

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-181 Date Received: 12/30/15
Application Accepted by: MM, JB, TD Fee: \$1760.00
Comments: Assigned to Michael Maret; (614)645-2749; mj Maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5850 SAWMILL RD. DUBLIN OH Zip: 43017

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☐ NO

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

Parcel Number for Certified Address: 590-248719

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

Current Zoning District(s): 298-042, COMMERCIAL, CPD, HEIGHT DISTRICT H-35

Area Commission or Civic Association: NORTHWEST CIVIC ASSOCIATION

Proposed Use or reason for Council Variance request:

BUILD 20'x40' STORAGE BUILDING ON SPACE CURRENTLY DESIGNATED FOR PARKING.

Acreage: 1.625

APPLICANT:

Name: STEVEN ARMSTRONG Phone Number: 614-602-8100 Ext.: -

Address: 5850 SAWMILL RD City/State: DUBLIN, OH Zip: 43017

Email Address: S.ARMSTRONG@SOUTHANDCORP.COM Fax Number: 614-602-8101

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: CONCEPT COMMERCIALS INC Phone Number: 614-602-8100 Ext.: -

Address: 5850 SAWMILL RD City/State: DUBLIN OH Zip: 43017

Email Address: S.ARMSTRONG@SOUTHANDCORP.COM Fax Number: 614-602-8101

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: STEVEN ARMSTRONG Phone Number: 614-602-8100 Ext.: -

Address: 5850 SAWMILL RD City/State: DUBLIN OH Zip: 43017

Email Address: S.ARMSTRONG@SOUTHANDCORP.COM Fax Number: 614-602-8101

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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.

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

Please make checks payable to the Columbus City Treasurer

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CV15-081

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:

DUE TO THE EXPONENTIAL GROWTH AT RENEWAL BY ANDERSEN OF COLUMBUS
OVER THE LAST FIVE YEARS WE HAVE OUT GROWN OUR STORAGE SPACE. IN
ORDER TO CONTINUE TO RECEIVE DELIVERIES AND STORE WINDOWS AND
DOORS PENDING INSTALLATION WE ARE PROPOSING BUILDING A 26' X 40'
STORAGE BUILDING. THE BUILDING WOULD OCCUPY 6 OF THE 90 EXISTING
PARKING SPACES. WE ARE ALSO PROPOSING INCREASING THE SIZE OF THE
EXISTING TRASH CONTAINER SURROUND FROM 14' X 24' TO 26' X 24'. THE
EXTERIOR WALL SURFACES TO BE BRICK VENEER TO MATCH THE EXISTING BUILDING
AND TRASH CONTAINER SURROUND.

THE NEED FOR THE NUMBER OF EXISTING PARKING SPACES THAT WAS REQUIRED
FOR THE ORIGINAL USE OF THE BUILDING AS A RESTAURANT IS AT LEAST DOUBLE
THE NUMBER NEEDED FOR THE RENEWAL BY ANDERSEN SHOWROOM AND THE
POOLS PLUS RETAIL STORE CURRENTLY OCCUPYING THE BUILDING.

Signature of Applicant _____

Date 12/29/2015

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV15-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME STEVEN ARMSTRONG

of (1) MAILING ADDRESS 5850 SAWMILL RD. DUBLIN OH 43017

deposes 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 5850 SAWMILL RD. DUBLIN OH 43017

for which 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) CONCEPT COMMERCIALS INC.

PO BOX 894

GREAT BEND KS 67530

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

STEVEN ARMSTRONG

614-602-8100

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

(5) NORTHWEST CIVIC ASSOCIATION

ROSE MARIE LISCO

1035 STONE CREEK RD COLUMBUS OH 43235

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.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of December, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer

CVIS-081

Applicant/Agent

Steve Armstrong
5850 Sawmill Road
Dublin, OH 43017

Property Owner

Concept Commercials, Inc.
P O Box 894
Great Bend, KS 67530

Area Commission

Rosemarie Lisko
1035 Stoney Creek Road
Columbus, OH 43235

Surrounding Property Owners

Halle Properties LLC
14631 North Scottsdale Road
Scottsdale, AZ 85254

5811 Sawmill Road LLC
100 South 5th Street
Suite 1400
Minneapolis, MN 55402

Sunnyvale Industrials
900 Veterans Blvd.
Suite 410
Redwood City, CA 94063

Anaxa LLC
75 East Gay Street #100
Columbus, OH 43215

Sams Real Estate Business Trust
P O Box 8050 MS 0555
Bentonville, AR 72712-8050

HD Development of Maryland Inc.
2455 Paces Ferry Road
Atlanta, GA 30339

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CVIS-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) STEVEN ARMSTRONG
of (COMPLETE ADDRESS) 5850 SAWMILL RD. DUBLIN OH 43017

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. <u>CONCEPT COMMERCIALS INC.</u> <u>5850 SAWMILL RD., DUBLIN OH 43017</u> <u>PO BOX 894, GREAT BEND KS 67530</u> <u>22 EMPLOYEES</u> <u>STEVEN ARMSTRONG 614-602-8100</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of December, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
My Commission Expires

Notary Seal Here

This Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer

CV15-081

TRANSFERRED

FEB 11 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

(921)

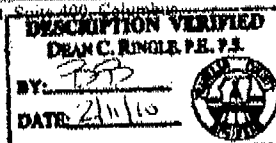
Conveyance
Mandatory: 9250
Permissive: 9250
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

201002110017395
 Pgs: 2 \$28.00 120100007247
 02/11/2010 2:33PM BX1VC
 Robert G. Montgomery
 Franklin County Recorder

Return Document to: Title First Agency, Inc., Commercial Division, 555 S. Front Street, Suite 400, Columbus, Ohio 43215
 Order No.: 1436425

WARRANTY DEED

By an Ohio Limited Liability company



KNOW ALL MEN BY THESE PRESENTS; That CCL Pools, LLC, the grantor, a limited liability company organized and existing under the laws of the State of Ohio, for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants, to Concept Commercial, Inc., a Kansas corporation, whose tax bill mailing address is c/o Southard Corp., P.O. Box 894, Great Bend, KS 67530, the following Real Property:

Situated in the City of Columbus, County of Franklin, and State of Ohio being located in Quarter Township 4, Township 2, Range 19 United States Military Lands and being part of that tract of land conveyed to Chester Solove Tuller Ltd by deed of record in Instrument Number 199811190298364, all referenced being to records in the Recorder's Office, Franklin County Ohio and bounded and described as follows:

Beginning at an iron pin set in the easterly right of way line of Sawmill Road said iron pin being the intersection of said right of way line with the northerly right of way line of Cranston Drive (being 80 feet in width) and being located North 4° 00' 00" East, a distance of 65.00 feet from the intersection of said Sawmill Road right of way line with said centerline of Cranston Drive (of record in Instrument Number 199901220017852); thence North 4° 00' 00" East along said right of way line of Sawmill Road a distance of 194.59 feet to an iron pin set at a corner of the Credit Suisse Leasing 10.758 acre tract of record in Instrument Number 199901270021505; thence South 86° 00' 00" East along a southerly line of the Credit Suisse Leasing 10.758 acre tract a distance of 310.00 feet to an iron pin set at an angle point in said line; thence South 4° 00' 00" West along said westerly line of said Credit Suisse Leasing 10.758 acre tract a distance of 208.61 feet to an iron pin set at an angle point in said line; thence South 28° 43' 48" West continuing along said westerly line of the 10.758 acre tract a distance of 57.00 feet to an iron pin set in northerly right of way line of Cranston Drive; thence along said right of way line of Cranston Drive being the arc of a curve to the left (Delta equals 24° 43' 41" Radius equals 445.00 feet) a chord bearing and distance of North 73° 38' 25" West 190.57 feet to an iron pin set at a point of tangency; thence North 86° 00' 00" West continuing along said right of way line a distance of 75.00 feet to an iron pin set at a point of curvature of a curve to the right; thence continuing along said right of way line being the arc of a curve (Delta equals 90° 00' 00", radius equals 25.00 feet) a chord bearing and distance of North 41° 00' 00" West 35.36 feet to the place of beginning containing 1.625 acres more or less.

