

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICIAL COPY

Application #: 216-065
Date Received: 10/4/16
Application Accepted By: SP & MM Fee: \$3200
Comments: Assigned to Shannon Pine, spine @columbus.gov ; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5055 Dierker Rd Columbus Zip 43220
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 010-201454-00

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

Current Zoning District(s) CPO Requested Zoning District(s) CPO

Area Commission Area Commission or Civic Association: North West Civic Association

Proposed Use or reason for rezoning request: CPO for Micro Pub (C4)
See Attached. (continue on separate page if necessary)

Proposed Height District: 35' Acreage .605
(Columbus City Code Section 3309.14)

APPLICANT:

Name John Chess
Address 4263 Gavin Lane City/State Columbus Zip 43220
Phone # 614-402-5526 Fax # 614-452-2167 Email jchess@invest-in-realty.com

PROPERTY OWNER(S):

Name Stevenson Family Ventures
Address 5055 Dierker Rd City/State Columbus, OH Zip 43220
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Same as applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE Dana Stevenson member, Stevenson Family Ventures, LLC
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

REZONING APPLICATION

Department of Building & Zoning Services

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 210-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Chess
of (1) MAILING ADDRESS 4263 Gavin Lane Columbus, OH 43220

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 5055 Dierker Rd Columbus, OH 43220
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) Stevenson Family Ventures
5055 Dierker Rd,
Columbus, OH 43220

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

John Chess
614.402.0526

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

(5) Northwest Civic Association
Rosemarie Liske
1035 Stoney Creek Rd
Columbus, OH 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(7)

SIGNATURE OF AFFIANT

(8) _____
Subscribed to me in my presence and before me this 4th day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Shannon Carifa

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



SHANNON D. CARIFA
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
AUGUST 31, 2021

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REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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 # 216-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Chess
of (COMPLETE ADDRESS) 4263 Gavin Lane Columbus OH 43220
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. <u>John Chess</u> <u>4263 Gavin Lane</u> <u>Columbus, OH 43220</u>	2. <u>Stevenson Family Ventures LLC</u> <u>5055 Dierker Rd.</u> <u>Columbus, OH 43220</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(Handwritten signature of Shannon D. Carifa)

