



#10310-00000-00213

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
 \_\_\_\_\_ Date Received: 17 JUN 2010 Planning Area: \_\_\_\_\_  
 \_\_\_\_\_ Date of Hearing: 24 AUG 2010 Acreage: \_\_\_\_\_  
 \_\_\_\_\_ Zoning Fee: \$1900 Address Fee \_\_\_\_\_  
 \_\_\_\_\_ Existing Zoning \_\_\_\_\_ Accepted by \_\_\_\_\_

**BOARD OF ZONING ADJUSTMENT APPLICATION**

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.

Describe: 3312.51: Reduce required parking from 63 to 55 parking spaces.  
3312.53: Reduce required loading zone from 1 to 0.

JPA II  
 JUN 17 2010  
 BUILDING & ZONING SERVICES

ORIGINAL HAD 52, ADDING 3.

LOCATION

1. Certified Address Number and Street Name 10 Clinton Heights  
 City Columbus State Ohio Zip 43202

Parcel Number (only one required.) 

0	1	0	-	0	6	6	7	5	1
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Gerald Sutton / Schooley Caldwell Associates  
 3. Address 300 Marconi Blvd Suite 100 City Columbus Zip 43215  
 4. Phone# 614-628-0300 Fax # 614-628-0311  
 5. Email Address gsutton@sca-ae.com

PROPERTY OWNER(S)

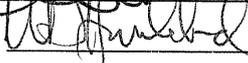
6. Name Board of Education of the Columbus City Schools  
 7. Address 270 E. State Street City Columbus Zip 43215  
 8. Phone# 614-365-5000 Fax # \_\_\_\_\_  
 9. Email Address whubbard5854@columbus.k12.oh.us

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Gerald Sutton / Schooley Caldwell Associates  
 11. Address 300 Marconi Blvd Suite 100 City Columbus Zip 43215  
 12. Phone# 614-628-0300 Fax # 614-628-0311  
 13. Email Address gsutton@sca-ae.com

SIGNATURES

14. Applicant Signature   
 15. Property Owner Signature   
 16. Attorney/Agent Signature \_\_\_\_\_

# One Stop Shop Zoning Report

**Building Services Division**

**Department of Development**

Report date: 6/30/2010 9:44:59 AM

## Parcel Report

Parcel ID	Owner	Address
010066751	BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DIST	10 CLINTON HEIGHTS AVE COLUMBUS OH 43202
010066751	BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DIST	46 CLINTON HEIGHTS AVE COLUMBUS OH 43202

## Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	20	Commercial	<a href="#">(View Document)</a>
ORIG	R4	H-35	20	Residential	<a href="#">(View Document)</a>
Z76-067	R3	H-35	20	Residential	<a href="#">(View Document)</a>

## Zoning Overlay District

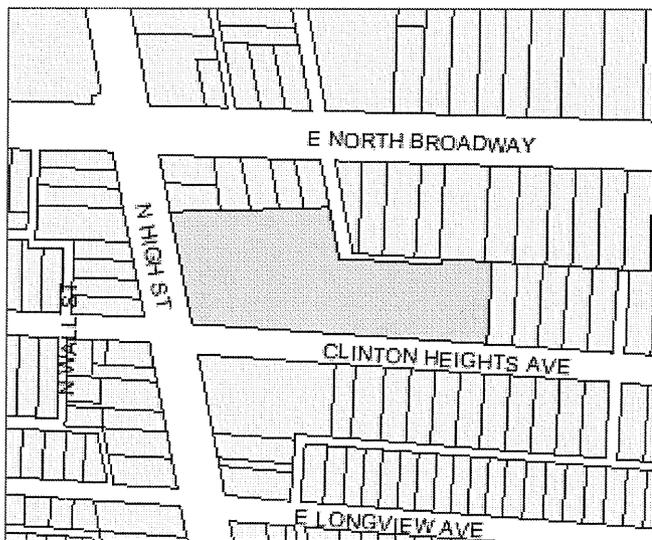
Overlay Name	District Name	Planning Overlay
N/A	PLANNING OVERLAY	P
NORTH HIGH STREET UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P

## Flood Zone

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

## Area Commissions

Area Name	INFObase URL
Clintonville 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.

