

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 #: 217-011 Date Received: 4/17/17

Application Accepted By: KP & SP Fee: \$1980

Assigned Planner: Kelsey Prieb; kprieb@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 541 BREHL Zip 43233

Is this application being annexed into the City of Columbus Yes No (select 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 010-066562

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

Current Zoning District(s) C-5 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: FRANKLINTON AREA COMMISSION

Proposed Use or reason for rezoning request: REPURPOSE BUILDING

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.13 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name BRUCE STORTS

Address 4181 PATZER AVE. City/State GROVE CITY OH. Zip 43123

Phone # 614-206-5278 Fax # _____ Email BRUCE GC OH @ AOL.COM

PROPERTY OWNER(S):

Name BLS RENTALS LTD

Address 4181 PATZER AVE. City/State GROVE CITY OH Zip 43123

Phone # 614-206-5278 Fax # _____ Email BRUCE GC OH @ AOL.COM

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE Bruce Storts

PROPERTY OWNER SIGNATURE Bruce Storts

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
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BRUCE STORTS
of (1) MAILING ADDRESS 4181 PATZER AVE. GROVE CITY OH. 43123

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 541 BREHL
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) 4/17/17

(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) BLS RENTALS LTD
4181 PATZER AVE.
GROVE CITY OH. 43123

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

BRUCE STORTS
614-206-5278

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

(5) FRANKLINTON AREA COMMISSION
P.O. BOX 23315
COLUMBUS OH. 43233

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) Bruce Storts
Sworn to before me and signed in my presence this 15th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) David B. Gill Jr.

My Commission Expires:

DAVID B. GILL JR.

Notary Seal Here



**NOTARY PUBLIC
FOR THE
STATE OF OHIO**
My Commission Expires
September 9, 2020

This Affidavit expires six (6) months after date of notarization.

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APPLICANT

Bruce Storts
4181 Patzer Ave
Grove City, OH 43123

PROPERTY OWNER

BLS Rentals LTD.
4181 Patzer Ave
Grove City, OH 43123

AREA COMMISSION

Franklinton Area Commission
P.O. BOX 23315
Columbus, OH 43233

SURROUNDING PROPERTY OWNERS

CIOTOA DOMENICO TR
CIOTOLA ITALIA TR
4161 Randmore Ct
Columbus, OH 43220

EVANS CARPET JUNKYARD INC
LARRY L EVANS
665 N Hague Ave
Columbus, OH 43204

MARIANNVILLE LLC
6262 Winding Lake Dr
Jupiter FL 33458

TRIPLE R ASSOCIATES LTD
6300 NE 1ST Ave.
Fort Lauderdale, FL 33334

CSX TRANSPORTATION INC
TAX DEPT
500 Water ST. (J-910)
Jacksonville, FL 32202

ROBERT J PINKERMAN
NINA M PINKERMAN
382 S Chase Ave.
Columbus, OH 43204

ODOT REAL ESTATE ADMIN.
TAMMY BORING
400E William St.
Delaware, OH 43015

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 # 217-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

BRUCE STORTS
4181 PATZER AVE GROVE CITY OH. 43123

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>BLS RENTALS LTD</u> <u>4181 PATZER AVE. GROVE CITY OH.</u> <u>43123</u> <u>0</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Bruce Storts

Subscribed to me in my presence and before me this 15th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

David B. Gill Jr.

My Commission Expires:

This Project Disclosure Statement expires on the 15th day of notarization.

Notary Seal Here



DAVID B. GILL JR.
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 9, 2020

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City of Columbus Zoning Plat



