

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: C.V16-008 Date Received: 1/14/2016

Application Accepted by: Rev MM, TD Fee: \$960

Comments: _____

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1169 Chambers Road, Columbus, OH Zip: 43212

Is this application being annexed into the City of Columbus? Select one: ☒ YES ☐ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-087469

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): AR-3 (Z16-)

Area Commission or Civic Association: 5th by Northwest Area Commission

Proposed Use or reason for Council Variance request:

Variances related to multi-family development (Z16-). See Exhibit B

Acreage: 2.718

APPLICANT:

Name: SB Chesapeake LLC, C/o Donald Plank Phone Number: 614-947-8600 Ext.: ----

Plank Law Firm Plank
Address: 145 E Rich St., 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: Shei-Ming and Kai-Lun Hwang Phone Number: 614-947-8600 Ext.: ----

c/o Donald Plank, Plank Law Firm
Address: 145 E Rich St., FL 3 City/State: Columbus, OH Zip: 43215

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

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

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 Donald Plank attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

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.

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

Please make checks payable to the Columbus City Treasurer

Rezoning Application Z16- 005
Council Variance Application CV16- 008
1169 Chambers Road, Columbus, Ohio 43212

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010-087451
010-087469
010-087470
130-005496 (pending annexation)
130-005497 (pending annexation)

01/08/2016

Rezoning Application Z16- 005
Council Variance Application CV16- 008
1169 Chambers Road, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

1). Shie-Ming Hwang
Kai-Lun H. Hwang
4886 Chevy Chase Avenue
Columbus, Ohio 43220-2817

2). 1171 Chambers LLC
Stan Milenkovic
911 Henry Street
Columbus, Ohio 43215-1399

01/08/2016



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: 010087469, 010087451, 010087470, 130005497, 130005496

Zoning Number: 1169

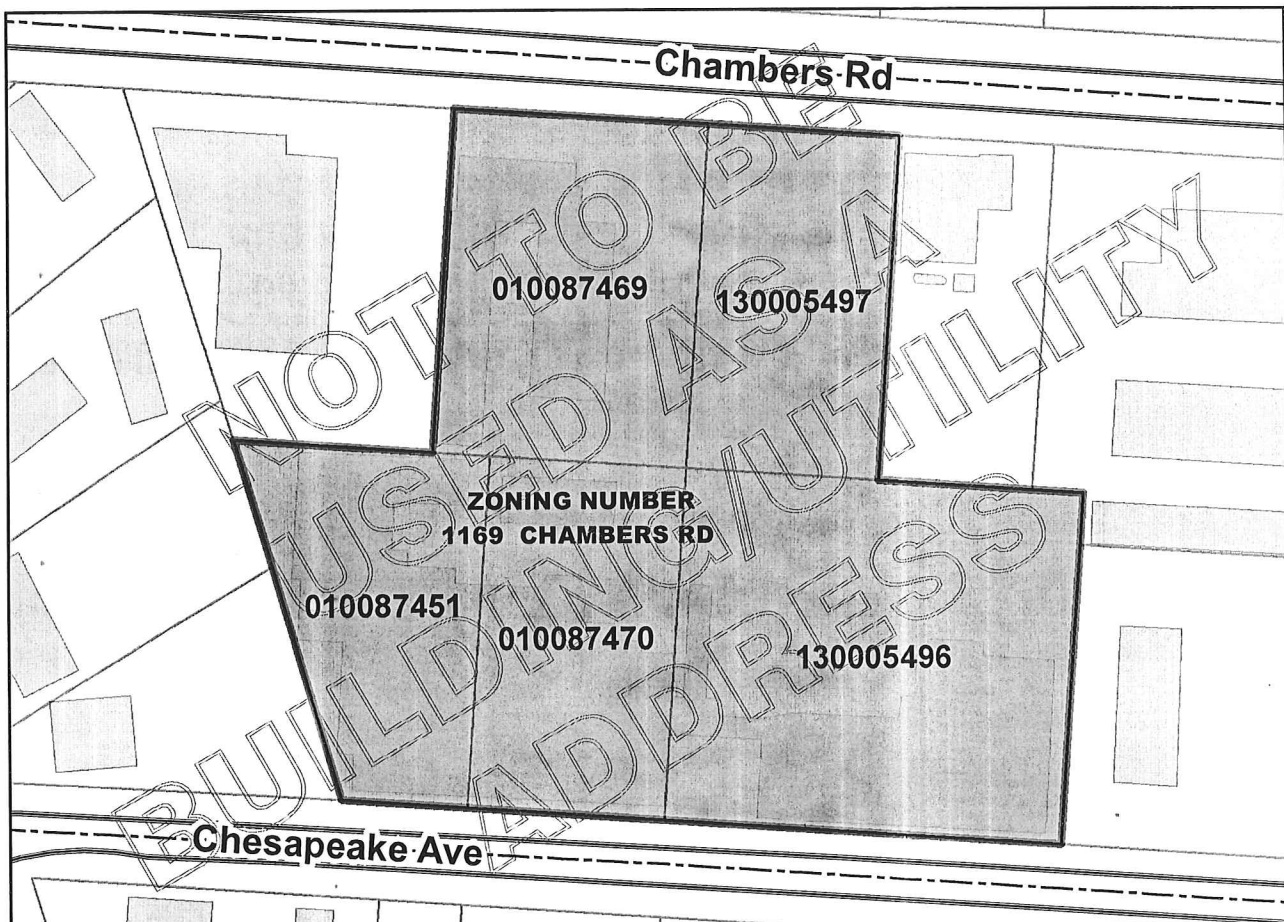
Street Name: CHAMBERS RD

Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Amarian* Date: 1/8/2016



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 54520

CV16-008

STATEMENT OF HARDSHIP

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.

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 requested as detailed below:

See Exhibit "B"

Signature of Applicant

Donald Hank

Date

1/8/16

Exhibit B

Statement of Hardship

CV16- 008, 1169 Chambers Road, Columbus, OH 43212

The 2.718 +/- acre site consists of five (5) tax parcels located on the north side of Chesapeake Avenue and the south side of Chambers Road, east of Northwest Boulevard. Three (3) of the tax parcels (010) are presently in Columbus and zoned M-2, Manufacturing. Two (2) tax parcels (130-005496, 130-005497) are located in Clinton Township, were released by the Franklin County Commissioners on January 5, 2016 for annexation and are pending acceptance by the City of Columbus. The two (2) Clinton Township parcels will be designated R, Rural District upon acceptance. By rezoning application Z16- 005, submitted in conjunction with this variance application, applicant proposes to rezone the 2.718 +/- acres to the AR-3, Apartment Residential District for development of an apartment building and related accessory uses and structures, as illustrated on the site plan, hereafter, Site Plan.

Applicant proposes a four (4) story apartment building with a maximum of 114 dwelling units. The proposed multi-family land use and development is consistent with a wide range of uses in this urban environment, and is appropriate for the site/area. The proposed multi-family use of the site is supported by the Fifth by Northwest Area Plan (2009). Existing non-residential buildings will be removed with the site redevelopment. Site development will comply with code required parking of 1.5 spaces/DU.

This council variance application is submitted in conjunction with and as companion to rezoning application Z16- 005 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and applicant has a practical difficulty with code compliance to develop the property in a comprehensive, coordinated way in an urban environment, as proposed. The Zoning Code standards for multi-family use are designed for suburban development, thereby necessitating variances for urban redevelopment. Many redevelopment projects in the 5th by Northwest Area Commission area have required similar variances.

Applicant requests the following variances:

- 1). 3309.14, Height Districts, to permit a maximum height of 49 feet in the H-35 height district.
- 2). 3312.27(3), Parking Setback Line, to reduce the Chambers Road and Chesapeake Avenue parking setback lines from 12.5 feet and 18.5 feet, respectively, based on the calculated existing building setback of adjacent buildings to the east and west on each street frontage, to five (5) feet on each street frontage, as depicted on the Site Plan.

3). 3333.18, Building Lines, to reduce the Chambers Road and Chesapeake Avenue building setback lines from 12.5 feet and 18.5 feet, respectively, based on the calculated existing building setback of adjacent buildings to the east and west on each street frontage, to five (5) feet on Chambers Road for a detached garage and to 14 feet along Chesapeake Avenue for part of the refuse area enclosure, as depicted on the Site Plan.

