

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2008**

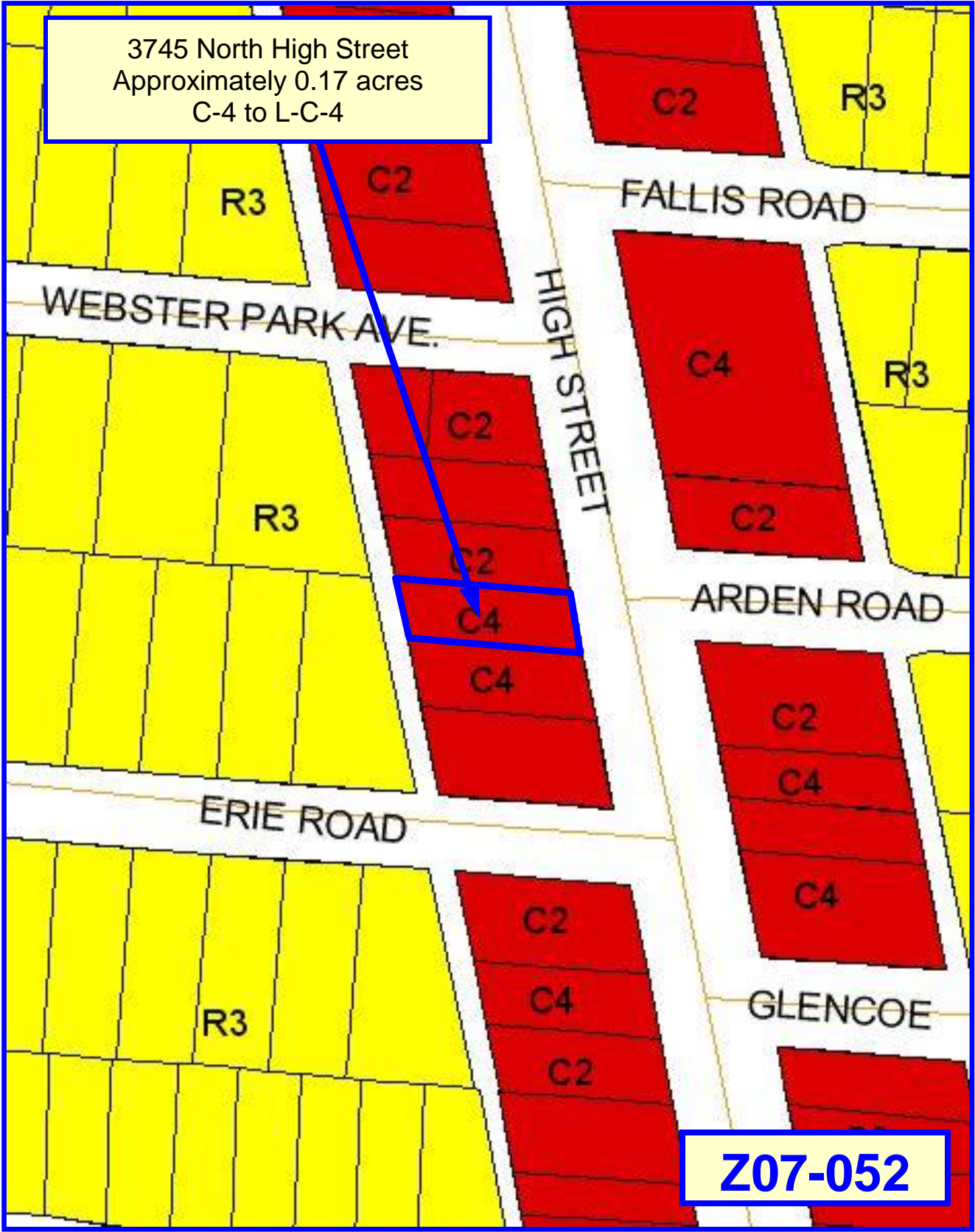
- 13. APPLICATION: Z07-052**  
**Location:** **3745 NORTH HIGH STREET (43214)**, being 0.17± acres located on the west side of North High Street, 125± feet north of Erie Road (010-071975; Clintonville Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Parking lot - reserved.  
**Applicant(s):** Center of Vocational Alternatives for Mental Health; c/o Robert Smith, Agent; 300 Marconi Boulevard; Columbus, OH 43215.  
**Property Owner(s):** Center of Vocational Alternatives for Mental Health; 3770 North High Street, Columbus, OH 43214.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

