

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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

OFFICE USE ONLY

Application Number: CV17-043 Date Received: 5/23/17  
Application Accepted by: TD + KP Fee: \$4,800  
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes): 2488 Sawmill Place Blvd. Zip: 43235

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: 590-208806

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

Current Zoning District(s): CPD

Area Commission or Civic Association: Far Northwest Coalition

Proposed Use or reason for Council Variance request:  
To permit dog day care with boarding and outdoor runs

Acreage: 20.5±

**APPLICANT:**

Name: Pet Palace Enterprises LLC Phone Number: 614-471-6400 Ext.: \_\_\_\_\_

Address: P.O. Box 340065 City/State: Columbus, OH Zip: 43234

Email Address: brian@petpalaceresort.com Fax Number: \_\_\_\_\_

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

Name: Plazamill LP Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 10866 Wilshire Blvd. City/State: Los Angeles, CA Zip: 90024

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

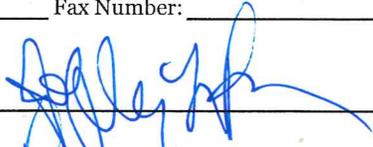
**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: \_\_\_\_\_

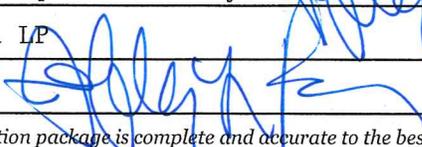
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE Pet Palace Enterprises LLC By: 

PROPERTY OWNER SIGNATURE Plazamill LP

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

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**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.

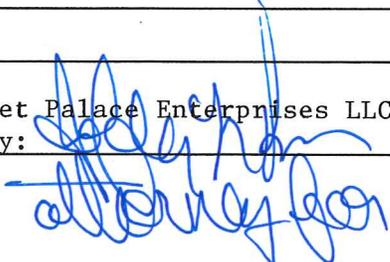
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

The underlying zoning permits C-4 uses. The applicant wants to do dog day care, boarding with outdoor runs. The site is an existing commercial building which is part of a larger shopping center. The outdoor runs will be on the south side of the building away from any residential uses. The variances 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.

Pet Palace Enterprises LLC  
Signature of Applicant By: 

Date 5/23/17

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

**AFFIDAVIT** (See instruction sheet)

Application Number: C 017-043

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeffrey L. Brown,  
of **(1)** MAILING ADDRESS 37 Wets 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 2488 Sawmill Place Blvd.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and  
Zoning Services, on **(3)** 5/23/17  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME **(4)** Plazamill LP  
AND MAILING ADDRESS 10866 Wilshire Blvd.  
Los Angeles, CA 90024

APPLICANT'S NAME AND PHONE # Pet Palace Enterprises LLC  
(same as listed on front application) 614-471-6400

AREA COMMISSION OR CIVIC GROUP **(5)** Far Northwest Coalition  
AREA COMMISSION ZONING CHAIR John Murley  
OR CONTACT PERSON AND ADDRESS 3607 Waterbury Lane  
Powell, 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)**

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

**(8)** SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of May, in the year 2017

[Handwritten Signature]  
SIGNATURE OF NOTARY PUBLIC  
My Commission Expires 9/4/2020



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020  
*This Affidavit expires six (6) months after the date of notarization.*

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

C 017-043

**APPLICANT**

Pet Palace Enterprises LLC  
P.O. Box 340065  
Columbus, OH 43234

**PROPERTY OWNER**

Plazamill LP  
10866 Wilshire Blvd.  
Los Angeles, CA 90024

**AREA COMMISSION**

Far Northwest Coalition  
Attn: John Murley  
3607 Waterbury Lane  
Powell, OH 43235

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

David E & Tina G Nilo  
"or current occupant"  
6695 Skyline Drive West  
Columbus, OH 43235-2744

State of Ohio Department of  
Natural Resources "or current occupant"  
2045 Morse Road  
Columbus, OH 43229-6605

Sun Center Limited LLC  
"or current occupant"  
c/o Property Tax  
3300 Enterprises Parkway  
Beachwood, OH 44122-7200

OPA-OPF Building LLC  
"or current occupant"  
2155 Riverside Drive  
Columbus, OH 43221

