



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

OFFICE USE ONLY

Application Number: # 11310-00000-00606
Date Received: 18 Oct. 2011
Commission/Group: 20 Dec. 2011
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$ 1905
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.
Horizontal and Vertical Expansion of an Existing Parking Garage. We are requesting a Variance to C.C.C. 3309.14(A) "Height Districts" to allow the expansion of the structure to a maximum height of ninety-five (95) feet.

LOCATION

1. Certified Address Number and Street Name 3525 Olentangy River Road
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-183740

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Same as Property Owner
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name OhioHealth Corp., Attn: Doug Scholl
Address 3535 Olentangy River Road City/State Columbus, OH Zip 43214
Phone # (614) 566-3641 Fax # (614) 265-2436 Email DScholl2@OhioHealth.com
 Check here if listing additional property owners on a separate page.

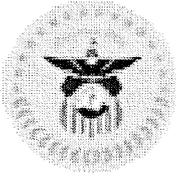
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown
Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215
Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11310-00000-00606
3525 OLENTANGY RIVER
ROAD

One Stop Shop Zoning Report Date: Thu Oct 20 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 3525 OLENTANGY RIVER RD COLUMBUS OH 43214

Mailing Address: 180 E BROAD ST FL 34
COLUMBUS, OH 43215

Owner: OHIOHEALTH CORP

Parcel Number: 010183740

ZONING INFORMATION

Zoning: 712, Commercial, C3
effective 4/12/1957, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: 06320-00000-00025

Area Commission: N/A

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

11310-00000-00606
3525 OLENTANGY RIVER
ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Andrew J. Schall
of (1) MAILING ADDRESS 5500 New Albany Road, Columbus, OH 43054

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

(4) OhioHealth Corp.

AND MAILING ADDRESS

3535 Olentangy River Road

Columbus, OH 43214

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

Doug Scholl

ph. (614) 566-3641

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

(5) Not Applicable

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 listing of property owners of record within 125 feet of the subject property.

(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 13th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8)

My Comm



Sharon S. Green
Notary Public, State of Ohio
My Commission Expires 04-05-2016

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The applicant's proposal is to expand existing red parking garage both vertically and horizontally to a maximum height of 95 feet. The red parking garage is located along W. North Broadway to the west of the McConnell Heart Hospital. There are several buildings on the hospital campus which exceed the 35 feet height district.

The site is zoned C-3, commercial and the city has several different height districts. Given the type of the existing development, the 35 foot height district is not appropriate for the site. The existing red garage exceeds 35 feet in height.

There are other properties in the same zone classification which have higher height district. By granting this variance the applicant preserves a substantial property right which is possessed by other property owners in the same zoning classifications. Given the location of the red parking garage, the granting of the 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.

