



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: 12310-00755

Date Received: 12/17/12

Commission/Group: Clintonville

Existing Zoning: C-4

Application Accepted by: (Signature)

Fee: \$1,900⁰⁰

Comments: 2/26/13

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.

Vary sections of 3372.607 for the reuse of an existing building within a small shopping center. Vary Section 3372.607(A) omit 4' foot high fencing along Olentangy and Kinnear Place, 3312.21A to omit the landscape islands and trees and a variance to Section 3321.01(A) to omit the dumpster screening for the compactor behind the easternmost buildings.

LOCATION

1. Certified Address Number and Street Name 2784 North High Street

City Columbus

State Ohio

Zip 43202

Parcel Number (only one required) 010-036059

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Plaza Properties

Address 3016 Maryland Avenue

City/State Columbus, OH

Zip 43209

Phone # 237-3726

Fax # 237-3219

Email _____

PROPERTY OWNER(S):

Name EBP 2800 North High LLC

Address 3016 Maryland Avenue

City/State Columbus, OH

Zip 43209

Phone # 237-3726

Fax # 237-3219

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 & Hale LLC

Address 37 West Broad Street, 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 Plaza Properties By: (Signature)

PROPERTY OWNER SIGNATURE EBP 2800 North High LLC By: (Signature)

ATTORNEY / AGENT SIGNATURE (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



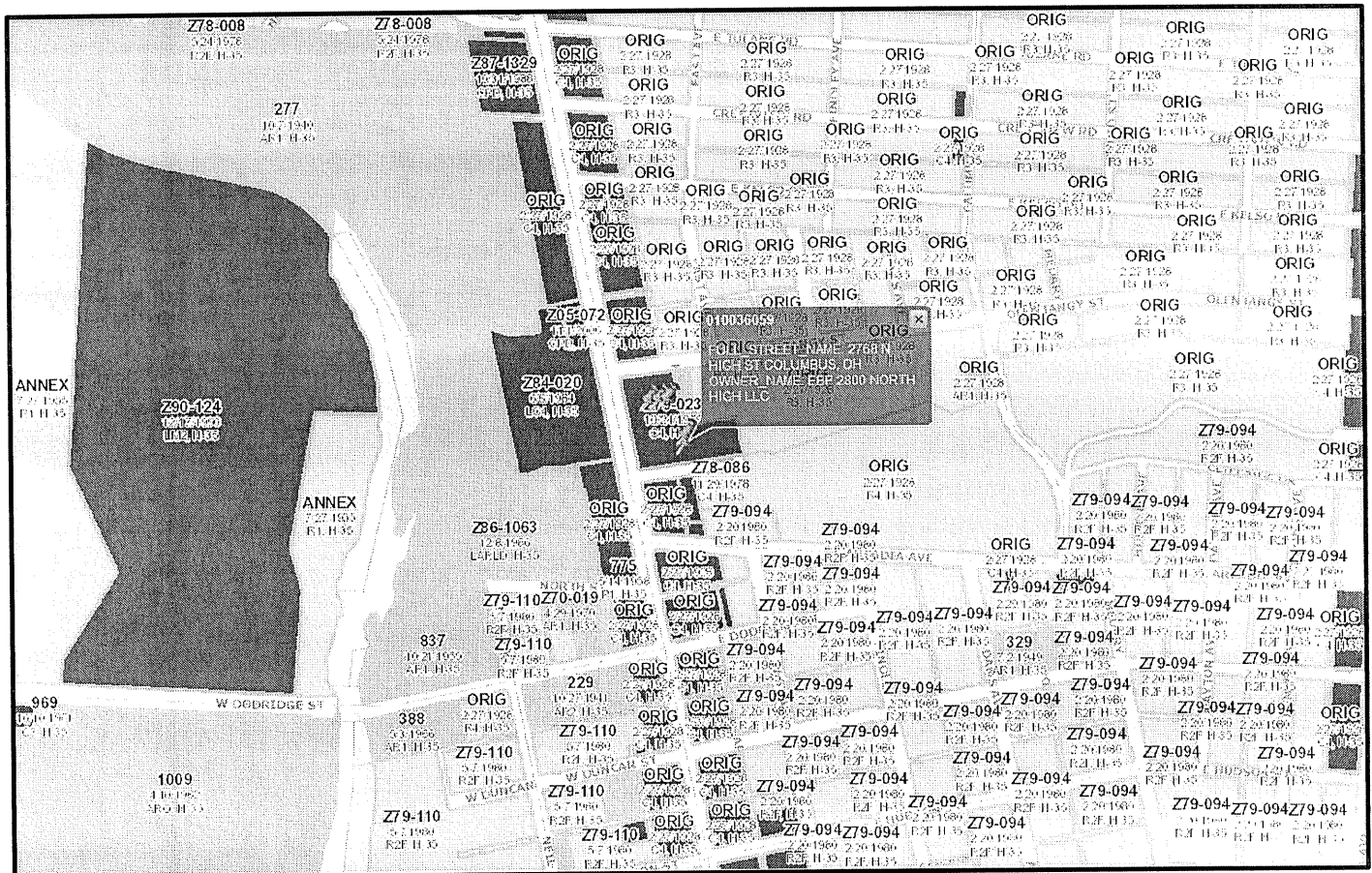
2784 N. High St.