0700
All of
(510)
248719

Together with the following easement.

Easement rights granted in that certain document titled "Easements with Covenants & Restrictions Affecting Land", dated January 13, 1999 and recorded on January 19, 1999 as Instrument Number 199901150011829.

Parcel No. 590-248719-00
 Known as: 5850 Sawmill Road, Dublin, OH 43017

SAWMILL RD.

150'

382'

REFLECTIONS DR.

POOLS PLUS
—
SHOW ROOM

RETRIVAL BY ANDERSEN
—
SHOW ROOM

RETRIVAL BY ANDERSEN
—
SHOW ROOM

RETRIVAL BY ANDERSEN
—
SHOW ROOM

5850 SAWMILL RD. DALLAS, TX 75244
SCALE: 1" = 1'



WEST ELEVATION $1\frac{1}{4}" = 1'$

DUMMASTER SURROUND

OPEN - NO ROOF

64'

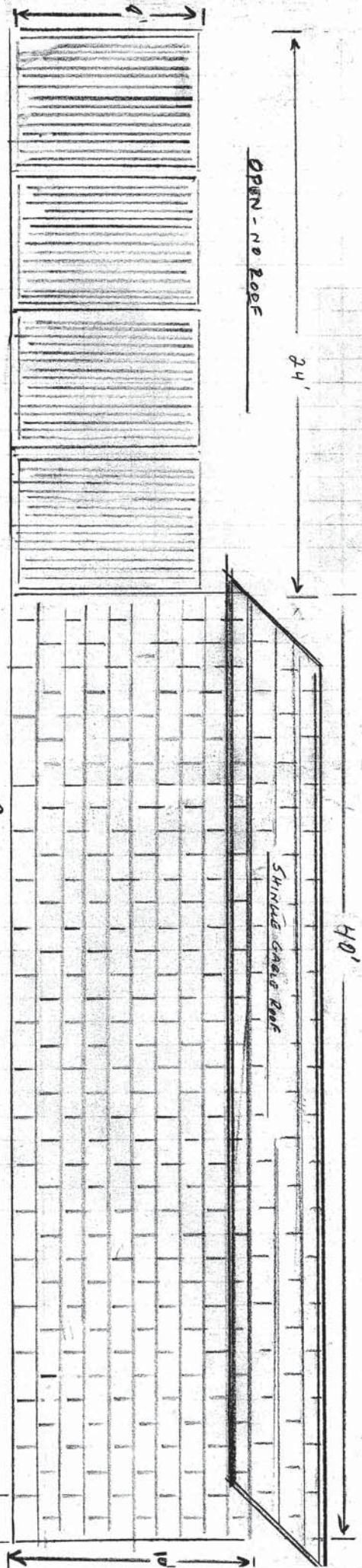
24'

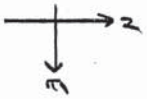
40'