Jubilee-Sawmill LLC  
"or current occupant"  
P.O. Box 24550  
Columbus, OH 43224

Morso Holding Co.  
"or current occupant"  
3 Limited Parkway  
Columbus, OH 43230

Chipotle Mexican Grill of Colorado LLC  
"or current occupant"  
1543 Wazee Street 200  
Denver, CO 80202

Drexel Delaware Sawmill Holdings LLC  
"or current occupant"  
191 West Nationwide Blvd. 100  
Columbus, OH 43215

Jerry S & Marye A Albin  
"or current occupant"  
3725 Skyline Drive  
Columbus, OH 43235-5705

NWSQUARE TIC I LLC et al.  
"or current occupant"  
c/o 6700 Sawmill Road I LLC  
485 Metro Place South, Suite 270  
Dublin, OH 43017-7325

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**Department of Building & Zoning Services**

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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

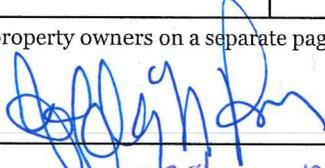
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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 in the following format:

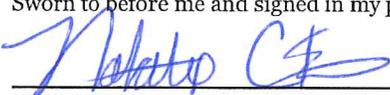
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

<p>1. Pet Palace Enterprises LLC P.O. Box 340065 Columbus, OH 43234 _____ number of Columbus based employees Brian Hudock (614) 354-4183</p>	<p>2. Plazamill LP 10866 Wilshire Blvd. Los Angeles, CA 90024 _____ number of Columbus based employees</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of May, in the year 2017

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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EXHIBIT B

Legal Description

June 1, 1995

DESCRIPTION OF 12.693 ACRES  
SOUTH OF FEDERATED BOULEVARD  
NORTH OF SAWMILL PLACE BOULEVARD  
EAST OF SAWMILL ROAD, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands, being 12.693 acres of Lot 2 of Sawmill Place, a subdivision of record in Plat Book 86, Pages 76 & 77, all references being to the records of the Recorder's Office, Franklin County, Ohio, also being part of that tract as described in a deed to Sawmill Place Plaza Associates, of record in Official Record Volume 9308, Page C09, and being more particularly described as follows:

Beginning at an Iron pin found at a point of curvature in the easterly right-of-way line of Sawmill Road as delineated upon the plat "DEDICATION OF FEDERATED BOULEVARD", of record in Plat Book 64, Pages 19 and 20, and being designated as 80 feet right of Station 73+11.93;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of  $89^{\circ} 49' 64''$ , the chord of which bears North  $48^{\circ} 09' 44''$  East, a chord distance of 70.81 feet to an Iron pin found at the point of tangency in the southerly right-of-way line of Federated Boulevard;

Thence along said right-of-way line the following two courses:

1. South  $86^{\circ} 55' 19''$  East, a distance of 587.75 feet to an Iron pin found at a point of curvature;
2. With the arc of a curve to the right, having a radius of 525.00 feet, a central angle of  $18^{\circ} 17' 26''$ , the chord of which bears South  $77^{\circ} 46' 36''$  East, a chord distance of 168.88 feet to an Iron pin set;

Thence through said Lot 2 with a new division line the following three courses:

1. South  $3^{\circ} 04' 41''$  West, a distance of 260.48 feet to an Iron pin set;
2. North  $86^{\circ} 55' 19''$  West, a distance of 125.54 feet to an Iron pin set 1.00 foot east of the wall of an existing building;
3. South  $3^{\circ} 04' 41''$  West, a distance of 449.35 feet to an Iron pin set in the northerly right-of-way line of Sawmill Place Boulevard;

Thence along said right-of-way line the following six courses:

1. South  $81^{\circ} 18' 34''$  West, a distance of 116.81 feet to an Iron pin found at a point of curvature;
2. With the arc of a curve to the right, having a radius of 769.00 feet, a central angle of  $11^{\circ} 46' 07''$ , the chord of which bears South  $87^{\circ} 11' 38''$  West, a chord distance of 157.68 feet to an Iron pin found at the point of tangency;
3. North  $86^{\circ} 55' 19''$  West, a distance of 93.73 feet to an Iron pin found at an angle point;
4. North  $80^{\circ} 36' 41''$  West, a distance of 100.60 feet to an Iron pin found at an angle point;
5. North  $86^{\circ} 55' 19''$  West, a distance of 164.00 feet to an Iron pin found at a point of curvature;
6. With the arc of a curve to the right, having a radius of 50.00 feet, a central angle of  $90^{\circ} 10' 06''$ , the chord of which bears North  $41^{\circ} 50' 16''$  West, a chord distance of 70.81 feet to an Iron pin found at the point of tangency in the easterly right-of-way line of Sawmill Road;

Thence North  $3^{\circ} 14' 47''$  East, along said right-of-way line, a distance of 668.34 feet to the place of beginning and containing 12.693 acres of land.

Bearings herein are based on those of the referenced plats, i.e. North  $3^{\circ} 14' 47''$  East for the easterly right-of-way line of Sawmill Road.

Iron pins set consist of 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG".

This description was prepared by M-E Civil Engineering, Inc., based on information obtained from actual field surveys.

June 1, 1995

**DESCRIPTION OF 7.874 ACRES  
SOUTH OF FEDERATED BOULEVARD  
NORTH OF SAWMILL PLACE BOULEVARD  
EAST OF SAWMILL ROAD  
COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands, being 7.874 acres of Lot 2 of Sawmill Place, a subdivision of record in Plat Book 88, Pages 76 & 77, all references being to the records of the Recorder's Office, Franklin County, Ohio, also being part of that tract as described in a deed to Sawmill Place Plaza Associates, of record in Official Record Volume 9306, Page C09, and being more particularly described as follows:

Beginning at an iron pin found at the northeasterly corner of Lot 2 and in the southerly right-of-way line of Federated Boulevard (Plat Book 84, Pages 19 and 20);

Thence South  $3^{\circ} 04' 41''$  West, along the common line between Lot 2 and Lot 3, a distance of 662.58 feet to an iron pin found at the southeasterly corner of Lot 2 and in the northerly right-of-way line of Sawmill Place Boulevard, 62 feet in width;

Thence along said right-of-way line the following two courses:

1. With the arc of a non-tangent curve to the left, having a radius of 1231.00 feet, a central angle of  $26^{\circ} 25' 27''$ , the chord of which bears North  $85^{\circ} 28' 42''$  West, a chord distance of 562.71 feet to an iron pin found at the point of tangency;
2. South  $81^{\circ} 18' 34''$  West, a distance of 8.19 feet to an iron pin set;

Thence through said Lot 2 with a new division line the following three courses:

1. North  $3^{\circ} 04' 41''$  East, a distance of 449.35 feet to an iron pin set 1.00 foot east of the wall of an existing building;
2. South  $86^{\circ} 55' 19''$  East, a distance of 125.64 feet to an iron pin set;
3. North  $3^{\circ} 04' 41''$  East, a distance of 260.48 feet to an iron pin set in the southerly right-of-way line of Federated Boulevard;

Thence along said right-of-way line the following four courses:

1. With the arc of a non-tangent curve to the right, having a radius of 625.00 feet, a central angle of  $2^{\circ} 04' 25''$ , the chord of which bears South  $87^{\circ} 35' 41''$  East, a chord distance of 19.00 feet to an iron pin found at a point of reverse curvature;
2. With the arc of a curve to the left, having a radius of 835.00 feet, a central angle of  $20^{\circ} 13' 40''$ , the chord of which bears South  $76^{\circ} 40' 18''$  East, a chord distance of 203.26 feet to an iron pin found at the point of tangency;
3. South  $86^{\circ} 47' 08''$  East, a distance of 100.30 feet to an iron pin found at a point of curvature;
4. With the arc of a curve to the right, having a radius of 765.00 feet, a central angle of  $2^{\circ} 51' 45''$ , the chord of which bears South  $85^{\circ} 21' 16''$  East, a chord distance of 38.22 feet to the place of beginning and containing 7.874 acres of land.

Bearings herein are based on those of the referenced plat, i.e. South  $3^{\circ} 04' 41''$  West for the common line between Lot 2 and Lot 3.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG".

This description was prepared by M-E Civil Engineering, Inc., based on information obtained from actual field surveys.