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

Notary Seal Here



SHANNON D. CARIFA
NOTARY PUBLIC, STATE OF OHIO
My COMMISSION EXPIRES
AUGUST 31, 2021

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549

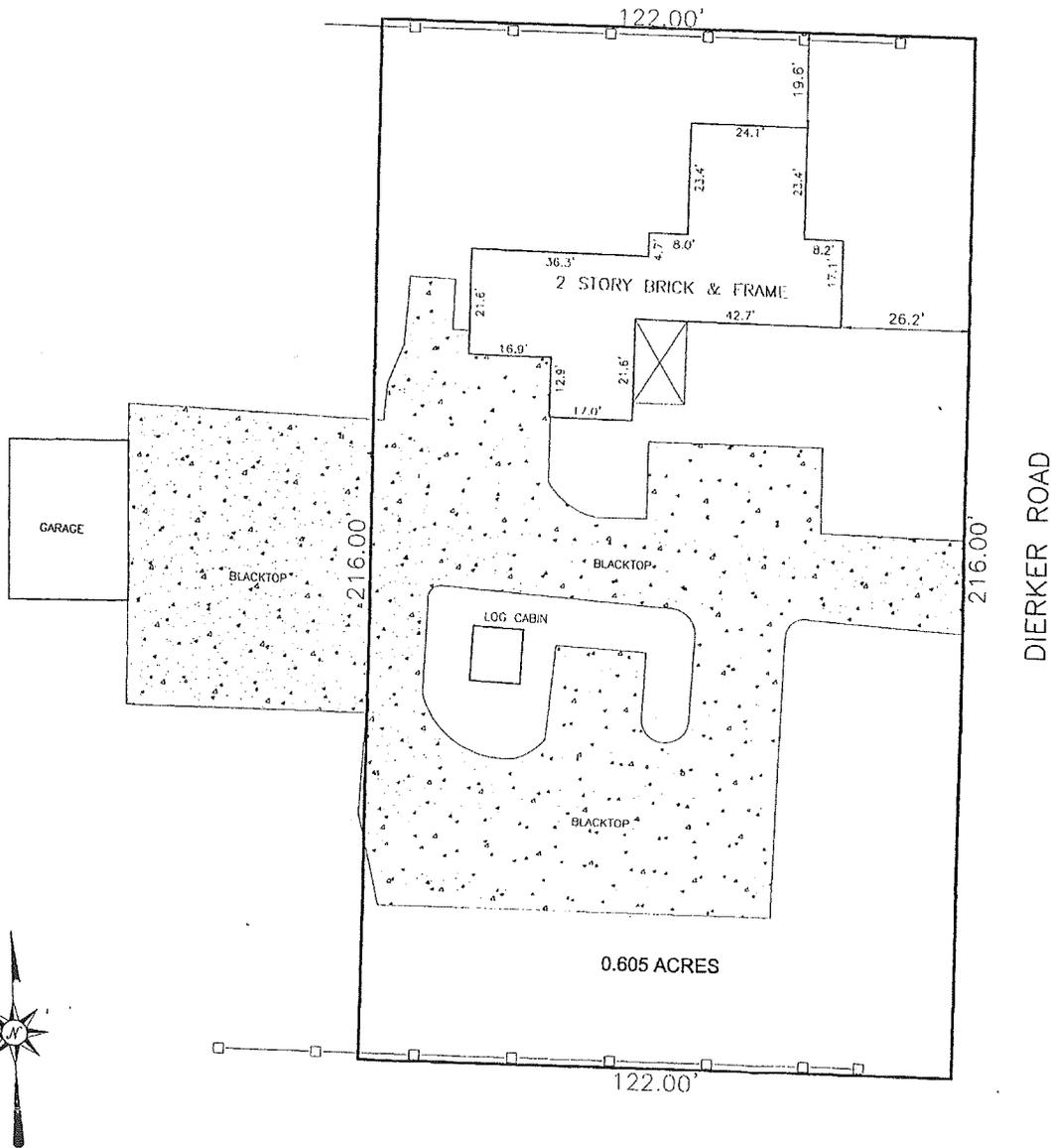


3900-2003

Order No.

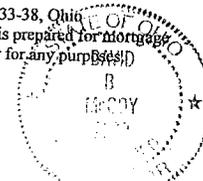
CERTIFIED TO NORTHWEST TITLE COUNTY OF FRANKLIN (COLUMBUS)
 BUYER STEVENSON FAMILY VENTURE, LLC P.B. _____ PG. _____ OR./D.B. _____ PG. _____
 LENDER HELPBRINGER MORTGAGE SCALE 1" = 30' DATE 9/10/2003 DRN DBM CH Paul

0.605 ACRES
 5055 DIERKER ROAD
 COLUMBUS, OHIO



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE X
 COMMUNITY PANEL 39049C
 PAGE 0137 G DATE 8/21/1995



By Paul B. Maly

216-065

5055 Dierker Legal Description

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

Being in Section 1, Township 1, Range 19, United States Military Lands and being a part of Lot Number 1 of Joseph Henderson's Heirs Farm Petition of record in Plat Book 4, Page 382. and being part of the 1.277 acre tract conveyed to Dierker Builders, Inc. by deed of record in O.R. 3982C16, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pin in the westerly line of Dierker Road, 30.00 feet (as measured at right angles) westerly of the centerline, said iron pin also being in the northeasterly corner of said 1.277 acre tract and the northwesterly corner of a 30.00 foot strip of land conveyed to the City of Columbus;

Thence S 3° 34' 33" W and parallel with the centerline of Dierker Road, a distance of 50.00 feet, along the westerly line of Dierker Road and the easterly line of said 1.277 acre tract to an iron pin, said iron pin being the point of true beginning for the herein described tract;

Thence S 3° 34' 33" W and parallel with the centerline of Dierker Road, a distance of 216.00 feet, continuing along the westerly line of Dierker Road and the easterly line of said 1.277 acre tract to an iron pin at the southeasterly corner of said 1.277 acre tract;

Thence N 86° 25' 27" W, a distance of 122.00 feet, along the southerly line of said 1.277 acre tract to an iron pin;

Thence N 3° 34' 33" E, a distance of 216.00 feet, across said 1.277 acre tract to an iron pin;

Thence S 86° 25' 27" E, a distance of 122.00 feet, continuing across the said 1.277 acre tract to the point of true beginning **containing 0.605 acres**, more or less, and being subject to all easements and restrictions of record .