**10310-00000-00213**  
**10 CLINTON HEIGHTS**  
**AVE.**

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224



AFFIDAVIT

10310-00000-00213
10 CLINTON HEIGHTS
AVE.

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gerald Sutton of
(1) MAILING ADDRESS 300 Marconi Blvd. Columbus, Ohio 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) ADDRESS OF PROPERTY 10 Clinton Hieghts, Columbus OH 43202
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 Schools
270 E. State Street, Columbus OH 43215

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

Gerald Sutton, Schooley Caldwell
300 Marconi Blvd, Columbus OH 43215
614-628-0300

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

(5) Clintonville Area Commission
Clare Balombin
c/o 3909 N. 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

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

SIGNATURE OF AFFIANT(8) [Signature]
Subscribed to me in my presence and before me this 15th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC(8) [Signature]
My Commission Expires: October 1, 2013

Notary Seal Here



# STATEMENT OF HARDSHIP

**10310-00000-00213**  
**10 CLINTON HEIGHTS**  
**AVE.**

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 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:

3312.51: Reduce required parking from 63 to 55 parking spaces.

3312.53: Reduce required loading zone from 1 to 0.

The existing 2.7 acre site is extremely undersized per City School objectives. Paved parking/service areas are provided at a premium. Any additional paving reduces scarce green space used for a play field.



Signature of Applicant [Signature] Date 6-15-2010

### 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

**10310-00000-00213**  
**10 CLINTON HEIGHTS**  
**AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Gerald Sutton, Schooley Caldwell  
of (COMPLETE ADDRESS) 300 Marconi Blvd, 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

Board of Education, Columbus City Schools  
270 E. State Street, Columbus, OH 43215

Ohio Schools Facilities Commission  
10 West Broad Street, Columbus, OH 43215

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 15<sup>th</sup> day of June, in the year 2010

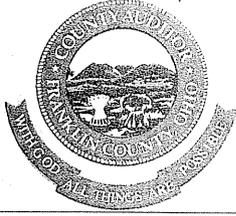
SIGNATURE OF NOTARY PUBLIC

Patsy R. Frost

My Commission Expires:

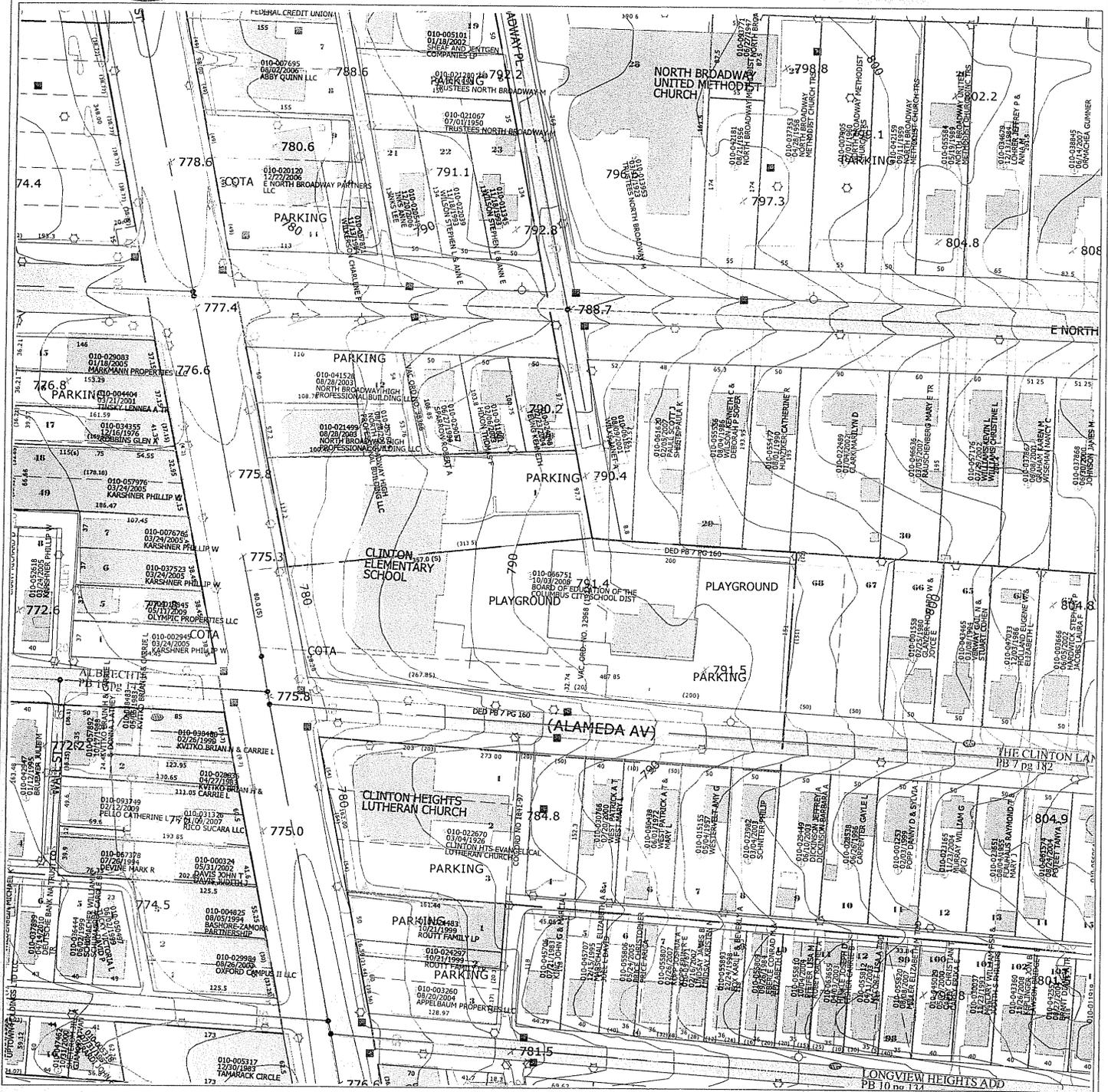
October 1, 2013

Notary Seal Here



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

**MAP ID: S                      DATE: 5/13/10**



Disclaimer

Scale = 150

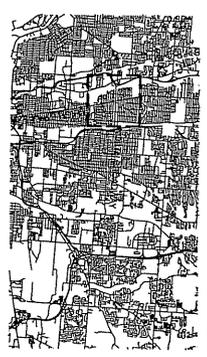


This map is prepared for the real property inventory v survey plats, and other public records and data. Users information sources should be consulted for verificati county and the mapping companies assume no legal r Please notify the Franklin County GIS Division of any

