

**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 #: 216-053

Date Received: 8/30/2016

Application Accepted By: MM Fee: \$3,200

Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 5067 Olentangy River Rd Zip 43214

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 010-102424

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northwest Civic

Proposed Use or reason for rezoning request: to update current facility

(continue on separate page if necessary)

Proposed Height District: 35' Acreage .471  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Englefield Oil c/o John Gordon & Laura MacGregor

Address 447 James Parkway City/State Heath, Oh Zip 43056

Phone # 614 560 1488 Fax # \_\_\_\_\_ Email laura@comeklaw.com

**PROPERTY OWNER(S):**

Name Olentangy & Bethel Duchess LLC

Address same as above City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name Laura MacGregor Cornick, Esq.

Address 300 E. Broad St., Suite 450 City/State Columbus, OH Zip 43215

Phone # 614 560 1488 Fax # \_\_\_\_\_ Email: Laura@Comeklaw.com

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

APPLICANT SIGNATURE by [Signature]

PROPERTY OWNER SIGNATURE by [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**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 216-053

Being first duly cautioned and sworn (1) NAME Laura MacGregor Comek, Esq  
of (1) MAILING ADDRESS 300 E Broad St., Suite 450

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 5067 Olentangy River Rd.  
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) Olentangy & Bethel Duchess LLC  
447 James Harlow Way  
Heath Ohio, 43056

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

Englefield Oil  
614 560 1488

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

(5) Northwest Civic of Rosemarie Liska  
1035 Stoney Creek Road  
Columbus, Ohio 43235

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.

SIGNATURE OF AFFIANT

(8) [Signature]  
Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Marian R. Geer

My Commission Expires:

*This Affidavit expires six months after date of notarization.*



Marian R. Geer  
Notary Public, State of Ohio  
My Commission Expires 11-02-18

Notary Seal Here

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216-053

BMI Federal Credit Union  
6165 Emerald Parkway  
Dublin, OH 43016

Franklin Bank  
733 Bethel Rd  
Columbus, OH 43214-1901

KFC US Properties Inc  
711 Bethel Road  
Columbus, OH 43214

Roger and Katherine Zaebst  
5084 Olentangy River Rd.  
Columbus, OH 43214

Olentangy Square LP  
250 Civic Center Dr. #500  
Columbus, OH 43215

David M. Buell  
Alison K. Hazelbaker  
5095 Olentangy River Rd.  
Columbus, OH 43235

Bernadette Bourke  
635 Olentangy Woods Dr.  
Columbus, OH 43235

City of Columbus  
Real Estate Management  
90 W. Broad, Rm 425  
Columbus, OH 43215-9000

Laura MacGregor Comek, Esq.  
300 E. Broad St., Suite 450  
Columbus, OH 43215

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Laura MacGregor Comek, Esq.  
300 E. Broad St., Suite 450  
Columbus, OH 43215

Rosemarie Lisko  
1035 Stoney Creek Road  
Columbus, OH 43235

Englefield Oil  
c/o John Gordon  
447 James Parkway, Heath, Ohio  
43056

**REZONING APPLICATION**

Department of Building & Zoning Services  
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757 Carolyn Avenue, Columbus, Ohio 43224-3218  
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 # 216-053

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.  
of (COMPLETE ADDRESS) 300 E Broad St., Suite 450 Columbus, OH 4321  
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>Oleatungy and Bethel Duchess LLC &amp; Englefield Oil</u> <u>447 James Parkway</u> <u>Heath, Ohio 43056</u> <u>JM! 6145601488</u></p>	<p><u># Employees - 450</u></p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Marian R. Geer  
My Commission Expires 11-02-18

This Project Disclosure Statement expires six months after the date of Notary Public State of Ohio.