TOGETHER WITH the following described exclusive easement as reserved by the grantor in the Deed to Slate Run Investors II, Ltd. Of record in OR Vol. 5833, Page HOS, and Recorder's Office Franklin County, Ohio:

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

Being in Section 1, Township 1, Range 19, United States Military Lands and being part of Lot No. I of Joseph Henderson's Heirs Farm Petition of record in Plat Book 4, Page 382, and being part of the 1.277 acre tract conveyed to Dierker Builders, Inc. by Deed of record in O.R. 3982C16, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pin in the westerly line of Dierker Road, 30.00 feet (as measured at right angles) westerly of the centerline, said iron pin also being in the northeasterly corner of said 1.277 acre tract and the northwesterly corner of a 30.00 foot strip of land conveyed to the City of Columbus;

Thence S 3° 34' 33" W and parallel with the centerline of Dierker Road, a distance of 17.61 feet, along the westerly line of Dierker Road and the easterly line of said 1.277 acre tract to an iron pin at the point of true beginning for the herein described tract;

Thence S 3° 34' 33" W and parallel with the centerline of Dierker Road, a distance of 32.39 feet, continuing along the westerly line of Dierker Road and the easterly line of said 1.277 acre tract to an iron pin;

Thence the following two (2) courses and distances across the said 1.277 acre tract;

1. Thence N 86° 25' 27" W, a distance of 122.00 feet, to an iron pin;

216-065

2. Thence S 3° 34' 33" W, a distance of 216.00 feet to an iron pin in the southerly line of the said 1.277 acre tract;

Thence N 86° 25' 27" W, a distance of 87.30 feet, to an iron pin in the southwesterly corner of said 1.277 acre tract;

Thence N 3° 34' 33" E, a distance of 248.39 feet, along the westerly line of said 1.277 acre tract to a point;

Thence S 86° 25' 27" E, a distance of 209.30 feet to the point of beginning containing 0.589 acres, more or less, and being subject to all easements and restrictions of record.

Applicant

North West Civic Association

Owner

John Chess
4263 Gavin Lane
Columbus, OH 43220

Rosemarie Lisko
1035 Stoney Creek Rd.
Columbus, OH 43235

STEVENSON FAMILY VENTURES
5055 DIERKER RD
COLUMBUS, OH 43220

Surrounding Property Owners

SLATE RUN II LLC
6960 ORCHARD LAKE RD
W BLOOMFIELD, MI 48332

ALMEDIA, JULIET
2159 HEDGEROW RD
COLUMBUS, OH 43220

COVENANT BAPTIST CHURCH
5100 DIERKER RD
COLUMBUS, OH 43220

JEFFCOTT, DAVID R
PO BOX 779
POWELL, OH 43065

REIBER, MICHAEL A
2159 HEDGEROW RD B
COLUMBUS, OH 43220

RASHIDI, HAMID &
GHOORKHANIAN, FIROOZEH
7443 WYNDLE CT
DUBLIN, OH 43017

TROUTE, MICHAEL A
2082 PARK RUN DR UNIT A
COLUMBUS, OH 43220

216-005

CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

.605 ACRES

EXISTING DISTRICTS: CPD Zoned C - Office

PROPOSED DISTRICT: CPD, Commercial Planned Development District – C2 Office and Special Use of Micro Pub with onsite retail and wholesale distribution

PROPERTY ADDRESS: 5055 Dierker Rd. Columbus, OH 43220

OWNER: Stevenson Family Ventures: 5055 Dierker Rd. Columbus, OH 43220

APPLICANT: John Chess Real Estate Broker, future owner

DATE OF TEXT: October 4, 2016

APPLICATION NUMBER:

INTRODUCTION: The subject property ("Site") is .605 acres located on the west side of Dierker Rd between Bethel and Henderson Roads. The site is zoned CPD for office only uses from a 1986 rezoning. The site had been a residence that was a single family home constructed in 1850 time frame. The original use was a cattle farm owned by Joseph Henderson. It was a Revolutionary War Land Grant. The property has had only three owners, the Henderson Family, the Borrer family and the Stevenson family.

