



Jaime Freisse

# 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: 11310-00000-60210  
 Date Received: 18 APRIL 2011  
 Commission/Group: N/A  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: [Signature] Fee: \$19,000  
 Comments: \_\_\_\_\_

### 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.

Requesting a variance on the following items:

3312.49 - Minimum number of parking spaces required. 184 to 115  
 3349.04 - Height, area and yard regulations (a) 35'-0" height restriction and (c) minimum setback = 50'-0" from street right of way and 50'-0" rear yard minimum setback.  
to 46'      to 25'      to 23'

### LOCATION

1. Certified Address Number and Street Name 300 E. Livingston Avenue  
 City Columbus State Ohio Zip 43215  
 Parcel Number (only one required) 010-140848-00

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name WSA Studio c/o BRIAN BREZENTES  
 Address 350 East First Avenue Suite 200 City/State Columbus / Ohio Zip 43201  
 Phone # 614-297-1242 Fax # 614-297-1281 Email brezentes@wsastudio.com

### PROPERTY OWNER(S):

Name Board of Education  
 Address 300 E. Livingston Avenue 270 E. State City/State Columbus / Ohio Zip 43215  
 Phone # 614-365-5000 Fax # 614-365-5642 Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

- Attorney       Agent

Name WSA Studio  
 Address 350 East First Avenue Suite 200 City/State Columbus / Ohio Zip 43201  
 Phone # 614-297-1242 Fax # 614-297-1281 Email: brezentes@wsastudio.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]  
 PROPERTY OWNER SIGNATURE [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

# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 5/6/2011 3:13:56 PM

## Parcel Report

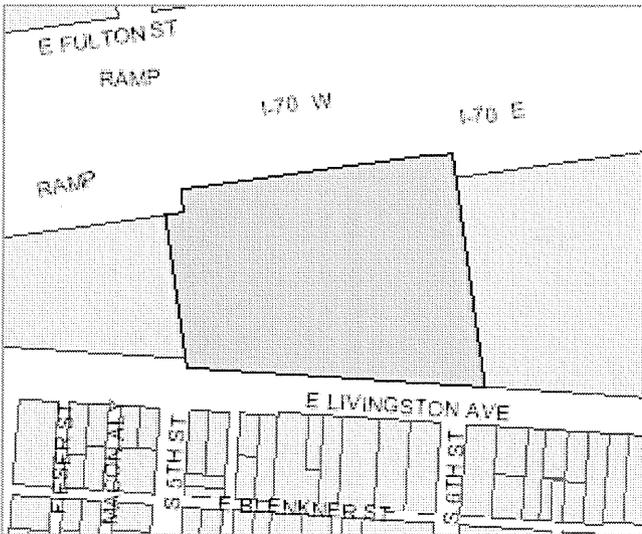
Parcel ID	Owner	Address
010140848	BOARD OF EDUCATION	300 E LIVINGSTON AVE COLUMBUS OH 43215

## Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z83-013	I	H-35	36	Institutional	<a href="#">(View Document)</a>

## Flood Zone

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



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.

**11310-00000-00210**  
**300 E. LIVINGSTON AVE.**



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## AFFIDAVIT

**11310-00000-00210**  
**300 E. LIVINGSTON AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian Rezentos c/o WSA Studio  
of (1) MAILING ADDRESS 350 East First Avenue Columbus, Ohio 43201

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

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  
AND MAILING ADDRESS

(4) BOARD OF EDUCATION

270 East State Street

Columbus, Ohio 43215

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

WSA STUDIO

614-297-1242

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

(5) N/A

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

303 EASTLIV LLC 303 East Livingston Avenue Columbus, Ohio 43215 2862 Berlin Station Road Delaware, Ohio 43015

FRANK D. FARKAS c/o Lenore Farkas 291 E. Livingston Avenue Columbus, OH 43215

NORTHSTEPPE REALTY ATTN: Diana Hawks 10 E. 17th Avenue Columbus, OH 43201

FIRST COMMUNITY BANK 4300 E. Broad Street Columbus, OH 43213

LIVINGSTON GROUP LTD 243 E. Livingston Avenue Columbus, OH 43215

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 18<sup>th</sup> day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires: James P. McMaken II  
Notary Public, State of Ohio  
My Commission Expires 12-19-2015



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## STATEMENT OF HARDSHIP

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:

- Ohio School Facilities Commission regulations as mandated by the Ohio School Design Manual place special site requirements which impact the site usability. As a result, the applicant must align building beyond setback requirements.
- Columbus City Schools are seeking USGBC Silver rating which minimizes the parking that is desirable. Interest is to maintain open area.