Notary Seal Here

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

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 5067 Olentangy River Road  
Columbus, Ohio 43214  
OWNER: Olentangy & Bethel Duchess LLC  
APPLICANT: Englefield Oil, c/o  
Laura MacGregor Comek, Esq.  
Laura MacGregor Comek Law, LLC  
300 East Broad Street, Suite 450  
Columbus, Ohio, 43215  
DATE OF TEXT: August 29, 2016  
APPLICATION NUMBER: Z16-053

I. INTRODUCTION:

The Subject Site (PID: 010-102424) is approximately .47 acres in size located on the northwest corner of Bethel Road and Olentangy River Road.

The Site is currently developed as an existing gasoline service station with convenience store and canopy. Applicant proposes to demolish the existing building, canopy and associated structures and redevelop the Site with an improved convenience store, fuel sales area, display areas, and canopy. The requested rezoning is intended to replace the original CPD with this new CPD text, plan, and commitments. This plan includes updated signage and landscaping.

II PERMITTED USES:

Fuel sales and convenience store shall be permitted.

III. DEVELOPMENT STANDARDS: Except as otherwise noted herein or on the CPD Plan incorporated herein, the applicable standards of Chapter 3356 (C-4) shall apply to this site.

A. Density, Height, Lot and/or Setback Commitments.

1. The convenience store building shall be located in the area designed as "New Duchess" on the CPD Site Plan submitted with this rezoning (the "Site Plan").

2. The canopy and pump islands shall be located in the area designed as "Fuel Canopy" on the Site Plan.
3. The building (canopy) setback from Bethel Road shall be 56 feet and 6 inches and from Olentangy River Road shall be 50 feet.
4. The building setback from Bethel Road shall be 140 feet and 6 inches.
5. The parking setback from Bethel Road shall be 20 feet and from Olentangy River Road shall be 38 feet.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. The existing curb cut locations (one on Bethel Road and one on Olentangy River Road) shall remain.
2. The Site shall provide 8 parking spaces, including 1 ADA accessible parking space.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. The subject Property shall be landscaped as shown on the Landscape Plan. Site Plan notations and specifications attached to or made part of the Landscape Plan shall be part of this CPD text as if fully rewritten herein.
2. Landscaping will be maintained and dead and diseased landscaping replaced with identical size and type of materials that are necessary to maintain the level of screening shown on the Landscape Plan or to maintain the decorative level of landscaping. Maintenance and replacement, if needed, will be within six (6) months of removal of the material or the next planting season, whichever occurs first.
3. Dumpsters shall be screened to the height of the dumpster on all four sides. Three (3) of the sides shall be screened with either a minimum 6-foot high wood fence painted to match the brick on the station or a brick facade matching the exterior brick façade of the convenience store. The dumpster pad will be reinforced to ensure proper support for trash removal.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Any mechanical equipment or utility hardware on the roof of the building shall be screened to the height of the equipment to prevent it from being seen from

ground level. The design, colors, and materials used in the screening shall match the materials used in the roof top and building.

2. Materials for the facility shall be brick, brick veneer or stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood and glass. No exposed painted concrete block shall be permitted. Commercial decorative finish to block may be used.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.

1. The dumpster will be located as shown on the Site Plan.
2. All external lighting shall be dark brown, brone or black, and cutoff-type fixtures (down-lighting), designed to prevent offsite spillage. Signs and landscaping may use up-lighting from a concealed source as long as such up-lighting does not interfere with safe vehicular movement.
3. All exterior lighting shall be from the same or similar manufacturer type and style to ensure compatibility.
4. Accent lighting may be permitted provided such light source is concealed from an adjacent right- of-way.
5. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
6. Light poles in the parking lot shall not exceed a height of 18 feet.
7. No outdoor speakers shall be permitted on the Property other than an intercom system for communication between the pump islands and the convenience store.
8. The outdoor display area in the front of the building along the sidewalk will be limited to a maximum of 4 feet in depth, 12 feet in width, and 3 feet high. Display areas at the ends of the pump islands will be limited to 4 feet in length, 4 feet in width, and 3 feet high. The outdoor display areas shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including, but not limited to, firewood, mulch, flowers, and Christmas or other holiday wreaths.

