

CV19-018 FINAL RECEIVED 4/9/19 PAGE 1 of 2

*Final 4/9/19*

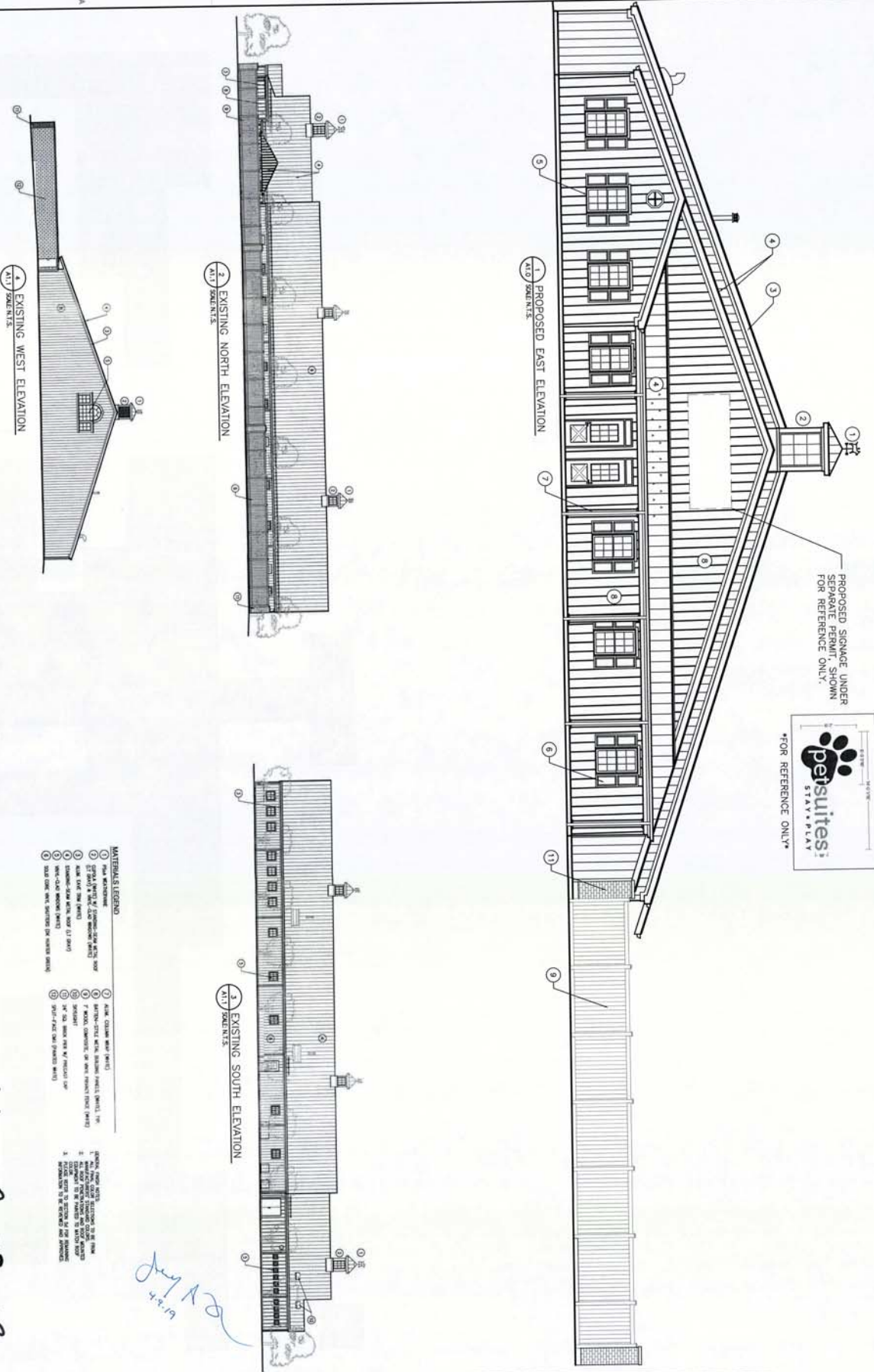
PETSUITES OF AMERICA  
 5495 NORTH HAMILTON ROAD  
 COLUMBUS, OH 43230

FRONT ELEVATIONS

REV	DATE	DESCRIPTION



ISSUED FOR:	PERMIT
BY:	-
CONSTRUCTION:	-
RECORD:	-
SITE C.D. NO.:	T.B.D.
PROJECT MANAGER:	DESIGNER
DATE:	2018455.14
JOB NO.:	2018455.14
A1.0	



- MATERIALS LEGEND**
- 1. PINK METALCLAD
  - 2. 1/2\"/>

NOTES:  
 1. ALL MATERIALS TO BE MATCHED TO EXISTING BUILDING MATERIALS.  
 2. ALL MATERIALS TO BE MATCHED TO EXISTING BUILDING MATERIALS.  
 3. ALL MATERIALS TO BE MATCHED TO EXISTING BUILDING MATERIALS.

*July 11, 2019*  
*4-9-19*

CV19-018 FINAL RECEIVED 4/9/19 PAGE 2 OF 2

<b>PETSUITES OF AMERICA</b> 5495 NORTH HAMILTON ROAD COLUMBUS, OH 43230	
<b>BUILDING ELEVATIONS</b>	
ISSUED FOR: PERMIT: BID: CONSTRUCTION: RECORD:	SITE & NO. <b>T.B.D.</b> PROJECT NUMBER: <b>2018455.11</b> DATE:

REV	DATE	DESCRIPTION

**GPD GROUP**

1800 N. HIGHWAY 100, SUITE 100  
 COLUMBUS, OH 43240  
 614.291.1234

**petsuites**

STAY • PLAY

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**STATEMENT OF HARDSHIP**

Application #: CV19-018

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):**

We are requesting replacement of the elevation drawings that were approved with CV12-020 for the existing pet boarding facility.

