

**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: CV16-061 Date Received: 10/4/16  
Application Accepted by: MM + TD Fee: \$2080  
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 7343 + 7349 Worthington Galena Rd Zip: 43085

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: 610128229 AND 610128228

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

Current Zoning District(s): MZ

Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for Council Variance request: church

Acreage: 3.98 acres

**APPLICANT:**

Name: Vista Community Church Phone Number: 614-718-2294 Ext.: \_\_\_\_\_

Address: 6065 Frantz Rd #205 City/State: Dublin, OH Zip: 43017

Email Address: info@vistacommunitychurch.org Fax Number: 614-718-2296

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: SEA PROPERTIES, Ltd. Phone Number: 614-561-1503 Ext.: \_\_\_\_\_

Address: 7001 Buffalo PKWY City/State: Columbus, OH Zip: 43229

Email Address: gbaker@sealimited.com Fax Number: \_\_\_\_\_

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

Name: Stephanie Pendleton Phone Number: 614-733-3973 Ext.: \_\_\_\_\_

Address: 10697 Winchcombe Dr. City/State: Dublin, OH Zip: 43016

Email Address: Stephpendleton@gmail.com Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: Michael R. Jenkins 10/2/16

X PROPERTY OWNER SIGNATURE: Glen R. Baker, Partner

ATTORNEY / AGENT SIGNATURE: Stephanie Pendleton

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

REV 02/15/15

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CV16-061

**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 attached

Signature of Applicant

*Stephen Perich*

Date

10-3-16

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## Statement of Hardship

CV16-061

**Applicant:** Vista Community Church

**Property:** 7343 and 7349 Worthington Galena Rd, Columbus OH 43085

The applicant is requesting a Council Variance for the property located at 7343 and 7349 Worthington Galena Road, to permit the use of a church/assembly place on the property. The property is zoned M-2 light industrial/office zoning classification, which does not permit the applicant's proposed use. The applicant is therefore requesting a variance to Columbus City Code Section 3367.01, M-2 Manufacturing District, to permit churches/assembly places. The proposed use will not adversely affect the surrounding properties or surrounding neighborhood.

The applicant is also requesting a variance to Columbus City Code section 3312.49, which requires a minimum number of parking spaces. The code currently requires 1 parking space for every 30 square feet of sanctuary space. The proposed sanctuary is 3800 sq ft, requiring 127 parking spaces under the code, however, the combined properties currently have only 99 paved parking spaces.

Because the applicant has not yet completed the purchase of the properties from the owner, they cannot yet add additional spaces, however there is a 7000 sq ft gravel lot on the parcel adjacent to the parking lot that easily serves as 30 additional temporary parking spaces.

Furthermore, anticipated attendance will not require use of 127 spaces, nor even the 99 that are now present. The largest assembling will occur between 9-11:30am on Sunday mornings. Current and projected attendance for Sunday services is 145 adults and 45 children with the majority of adults arriving together - two per vehicle. All other weekly gatherings would consist of 30-45 adults between 6:30-7:00pm to 8:30-9:00pm - usually on Tuesdays and Thursdays only. No more than 8-10 staff would occupy the property's office and parking spaces during weekdays between 8am and 5pm.

As determined necessary, the applicant is willing to remove one or more driveways into and/or out of the parking lot in order to comply with City traffic/access standards.

The variance sought is the minimum which will afford relief to the applicant. The grant of these variances will not adversely affect the rights of adjacent property owners nor adversely affect the public health, safety or general welfare.

The applicant respectfully requests that the Council of the City of Columbus adopt legislation to grant these variances.

**Applicant Signature:** Michael R. Deady **Date:** 10/3/16  
**Agent Signature:** Stephen Pundtke **Date:** 10-3-16



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**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-061

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Stephanie T Pendleton

of **(1)** MAILING ADDRESS 10697 Winchcombe Dr. Dublin OH 43016

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 7343 and 7349 Worthington Galena Rd, Columbus OH 43085

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)** SEA Properties, Ltd.  
7001 Buffalo Pkwy  
Columbus, OH 43229  
gbaker@sealimited.com

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

Vista Community Church  
614-718-2294

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

**(5)** Far North Columbus Communities Coalition  
Jim Palmisano  
jpalmisano@buckeyepower.com

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

[Signature]

Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

Rev

[Signature]

