



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 13310-0-00447  
Date Received: 6/27/13  
Commission/Group: Far North  
Existing Zoning: LC-4 Application Accepted by: W. Reiss Fee: \$1,900.00  
Comments: 9/24/13

## 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.

The request is to reduce the number of required parking spaces from 94 to 80  
(a reduction of 14 spaces) for a change of tenant space from retail to restaurant use.

The variance is to Section 3312.49 (table 2).

## LOCATION

1. Certified Address Number and Street Name 8209 North High Street  
City Columbus State OH Zip 43235  
Parcel Number (only one required) 610-274885

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Metropolitan Partners  
Address 35 North 4th Street, Suite 100 City/State Columbus, OH Zip 43215  
Phone # 883-1300 Fax # 221-1380 Email trollins@metropolitanpartners.com

## PROPERTY OWNER(S):

Name Metropolitan 23 LLC c/o Continental Real Estate  
Address 150 East Broad street, Suite 200 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 & 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 Metropolitan Partners By: [Signature]  
PROPERTY OWNER SIGNATURE Metropolitan 23 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



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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 8209 North High Street  
(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) 8209 N High St  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Metropolitan 23 LLC  
c/o Continental Real Estate  
150 East Broad Street, Suite 200  
Columbus, OH 43215  
Metropolitan Partners  
883-1300

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

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

(5) Far North Columbus Community Coalition  
c/o Gloria Humes  
771 Wyndstone Drive  
Lewis Center, OH 43035

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 20<sup>th</sup> day of JUNE, in the year 2013

SIGNATURE OF NOTARY PUBLIC



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

(8) Jackson B. Reynolds III  
(8) Natalie C. Timmons  
9/4/15

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**APPLICANT/PROPERTY OWNER**

**ATTORNEY**

**AREA COMMISSION**

Metropolitan 23 LLC  
c/o Continental Real Estate  
150 East Broad Street, Suite 200  
Columbus, OH 43215

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

Far North Columbus Communities  
Coalition  
c/o Gloria Humes  
771 Wyndstone Drive  
Lewis Center, OH 43035

**SURROUNDING PROPERTY  
OWNERS**

Worthington Christian Church Inc.  
8145 North High Street  
Columbus, OH 43235

City of Columbus  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

Rebecca Shak et al.  
62 Highbluffs Boulevard  
Columbus, OH 43235

Linda C Cooper  
806-3504 Hurontario Street  
Mississauga ON L5B 1P2

Ashley L Swazuk  
66 Highbluffs Boulevard  
Columbus, OH 43235

Christina A Hess  
8283 Annandale Lane  
Columbus, OH 43235

Andrea L Gabel  
8285 Annandale Lane  
Columbus, OH 43235

Firouzan Amir-Ebrahimi  
8287 Annandale Lane  
Columbus, OH 43235

Traditions at Highbluffs LLC  
c/o Ardent Property Management Inc.  
570 Olde Worthington Road, Suite 12C  
Westerville, OH 43082

Amanda E Shak  
8291 Annandale Lane  
Columbus, OH 43235

Shawn P Falgiano  
8293 Annandale Lane  
Columbus, OH 43235

Ryan Seman  
300 Holly Grove Road  
Lewis Center, OH 43035

Abby V Stierman  
8301 Annandale Lane  
Columbus, OH 43235

Lauren & James J Tracy  
8303 Annandale Lane  
Columbus, OH 43235

Wendy Hansel  
3276 North High Street  
Columbus, OH 43202

Terry L Klinker  
74 Highland Pointe Cr.  
Columbus, OH 43235

Richard C Burkart  
76 Highland Pointe Cr.  
Columbus, OH 43235



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00447

8209 N. High St.

## One Stop Shop Zoning Report Date: Fri Jun 28 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 8231 N HIGH ST COLUMBUS, OH