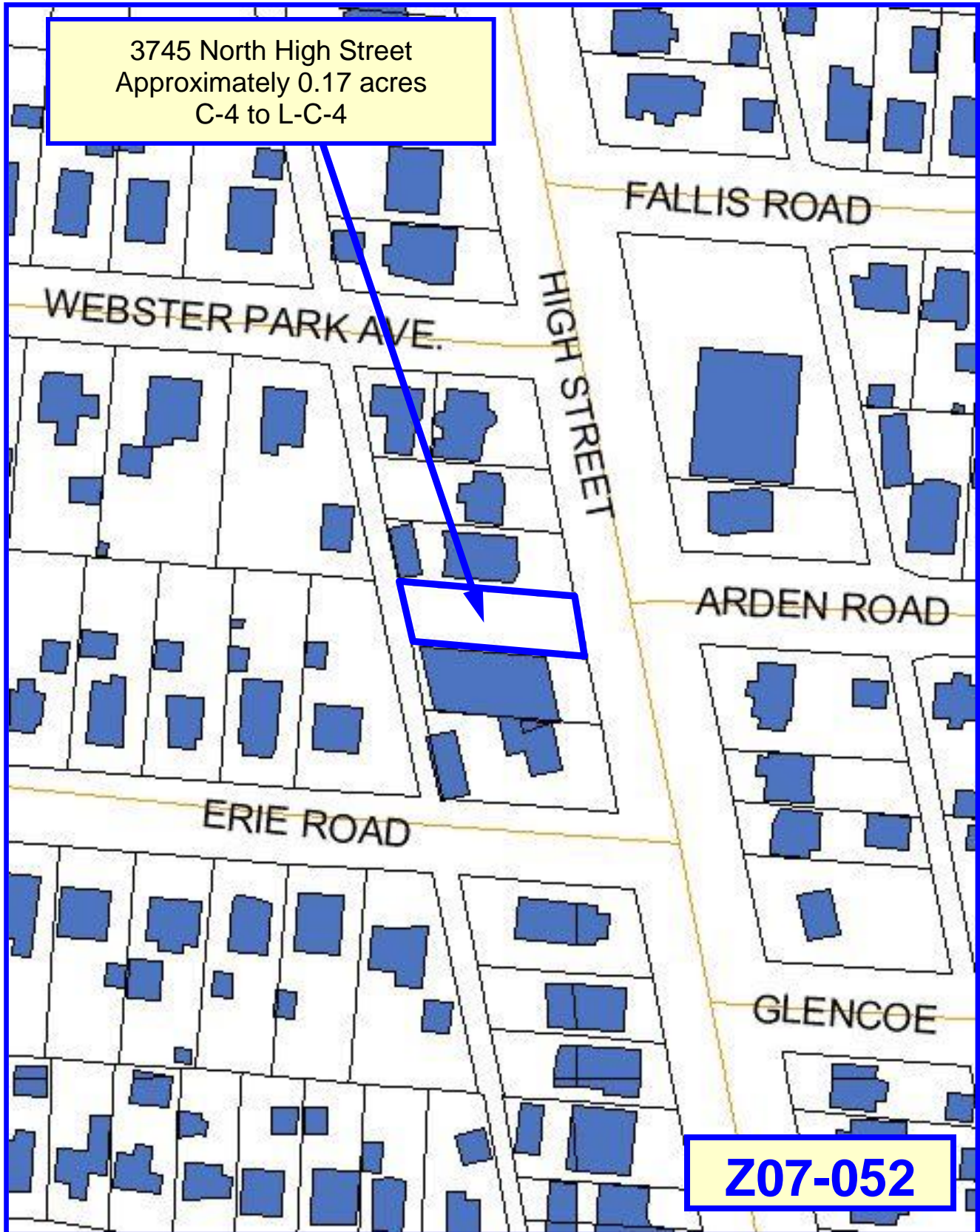
**BACKGROUND:**

- The 0.17± acre site is developed with an existing parking lot and zoned in the C-4, Commercial District. The applicant is requesting the L-C-4, Limited Commercial District to reserve the parking on the site (3745 North High Street) for use by the office building at 3770 North High Street. The currently approved site plan for 3770 North High Street specifically noted that the lower level of the building would not be occupied while the applicant now proposes to expand the office uses into the lower level, so additional parking spaces are needed. Parking spaces are required to be on the same property as the use they are intended to serve. However, Section 3342.02.4.b(2) allows parking spaces on a separate lot located within 750 feet of the property to be reserved for that use, by utilization of a limitation text.
- To the north of the site is an apartment building in the C-2, Commercial District. To the east, across High Street, are office buildings in the C-2, Commercial District. To the south is a restaurant in the C-4, Commercial District. To the west are single-family residences in the R-3, Residential District.