**(8)** SIGNATURE OF NOTARY PUBLIC

NOVEMBER 18, 2017  
My Commission Expires

Notary Seal Here



TONYA SHANK  
Notary Public  
In and for the State of Ohio  
My Commission Expires 6 months after the date of notarization.  
November 18, 2017

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**Affidavit attachment:**

CV16-061

**Council Variance Application for 7343 and 7349 Worthington Galena Rd, Columbus OH 43085**

**APPLICANT:**

VISTA COMMUNITY  
CHURCH  
6065 FRANTZ RD #205  
DUBLIN OH 43017

**PROPERTY OWNER:**

SEA PROPERTIES LTD  
7001 BUFFALO PKWY  
COLUMBUS OH 43229

**AGENT:**

STEPHANIE PENDLETON  
10697 WINCHCOMBE DR  
DUBLIN OH 43016

All owners of any property within 125 feet of 7343 and/or 7349 Worthington Galena Rd, Columbus OH 43085:

BLUE SKY RE LTD  
760 LAKEVIEW PLAZA DR STE 700  
WORTHINGTON OH 43085

WORTHINGTON INDUSTRIES INC  
C/O RYAN LLC  
21 E STATE ST STE 2100  
COLUMBUS OH 43215-4228

SOLIDSTATE CONTROLS INC  
875 DEARBORN DR  
WORTHINGTON OH 43085-1586

LAKEVIEW SPACES LLC  
6253 RIVERSIDE DR STE 200  
DUBLIN OH 43017

HEALTHY CHILDREN HOLDINGS LLC  
760 LAKEVIEW PLAZA DR  
WORTHINGTON OH 43085

DAYHUFF GROUP II LLC  
355 E CAMPUS VIEW BLVD  
COLUMBUS OH 43235

MA EQUITIES LLC  
740 LAKEVIEW PLAZA BLVD UNIT 200  
WORTHINGTON OH 43085

JT/MM LLC  
740 LAKEVIEW PLAZA BLVD UNIT 100  
WORTHINGTON OH 43085

REGIONAL INCOME TAX AGENCY  
10107 BRECKSVILLE RD  
BRECKSVILLE OH 44141

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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 # CV16-061

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stephanie T Pendleton

of (COMPLETE ADDRESS) 10697 Winchcombe Dr, Dublin OH 43016

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. Vista Community Church 6065 Frantz Rd #205 Dublin, OH 43017 Number of Employees: 8-10 Site Pastor: Justin Bradshaw 614-718-2294	2.
3.	4.

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

SIGNATURE OF AFFIANT

*[Signature]*  
3rd

Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*[Signature]*

November 18, 2017  
My Commission Expires

Notary Seal Here

TONYA SHANK  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
November 18, 2017



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# City of Columbus Zoning Plat



