

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA15-042 Date Received: 3/16/15
Application Accepted by: PPM Fee: \$1900.00
Commission/Civic: NWCA
Existing Zoning: CPD (298-096)
Comments: 5/26/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit B

LOCATION

Certified Address: 6175 Sawmill Road City: Columbus Zip: 43017

Parcel Number (only one required): 590-205711

APPLICANT (If different from Owner):

Applicant Name: Quinlan, LLC c/o Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Meijer Realty Co. c/o Kurt Adams, Real Estate Manager Phone Number: 616-791-3909 Ext.: -----

Address: 2350 3 Mile Road NW City/State: Grand Rapids, MI Zip: 49544

Email Address: Kurt.Adams@meijer.com Fax Number: -----

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

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE Donald Plank, attorney

PROPERTY OWNER SIGNATURE Kurt Adams

ATTORNEY/ AGENT SIGNATURE Donald Plank
For applicant

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

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

BZA15-042
6175 Sawmill Rd.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, 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 6175 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) Meijer Realty Co.
c/o Kurt Adams
2350 3 Mile Road NW
Grand Rapids, MI 49544

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

Quinlan, LLC c/o Donald Plank
(614) 947-8600

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

(5) Northwest Civic Association
c/o Rosemarie Lisko
1035 Stoney Creek 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
<u>See Exhibit A</u>		

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

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 13th day of MARCH, in the year 2015

Barbara A. Painter
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3 2015
My Commission Expires



Notary Seal Here

BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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Please make checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
6175 Sawmill Road
BZA15-_____
March 12, 2015

APPLICANT

Quinlan LLC
c/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Meijer Realty Co.
c/o Kurt Adams
2350 3 Mile Road NW
Grand Rapids, MI 49544

ATTORNEY FOR APPLICANT

Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

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

PROPERTY OWNERS WITHIN 125 FEET

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

Deville Developments LLC
3951 Convenience Cir. NW
Canton, OH 44718

Festival Center LLC
3016 Maryland Ave.
Columbus, OH 43209

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

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

Sawmill Ridge Plaza L P
250 Civic Center Drive, #500
Columbus, OH 43215

2150 Investment Co.
4329 Shelbourne Ln.
Columbus, OH 43220

Quincy Sawmill LLC
250 Civic Center Drive, #500
Columbus, OH 43215

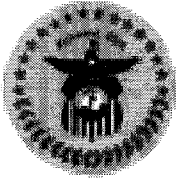
6091 Sawmill Road LLC
2727 N Holland Sylvania Road
Toledo, OH 43615

ALSO NOTIFY

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Quinlan, LLC
13375 National Road, Suite C
Reynoldsburg, OH 43068

BZA15-042
6175 Sawmill Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-042
6175 Sawmill Rd.

One Stop Shop Zoning Report Date: Thu Mar 19 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6175 SAWMILL RD COLUMBUS, OH

Mailing Address: 2929 WALKER AVE NW

GRAND RAPIDS, MI 49544

Owner: MEIJER REALTY CO

Parcel Number: 590205711

ZONING INFORMATION

Zoning: Z98-096, Commercial, CPD

effective 5/24/1999, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SAWMILL ROAD RCO