# City of Columbus Zoning Plat



## 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: 590208806

Zoning Number: 2488

Street Name: SAWMILL PLACE BLVD

Lot Number: N/A

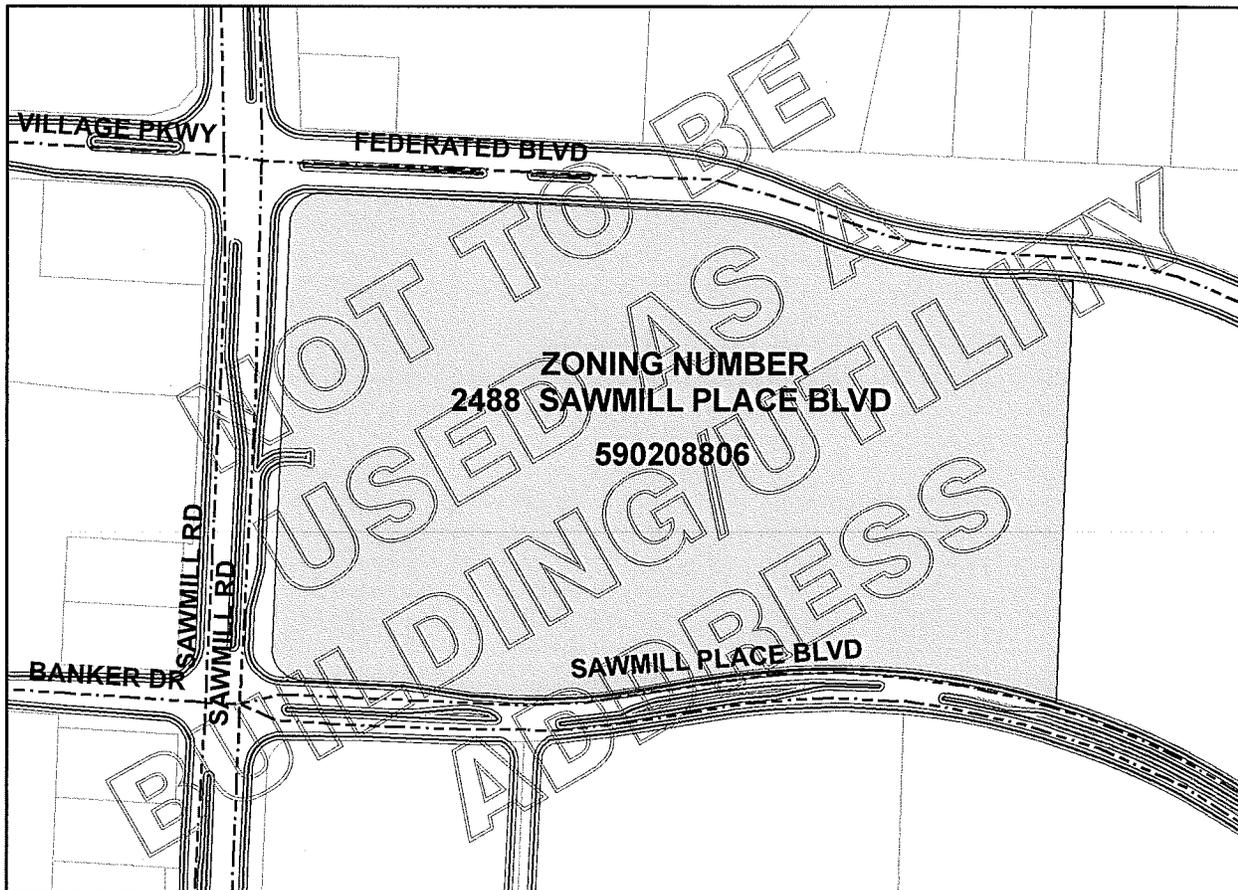
Subdivision: N/A

Requested By: SMITH & HALE (JEFF BROWN)

Issued By:

*Amwoldemariam*

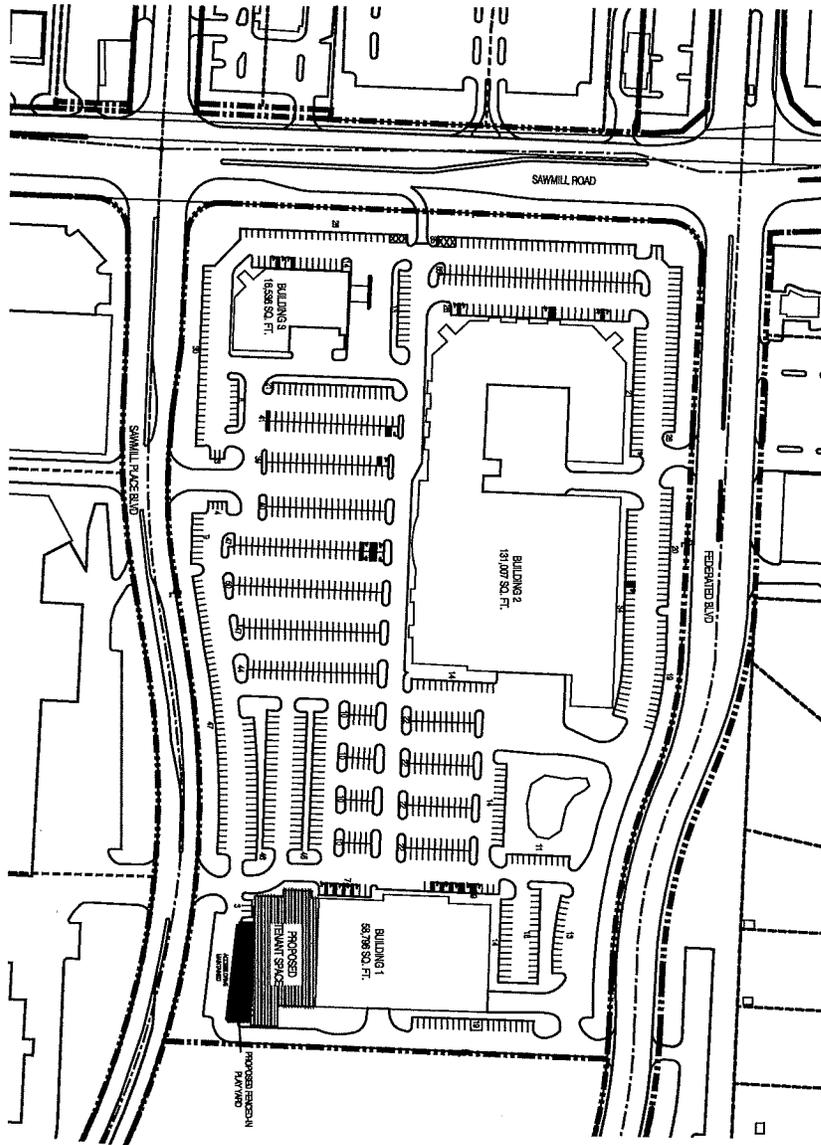
Date: 3/13/2017



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 86274



Site Plan

N 1/2 S

**ZONING:**  
 PARCEL ID: 590208806-00  
 ZONING: Z97-1-68B3 COMMERCIAL CPD  
 HEIGHT DISTRICT: H-8B  
 SITE AREA: 26.50 ACRES  
 TOTAL BUILDING AREA: 262,339 SQ. FT.

**PARKING:**  
 REQUIREMENTS  
 4.0 SPACES PER 1,000 SQ. FT.  
 SPACES REQUIRED:  
 BUILDING 1 = 266 SPACES  
 BUILDING 2 = 266 SPACES  
 BUILDING 3 = 266 SPACES  
 TOTAL = 838 SPACES  
 SPACES PROVIDED (AFTER PROPOSED IMPROVEMENTS)  
 STANDARD = 1,048 SPACES  
 ACCESSIBLE = 26 SPACES  
 TOTAL = 1,074 SPACES

SP-1

Tenant Improvements for:  
**Pet Palace**  
 2700 Sawmill Rd.