4). 3333.22, Maximum Side Yard Required, to reduce the maximum side yard required at the southwest corner of the site from 11 feet to 1.0 feet due to the taper of pavement and part of a parking space located less than 11 feet from part of the west property line.

5). 3333.24, Rear Yard, to reduce required rear yard from 25% of lot area to 21% of lot area with Chambers Road being the front of the development and the lot area between the south wall of the apartment building and the north right of way line of Chesapeake Avenue, excepting the area for the refuse facilities, being the rear yard of the apartment building, also to permit parked cars in the rear yard, while part of the west side yard, to be developed with a pool and deck, serves the same purpose as rear yard.

Due to site consisting of tax parcels that will be in different tax districts, anticipated to be 010 (Columbus/Columbus School District) and 420 (Columbus/Clinton Township/Columbus School District), it will not be possible for applicant to combine all of the tax parcels in conjunction with the final Site Compliance Plan and a property line corresponding to the tax district line shall be located through the site. The 010 tax parcels will be combined and the 420 tax parcels will be combined, but the site will consist of two (2) tax parcels. The total 2.718 +/- acre development site, as depicted on the Site Plan, shall be developed and function as depicted. The Tax District 010 and Tax District 420 property, while separate parcels due to the different tax districts, which cannot be combined, shall, at all times be owned by the same entity. The Tax District line shall be disregarded for all purposes related to Site Compliance Plan Review and the 2.718 acre site shall be treated as a single parcel for regulatory purposes. Due to the tax district line, the following code variances are required:

6). 3312.09, Aisle, to permit a tax district line (property line) to divide a parking lot aisle(s), while the total width and vehicle circulation provided by the parking lot aisle shall comply with minimum required aisle width and circulation

7). 3312.25, Maneuvering, to permit parking spaces to have maneuvering area divided by a tax district line (property line) and to maneuver across a tax district line (property line), while total code required maneuvering area shall be provided.

8). 3312.29, Parking Space, to permit parking spaces to be divided by a tax district line (property line), while the total dimensions of the affected parking spaces shall comply with code required dimensions.

Applicant requests the following conditions to be included in the variance ordinance.

1). Site development shall be conditioned upon the Site Plan titled "Chambers Road", dated _____ and signed by _____.

2). There shall be a maximum of 114 dwelling units.

3). On-site parking shall meet the minimum code required parking of 1.5 spaces/DU.

01/08/2016

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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

AFFIDAVIT (See instruction sheet)

Application Number: CV16-008

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 St, 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 1169 Chambers Road, Columbus, Ohio 43212

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) Shie-Ming and Kai-Lun Hwang and
1171 Chambers LLC c/o Donald Plank
Plank Law Firm
145 E Rich St, FL 3
Columbus, Ohio 43215

See Supplemental Property
Owners List

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

SB Chesapeake, LLC
C/o Donald Plank 614-947- 8600

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

(5) 5th by Northwest Area Commission
c/o Bruce McKibbin
1094 Lincoln Road
Columbus, Ohio 43212

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.

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 8TH day of JANUARY, in the year 2016.
Rev

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

This Affidavit expires six (6) months after the date

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

Rezoning Application Z16- 005
Council Variance Application CV16- 008
1169 Chambers Road, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

1). Shie-Ming Hwang
Kai-Lun H. Hwang
4886 Chevy Chase Avenue
Columbus, Ohio 43220-2817

2). 1171 Chambers LLC
Stan Milenkovic
911 Henry Street
Columbus, Ohio 43215-1399

01/08/2016

EXHIBIT A, Public Notice
1169 Chambers Road
CV16- 008
January 5, 2016

APPLICANT

SB Chesapeake, LLC
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

5th By Northwest Area Commission
c/o Bruce McKibben, Zoning Chair
1094 Lincoln Road
Columbus, Ohio 43212

PROPERTY OWNER

Shie-Ming Hwang
Kai-Lun H. Hwang
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

1171 Chambers LLC
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

5th By Northwest Area Commission
c/o Rebecca Obester, Chair Person
1802 Kings Court, Unit C
Columbus, Ohio 43212

ATTORNEY

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

PROPERTY OWNERS WITHIN 125 FEET

Colony Club Apartments LLC
1200 Chambers Road
Columbus, Ohio 43212

Todd Meister
921 Oxley Road
Columbus, Ohio 43212

Sean Hecker, et. al.
440 Kent Avenue, Apt. 20C
Brooklyn, NY 11249

C & A Endeavors I LLC
1838 N. Devon Road
Columbus, Ohio 43212

Robert E Owens, TOD
Jeanne B Owens, David J Dysinger,
Susan K Dysinger
2355 Andover Road
Dublin, Ohio 43017

Wink Properties, LLC
2105 Lower Chelsea Road
Columbus, Ohio 43212

Chuang Properties, LLC
2660 River Park Drive
Columbus, Ohio 43220

Davinng LLC
8624 Dunblanc Court
Columbus, Ohio 43221

Green Mountain Investments LLC
1211 Chesapeake Ave #1215
Columbus, Ohio 43212

Sandra L. Westin TR
c/o Kingston Realty Co
700 Seale Avenue
Palo Alto, CA 94303

Nancy A Howley
5364 Adventure Drive
Dublin, OH 43017

1169 Chambers Road
CV16- _____
Exhibit A, Public Notice
Page 1 of 2, 1/5/2016

Howley Capital LLC
1138 Chambers Avenue
Columbus, Ohio 43212

1177 Chesapeake Avenue LLC
1177 Chesapeake Avenue
Columbus, Ohio 43212

Yellow Dog Investments LLC
1211 Chesapeake Avenue
Columbus, Ohio 43212

Columbus Fasteners Corp.
1150 Chesapeake Avenue
Columbus, Ohio 43212

ALSO NOTIFY

Shie-Ming Hwang
Kai-Lun H. Hwang
4886 Chevy Chase Avenue
Columbus, Ohio 43220

1171 Chambers LLC
911 Henry Street
Columbus, Ohio 43215

Paul Pardi
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Jason Snyder
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Brian Barker
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Joe Sullivan
Sullivan Bruck Architects
8 South Grant Avenue
Columbus, OH 43215

David B. Perry
David Perry Company, Inc.
145 E Rich Street, FL 3
Columbus, OH 43215

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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 # CV16-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm -----
of (COMPLETE ADDRESS) 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 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. SB Chesapeake, LLC 100 W Third Ave, Suite 100 Columbus, Ohio 43201 # of Columbus Based Employees: 0 Contact: Jason Snyder 614-721-1101 | 2. Shie-Ming Hwang, Kai-Lun Hsa Hwang 4886 Chevy Chase Court. Columbus, Ohio 43220-2817 # of Columbus Based Employees: 0 Contact: Shie-Ming Hwang 614-406-1663 |
| 3. 1171 Chambers LLC 991 Henry Street Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Stan Milenkovic 614-297-6629 | 4. ----- ----- |

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 8TH day of JANUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires



Notary Seal Here

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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