General Zoning Inquiries: 614-645-8637

Parcel Number: 010036059

Airport Overlay Environs: N/A

Graphic Commission: N/A





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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 West Broad Street, 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 2784 North High Street
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

(4) EBP 2800 North High LLC

AND MAILING ADDRESS

3016 Maryland Avenue

Columbus, OH 43209

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

Plaza Properties

237-3726

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

(5) Clintonville Area Commission

c/o Dana Bagwell

3982 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 sheet

☐ (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 14th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:



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

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OWNER

EBP 2800 N. High LLC.
3016 Maryland Ave.
Columbus, OH 43209

APPLICANT

Plaza Properties
3016 Maryland Ave.
Columbus, OH 43209

ATTORNEY

Jackson B. Reynolds, III
c/o Smith & Hale, LLC.
Columbus, OH 43215

AREA COMMISSION

Clintonville Area Commission
c/o Dan Bagwell
3982 N. High St.
Columbus, OH 43214

SURROUNDING PROPERTY OWNERS

White Castle Systems
c/o Donna Lipps
PO Box 1498
Columbus, OH 43216-1498

David & Linda Roberts
34 Olentangy St.
Columbus, OH 43202

James G. Barouxis
2756 Northwest Blvd.
Columbus, OH 43221

Philomena Shaw
57 Olentangy St.
Columbus, OH 43202

James Burns & Mary Casey
53 Olentangy St.
Columbus, OH 43202

Michael Richards
69 Olentangy St.
Columbus, OH 43202

Angela Freeman
37 Olentangy St.
Columbus, OH 43202

Moirra Konrad & Mark Engelhardt
26 Olentangy St.
Columbus, OH 43202

Daniel McDowell
40 Olentangy St.
Columbus, OH 43202

John & Leona Willison
30 Olentangy St.
Columbus, Oh 43202

R&S Investment LLC
PO Box 82560
Columbus, OH 43202

Joseph & Deborah Blundo
536 Whitney Ave.
Worthington, OH 43085

ACV High Stree, LLC
465 1st. St. W Fl. 2
Sonoma, CA 95476

Marty Calhoun
2822 N. High St.
Columbus, OH 43202

Tripoli Investors, LLC
c/o James Barouxis
2785 Northwest Blvd.
Columbus, OH 43221