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

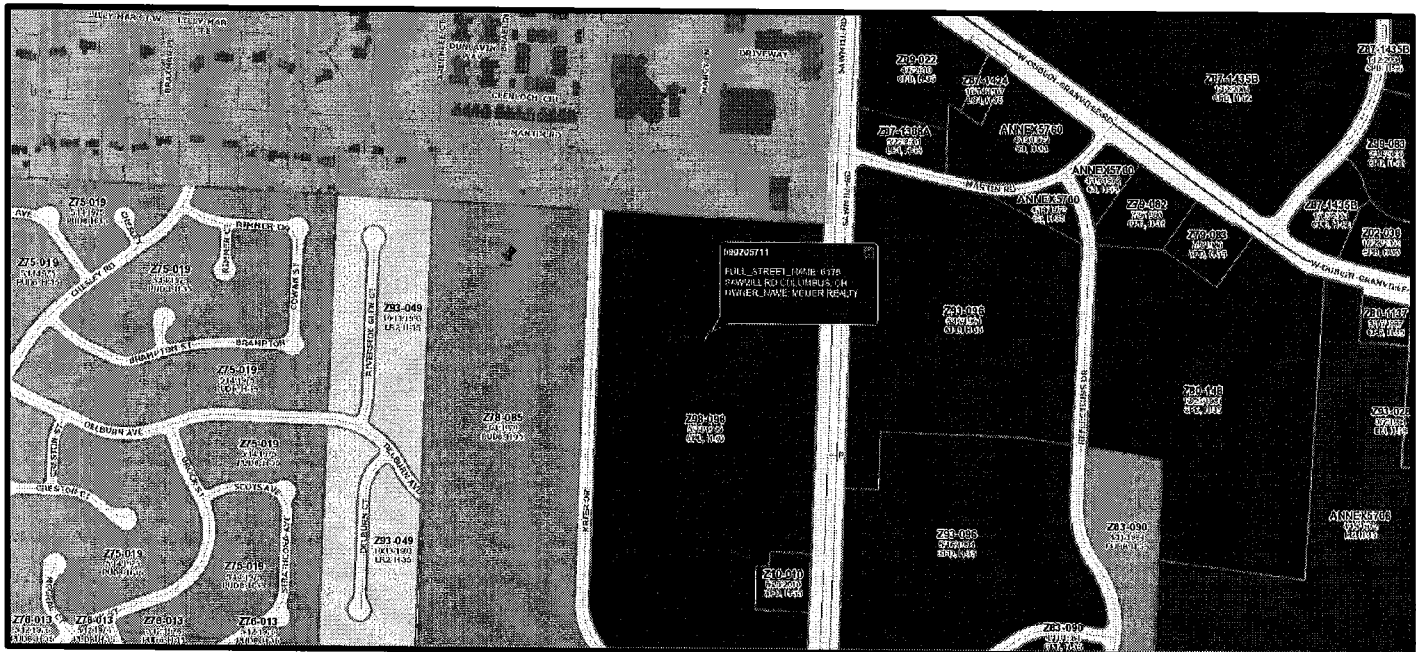


EXHIBIT B

Statement of Hardship

**6175 Sawmill Road
Columbus, OH 43017**

**BZA15-042
6175 Sawmill Rd.**

BZA15310-_____

The 23.295 +/- acre site is developed with a Meijer store and 915 accessory parking spaces. 3.022 +/- acres of the 23.295 +/- acre site is located in the City of Dublin, fronts on Martin Road and is developed with 112 parking spaces. The City of Columbus area of the site is 20.273 +/- acres, which is developed with a 211,862 SF Meijer store building and garden center and 803 accessory parking spaces. Current parking requirements for a retail store greater than 100,000 SF are 1 space per 300 SF, so 707 parking spaces are required for the Columbus portion of the site for the 211,862 SF building/garden center. The site conforms to current code required parking with 803 spaces. The 112 spaces in the City of Dublin are owned by Meijer Realty Co and are part of the Meijer retail store, but can't be counted for total available parking since they aren't located in the City of Columbus. For all functional purposes, though, the 112 parking spaces on the adjacent City of Dublin parcel are part of the Meier site. The City of Columbus area of the Meijer site is presently over parked (1 space per 264 SF) for both code and functional purposes and the overall Meijer site, including the parking area in the City of Dublin, is substantially over parked (1 space per 232 SF).

Applicant proposes to split 1.48 +/- acres from the City of Columbus portion of the Meijer site for separate outlot development, as depicted on the submitted site plans. The lot split will remove 180 parking spaces from the current City of Columbus Meijer parking lot, leaving 623 spaces within the City of Columbus portion of the site. The proposed lot split has no effect on the 112 parking spaces in the City of Dublin and the Dublin spaces will remain. 623 spaces for the 211,862 SF Meijer store is a ratio of 1 space per 340 SF, so a variance is required for the lot split, while in fact the Meijer store remains in compliance when the 112 spaces adjacent in Dublin are included with an overall ration of 1 space per 288 SF.