F. Graphic Commitments.

1. A new sign shall be located in the area designed as "New ID Sign" on the CPD Site Plan. The applicable graphics standards shall be those contained in Columbus City Code Articles 15 as they apply to a C-4 Commercial District. Any variances to those requirements will be submitted to the City of Columbus Graphics Commission for consideration. Applicant agrees to submit the Graphics Plan for the site to the City of Columbus Graphics Commission and to incorporate recent Bethel Road Development Standards concerning signage or to request a variance.

G. Miscellaneous Commitments.

1. The Property shall be developed in accordance with the Site Plan and Landscape Plan; however, the Site Plan and Landscape Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department of Development or the Director's designee may approve any slight adjustment to the Site Plan or Landscape Plan upon submission of the appropriate data regarding the proposed adjustment.

IV. CPD REQUIREMENTS:

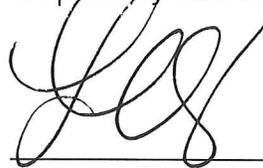
- A. Natural Environment: The Property is currently a gasoline service station with a convenience store located at the northwest corner of Bethel Road and Olentangy River Road. The surrounding area is developed with mixed commercial and office uses. North and west of the site is a vacant C-2 lot that housed a former office building in disrepair. The property across the street to the south is a commercial shopping center zoned C-2 and C-C4. Property to the east across Olentangy River Road are various multi-family residential uses and is zoned PUD 6 and 8.
- B. Existing Land Use: Currently operating gasoline service station with convenience store, display areas, and canopy.
- C. Transportation and Circulation: The Property will retain its existing curb cuts, although improved for efficiency of movements.. The site has been reduced in size by right-of-way acquisitions by the City of Columbus for widening of Bethel Road and Olentangy River Road.
- D. Visual Form of the Environment: The adjacent commercial uses along the north side of Bethel Road and is located across from a long-developed commercial shopping center including 24 hour drive thru fast food restaurant. Property to the rear is developed with an office building and associated parking. Property to the east consists of multi-family use and the on-off ramp to State Route 315.

- E. View and Visibility: The Property is visible from Bethel Road and Olentangy River Road.
- F. Proposed Development: A convenience store with fuel sales, display areas, canopy, and associated parking.
- G. Behavior Patterns: The Property will service existing traffic traveling on Olentangy River Road and Bethel Road.
- H. Emissions: No adverse effect from emissions is expected to result from the proposed development.

V. Variances.

- A. This development contemplates a variance from C.C.C. 3312.49 - Minimum number of parking spaces, which section requires a minimum of 2 parking spaces for fuel sales use and a parking ratio of 1:250 square feet of retail of 10,000 square feet or less (1,555 square feet requires a minimum of 6.22 parking spaces) for a total minimum of 9 parking spaces required. The Site shall provide 8 parking spaces, including 1 ADA accessible parking space.

