

Date: 1/10/11

Application # 11310-0-00018

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224



If you have questions about this form call 645-4522

Comments: _____ Commission/Group: Clintonville
80 to 0 additional Date Received: 1/10/11 Planning Area: _____
spaces. Date of Hearing: 3/22/11 Acreage: _____
 Zoning Fee: \$1,900.00 Address Fee _____
 Existing Zoning C-4 Accepted by D. Reiss

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.
 A request to reduce the required number of on site parking spaces from 165 to
85 as required in Section 3312.49 (Table 2) off the Columbus City Code.

LOCATION

1. Certified Address Number and Street Name 4041 N. High Street
 City Columbus State Ohio Zip 43214
 Parcel Number (only one required.)

0	1	0	-	0	0	4	4	0	0
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Metropolitan Partners
 3. Address 150 E. Broad Street City Columbus Zip 43215
 4. Phone# 883-1300 Fax # 221-1380
 5. Email Address _____

PROPERTY OWNER(S)

6. Name Metropolitan Clintonville III LLC
 7. Address 150 E. Broad Street City Columbus Zip 43215
 8. Phone# 883-1300 Fax # 221-1380
 9. Email Address _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jackson B. Reynolds III, c/o Smith & Hale LLC
 11. Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215
 12. Phone# 221-4255 Fax # 221-4409
 13. Email Address jreynolds@smithandhale.com

SIGNATURES

14. Applicant Signature By: Jackson B. Reynolds III Metropolitan Partners
 15. Property Owner Signature By: Jackson B. Reynolds III Metropolitan Clintonville III LLC
 16. Attorney/Agent Signature Jackson B. Reynolds III

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 1/28/2011 2:34:21 PM

Parcel Report

Parcel ID	Owner	Address
010004400	METROPOLITAN CLINTONVILLE III LLC	4041 N HIGH ST COLUMBUS OH 43214

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
521	C4	H-35	19	Commercial	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Clintonville Area Commission	INFObase Page



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.

11310-00000-00018
4041 NORTH HIGH
STREET

AFFIDAVIT

11310-00000-00018
4041 NORTH HIGH STREET



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III of
(1) MAILING ADDRESS 37 W. 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

(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 OWNER'S NAME **(4)** Metropolitan Clintonville III LLC

AND MAILING ADDRESS 150 E. Broad St.

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application) Metropolitan Partners, 883-1300

AREA COMMISSION OR CIVIC GROUP **(5)** Clintonville Area Commission
AREA COMMISSION ZONING CHAIR OR c/o Sandy Simbro
CONTACT PERSON AND ADDRESS 65 Orchard Lane
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
See Attached Sheet

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

SIGNATURE OF AFFIANT **(8)** Jackson B. Reynolds III
Subscribed to me in my presence and before me this 5th day of JANUARY, in the year 2011

SIGNATURE OF NOTARY PUBLIC **(8)** Natalie C. Timmons
My Commission Expires: 9/4/15



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



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

VARIANCE STATEMENT
4041 N. HIGH STREET
METROPOLITAN PARTNERS

The owner/applicant is seeking a variance to reduce the required number of parking spaces from 165 to 85 or a reduction of 80 spaces. The rationale for the request is this particular property is located along the N. High Street corridor which is controlled by the urban commercial overlay (ccc 3372.681), however there was a small segment of the N. High Street corridor that was excluded from the overlay when it was adopted. This property was excluded from jurisdiction of the overlay (from Torrence north to Deland) even though it is developed commercially and within reasonable compliance with the overlay requirements. Therefore, the requested parking space reduction is in compliance with the allowed parking space reduction contained in the overlay (ccc 3372.609 (s) (1) & (2)). Those sections allow for a 50% reduction of retail uses and 25% reduction of restaurant uses and in this case we have 29,431 sq. ft. of office space, 4,700 sq. ft. of restaurant space and 750 sq. ft. of patio area. Under the overlay scenario we would need 48 parking spaces for the office space and 54 spaces for the restaurant space. The site currently contains 85 spaces and the requirement under the overlay is 102 spaces.

The special circumstance in this request is that the urban commercial overlay extends for miles north and south of this property and the exclusion of this area was done to preserve the green space along High Street and the subject property does not fit the residential nor park characteristics south of the site. The granting of the requested variance would preserve a substantial property right that other commercial properties north and south of the site are currently granted under the overlay. The exclusion of the property from the overlay was not a result of the property owner as it was done when the overlay was crafted and adopted by the city. Further, the granting of the variance would not be injurious to neighboring properties and is not contrary to the public interest not the intent and purpose of the Zoning Code. Further, the owners have entered into a parking agreement with the abutting property owner that provides for the use of the 18 existing parking spaces on that lot thereby creating additional after hours parking for the facility.