Marc Van Steyn
65 Olentangy St.
Columbus, OH 43202

Board of Education
Real Estate Coordinator
270 E. State St.
Columbus, OH 43215

City of Columbus
Real Estate Mgmt.
90 W. Broad St. Rm 425
Columbus, OH 43215

Theodore Nedelkoff et. al.
2754 N. High St.
Columbus, OH 43202

Charlotte Kessler TR
Park National Bank TR
c/o Giant Eagle Inc., Real Estate Dept
101 Kappa Dr.
Pittsburg, PA 15238

ruben-kinnearplace.lbl (clh)
12/4/12 F:\docs/s&h labels/2012



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STATEMENT OF HARDSHIP

12310-00755

2784 N. High St.

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 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 variances are requested because the existing shopping abuts two public streets (Olentangy and Kinnear Place) and there is no place to erect the fencing and landscaping along these public rights of way. Further the shopping center is small and meets the parking space requirement exactly and the code requirement for the trees and planter islands would greatly reduce the number of parking spaces for the site. The existing design of the shopping center creates the special circumstances that make the granting of the requested variances appropriate. The overlay standards were triggered by the addition of two (2) small coolers to the rear of the building to be renovated (the coolers total have a square footage of 768) which is very small when considered in light of the overall shopping center. The granting of the variances will not injure abutting owners and will preserve a property right that others in the neighborhood currently enjoy.

Signature of Applicant

Date

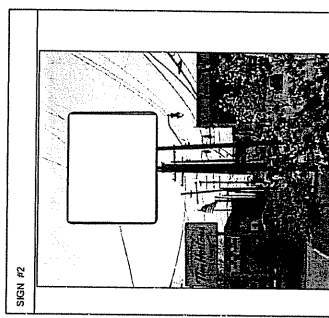
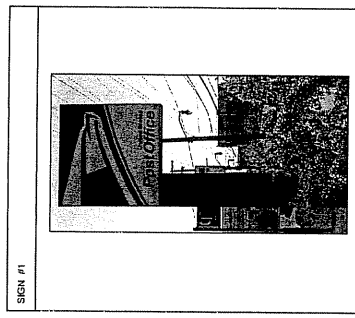
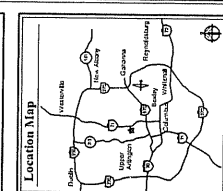
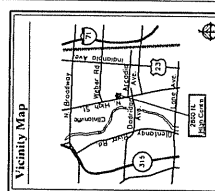
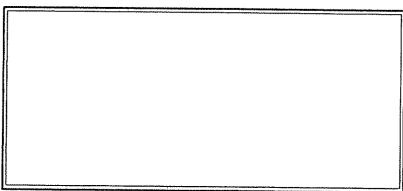
12/14/12

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LEASEABLE AREA		
SPACES	THREAT	AREA
101	AVAILABLE	16,000 S.F.
102	AVAILABLE	8,000 S.F.
103	CHINA BUFFET	4,320 S.F.
104	U.S. POST OFFICE	2,340 S.F.
105	VIETNAMESE FLOWER SHOP	2,400 S.F.