Respectfully submitted,



\_\_\_\_\_  
Laura MacGregor Comek



# City of Columbus Zoning Plat

Z16-053



## 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: 010102424

Zoning Number: 5067

Street Name: OLENTANGY RIVER RD

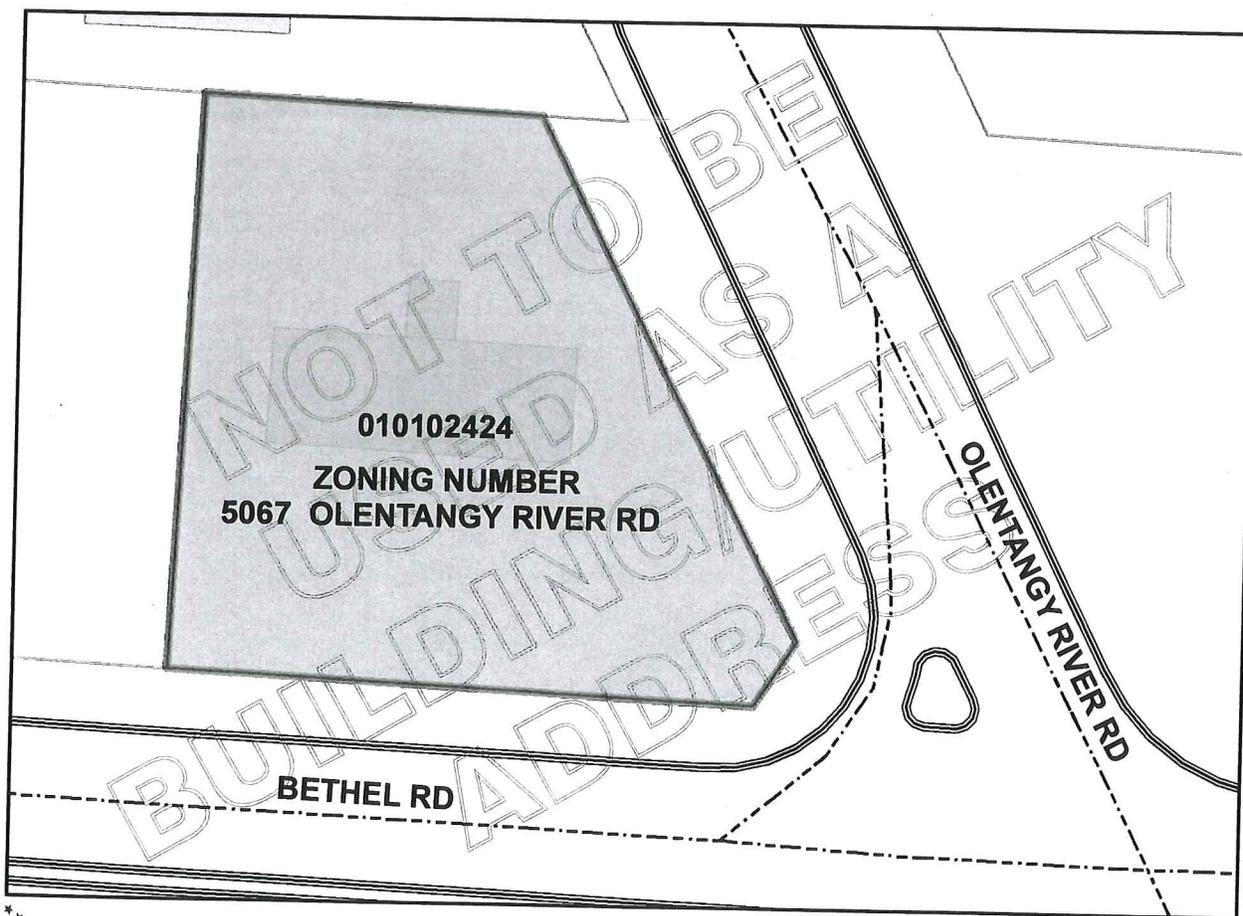
Lot Number: N/A

Subdivision: N/A

Requested By: LAURA COMEK LAW, LLC (LAURA COMEK)