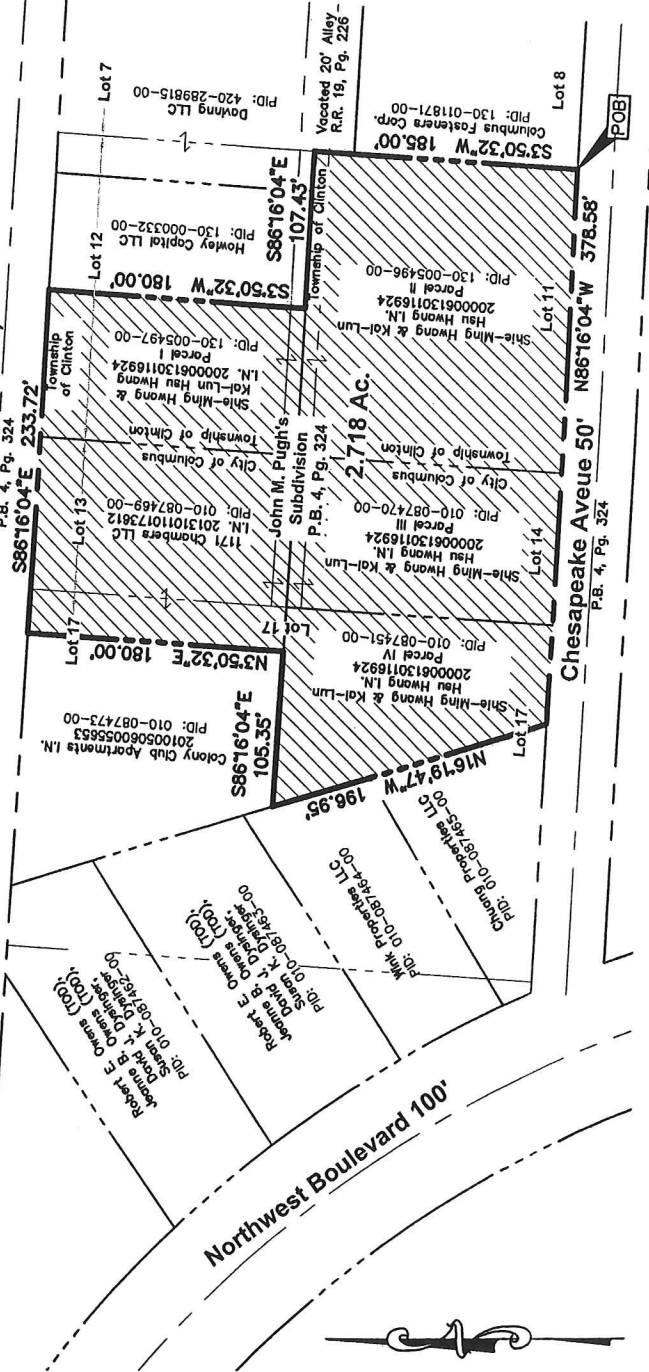
Please make checks payable to the Columbus City Treasurer

Zoning Exhibit ~ 2.718± Ac.

Township of Clinton & City of Columbus,
Franklin County, Ohio
Quarter Township 3, Township 1, Range 18,
United States Military District

Chambers Road (60' RW)

P.B. 4, Pg. 324



GRAPHIC SCALE



1 inch = 100 feet

This exhibit is based on information obtained from the Franklin County Recorder's and the Franklin County Auditor's website. This is not to be used for the transfer of land and is for zoning purposes only.

DRAWN BY: DRB JOB NO.: 15-0002-622
DATE: 01/05/2016 CHECKED BY: BCK



ADVANCED
CIVIL DESIGN
ENGINEERS

422 Beecher Road
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

U.S. E.A. C.R.S.

CV6-008

**Description of 2.718 Acres
East of Northwest Boulevard
North of Chesapeake Avenue**

Situated in the State of Ohio, County of Franklin, City of Columbus and Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military District, being all of Parcel I, all of Parcel II, all of Parcel III and all of Parcel IV as conveyed to Shie-Ming Hwang & Kai-Lun Hsu Hwang of record in Instrument Number 200006130116924, part of an Alley (20') as dedicated in the plat of "John M. Pugh's Subdivision" of record in Plat Book 4, Page 324 and vacated in Road Record 17, Page 103, all of a tract of land as conveyed to 1171 Chambers LLC of record in Instrument Number 201310110173612 and being all of Lot 11, part of Lot 12, all of Lot 13, all of Lot 14 and part of Lot 17 of said "John M. Pugh's Subdivision" and more particularly described as follows:

Beginning at the southeasterly corner of said Parcel II, being the southeasterly corner of said Lot 11 and the southwesterly corner of Lot 8 of said "John M. Pugh's Subdivision" and being the northerly right-of-way line of Chesapeake Avenue (50') as dedicated in said "John M. Pugh's Subdivision";

Thence N 86° 16' 04" W along the southerly line of said Parcel II, Parcel III and Parcel IV, being the southerly line of said Lot 11 and said Lot 14 and along a portion of the southerly line of said Lot 17 and being the northerly right-of-way line of said Chesapeake Avenue, **378.58 feet** to the southwesterly corner of said Parcel IV;

Thence N 16° 19' 47" W along the westerly line of said Parcel IV and across said Lot 17, **196.95 feet** to the northwesterly corner of said Parcel IV;

Thence S 86° 16' 04" E along the northerly line of said parcel IV and continuing across said Lot 17, **105.35 feet** to the southwesterly corner of said 1171 Chambers LLC tract;

Thence N 03° 50' 32" E along the westerly line of said 1171 Chambers LLC tract and continuing across said Lot 17, **180.00 feet** to the northwesterly corner of said 1171 Chambers Road LLC tract and being in the southerly right-of-way line of Chambers Road (60') as dedicated in said "John M. Pugh's Subdivision";

Thence S 86° 16' 04" E along the northerly line of said 1171 Chambers LLC tract, the northerly line of said Parcel I, being a portion of the northerly line of said Lot 17, being the northerly line of said Lot 13, being a portion the northerly line of said Lot 12 and along the southerly right-of-way line of said Chambers Road, **233.72 feet** to the northeasterly corner of said Parcel I;

Thence S 03° 50' 32" W along the easterly line of said Parcel I, being across said Lot 12 and across said vacated Alley, **180.00 feet** to the center of said vacated Alley;

Thence S 86° 16' 04" E along the centerline of said vacated Alley, **107.43 feet** to the northeasterly corner of said Parcel II;

Thence S 03° 50' 32" W across said vacated Alley and along the easterly line of said Parcel II to the **Point of Beginning**. Containing 2.718 acres of land, more or less. The above description was written by Advanced Civil Design on January 5, 2016. A drawing of the above description has been prepared and is a part hereof.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC

CV16-008

SIGNATURE SHEET

Resolution No. 0007-16

January 05, 2016

**REVIEW OF PETITION TO ANNEX 1.3 +/- ACRES FROM CLINTON
TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-EXP2-37-15**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner Marilyn Brown:

Voting:

Marilyn Brown, President

Aye

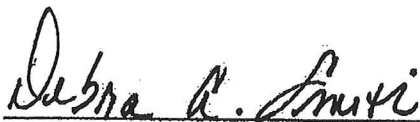
Paula Brooks

Aye

**Board of County Commissioners
Franklin County, Ohio**

CERTIFICATE OF CLERK

**IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript
of a resolution acted upon by the Board of County Commissioners, Franklin
County, Ohio on the date noted above.**



**Debra A. Smith, Clerk
Board of County Commissioners
Franklin County, Ohio**



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

Review of Petition to Annex 1.3 +/- acres from Clinton Township to the City of Columbus Case #ANX-EXP2-37-15

Description:

Attached is a resolution to consider the annexation of 1.3-acres, more or less, from Clinton Township to the City of Columbus. The petition case number is ANX-EXP2-37-15.

Agent:

Donald Plank, Plank Law Firm

Owner:

Shie-Ming Hwang and Kai-Lun Hsu Hwang

Site:

1200 Chesapeake Ave (PID #130-005496) and 0 Chambers Rd (PID #130-005497)

Additional Information:

The total perimeter of the site is approximately 1,144 feet; approximately 519 feet, or 45 percent, of which is contiguous to the City of Columbus.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a resolution from the City of Columbus identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. The resolution, Ordinance No. 3129-2015, was passed by the City of Columbus on December 14, 2015.

Recommendation:

Pending any questions, staff would request your approval of this annexation.

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.Gov

CV16-008



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

**MEMO
JOURNALIZATION**

TO: Victoria Caldwell, Acting County Clerk
Franklin County Commissioners Office

FROM: Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **December 15, 2015** General Session Agenda
for consideration on **January 5, 2016**.

Case #ANX-EXP2-37-15 - An Expedited Type 2 annexation petition ANX-EXP2-37-15 was filed with the Franklin County Economic Development and Planning Department on December 2, 2015. The petition is requesting to annex 1.3 +/- acres from Clinton Township to the City of Columbus. The petition will be considered by the Board of Commissioners on January 5, 2016.