SHINGLE GABLE ROOF

2" X 4" STUDS FEMININE WITH BRICK VENEER
TO MATCH EXISTING SURROUND

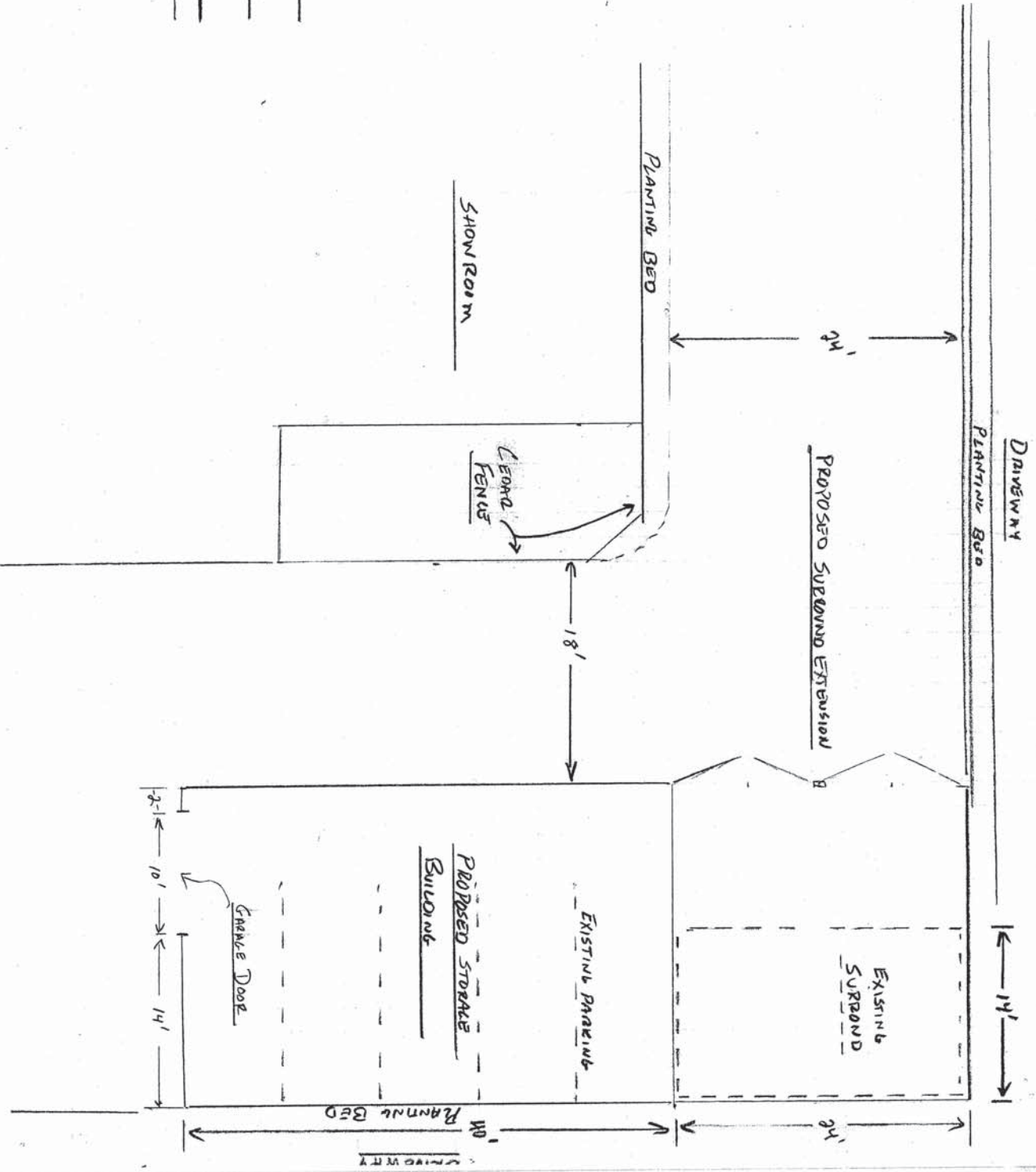
FOOTER

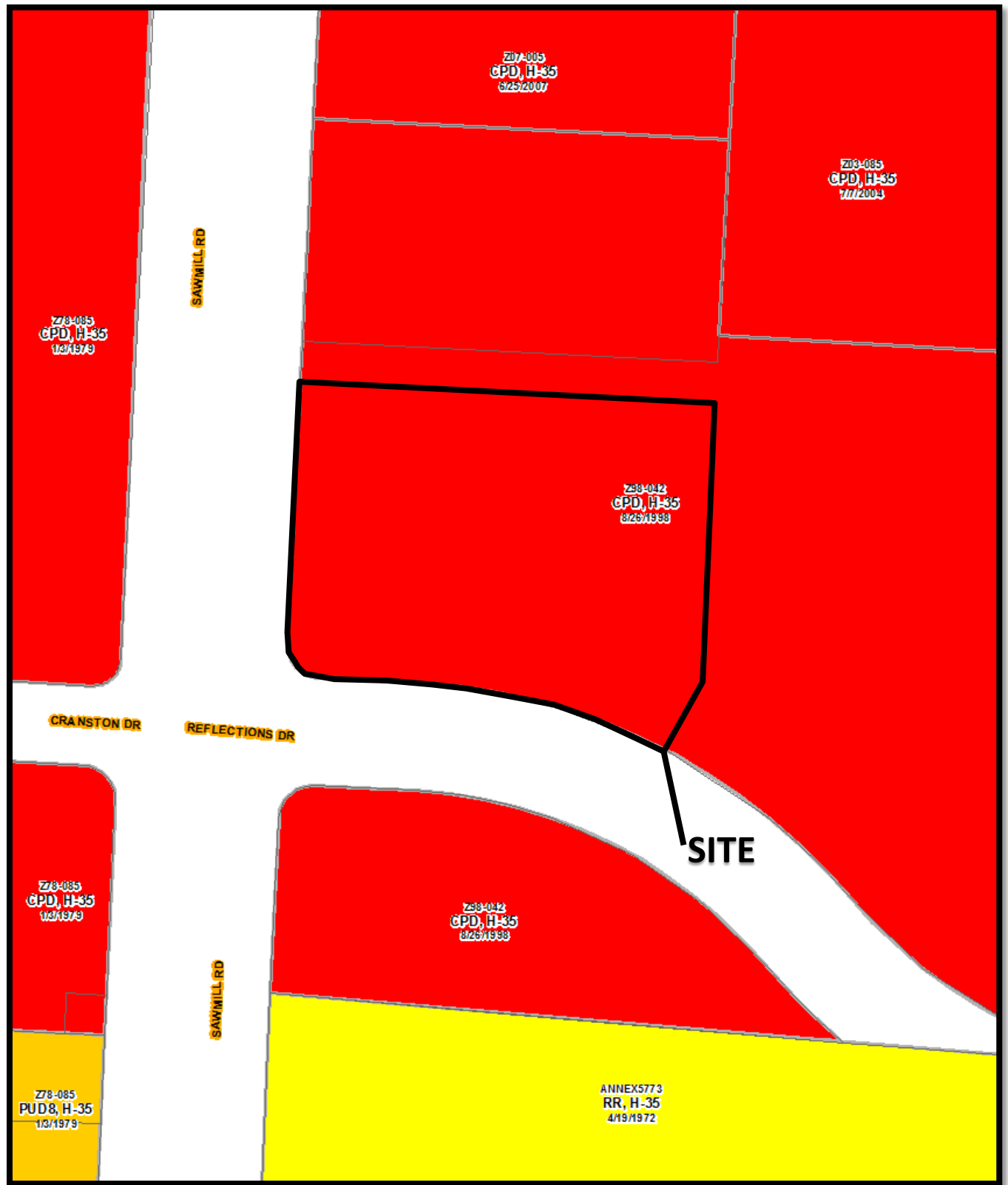




SCALE 1 1/8" = 1'

5850 SAWMILL RD.
PROPOSED STORAGE BUILDING
DESIGNED BY ANDERSEN
STEVE ARMSTRONG





CV15-081
5850 Sawmill Road
Approximately 1.625 Acres



DEVELOPMENT AND REDEVELOPMENT

INFILL DEVELOPMENT

For the most part the residential areas within the northwest are fully developed with a mixture of single-family and multi-family units. However, throughout the area there are pockets of undeveloped land and areas that could face redevelopment pressure in the future.