Applicant will work with the city Historic Preservation Office for determination as to the appropriate architectural designs for the new addition and any restoration or changes to the existing structures as this property is listed on the Columbus Register of Historic Properties.

1. **PERMITTED USES:** All office permitted in Columbus City Code Chapter 3353, C-2, Office Commercial District, and restaurant uses permitted in Chapter 3355, C-3, and Commercial District.

2. **DEVELOPMENT STANDARDS:** The applicable development standards shall be as specified in Chapter 33611, CPD, Commercial Planned Development District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

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

1. The minimum parking and building setback along Dierker Road is 25 feet for parking and buildings.
2. The minimum parking and building setbacks along the south property line shall be 31 feet or if we need additional parking then the setback would go from 15 ft. to 0'.
3. The minimum parking and building setbacks along the north and the west sides are requested to 0 feet as there is an easement on both of these sides that give plenty of extra space between neighboring properties. The green space along with paved driveways maintains an adequate spacing.

4. Lot Coverage for Building and Pavement shall not exceed seventy five (75) percent (%).

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

1. Existing ingress, egress, parking lot will be utilized. Any new access shall be approved by the Department of Public Service, Division of Traffic Management.

3. Bicycle spaces will be provided per code requirements. We will work with the Historic Resources Commission and the new access shall be approved by the Department on the type, location and appropriate design. We will try and incorporate a historically appropriate version.

4. Traffic Studies and Patterns: A traffic study is being conducted by Carpenter Marty Transportation, Inc., for submittal to Dan Blechschmidt of the Division of Traffic Management per his requirements.

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

1. The existing 6' wood and masonry fence shall be maintained along the north and south sides of the property.

2. There are approximately 4-5 very old and large trees that will be maintained and pruned for continued healthy growth.

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

All exterior design elements and building materials will be approved by the Historic Resources Commission.

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

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the CPD, Commercial Planned Development. Any variance to the applicable requirements shall be submitted to the Columbus Graphics Commission.

2. The current sign monument for the address will be maintained. A Historical Placard is planned for the other existing monument which shall be reviewed and approved by the Historic Resources Commission.

G. Modifications of Code Standards.

1. 3312.03 & 3312.49 - OFF STREET PARKING: Request Variance to reduce required parking calculation total from 30 to 16 spaces. Permanent, Exclusive Easement is provided that allows use of 10 existing additional parking spaces on adjacent lot for grand total of 26 available parking spaces.

H. Other CPD Requirements

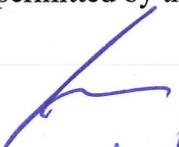
1. Natural Environment: The natural environment of the site is flat with established boundaries to neighboring properties. Utilities are in place to handle current and proposed additions.
2. Existing Land Use: The property is developed with a 3,760 sq. ft. 2 story office building and accessory parking.
3. Circulation: Access to and from the site is from Dierker Rd...
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use to the North, South and West. There is a large church with two parcels to the east on the other side of Dierker Rd...
5. Visibility: The site is visible from Dierker Rd...
6. Proposed Development: Neighborhood Commercial Development. Micro Brew Pub with manufacturing) and with offices.
7. Traffic Studies and Patterns: A traffic study is being conducted for submittal to Dan Blechschmidt of the Planning and Operations Division.

I. Miscellaneous Commitments

1. Development of the site shall be developed in accordance with the site plan titled "Henderson Farm Micro Pub & Brewery". The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department, or a designee, upon submission of the appropriate data regarding the proposed adjustment. Historic accessory structures that are planned but that are not depicted on the plan shall be permitted if approved by the Historic Resources Commission.
2. If the proposed parking reduction causes an overflow condition, the owner will work with a neighboring church or other neighboring property owner to provide valet parking. This will be especially true if there are any special events held at this property.
3. Deliveries and trash pick-up will not occur outside the hours of 7AM to 7PM and the developer will require this as part of any service agreement or lease agreement.

