



BZA16-151
6181 Sawmill Road

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Nov 17 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6181 SAWMILL RD STE D DUBLIN OH 43017

Mailing Address:

Owner: WYLIES CORNER LLC

Parcel Number: 590295669

ZONING INFORMATION

Zoning: Z98-096, Commercial, CPD

effective 5/25/1999, Height District H-60

Board of Zoning Adjustment (BZA): BZA15-042

Commercial Overlay: SAWMILL ROAD RCO

Graphic Commission: GC15-031

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



Board of Zoning Adjustment Application

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

BZA16-151

6181 Sawmill Road

OFFICE USE ONLY

Application Number: BZA16-151 Date Received: 11/16/16
Application Accepted by: D. Reiss Fee: \$1,900
Commission/Civic: Northwest Councilman
Existing Zoning: CPD
Comments: 1/24/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

CCC 3312.49(c) To reduce the number of required parking spaces from 126 to 112 (a reduction of 14 spaces)

LOCATION

Certified Address: 6181 Sawmill Road City: Dublin, OH Zip: 43017

Parcel Number (only one required): 590-295669

APPLICANT (If different from Owner):

Applicant Name: Northstar Realty Phone Number: (614) 454-5000 Ext.:
Address: 150 East Broad Street, 3rd Floor City/State: Columbus, OH Zip: 43215
Email Address: tbrigdon@nsrealty.net Fax Number: (614) 454-5000

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

Name: Wyllies Corner LLC Phone Number: (614) 454-5000 Ext.:
Address: 150 East Broad Street, 3rd Floor City/State: Columbus, OH Zip: 43215
Email Address: tbrigdon@nsrealty.net Fax Number: (614) 454-5000

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

Name: Jackson B. Reynolds, III Phone Number: (614) 221-4255 Ext.:
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215
Email Address: jreynolds@smithandhale.com Fax Number: (614) 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III
PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Jackson B. Reynolds, III

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 6181 Sawmill Road

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) Wyllies Corner LLC

150 East Broad Street, 3rd Floor
Columbus, OH 43215

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

Northstar Realty

(614) 454-5000

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

(5) Northwest Civic Association

c/o Rosemarie Lisko

1035 Stoneycreek Road
Columbus, OH 43235

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 attached sheet

☐ (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

7th

day of

November

in the year

2010

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2020



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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APPLICANT

Northstar Realty
150 East Broad Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

Wylies Corner LLC
150 East Broad Street
Columbus, OH 43215

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Northwest Civic Association
c/o Rosemarie Lisko
1035 Stoney Creek Road
Columbus, OH 43235

SURROUNDING PROPERTY OWNERS

Arbors of Dublin Apartments L P
2979 Green Arbor Lane
Dublin, OH 43017

Deville Developments LLC
3951 Convenience Circle NW
Canton, OH 44718

Festival Center LLC
3016 Maryland Avenue
Columbus, OH 43209

Cafaro Bradford Tuller Square LLC
1990 Niles Cortland Road NE
Cortland, OH 44410

Sawmill Ridge Acquisition LLC
555 Metro Pl. N., Suite 600
Dublin, OH 43017

Sawmill Ridge Plaza L P
3016 Maryland Avenue
Columbus, OH 43209

2150 Investment Co.
4329 Shelbourne Lane
Columbus, OH 43220

Quincy Sawmill LLC
c/o Casto
250 Civic Center Drive, Suite 500
Columbus, OH 43215

6091 Sawmill Road LLC
c/o GMRI Inc.
P.O. Box 695019
Orlando, FL 32869

Meijers Realty Co.
2929 Walker Avenue NW
Grand Rapids, MI 49544

northstar-meijer.lbl (nct)
11/2/16 S:Docs/s&hlabels/2016

STATEMENT OF HARDSHIP

APPLICATION #

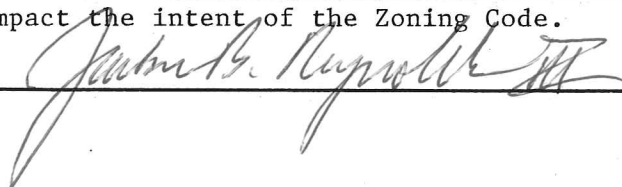
3307.09 Variances by Board.

