



COUNCIL VARIANCE 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: CV11-021 (11315-00000-00358)
Date Received: 7/5/11
Application Accepted By: S. Pine Fee: \$1600
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 40 E. Henderson Rd. Zip 43214

Is this property currently being annexed into the City of Columbus Yes No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-024511

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): AR-1 / L-P-1

Recognized Civic Association or Area Commission: Clintonville Area Commission

Proposed use or reason for Council Variance request: Allow parking lot for abutting commercial development and reduce the parking setback to between the two (2) to 0'.
Acreage: 0.32 acres

APPLICANT: Name Metropolitan Partners

Address 150 E. Broad St., Ste. 100 City/State Columbus, OH Zip 43215

Phone # 883-1300 Fax # 221-1380 Email: _____

PROPERTY OWNER(S): Name The Board of Education of the City School District of Columbus

Address 270 E. State St. City/State Columbus, OH Zip 43215

Phone # 365-5000 Fax # _____ Email: _____

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

ATTORNEY / AGENT Attorney Agent

Name Jackson B. Reynolds, III

Address 37 W. Broad St., Ste. 725 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE By: Jackson B. Reynolds III Henderson Partners LLC
PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III Board of Education of Columbus
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Henderson Partners LLC
150 E. Broad St., Ste. 100
Columbus, OH 43215
Phone: 883-1300
Fax: 221-1380



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AFFIDAVIT

(See next page for instructions)

APPLICATION # Cv11-021

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 St., Ste. 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 40 E. Henderson Rd.
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) 7/5/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) The Board of Education of the City School District of Columbus
270 E. State Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front of application) See attached for second owner
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 attached document (6) 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(7)

(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 7th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) David Hodge
My Commission Expires: no expiration



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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CV11-021

Henderson Partners LLC
150 E. Broad St., Ste. 100
Columbus, OH 43215
Phone: 883-1300
Fax: 221-1380

PROPERTY OWNERS

APPLICANT

AREA COMMISSION

Henderson Partners LLC
150 E. Broad St.
Columbus, OH 43215

Metropolitan Partners
150 E. Broad St., Ste. 100
Columbus, OH 43215

Clintonville Area Commission
c/o Sandy Simbro
65 Orchard Ln.
Columbus, OH 43124

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

ATTORNEY

Jackson B. Reynolds III
Smith and Hale LLC
37 W. Broad St., Ste. 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Columbia Gas of Ohio Inc.
200 Civic Center Dr.
Columbus, OH 43216

Bank One Trust Co. NA
c/o JP Morgan Trust
P.O. Box 810490
Dallas, TX 75381-0490

Lodge Investment Co. Inc
c/o Huntington National Bank
Property Division
PO Box 182334
Columbus, OH 43218-2334

Maple Grove Methodist Church Trustees
7 W. Henderson Rd.
Columbus, OH 43214

FW Englefield
447 James Parkway Ste. 1
Heath, OH 43056

Patricia A. Oliver
35 E. Schreyer Pl.
Columbus, OH 43214

Lisa Flaherty
43 E. Schreyer Pl.
Columbus, OH 43214

Drew R. & Caroline N. Hudson
51 E. Schreyer Pl.
Columbus, OH 43214

Warren J. Harris
61 E. Schreyer Place
Columbus, OH 43214

Thomas & Esther C. Holsinger
67 E. Schreyer Pl.
Columbus, OH 43214

Luke A. Whitworth & Michelle L. Jones
26 E. Schreyer Pl.
Columbus, OH 43214

Jay L. & Maureen C. Blantnik
4409 N. High St.
Columbus, OH 43214

SA & Alex Investment
Group LLC
3632 Scioto Run Blvd.
Hilliard, OH 43026

Otisco Partners LLC
5174 Sharps Ct.
Westerville, OH 43081

Lawrence & Evangelene E. Summerford
29 E. Schreyer Pl.
Columbus, OH 43214

CV11-021

Realty Income Corp.
c/o Monro Muffler Brake
200 Holleder Pkwy.
Rochester, NY 14615-3808