*Apply for
attorney for applicant
10/18/11*

**11310-00000-00606
3525 OLENTANGY RIVER
ROAD**



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/7/11

11310-00000-00606
3525 OLENTANGY RIVER
ROAD



SITE

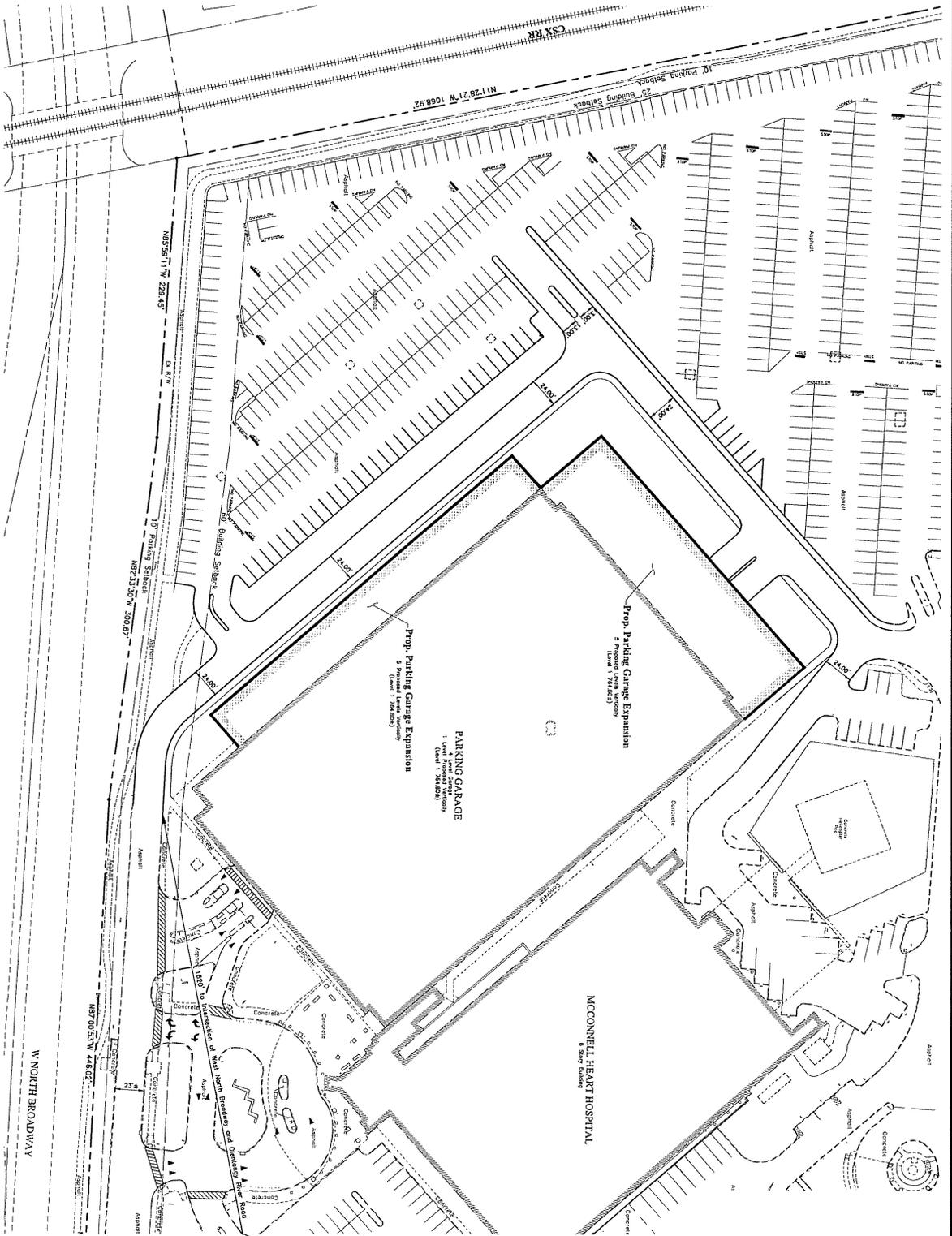
Disclaimer

Scale = 846'