CV16-061

## 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: 610128228, 610128229

Zoning Number: 7343

Street Name: WORTHINGTON GALENA RD

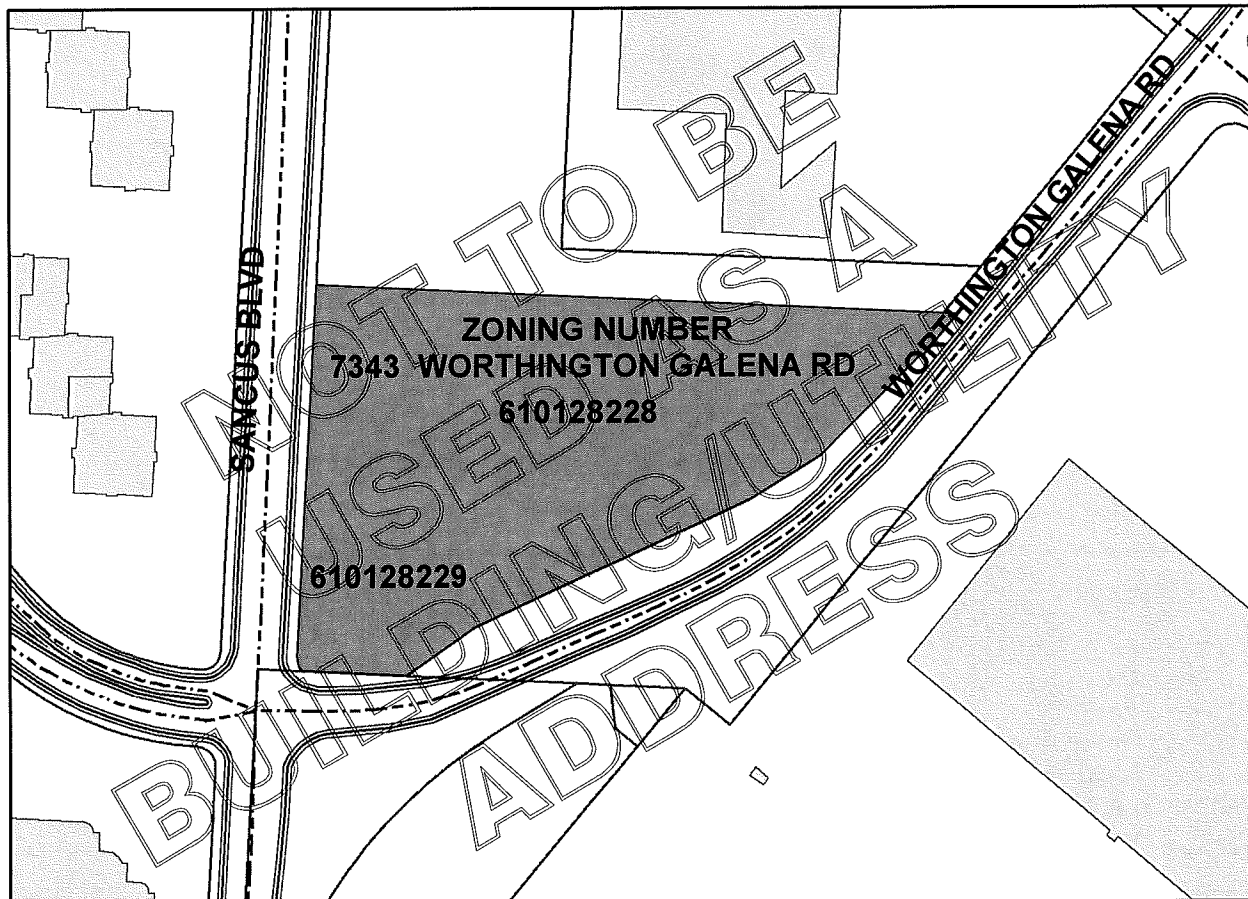
Lot Number: N/A

Subdivision: N/A

Requested By: VISTA COMMUNITY CHURCH (STEPHANIE PENDLETON)

Issued By: Adyana Amariam

Date: 10/3/2016



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 75320



200901020000301

Pgs: 8 \$76.00 T20090000187  
01/02/2009 2:39PM BXHOOVER DOUG  
Robert G. Montgomery  
Franklin County Recorder

CV16-061

GENERAL WARRANTY DEED  
R.C. 5302.02

KNOW ALL PERSONS BY THESE PRESENTS, that SEA PROPERTIES, an Ohio general partnership, for valuable consideration paid, grants with general warranty covenants to SEA PROPERTIES, LTD., an Ohio limited liability company, the tax mailing address of which is 7349 Worthington Galena Road, Columbus, OH 43085, the following real property:

See attached Exhibits A and B

Parcel I: (Exhibit A)

Parcel No. 610-128228

Street Address: 7349 Worthington Galena Road

Prior Instruments of Reference: O.R. 06745E16 and E18 (Tracts One and Two);  
D.B. 3778, page 490 (Tracts Three and Four); and  
O.R. 17285E05 (excepted tract).

Parcel II: (Exhibit B)

Parcel No. 610-128229

Street Address: 7343 Worthington Galena Road

Prior Instruments of Reference: O.R. 34104E03;  
O.R. 1728E05 (excepted tract) and  
Inst. 200812300185705

Subject to easements, conditions and restrictions of record  
and taxes and assessments hereafter due and payable.

Signed this 16th of December, 2008, by Glenn R. Baker, Dennis A. Guenther and  
Richard L. Welsh, being all of the general partners of SEA Properties, Grantor.

SEA Properties

By: Glenn R. Baker  
Glenn R. Baker, General Partner

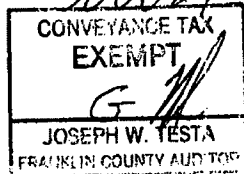
By: Dennis A. Guenther  
Dennis A. Guenther, General Partner

By: Richard L. Welsh  
Richard L. Welsh, General Partner

TRANSFERRED

JAN 02 2009

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO



To Douglas E. Hoover Box After Recording



CV16-061

STATE OF OHIO                    )  
COUNTY OF FRANKLIN        ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Glenn R. Baker, Dennis A. Guenther and Richard L. Welsh, being all of the general partners of SEA Properties, who acknowledged the signing of the foregoing instrument as a free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 16th of December, 2008.



