



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 12310-0-00399
Date Received: 7/16/12
Commission/Group: Fair Northwest Coalition
Existing Zoning: C-4 Application Accepted by: IS. Reiss Fee: \$1,900.00
Comments: 9/25/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached

LOCATION

1. Certified Address Number and Street Name 7678 7762 Sawmill Road
City Dublin State Ohio Zip 43016
Parcel Number (only one required) 590-189633

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Olde Sawmill Square Shopping Center
Address 191 W. Nationwide Blvd., Suite 200 City/State Columbus, OH Zip 43215
Phone # 614-228-5331 Fax # 614-469-8224 Email cfraas@castoinfo.com

PROPERTY OWNER(S):

Name Same as Applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name H. Charles Fraas
Address 191 W. Nationwide Blvd., Suite 200 City/State Columbus, OH Zip 43215
Phone # 614-228-5331 Fax # 614-221-4454 Email: cfraas@castoinfo.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Olde Sawmill Square Shopping Center
PROPERTY OWNER SIGNATURE Olde Sawmill Square Shopping Center
ATTORNEY / AGENT SIGNATURE H. Charles Fraas

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 all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME H. Charles Fraas

of (1) MAILING ADDRESS 191 W. Nationwide Blvd., Suite 200, 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 ADDRESS CARD FOR PROPERTY

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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Olde Sawmill Square Shopping Center

AND MAILING ADDRESS

191 W. Nationwide Blvd., Suite 200

Columbus, OH 43215

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

Olde Sawmill Square Shopping Center

(614) 228-5331

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

(5) Far Northwest Coalition -

John Best

7527 Foxfield Ct., 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached

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

SIGNATURE OF AFFIANT

(8) _____

Subscribed to me in my presence and before me this 16th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires _____

Notary Seal



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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 all checks payable to the Columbus City Treasurer

12310-00399
7762 Sawmill Rd.

APPLICANT

Olde Sawmill Square Shopping Center
(614) 228-5331

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Far Northwest Coalition
John Best
7527 Foxfield Ct.
Columbus, OH 43235

PROPERTY OWNERS

Olde Sawmill Square Shopping Center
191 W. Nationwide Blvd., Suite 200
Columbus, OH 43215

H. Charles Fraas
CASTO
191 W. Nationwide Blvd., Suite 200
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

William and Shelley Finley
9129 Haddington Ct.
Dublin, OH 43017

Olde Sawmill Square Shopping Center
CASTO
191 W. Nationwide Blvd., Ste. 200
Columbus, OH 43215

Sawmill Commons LP
191 W. Nationwide Blvd., Ste. 200
Columbus, OH 43215

Peter Faulkner
2707 Summer Dr.
Dublin, OH 43017

Moo Moo Sawmill LLC
42 Hill Road S
Pickerington, OH 43147

Shalendra and Rashmi Porwal
5665 Fraley Ct.
Columbus, OH 43235

Sawmill Hard Center LLC
1798 Frebis Ave.
Columbus, OH 43206

Kenneth and Ann Clark
57 E. Weber Rd.
Columbus, OH 43202

Creative Housing Inc.
2233 City Gate Dr.
Columbus, OH 43219

Kelvin Grimes
7705 Scofield Ct.
Dublin, OH 43016

Thomas and Rebecca Haueisen
2881 Rutherford Rd.
Powell, OH 43065

Shantilal and Rasila Patel
6695 Mill Ridge Cir
Dublin, OH 43017

Sawmill Partners Investment Co No II
1798 Frebis Ave.
Columbus, OH 43206

Amanda Troy
7762 Sawmill Rd.
Dublin, OH 43016

Andrew Zoric
7753 Deercrest Ct.
Dublin, OH 43016

Joseph Dargo
7884 Stonehurst Dr.
Dublin, OH 43016

7675 Sawmill LLC
7675 Sawmill Rd.
Dublin, OH 43016



One Stop Shop Zoning Report Date: Mon Jul 16 2012
General Zoning Inquiries: 614-645-8637

