



## COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-020  
Date Received: 5/1/12  
Application Accepted By: SP Fee: \$1760  
Comments: 12315-00000-00230 Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5509 North Hamilton Road Zip 43230  
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.  
Parcel Number for Certified Address: 010-210808  
☐ Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s): L-C4  
Recognized Civic Association or Area Commission: Northland Community Council  
Proposed use or reason for Council Variance request: To permit a pet daycare facility, including boarding and outdoor runs.  
Acreage: 1.85+/- acres

### APPLICANT: Name The Myers Y. Cooper Company

Address 5050 East Galbraith Rd., Suite B City/State Cincinnati, OH Zip 45236  
Phone # (513) 248-8350 Fax # (513) 248-8357 Email: \_\_\_\_\_

### PROPERTY OWNER(S): Name Suburban Improvement of Columbus, Inc.

Address P.O. Box 490 City/State New Albany, OH Zip 43054  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE The Myers Y. Cooper Company

By: Dana Hitt

PROPERTY OWNER SIGNATURE Suburban Improvement of Columbus, Inc.

By: Dana Hitt

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

Dana Hitt  
Dana Hitt  
Dana Hitt

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.

For all questions regarding this form and fees please call: 614-645-4522

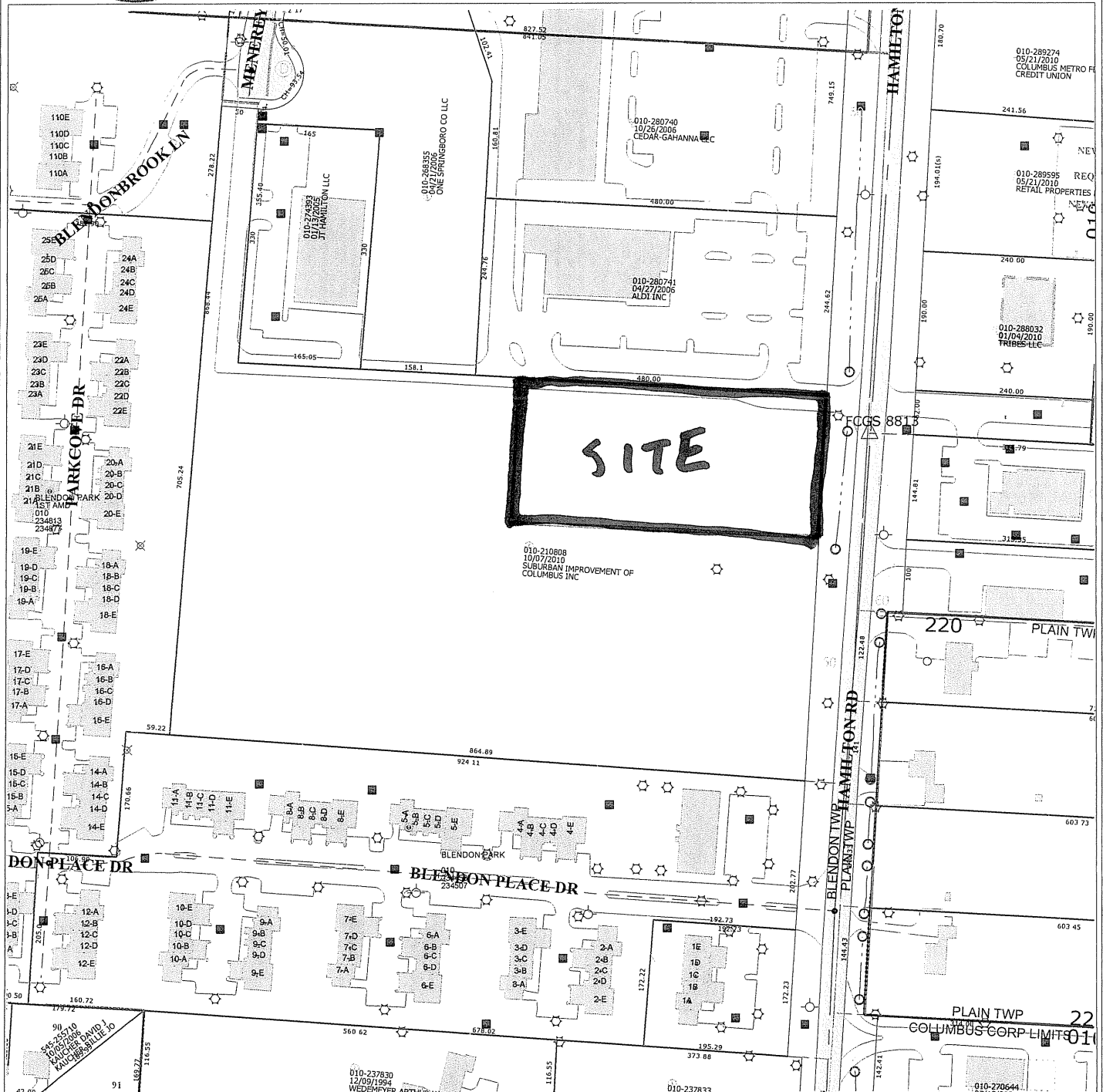
Please make all checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/26/12



