

Date: 1/10/11

Application # 11310-00019

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: Reduce required parking by 23 spaces Date Received: 1/10/11 Commission/Group: Twp Northwest
 Date of Hearing: 3/22/11 Planning Area: _____
 Zoning Fee: \$1,900.00 Acreage: _____
 Address Fee: _____
 Existing Zoning: CPD Accepted by: R. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

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 6440 Sawmill Road
 City Columbus State OH Zip 43235
 Parcel Number (only one required.) 590-228428

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name RCO Limited, Tim McCarthy
 3. Address 1062 Ridge Street City Columbus, OH Zip 43215
 4. Phone# 614-586-4348 Fax # 614-559-3989
 5. Email Address timccarthy@rcolimited.com

PROPERTY OWNER(S)

6. Name Drexel Delaware Limited Partnership
 7. Address 191 W. Nationwide Blvd. City Columbus Zip 43215
 8. Phone# 614-744-2012 Fax # 614-229-4392
 9. Email Address Lvisco@cashinfo.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name M+A Architects, Kirk Paisley
 11. Address 775 Yard Street, Suite 325 City Columbus, OH Zip 43212
 12. Phone# 614-764-0407 Fax # 614-764-0237
 13. Email Address kirkp@ma-architects.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature James A. Long agent for Drexel Delaware Limited Partnership
 16. Attorney/Agent Signature Kirk A. Paisley

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 1/10/2011 2:33:01 PM

Parcel Report

Parcel ID	Owner	Address
590228428	DREXEL DELAWARE LIMITED PARTNERSHIP	6440 SAWMILL RD COLUMBUS OH 43235
590228428	DREXEL DELAWARE LIMITED PARTNERSHIP	6410 SAWMILL RD COLUMBUS OH 43235

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z87-1435A	CPD	H-60	10	Commercial	(View Document)

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
SAWMILL ROAD RCO	COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

AFFIDAVIT



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kirk Paisley, M+A Architects of
(1) MAILING ADDRESS 775 Yard Street, Suite 325, Columbus, OH 43212

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 6440 Sawmill 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME

(4) Drexel Delaware Limited Partnership

AND MAILING ADDRESS

191 W. Nationwide Blvd., Suite 200
Columbus, Ohio 43215

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

RCO Limited, Tim McCarthy 614-586-4348

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

(5) Far Northwest Coalition
John Best, President
7894 Fairwind Drive, 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
Drexel Delaware L.P. 6440 Sawmill Road 191 W. Nationwide Blvd., Suite 200, Columbus, OH
43215

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

SIGNATURE OF AFFIANT

(8) Kirk A. Paisley

Subscribed to me in my presence and before me this 6 day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Kate Paskev

My Commission Expires:

10-1-2013



Kate Paskev
Notary Public, State of Ohio
My commission expires 10-01-2013

Notary Seal Here



City of Columbus Address Plat

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 590228428

Project Name: RAISING CANES

House Number: 6410

Street Name: SAWMILL RD

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

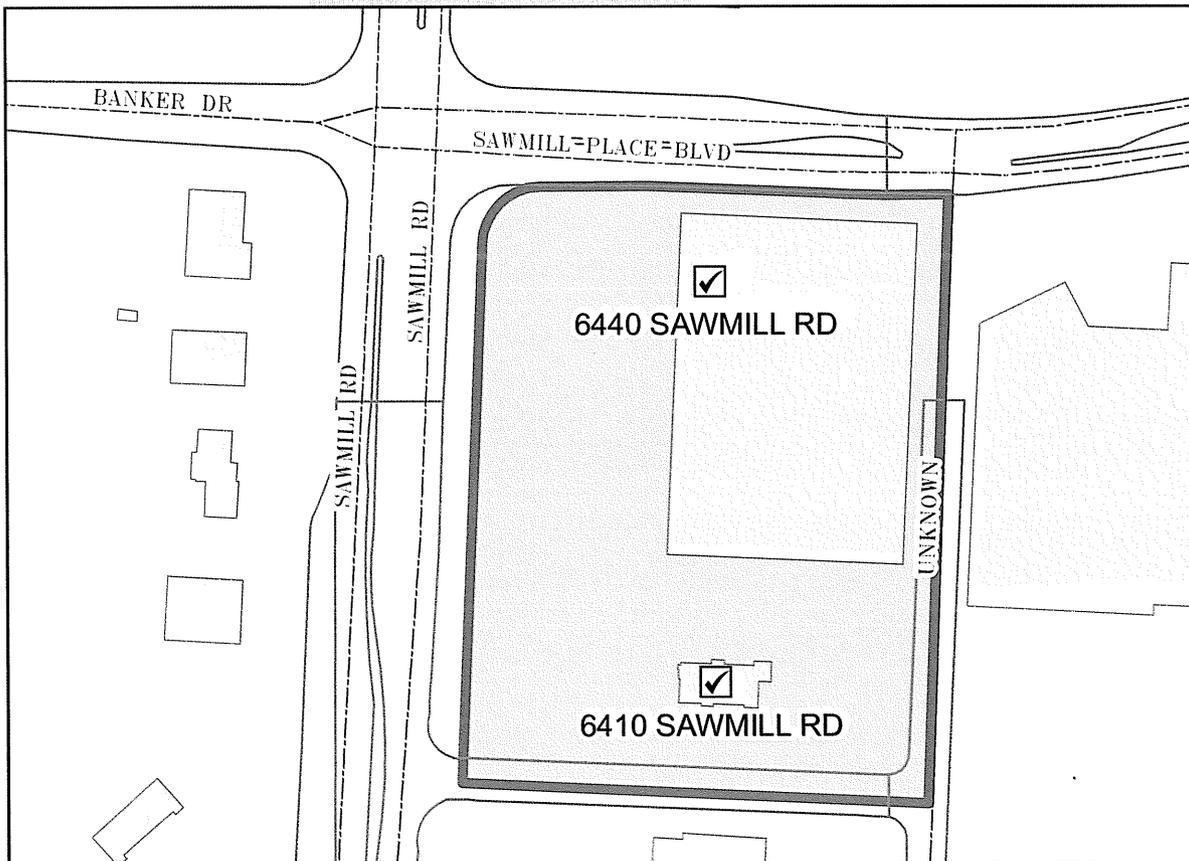
Complex: SUN CENTER

Owner: DREXEL DELAWARE LIMITED PARTNERSHIP

Requested By: EMHT

Issued By: *Louis O. McEann*

Date: 12/30/2010



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

SCALE: 1 inch = 160 feet

GIS FILE NUMBER: 1305706

MEMORANDUM

Date: **January 10, 2011**

To: **Board of Zoning Adjustment**
Company: **City of Columbus**
Department of Building and
Zoning Services

Cc: **file, RCO Limited, CASTO**

Project: **6440 Sawmill Road**
Re: **Board of Zoning Adjustment Application**
Action Requested



Applicant requests a variance from the minimum parking space requirement defined in Chapter 3321 / 3312 of the Columbus Zoning Code in order to accommodate operation of a fast-food restaurant to be located on the subject property.

The fast-food restaurant will be located within an outparcel on the subject property, south of the existing 60,000 sf retail building occupied by HH Gregg. Pursuant to the terms of Chapter 3321 of the Columbus Zoning Code and Chapter 3312.49 Table 2, the total number of parking spaces required to accommodate the existing retail structure on the subject property is 219 spaces (1:275 sf), which currently are constructed. After the proposed fast-food restaurant is built and its outparcel has been defined, the net number of parking spaces on the subject property available to the existing retail structure will be 196 spaces.

Therefore, a variance of 23 spaces is being requested from that number of parking spaces required under Chapter 3321 / 3312 of the Columbus Zoning Code for operation of the existing retail structure on the subject property.

MEMORANDUM

Date: **January 10, 2011**

To: **Board of Zoning Adjustment**
Company: **City of Columbus**
Department of Building and
Zoning Services

Cc: **file, RCO Limited, CASTO**

Project: **6440 Sawmill Road**
Re: **Board of Zoning Adjustment Application**
Statement of Hardship



The facts of this application satisfy the four criteria delineated in section 3307.09 for approval of the requested minimal parking variance in the following ways:

1. The subject property is located within a well-developed retail corridor, and is surrounded by properties operating for similar retail purpose. Further, the proposed outparcel development and parking reduction have been reviewed by representatives of the current occupant of the subject property's existing building, HH Gregg. This occupant has approved the proposed number of parking spaces and by doing such has indicated that the reduction in parking will not place a burden upon their store operation.
2. The proposed fast-food outparcel improvements on the subject parcel will be similar to many other outparcel operations located in close proximity within the Sawmill Road development area. The subject property has sufficient space for accommodating the proposed out-parcel improvements, but due to the configuration of roads located adjacent to its north, east and south borders, does not have access to contiguous land for construction of additional parking spaces for use by its existing retail building. The conditions are not the result of the actions of the property owner or applicant.
3. A reduction in existing parking to permit new outparcel development has recently been accommodated by interested parties on other properties within the Sawmill Road area. These similarly-located property owners have created and constructed their outparcels in order to respond to the changing financial market, retail demand and interest of benefitting constituents. The available parking density on the subject property will be typical of this trade area.
4. As stated previously, this type of development is typical for the area and the granting of a variance will therefore not be injurious to neighboring properties.

Thank you for your consideration for approval of this parking variance.



Signature of Applicant _____

[Handwritten Signature]

Date 1/7/11

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.

STATE OF OHIO

APPLICATION # _____

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

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

Drexel Delaware Limited Partnership 191 W. Nationwide Blvd., Columbus, OH 43215

SIGNATURE OF AFFIANT

Kiri A. Paisley

Subscribed to me in my presence and before me this 6 day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Kate Paskvan

My Commission Expires:

10-1-2013

Notary Seal Here



Kate Paskvan
Notary Public, State of Ohio
My commission expires 10-01-2013