Owner: OLDE SAWMILL SQUARE SHOPPING
Parcel Number: 590189633

Zoning: Z73-016, Commercial, C4
effective 4/25/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SAWMILL ROAD RCO

Graphic Commission: N/A

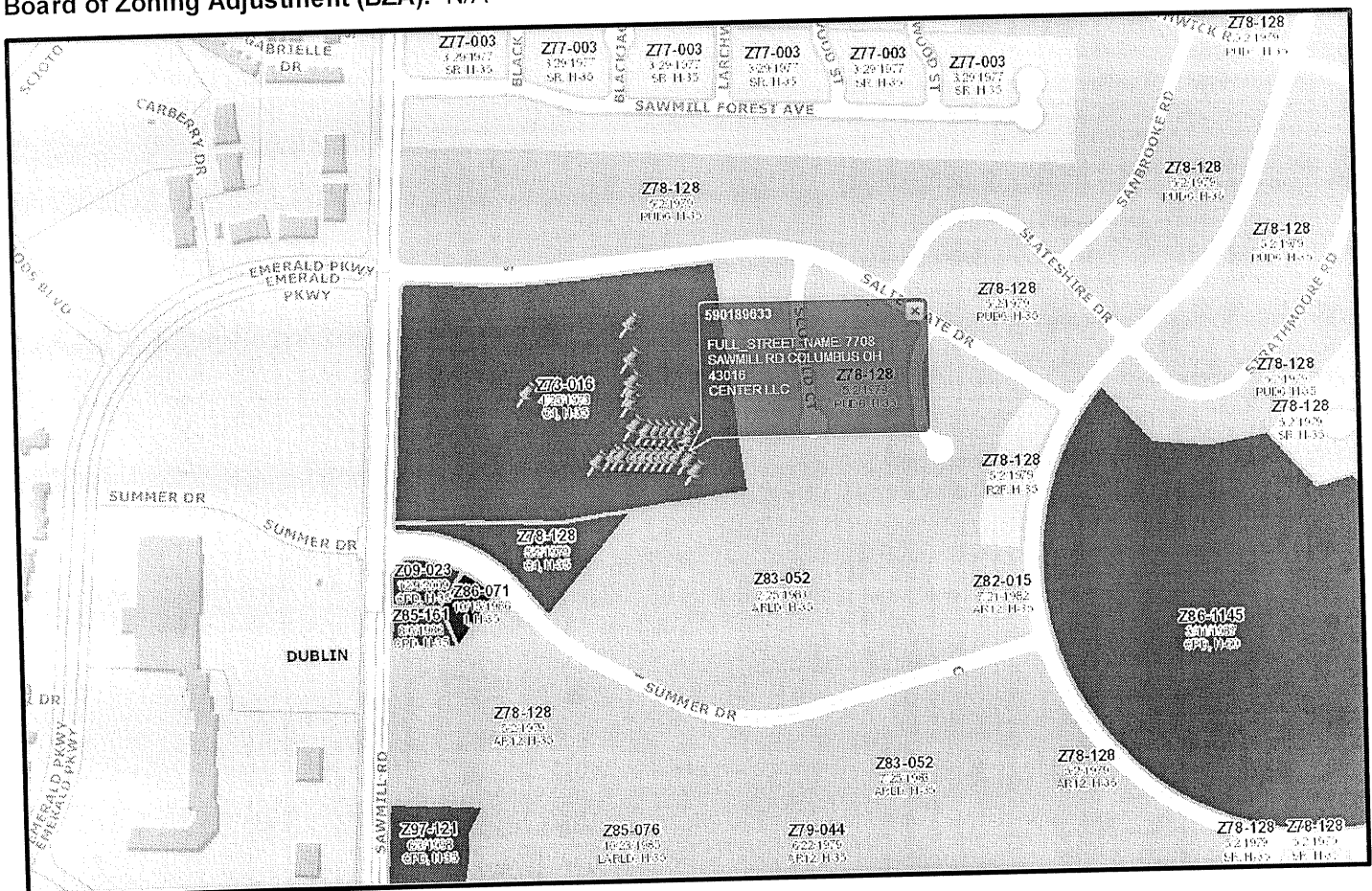
Area Commission: N/A

Planning Overlay: N/A

Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



BOARD OF ZONING ADJUSTMENT APPLICATION
Supplemental Pages

Applicant and Property Owner: Olde Sawmill Square Shopping Center

TYPE(S) of ACTION REQUESTED: Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

C-2 District Development Limitations.