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



# 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: 010210808

Zoning Number: 5509

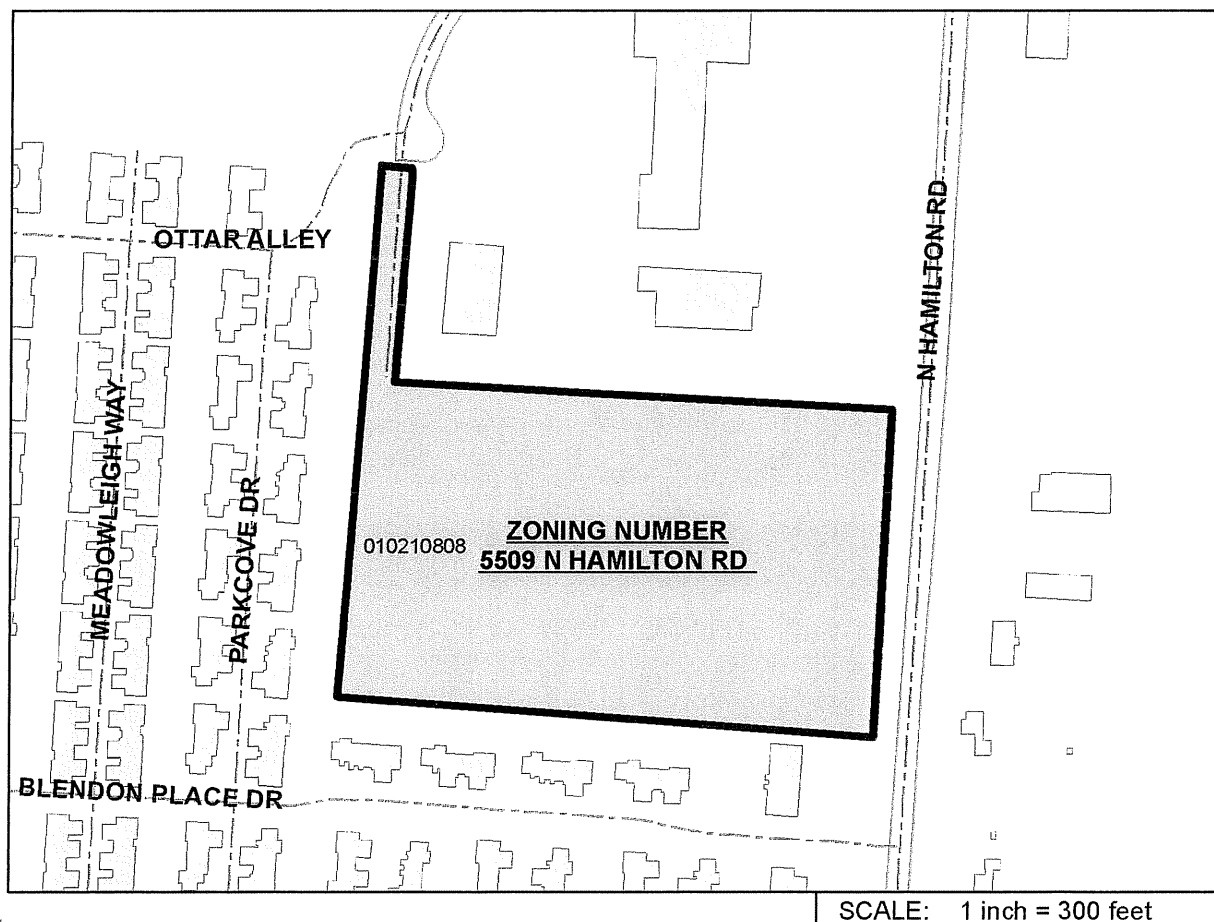
Street Name: N HAMILTON RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: Patricia A. Austin Date: 9/23/2010