Site: 1200 Chesapeake Avenue (PID# 130-005496 and 130-005497)

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

CU16-008



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023

RECEIVED

DEC 2 2015

Franklin County Planning Department
Franklin County, Ohio

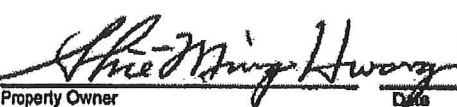

| Property Information | |
|----------------------|--|
| Site Address | 1200 Chesapeake Avenue, Columbus, OH 43212 |
| Parcel ID(s) | 130-005496, 130-005497 |
| From Township | Clinton |
| Total Acreage | 1.3 |
| To Municipality | Columbus |

| Property Owner Information | |
|----------------------------|--|
| Name | Shie-Ming Hwang and Kai-Lun Hsu Hwang |
| Address | 4886 Chevy Chase Avenue Columbus, OH 43220-2817 |
| Phone # | (614) 406-1663 |
| Fax # | |
| Email | sagerd@earthlink.net |

| Attorney/Agent Information | |
|----------------------------|--|
| Name | Donald Plank |
| Address | Plank Law Firm 145 E. Rich Street, FL 3 Columbus, OH 43215 |
| Phone # | (614) 947-8600 |
| Fax # | (614) 228-1790 |
| Email | dtp@planklaw.com |

| Staff Use Only | |
|-------------------------|-----------------------|
| Case # | ANX-EX2-37-15 |
| Hearing date: | Jan. 5, 2016 |
| Date filed: | Dec. 2, 2015 |
| Fee paid | \$250.00 |
| Receipt # | 685353 |
| Notifications deadline: | 5 days Dec. 7, 2015 |
| Svc statement deadline: | 20 days Dec. 22, 2015 |

| Document Submission | |
|---|-------------------------------|
| The following documents must accompany this application on letter-sized 8 1/2" x 11" paper: | |
| <input checked="" type="checkbox"/> | Legal description of property |
| <input checked="" type="checkbox"/> | Map/plot of property |
| <input checked="" type="checkbox"/> | List of adjacent properties |

| Waiver of Right to Appeal | | | |
|---|------------|----------------|------|
| WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE. | | | |
|  | 11/24/2015 | Property Owner | Date |
|  | 11/24/15 | Property Owner | Date |

150 South Front Street, FSL Suite 10, Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

CV16-608

**PETITION FOR ANNEXATION
OF 1.3 ACRES, MORE OR LESS,
FROM CLINTON TOWNSHIP IN FRANKLIN COUNTY
TO THE CITY OF COLUMBUS, OHIO
UTILIZING THE SPECIAL PROCEDURE OF R.C. SECTION 709.023 ET SEQ.**

RECEIVED

DEC - 2 2015

AUX-EX-2-37-15

Franklin County Planning Department
Franklin County, Ohio

**TO: THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, OHIO**

Now comes the undersigned petitioners, being one hundred percent (100%) of the owners of certain property as hereinafter described and requests that their property be annexed to the city of Columbus, Ohio. The territory proposed for annexation contains approximately 1.3 acres, more or less, in Clinton Township, Franklin County and is contiguous to the boundary of the Columbus, Ohio, for five percent (5%) or more of the perimeter of the territory proposed for annexation. The undersigned understands the property will not be excluded from the township.

An accurate description of the perimeter of the territory sought to be annexed is attached hereto and made a part hereof as Exhibit "A". A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".

The annexation will not create an unincorporated area of township that is completely surrounded by the territory proposed for annexation.

There is no annexation agreement between the municipality and the townships pursuant to R.C. §709.192 applicable to this annexation or an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. §701.07.

The number of owners in the territory sought to be annexed is two and the number of owners who signed the petition is two.

The owners who sign this petition by their signatures expressly waive their right to appeal in law or equity from the board of county commissioners' entry of any resolution passed under R.C. §709.023 and waives any rights they may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. §709.023 and further waives any rights to seek a variance that would relieve or exempt them from that buffer requirement.



Donald T. Plank, 145 E. Rich Street, Third Floor, Columbus, Ohio 43215, (614) 947-8600, is hereby appointed agent for the undersigned petitioners, as required by R.C. §709.02; and said petitioners' agent is hereby authorized to make any amendments and/or deletions which in his/her absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioners' agent is authorized to make such amendments and/or deletions in this petition, map, plat or description in order to correct any discrepancy or mistake noted by the county engineer or others in their examination of the petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map or plat and description to the Franklin County Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

NAME

ADDRESS

DATE

| | | |
|--|--|--|
|  Shie-Ming Hwang | 4886 Chery Chase Ave, Columbus, OH 43220, 11/24/2015 | |
|  Kai-Lun Hsu Hwang | 4886 Chery Chase Ave. Columbus OH 43220 11/24/15 | |

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By [Signature] Date 10/15/15

RECEIVED

OCT 15 2015

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

**DESCRIPTION OF 1.3 ACRES LOCATED IN CLINTON TOWNSHIP
TO BE ANNEXED TO THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military District, being all of Parcel I and all of Parcel II as conveyed to Shie-Ming Hwang & Kai-Lun Hsu Hwang of record in Instrument Number 200006130116924, part of an Alley (20' R/W) as dedicated in the plat of "John M. Pugh's Subdivision" of record in Plat Book 4, Page 324 and vacated in Road Record 17, Page 103, and more particularly described as follows:

Beginning at the northwesterly corner of said Parcel I, the same being the northwesterly corner of Lot 12 as dedicated in said "Pugh's Subdivision", the same being the northeasterly corner of Lot 13 as dedicated in said "Pugh's Subdivision", being the intersection of two City of Columbus Corporation Lines (Case No. 269, Ord. No. 487-69, M.R. 147-283) and (Case No 13-11, Ord. No. 1686-2011, I.N. 20112010156267) and being in the southerly right-of-way line of Chambers Road (60' R/W) as dedicated in said "Pugh's Subdivision";

Thence Easterly, along the northerly line of said Parcel I, the same being the northerly line of said Lot 12, along the southerly line of said City of Columbus Corporation Line (Case No 13-11, Ord. No. 1686-2011, I.N. 20112010156267) and being along the southerly right-of-way line of said Chambers Road, about 100 feet to the northeasterly corner of said Parcel I;

Thence Southerly, along the easterly line of said Parcel I, being across said Lot 12 and across a portion of said Vacated Alley, about 180 feet to the southeasterly corner of said Parcel I, the same being in the north line of said Parcel II and being in the centerline of said Vacated Alley;

Thence Easterly, along the northerly line of said Parcel II and being along the centerline of said Vacated Alley, about 80 feet to an angle point in a City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336);

Thence continuing Easterly, along the northerly line of said Parcel II, the same being the centerline of said Vacated Alley and along said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336), about 27 feet to the northeasterly corner of said Parcel II and being an angle point in said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336);

Thence Southerly, along the easterly line of said Parcel II and across a portion of said Vacated Alley, the same being along said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336) and being along a portion of the easterly line of Lot 11 of said "Pugh's Subdivision", about 27 feet;

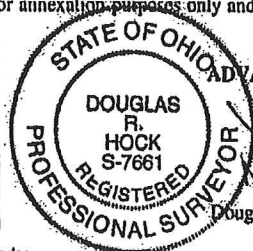
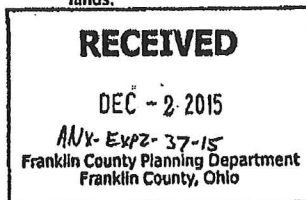
Thence continuing Southerly, along the easterly line of said Parcel II, the same being a portion of the easterly line of said Lot 11 and across said Chesapeake Avenue about 158 feet to the northerly right-of-way line of said Chesapeake Avenue;

Thence Westerly, along the northerly line of said Chesapeake Avenue, about 207 feet to said City of Columbus Corporation Line (Case No 269, Ord. No. 487-69, Misc. No. 147-283);

Thence Northerly, across said Chesapeake Avenue, along the westerly line of said Parcel II, the same being the westerly line of said Lot 11, across said Vacated Alley and along the westerly line of said Parcel I, the same being the westerly line of said Lot 12 and along said City of Columbus Corporation Line (Case No 269, Ord. No. 487-69, Misc. No. 147-283), about 365 feet to the Point of Beginning. Containing approximately 1.3 acres of land, more or less. The above description was written by Advanced Civil Design on September 22, 2015. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 1144 feet, of which about 519 feet are contiguous with existing City of Columbus Corporation Lines, being 45% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.



Douglas R. Hock, P.S. 7661

10/15/15
Date:

Z:\15-0002-622\survey\1.3 ac annex desc.doc

CV16-008

1.3 ACRE ANNEXATION FROM THE TOWNSHIP OF CLINTON TO THE CITY OF COLUMBUS

Township of Clinton, Franklin County, Ohio
Quarter Township 3, Township 1, Range 18,
United States Military District

Legend



Area to be Annexed

Existing City of Columbus Corp Line

Proposed City of Columbus Corp Line

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By: *[Signature]* Date: 10/15/15

Length of Contiguity: ±519 feet
Total Length of Perimeter: ±1144 feet
Percentage of Contiguity: ±45%
No islands of township property are created by this annexation.