Klatt Properties I LLC
119 Oakland Park Ave.
Columbus, OH 43214

United States Postal Service
4360 N. High St.
Columbus, OH 43214

metropart.henderson2011.lbl(jla)
7/6/11f:docs/s&hlabels/2011



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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The applicant is seeking the council variance to supplement the number of parking spaces available for its commercial development located at 4400 North High Street. The property owner is willing to lease the subject site to the applicant for the parking purposes but wants to maintain the underlying AR-1 zoning district to preserve its right to convert the ground back into school activities without having to rezone the property. The granting of the council variance will not be detrimental to the surrounding properties as the proposed parking lot will be fenced and landscaped as is the existing parking lot to the north. The proposed parking lot will provide additional parking for the abutting commercial activities and provide an additional income stream to the property owner without creating a hardship on the surrounding community. A variance is also requested to allow off site maneuvering for one row of parking spaces as the abutting lot will be used in conjunction with the 29 space lot to create one large parking lot that is bisected by a property line.

The inclusion of the L-P-1 property was to reduce the required 5' parking setback to 0' to allow the overall parking lot to operate as a single lot without the setback creating a dead zone within the lot.

Signature of Applicant *John B. Reynolds III* Date 7/1/11

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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.

APPLICATION # CV11-021

STATE OF OHIO
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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Metropolitan Partners 150 E. Broad St., Ste. 100 Columbus, OH 43215 10 employees Tim Rollins 883-1300	2. The Board of Education of the City School District of Columbus 270 E. State Street Columbus, OH 43215 365-5000
3. Henderson Partners LLC 150 E. Broad St. Columbus, OH 43215 Tim Rollins 883-1300	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat

Cv11-021
N



ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

Parcel ID: 010024511

Zoning Number: 40

Street Name: E HENDERSON RD

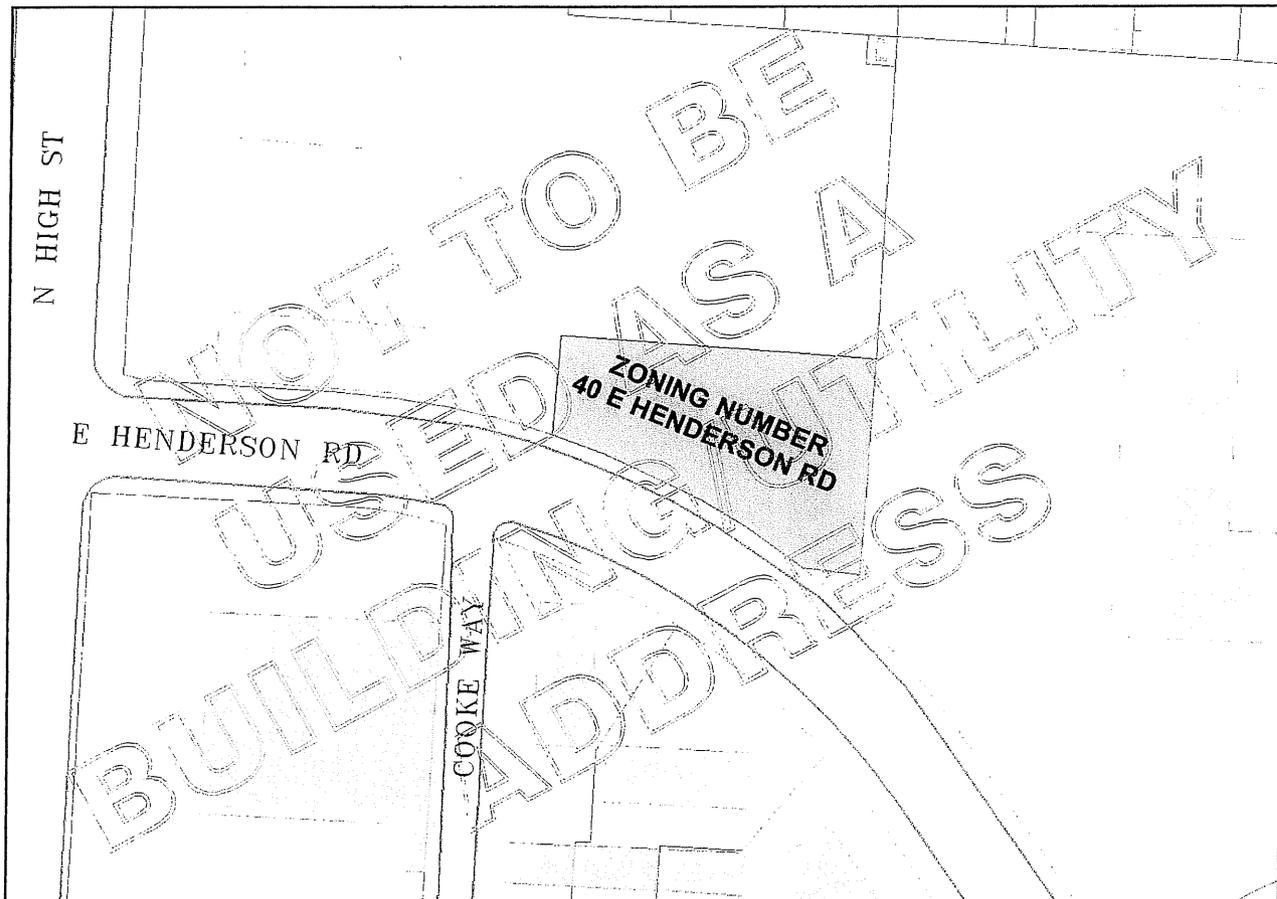
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE

Issued By: *Alfred Arment*

Date: 5/26/2011



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 2643



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Cv11-021



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 5/31/11



Disclaimer

Scale = 395



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

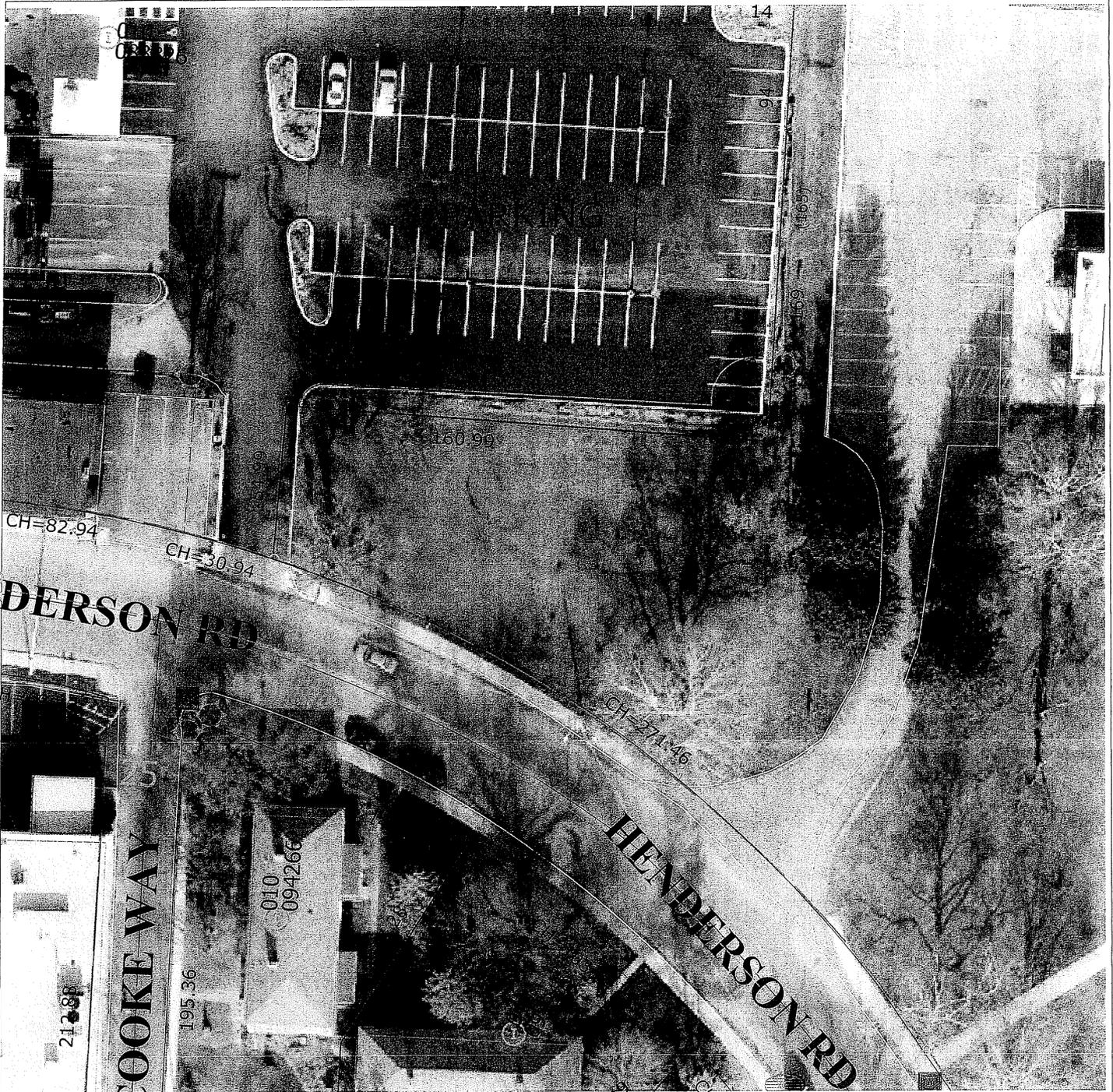
CV 11-021



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 5/31/11