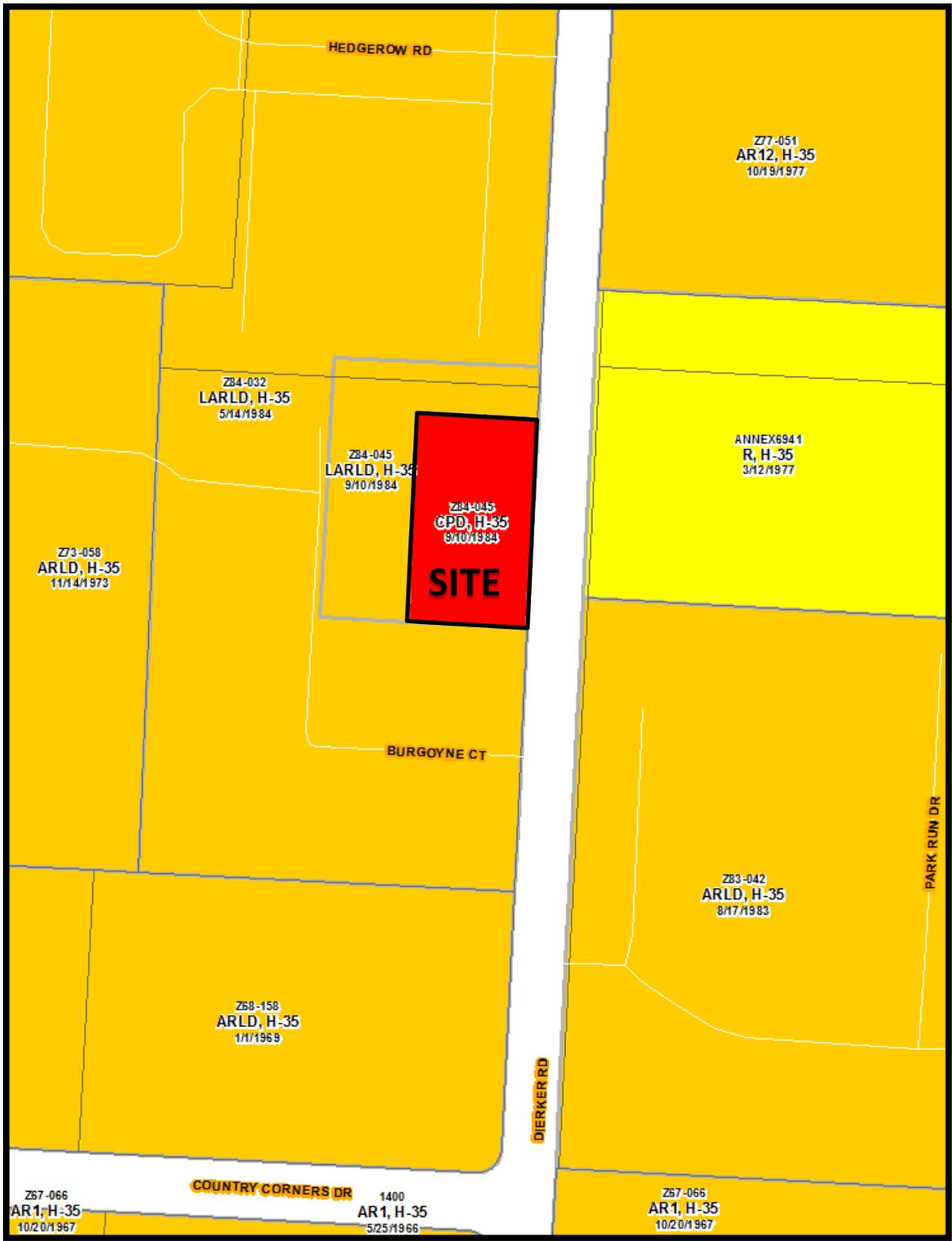
The undersigned, being the agent and future owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code, except as permitted by this development text and drawings referenced herein.