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

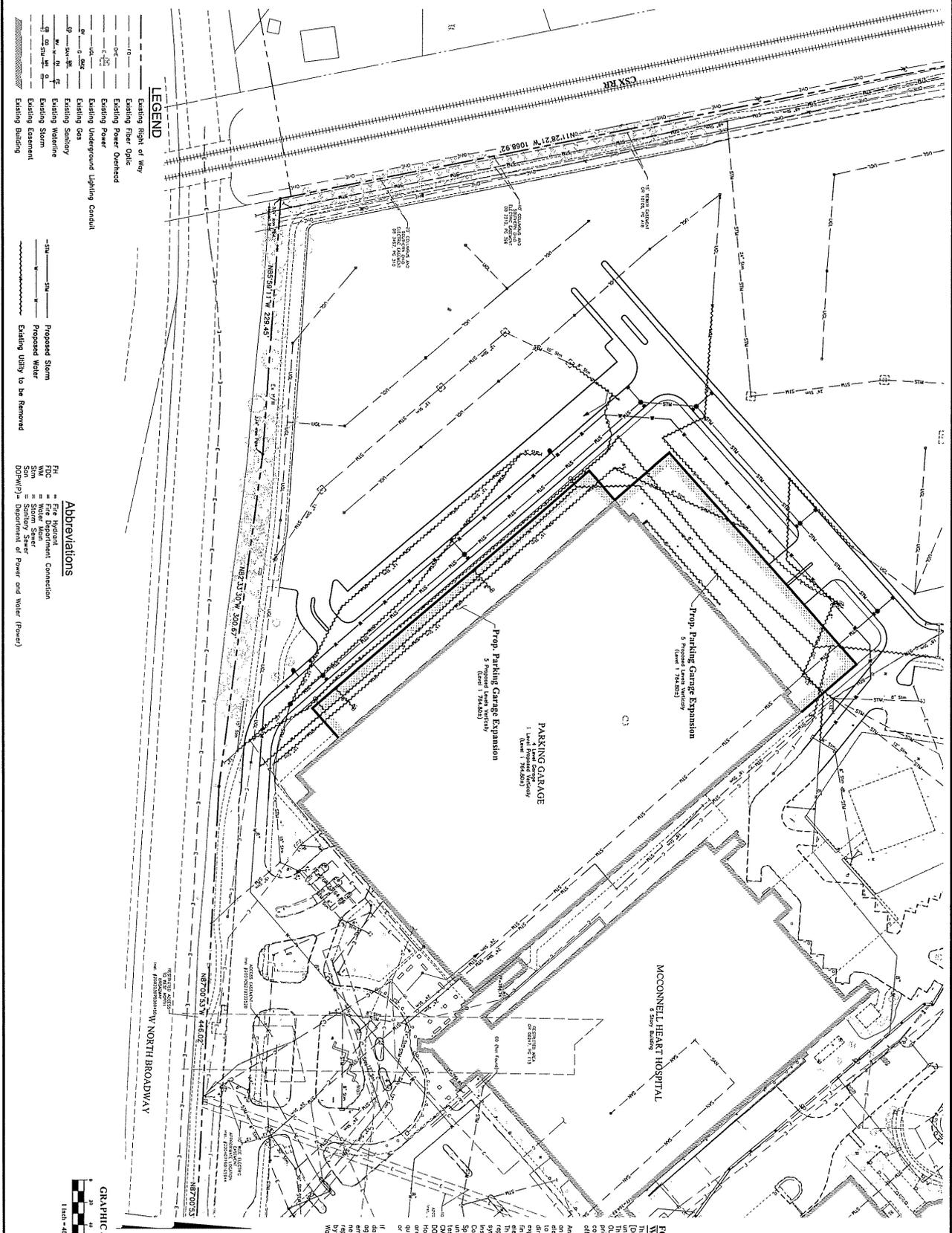


11310-00000-00606 3525 OLENTANGY RIVER ROAD



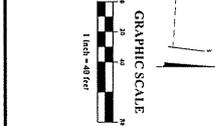
ZONING REQUIREMENTS
 ZONING CLASSIFICATION:
 C-3 Commercial
BUILDING HEIGHT RESTRICTION:
 35 feet with an additional foot of building height for each additional story above the ground level. The building is offset from the setback line (as measured to the nearest edge/corner of the building).

| Building Setback | River Road | W North Broadway | Thomas Lane | Reinroad |
|------------------|------------|------------------|-------------|----------|
| 10' | 10' | 10' | 25' | 25' |



- LEGEND**
- Existing Right of Way
 - - - Existing Fiber Optic
 - - - Existing Power Overhead
 - - - Existing Power
 - - - Existing Underground Lighting Conduit
 - - - Existing Gas
 - - - Existing Sanitary
 - - - Existing Storm
 - - - Existing Sewer
 - - - Existing Building
 - - - Proposed Storm
 - - - Proposed Water
 - - - Existing Utility to be Removed

- Abbreviations**
- FH = Fire Hydrant
 - FDC = Fire Department Connection
 - SM = Storm Sewer
 - SW = Sanitary Sewer
 - DPW(W) = Department of Power and Water (Power)



OHIO
Utility Protection
 Call before you dig
 800-362-7424 or 81-1
 www.callbeforeyoudig.org

FOR THE DIVISION OF POWER AND WATER (POWER)

The Division of Power and Water (Power) is responsible for the design and construction of underground street lighting in the project area. This Contractor is hereby REQUIRED to contact the Division of Power and Water (Power) prior to conducting any activity within the construction area. The DPW (P) dispatch office number is (614) 943-7627 (19452).