Columbus, Ohio

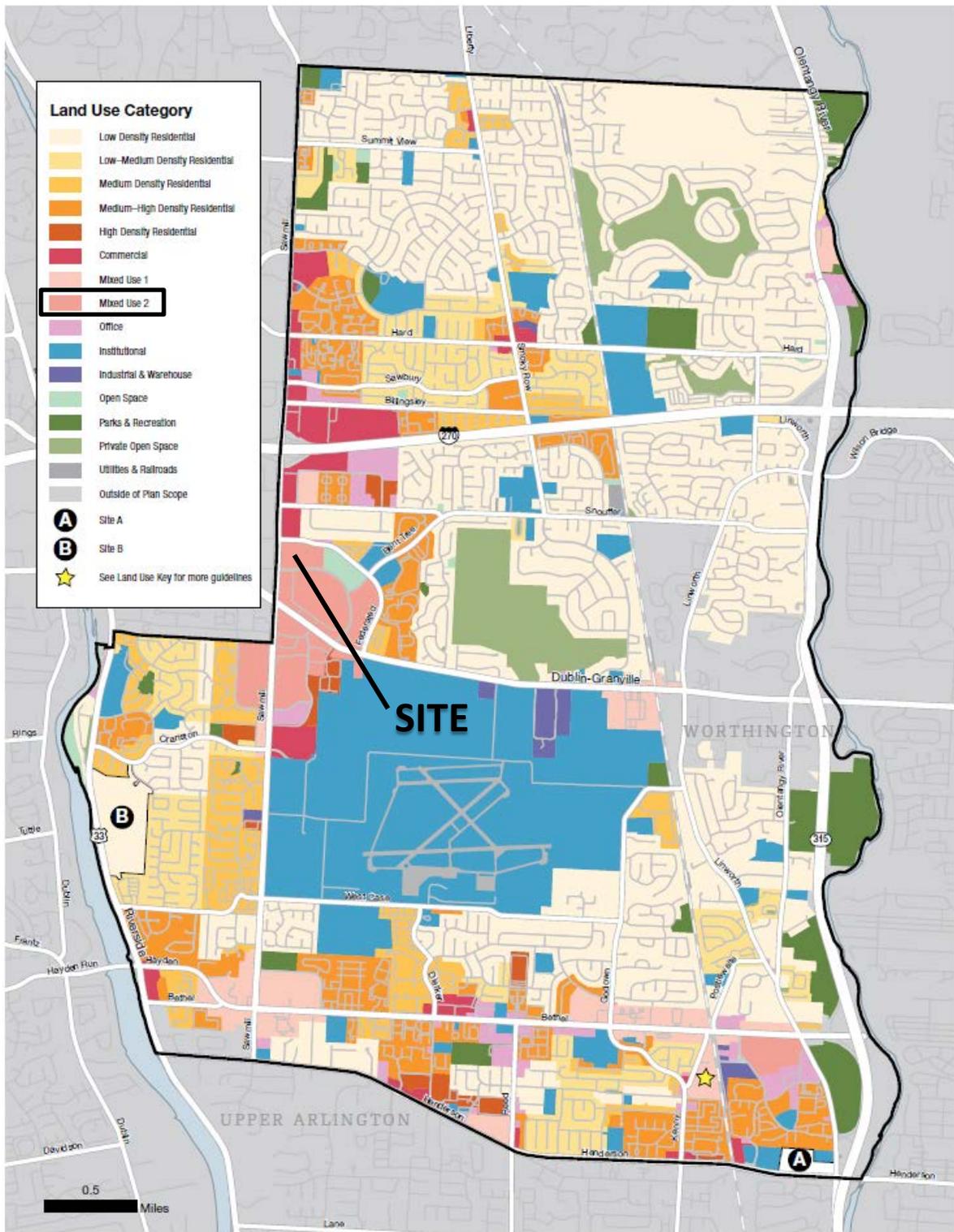


**CARNEY-RANKER**  
**ARCHITECTS LTD**  
 5925 Wilcox Place, Suite E Dublin, OH 43016  
 Ph. 614-792-1000 Fax 614-792-1001  
 mail@carneyranker.com

CU17-043



CV17-043  
 2488 Sawmill Place Boulevard  
 Approximately 20.5 acres



The Northwest Plan (2016) – “Mixed Use 2” Recommended

CV17-043  
 2488 Sawmill Place Boulevard  
 Approximately 20.5 acres



CV17-043  
2488 Sawmill Place Boulevard  
Approximately 20.5 acres