Section 3353.05(D)(4) state that "The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts."

The applicant desires to redevelopment the Olde Sawmill Square Shopping Center. There is currently an eighty (80) foot high cell tower located on the property in the area of the intended redevelopment. The applicant is requesting the right to relocate the cell tower to another part of the center. The applicant is requesting a variance from the above-referenced code provision to allow the antenna and associated support structures to be located thirty (30) feet from a residentially zoned district.

Variance Requested:

Section 3353.05(D)(4): To permit an eighty (80) foot high monopole telecommunication antenna setback from a residentially zoned district to be reduced from one hundred sixty (160) feet to thirty (30) feet.

12310-00399
7762 Sawmill Rd.

STATEMENT OF HARDSHIP

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 applicant is seeking a variance in order to redevelop the Olde Sawmill Square Shopping Center on Sawmill Road. Currently, an eighty (80) foot high cell tower (monopole telecommunication antenna) is located approximately eighty-two (82) feet from residentially zoned land. The current cell tower was constructed prior to adoption of the setback requirement and therefore is a grandfathered use. The applicant seeks to relocate the tower (or construct a similar one if such tower cannot be reconstructed in the new location) to a different part of the center. The relocated tower will be located behind the shopping center and no closer than thirty (30) feet from a residentially zoned district.

The shopping center's anchor tenant relocated to a new building across the street in Dublin a few years ago. The property owner has worked diligently to replace the tenant. However, due to the condition of the building, all interested properties will require the demolition of the anchor building along with in-line shops. The current tower is in the footprint of the only redevelopment area. Due to the existing outparcel buildings, the redevelopment area cannot move further west without severely affecting the parking field. Thus, special circumstances or conditions apply to this property that does not apply generally to other properties in the same zoning district. The special conditions are not the result of the applicant but rather a result of an obsolete building and limited redevelopment area due to existing leases of outparcels and in-line tenants. The granting of the requested variance will preserve a substantial property right which others in the same zoning district currently possess as it will allow the redevelopment of the property. The adjacent residentially zoned property in question is the Sawmill Commons Apartments (zoned ARLD). The apartments are owned by an affiliated company of the Applicant/Property Owner. The current tower is located adjacent to this apartment project. The new antenna will be situated behind a row of mature evergreen trees which are along the property line between the shopping center and the apartments. Thus, the proposed use will not be injurious to neighboring properties nor contrary to the public interest nor harm the intent and purposes of the Zoning Code.

12310-00399
7762 Sawmill Rd.

