

THE CITY OF
COLUMBUS

ANDREW J. GUTERMAN, Mayor

PLANNING DEPARTMENT
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-032 Date Received: 11 MAR. 2016

Application Accepted by: [Signature] Fee: \$1900-

Commission/Civic: None

Existing Zoning: M-2

Comments: 5/24/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Section 3367.15. Reduce building setback from 50' to 44' at the NE corner to align with existing building.
Section 4113.55. Increase allowable fence height withing building setback from 6' to 10'.

LOCATION L35Certified Address: 585-625 Scherers Court City: Columbus Zip: 43085Parcel Number (only one required): 610210593**APPLICANT** (If different from Owner):Applicant Name: Mark Forsberg AIA Phone Number: 612 677-7177 Ext.: _____Address: 1220 Marshall Street NE City/State: Minneapolis Zip: 55413Email Address: mark.forsberg@rsparch.com Fax Number: _____**PROPERTY OWNER(S)** ☒ Check here if listing additional property owners on a separate pageName: Scherers Development, LLC Phone Number: 720-940-2551 Ext.: _____Address: 2300 15th Street, Suite 300 City/State: Denver, CO Zip: 80202Email Address: graham.williams@cologix.com Fax Number: _____**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE [Signature]PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

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

Board of Zoning Adjustment Application

Property Owners for 635 Scherers Court:

Scherers Development LLC
2300 15th Street, Suite 300
Denver, CO 80202
720 940-2551
graham.williams@cologix.com

Gammit, LLC
2300 15th Street, Suite 300
Denver, CO 80202
720 940-2551
graham.williams@cologix.com

Cologix Celtics, LLC
2300 15th Street, Suite 300
Denver, CO 80202
720 940-2551
graham.williams@cologix.com

THE CITY OF
COLUMBUS**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David DeCunha
 of (1) MAILING ADDRESS 555 Scherers Court Columbus, OH 43085
 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 635 Scherers Court
 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) Scherers Development LLC
Gemmit LLC
Coloquic Celtics, LLC
2300 15th Street, Suite 300
Denver, Co 80202

APPLICANT'S NAME AND PHONE #
(same as listed on front application)Mark Forsberg RBP Architects 612 677-7177AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) NA - Per Kim Strands
614 645-7795

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 NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

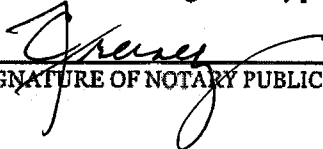
See attachment

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

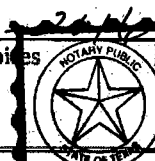
(8) SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 10 day of March, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
 My Commission Expires 10-23-2016



CHERYLYN D FREENEY
 My Commission Expires
 October 23, 2016

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AREA COMMISSION OR
NEIGHBORHOOD GROUP
N/A – Per Kim Strands
614-645-7795

APPLICANT

Mark Forsberg, AIA
RSP Architects
1220 Marshall Street NE
Minneapolis, MN 55413

PROPERTY OWNER

Gammit, LLC
2300 15th Street
Suite 300
Denver, CO 80202

Scherers Development, LLC
2300 15th Street
Suite 300
Denver, CO 80202

Cologix Celtics, LLC
2300 15th Street
Suite 300
Denver, CO 80202

SURROUNDING PROPERTY OWNERS

DEARBORN PARK LN PROPERTIES LLC
6661 HUNTLEY RD
WORTHINGTON OH 43085

Columbus Industrial Owner I LLC
11111 SANTA MONICA BLVD S
LOS ANGELES CA 90025

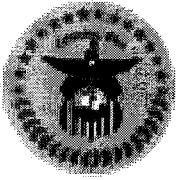
LMC II PROPERTIES LTD
470 SCHROCK RD STE D
COLUMBUS OH 43229

CITY OF COLUMBUS
90 W BROAD ST #425
COLUMBUS OH 43215

AT&T Communications
COMP C/O PROPERTY TAX GRP
PO BOX 7207
BEDMINSTER NJ 07921-7207

Worthington Business Center LLC
1200 E 5TH AVE
COLUMBUS OH 43219-2410

CEM LLC
700 EAGLE RIDGE
POWELL OH 43065



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Mar 22 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 585 SCHERERS CT COLUMBUS OH 43085

Mailing Address: 2300 15TH ST STE 300
DENVER CO 80202-1140

Owner: SCHERERS DEVELOPMENT LLC

Parcel Number: 610210593

ZONING INFORMATION

Zoning: Z79-038, Manufacturing, M2
effective 1/16/1980, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

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



STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. Reduce 50' building setback to 44' at NE corner to align with existing building.