DOUGLAS E. HOOVER, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.63 H.C.

  
\_\_\_\_\_  
Notary Public

This Instrument Prepared By:  
Douglas E. Hoover, Attorney at Law  
6660 N. High Street 2E  
Worthington, OH 43085-2537

NOT A CERTIFIED COPY

EXHIBIT A

CV16-061

(All references to recorded documents are in the Recorder's Office, Franklin County, Ohio)

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

TRACT ONE:

Being a part of Lot 5 of Smith and Jenkins Subdivision in Quarter Township 1, Township 2, Range 18, United States Military Lands, and bounded and described as follows:

Beginning at an iron pin in the east line of McCampbell Road, said iron pin being N 0° 29' E, 105 feet from an iron pin found at the northwest corner of the Frank J. and Joan M. Penny tract as the same is shown of record in D.B. 1995, page 285;

Continuing along the east line of McCampbell Road, N 0° 29' E, 105 feet to an iron pin;

Thence S 89° 54' E, 330 feet to an iron pin;

Thence S 0° 29' W, 105 feet to an iron pin;

Thence N 89° 54' W, 330 feet to the place of beginning, containing 0.795 acre, more or less.

TRACT TWO:

Being a part of Lot 5 of Smith and Jenkins Subdivision in Quarter Township 1, Township 2, Range 18, United States Military Lands, and bounded and described as follows:

Beginning at an iron pipe found at the southeast corner of the Frank J. and Joan M. Penny tract, as the same is shown of record in D.B. 1995, page 285;

Thence along the south line of the Amanda F. Brushart tract, as the same is shown of record in D.B. 970, page 397, S 89° 54' E, 224.15 feet to a railroad spike in the center line of Worthington Galena Road;

Thence along the center line of Worthington Galena Road N 36° 58' E, 250.1 feet to a nail, being the southeast corner of the tract herein intended to be described;

Thence N 89° 54' W, (passing an iron pin at 37.51 feet) 267.3 feet to an iron pin;

Thence N 0° 29' E, 204.33 feet to an iron pin;

Thence S 89° 54' E, (passing an iron pin at 381.77 feet) 419.28 feet to a nail in the center line of Worthington Galena Road;

Thence along the centerline of Worthington Galena Road, S 36° 58' W, 252.2 feet to the place of beginning, containing 1.610 acres, more or less.

TRACT THREE:

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Being part of Lot 5 of Smith and Jenkins Subdivision, in Quarter Township 1, Township 2, Range 13, United States Military Lands, and being 1.259 acres, said 1.259 acres being all of TRACT 2, said parts of TRACT 3 and TRACT 4 as the same were conveyed to Rose Marie Clark in a Certificate of Transfer of record in D.B. 2763, page 472, and being more particularly described as follows:

Beginning at an iron pin at the southwesterly corner of said TRACT 2, also being the northwesterly corner of that one acre tract as conveyed to R.L. & M.A. Copley by deed of record in D.B. 2756, page 373, and in the easterly line of McCampbell Road;

Thence N 3° 11' 48" E, with the westerly line of said TRACT 2, the easterly line of McCampbell Road, a distance of 105.00 feet to an iron pin, the northwesterly corner of said TRACT 2;

Thence S 87° 11' 12" E, with the northerly line of said TRACT 2 a distance of 330.00 feet to an iron pin, the northeasterly corner of said TRACT 2, being in the westerly line of that tract of land as conveyed to J.N. & S.R. Lobmiller by deed of record in D.B. 2146, page 642;

Thence S 3° 11' 48" W, with the easterly line of said TRACT 2, the westerly line of said Lobmiller tract, a distance of 99.33 feet to an iron pin, the southeasterly corner of said TRACT 2, the southwesterly corner of said Lobmiller tract, the northerly line of said TRACT 3;

Thence S 87° 11' 12" E, with the southerly line of said Lobmiller tract, the northerly line of said TRACT 3, a distance of 176.67 feet to an iron pin in the westerly right-of-way of relocated Worthington Galena Road;

Thence S 65° 21' 14" W, with the westerly right-of-way of relocated Worthington Galena Road a distance of 319.50 feet to an iron pin, in the westerly line of said TRACT 4, being also the easterly line of said Copley one acre tract;

Thence N 3° 11' 48" E, with the westerly line of said TRACT 4, the westerly line of said TRACT 3, the easterly line of said Copley one acre tract, a distance of 141.66 feet to an iron pin, the northeasterly corner of said Copley one acre tract, a southeasterly corner of said TRACT 2;

Thence N 87° 11' 12" W, with the southerly line of said TRACT 2, the northerly line of said Copley one acre tract, a distance of 224.15 feet to the place of beginning and containing 1.259 acres, more or less.