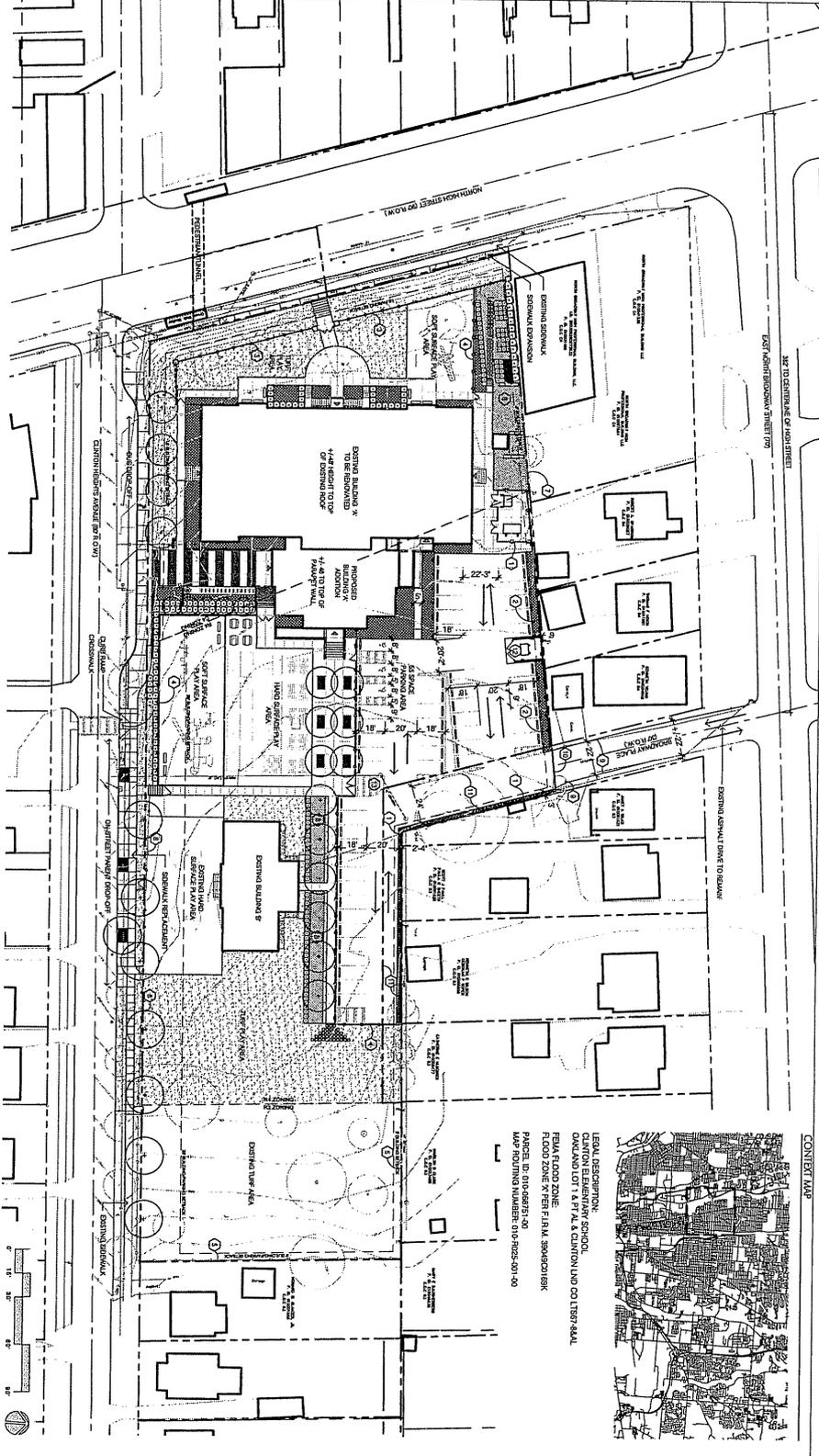
**10310-0000-00213**  
**10 CLINTON HEIGHTS**  
**AVE.**

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# 10310-00000-00213 10 CLINTON HEIGHTS AVE.



**LEGAL DESCRIPTION:**  
CLINTON ELEMENTARY SCHOOL  
CLINTON LOT 1 & 2 P.L. & CLINTON LND CO LTR# 7844  
FEMA FLOOD ZONE:  
FLOOD ZONE X PER F.I.M. 300420183K  
PARCEL ID: 010-06975-00  
MAP ROUTING NUMBER: 010-9025-901-00

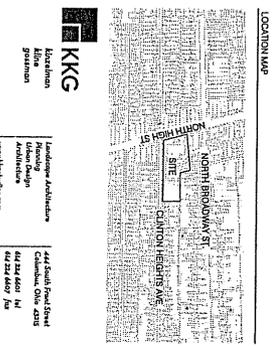
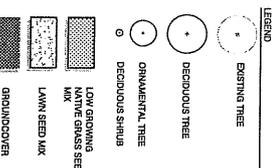