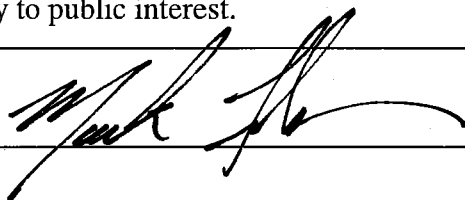
~~To create a cohesive campus and aesthetically pleasing design, it is necessary to orient the two buildings square with one another. The existing building on the site, which was designed and constructed by a previous Owner, is not square with Scherers Court. To align and orient the proposed building with the existing building, the north east corner of the proposed building encroaches into the 50' building setback by about 5'-6". If the existing building would have been sited just a few degrees clockwise, the two buildings could align and fall within the required 50' building setback.~~

2. Increase allowable fence height within building setback from 6' to 10'.

~~This Data Center will be a mission Critical facility, downtime is not an option. Security is paramount to the success of the facility. It is necessary to install a k-rated fence around the entire campus which will withstand vehicle impacts and inhibit climbing. A 6' fence will not provide the level of security required by the building Owner and their tenants.~~

~~The proposed fence is ornamental and transparent as illustrated in the attached drawings and photographs. In contrast to the chain link and barbed wire of neighboring properties, this fence will make a significant contribution to the neighborhood. It will in no way be injurious to the neighboring properties, or contrary to public interest.~~