2800 N. High Street
 2758 - 2808 N. High Street
 Columbus, OH 43202

Updated:
 04.13.2011
 02.28.2012



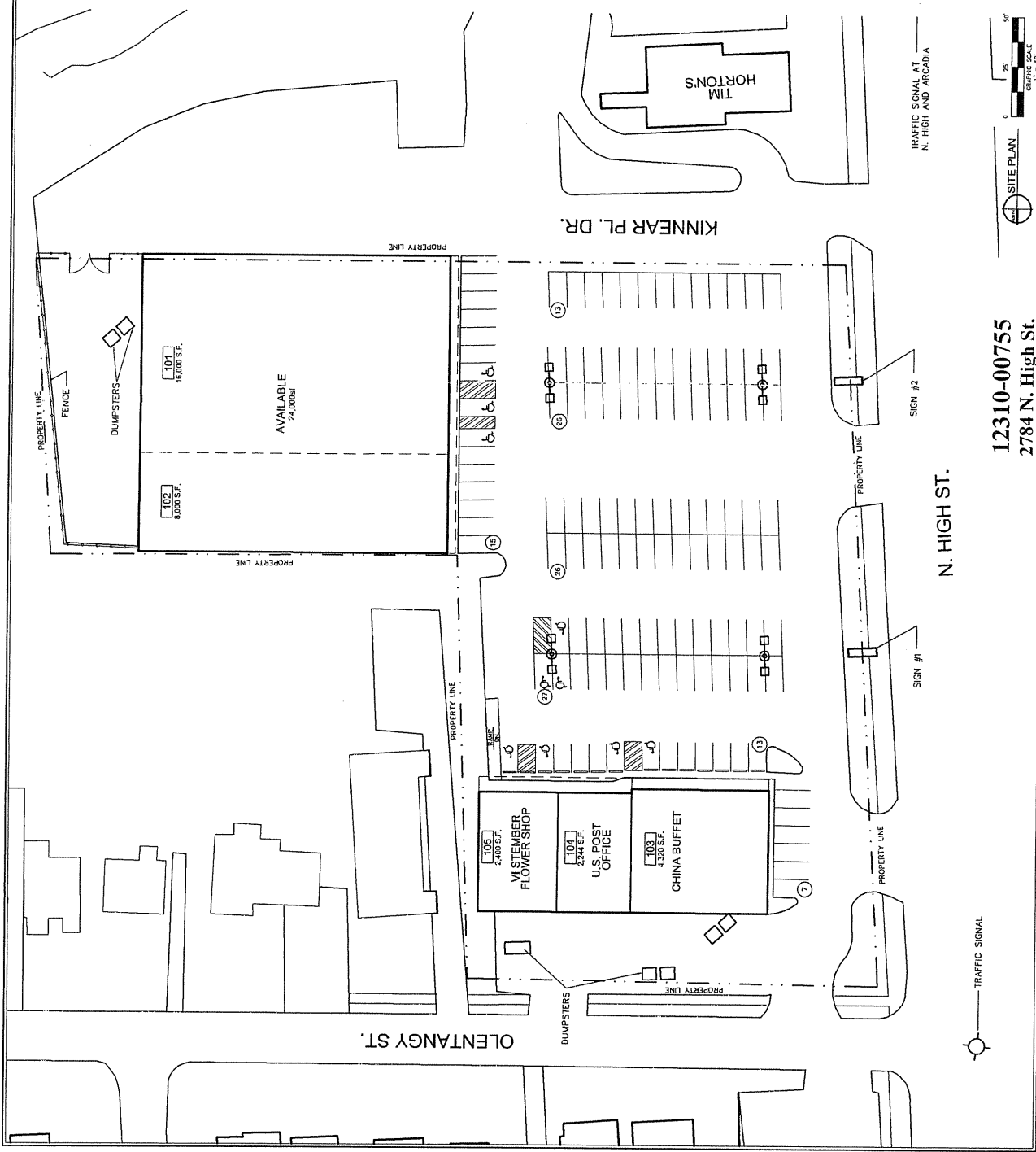
PARKING SUMMARY
 137 PARKING SPACES
 137 HANDICAP SPACES
 137 TOTAL PARKING SPACES

32,864 TOTAL SQUARE FEET OF LEASEABLE SPACE
 3.15 PARKING SPACES PER 1,000 S.F. = 137 PARKING SPACES

HANDICAP SPACES REQUIRED
 101 TO 200 TOTAL PARKING SPACES = 6 HANDICAP SPACE REQUIRED

LAND AREA CALCULATION

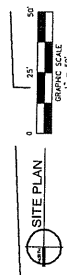
TOTAL AREA 105,000 SQUARE FEET = 2.41 ACRES
 LEASEABLE SPACE 32,864 SQUARE FEET = 0.76 ACRES
 0.76 ACRES / 2.41 ACRES = 31% OF TOTAL AREA LEASABLE



12310-00755
2784 N. High St.