Issued By: *Amwoldemariam*

Date: 8/24/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

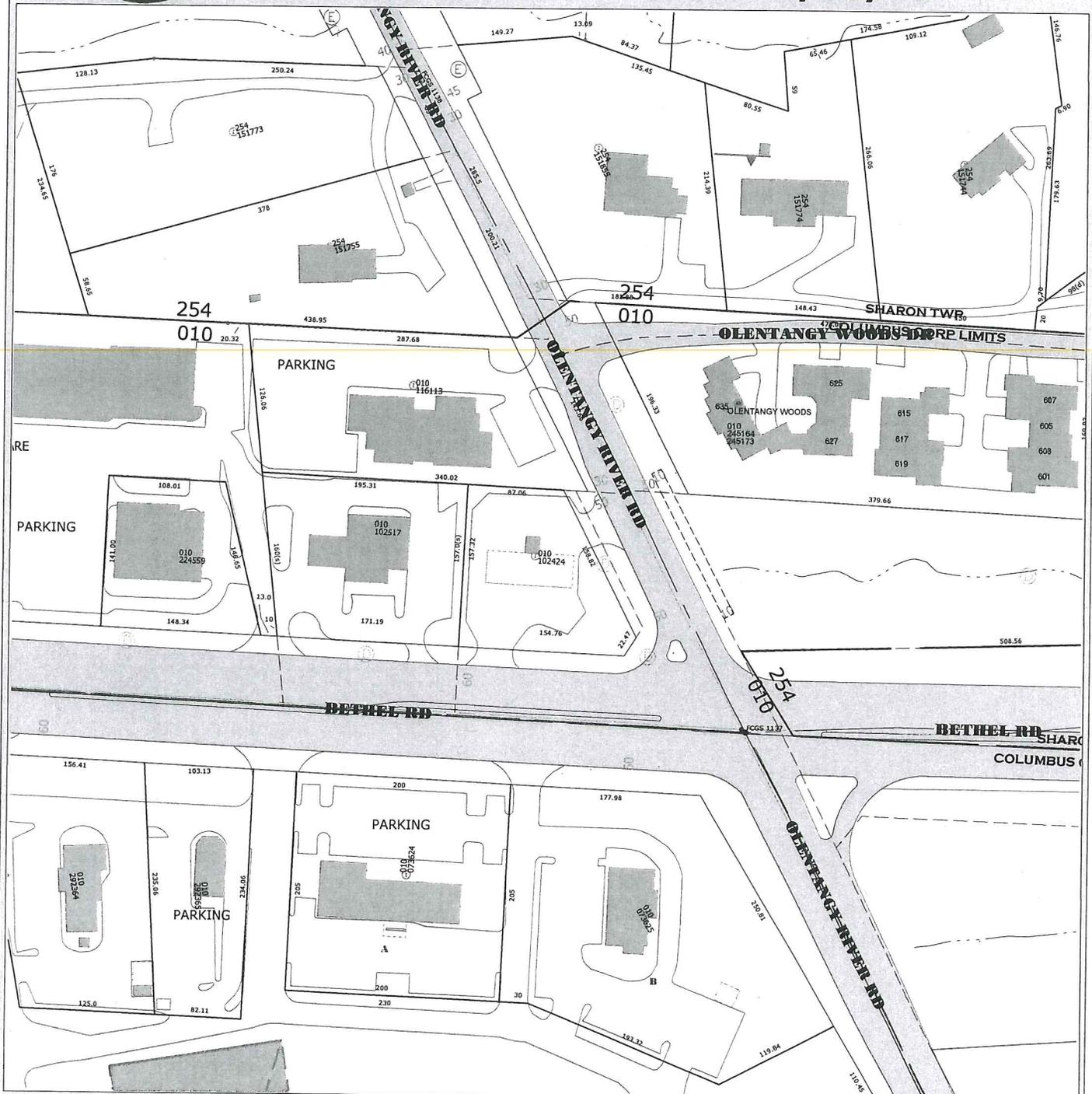
GIS FILE NUMBER: 72441



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: D      DATE: 6/21/16



Disclaimer

Scale = 138



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.

## PARCEL 1

SITUATED IN THE CITY OF Columbus COUNTY OF FRANKLIN, STATE OF OHIO: AND BEING LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, AND BEING 1.031 ACRE OF THE OHIO HOLDING CO 2.821 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 3076, PAGE 544 ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE WHERE THE CENTERLINE OF OLENT ANGY RIVER ROAD (STATE ROUTE 315) INTERSECTS THE CENTERLINE OF BETHEL ROAD, BEING ALSO THE SOUTHEASTERLY CORNER OF THE SAID OHIO HOLDING CO 2.821 ACRE TRACT;

THENCE SOUTH 89°54' WEST, ALONG THE CENTERLINE OF BETHEL ROAD, A DISTANCE OF 269.16 FEET TO A POINT;

