

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 28, 2012

7. **Application No.:** 11310-00755
Location: 3535 OLENTANGY RIVER ROAD (43214), located at the northwest corner of Olentangy River Road and North Broadway.
Area Comm./Civic: None
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the height of a building from 35 feet to 180 feet.
Proposal: To construct a patient residence.
Applicant(s): Ohio Health Corp., c/o Jeffrey L. Brown, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215
Property Owner(s): Ohio Health Corp, c/o Dough Scholl
3535 Olentangy River Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a hospital. Nearby uses include a medical office building and a single-family residential subdivision.
- The applicant requests a variance to increase the height of a building from 35 feet to 185 feet.
- The applicants proposes to construct a new patient tower to be located southeast of the McConnel Heart Center.
- 3309.14, Height districts- In a 35-foot height district, designated as H-35, no building or structure shall be erected to a height in excess of 35 feet.
- There is no Council adopted plan at this location
- The Division of Planning & Operations has reviewed this case and has no issues with the variance requested.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the proposed height will be similar to existing structures on the Riverside campus.

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

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

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
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