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 7041



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO



## Statement of Hardship

### 5509 North Hamilton Road

The applicant is a pet daycare facility that seeks to use the property for that purpose. The current zoning of the property is L-C4, Limited - Commercial. Pet daycare is a permitted use in the C-3, Commercial district, Section 3355.03, however outside runs and boarding are not permitted, while the applicant intends to have outside runs and overnight boarding. The applicant is also requesting a variance to Section 3312.49, Minimum number of parking spaces required, where 80 parking spaces are required and the applicant will be providing 29 parking spaces.

A hardship exists in that the proposed use of this property is consistent with the mixed use nature of this area of North Hamilton Road. The grant of these requested variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests the grant of these variances necessary for this appropriate development of the property.

Petsuites of America, Inc.

Signature of Applicant: By: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-020

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 5509 North Hamilton Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/1/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Suburban Improvement of Columbus, Inc.  
P.O. Box 490  
New Albany, OH 43054

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

The Myers Y. Cooper Company  
(513) 248-8350

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

(5) Northland Community Council  
c/o Mr. Dave Paul  
P.O. Box 297836, Columbus, OH 43229

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.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

David Hodge  
30<sup>th</sup> day of April

, in the year 2012

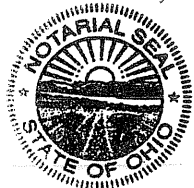
SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons  
9/4/15

My Commission Expires:

Notary Seal Here



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

**APPLICANT**

The Myers Y. Cooper Company  
5050 East Galbraith Road, Suite B  
Cincinnati, OH 45236

**PROPERTY OWNER**

Suburban Improvement of Columbus, Inc.  
P.O. Box 490  
New Albany, OH 43054

**ATTORNEY**

David L. Hodge  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**AREA COMMISSION**

Northland Community Council  
c/o Mr. Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

**SURROUNDING PROPERTY OWNERS**

Marcella M Gonzalez  
5880 Blendon Place Drive  
Gahanna, OH 43230

Lynn M Blazejewski  
5882 Blendon Place Drive  
Gahanna, OH 43230

Tami S Adcock  
5884 Blendon Place Drive  
Gahanna, OH 43230

Michael A Platt & Angela D Susil-Platt  
5886 Blendon Place Drive  
Gahanna, OH 43230