**Mailing Address:** 150 E BROAD ST STE 200  
150 E BROAD ST STE 200

**Owner:** METROPOLITAN 23 LLC

**Parcel Number:** 610274885

### ZONING INFORMATION

**Zoning:** Z04-087, Commercial, LC4

effective 2/28/2005, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

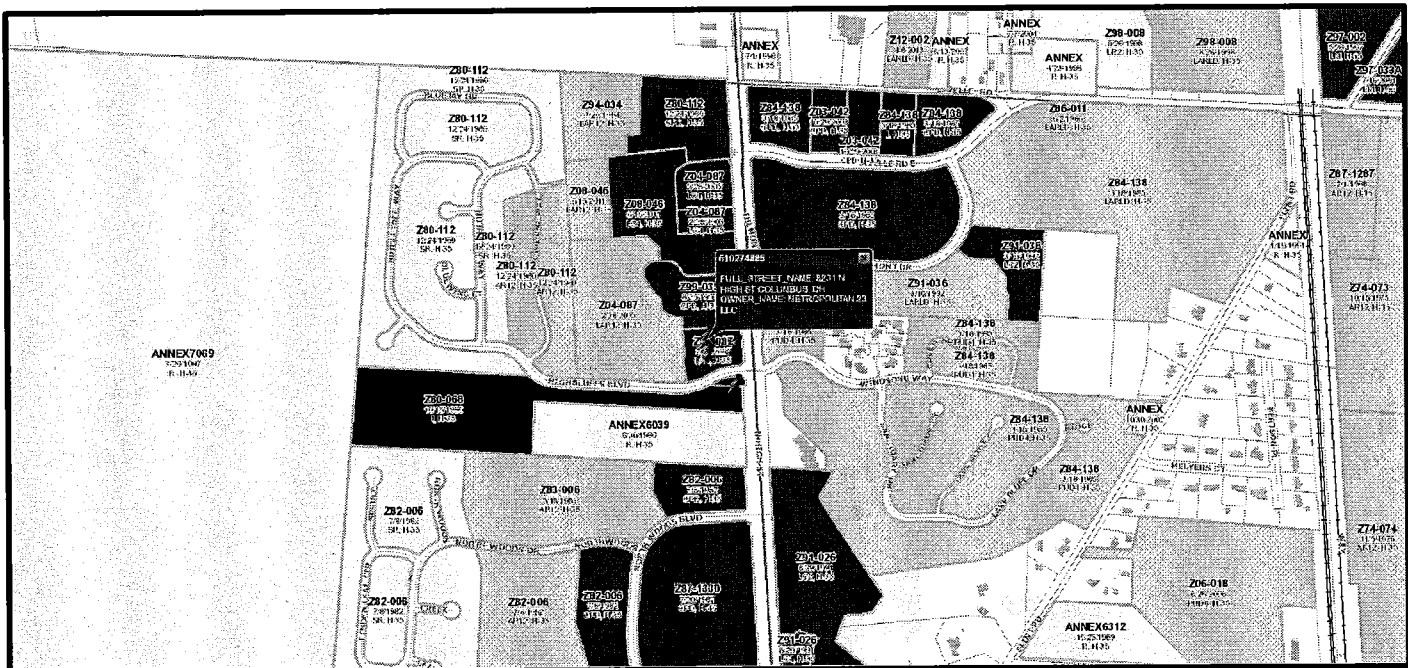
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### STATEMENT OF HARDSHIP

13310-00447  
8209 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 special circumstances in this instance is that two (2) of the tenants in the building are primarily drive thru or pick up oriented uses with very little sit down space but are required to provide seating for a sit down type restaurant. The nature of the restaurant use is not a result of the applicant as the categorization of the restaurant use is made by the Code and the required parking is mandated regardless of the intensity of the seating provided within the building. The granting of the requested variance will preserve a substantial right that other owners have as the few seating spaces available in the two (2) tenant spaces don't necessarily function as a restaurant but are to park at a restaurant ratio. The impact of granting the variance will be non existent and will not be injurious to surrounding properties nor is the granting contrary to the purposes of the Zoning Code. The reduction of the 14 spaces is a 16% reduction in the overall space requirement for the site and reflect a fairly small requested reduction in parking spaces. Additionally the applicant has an arrangement to allow some parking on the church's parking lot to the south of the subject site.