Signature of Applicant

Date

4.18.2011

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/13/11



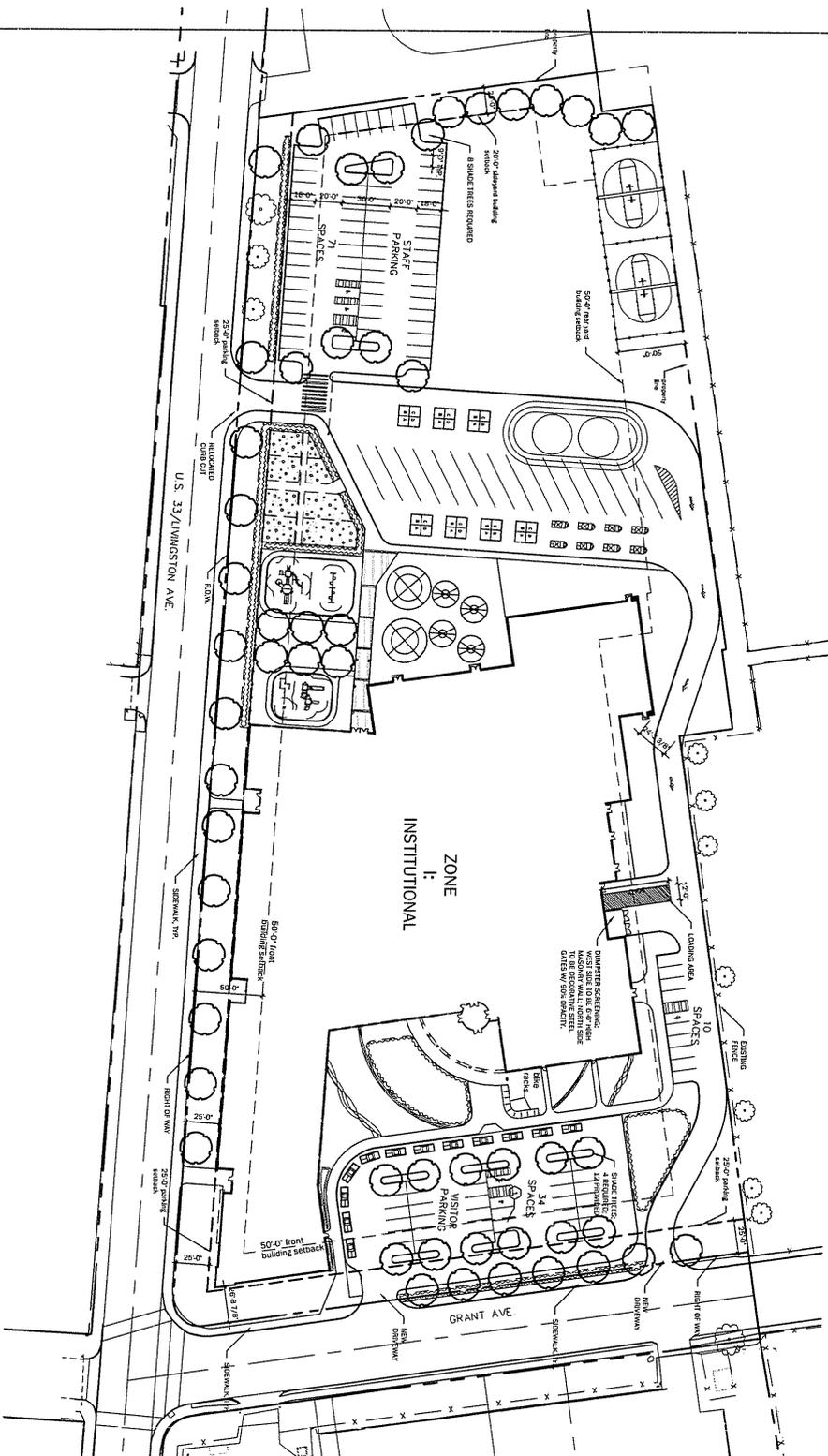
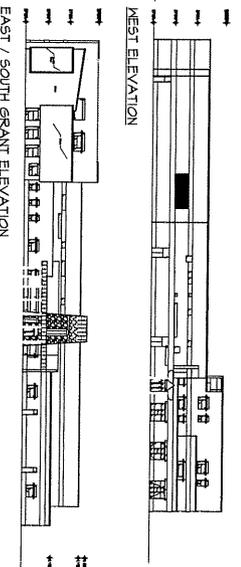
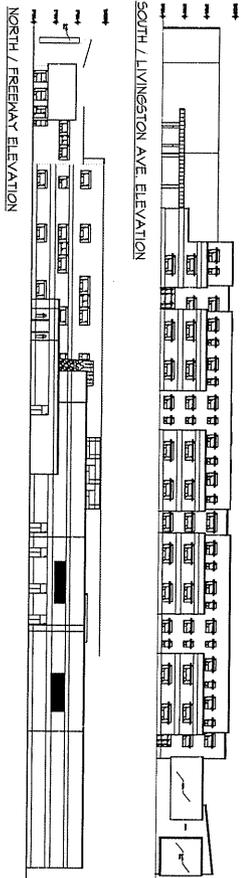
Disclaimer