[Signature]
Douglas R. Hock, P.S. 7661
Advanced Civil Design, Inc.
422 Beecher Road
Cincinnati, OH 45230
Phone 614-428-7750

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

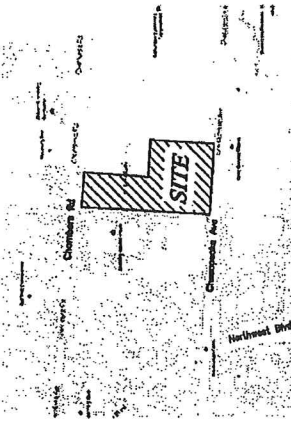
OCT 15 2016

RECEIVED

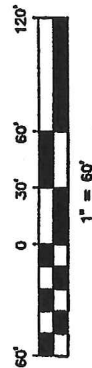
RECEIVED

DEC - 2 2015

AUX-Exp-2-27-15
Franklin County Planning Department
Franklin County, Ohio

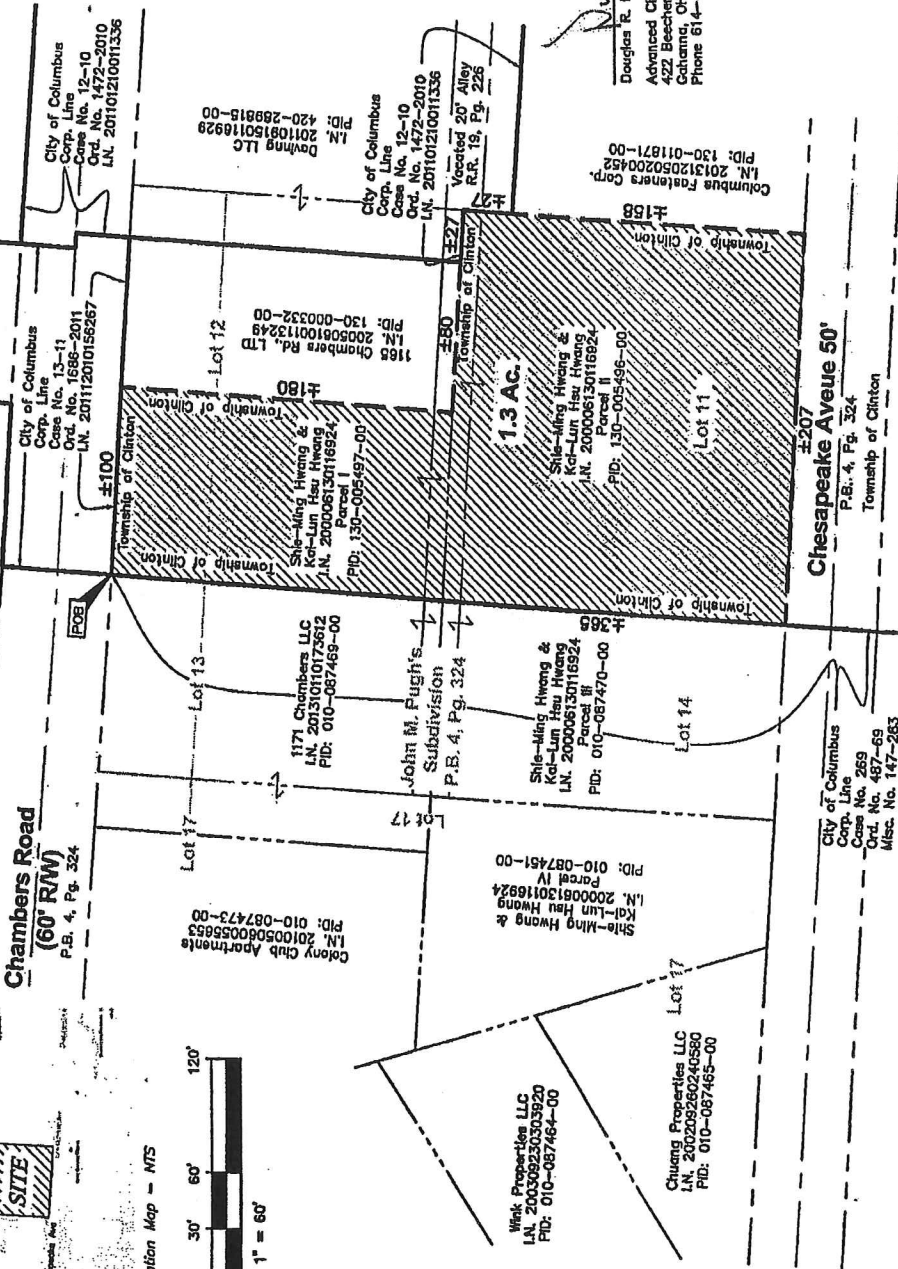


Location Map - NTS



Chambers Road
(60' RW)
P.B. 4, Pg. 324

Chesapeake Avenue 50'
P.B. 4, Pg. 324



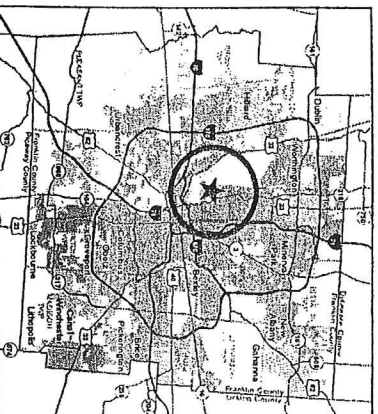
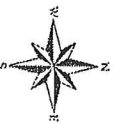
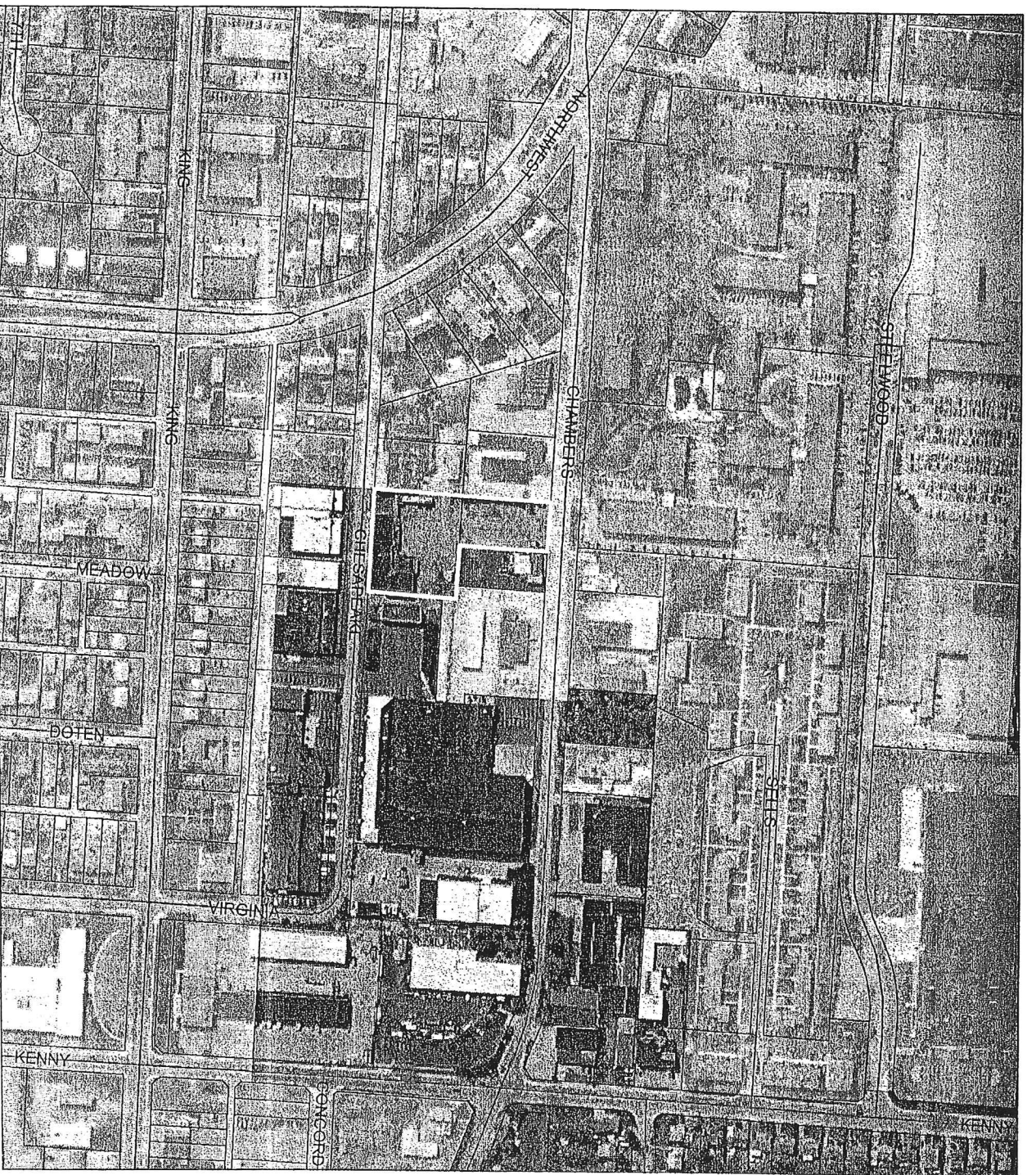
ANX-EXP2-37-15