Signature of Applicant

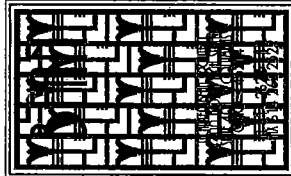
*James B. Reynolds III*

Date

6/20/13

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

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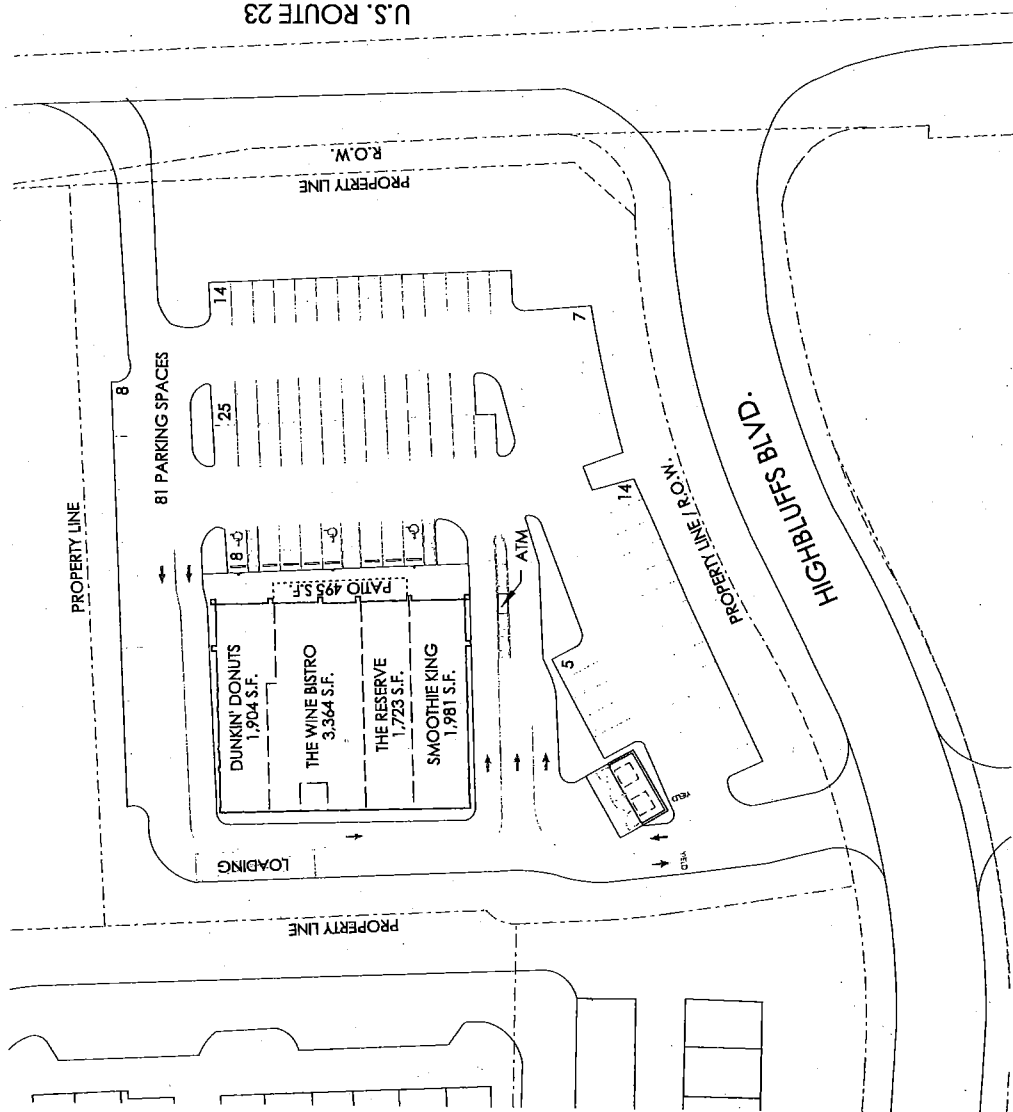
THE VILLAGE AT HIGHBLUFFS  
FOR  
8211 - 8235 NORTH HIGH STREET  
COLUMBUS, OHIO 43235  
METROPOLITAN 23 LLC  
150 EAST BROAD STREET, SUITE 800  
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
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ZONING  
CLEARANCE  
SITE PLAN  
SEAL: 000000

Z-1.0

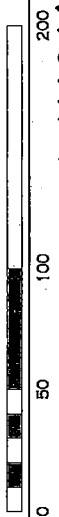
SITE & PARKING DATA	
ZONING DISTRICT OF PARCEL	LC-4, APP. NO. Z04-087
SITE AREA	1.877 AC; 81,760 S.F.
BUILDING AREA (GROSS)	8,972 S.F.
REQUIRED PARKING	94 SPACES
RESTAURANT RATIOS	
W/ DRIVE-THRU (3,885 S.F./175)	22.20 SPACES
W/O DRIVE-THRU (5,087 S.F./175)	67.83 SPACES
PATIO / SEASONAL (495 S.F./150)	3.30 SPACES



ZONING CLEARANCE SITE PLAN

A

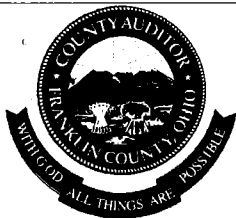
SCALE: 1" = 60'-0"



