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

Application #: 216-042
Date Received: 8/21/16
Application Accepted By: SP+TD
Fee: $7000
Comments: Assigned to Tim Dietrich, 614-645-6665, tedietrich@columbus.gov
Shannon Prie, 614-645-2208, sprie@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 505 King Avenue, Columbus, Ohio Zip 43201
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 010-013627-00
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C4, C2, and P1 Requested Zoning District(s) UCRPD

Area Commission Area Commission or Civic Association: University Area Commission

Proposed Use or reason for rezoning request: The Applicant requests the rezoning to meet the needs of its use of its campus as a research complex.

Proposed Height District: 60 feet Acreage 36.2
(Columbus City Code Section 3309.14)

APPLICANT:
Name Battelle Memorial Institute, Attn: Russell P. Austin
Address 505 King Avenue City/State Columbus, OH Zip 43201
Phone # 614.424.5456 Fax # 614.424.3864 Email austinnr@battelle.org

PROPERTY OWNER(S):
Name Battelle Memorial Institute
Address 505 King Avenue City/State Columbus, OH Zip 43201
Phone # 614.424.5456 Fax # 614.424.3864 Email austinnr@battelle.org
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☑ Attorney ☐ Agent
Name James M. Groner
Address Bailey Cavalieri LLC, 10 W. Broad St., Suite 2100 City/State Columbus, OH Zip 43215
Phone # 614.229.3267 Fax # 614.221.0479 Email jgroner@baileycav.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT 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

Revised 1/12 tnt
### Additional Real Estate Tax Parcels

010-067141  010-052338  010-022395  010-022611  010-053807  010-008279  
010-052389  010-023166  010-021586  010-039750  010-037979  010-038252  
010-023854  010-021350  010-053211  010-038620  010-018413  010-017970  
010-018988  010-055643  010-045487  010-025834  010-008467  010-034743  
010-020251  010-005216  010-038943  010-003548  010-023144  010-063810  
010-000991  010-018829  010-036346  010-002237  010-022602  010-039846  
010-008216  010-031169  010-018981  010-039851  010-028695  010-047903  
010-046033  010-034877  010-099491  010-099227  010-079260  010-047685  
010-018480  010-054038  010-019318  010-079910  010-099492  010-077967  
010-137338  010-040388  010-026077  010-004337  010-014469  010-132247  
010-016902  010-016903  010-014464  010-030888  010-018111  010-026460  
010-016519  010-037164  010-012929  010-013392  010-008405

The Applicant has filed a Combination Request of Tax Parcels with the Franklin County, Ohio Auditor to combine all 72 real estate parcels into one real estate parcel number: 010-013627-00.
AFFIDAVIT
(See instruction sheet)

APPLICATION # 216-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James M. Groner
of (1) MAILING ADDRESS Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 505 King Avenue, Columbus, OH 43201
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.

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

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

(4) Battelle Memorial Institute
505 King Avenue
Columbus, OH 43201
Attn: Russell P. Austin
Battelle Memorial Institute, Attn: Russell P. Austin
614.424.5456

(5) University Area Commission
Chairperson: Susan Keeny
358 King Avenue
Columbus, OH 43201

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
Subscribed to me in my presence and before me this

My Commission Expires:

This Affidavit expires six months after date of notarization.

SHARON L. GERBER
Notary Public, State of Ohio
My Commission Expires 01/07/2017

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Revised 11/12 tnt
REZONING APPLICATION
City of Columbus, Ohio · Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 · Phone: 614-645-7433 · www.columbus.gov

APPLICANT          PROPERTY OWNER          ATTORNEY
Battelle Memorial Institute  Battelle Memorial Institute  James M. Groner, Esq.
505 King Avenue  505 King Avenue  Bailey Cavalieri LLC
Columbus, OH 43201  Columbus, OH 43201  10 West Broad Street
                               Suite 2100

AREA COMMISSION OR NEIGHBORHOOD GROUP
University Area Commission
Attn: Susan Keeny, Zoning Chair
358 King Avenue
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS
Battelle Memorial Institute
ATTN: Corporate Taxes
505 King Avenue
Columbus, OH 43201-2696

Jerry D. Flaherty  Kevin F. Dunleavy  Vasilios Nicoloulias
Margaret C. Evans  Lindsey A. Margaroli  Marias Nicoloulias
422 W. 7th Avenue  421 W. 7th Avenue  7681 Shepherd Drive
Columbus, OH 43201-2608  Columbus, OH 43201  Powell, OH 43065

Michael A. Oram  Catherine Esther Langston  Kristin L. Renker
423 West 7th Avenue  423 West 6th Avenue  472 King Avenue
Columbus, OH 43201  Columbus, OH 43201  Columbus, OH 43201