Michael Beachy  
5888 Blendon Place Drive  
Gahanna, OH 43230

Tekesha A Simmons  
5866 Blendon Place Drive  
Gahanna, OH 43230

Richard A Greathouse  
5868 Blendon Place Drive  
Gahanna, OH 43230

Amanda J Nevel & Juan A Younker  
5870 Blendon Place Drive  
Gahanna, OH 43230

Joaopaulo S Santos  
5872 Blendon Place Drive  
Gahanna, OH 43230

Diane L Tweedy  
5874 Blendon Place Drive  
Gahanna, OH 43230

Charles J & Diane M Young  
5852 Blendon Place Drive  
Gahanna, OH 43230

David B & Denise B Perry  
5854 Blendon Place Drive  
Columbus, OH 43230

Kimberly J Cooksey  
5856 Blendon Place Drive  
Gahanna, OH 43230

Megan T Blum  
5858 Blendon Place Drive  
Gahanna, OH 43230

Elie F Aswad  
5860 Blendon Place Drive  
Gahanna, OH 43230

Delisa M McKee  
5838 Blendon Place Drive  
Gahanna, OH 43230

Keri L Kandybowicz  
5840 Blendon Place Drive  
Gahanna, OH 43230

Tom Mastrandreou  
5842 Blendon Place Drive  
Gahanna, OH 43230

Benjamin S Sloas  
5844 Blendon Place Drive  
Gahanna, OH 43230

Jenna Leanne Kavanaugh  
5846 Blendon Place Drive  
Gahanna, OH 43230

Doyle A Dunlap Tr.  
4008 Parkcove Drive  
Gahanna, OH 43230

Kevin R & Sarah E Widmer  
4006 Parkcove Drive  
Gahanna, OH 43230

Hershell A & Marilyn M Huffman  
4004 Parkcove Drive  
Gahanna, OH 43230

Rodney W Rogers  
496 Township Road 700  
Polk, OH 44866

Marina Barash  
7260 Talanth Place  
New Albany, OH 43054

Corey P Sokolnicki & Melissa Lamar  
4024 Parkcove Drive  
Gahanna, OH 43230

Sherry A Kiel  
4022 Parkcove Drive  
Gahanna, OH 43230

Elizabeth Baker  
4020 Parkcove Drive  
Gahanna, OH 43230

Avery C Sterling  
4048 Parkcove Drive  
Gahanna, OH 43230

Rebecca L Henrie  
4046 Parkcove Drive  
Gahanna, OH 43230

Joseph M & Brenda L Buchanan  
4044 Parkcove Drive  
Gahanna, OH 43230

Bradley J & Karen L Hemstreet  
4042 Parkcove Drive  
Gahanna, OH 43230

Louise G Smith  
4040 Parkcove Drive  
Gahanna, OH 43230

David J & Susan S Levenson  
4068 Parkcove Drive  
Gahanna, OH 43230

Lynn M Schwieterman  
4066 Parkcove Drive  
Gahanna, OH 43230

Margolyn Young  
4064 Parkcove Drive  
Gahanna, OH 43230

Craig A Spencer  
4062 Parkcove Drive  
Gahanna, OH 43230

Frederick C & Norma Garvin  
4060 Parkcove Drive  
Gahanna, OH 43230

James L Newell  
4088 Parkcove Drive  
Gahanna, OH 43230

Joseph A III & Jeanette M Janszen  
6871 Bethany Drive  
Westerville, OH 43081

Jodi E Eldred  
4084 Parkcove Drive  
Gahanna, OH 43230

Monique N Cumberlander  
4082 Parkcove Drive  
Gahanna, OH 43230

Theodore Y IV & Deborah A Rodgers  
408 Cole Street  
Chicago, IL 60187

Todd D Markwood  
4108 Parkcove Drive  
Gahanna, OH 43230

Kerstin M Sandberg  
4106 Parkcove Drive  
Gahanna, OH 43230

Alexander Pettit  
4104 Parkcove Drive  
Gahanna, OH 43230

Kristen Walker  
4102 Parkcove Drive  
Gahanna, OH 43230

Candia M Nanes  
4100 Parkcove Drive  
Gahanna, OH 43230



Romo II Investment Co LLC  
1257 Cox Avenue  
Erlanger, KY 41018

One Springboro Co LLC  
4835 Munson Street NW  
Canton, OH 44718

TJB Investments LLC  
5478 North Hamilton Road  
Columbus, OH 43230

JT Hamilton LLC  
4300 East Broad Street  
Columbus, H 43213

ALDI Inc.  
P.O. Box 2997  
Springfield, OH 45501

Tribes LLC  
1432 Redwood Forest Drive  
Ballwin, MO 63021

Retail Properties Ltd.  
4066 Morse Road  
Columbus, OH 43230

Norma F Connett  
5420 North Hamilton Road  
Columbus, OH 43230

April L. Gates  
3200 Reynoldsburg New Albany Road  
New Albany, OH 43054

Sara Z Rastegar  
P.O. Box 30247  
Columbus, OH 43230

Board of Park Commissioners  
1069 West Main Street  
Westerville, OH 43081

Rexwood Drive Apt Investment LLC  
P.O. Box 1368  
Carlsbad, CA 92018



## COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # CV12-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 725, 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 formats

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. The Myers Y. Cooper Company 5050 East Galbraith Rd., Suite B Cincinnati, OH 45236	2. Petsuites of America, Inc. 535 Madison Ave., Suite 300 Covington, KY 41011
3.	4.