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TRACT FOUR:

CV16-061

Beginning at an iron pin in the southwest corner of the parcel herein intended to be described, said iron pin being 487.37 feet left of and at right angles from Station 967 + 24.89 in the center line of a survey made in 1963 by the Ohio Department of Highways in Franklin County, Ohio, and further, said iron pin being in the north line of the John M. Markeson property, and in the southeast corner of the Frank J. Penny and Joan M. Penny (fee) and Melvin Magill (land contract) property;

Thence along grantor's westerly property line, and said Penny and Magill easterly property line N 3° 11' 48" E, a distance of 52.67 feet to a point in the proposed northerly right-of-way line of relocated Worthington Galena Road;

Thence along said right-of-way line N 65° 20' 31" E, a distance of 319.44 feet to a point in grantor's northerly property line, and the southerly line of the Lobmiller property;

Thence along grantor's northerly property line, and said Lobmiller southerly property line S 87° 16' 18" E, a distance of 90.56 feet to grantor's northeast property corner, said Lobmiller southeast property corner, said corner being in the centerline of existing Worthington Galena Road, and in the Zenith Holding and Trading Corporation westerly property line, passing the centerline of relocated Worthington Galena Road at a distance of 81.07 feet at Station 59 + 78.76 in said centerline;

Thence along grantor's easterly property line, the westerly line of Zenith Holding and Trading Corporation property, and the said centerline of existing Worthington Galena Road S 39° 42' 13" W, a distance of 250.16 feet to grantor's southeast property corner, and the northeast corner of said Markeson property;

Thence along grantor's southerly property line, and the northerly line of said Markeson property N 87° 12' 34" W, a distance of 224.17 feet to the point of beginning, passing said centerline of relocated Worthington Galena Road at a distance of 189.52 feet at Station 55 + 90.81 in said centerline.

Containing 0.893 acres, more or less, exclusive of the present road which occupies 0.172 acres, more or less, inclusive.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

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CV16-061

EXCEPTING THEREFROM:

Being a part of Lot 5 of Smith and Jenkins Subdivision in Quarter Township 1, Township 2, Range 18, United States Military Lands, containing 0.191 acre of land, more or less, 0.095 acre of said 0.191 acre being a part of that 0.795 acre tract designated as PARCEL II and described in the deed to SEA Properties, of record in O.R. 06745E18, 0.096 acre of said 0.191 acre being a part of that 1.259 acre tract of land described in Exhibit "A" in the deed to SEA Properties of record in D.B. 3778, page 490, said 0.191 acre of land being more particularly described as follows:

Beginning at a southwesterly corner of said 1.259 acre tract, said point being in the easterly right-of-way line of McCampbell Road and also being the northwesterly corner of a one acre tract of land described in Exhibit "A" in the deed to Delbert L. Graves, of record in D.B. 3727, page 351;

Thence from said point of beginning N 3° 09' 12" E with a westerly line of said 1.259 acre tract and said PARCEL II, the same an easterly right-of-way line of McCampbell Road, a distance of 208.28 feet to the northwesterly line of said PARCEL II, said point also being in the southwesterly corner of a tract of land designated as STRIP ONE in the deed to the City of Columbus, of record in D.B. 3538, page 286,

Thence S 87° 13' 22" E, with the southerly line of said STRIP ONE and with the northerly line of PARCEL II, a distance of 40.00 feet to a point;

Thence S 3° 09' 12" W parallel with and 40.00 feet easterly from, as measured at right angles, the westerly line of said PARCEL II and the westerly line of said 1.259 acre tract, a distance of 208.28 feet to a point in the southerly line of said 1.259 acre tract, said point also being in the northerly line of said 1.259 acre tract, said point also being in the northerly line of said one acre tract;

Thence N 87° 13' 22" W, with the southerly line of said 1.259 acre tract and with the northerly line of said one acre tract, a distance of 40.00 feet to the point of beginning and containing 0.191 acre of land, more or less.