The 1.48 +/- acre outlot is proposed to be developed with a 7,200 +/- SF building for 2 or more restaurant tenants. The building plus proposed outside patio area (1,550 +/- SF) requires 107 parking spaces. 104 spaces will be provided within the outlot area.

Applicant and property owner have a practical difficulty since 112 parking spaces are part of the site but can't be counted for calculation of City of Columbus code required parking since they are on an abutting parcel (PID 273-008992) in the City of Dublin. The outlot will provide additional restaurant uses in a very underutilized parking lot. The requested variance is

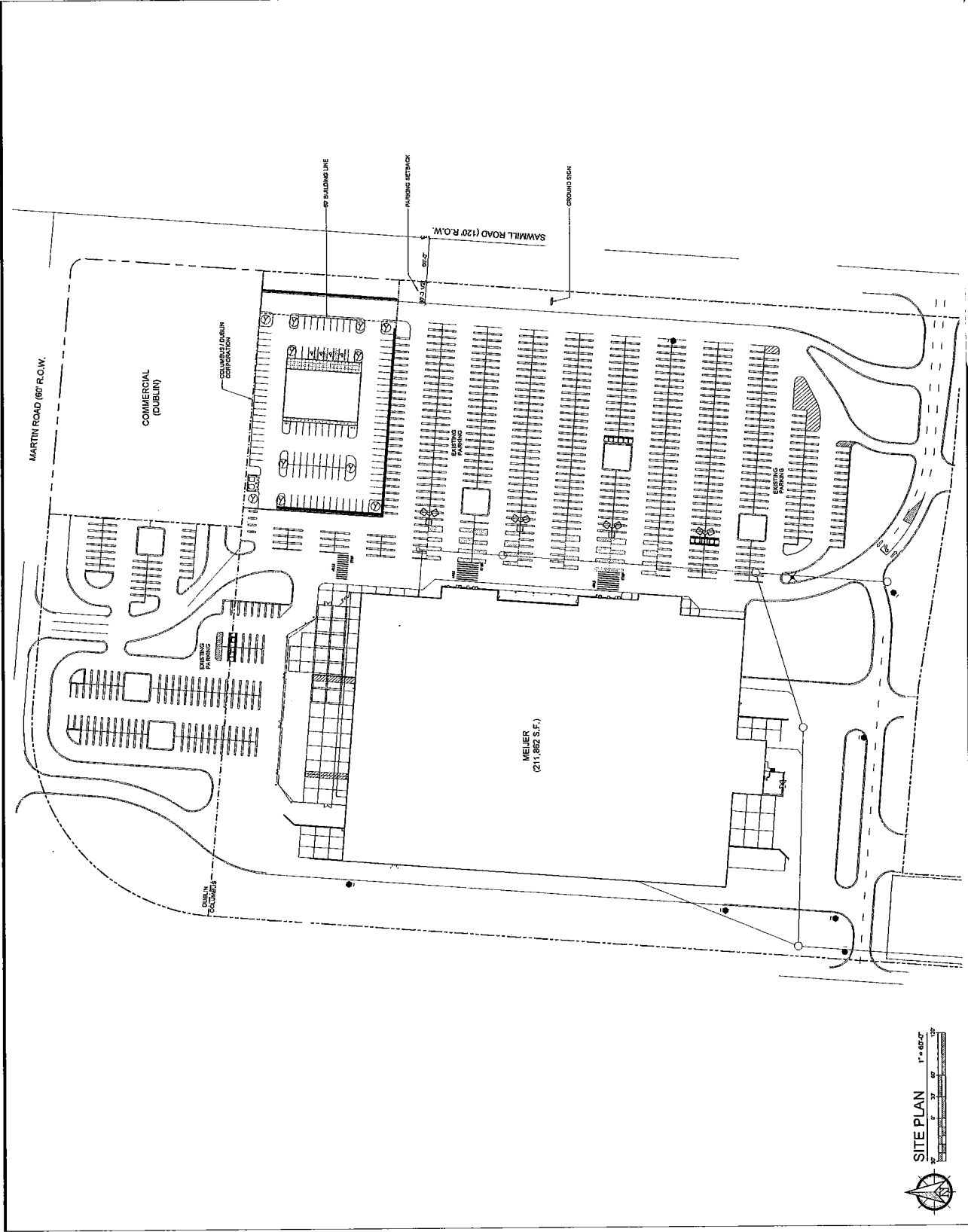
nominal, will have no detrimental effect on the site or surrounding area and, through the construction of the restaurant uses, will bring new business to the site.

