

Z18-035 FINAL RECEIVED 11/6/18 Page 1 of 1

8/6/18  
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**Building Renovation**  
339-341 E. Barthman Ave.  
Columbus, Ohio 43207

Property Owner: ZO Barthman, LLC

Parcel Number: 010-0033594, 0.28 acre (building)  
010-007380, 0.11 acre (lot)

Area in scope of work: 5,040 sq. ft. two story section  
4,713 sq. ft. one story

**REQUIRED PARKING**  
PARKING FOR THE PERMITTED ON-SITE USES SHALL CONSIST OF NINE (9) SPACES PROVIDED ON ADJACENT LOT (ACROSS ALLEY) AND WILL INCLUDE A TWENTY FIVE (25) SPACE VARIANCE. PER SECTION 3112.40, THE MINIMUM NUMBER OF REQUIRED SPACES FOR ALL PROPOSED USES ON SITE MAY NOT EXCEED 34 SPACES.

LOT COVERAGE:	
LOT SIZE:	12,024 S.F.
BUILDING FOOTPRINT:	11,960 S.F.
PERCENT LOT COVERAGE:	99%

**RED CONSULTING**  
ARCHITECTURE • ENVIRONMENTAL • CIVIL ENGINEERING  
DEVELOPMENT SERVICES

614.562.4395 • 2760 BEXLEY PARK ROAD • BEXLEY, OHIO 43209 • 614.353.3076

**Building Remodel**  
(interior updates and  
exterior repairs)

339-341 E. Barthman Avenue  
Columbus, Ohio 43207



STATE OF OHIO  
HARRISON TWP.  
LOCAL GOVERNMENT  
OFFICE

*Kimberly Mikautz*

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REVISION RECORD

NO.	DATE
1	BLOG DEPT. 2018.02.08
2	BLOG DEPT. 2018.04.24
3	BLOG DEPT. 2018.06.05
4	ZONING 2018.09.08

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PERMIT 2017.04.01  
 ZONING CLEARANCE 2018.01.03  
 DC 2018.09.26

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JOB NUMBER 17B701

DESIGN TITLE ZONING CLEARANCE PLAN

SHEET NUMBER C1.1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 11, 2018**