- 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:

The owner/applicant is seeking a variance to reduce the required number of parking spaces by 14 spaces. The building was constructed with the premise that the southernmost tenant space was to be used for a drive-thru restaurant user and unfortunately at this time no drive-thru tenant is interested in the space and therefore a recalculation of the parking requirements was made for a sit down restaurant thus the request to reduce the parking space numbers. The special circumstances in this case is the change from a drive-thru restaurant to a sit down restaurant in a space that was build for a drive-thru restaurant, additionally the site is surrounded on three sides by parking spaces. The request is a result of the market for drive-thru restaurant tenants or the lack of them, so the owner is reacting in a way to lease his tenant space. The 14 spaces reduction still provides 89% of the parking required on the site and the four (4) tenants will be sharing the space over the 24 hour daily time frame so adequate parking will be available. The granting of the variance will not be injurious to surrounding property owners nor will it negatively impact the intent of the Zoning Code.

Signature of Applicant



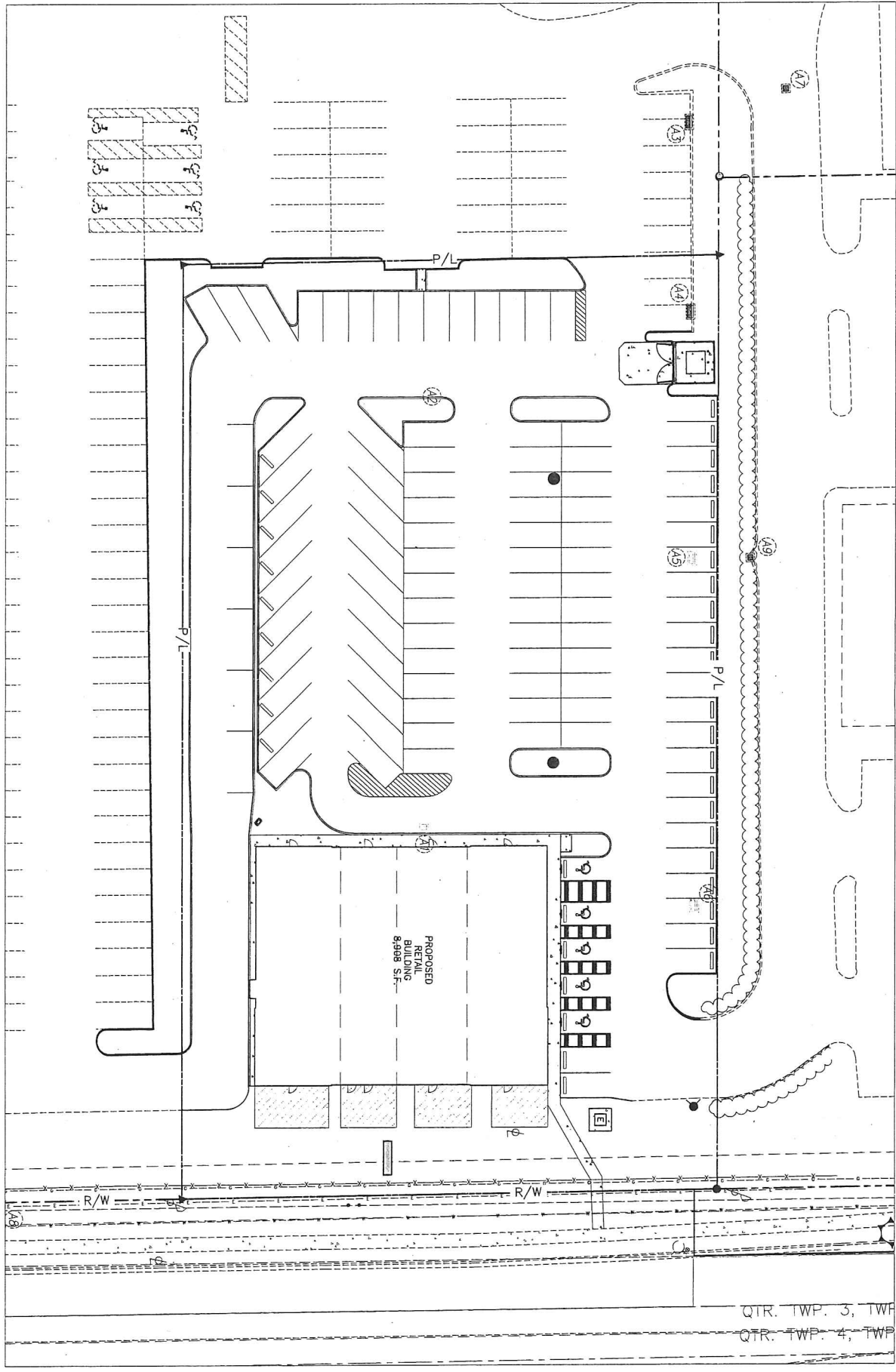
Date

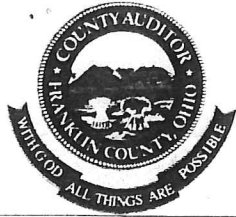
11/15/16

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/30/15



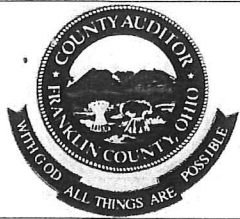
Disclaimer

Scale = 200

Grid
North

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



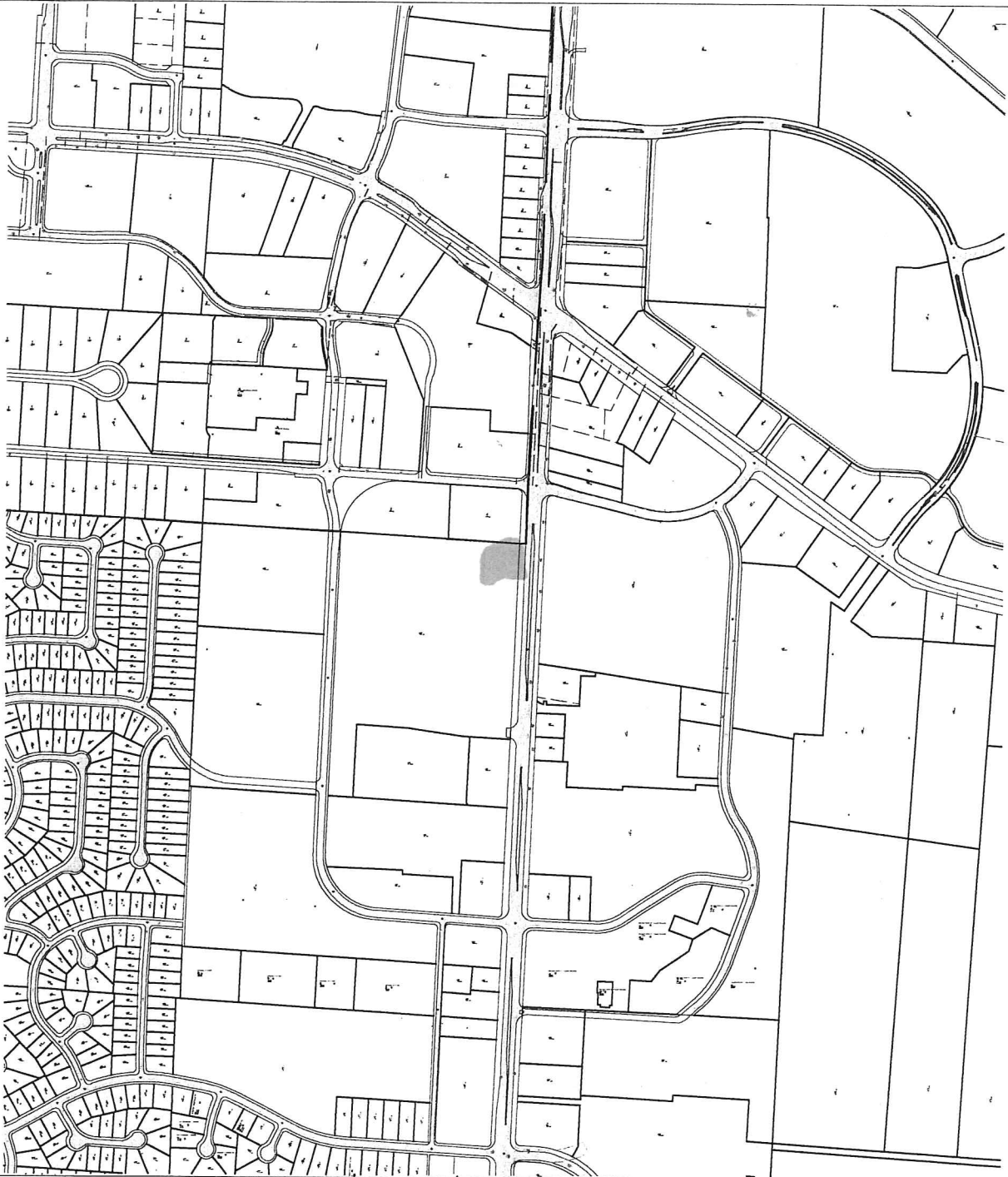
BZA16-151

6181 Sawmill Road

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/30/15



Disclaimer

Scale = 805



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Real Estate / GIS Department