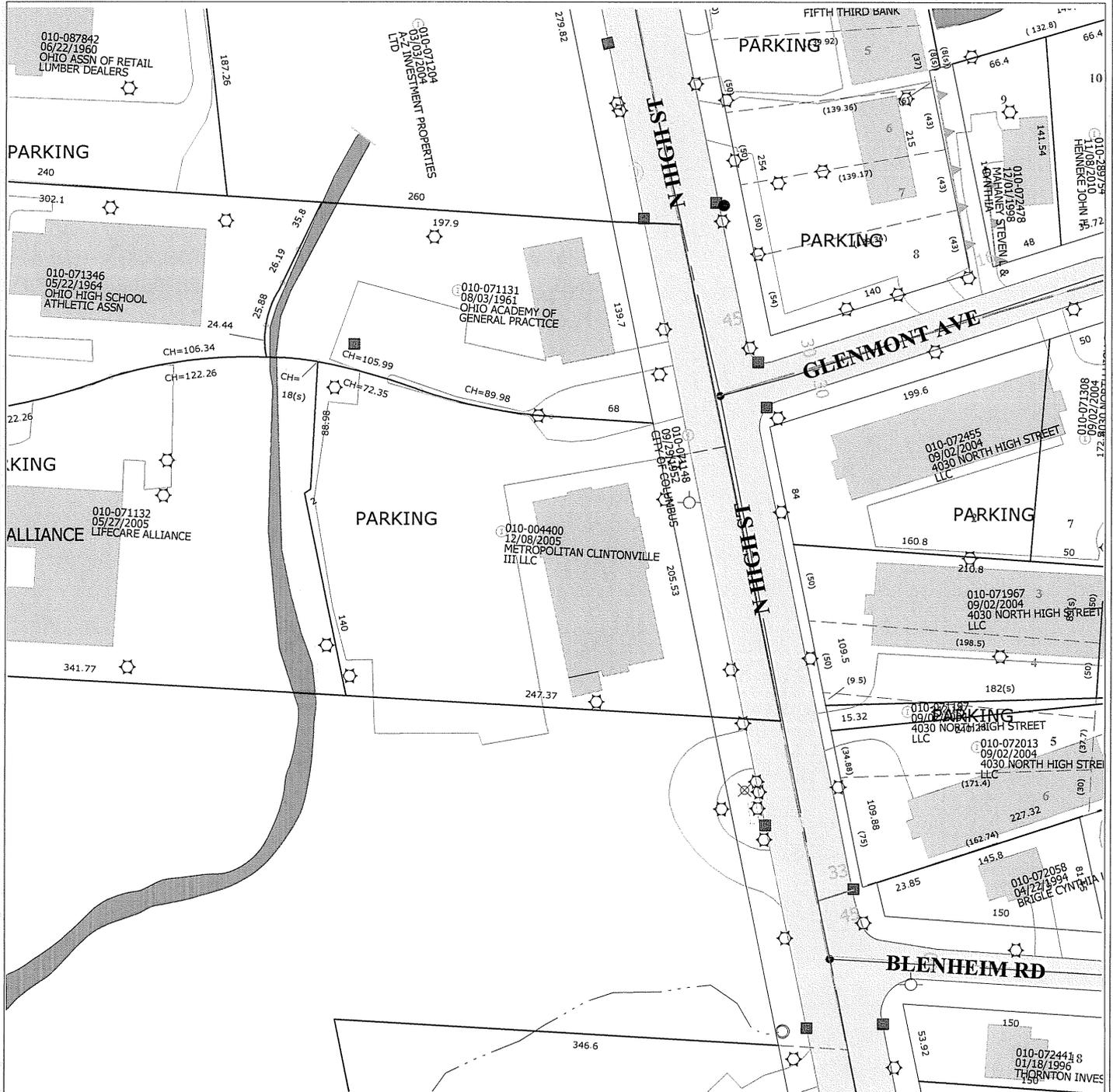
11310-00000-00018
4041 NORTH HIGH
STREET



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/4/11



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from... survey plats, and other public records and data. Users of this map are not... information sources should be consulted for verification of the informati... county and the mapping companies assume no legal responsibilities for... Please notify the Franklin County GIS Division of any discrepancies.

11310-00000-00018
4041 NORTH HIGH
STREET

A SITE PLAN
SCALE: 1/8" = 1'-0"



BUILDING AND USE AREAS	
RESTROOM	8340 SF
GENERAL OFFICE	3609 SF
SECOND FLOOR, NORTH STREET LEVEL	4700 SF
RESTAURANT	780 SF
FIRST FLOOR	8378 SF
GENERAL OFFICE	8378 SF
FOURTH FLOOR	8378 SF
GENERAL OFFICE	8378 SF

PARKING CALCULATIONS	
TOTAL GENERAL OFFICE	21000 SF
2420 SF x 4.000	9700 SF
2000 RESTAURANT	4000 SF
33% REDUCTION	2600 SF
TOTAL RESTAURANT PARKING	4800 SF
750 SF x 1.750	1312 SF
33% REDUCTION	868 SF
TOTAL REQUIRED PARKING	5632 SF
AVAILABLE SPACES PER CITY REQUIREMENTS TO BE USED	18 SPACES

SD-1.1

DATE: 08/14/2019

PROJECT: 4041 NORTH HIGH STREET

OWNER: METROPOLITAN PARTNERS

DESIGNER: BEAN

MIXED-USE BUILDING @ 4041
 4041 NORTH HIGH STREET
 COLUMBUS, OHIO 43214

FOR
METROPOLITAN PARTNERS
 150 EAST BROAD STREET, SUITE 100, COLUMBUS, OHIO 43215

BEAN

7000 BROADWAY
 SUITE 200
 COLUMBUS, OHIO 43223
 PH: 614.262.2339



Signature of Applicant _____ Date _____

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this applic

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

**11310-00000-00018
4041 NORTH HIGH
STREET**

STATE OF OHIO APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 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 Partners 150 E. Broad St. Columbus, OH 43215

Metropolitan Clintonville III LLC 150 E. Broad St. Columbus, OH 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 15th day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



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