Signature of Applicant



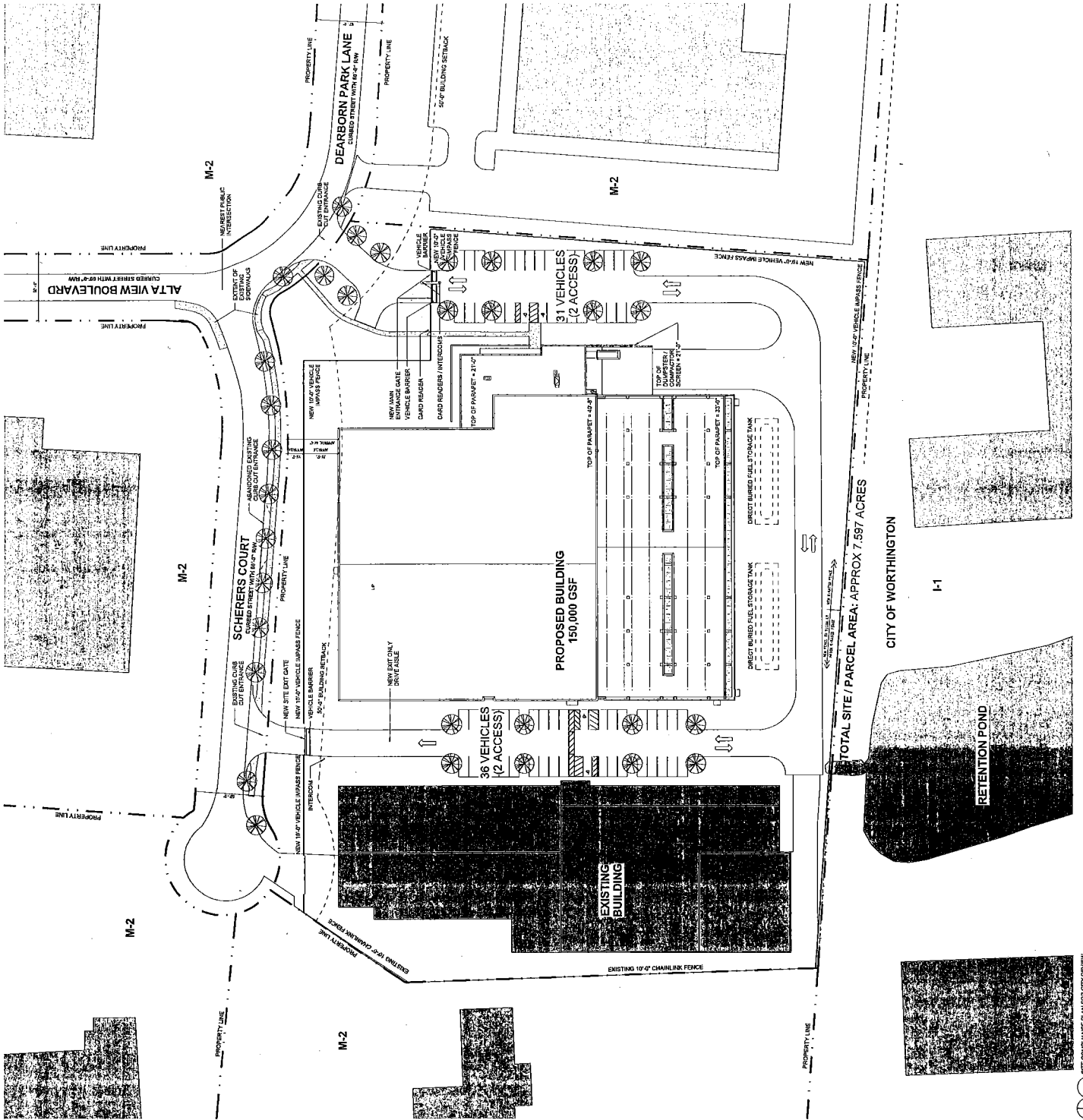
Date

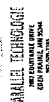
2/9/16

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[illegible]