☐ Check here if listing additional parties on a separate page.

#### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30<sup>th</sup> day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Seal Here

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2015

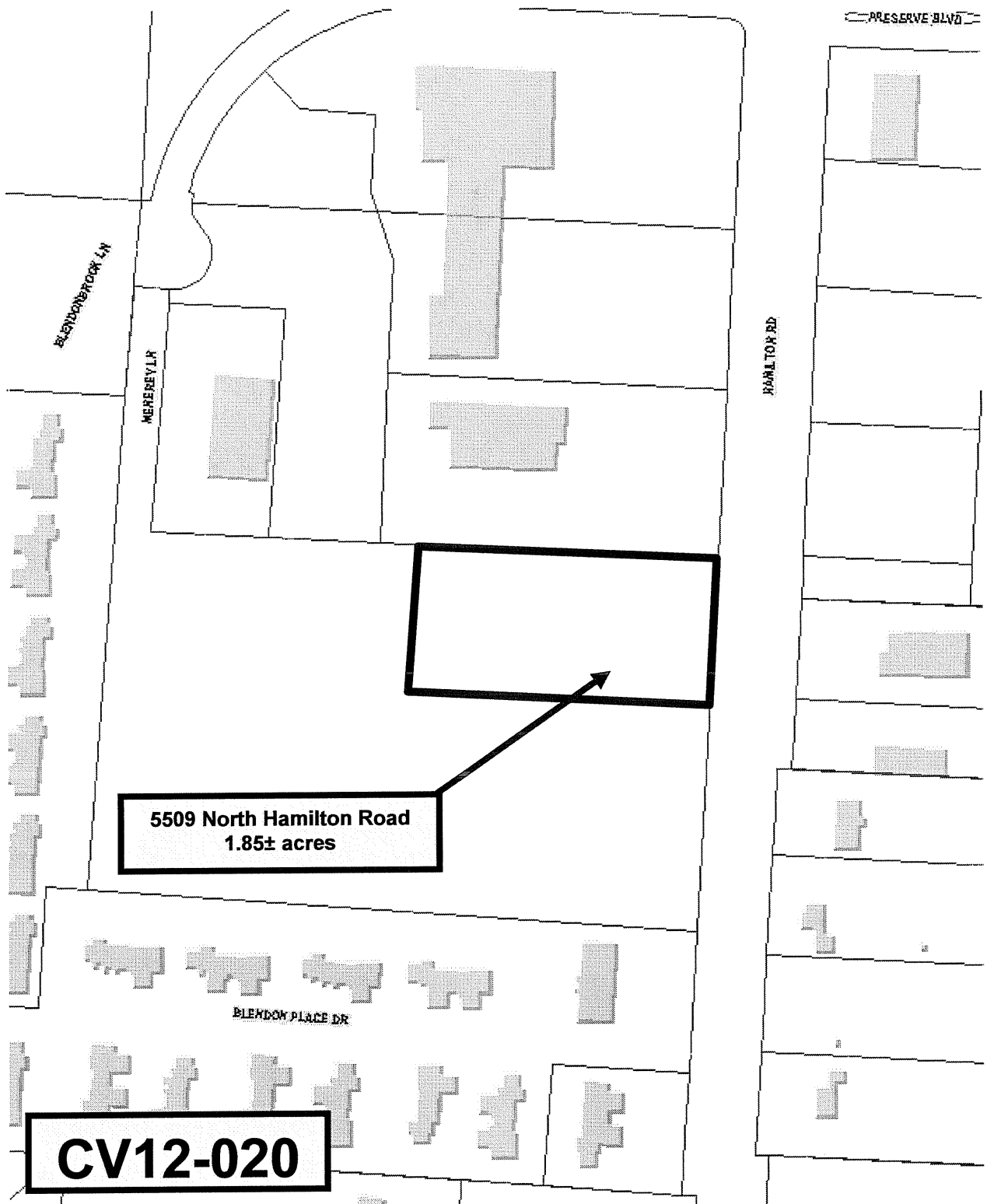
This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