The elevations that were approved with CV12-020 did not include any provisions for signage to be placed on the front of the building. The proposed elevations will give us an opportunity to better identify the services offered at this facility. This request will not adversely affect the surrounding property or neighborhood.

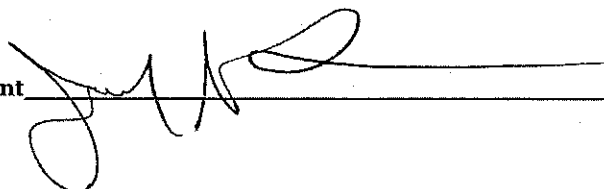
We are also requesting a variance to 3389.032 - Animal kennel or animal shelter - To not require a Special Permit for the outdoor runs to memorialize the existing approvals for this development.

We are also requesting that variances to Section 3356.03, C-4 permitted uses be carried over for the purpose of providing outdoor dog runs.

We are also requesting that the parking variance to Section 3312.49(C) to reduce the required 80 spaces to 29 spaces be carried over.

We are acknowledging that the site plan / landscaping plan will be carried over, as well as the condition that no dogs shall be outside in the runs until 7:30 AM.

Signature of Applicant



Date 2-26-19

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

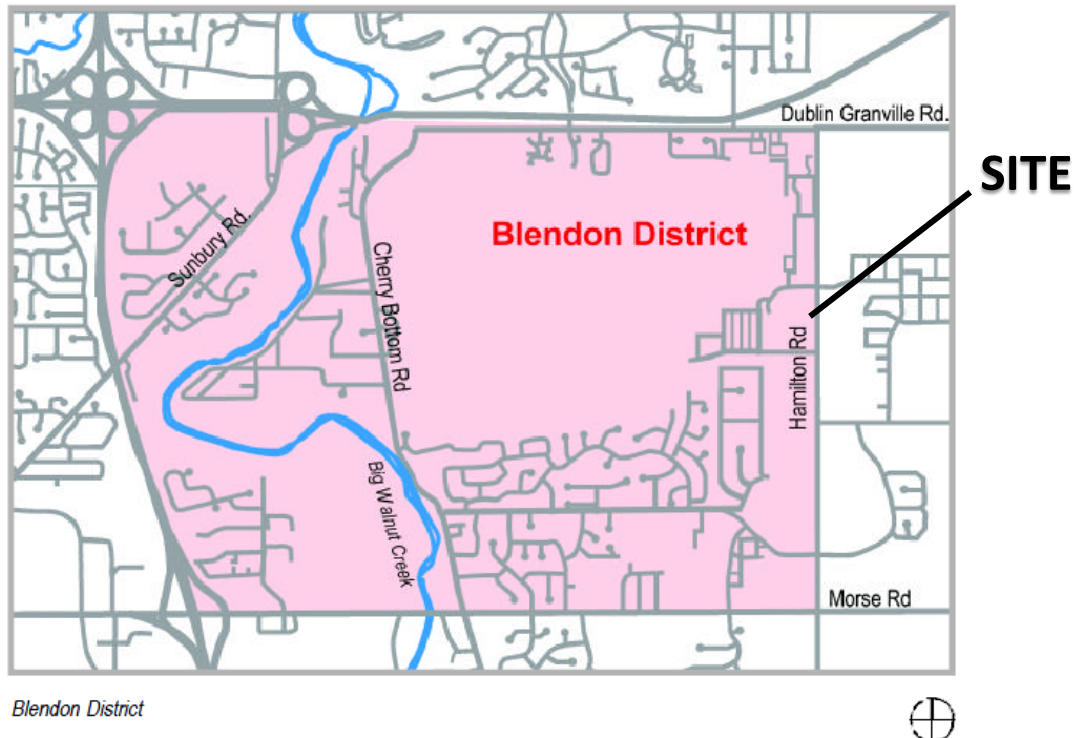
**Please make checks payable to the Columbus City Treasurer**

CV19-018  
5495 North Hamilton Road  
Approximately 1.67 acres



*Northland Plan Volume II (2002) – “Blendon District”***Blendon District**

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.

***It is the recommendation of Northland Plan – Volume II that:***

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*

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Northland Community Council  
Development Committee

Report

March 27, 2019 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by chair Dave Paul**

Members represented:

*Voting: (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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**Case #6** Application #CV19-018 (Council variance to amend elevations for existing pet boarding facility in L-C4 district to permit additional building mounted sign)

Andrew Richlen/GPD Group *representing*  
Robin Columbus PS LLC *d/b/a* PetSuites Columbus - Gahanna  
5495 N Hamilton Rd, 43230 (010-291516)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by KWPCA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

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**Executive Session 9:55 pm**

**Meeting Adjourned 10:15 pm**



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 2019-018

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Julie Shirk  
of (COMPLETE ADDRESS) 1801 Watermark Drive, Suite 210, 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

1. Robin Columbus PS LLC; c/o Marion Coyle 6220 Nesbitt Rd. Ste A Madison, WI 53719 Phone #:31.0291.5745 ; 27 Columbus employees:	2.
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 26<sup>th</sup> day of February, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

July 20, 2019

**NATHAN L CONNER**  
**Notary Public** *Notary Public Disclosure Statement expires six months after date of notarization.*

In and for the State of Ohio  
My Commission Expires  
July 20, 2019



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