Any required relocation, support, protection, or electrical facilities in the construction area is to be performed by the Contractor under the expense of the project. DPW(P) shall make all final connections to DPW(P)'s existing street lighting. The Contractor shall use meters and make installation Specifications (MS) and the City of Columbus Construction and Material Specifications (CMS). Any new or re-ratified testing as referred to in section 100.018 of the DPW(P)'s Utility Construction Specifications and Hot Lead System (MS-92), copies of which are available from DPW(P). If you have any questions, please contact the DPW(P) at (614) 645-6883 or Chris Vogel at (614) 645-6883.

If any electric facility belonging to DPW(P) is damaged, repaired, or replaced, DPW(P) is responsible for the design and construction of emergency repairs. DPW(P) shall make all repairs and other related costs shall be paid by the Contractor to the Division of Power and Water (Power), City of Columbus, Ohio.

11310-00000-00606
3525 OLENTANGY RIVER ROAD

| REVISIONS | |
|-----------|-------------|
| MARK | DESCRIPTION |
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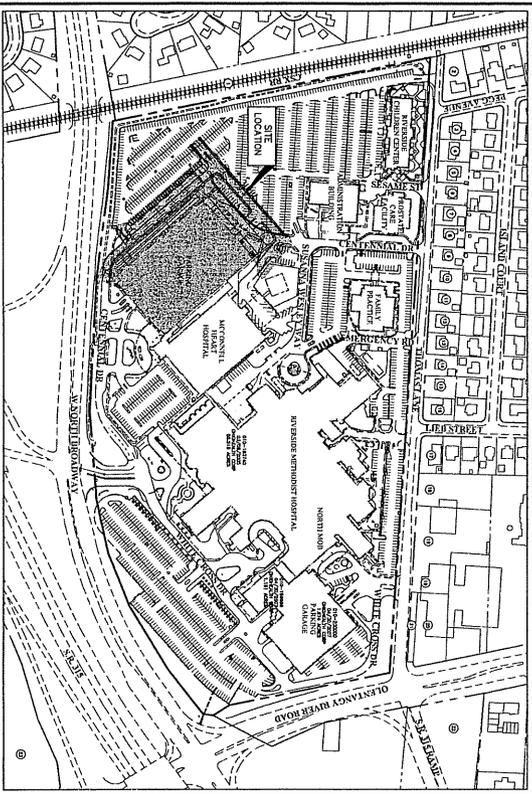
OHIO HEALTH CORP

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY ZONING COMPLIANCE PLAN
FOR
RIVERSIDE METHODIST HOSPITAL
PARKING GARAGE EXPANSION
UTILITY PLAN

EMHT
 Engineers - Surveyors - Planners - Scientists
 6500 New Albany Road, Columbus, OH 43221
 Phone: 614.732.4300 Fax: 614.732.3449
 www.emht.com

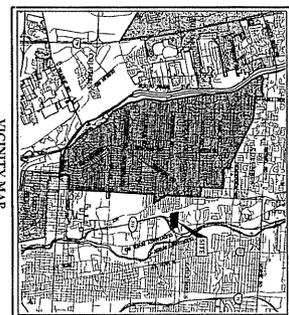
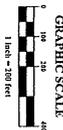
DATE: September 27, 2011
 SCALE: 1" = 40'
 SHEET NO: 2811-0311
 TOTAL SHEETS: 3/3

11310-00000-00606 3525 OLENTANGY RIVER ROAD



PROPERTY INDEX MAP
Scale: 1" = 200'

| Property Owners | PID | Zoning | Owner | PID | Zoning |
|------------------------------|---------------|-------------|-------------------------------------|---------------|---------------|
| 1 CSX Transportation Inc | 010-005773-00 | | 13 Foster Properties LTD | 010-102944-00 | Residential |
| 2 Chesapeake & Ohio Railroad | 010-102951-00 | Residential | 14 Hays/Young | 010-102943-00 | Residential |
| 3 Harper Bros G | 010-102954-00 | Residential | 15 Lupton John D & Lisa M | 010-102942-00 | Residential |
| 4 Townsend Farm A & Carol A | 010-102953-00 | Residential | 16 Nadelman | 010-102941-00 | Residential |
| 5 Jang Jung | 010-102952-00 | Residential | 17 Nardin Virginia L | 010-102940-00 | Residential |
| 6 Cordis Stuyves R | 010-102951-00 | Residential | 18 Riverside Methodist Hospital Inc | 010-102939-00 | Residential |
| 7 Bunker K & J | 010-102950-00 | Residential | 19 Riverside Methodist Hospital Inc | 010-102938-00 | Residential |
| 8 Bunker K & J | 010-102949-00 | Residential | 20 Riverside Methodist Hospital Inc | 010-102937-00 | Residential |
| 9 Dunbar Jack R & Janet M | 010-102948-00 | Residential | 21 Riverside Methodist Hospital Inc | 010-102936-00 | Residential |
| 10 Burnett Fred E | 010-102947-00 | Residential | 22 State of Ohio Highway | 010-085823-00 | Institutional |
| 11 Stuyvesant Richard K TR | 010-102946-00 | Residential | 23 Union Cemetery Assn | 010-112900-00 | Residential |
| 12 Wickham Joseph C | 010-102945-00 | Residential | | | |