Applicant requests the following variance:

- 1) 3312.49, Minimum Number of Parking Spaces Required, to permit a 1.48 +/- acre lot split, thereby reducing code required parking on the residual Meijer store property within the City of Columbus from 803 spaces (1 space per 263 SF), which exceeds code required parking, to providing 623 parking spaces (1 space per 340 SF), and to reduce outlot parking on the proposed 1.48 acre outlot from 107 spaces to 104 spaces.

03-13-2015

BZA15-042
6175 Sawmill Rd.



BZA15-042
6175 Sawmill Rd.

SITE DATA - OUTLOT	
ADDRESS: 6175 Sawmill Road, Columbus, OH	
PID: 580-05711	
Subj: 44 +/- acre	
zoning: CR	Official Planned Development (284.096)
	Sawmill Road Regional Commercial Overlay (RCO)
HUBOT: H-40	
PROPOSED DEVELOPMENT:	1.48 +/- acre outlot (net gld)
Building:	7,200 +/- SF (total)
Restaurant Use:	1,550 +/- SF (total)
REQUIRED PARKING:	
Building:	96 spaces (1 per 75 SF)
Restaurant:	11 spaces (1 per 150 SF)
TOTAL:	107 spaces
PRODUCED PARKING:	104 spaces

DATE	ISSUED WITH: CHANGE DESCRIPTION

MEIJER / QUINLAN LLC
6175 SAWMILL ROAD
COLUMBUS, OHIO

SBA STUDIOS
ARCHITECTURAL DESIGN
614.552.7761 WWW.SBASTUDIOS.COM

SCALE: 1" = 60'-0"