- This request, if approved, will reserve the parking spaces at 3745 North High Street for the office building at 3770 North High Street. It does not comment on whether the office building will have enough parking spaces to meet code requirements.
- The Transportation Division recommends conditional approval of this application. They support the request to reserve the parking spaces for 3770 North High Street, but the parking lot does not meet current code requirements and their recommendation is that it be made code compliant.

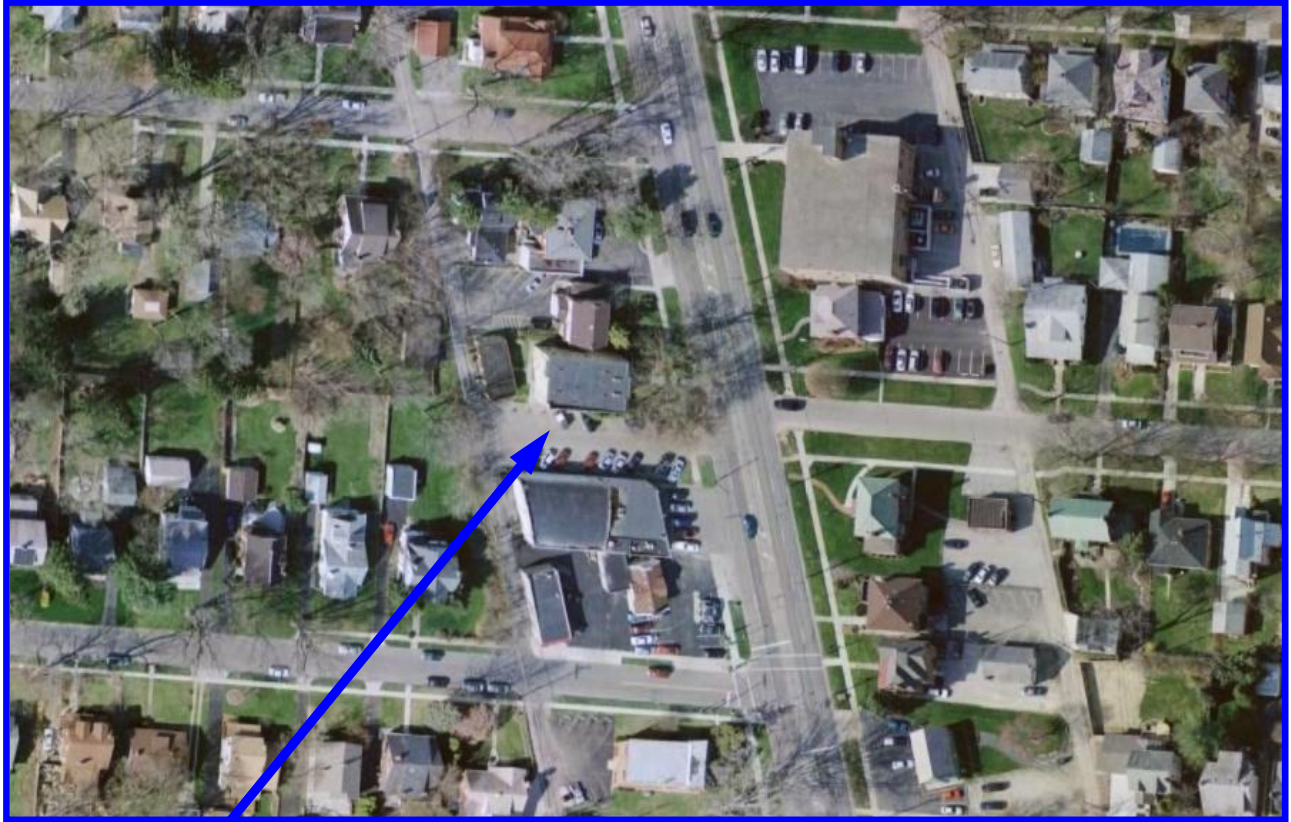
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District will reserve the parking spaces located in the existing parking lot at 3745 North High Street for an expansion of the office use into the lower level of the building located at 3770 North High Street. Approval will not introduce a new or incompatible use to the area.