VICINITY MAP
No Scale

PROJECT ZONING INFORMATION

Project: 3545 Olentangy River Road
 Planning District: Riverside Methodist Hospital
 P.I.D. Number: 010-11310-00
 Owner: Ohio Health Corp
 187 E Broad St., Room 34
 Columbus, Ohio 43219

A) SITE PLAN: As Shown - Upper right
 B) SITE LOCATION MAP: Shown - Upper right
 C) SITE AREA: Approximately 2.53 acres
 D) ZONING: R-10
 E) ZONING SETBACKS: 10' (Dimension 813.2)
 F) ZONING SETBACKS: 10' (Dimension 813.2)
 G) PROPOSED BUILDING HEIGHT: 10' (Dimension 813.2)
 H) PROPOSED BUILDING FOOTPRINT: 10' (Dimension 813.2)
 I) LOCAL ORDINANCES: 10' (Dimension 813.2)
 J) LOCAL ORDINANCES: 10' (Dimension 813.2)
 K) LOCAL ORDINANCES: 10' (Dimension 813.2)
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 V) LOCAL ORDINANCES: 10' (Dimension 813.2)
 W) LOCAL ORDINANCES: 10' (Dimension 813.2)
 X) LOCAL ORDINANCES: 10' (Dimension 813.2)
 Y) LOCAL ORDINANCES: 10' (Dimension 813.2)
 Z) LOCAL ORDINANCES: 10' (Dimension 813.2)

OHIO HEALTH CORP.
Utilities Protection
SERVICE
 Call Sign: 888-362-2764 or 8-1-1
 www.ohhpa.org

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLEASE SET DATE
 SEPTEMBER 27, 2011

The undersigned hereby certifies that this Zoning Plan meets all of the conditions of the Comprehensive Zoning Ordinance of the City of Columbus, Ohio, and that no other conditions, restrictions, or limitations are applicable to this project.

Date of Expiration: This Plan is valid for one (1) year from date of approval.
 Tracking Number: _____

PREPARED BY:
EMHIT
 187 E. Broad St., Room 34
 Columbus, Ohio 43219
 Phone: 614-775-0600
 Fax: 614-775-0601
 www.emhit.com

| DATE September 27, 2011 | <p style="text-align: center;">EMHIT TERRY, MEACHAM, HANCOCK & TILLY, INC. 187 E. Broad St., Room 34 Columbus, Ohio 43219 Phone: 614-775-0600 Fax: 614-775-0601 www.emhit.com</p> | <p style="text-align: center;">CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY ZONING COMPLIANCE PLAN FOR RIVERSIDE METHODIST HOSPITAL PARKING GARAGE EXPANSION TITLE SHEET</p> | <p style="text-align: center;">OHIO HEALTH CORP.</p> | | | | | | | | | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| SCALE As Shown | SHEET 3811-0331 | SHEET 1/3 | <table border="1" style="width: 100%;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | MARK | DATE | DESCRIPTION | | | | | | | | | | | | |
| MARK | DATE | DESCRIPTION | | | | | | | | | | | | | | | | |
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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

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 'NONE' in the space provided.

APPLICATION # **11310-00000-00606**
3525 OLENTANGY RIVER ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., Suite #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 |
|--------------------------|----------------------------------|
| <u>Ohio Health Corp.</u> | <u>3535 Olentangy River Road</u> |
| <u>Attn: Doug Scholl</u> | <u>Columbus, OH 43214</u> |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: _____

Notary Seal Here

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