098E

All of

(610)

128228



EXHIBIT B

CV16-061

(All references to recorded documents are in the Recorder's Office, Franklin County, Ohio)

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

Being a part of the First Quarter, Second Township, Range 18, United States Military Lands and also being part of the North one-half of the North one-half of Lot 4 of Smith and Jenkins Subdivision of part of said Quarter Township, and being one acre out of the southwest corner of said tract described as Fourth Parcel in the deed of Eliza Dora Brushart to Amanda F. Brushart, as the same is shown of record in D.B. 970, page 397, and being more particularly described as follows:

Beginning at an iron pin at the southwest corner of the North one-half of the North one-half of Lot 4 above mentioned, said iron pin being Northerly measured along the Half Section line, 601.8 feet from its intersection with the center line of Worthington Galena Road;

Thence from said beginning point, North along the Half Section line, 194.33 feet to an iron pin;

Thence easterly, parallel with the south line of the North one-half of the North one-half of said Lot 4, 224.15 feet to an iron pin;

Thence southerly, parallel with the Half Section line 194.33 feet to an iron pin in the south line of the North one-half of the North one-half of said Lot 4;

Thence with said line westerly 224.15 feet to the place of beginning, containing one acre.

EXCEPTING THEREFROM:

Being a part of the First Quarter, Second Township, Range 18, United States Military Lands and also being part of the North one-half of the North one-half of Lot 4 of Smith and Jenkins Subdivision of part of said Quarter Township, containing 0.179 acre of land, more or less, said 0.179 acre of land being out of that one acre tract of land described in "EXHIBIT A" in the deed to Delbert L. Graves, of record in D.B. 3727, page 351, said 0.1798 are of land being more particularly described as follows:

Beginning at the northwesterly corner of said one acre tract, said point also being a southwesterly corner of a 1.259 acre tract of land described in Exhibit "A" of the deed to SEA Properties, of record in D.B. 3778, page 490, said point also being in an easterly right-of-way line of McCampbell road;

Thence, from said beginning point S 87° 13' 22" E, with the northerly line of said one acre tract and with a southerly line of said 1.259 acre tract, a distance of 40.00 feet to a point;

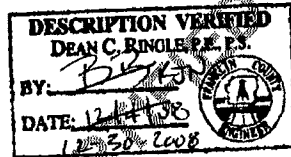
Thence S 3° 09' 12" W, parallel with and 40.00 feet easterly from, as measured at right angles, the westerly line of said one acre tract and an easterly line of said McCampbell Road, a distance of 179.61 feet to a point of curvature;

Thence southeastwardly, with the arc of a curve to the left having a radius of 23.77 feet, a central angle of  $38^{\circ} 46' 54''$  and a chord that bears  $S 18^{\circ} 25' 16'' E$ , a chord distance of 15.78 feet to a point in the southerly line of said one acre tract, said point also being in the northerly line of a 1.177 acre tract of land designated as PARCEL 3 and described in the deed to Rancho Incorporated, of record in D.B. 3046, page 587;