THENCE NORTH 0°06' WEST ACROSS SAID OHIO HOLDING CO TRACT, A DISTANCE OF 217.32 FEET TO AN IRON PIN;

THENCE NORTH 89°56'35" EAST A DISTANCE OF 144.71 FEET TO A POINT IN THE CENTERLINE OF THE OLENTANGY RIVER ROAD PASSING AN IRON PIN AT 110.12 FEET;

THENCE SOUTH WITH THE CENTERLINE OF THE OLENTANGY RIVER ROAD SOUTH 29°54'45" EAST A DISTANCE OF 250.33 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.031 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED TO THE CITY OF COLUMBUS, OHIO BY QUIT-CLAIM DEED ON JUNE 18, 1982, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO: AND LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, AND BEING PART OF A 1.031 ACRE TRACT AS SHOWN OF RECORD IN DB 3706, PAGE 316 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE WHERE THE CENTERLINE OF OLENTANGY RIVER ROAD (STATE ROUTE NO. 315) INTERSECTS THE CENTERLINE OF BETHEL ROAD; THENCE WITH THE CENTERLINE OF SAID BETHEL ROAD SOUTH 89°54' WEST A DISTANCE OF 269.16 FEET; THENCE NORTH 0°06' WEST, PASSING AN IRON PIN AT 30.00 FEET, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°54' EAST, PARALLEL WITH THE CENTERLINE OF SAID BETHEL ROAD, A DISTANCE, A DISTANCE OF 154.76 FEET; THENCE NORTH 29°58'30" EAST A DISTANCE OF 34.03 FEET; THENCE NORTH 29°54'45" WEST, PARALLEL WITH THE CENTERLINE OF OLENTANGY RIVER ROAD, A DISTANCE OF 147.29 FEET TO THE NORTH LINE OF THE GRANTOR'S 1.031 ACRE PARCEL; THENCE NORTH 89°56'35" EAST, PASSING AN IRON PIN AT 11.53 FEET, A DISTANCE OF 46.12 FEET TO THE CENTERLINE OF OLENTANGY RIVER ROAD (STATE ROUTE NO. 315); THENCE

SOUTH 29°54'45" EAST WITH SAID CENTERLINE OF OLENT ANGY RIVER ROAD A DISTANCE OF 250.33 FEET TO THE POINT OF BEGINNING ON THE CENTERLINE OF BETHEL ROAD, CONTAINING 22,865.27 SQUARE FEET, OR 0.525 ACRES, MORE OR LESS:

THIS DESCRIPTION BY ROBERT L. FURNISS, REGISTERED SURVEYOR NO. 4436, BASED ON A SURVEY BY EVANS, MECHWART, BAMBLETON & TILTON, INC., DATED FEBRUARY 22, 1982.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED TO THE CITY OF COLUMBUS, OHIO BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 200809190141440 OF FRANKLIN COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, BEING LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS AND BEING PART OF 0.506 ACRE TRACT OF LAND CONVEYED TO BP EXPLORATION & OIL, INC., BY INSTRUMENT NUMBER 199712220173204 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A FRANKLIN COUNTY MONUMENT FCGS 1137, FOUND AT THE INTERSECTION OF THE CENTERLINES OF OLENTANGY RIVER ROAD (A PUBLIC ROADWAY WITH A VARYING RIGHT OF WAY WIDTH) AND BETHEL ROAD (A PUBLIC ROADWAY WITH A VARYING RIGHT OF WAY WIDTH), FROM SAID MONUMENT FCGS 1176 BEARS NORTH 87° 14' 06" WEST A DISTANCE OF 1021.95 FEET, AND FCGS 1138 BEARS NORTH 27° 02' 53" WEST A DISTANCE OF 677.40 FEET;

o

THENCE ALONG THE CENTERLINE OF SAID OLENTANGY RIVER ROAD NORTH 27° 02' 53" WEST A DISTANCE OF 250.34 FEET TO THE NORTHEASTERLY CORNER OF A 0.525 ACRE TRACT OF LAND CONVEYED TO THE CITY OF COLUMBUS IN OFFICIAL RECORD 01844D05;