8209 N. HIGH ST.



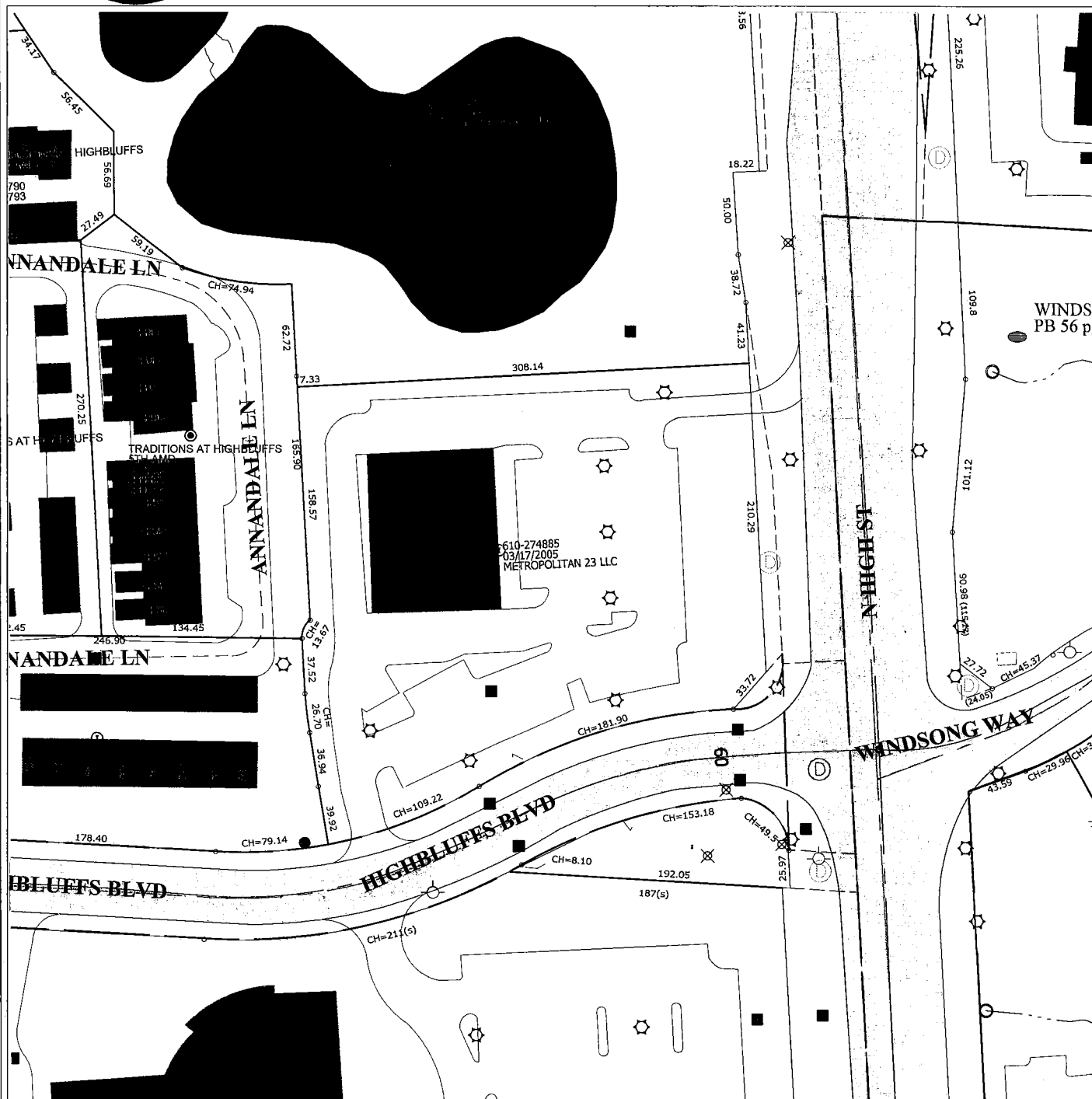
SCALE: 1" = 60'-0"



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/14/13



Disclaimer

Scale = 100



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 used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

**13310-00447**  
**8209 N. High St.**





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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 #

**13310-00447**

STATE OF OHIO  
COUNTY OF FRANKLIN

**8209 N. High St.**

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

Metropolitan 23 LLC

c/o Continental Real Estate

150 East Broad Street, Suite 200

Columbus, OH 43215

Metropolitan Partners

35 North 4th Street, Suite 100

Columbus, OH 43215

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 20<sup>th</sup> day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*  
9/4/15

My Commission Expires:



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

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