Petition to annex 1.3+/- acres from Clinton Township into the City of Columbus.

1.3 +/- acres
Clinton Township

- Annexation Area**
- ☐ Parcel
 - ☐ Streets
 - ☐ Clinton
 - ☐ Columbus

Note: Boundary shown is approximate area to be annexed. See petition plat for exact area.



Plank Law Firm
A Legal Professional Association

Donald T. Plank
dtp@planklaw.com
David Watkins
dw@planklaw.com
Christopher R. Kessler
crk@planklaw.com

145 E. Rich Street, FL 3
Columbus, Ohio 43215-5240
Business: 614-947-8600
Fax: 614-226-1790

December 21, 2015

Matthew Brown, Planning Administrator/Floodplain Administrator
Economic Development & Planning Department
Franklin County
150 S. Front Street, FSL Suite 10
Columbus, OH 43215-7104

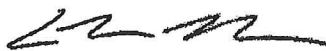
RE: Franklin County Annexation No.: ANX-EXP2-37-15
Columbus Annexation No.: AN15-016
Annexation of 1.3 Acres from Clinton Township to City of Columbus
Property Owner: Shie-Ming Hwang and Kai-Lun Hsu Hwang
Parcel Nos.: 130-005496, 130-005497

Dear Mr. Brown:

Enclosed is the certified copy of Columbus City Ordinance No. 3129-2015 associated with the above-referenced annexation request.

Please let us know if you need anything else.

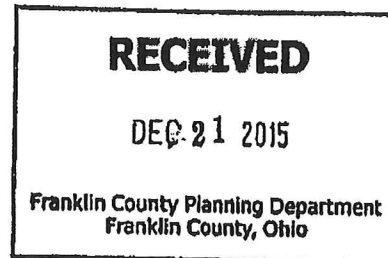
Thank you,



Christopher R. Kessler

Encl.

3063.81//Corres/LtrBrown Certified Ordinance (12-21-15)



ANX-EXP2-37-15

CV16-008



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 3129-2015

ORIGINAL

Emergency

File ID: 3129-2015

Type: Ordinance

Status: Second Reading

Version: 1

*Committee: Development Committee

File Name: Annexation Service AN15-016: 1.3 Acres, Clinton
Township, Shie-Ming Hwang and Kai-Lun Hsu
Hwang

File Created: 12/02/2015

Cost: \$0.00

Final Action:

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number 1, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Alexandria Voignier 645-8791

Floor Action (Clerk's Office Only)

DEC 14 2015 P 7-0

RECEIVED

DEC 21 2015

ANX-EXPZ-37-15
Franklin County Planning Department
Franklin County, Ohio

Mayor's Action

Mayor

DEC 15 2015

Date

Council Action

DEC 14 2015

Date Passed/ Adopted

President of Council

City Clerk

Veto

Date

Title: To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN15-016) of 1.3 + acres in Clinton Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD3129-2015 AN15-016 Legal Description,
ORD3129-2015 AN15-016 Plat Map

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 3129-2015 passed by The Council of The City of Columbus, Ohio 12/14, 2015, as shown by the records now on file in this office.

Seal

City Clerk

Approval History

| Version | Date | Approver | Action |
|---------|------------|-------------------------|----------|
| 1 | 12/04/2015 | DEVELOPMENT DIRECTOR | Approved |
| Notes | SRS | | |
| 1 | 12/04/2015 | ATTORNEY APPROVER | Approved |
| Notes | wsb | | |

History of Legislative File

| Ver. | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|--|-----------------------|------------|---------|----------|-----------|--------------|---------|
| 1 | Columbus City Council | 12/14/2015 | | | | | |
| EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed. | | | | | | | |
| City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only. | | | | | | | |

Explanation**AN15-016**

BACKGROUND: This ordinance is being submitted to set forth the municipal services and zoning conditions the city of Columbus will provide upon annexation of a territory located in Clinton Township. This ordinance is required by the Ohio Revised Code (ORC) as enacted by the General Assembly of the State of Ohio. An annexation petition has been filed with Franklin County for this property. A service ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information regarding municipal services that would be available, should the subject site be annexed, has been compiled and is reflected in this ordinance. If the petition is approved by the County Commissioners, a second City ordinance accepting the annexation will be necessary to complete the process. The time frames specified in the ORC require that this legislation be filed as emergency.

FISCAL IMPACT: The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. While provision of the stated services does represent cost to the City, annexation of land also has the potential to create revenue to the City.

Title

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN15-016) of 1.3 ± acres in Clinton Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Body

WHEREAS, a petition for the annexation of certain territory in Clinton Township was duly filed on behalf of the Shie-Ming Hwang and Kai-Lun Hsu Hwang on December 2, 2015; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on January 5, 2015 and

WHEREAS, the Ohio Revised Code requires that before said hearing the Municipal Legislative Authority shall adopt a statement indicating what services, if any, the municipal corporation will provide to the territory

proposed for annexation upon annexation; and

WHEREAS, the Ohio Revised Code requires that before said meeting the Municipal Legislative Authority adopt an ordinance stating zoning buffering conditions; and

WHEREAS, the property is located within the boundaries of the adopted Fifth by Northwest Plan; and

WHEREAS, upon annexation, properties will have uniform access to City services as they become available; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to present this ordinance to the Franklin County Board of Commissioners in accordance with the Ohio Revised Code all for the preservation of the public peace, property, health safety and welfare; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the city of Columbus will provide the following municipal services for 1.3 ± acres in Clinton Township upon the annexation of said area to the city of Columbus:

Public Safety: The city of Columbus, Department of Public Safety will be able to provide the appropriate level of safety related services to the proposed annexation area. Such services will include police and fire protection as well as emergency medical service to the subject property.

While the petitioner for annexation may have proposed future development plans for the property in question, the Department of Public Safety requests that the City exercise its discretion in the coming development planning and review process to ensure any future development will be properly served by the Department of Public Safety. Discussions between the City and the present property owner or any future developers regarding post annexation changes in zoning or other changes to the property should include the Department of Public Safety and the Department of Development to ensure any proposed development of the annexation property may be adequately accommodated. Specific details for safety services are dependent upon the parameters of future development that is ultimately approved by the City.

Sanitation: Single family homes would qualify for city provided 90-gallon front curb or 300-gallon alley refuse service, the method of which to be determined by Division of Refuse Collection management. Any other development would require compliance with Title 13 requirements; Commercial/business uses are required to provide their own refuse collection.

Transportation: Maintenance will be available for any additional right-of-way that may be included in this annexation request. If this annexation contains existing signalized intersections, those intersections and signals are subject to Transportation Division Policy, which appeared in the December 6, 2003 Columbus City Bulletin, and any subsequent updates thereto.

Water: This site is served by an existing 6" water main in Chesapeake Road or an existing 20" water main in Chambers Road.

Sewers: All sanitary and storm sewers required shall be constructed privately by the owners and developers at their own cost and expense with no cost to the City.

