



Mayor Michael B. Coleman

# 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: 11310-00000-00732  
 Date Received: 19 Dec. 2011  
 Commission/Group: BREWERY  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: JF Fee: \$1900  
 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.

Title 33, Chapter 3372, Section 3372.604, A - Request for Stewart Ave and S. High St setback changes.

Title 33, Chapter 3372, Section 3372.604 B - Request to allowing parking on side of building.

Title 33, Chapter 3372, Section 3372.609.A - Request to allow parking, stacking, and circulation of vehicles between the right-of-way and principle structure.

### LOCATION

1. Certified Address Number and Street Name 1006 S. High Street  
 City Columbus State Ohio Zip 43206  
 Parcel Number (only one required) 010-50916

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, Attn: Lynsey Ondecker  
 Address 1801 Watermark Drive, Suite 150 City/State Columbus, OH Zip 43215  
 Phone # 614-859-1618 Fax # 614-210-0752 Email LOndecker@gpdgroup.com

### PROPERTY OWNER(S):

Name McDonald's USA LLC, Attn: David Warren  
 Address 2 Easton Oval, Suite 200 City/State Columbus, OH Zip 43219  
 Phone # 614-418-3300 Fax # \_\_\_\_\_ Email David.Warren@us.mcd.com  
 Check here if listing additional property owners on a separate page.

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

Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, Attn: Lynsey Ondecker  
 Address 1801 Watermark Drive, Suite 150 City/State Columbus, OH Zip 43215  
 Phone # 614-859-1618 Fax # 614-210-0752 Email LOndecker@gpdgroup.com

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

APPLICANT SIGNATURE Lynsey Ondecker  
 PROPERTY OWNER SIGNATURE \_\_\_\_\_  
 ATTORNEY / AGENT SIGNATURE Lynsey Ondecker

**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 SERVICES

11310-00000-00732  
1006 SOUTH HIGH ST.

### One Stop Shop Zoning Report Date: Thu Jan 5 2012

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1006 S HIGH ST COLUMBUS OH 43206

**Mailing Address:** PO BOX 182571  
COLUMBUS OH 43218

**Owner:** MCDONALDS REAL ESTATE CO

**Parcel Number:** 010050916

#### ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4  
effective 2/27/1928, Height District H-60

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** SOUTH HIGH ST/ SOUTH FRONT ST UCO

**Graphic Commission:** N/A

**Area Commission:** Brewery District Commission

**Planning Overlay:** N/A

**Historic District:** Brewery District

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



415  
6-20-1948  
R3, H-35



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## AFFIDAVIT

**11310-00000-00732**  
**1006 SOUTH HIGH ST.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Lynsey Ondecker, Secretary, Columbus, Burns & Beraven, Inc., dba GPD Group  
of (1) MAILING ADDRESS 1801 Watermark Drive, Suite 150 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 OWNERS NAME  
AND MAILING ADDRESS

(4) McDonald's USA LLC, Attn: David Warren

2 Easton Oval, Suite 200

Columbus, OH 43219

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

Lynsey Ondecker of GPD Group

614-859-1618

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

(5) Brewery District Commission, Attn: James Goodman

City of Columbus, Planning Division

109 N. Front Street, Ground Floor Columbus, OH 43215

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  
Please see the attached list.

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

SIGNATURE OF AFFIANT

(8) Lynsey Ondecker

Subscribed to me in my presence and before me this 19 day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Jennifer Evans

My Commission Expires

8-22-2016  
Notary Public, State of Ohio  
My Commission Expires 08-22-2016

Notary Seal Here



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December 19, 2011

2011106.11

**Statement of Hardship**  
**1006 South High Street, McDonald's USA**

McDonald's is requesting the following variance items for the Board of Zoning Appeals Adjustment Application:

"Applicant built this McDonalds site in 1983 and has operated it as such ever since. It is time to rebuild this building. Applicant proposes to rebuild within the same footprint of the existing building. The variances sought are from use restrictions enacted and amended within the last 10 years – new use restrictions that were not applicable when originally built and are the hardship now."

Variance 1: Columbus, OH. Code of Ordinances, Title 33 – Zoning Code, Chapter 3372 – Planning Overlay. Section 3372.604. A. We need a variance to change the Stewart Avenue 10' setback to 16', and change the South High Street 10' setback to 27.5'. Currently those existing setback dimensions are 57' and 50' respectively.

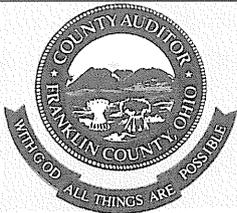
- The main concern is traffic safety and not having the drive through back up onto the street. McDonald's restaurants nationwide are putting in double drive through ordering because of the volume of customers. The agreed to site plan accommodates the most cars stacked on the lot with the building closest to the corner.

Variance 2: Section 3372.604.B. We need a variance which recognizes parking at the side of the building, which is not allowed.

- The geometry and orientation of our property does not allow parking behind the building. Based on the irregularity of the site, parking on the side of the building is requested.

Variance 3: Section 3372.609.A. We need a specific variance here that addresses the requirement that parking, stacking, and circulation aisles are not permitted between the principal building and a street right-of-way line.