ORTHOGRAPHY DATE 2009

Disclaimer

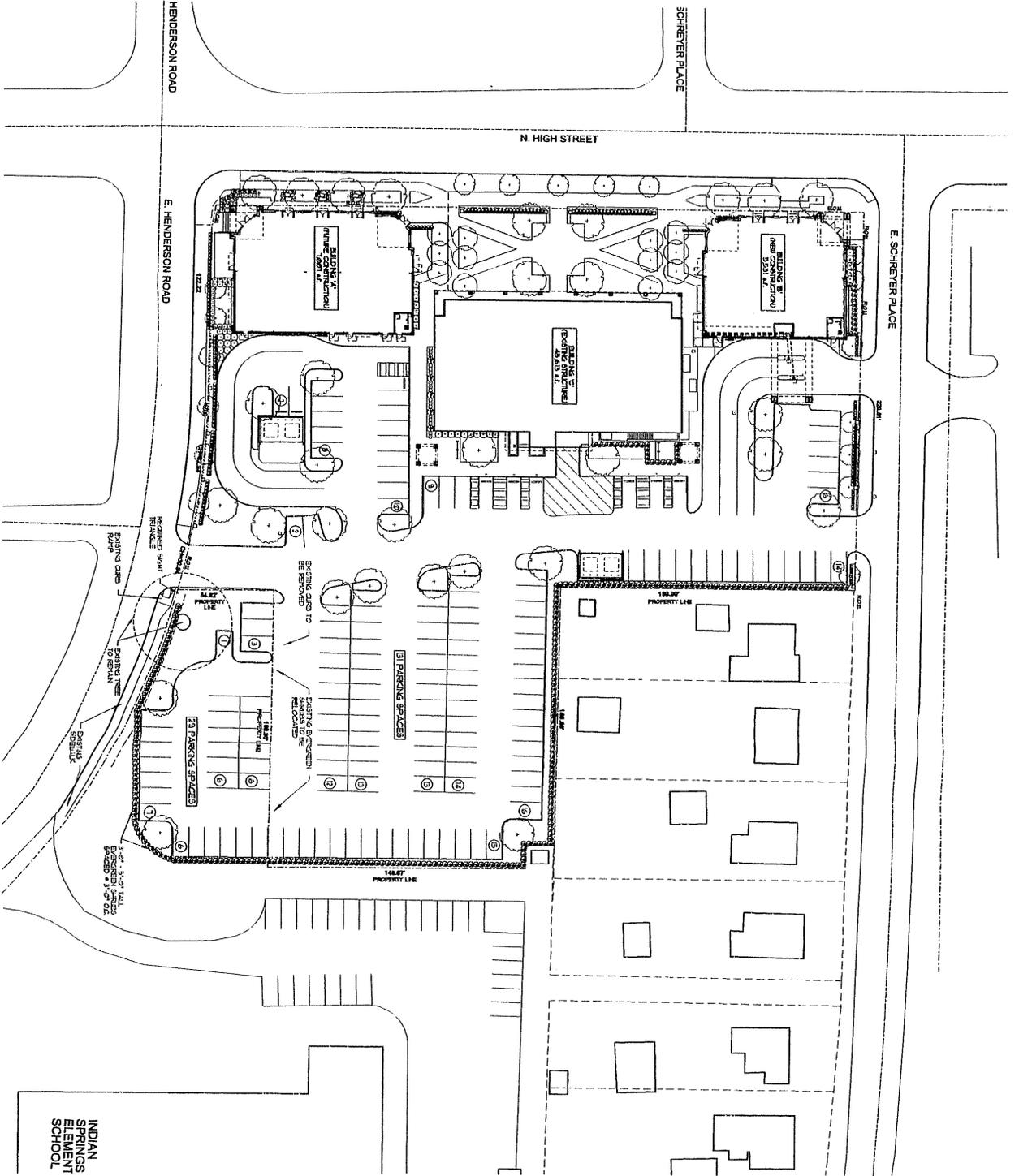
Scale = 50



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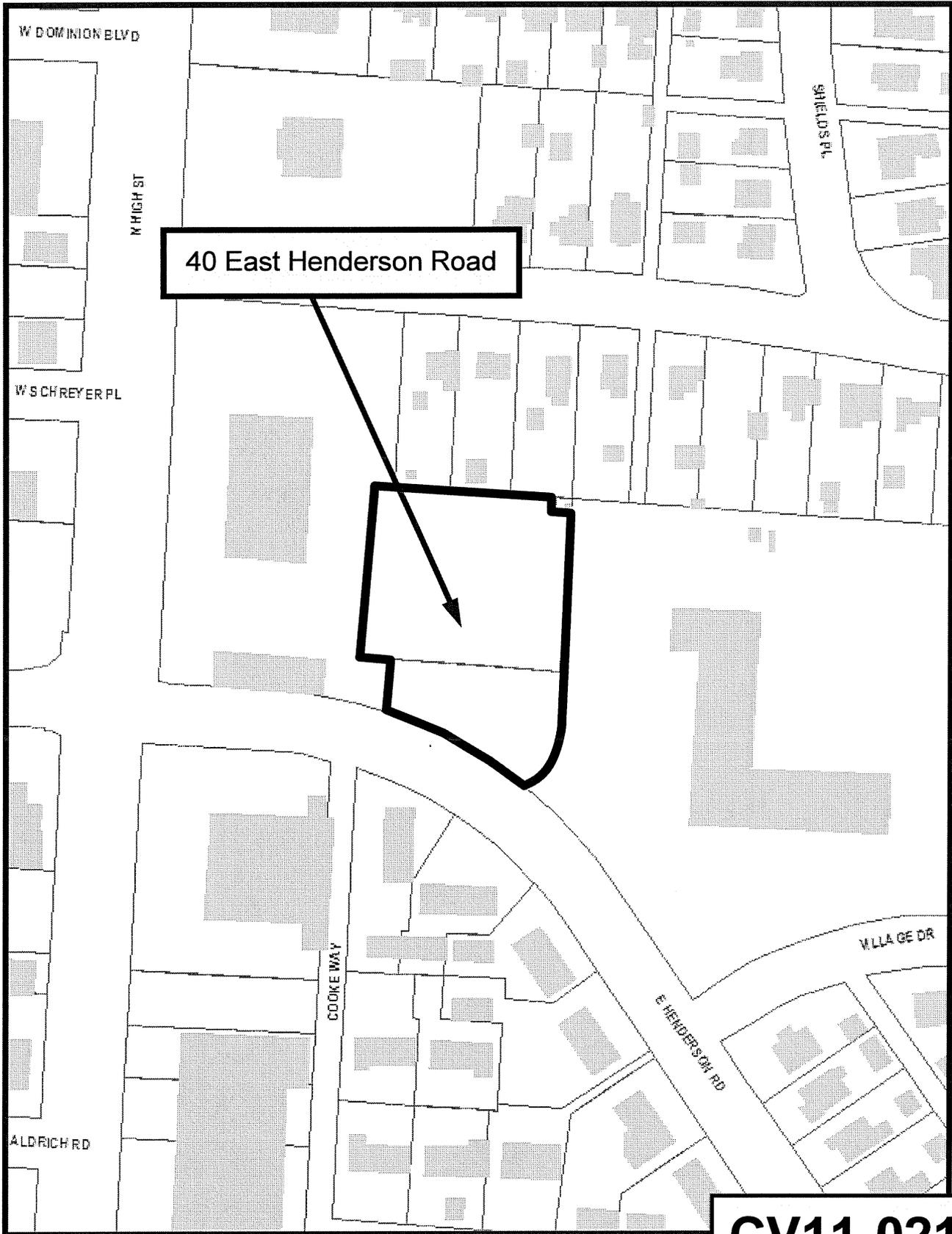
A SITE DEVELOPMENT PLAN
SCALE 1" = 30'