Sanitary: This site can be served by two different locations. Part of the site is located within the tributary area of the future 8" sanitary sewer CC-16972 along the north side of Chambers Rd., within the public right-of-way. 170-foot 8" main line extension will be required in the right-of-way of Chambers Road and sanitary CC-plans will be required to be designed, approved, and constructed at the developer/owner's expense. The second point of connection is serviced by an existing 8" sanitary sewer RP1288 located south of this parcel, in the public right-of-way along the north side of Chesapeake Avenue.

Storm: All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and applicable codes in effect at the time of development.

SECTION 2. If this 1.3 ± acre site is annexed, and if the city of Columbus permits uses in the annexed territory that the city of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Clinton Township, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Clinton Township. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

SECTION 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.

**DESCRIPTION OF 1.3 ACRES LOCATED IN CLINTON TOWNSHIP
TO BE ANNEXED TO THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military District, being all of Parcel I and all of Parcel II as conveyed to Shie-Ming Hwang & Kai-Lun Hsu Hwang of record in Instrument Number 200006130116924, part of an Alley (20' R/W) as dedicated in the plat of "John M. Pugh's Subdivision" of record in Plat Book 4, Page 324 and vacated in Road Record 17, Page 103, and more particularly described as follows:

Beginning at the northwesterly corner of said Parcel I, the same being the northwesterly corner of Lot 12 as dedicated in said "Pugh's Subdivision", the same being the northeasterly corner of Lot 13 as dedicated in said "Pugh's Subdivision", being the intersection of two City of Columbus Corporation Lines (Case No. 269, Ord. No. 487-69, M.R. 147-283) and (Case No 13-11, Ord. No. 1686-2011, I.N. 201112010156267) and being in the southerly right-of-way line of Chambers Road (60' R/W) as dedicated in said "Pugh's Subdivision";

Thence Easterly, along the northerly line of said Parcel 1, the same being the northerly line of said Lot 12, along the southerly line of said City of Columbus Corporation Line (Case No 13-11, Ord. No. 1686-2011, I.N. 201112010156267) and being along the southerly right-of-way line of said Chambers Road, about 100 feet to the northeasterly corner of said Parcel I;

Thence Southerly, along the easterly line of said Parcel I, being across said Lot 12 and across a portion of said Vacated Alley, about 180 feet to the southeasterly corner of said Parcel I, the same being in the north line of said Parcel II and being in the centerline of said Vacated Alley;

Thence Easterly, along the northerly line of said Parcel II and being along the centerline of said Vacated Alley, about 80 feet to an angle point in a City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336);

Thence continuing Easterly, along the northerly line of said Parcel II, the same being the centerline of said Vacated Alley and along said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336), about 27 feet to the northeasterly corner of said Parcel II and being an angle point in said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336);

Thence Southerly, along the easterly line of said Parcel II and across a portion of said Vacated Alley, the same being along said City of Columbus Corporation Line (Case No 12-10, Ord. No. 1472-2010, I.N. 201101210011336), and being along a portion of the easterly line of Lot 11 of said "Pugh's Subdivision", about 27 feet;

Thence continuing Southerly, along the easterly line of said Parcel II, the same being a portion of the easterly line of said Lot 11 and across said Chesapeake Avenue about 158 feet to the northerly right-of-way line of said Chesapeake Avenue;

Thence Westerly, along the northerly line of said Chesapeake Avenue, about 207 feet to said City of Columbus Corporation Line (Case No 269, Ord. No. 487-69, Misc. No. 147-283);

Thence Northerly, across said Chesapeake Avenue, along the westerly line of said Parcel II, the same being the westerly line of said Lot 11, across said Vacated Alley and along the westerly line of said Parcel I, the same being the westerly line of said Lot 12 and along said City of Columbus Corporation Line (Case No 269, Ord. No. 487-69, Misc. No. 147-283), about 365 feet to the Point of Beginning. Containing approximately 1.3 acres of land, more or less. The above description was written by Advanced Civil Design on September 22, 2015. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 1144 feet, of which about 519 feet are contiguous with existing City of Columbus Corporation Lines, being 45% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

ADVANCED CIVIL DESIGN, INC

Douglas R. Hock, P.S. 7661

Date:

Z:\15-0002-622\survey\1.3 ac annex desc.doc

CV16-008

**on, Franklin County, Ohio
3, Township 1, Range 18,
es Military District**

**on, Franklin County, Ohio
3, Township 1, Range 18,
es Military District**

City of Columbus
Corp. Line
Case No. 13-11
Ord. No. 1686-2011
I.N. 201112010156267

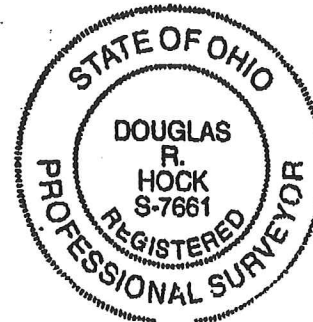
City of Columbus
Corp. Line
Case No. 12-10
Ord. No. 1472-2010
I.N. 201101210011336

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, RE., P.S.
FRAN KL COUNTY ENGINE 77-

By 1, Dat 5

Length of Contiguity: ±519 feet
Total Length of Perimeter: ±1144 feet
Percentage of Contiguity : ±45%

No islands of township property are created by this annexation.



kaa 1A
Douglas R. Hock, P.S. 17661

Advanced Civil Design', Inc
422 Beecher Road
Gahanna, OH 43230
Phone 614-428-7750

10111 11

Date:

Job No.: 15-0002-622
Date: 09/22/2015 .

hesapeake Avenue 50'

P.B. 4, Pg. 324

Township of Clinton

CV16-008

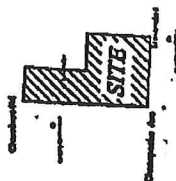
1.3 ACRE ANNEXATION FROM THE TOWNSHIP OF CLINTON TO THE CITY OF COLUMBUS

Township of Clinton, Franklin County, Ohio
Quarter Township 3, Township 1, Range 18,
United States Military District

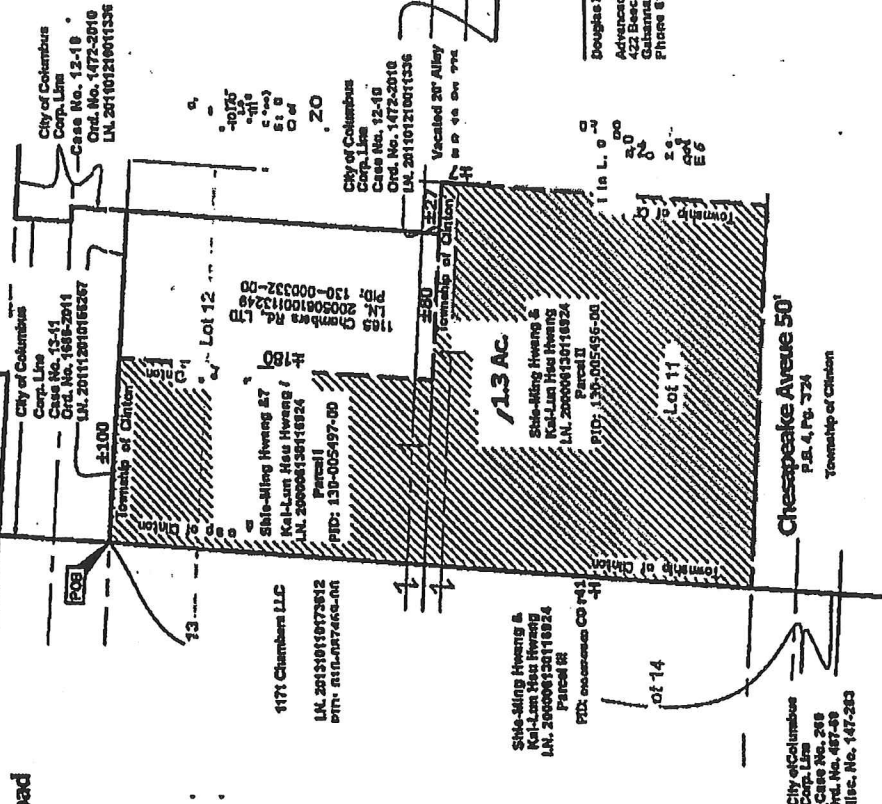


Chambers Road
(60' R/W)

P.B. 4, Pg. 324



Location Map - NTS



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RYAN, P.E., P.S.
FRANKLIN COUNTY ENGINEER 7-7

By 1 Del 5

Length of Contiguity: 4519 feet
Total Length of Perimeter: 21144 feet
Percentage of Contiguity: 24.5%
No Islands of townable property are
created by this annexation.