N. HIGH ST.

TRAFFIC SIGNAL AT
 N. HIGH AND ARCADIA



TRAFFIC SIGNAL

GENERAL NOTES

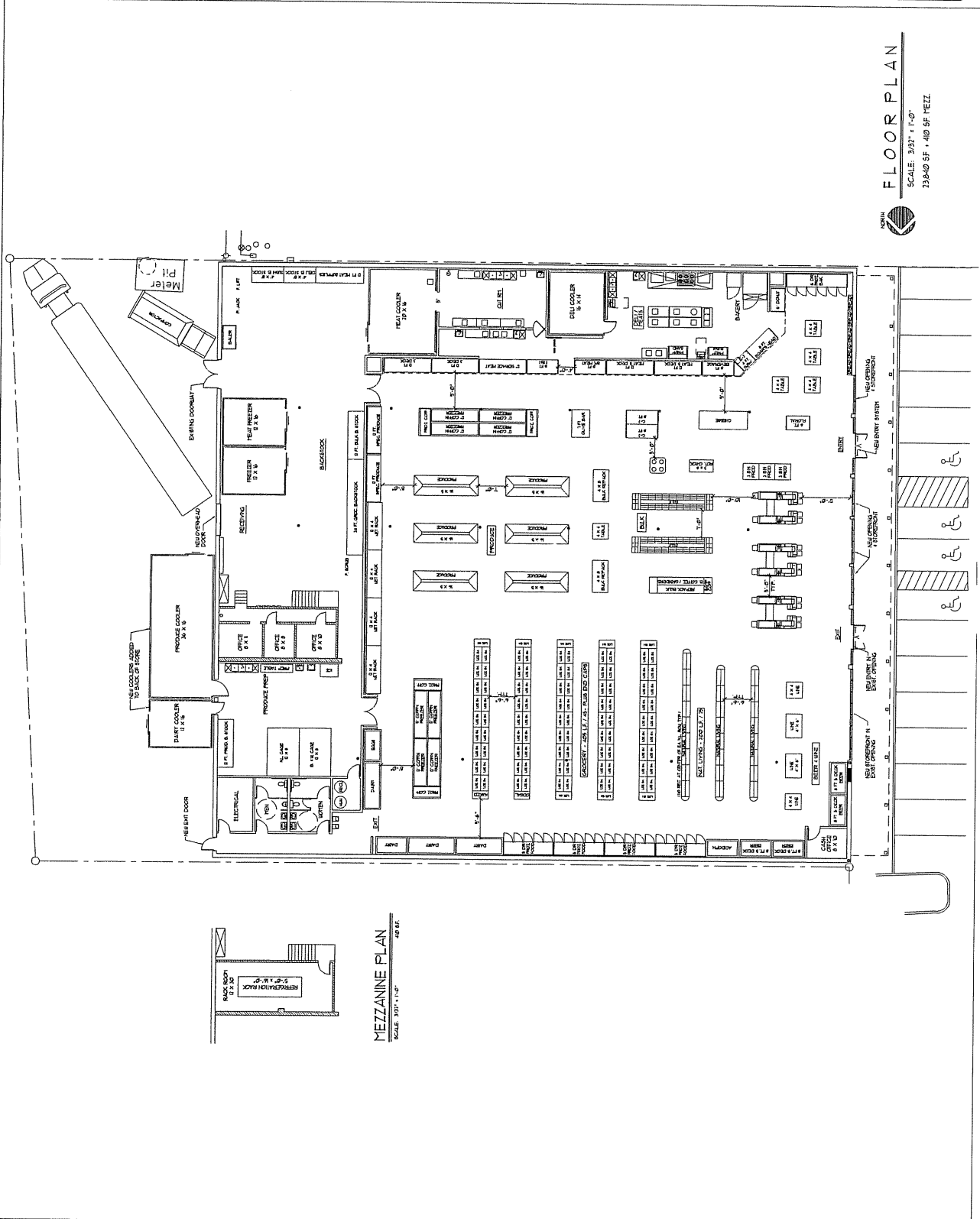
KEYED NOTES 9 0

FOOD MARKET
TENANT IMPROVEMENT
NIC. OF N. HIGH ST. & KINEAR PLACE DR.
CLINTONVILLE
OHIO

TOH GENTRY ARCHITECT
2714 PAUL AUSTIN DR. SE. ALUMBERVILLE, OHIO 43002
(615) 344-8850

date: 10-01-01
drawn by: [signature]
checked by: [signature]
approved by: [signature]

SCHMATIC
FLOOR PLAN



FLOOR PLAN

SCALE: 3/32" = 1'-0"
23940 SF - 400 SF MEZZ.