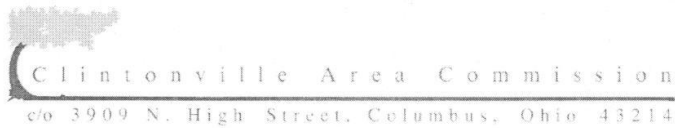






3745 North High Street  
Approximately 0.17 acres  
C-4 to L-C-4

**Z07-052**



To: Denise Powers  
From: Brian B. Byrne, Clintonville Area Commission Secretary  
Date: 6 December 2007  
Re: 152-154 W. Lakeview Ave. and 3745 N. High St.

The Clintonville Area Commission (CAC) met Thursday, December 6<sup>th</sup> to consider two (2) development items.

152-154 W. Lakeview: Variance to permit split of residence. There are two (2) separate requests however they were acted on as one request. This is a legal non-conforming use of two residences on one piece of real estate. Applicant representative EP Ferris and Assoc. presented to Clintonville Area commissioners. The CAC Variance and Zoning Committee recommended approval as submitted with condition that a Joint Maintenance Agreement is secured. By splitting the property into equal parcels, each lot will have access to Lakeview Ave. and the rear alley. Also each dwelling will have separate water and gas meters. Currently, both dwellings are under one meter; from this there is poor water pressure to the second dwelling. Applicant's representative will verify that side measurements are from the eaves and not from foundation of dwellings. District Commissioner Gawronski has received no negative response from surrounding neighbors.

- i. 154 W. Lakeview Ave. to reduce the minimum required lot width from 50' to not less than 25' and to reduce the minimum side yard required from 3' to 1.2' along the west side of the existing dwelling.
- ii. 152 W. Lakeview Ave. to reduce the minimum required lot width from 50' to not less than 20' and to reduce the minimum side yard required from 3' to 2.2' along east side of existing dwelling.

Comes to the CAC with a recommendation to approve with condition from the Variance and Zoning Committee. The CAC on both request with condition voted 4-4 Disapproval (No McLaughlin, Balombin, DeFourny, Searcy)

3745 N. High St. Rezoning to retain a parking lot with the building at 3740 N. High St. Request is to rezone parking lot at 3745 N. High St from C4 to LC4. This parking lot shall remain dedicate to such use and shall not be conveyed separately from the office building unless it is no longer needed. This does not change square footage of building or parking requirements. Parking lot is in Commissioner Gaunce's District and the building is in Commissioner Byrne's District. Both commissioners received no negative response to the request. Comes to the CAC with a recommendation to approve from the Variance and Zoning Committee. The rezoning from C4 to LC4 was approved 8-0 by the CAC.

Please feel free to contact me if you have any questions about this report.

Sincerely,

Brian B. Byrne Secretary  
Clintonville Area Commission

207-052

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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.STATE OF OHIO  
COUNTY OF FRANKLINAPPLICATION # 07390-0-00103

Being first duly cautioned and sworn (NAME) Robert K. Smith  
 of (COMPLETE ADDRESS) Schooley Caldwell Associates, 300 Marconi Blvd., 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 format:

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. Center of Vocational Alternatives for Mental Health 3770 North High Street Columbus, OH 43214 60 Columbus-based Employees Judy Braun, 614-291-0294	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of November, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here