INDIAN SPRINGS ELEMENTARY SCHOOL

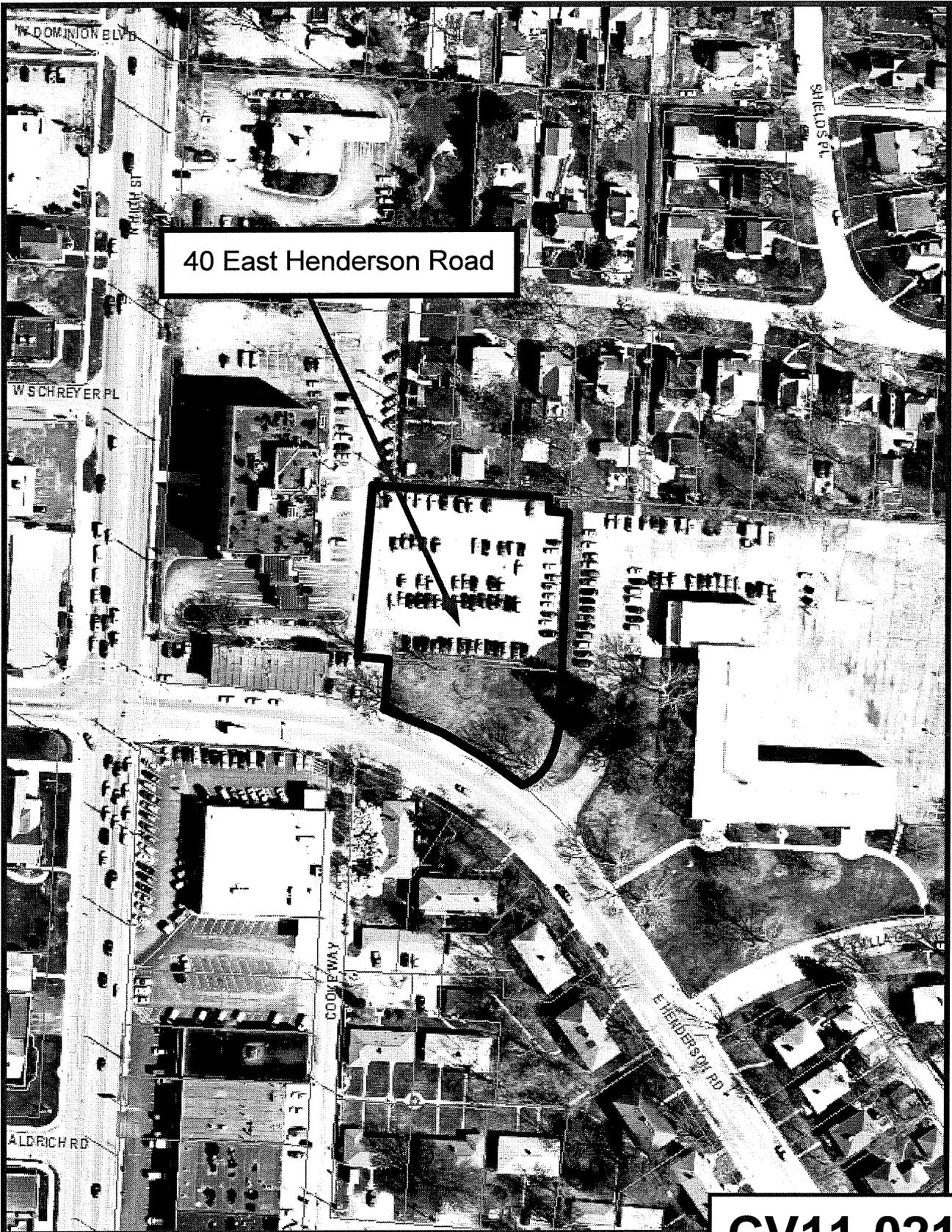
(CV11-02)

<p>SD-1.1</p>	<p>4400 NORTH HIGH STREET COLUMBUS, OHIO 43214</p> <p>FOR METROPLITAN PARTERS 150 EAST BROAD STREET, SUITE 100 COLUMBUS, OHIO 43215</p>	<p>BEAN</p> <p>LANDSCAPE ARCHITECTS INC. COLUMBUS, OHIO PH: 614 262 8519</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>
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40 East Henderson Road

CV11-021



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CV11-021