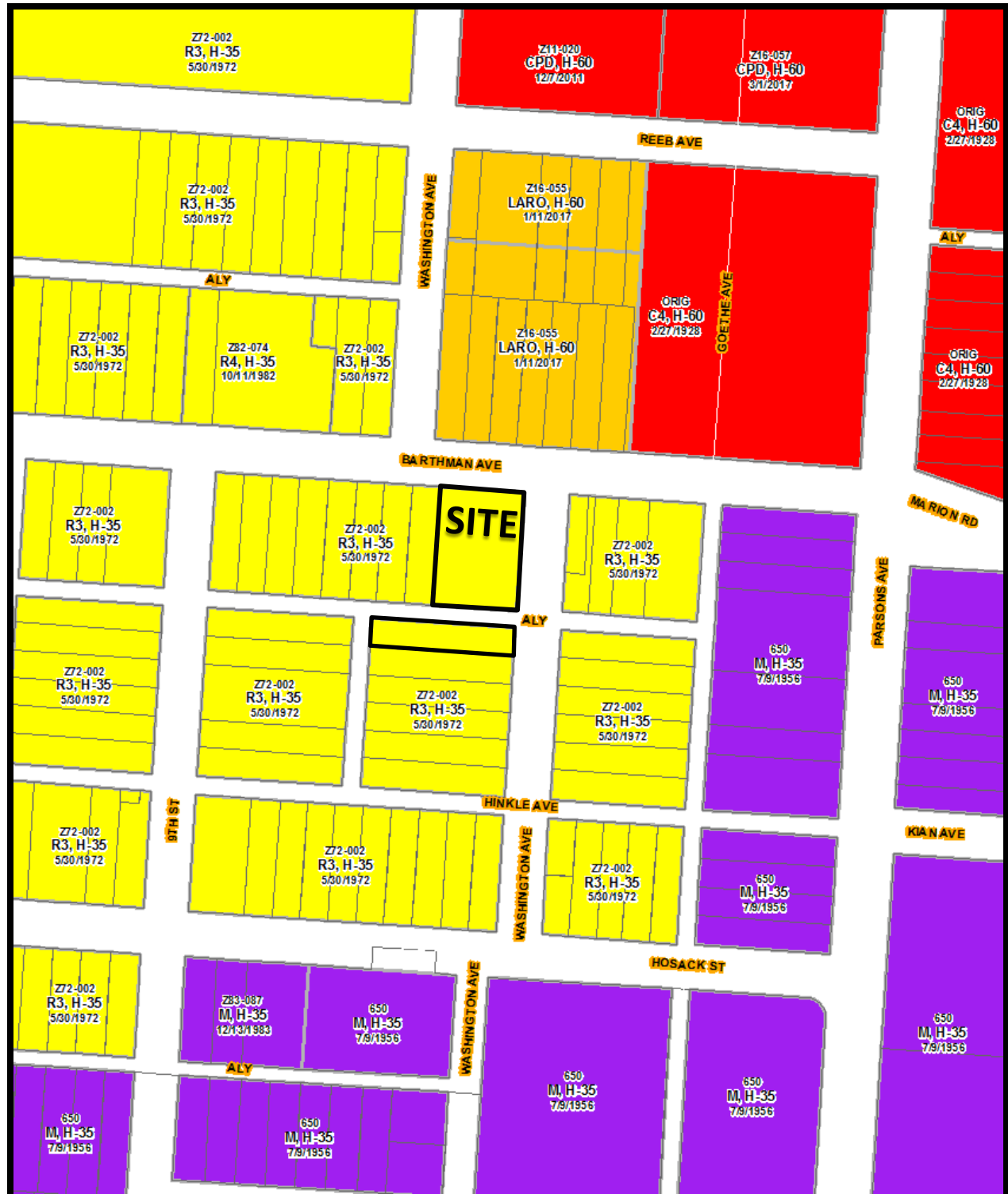
- 5. APPLICATION: Z18-035**  
**Location:** **341 EAST BARTHMAN AVENUE (43207)**, being 0.39± acres located at the southwest corner of East Barthman and South Washington Avenues (010-053994 and 010-037698; Columbus Southside Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed use development  
**Applicant(s):** ZG Barthman LLC; c/o Sean Mentel; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 0.39± acre site consists of two parcels, one developed with a commercial building housing a security business permitted by Council Variance #CV15-057, the other undeveloped, and both zoned in the R-3, Residential District. The applicant proposes a CPD, Commercial Planned Development District that will permit additional commercial uses on the developed parcel with a parking lot on the other. The present warehousing permitted by CV15-057 will become a legal nonconforming use unless a new Council variance is applied for and granted.
- The site is bordered to the north by a vacant parcels zoned in the L-AR-O, Limited Apartment Office District. To the south, east, and west are residential dwellings in the R-3, Residential District.
- The site is located within the planning area of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” at this location, allowing for commercial uses with the inclusion of higher-density residential uses.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The CPD text allows uses permitted in the C-1, Commercial District and security services. The text includes provisions for building setbacks, parking, screening, dumpster placement, and a commitment to a site plan. Variances to reduce the required number of parking spaces and screening are included in this request.

