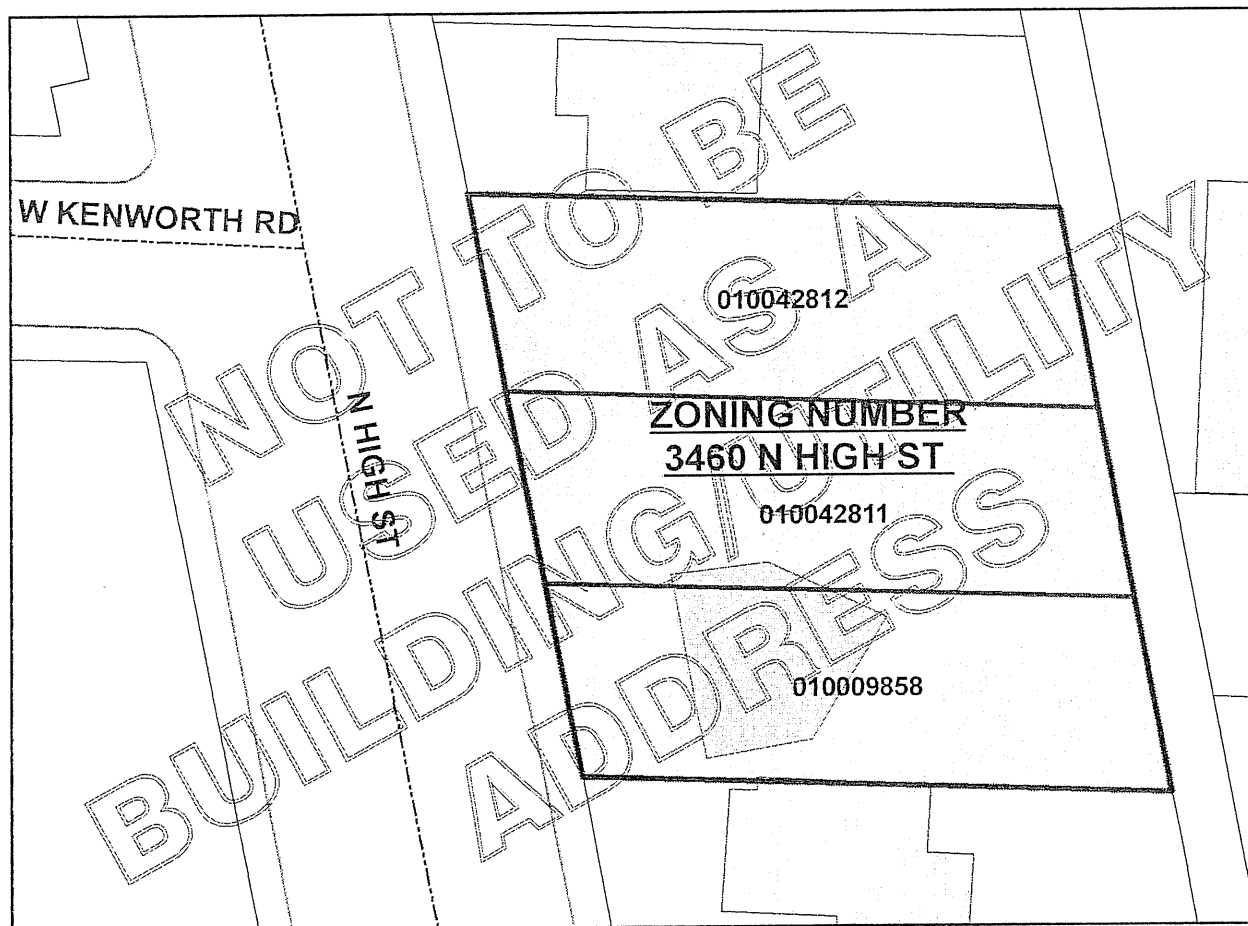
Lot Number: PT 3 & 4-6

Subdivision: NORTH BROADWAY

Requested By: SHREMSHOCK ARCHITECTS (CHUCK WERTZ)

Issued By: Adriana Amador

Date: 6/13/2012



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 9054



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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.

APPLICATION #

12310-00341

3454 N. High St.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHARLES WERTZ
of (COMPLETE ADDRESS) 10130 S. SUNBURY ROAD, WESTERVILLE, OH 43081
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

SMART FEDERAL CREDIT UNION: 3454 N. HIGH ST., COLUMBUS, OH 43214
JODI HENRICK (CEO)

SIGNATURE OF AFFIANT

Charles Wertz

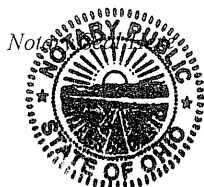
Subscribed to me in my presence and before me this 18 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Ben. Shremshock

My Commission Expires:

Dec. 10, 2015



Benjamin C. Shremshock
Notary Public-State of Ohio
My Commission Expires
December 10, 2015

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