Scale = 150



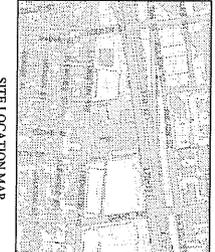
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



1 SITE PLAN

0 10 20 40 80 FEET SCALE: 1" = 40'-0"



DATE: APRIL 18, 2011

**A01-0**

SITE PLAN

**GENERAL NOTES**

1. THE PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES, ZONING, SUBDIVISION, PLANNING, AND LANDSCAPE. SEE: 3342.09 DIMENSION; 3342.11 LANDSCAPE; 3342.12 LIGHTING; 3342.17 SIGNAGE; 3342.23 SIGNAGE/MARKING; 3342.24 SURFACE; AND 3342.26 WALKS (9/10/07) ORD.

**SITE & BUILDING DATA:**

ZONING CLASSIFICATION - INSTITUTIONAL

1. PROPERTY AREA TOTAL AREA = 325,393 SQ. FT. EDUCATION = 125,551 SQ. FT. ASSEMBLY = 110,016 SQ. FT.

2. TOTAL SQUARE FOOTAGE: 136,567 SQ. FT.

3. PARKING BREAKDOWN: STANDARD SPACES = 109 ADA SPACES = 5 TOTAL SPACES = 114 BKS DROP-OFF SPACES = 17

4. REQUIRED SHADE TREES = 12 PROVIDED SHADE TREES = 20

5. ACTUAL BUILDING HEIGHT = 48'-0"

6. FLOOD DESIGNATION = X

**VARIANCES SEEKING:**

1. 3312.49 - MINIMUM NUMBER OF PARKING SPACES - REDUCE REQUIRED PARKING SPACES FROM 184 TO 112 SPACES.
2. 3349.04 - HEIGHT, AREA AND YARD REGULATIONS - REDUCE ALLOWABLE BUILDING HEIGHT TO 48'-0" STRUCTURE MAX HEIGHT = 48'-0"
3. 3349.04 - HEIGHT, AREA AND YARD REGULATIONS - REDUCE REQUIRED MINIMUM REAR YARD SETBACK TO 25'-0"

REASON ABSENTEE ABSENTEE TO RECORD

THOMAS C. HANKS, INC. 11244

DATE: APRIL 18, 2011

PROJECT NO. 11244

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Mayor Michael B. Coleman

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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.**  
provided.

**11310-00000-00210**

APPLICATION # **300 E. LIVINGSTON AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Perentes c/o WSA Studio  
of (COMPLETE ADDRESS) 350 East First Avenue ; Columbus OH 43201  
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
LIVINGSTON METHODIST EPISCOPAL CHURCH	200 E. Livingston Avenue Columbus, OH 43215
TOULA MANAGEMENT	P.O. Box 1595 Dublin, OH 43017
REALTY SOLUTIONS LLC c/o Brian Lehner	90 E. College Avenue Westerville, OH 43081

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

18<sup>th</sup> day of April

, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



James P. McMaken II  
Notary Public, State of Ohio  
My Commission Expires 12-19-2015

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