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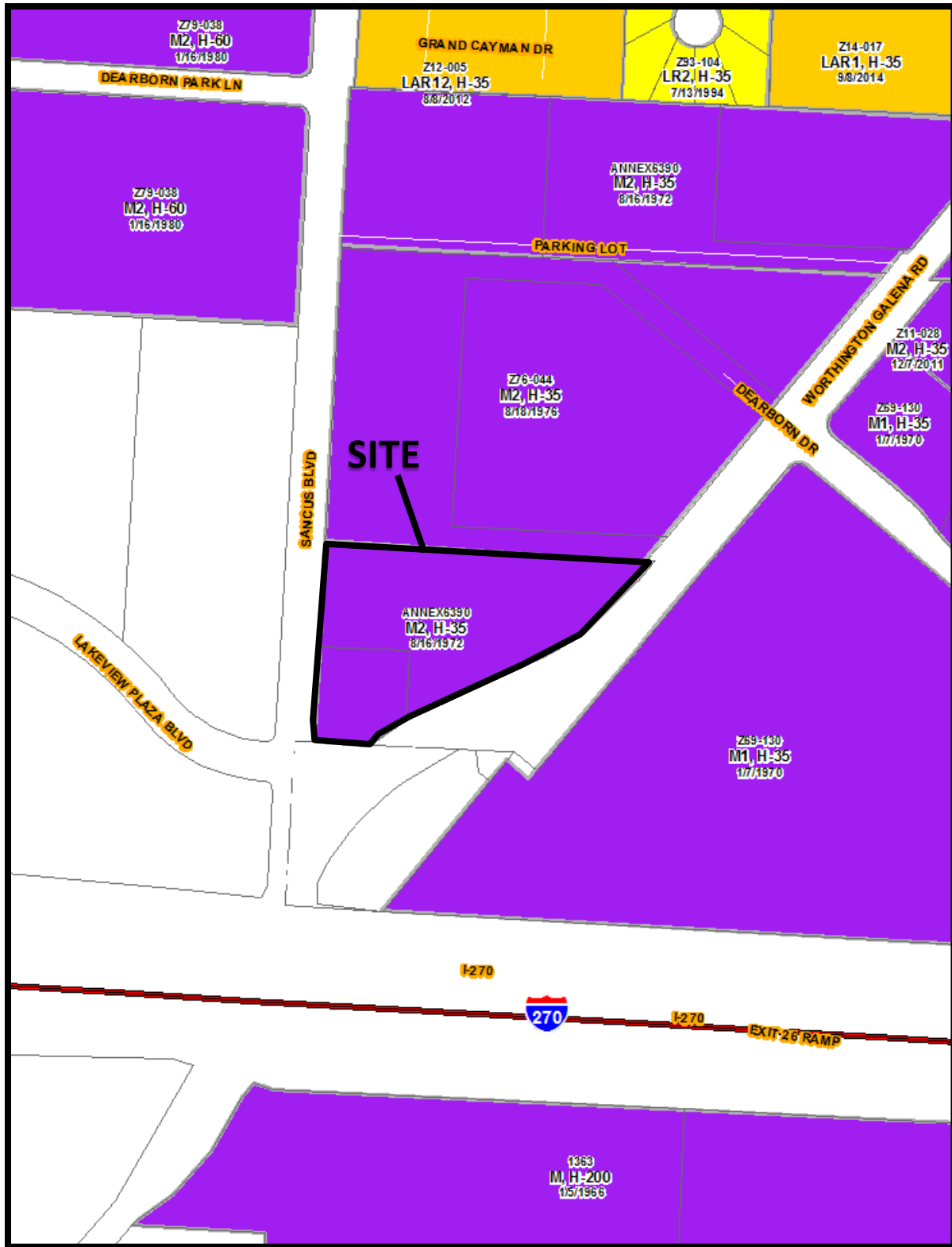
Thence  $N 87^{\circ} 13' 22'' W$ , with the southerly line of said one acre tract and with the northerly line of said PARCEL 3, a distance of 45.81 feet to the southwesterly corner of said one acre tract and the northwesterly corner of said PARCEL 3, said point also being in the easterly right-of-way line of said McCampbell Road;

Thence  $N 3^{\circ} 09' 12'' E$ , with the westerly line of said one acre tract and with the easterly line of said McCampbell Road, a distance of 194.33 feet to the point of beginning and containing 0.179 acre of land, more or less.



098E  
All of  
(610)  
128'229

NOT A CERTIFICATE



CV16-061  
7343 & 7349 Worthington-Galena Road  
Approximately 3.98 acres

#### Warehouse Flex

Warehouse flex uses should be located in older industrial areas and at locations on major arterials but not within close proximity of residential uses. Typical uses include flex office, warehouse flex, distribution and logistics, and smaller light industrial uses.