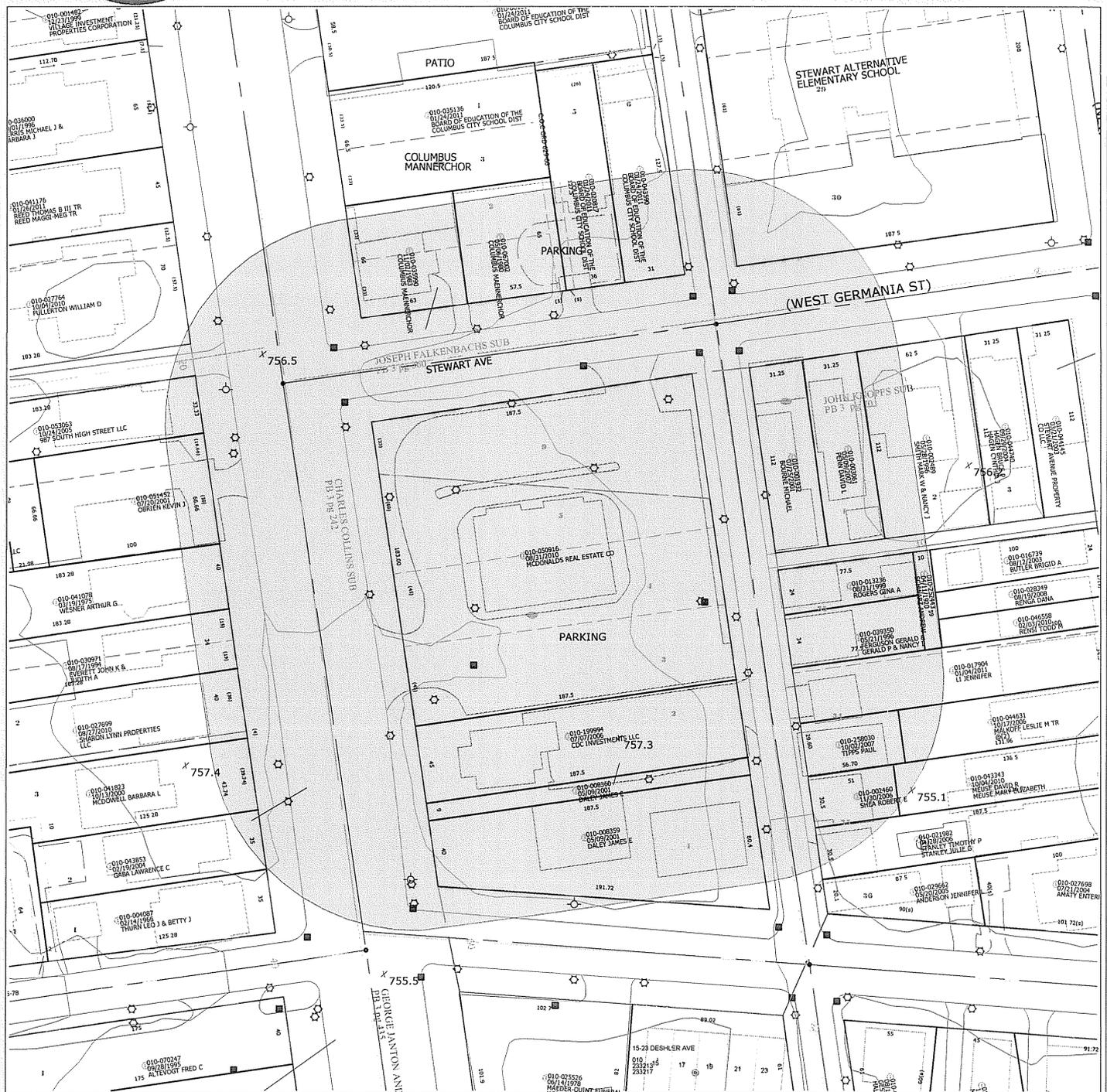
- The subject site includes three right-of-way line exposures. It is not possible for the building to sit adjacent to each right-of-way. Also, geometry of the site, it makes it difficult to limit the vehicle activity to the rear of the site only.



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: LO      DATE: 12/19/11



Disclaimer

Scale = 86'



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

**11310-00000-00732**  
**1006 SOUTH HIGH ST.**

ds,  
; map.





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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.** Do not indicate 'NONE' in the space provided.

APPLICATIC **11310-00000-00732**  
**1006 SOUTH HIGH ST.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Glaus, Pyle, Schomer, Burns & DeHaven, dba GPD Group, Attn: Lynsey Ondecker  
of (COMPLETE ADDRESS) 1801 Watermark Drive, Suite 150, 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**

McDonald's USA LLC, Attn: David Warren 2 Easton Oval, Suite 200 Columbus, OH 43219

SIGNATURE OF AFFIANT

*Lynsey Ondecker*

Subscribed to me in my presence and before me this 19 day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*Jennifer Evans*

My Commission Expires:

8-22-2016

Notary Seal Here



**Jennifer Evans**  
Notary Public, State of Ohio  
My Commission Expires 08-22-2016

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