SIGNATURE:

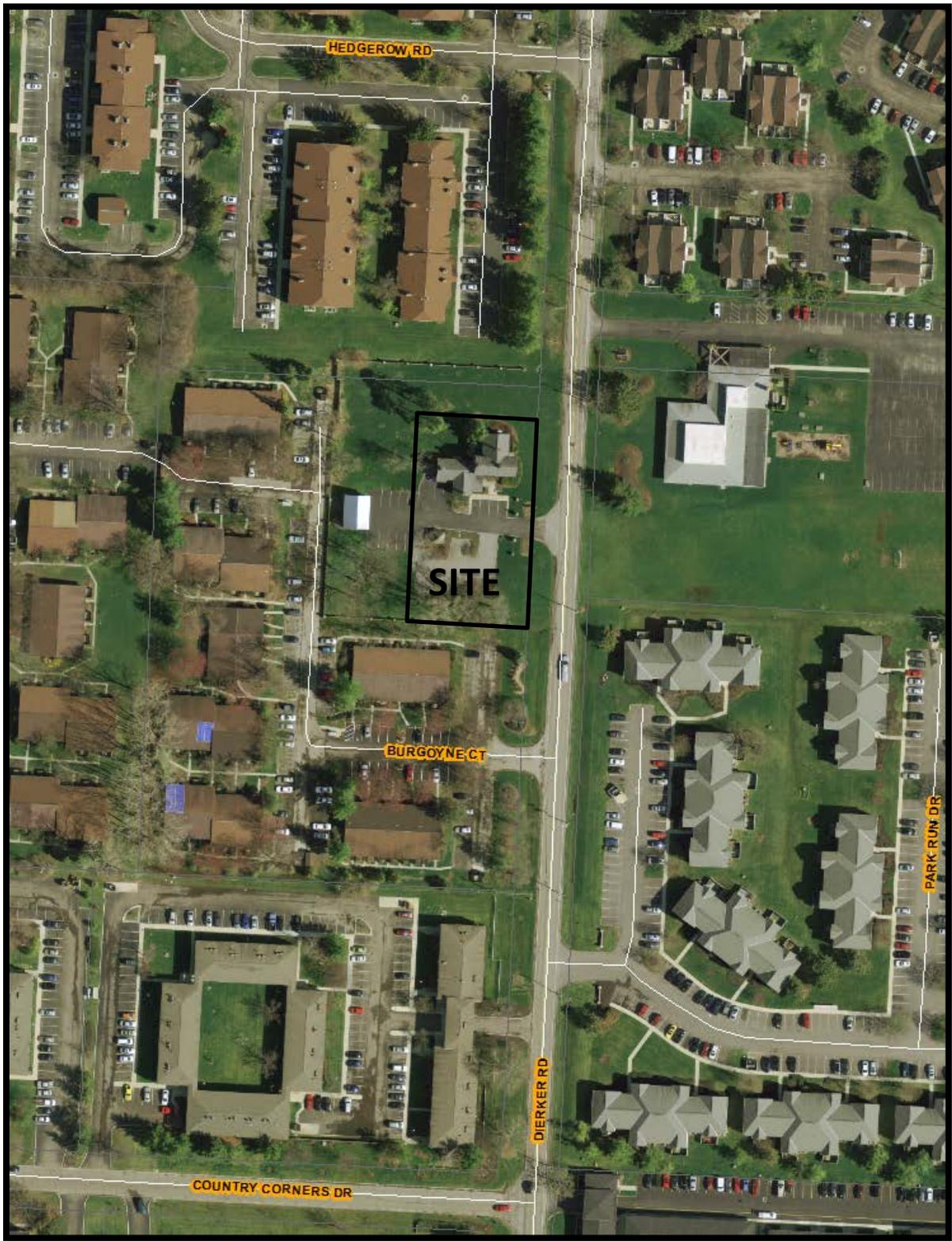


DATE:

10/4/2016



Z16-065
5055 Dierker Road
Approximately .61 acres
CPD to CPD



Z16-065
5055 Dierker Road
Approximately .61 acres
CPD to CPD