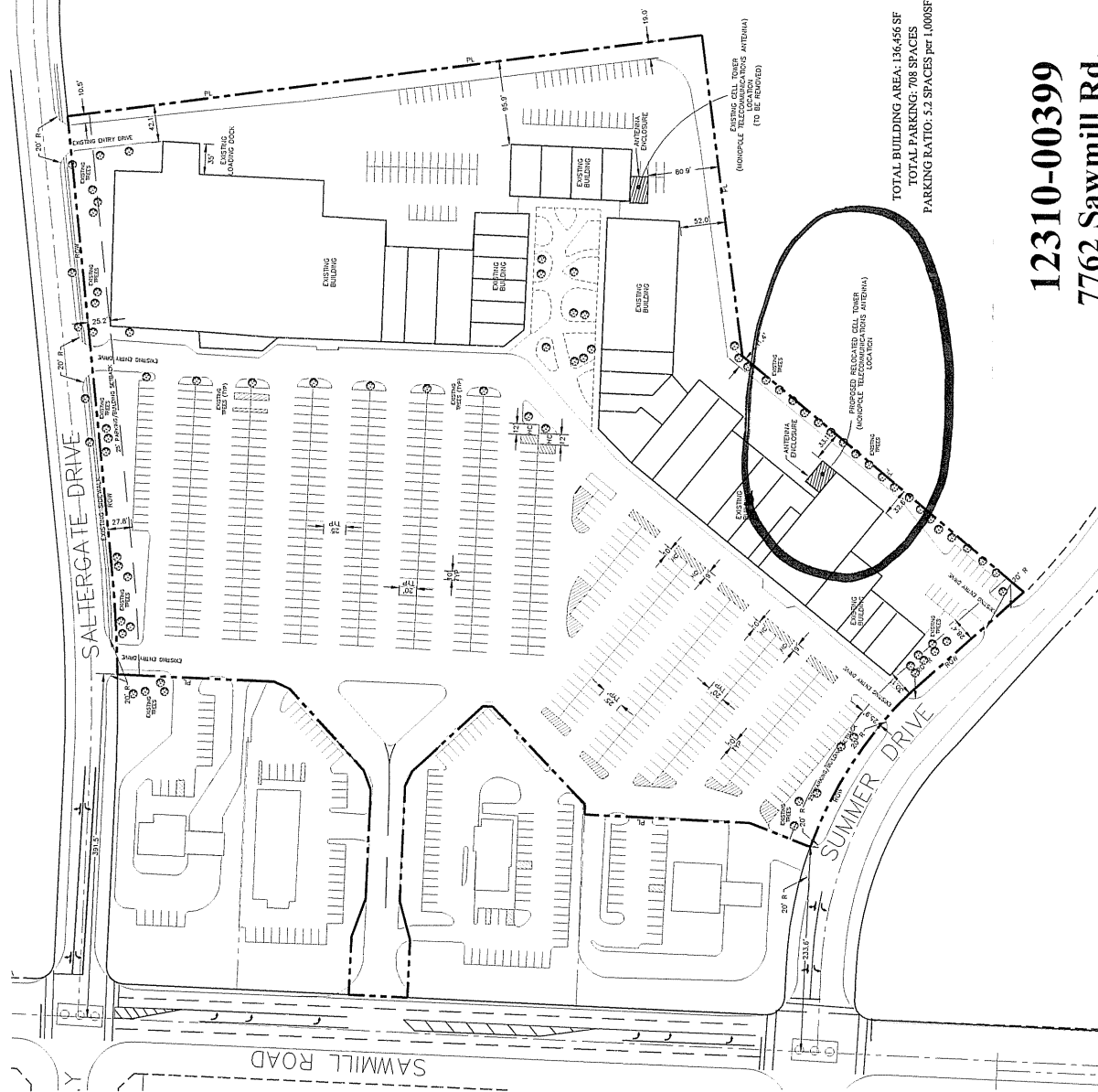
CASTO

191 W. Nationwide Blvd., Suite 200
Columbus, Ohio 43215-2468
614.228.5331
castoinfo.com



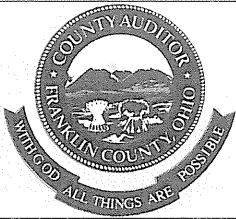
SCALE: 1"=66'-0"
7-16-12

SITE PLAN



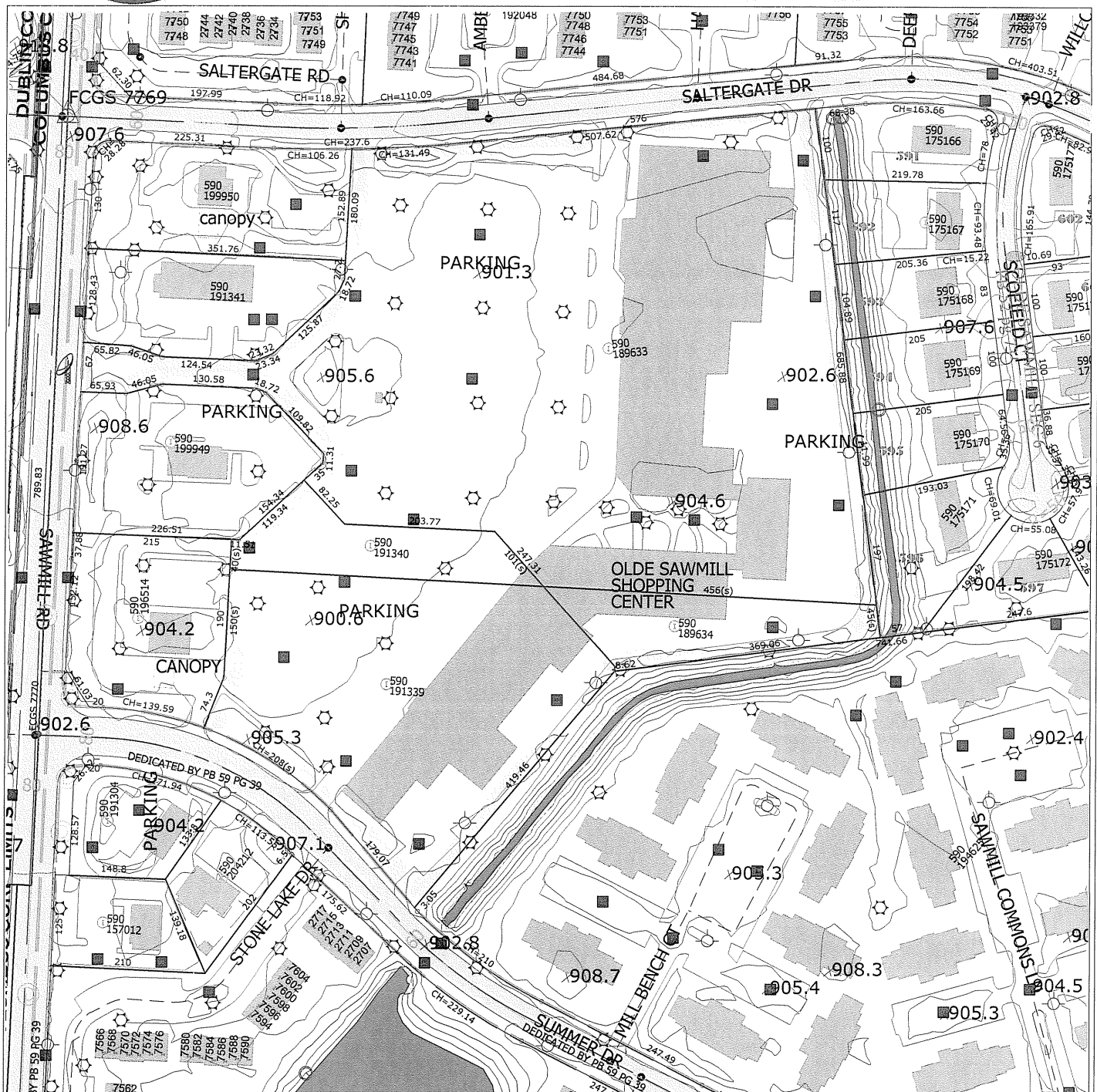
TOTAL BUILDING AREA: 136,456 SF
TOTAL PARKING: 706 SPACES
PARKING RATIO: 3.2 SPACES PER 1,000SF

12310-00399
7762 Sawmill Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB **DATE: 7/13/12**



Disclaimer

Scale = 200



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



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # _

12310-00399
7762 Sawmill Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) H. Charles Fraas
of (COMPLETE ADDRESS) 191 W. Nationwide Blvd., Suite 200, 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

See attached

SIGNATURE OF AFFIANT

Older Sawmill Square Shopping Center
[Signature]

Subscribed to me in my presence and before me this 16th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Helena Brus

My Commission Expires:

09-14-2016

Notary Seal Here



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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 all checks payable to the Columbus City Treasurer

PROJECT DISCLOSURE STATEMENT

Olde Sawmill Square Shopping Center
191 W. Nationwide Blvd., Ste. 200
Columbus, OH 43215

Olde Sawmill Square Shopping Center GP LLC
191 W. Nationwide Blvd., Ste. 200
Columbus, OH 43215

Columbus Realty Investments, Ltd.
191 W. Nationwide Blvd., Ste. 200
Columbus, OH 43215

12310-00399
7762 Sawmill Rd.