THENCE LEAVING SAID CENTERLINE ALONG THE NORTHERLY LINE OF SAID 0.525 ACRE TRACT NORTH 87° 11' 31" WEST A DISTANCE OF 46.12 FEET TO AN IRON PIN SET AT A NORTHWESTERLY CORNER OF SAID 0.525 ACRE TRACT, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 0.506 ACRE TRACT, SAID PIN ALSO BEING IN THE SOUTHERLY LINE OF SAID 0.898 ACRE TRACT CONVEYED TO PAYTON MANAGEMENT GROUP, LLC BY INSTRUMENT NUMBER 200503020037623, SAID PIN ALSO BEING THE TRUE POINT OF BEGINNING;

THENSE ALONG THE EASTERLY LINE OF SAID 0.506 ACRE TRACT, ALSO BEING A WESTERLY LINE OF SAID 0.525 ACRE TRACT, ALSO BEING THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID OLENTANGY RIVER ROAD THE FOLLOWING TWO COURSES:

1. SOUTH 27° 02' 59" EAST A DISTANCE OF 147.28 FEET T AN IRON PIN SET;
2. SOUTH 32° 50' 24" WEST A DISTANCE OF 11.56 FEET TO AN IRON PIN SET;

216-053

THENCE ALONG THE NEW WESTERLY RIGHT OF WAY LINE OF SAID OLENTANGY RIVER ROAD NORTH 27° 02' 59" WEST A DISTANCE OF 158.82 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF SAID 0.506 ACRE TRACT, SAID PIN ALSO BEING IN THE SOUTHERLY LINE OF SAID 0.898 ACRE TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID 0.506 ACRE TRACT, ALSO BEING THE SOUTHERLY LINE OF SAID 0.898 ACRE TRACT, SOUTH 87° 11' 31" EAST A DISTANCE OF 11.53 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.0351 ACRES

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, USING NAD1983 (1986 ADJUSTMENT). THE BEARING FROM FRANK 162 TO FRANK 61 IS SOUTH 85° 31' 31" EAST. ALL BEARINGS HEREON ARE SHOWN TO INDICATE ANGLES ONLY.

MONUMENTS REFERRED TO AS IRON PINS SET ARE 3/4" DIAMETER BY 30" LONG IRON BARS WITH YELLOW CAPS STAMPED, WO PARTNERS, P.S. #8124.

THIS DESCRIPTION IS BASED UPON A FIELD SURVEY PERFORMED BY WD PARTNERS IN JUNE OF 2008, UNDER THE DIRECT SUPERVISION OF KEVIN P. CARPENTER, PROFESSIONAL SURVEYOR NUMBER 8124.

PARCEL NO. 010-102424-00.





Served as "Englishfield\_267\_Behel\_Olmenyng"

Client: Englishfield  
 Location: #267 Behel & Olmenyng  
 Date: 1/1/2007

Task Name	Design By
Design	4/1/16
Check	Jared
Plot	Rodger

of Englishfield, English and from  
 residence for his daughter and  
 (Kessler Design Group and in the  
 2007 of the design team  
 Copyright 2016 by  
 Kessler Design Group