LOGIX - COLUMBUS
515 Schuman Court

FABRIC & COLOR

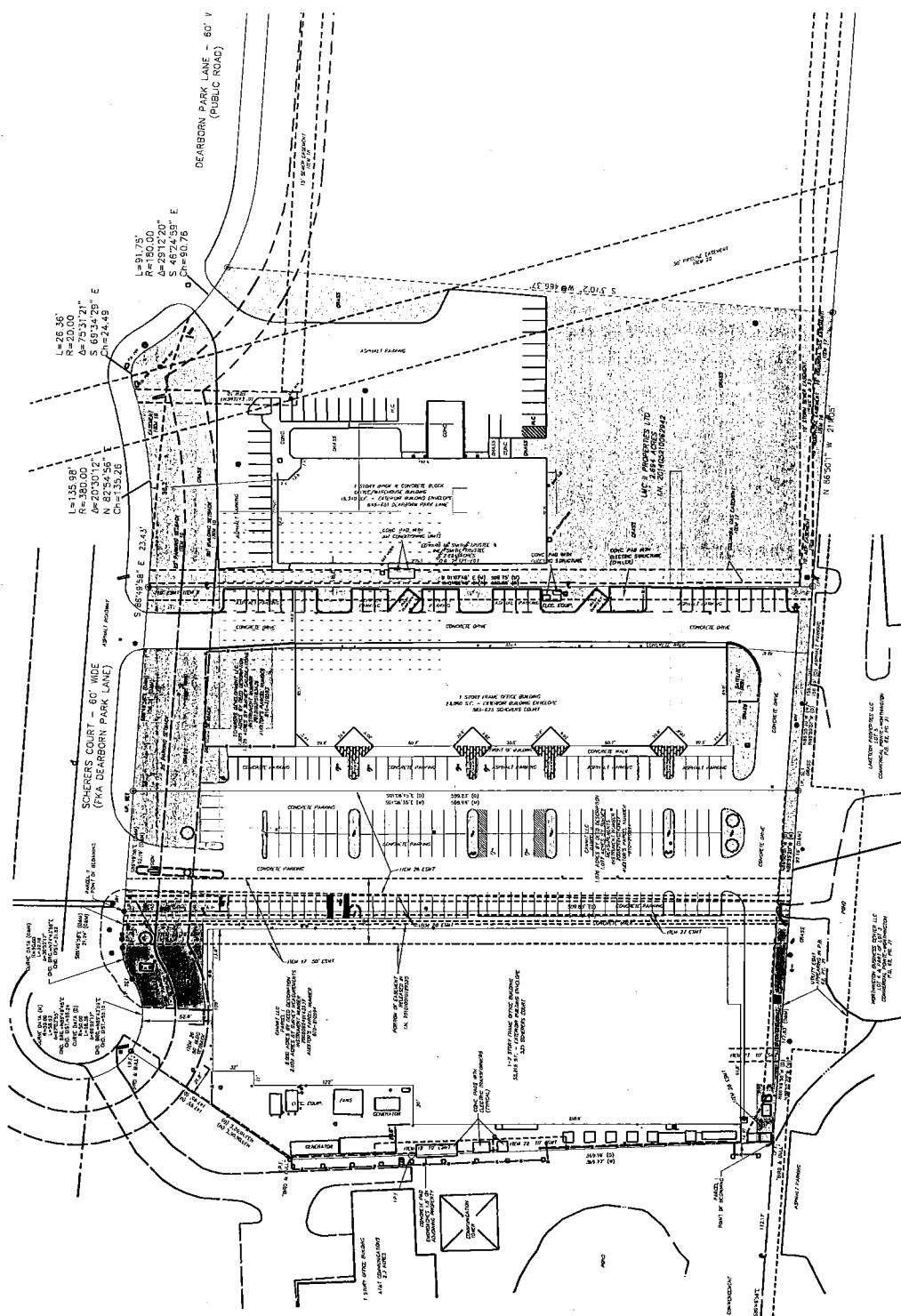
PRELIMINARY
DESIGN NOT FOR
CONSTRUCTION

635 Scherers Court

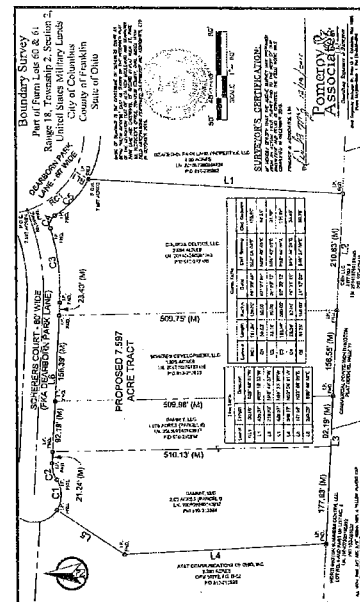
Schellers Cou

EXISTING SITE PLAN
AND BOUNDARY
LIB/VEY

5001



1
EXISTING SITE PLAN