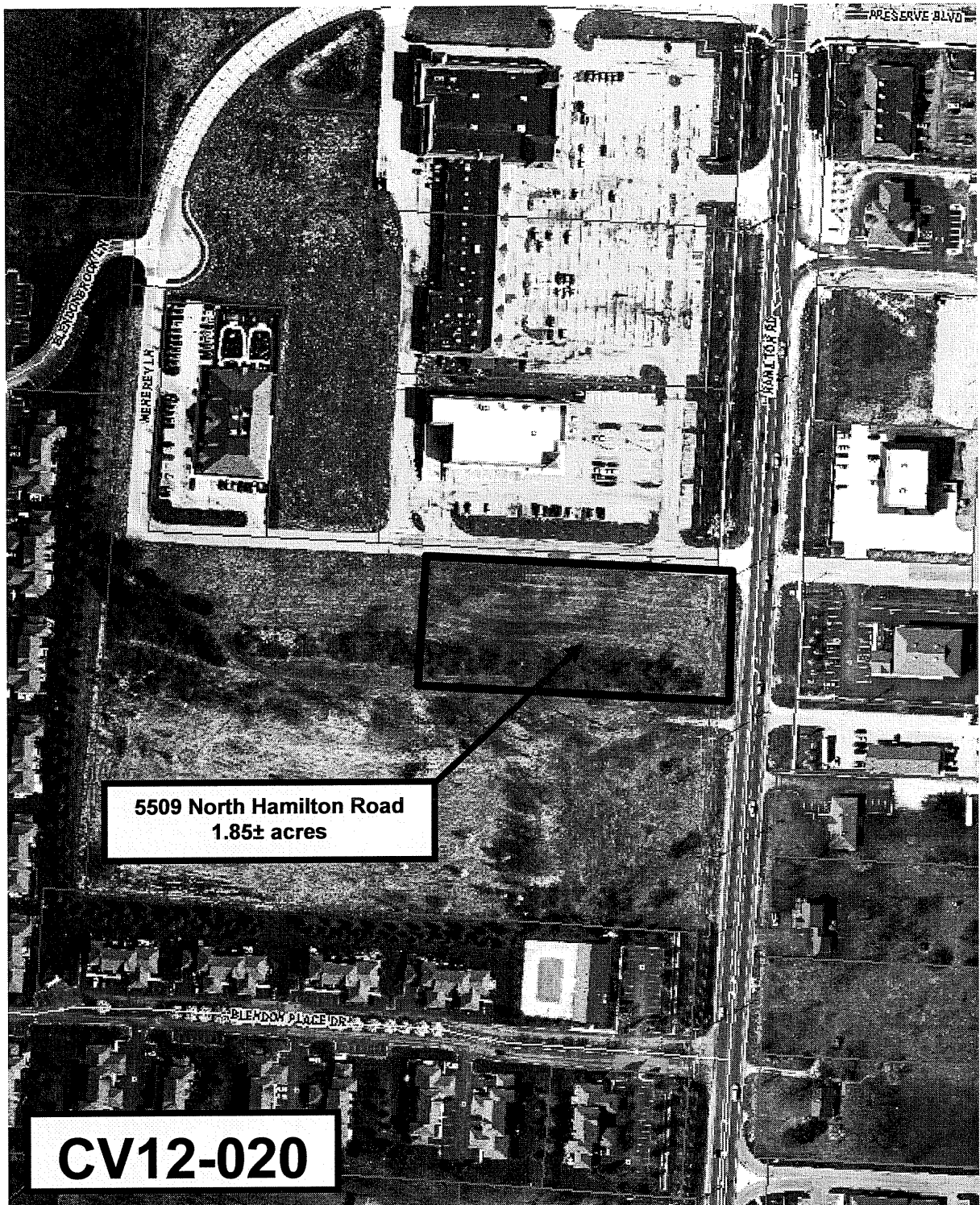
Please make all checks payable to the Columbus City Treasurer





5509 North Hamilton Road  
1.85± acres

**CV12-020**



5509 North Hamilton Road  
1.85± acres

**CV12-020**