**ZONING REQUIREMENTS**

EXISTING SITE VACATED	124,051 SF
PROPOSED SITE WITH ALLEY VACATION	140,433 SF
EXISTING BUILDING X	43,900 SF
PROPOSED ADDITION	23,400 SF
TOTAL EXISTING ON-SITE PARKING INCLUDING ALLEY	42,569 SF
PORTION OF BUILDING X TO REMAIN IN SERVICE	10,748 SF
PROPOSED ADDITION	6,149 SF
TOTAL PROPOSED ADDITIONAL ASSEMBLY SPACE	16,897 SF
EXISTING SPACES PROVIDED NON-COMPROMISING	62 SPACES
ADDITIONAL PARKING REQUIRED	11 SPACES
TOTAL PARKING REQUIRED BY CODE	73 SPACES
STREET PARKING SPACES PROVIDED	42 SPACES
TOTAL PARKING SPACES PROVIDED	31 SPACES
TOTAL PARKING DEFICIENCY	42 SPACES

- GENERAL NOTES**
1. REORIENTATION BASINS AND UNDERGROUND STONE STORAGE WILL PROVIDE STORM WATER QUANTITY AND QUALITY CONTROL.
  2. THE AMOUNT OF PARKING SHOWN ON THE PLAN IS FOR THE SCHOOL, BUT DOES NOT MEET ZONING CODE REQUIREMENTS. A VARIANCE WILL BE REQUIRED.
  3. THE PARKING LOT AS SHOWN WILL SERVE AS THE LOADING ZONE. REAR THE EXISTING CONDITION, LOADING WILL BE PERFORMED IN A MANNER THAT DOES NOT CONFLICT WITH THE PARKING FUNCTION. A VARIANCE WILL BE REQUIRED.
  4. PLANS WILL COMPLY WITH SECTION 3342.09 IN PARTS 3342.11 LANSING, 3342.12 LIGHTING, 3342.17 SCREENS, 3342.23 STRIPING/PARKING, 3342.24 SURFACE, AND 3342.28 WHEEL STOP/CURBS.

- CODED NOTES**
1. PROPOSED FENCE, 75% OR GREATER OPAQUITY
  2. PROPOSED FENCE, 75% OR GREATER OPAQUITY
  3. PROPOSED 60" ALTERNATE TREE
  4. PROPOSED 6" ORNAMENTAL FENCE, 0% OPAQUITY
  5. PROPOSED 4" CHAIN LINK FENCE, 0% OPAQUITY
  6. EXISTING 4" CHAIN LINK FENCE, 0% OPAQUITY
  7. EXISTING 4" CL. FENCE, 0% OPAQUITY
  8. BIO-RETENTION AREA
  9. REMOVE EXISTING PLANTED AREAS WITHIN ALLEY AND REPLACE WITH ASPHALT TO MATCH EXISTING
  10. PROPOSED PROPERTY LINE
  11. EXISTING ALLEY TO BE VACATED
  12. PROPOSED DOWNSTREAM ENCLOSURE
  13. FIRE ACCESS LANE



**KKG**  
Keller Keller Goss  
1444 South Peach Street  
Columbus, Ohio 43215  
614.262.4000  
www.kkg.com

Clinton Elementary School Renovation and Addition  
CDS #538  
10 Clinton Heights Ave.  
Columbus, Ohio 43202

Overall SITE PLAN  
1:10

**Sca**  
Schnitzler Caldwell Associates  
architect landscape architect interior designer  
200 Market Street  
Columbus, Ohio 43215  
614.438.9100  
www.sca.com

Contractor:  
American Planning, LP  
Advanced Engineering Consultants  
2000 North High Street  
Columbus, Ohio 43207  
614.438.9100

Architect:  
Kobayashi Nishimura Gorman, LLC  
1000 North High Street  
Columbus, Ohio 43207  
614.438.9100

PEE:  
Winters Jorick Design  
1000 North High Street  
Columbus, Ohio 43207  
614.438.9100

Drawing Issue Dates  
B2A Submittal  
06/16/2010