1"=20'

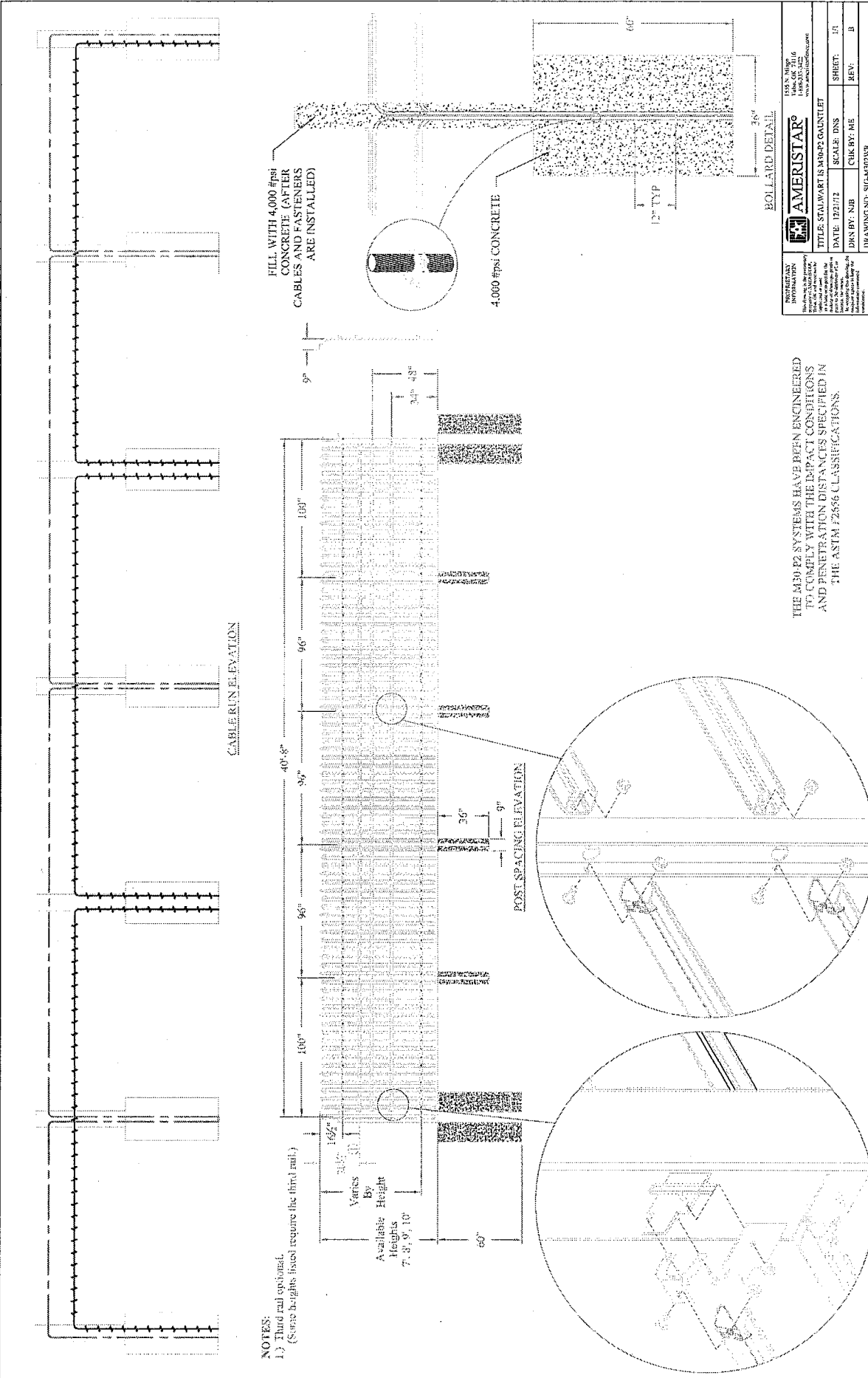




Project No: 2597.001.04

PERIMETER FENCE CUT SHEET
VARIANCE APPLICATION - 3/9/2016

RSP Architects Ltd.
1330 Market Street, NE
Minneapolis, MN 55413-0036
612.577.7100 main
612.577.7498 fax
www.rsparch.com