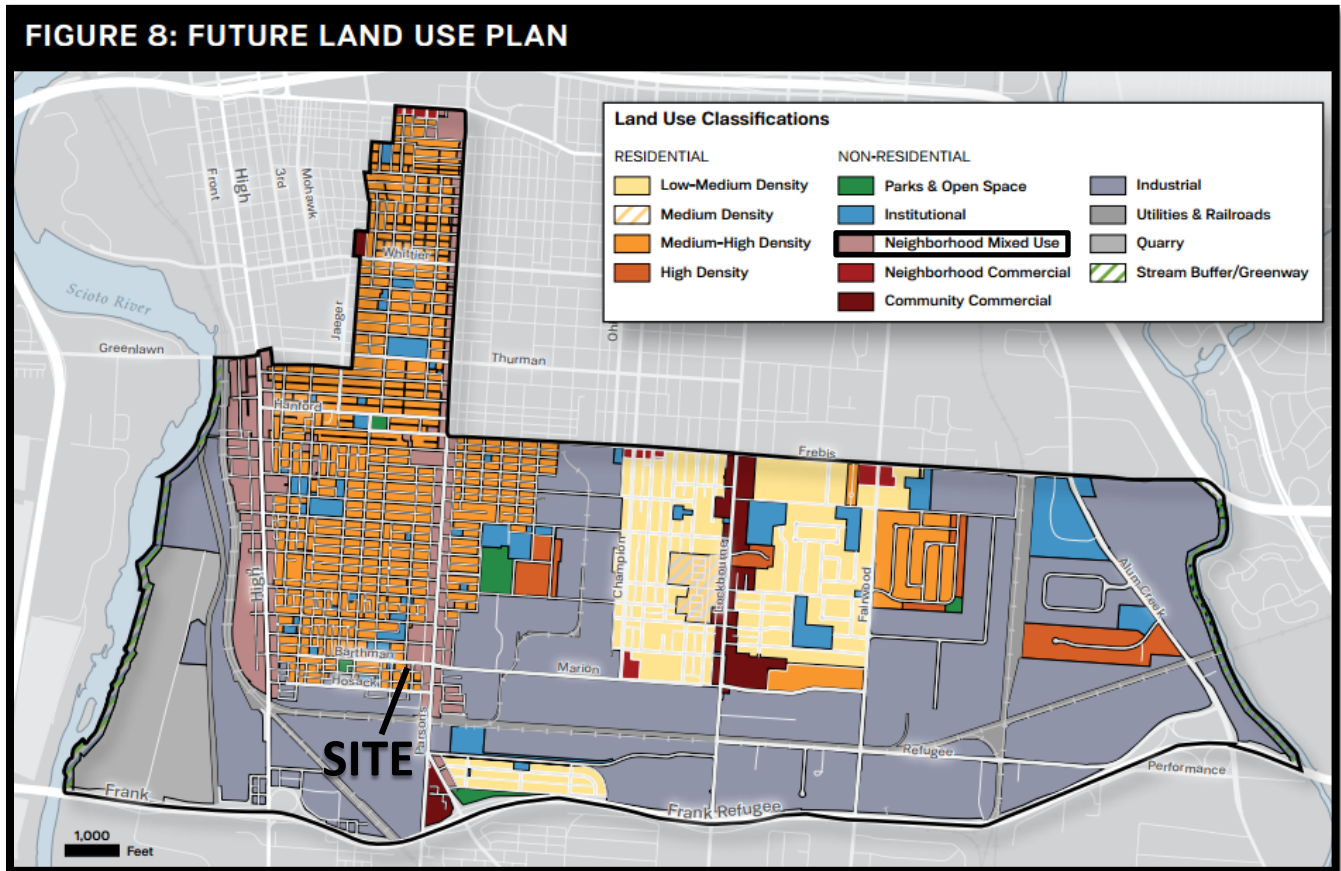
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow neighborhood commercial and security service uses within an existing mixed use building. The proposal is consistent with the land use recommendations of the *South Side Plan*, and is compatible with the surrounding development.