City of Columbus Zoning Plat

BZA16-151 IN
6181 Sawmill Road



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: 590205711

Zoning Number: 6181

Street Name: SAWMILL RD

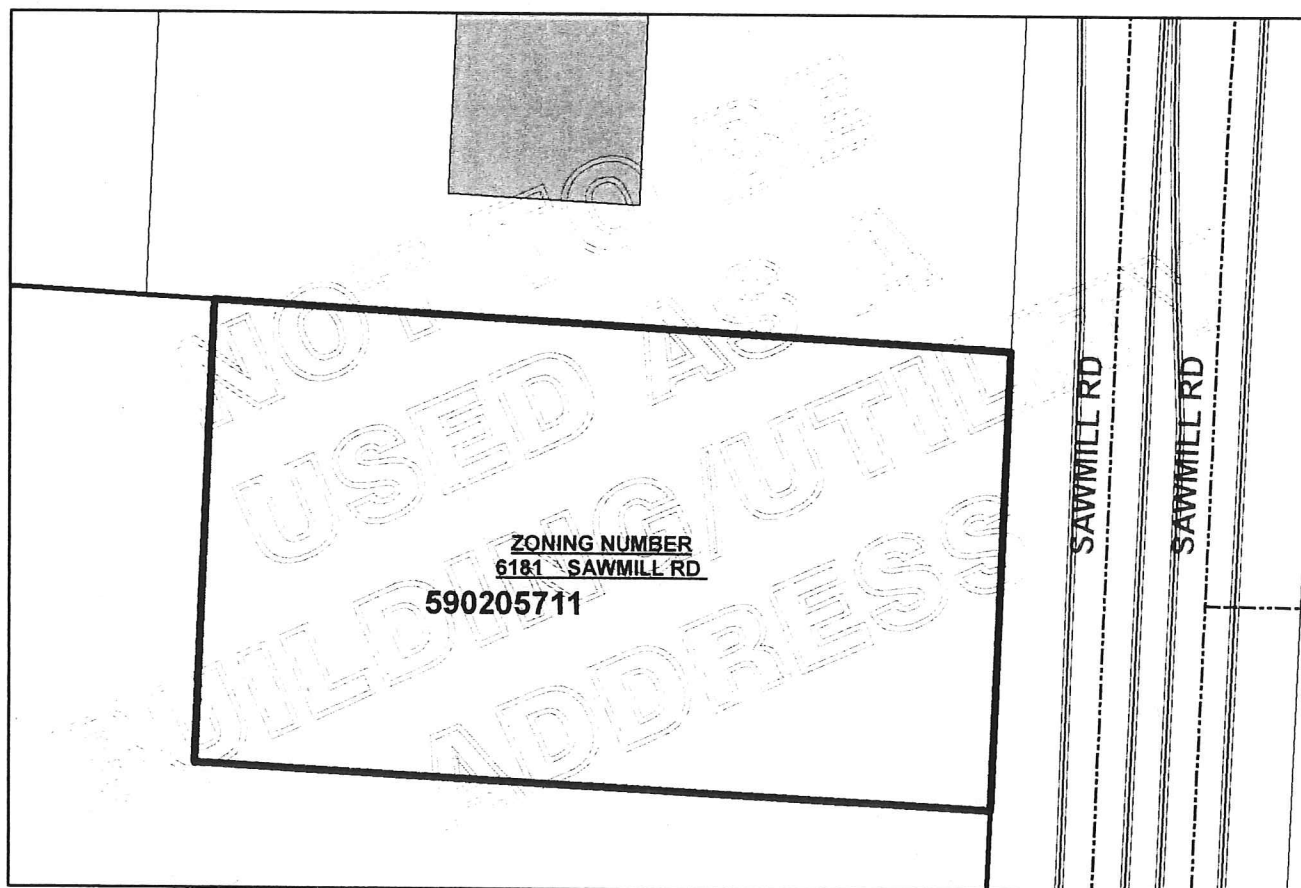
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Edyana Amarian*

Date: 8/11/2015



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 41722

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



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
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Northstar Realty

150 East Broad Street, 3rd Floor, Columbus, OH 43215

Wyllies Corner LLC

(Tom Brigdon) 150 East Broad Street, 3rd Floor, Columbus, OH

43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 7th day of November, in the year 2016

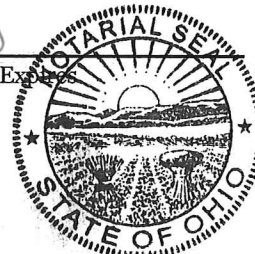
SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/2020

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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