cologix
where networks connect

Project No.: 2557.001.04

PERIMETER FENCE REFERENCE PHOTOGRAPHS

VARIANCE APPLICATION - 3/9/2016





DATE: 3/11/16



Real Estate / GIS Department



City of Columbus Zoning Plat

BZA16-032
635 Scherers Court



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: 610210594

Zoning Number: 635

Street Name: SCHERERS CT

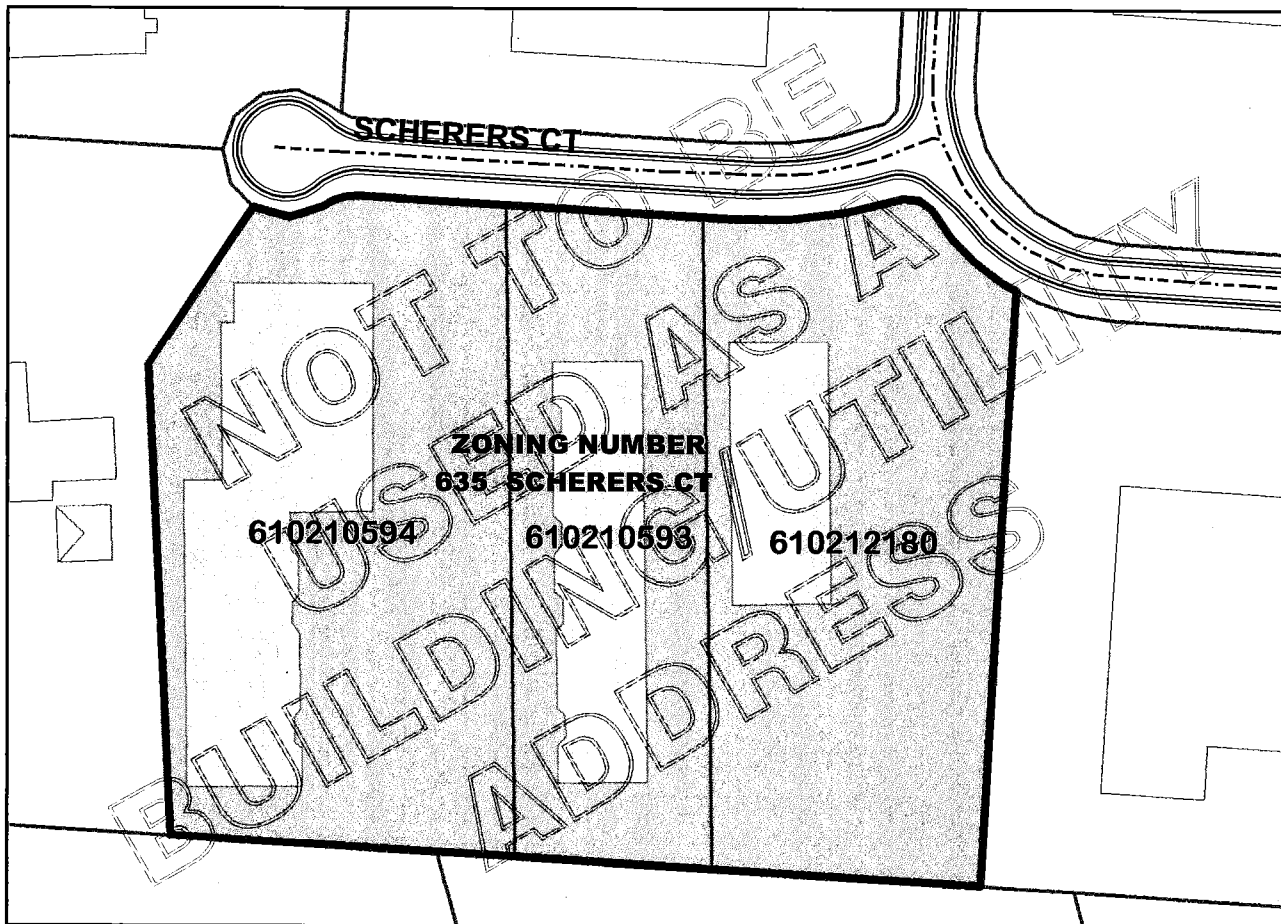
Lot Number: N/A

Subdivision: N/A

Requested By: COLOGIX (DAVID DACUNHA)

Issued By: Edyana Amarian

Date: 3/9/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 59004

Board of Zoning Adjustment Application

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BZA16-032
635 Scherers Court

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 # _____

STATE OF ~~OHIO~~ COLORADO
COUNTY OF ~~FRANKLIN~~ DENVER

Being first duly cautioned and sworn (NAME) GRAHAM WILLIAMS
of (COMPLETE ADDRESS) 2300 15th Street, Suite 300, Denver, CO 80202
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:

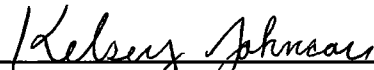
NAME	COMPLETE MAILING ADDRESS
<u>Colosix Celtis, LLC</u>	<u>2300 15th St., Suite 300, Denver, CO 80202</u>
<u>Gammitt, LLC</u>	<u>2300 15th St., Suite 300, Denver, CO 80202</u>
<u>Scherers Development, LLC</u>	<u>2300 15th Street, Suite 300, Denver, CO 80202</u>

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 4th day of March, in the year 2016

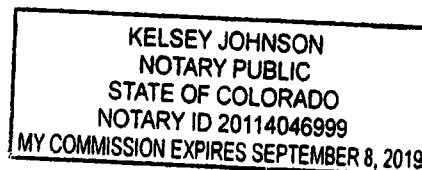
SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/8/2019

Notary Seal Here



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