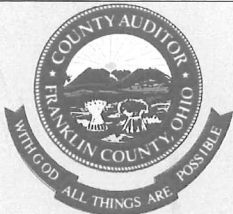
10/11/11

Douglas R. Hook, P.S. 17661
Advanced CM Design, Inc.
422 Beecher Road
Gahanna, OH 43230
Phone 614-424-7700
Job No.: 16-0002-022
Date: 08/22/2016

Franklin County Engineer
Dean C. Ryan, P.E., P.S.

OCT 15 2016

RECEIVED



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: NWF

DATE: 12/21/15



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

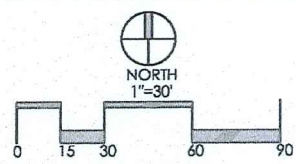
C116-008



ILLUSTRATIVE PLAN

CHAMBERS ROAD

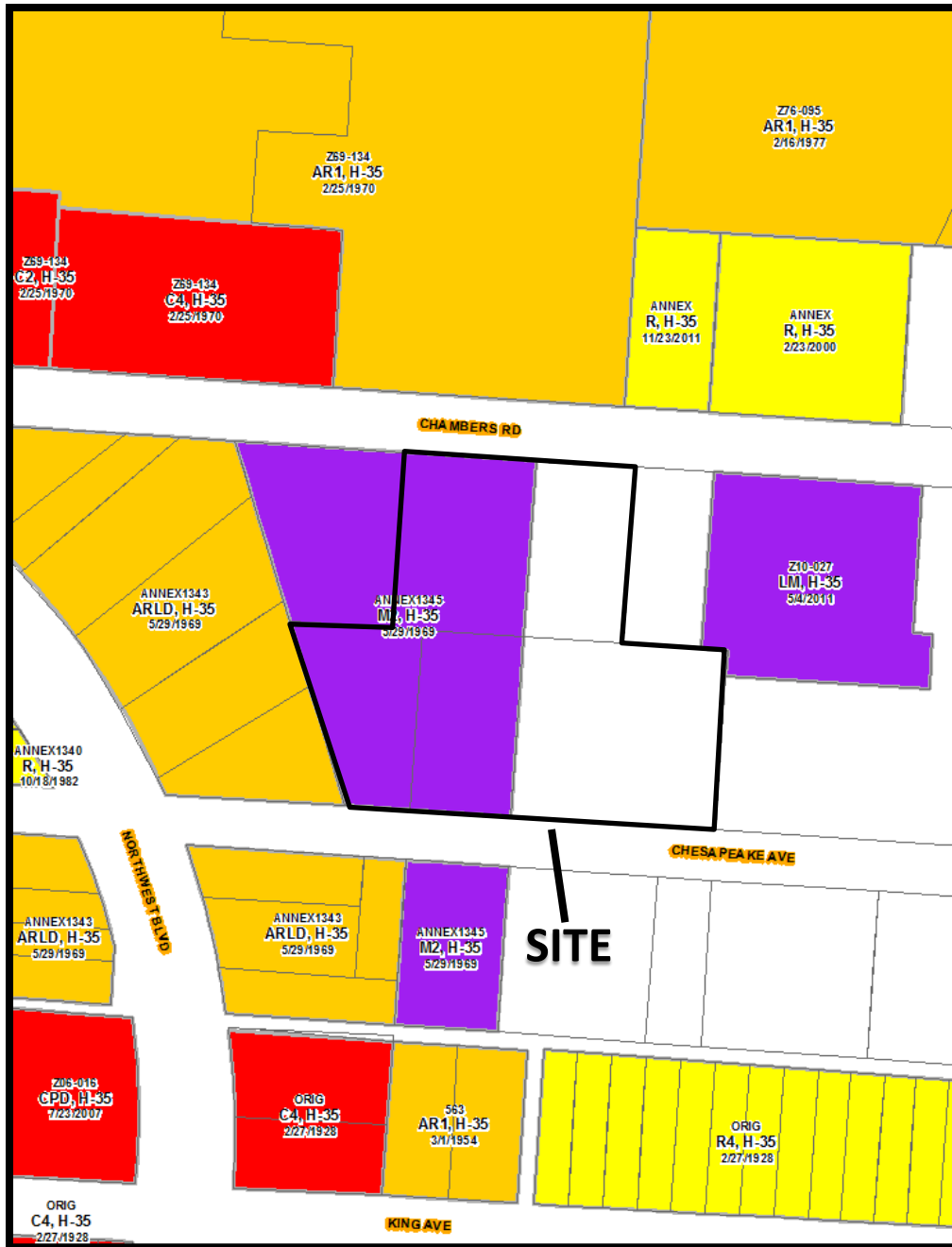
SNYDER BARKER INVESTMENTS, LLC
Date: January 7, 2016



Faris Planning & Design

| | | |
|-------------------|-----------|--------------------------------|
| LAND PLANNING | 5 | LANDSCAPE ARCHITECTURE |
| 243 N. 5th Street | Suite 401 | Columbus, OH 43215 |
| p (614) 487-1964 | | www.farisplanninganddesign.com |

CV16-008

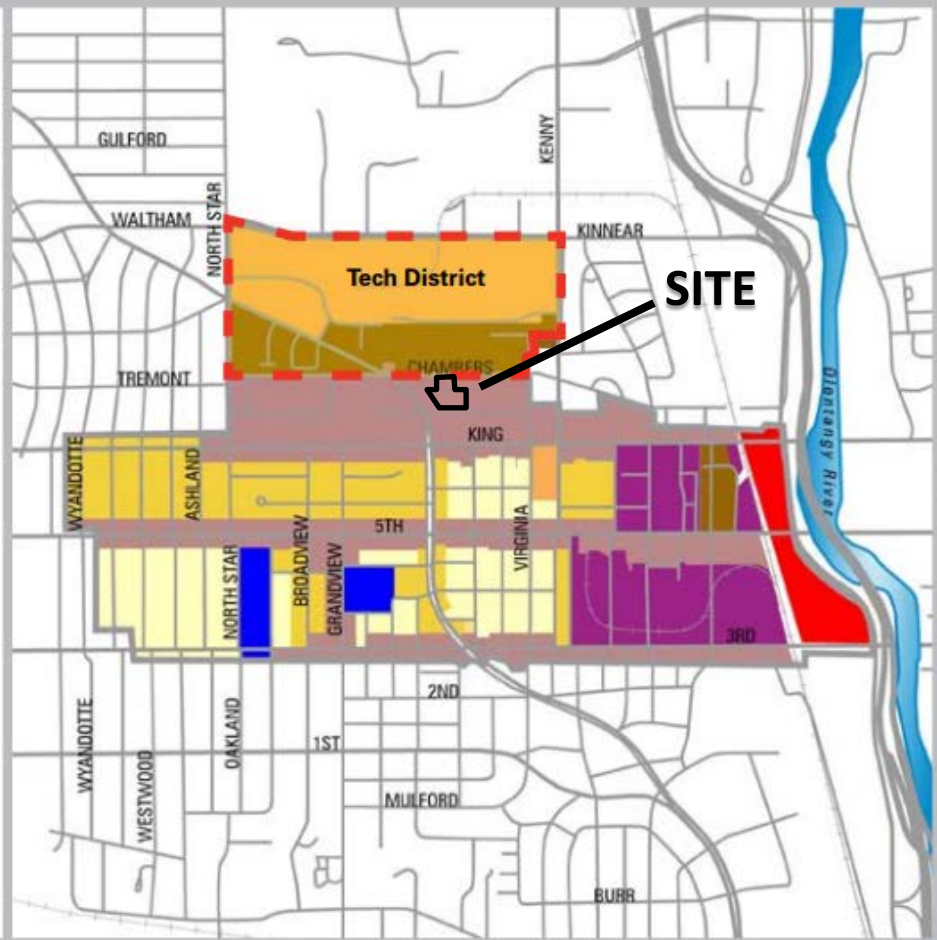


CV16-008
 1169 Chambers Road
 Approximately 2.72 acres

Figure 7
Land Use Plan

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family

0 0.05 0.1 0.2 Miles



CV16-008
1169 Chambers Road
Approximately 2.72 acres



CV16-008
1169 Chambers Road
Approximately 2.72 acres