SHEET #1 DESCRIPTION

PROPOSED SITE PLAN

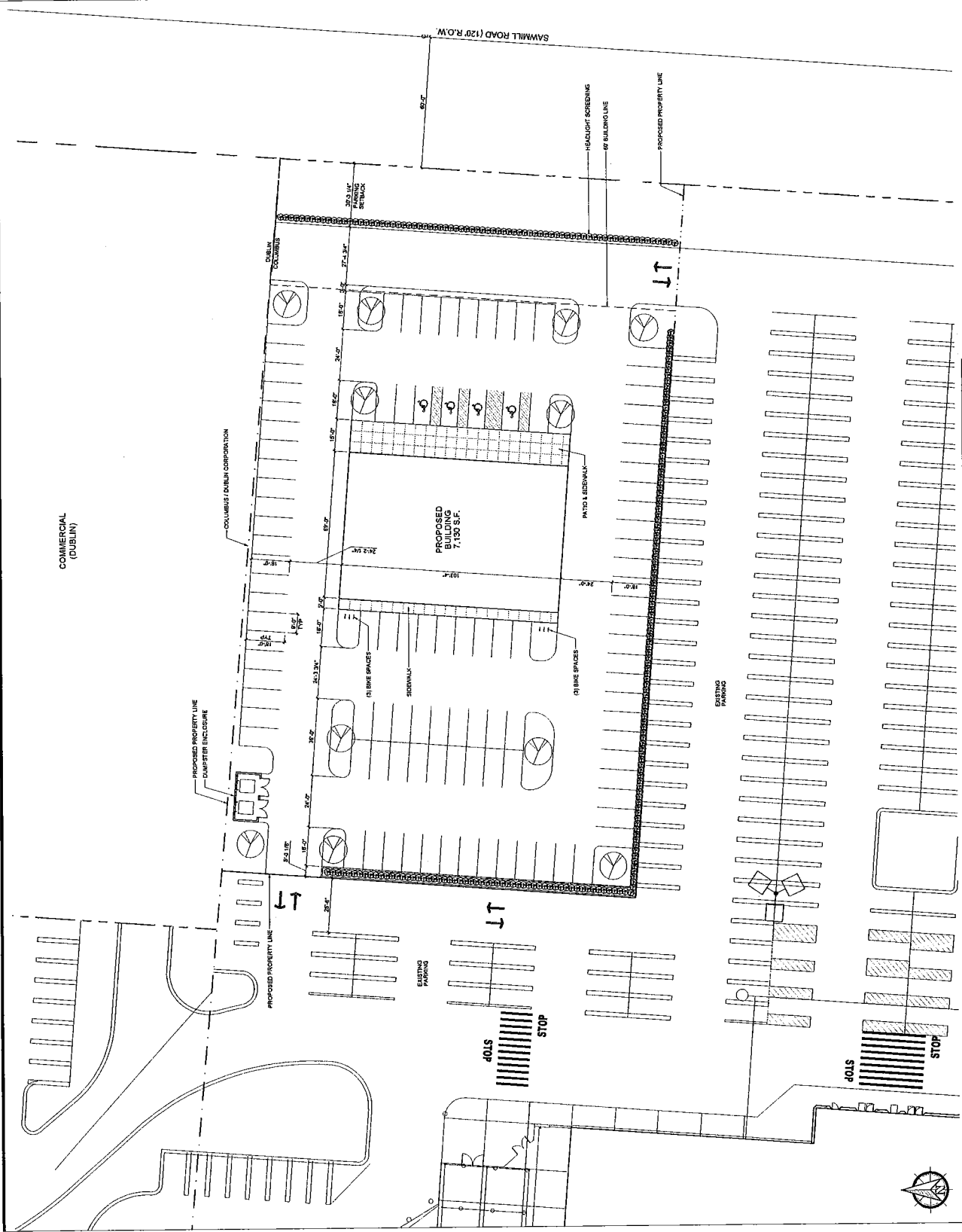
2 of 3

DATE: 01.14.15

DRAWING SUBMISSION

SCOTT QUINLAN, DATE: 01.01.15

SBA STUDIOS PROJECT #24-022



BZA15-042 **6175 Sawmill Rd.**

SITE DATA - OUTLOT

ADDRESS: 6175 Sawmill Road, Columbus, OH
 PID: 590-305711
 AREA: 1.48 +/- acre
 Zoning: Sawmill Road Regional Commercial Overlay (RCO)
 HEIGHT: H-60
 PROPOSED DEVELOPMENT: 1.48 +/- acre outlot (lot split)
 Building: 7,200 +/- S.F. (total)
 Restaurant Use: 1,500 +/- S.F. (total)
 REQUIRED PARKING: 96 spaces (1 per 75 S.F.)
 Building: 31 spaces (1 per 150 S.F.)
 Public: 107 spaces
 TOTAL: 107 spaces
 PROVIDED PARKING: 104 spaces

DATE	ISSUED WITH: CHANGE DESCRIPTION

MEIJER / QUINLAN LLC
 6175 SAWMILL ROAD
 COLUMBUS, OHIO

SBA STUDIOS
 ARCHITECTURAL DESIGN
 614.662.2761 WWW.SBA-STUDIOS.COM

SCALE: 1" = 20'-0"

SHEET #1 DESCRIPTION

OUTLOT SITE PLAN

3 of 3

DATE: 04/01/2015

ZONING JURISDICTION

PROJECT NUMBER: 15-042

PREPARED BY: SBA STUDIOS PROJECT # 2014-022



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15



Disclaimer

Scale = 300

Grid
rth

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information and the mapping companies assume no legal responsibilities for. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-042
6175 Sawmill Rd.