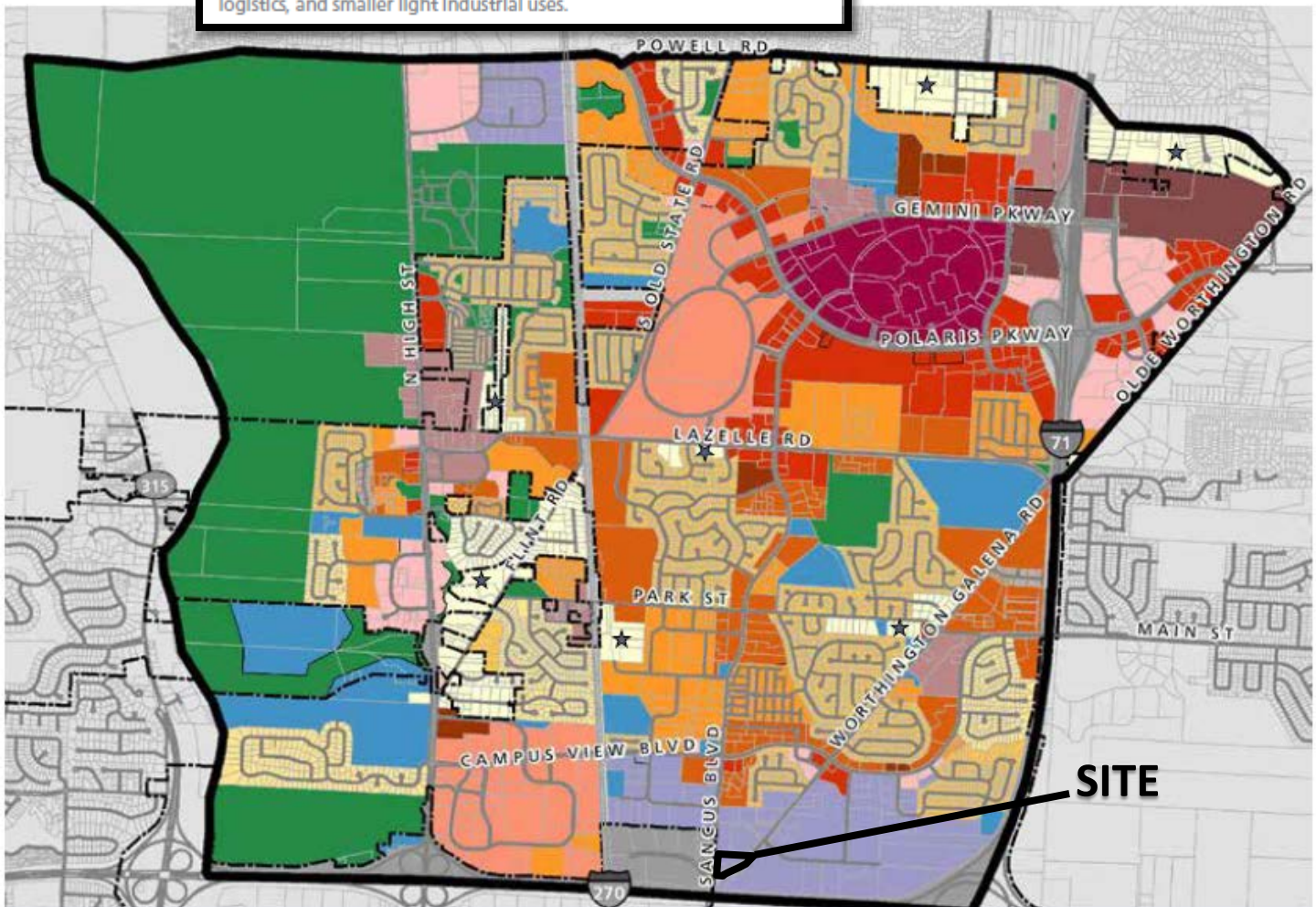


Figure 13: Future Land Use Plan

#### Land Use Category

Very Low Density Residential  
Low Density Residential  
Low-Medium Density Residential  
Medium Density Residential  
Medium-High Density Residential  
High Density Residential  
Commercial (Community)  
Commercial (Regional)  
Mixed Use (Community)  
Mixed Use (Regional)

#### Warehouse Flex

Employment Center  
Office

#### Compatible Zoning Designations<sup>†</sup>

PUD; R; LRR; RRR  
PUD; RR; RRR  
PUD; RR; SR; R-1  
PUD; SR; R-1; R-2; R-3; NE; NG; R-2F; R-4; AR-12  
NE; NG; R-2F; R-4; AR-12  
R-4; NG; NC; ARLD; AR-1; AR-2; AR-3; AR-4  
C-3; CPD; Some C-4  
C-4; CPD  
C-3; CPD; Some C-4  
C-4; CPD  
M; M-1; M-2  
C-2; CPD; M  
C-2; CPD

#### Table 7 (left): Compatible Zoning Designations

<sup>†</sup> The Compatible Zoning Designation is provided to give a general idea of what zoning classifications might correspond with the given category from the Land Use Plan. This information is not provided to indicate that this zoning classification is the only potential zoning classification for the given land use category. Nor does it imply that this zoning classification should be used as part of the review of a proposed land use for consistency with this plan.

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