LS Development Systems LLC  Jennifer Yunker  Jennifer Yunker
1020 Dennison Avenue,  476 King Avenue  4266 Mumford Drive
Suite 102  Columbus, OH 43201  Columbus, OH 43220-4437
Columbus, OH 43201

Christopher J. Davey  Robert Moazampour  Chen Ying-Hsueh
Amanda L. Davey  Winnie Moazampour  Chin Y. Lin
414 W. 7th Avenue  P.O. Box 21177  Yu Y. Lin
Columbus, OH 43201  Columbus, OH 43221  2621 Sandover Road
Columbus, OH 43220
Chen Ying-Hsueh
2621 Sandover Road
Columbus, OH 43220

Richard T. Robol
60 Kenyon Brook Drive
Worthington, OH 43085

Ronald L. Smith
2626 Wexford Road
Columbus, OH 43221-3216

Joseph M. Bannon
Dawn L. Bannon
211 Greentree Drive
St. Clairsville, OH 43950

Stephen Boyd
450 King Avenue
Columbus, OH 43201

Nickersam Properties LLC
5731 Canyon View Drive
Painesville, OH 44077

Kenneth A. Wightman
1130 Neil Avenue
Columbus, OH 43201-3118

Elaine E. Gill
428 W. 6th Avenue
Columbus, OH 43201

432 W 6 LLC
432 W. 6th Avenue
Columbus, OH 43201

The Ohio State University
1503 Cannon Drive
Columbus, OH 43201

City of Columbus
Attn: Real Estate Management
90 West Broad Street
Room 425
Columbus, OH 43215

The Ohio State University
Attn: Physical Planning
2003 Millikin Road, Suite 200
Columbus, OH 43210-1268
REZONING APPLICATION
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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 # 216-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James M. Groner
of (COMPLETE ADDRESS) Bailey Cavaliere LLC, 10 West Broad Street, Suite 2100, 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. Battelle Memorial Institute
   505 King Avenue
   Columbus, OH 43201
   No. of Columbus-based employees: 1,425
   Attn: Russell P. Austin, 614.424.5456

2.

3.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

James M. Groner

Subscribed to me in my presence and before me this 5th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Sharon J. Gerber

My Commission Expires: January 7, 2017

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

SHARON L. GERBER
Notary Public, State of Ohio
My Commission Expires 01/07/17

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Revised 11/12 text
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: 010013627 + MULTIPLE

Zoning Number: 505  Street Name: KING AVE
Lot Number: N/A  Subdivision: N/A

Requested By: BAILEY | CAVALIERI (CRAIG HARTPENCE)
Issued By: Cassandra Campu  Date: 7/15/2016

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 68710

FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO
ZONING DESCRIPTION
36.2 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18, United States Military Lands and being all of that tract of land conveyed to Battle Memorial Institute by deed of record in Deed Book 1566, Page 497 and part of those subdivisions entitled "Dennison Park Addition", of record in Plat Book 4, Page 106 and "Annex to Dennison Park Addition", of record in Plat Book 4, Page 406 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Fifth Avenue with the westerly right-of-way line of Battelle Boulevard;

Thence North 86° 55' 34" West, with said northerly right-of-way line, a distance of 1545.63 feet to the southwesterly corner of said Battle Memorial Institute tract;

Thence North 05° 51' 49" East, with the westerly line of said Battle Memorial Institute tract, a distance of 1020.27 feet to a point in the southerly right-of-way line of King Avenue;

Thence with said southerly right-of-way line, the following courses and distances:

North 69° 07' 46" East, a distance of 44.40 feet to a point;
South 86° 57' 18" East, a distance of 195.31 feet to a point;
South 03° 02' 45" West, a distance of 6.00 feet to a point;
South 86° 57' 16" East, a distance of 139.58 feet to a point;
North 03° 02' 45" East, a distance of 6.00 feet to a point;
South 86° 57' 16" East, a distance of 294.08 feet to a point;
South 64° 04' 27" East, a distance of 9.79 feet to a point;
South 22° 21' 35" East, a distance of 38.04 feet to a point;
South 86° 57' 16" East, a distance of 71.70 feet to a point;
North 17° 11' 50" East, a distance of 26.73 feet to a point;
North 59° 02' 16" East, a distance of 21.90 feet to a point;
South 86° 57' 17" East, a distance of 208.31 feet to a point;
North 03° 02' 44" East, a distance of 5.00 feet to a point; and
South 86° 57' 16" East, a distance of 496.28 feet to a point in said westerly right-of-way line;

Thence South 03° 04' 04" West, with said westerly right-of-way line, a distance of 1042.80 feet to the POINT OF BEGINNING, containing 36.2 acres, more or less.

EVANS, MECHIWARD, HAMBLETON & TILTON, INC.
Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to UCRPD
SITE

Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to UCRPD
Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to UCRPD