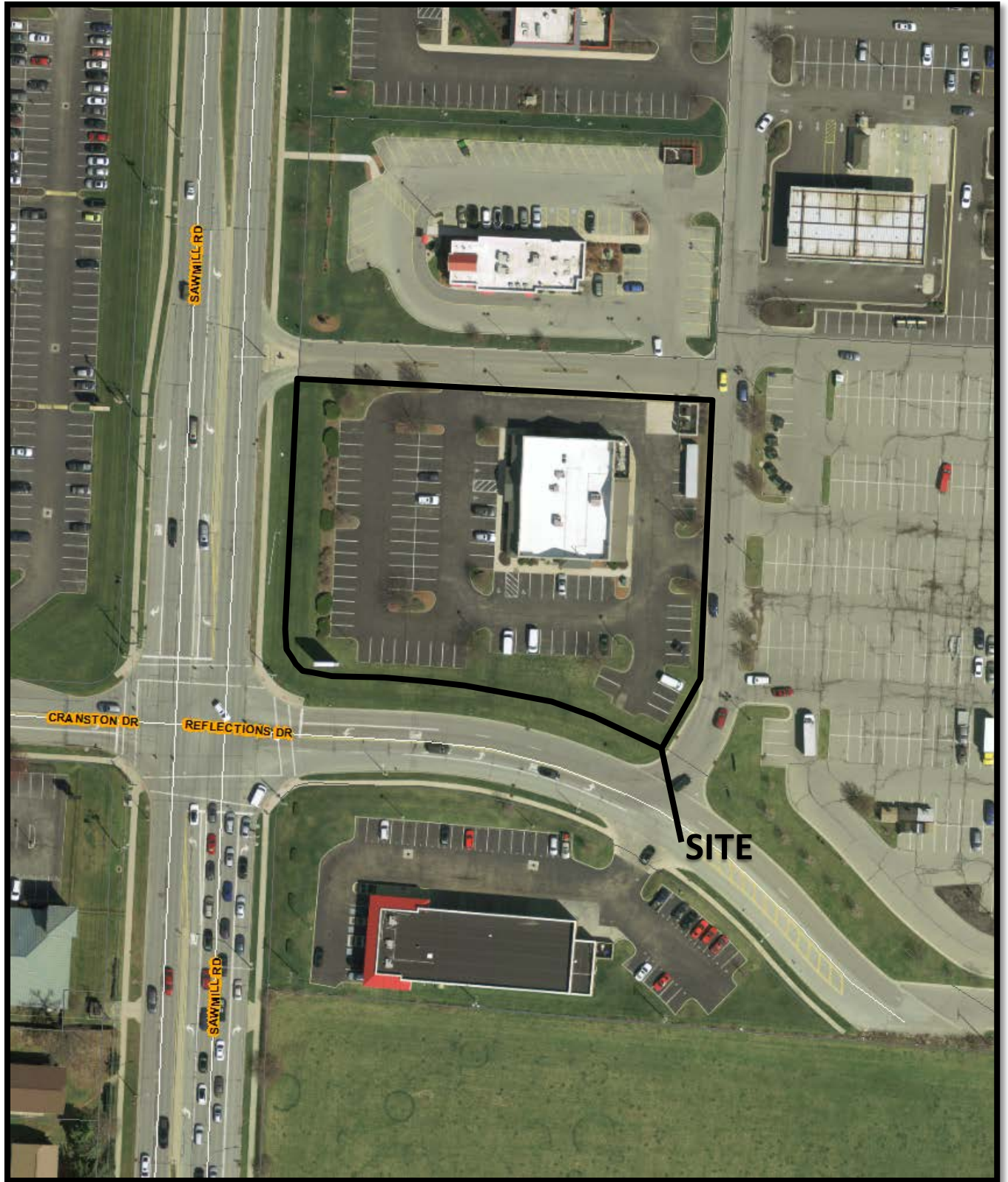
ISSUES

- Development proposals are not always compatible with the surrounding area in terms of density.
- Small infill development proposals often do not require a traffic impact study.

RECOMMENDATIONS

- **CONSISTENT AND COMPATIBLE.** Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- **OVERLAY.** If a planning overlay is applied to a portion of the area, then as land is annexed, the overlay should be applied to the newly annexed area.
- **TRAFFIC IMPACTS.** Broaden the scope. Where there are multiple infill development sites in close proximity, consider all developments together to determine the level of traffic impacts.
- **CONNECTIONS.** Provide vehicular, pedestrian and bicycle connections to surrounding area.
- **IMPROVEMENTS.** Consider applying a Tax Increment Financing tool (TIF) to the site to help fund needed infrastructure improvements.





CV15-081
5850 Sawmill Road
Approximately 1.625 Acres