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: 590205711

Zoning Number: 6175

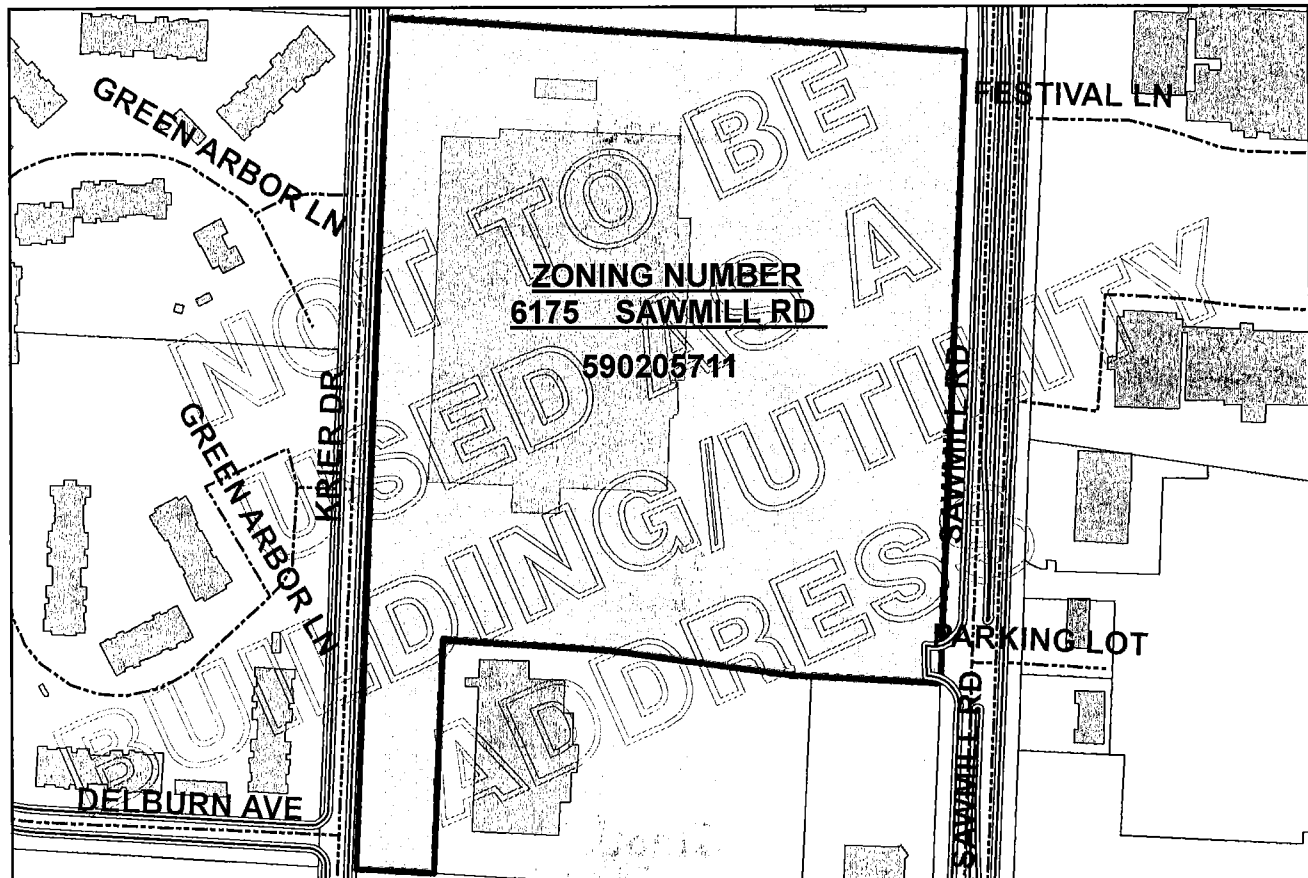
Street Name: SAWMILL RD

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Deanna Williams* Date: 2/12/2015



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 28273

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



Board of Zoning Adjustment 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

BZA15-042
6175 Sawmill Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

Quinlan, LLC

c/o John Roush

13375 National Road, Suite C

Reynoldsburg, OH 43068

Meijer Realty Co.

c/o Kurt Adams

2350 3 Mile Road NW

Grand Rapids, MI 49544

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 13th day of MARCH, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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