

# One Stop Shop Zoning Report

**Building Services Division**  
**Department of Development**  
 Report date: 3/30/2010 1:36:19 PM

## Parcel Report

Parcel ID	Owner	Address
010077323	BD OF EDUCATION OF COLS CITY SCHOLL DISTRICT	102 S CENTRAL AVE COLUMBUS OH 43222
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010077323	BD OF EDUCATION OF COLS CITY SCHOLL DISTRICT	100 S CENTRAL AVE COLUMBUS OH 43222
010077323	BD OF EDUCATION OF COLS CITY SCHOLL DISTRICT	99 S CENTRAL AVE COLUMBUS OH 43222
010077323	BD OF EDUCATION OF COLS CITY SCHOLL DISTRICT	39 S CENTRAL AVE COLUMBUS OH 43222

## Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
1331	AR3	H-120	35	Multi-Family	<a href="#">(View Document)</a>

## Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X PRO	OUT	CURRENT	X PRO

## Area Commissions

Area Name	INFObase URL
Franklinton Area Commission	<a href="#">INFObase Page</a>



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

**10310-00000-00053**  
**39 SOUTH CENTRAL AVE.**

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



**AFFIDAVIT**

**10310-00000-00053**  
**39 SOUTH CENTRAL AVE.**

(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MELISSA JENOFF  
of (1) MAILING ADDRESS BSHM ARCHITECTS, INC. 130 E. CHESTNUT SUITE 400, 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 39 S. CENTRAL AVE.  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) BOARD OF EDUCATION OF COLUMBUS CITY SCHOOL DISTRICT  
270 E. STATE ST.  
COLUMBUS, OH. 43215-4312

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

MELISSA JENOFF  
614/447-9770 EXT. 202

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

(5) FRANKLINTON AREA COMMISSION  
CAROL J. STEWART, CHAIR  
192 S. PRINCETON AVE.  
COLUMBUS, OH. 43223

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
<u>JERRY R. BLANEY</u>	<u>1391 W. TOWN ST.</u>	<u>PNC/NATL CITY BANK JASON MCEL DOWNEY</u>
		<u>3232 NEWMARK DR.</u>
		<u>MIANISBURG, OH. 45392</u>
<u>NETCARE CORP.</u>	<u>199 S. CENTRAL AVE.</u>	<u>NETCARE CORP., 199 S. CENTRAL AVE</u>
		<u>COLUMBUS, OH. 43223</u>

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Melissa Jenoff  
Subscribed to me in my presence and before me this 11 day of MARCH, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) S. Volpe

My Commission Expires:

**STEVEN A. VOLPE, Notary Public**  
**In and for the State of Ohio**  
**My Commission Expires 11-19-2013**

Notary Seal Here



# STATEMENT OF HARDSHIP

**10310-00000-00053**

APPLICATION # \_\_\_\_\_ **39 SOUTH CENTRAL AVE.** \_\_\_\_\_

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 do 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 OHIO SCHOOL FACILITIES COMMISSION, WHICH IS PROVIDING FUNDING FOR THIS PROJECT, WILL NOT FUND 111 SPACES, WHICH THE ZONING CODE WOULD REQUIRE. BASED ON THE STUDENT POPULATION OF 600, IT WILL FUND 58 STAFF AND 12 VISITOR PARKING SPACES. WE ARE DESIGNING FOR 74 STAFF AND 12 VISITORS, EQUALLYING 86 TOTAL. WE ARE ALSO PRESERVING GREEN SPACE FOR PLAY AREAS, AS WELL AS TO SATISFY LEED REQUIREMENTS FOR STORM WATER CONTROL AND PERMEABLE SURFACES. ALSO, THE EXISTING STARLING SCHOOL, WHICH WILL REMAIN INTACT ACROSS THE STREET, PROVIDES PLENTY OF PARKING (OVERFLOW) SHOULD THE SCHOOL HOLD AN EVENT THAT REQUIRES MORE PARKING.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 3/9/10



Disclaimer

Scale = 160



This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

**10310-00000-00053**  
**39 SOUTH CENTRAL AVE.**

ds,  
map.