CONCEPTUAL RENDERING OF SIGN & SITE

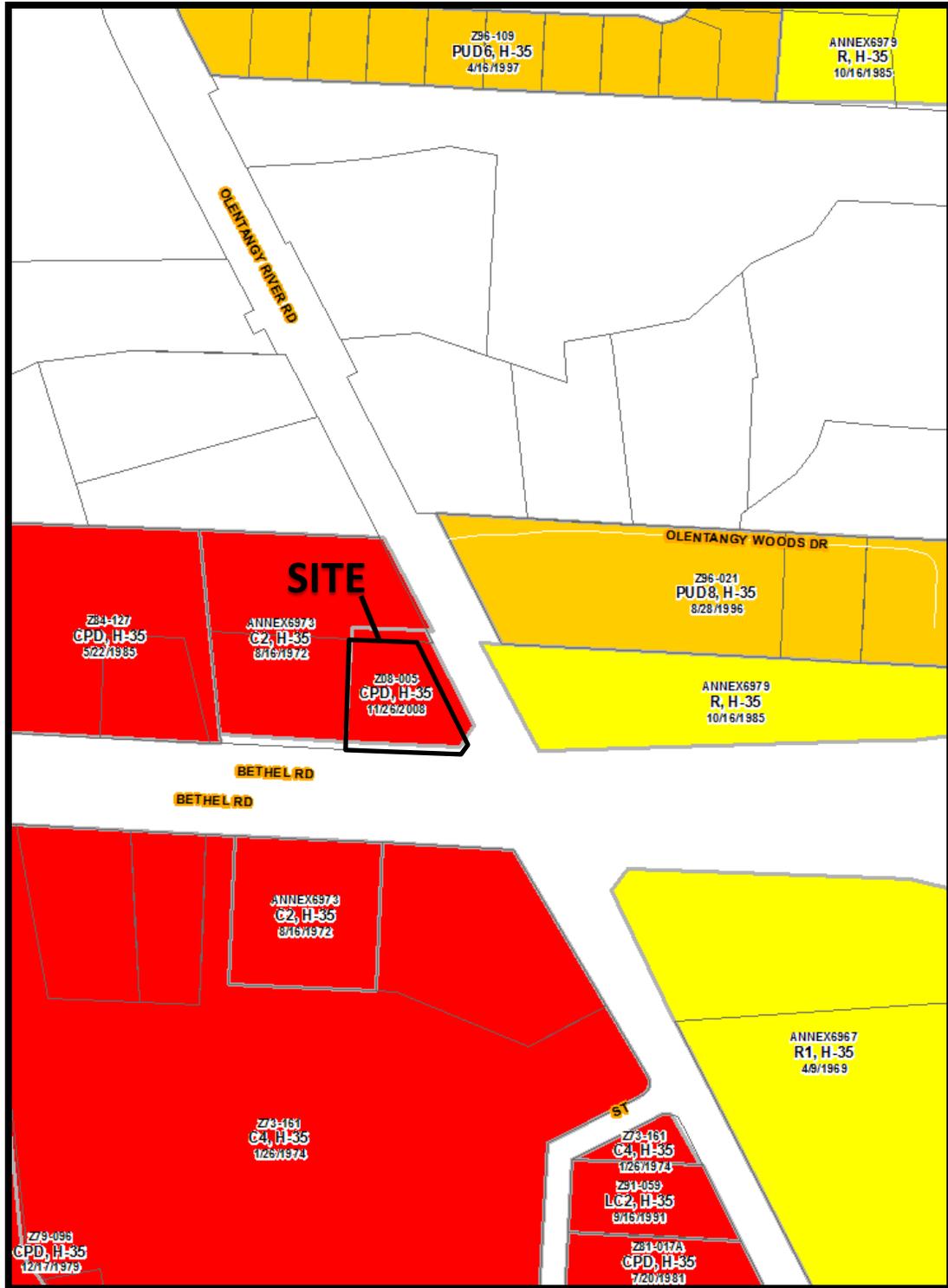
Client: Englefield  
 Design: 4/25/17  
 Designer: Bethel & Olanowicz

Revised 8/29/16

Rev	Date	By	Notes
1	4/25/17	J.M.B.	Final Design
2	8/29/16	Rodger	Revised

All Concepts, Designs and Plans are the property of THE KESSLER DESIGN GROUP. No part of this document may be reproduced without the written consent of THE KESSLER DESIGN GROUP.





Z16-053  
 5067 Olentangy River Road  
 Approximately 0.47 acres  
 CPD to CPD



Z16-053  
5067 Olentangy River Road  
Approximately 0.47 acres  
CPD to CPD