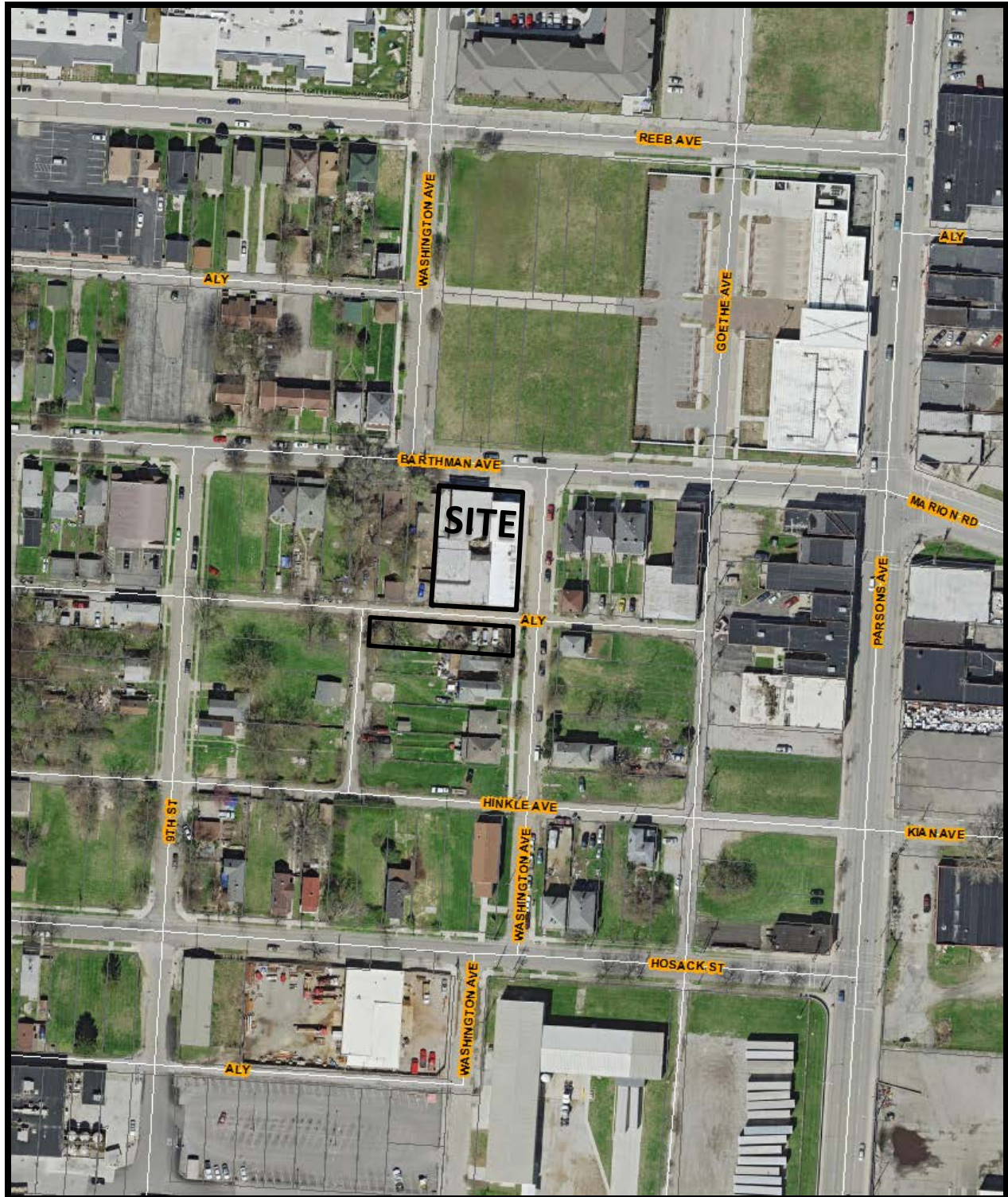
Z18-035  
341 East Barthman Avenue  
Approximately 0.39 acres  
R-3 to CPD

South Side Plan (2014) – “Neighborhood Mixed Use” Recommended



Z18-035  
341 East Barthman Avenue  
Approximately 0.39 acres  
R-3 to CPD





Z18-035  
341 East Barthman Avenue  
Approximately 0.39 acres  
R-3 to CPD

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number:

218-035

Address:

341 BARTHMAN AVE

Group Name:

SOUTHSIDE AREA Commission

Meeting Date:

Sept 25, 2018

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one)

- ☒ Approval  
☐ Disapproval

**NOTES:**


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Vote:

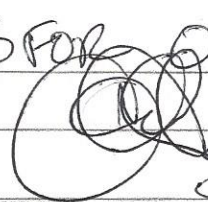
13 FOR 0 AGAINST

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

  
 Southside Area Commission  
 614-265-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z18-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mentel

of (COMPLETE ADDRESS) 100 S. Fourth Street, Suite 100, Columbus, Ohio 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. ZG Barthman, LLC 33 N. Grant St. Suite 150 Columbus, OHio 43215 0 Employees c/o Jason Gunsorek 614-419-0425	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 14th day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



JON R. STEVENSON, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make all checks payable to the Columbus City Treasurer**