

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application #: 216-032
Date Received: 5/26/16
Application Accepted By: MM + TD Fee: \$2,340
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2693 + 2673 Johnstown Rd. Columbus OH Zip 43219
Is this application being annexed into the City of Columbus Yes No (circle one)

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 445-287490-00 ; 445-287489-00
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) Planned Commercial DIST.13T Requested Zoning District(s) M2

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: Light industrial, Truck parking,
future Commercial Building (continue on separate page if necessary)

Proposed Height District: 35 Acreage 3.92
[Columbus City Code Section 3309.14]

APPLICANT:

Name Todd Ruck
Address 4342 Dublin Rd. City/State Columbus Zip 43221
Phone # 614-206-9338 Fax # - Email Taruck70@gmail.com

PROPERTY OWNER(S):

Name T-S Ruck Limited Partnership
Address 4342 Dublin Rd. City/State Columbus Zip 43221
Phone # 614-206-9338 Fax # - Email Taruck70@gmail.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Troy Fabish - Keller Williams Consultants Realty LLC
Address 5400 Frantz Rd. Suite 100 City/State Dublin OH Zip 43016
Phone # 614-989-8976 Fax # - Email: Troy.Fabish@Kwcommercial.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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 all checks payable to the Columbus City Treasurer

REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Toan Ruck
of (1) MAILING ADDRESS 4342 Dublin Rd. Columbus OH 43221

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 2673 + 2673 Johnson Rd. Columbus OH 43219
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
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) T-S Ruck Limited Partnership
4342 Dublin Rd.
Columbus, OH 43221

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

Toan Ruck / T-S Ruck Limited Partnership
614-200-9338

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

(5) N/A

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)

SIGNATURE OF AFFIANT

(8) [Signature] CP

Subscribed to me in my presence and before me this

11th day of April in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

4/17/21

This Affidavit expires six months after date of notarization.



LEWIS WICKLINE JR
Notary Public
In and for the State of Ohio
My Commission Expires
April 17, 2021

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T-S Ruck Limited Partnership
4342 Dublin Road
Columbus, Ohio 43221

Mr. Troy Fabish
Keller Williams Consultants Realty
5400 Frantz Road, Suite 100
Dublin, Ohio 43017

216-032

Tewolde Behre
4039 Striebel Court
Columbus, Ohio 43227

DO-Mountain Properties LLC
35 E. Hoster Street
Columbus, Ohio 43215

Hayes & Robert Powelson Const., LLC
3120 E. 17th Avenue
Columbus, Ohio 43219

TMJ Columbus LLC
P.O. Box 81657
Cleveland, Ohio 44181-1657

ODOT
State of Ohio Highway
P.O. Box 899
Columbus, Ohio 43216

ODOT
State of Ohio Highway
P.O. Box 899
Columbus, Ohio 43216

ODOT
State of Ohio Highway
P.O. Box 899
Columbus, Ohio 43216

B & J Property Developers LLC
3120 E. 17th Avenue
Columbus, Ohio 43219

Gus Flichia
P.O. Box 360507
Columbus, Ohio 43236

TMJ Columbus LLC
P.O. Box 81657
Cleveland, Ohio 44181-1657

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P.O. Box 81657
Cleveland, Ohio 44181-1657

Benchmark Bank
461 Beecher Road
Gahanna, Ohio 43230

ODOT
State of Ohio Highway
P.O. Box 899
Columbus, Ohio 43216

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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 # 216-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) T-oo Ruck
of (COMPLETE ADDRESS) 4342 Dublin Rd. Columbus OH 43221
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

<p>1. <u>T-S Ruck Limited Partnership</u> <u>4342 Dublin Rd.</u> <u>Columbus OH 43221</u> <u>0</u> <u>T-oo Ruck GPO 614-206-9338</u></p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 11th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
4/17/21

My Commission Expires



LEWIS WICKLINE JR
Notary Public
This Project Disclosure Statement expires six months after date of notarization.
In and for the State of Ohio
My Commission Expires
April 17, 2021

Notary Seal Here

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EXHIBIT "A"
(File #11-2695)

216-032

TRACT 1:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being in Township 1, Quarter Township 3, Range 17 and bounded and described as follows:

Beginning at a point in the center line of the Columbus-Millersburg Road (U.S. Route #62) at the north east corner of the Walter and Florence Williamson tract (north west corner of the Levi Williamson tract); thence along the centerline of said road, north 46 degrees 18 minutes east 261.6 feet to a point; thence south 13 degrees 05 minutes east (passing an iron pipe at 35.13 feet) 561.73 feet to an iron pipe in the north line of 17th Avenue and 150 feet west of the south west corner of the Elmhurst Extension Addition; thence along, north line of 17th Avenue, west 114.9 feet to an iron pipe; thence along the east line of the Walter and Florence Williamson tract, north 27 degrees 47 minutes west (passing an iron pipe at 383.8 feet) 417.5 feet to the place of beginning, **containing 1.933 acres**, more or less.

TRACT 2:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

PARCEL NO. 1:

Beginning at a point in the centerline of the Columbus-Millersburg Road (U.S. Route #62) at the north west corner of the John R. and Pearl Williamson 1.39 acre tract (north east corner of the Levi Williamson tract); thence along the west line of the John R. and Pearl Williamson tract, south 0 deg. 44' west (passing to an iron pipe at 39 feet) 329.1 feet to the south west corner of said tract, north 86 deg. 41' east 170.4 feet to an iron pipe in the east line of Elmhurst Extension Addition;

Thence along said line, south 0 deg. 44' west 337.7 feet to an iron pipe; thence along the North line of 17th Avenue, west 150.0 feet to an iron pipe; thence north 13 deg. 05' west (passing an iron pipe at 526.60 feet) 561.73 feet to a point in the center line of the Columbus Millersburg Road; thence along the center line of said road, north 46 deg. 18' east 160 feet to the place of beginning, **containing 2.029 acres**, more or less.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being in Township 1, Quarter Township 3, Range 17, and being a part of the 2.029 acre tract owned by John R. Williamson and Pearl Williamson and recorded in Deed Book 1560, Page 88, Recorder's Office, Franklin County, Ohio, and bounded and described as follows;

Beginning at an iron pipe in the north line of the Seventeenth Avenue at the southeast corner of the 2.029 acre tract, or, the southwest corner of the city of Columbus tract;

TRACT 1
0-58-D
ALCOF
(445)
287490

216-032

thence along the north line of Seventeenth Avenue, WEST, 150.0 feet to an iron pipe;

thence along the west line of the 2.029 acre tract, or, the east line of the Albert F. Geib 1.933 acre tract, North 13° 05' West, 383.87 feet to an iron pipe;

thence North 86° 41' East, (passing an iron pipe at the southwest corner of the John R. and Pearl Williamson 1.39 acre tract at 60.1 feet) 230.5 feet to the southeasterly corner of the said 1.39 acre tract in the easterly line of the said 2.029 acre tract;

thence along the said line, south 0° 44' West, 337.7 feet to the place of beginning, **containing 1.442 acres**, more or less.

PARCEL NO. 2:

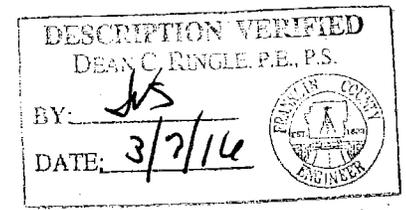
The following property in Township 1, Range 17, U.S. Military Lands in the City of Columbus, Franklin County, Ohio, and further described as follows:

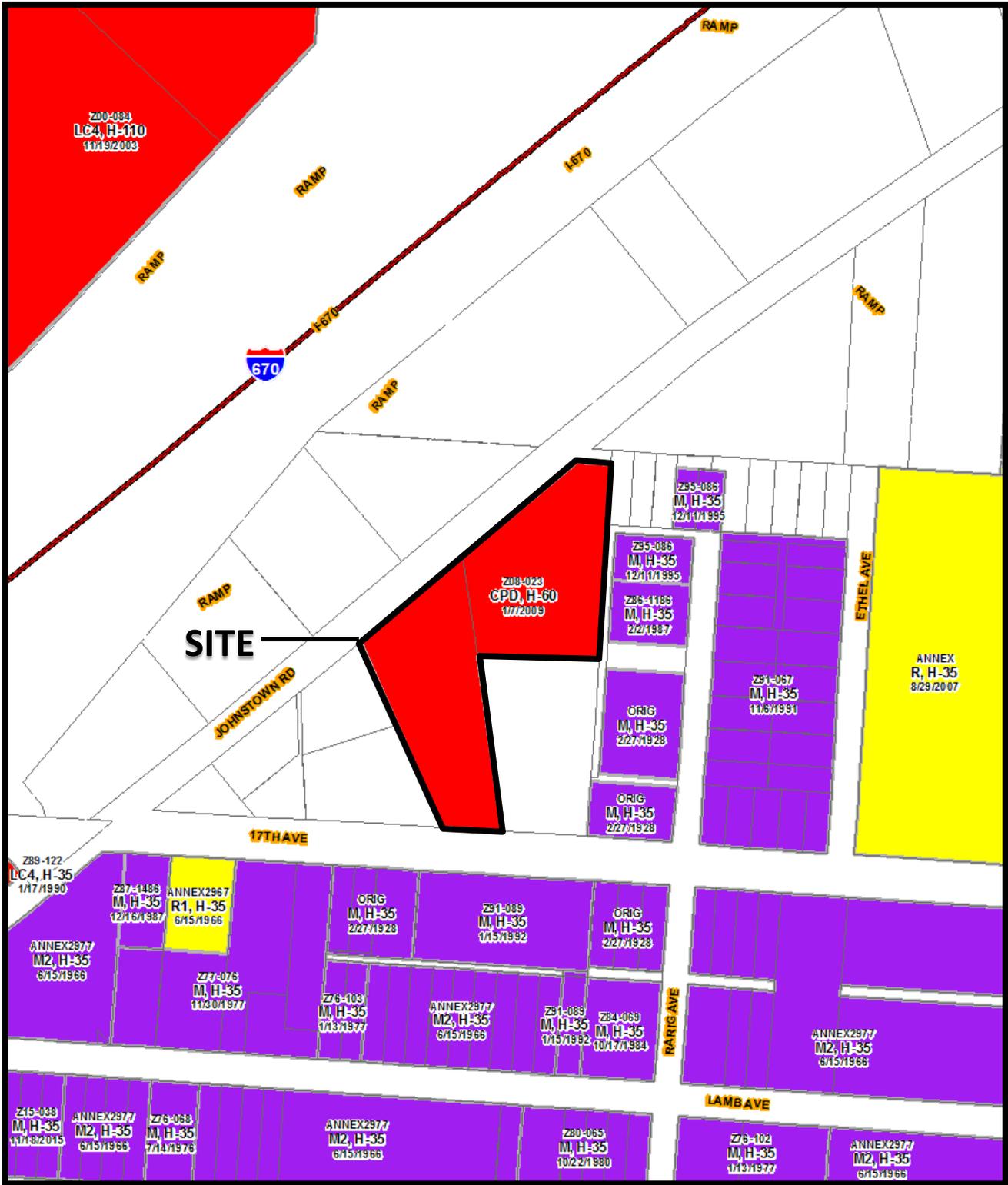
Beginning at an iron pin in the center line of the Columbus Johnstown Road and in the South line of Nineteenth Avenue; thence along the South line of said avenue South 89 deg. 33' East (passing a pipe at 50.3') 127.0' to a pipe in a Northwest corner of the Elmhurst Extn. Addition; thence along a west line of said Addition South 0° 44' West 360.3' to a pipe; thence South 86 deg. 41' West 170.4' to a pipe. Thence North 0 deg. 44' East (passing a pipe in the South road fence line at 290.2') 329.2' to a point in the center line of the Columbus Johnstown Road. Thence along the center line of said Road North 46 deg. 18' East 160.4' to the place of beginning, containing one and thirty-nine hundredths acres, more or less. Subject to all legal highways. (Deed Volume 3465, Page 763)

Parcel Nos.: 445-287489-00 & 445-287490-00

Prior Deed Reference: Instrument No. 201407150090177, Franklin County, Ohio records

TRACT 2
PARCELS 1 & 2
D-5B-D
QUOT
(445)
287489





Z16-032
 2673 & 2693 Johnstown Road
 Approximately 3.92 acres
 CPD to M-2



Z16-032
2673 & 2693 Johnstown Road
Approximately 3.92 acres
CPD to M-2