Real Estate / GIS Department



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: 010036059

Zoning Number: 2784

Street Name: N HIGH ST

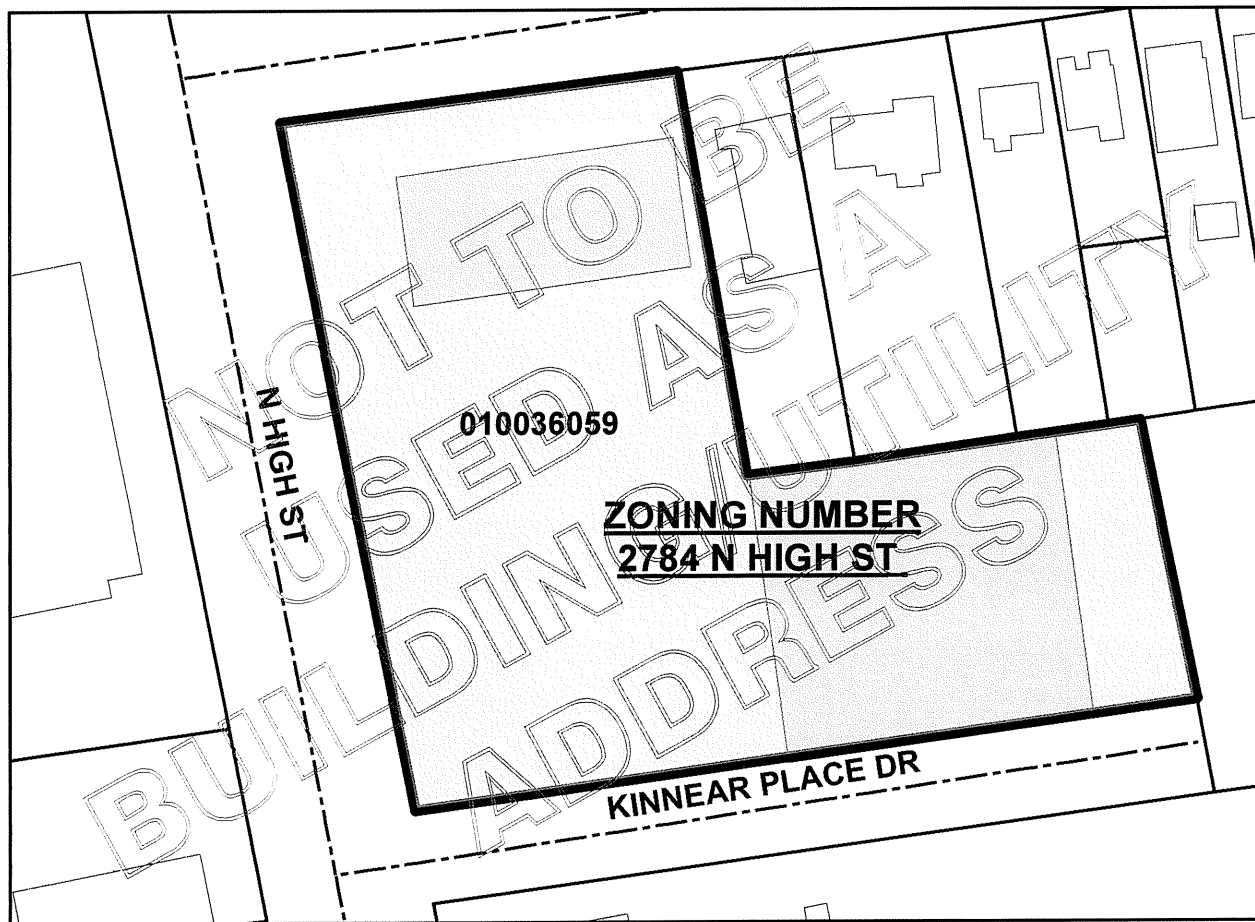
Lot Number: 1-5

SUBDIVISION: KINNEAR PLACE

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 12/3/2012



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 12072



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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 #

12310-00755

2784 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 West Broad Street, 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

EBP 2800 North High LLC, 3016 Maryland Avenue, Columbus, OH 43209

Plaza Properties, 3016 Maryland Avenue, Columbus, OH 43209

SIGNATURE OF AFFIANT

Jackson B. Reynolds, III

Subscribed to me in my presence and before me this 14th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



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

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