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: 010066562

Zoning Number: 541

Street Name: BREHL AVE

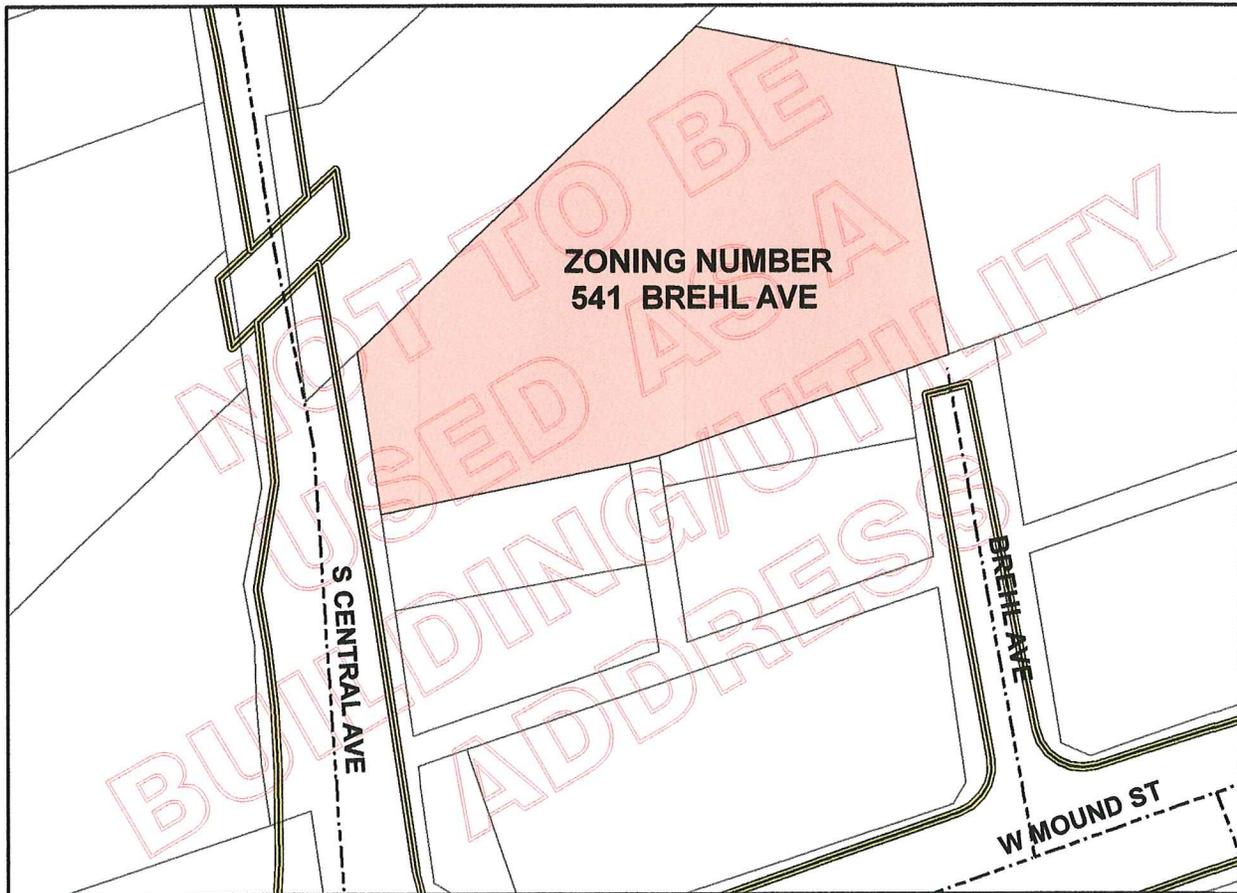
Lot Number: 333

Subdivision: SULLIVANTS

Requested By: BLS (BRUCE STORTS)

Issued By: *Adyana Amariam*

Date: 4/12/2017



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 89087

217-011

EXHIBIT "A"

Description of 1.271 acre tract on S. Central Ave., North of W. Mound St., Columbus, Ohio, for Central Point Company

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 1393:

Being in Outlot Number Thirty (30) in M.L. SULLIVANT'S SUBDIVISION, and being a portion of Parcel III as conveyed to James B. King and David C. Wilcox by deed of record in Official Record 669, Page H17, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the east line of South Central Avenue - U.S. Route 62 and Ohio Route 3 (60 feet wide), at a corner of said Parcel III, at the northwest corner of Lot Number Three Hundred Sixty Two (362) in Hamilton Place Addition, as shown of record in Plat Book 5, Page 127, 128 and 129, Recorder's Office, Franklin County, Ohio, and at the southwest corner of a triangular strip of ground conveyed as Second Parcel to Erwin J. Fanta by deed of record in Deed Book 2872, Page 535, Recorder's Office, Franklin County, Ohio;

thence S 70° 35' 13" W along a south line of said Parcel III and along the north line extended westerly of said Lot No. 362 a distance of 30.49 feet to a point in the centerline of South Central Avenue and at the southwest corner of said Parcel III;

thence N 9° 05' 42" W along the centerline of South Central Avenue and along the west line of said Parcel III a distance of 98.50 feet to a point in the south right of way line of the Baltimore and Ohio Railroad (100 feet wide) and at the northwest corner of said Parcel III;

thence N 45° 54' 41" E along the south right of way line of the Baltimore and Ohio Railroad and along a portion of the north line of said Parcel III a distance of 272.66 feet to a 3/4-inch I.D. iron pipe set in the south limited access right of way line of Interstate Route 70 and at the westernmost corner of a 1.854 acre tract of land conveyed partially out of said Parcel III as Parcel No. 161 WL to State of Ohio by deed of record in Deed Book 3215, Page 541, Recorder's Office, Franklin County, Ohio (passing a 3/4-inch I.D. iron pipe set in the east right of way line of South Central Avenue at 36.62 feet);

thence S 80° 50' 33" E along the south limited access right of way line of Interstate Route 70 a distance of 122.81 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of a 0.565 acre tract of land conveyed partially out of said Parcel III to Harold R. and Margaret E. Hodges by deed of record in Official Record 2433, Page D 03, Recorder's Office, Franklin County, Ohio;

thence S 10° 31' 21" E along the west line of said 0.565 acre tract a distance of 153.85 feet to a 1/2-inch I.D. iron pipe found in the centerline at the north end of Brehl Avenue (50 feet wide), in a south line of said Parcel III and at the southwest corner of said 0.565 acre tract;

thence S 70° 35' 13" W along a portion of a south line of said Parcel III, along the west half of the north end of Brehl Avenue, along the north line of Lot Number Three Hundred Forty Eight (348) in said Hamilton Place Addition and along the north end of an alley (16 feet wide) a distance of 180.56 feet to a 2" I.D. iron pipe found at a corner of said Parcel III, at the northwest corner of the north end of said alley; at the northeast corner of said Lot No. 362 and at the easternmost corner of said triangular strip of ground;

thence S 78° 53' 19" W along a south line of said Parcel III and along the north line of said triangular strip of ground a distance of 136.28 feet to a 1-inch I.D. iron pipe found in the east right of way line of South Central Avenue, at a corner of said Parcel III and at the northwest corner of said triangular strip of ground;

thence S 9° 05' 42" E along the east right of way line of South Central Avenue, along a line of said Parcel III and along the west line of said triangular strip of ground a distance of 20.00 feet to the place of beginning; containing 1.271 acres of land more or less and being subject to all legal highways, easements and restrictions of record. Of the above described 1.271 acres, 0.073 acre more or less, is within the right of way of South Central

Avenue, leaving a net area of 1.198 acres more or less.

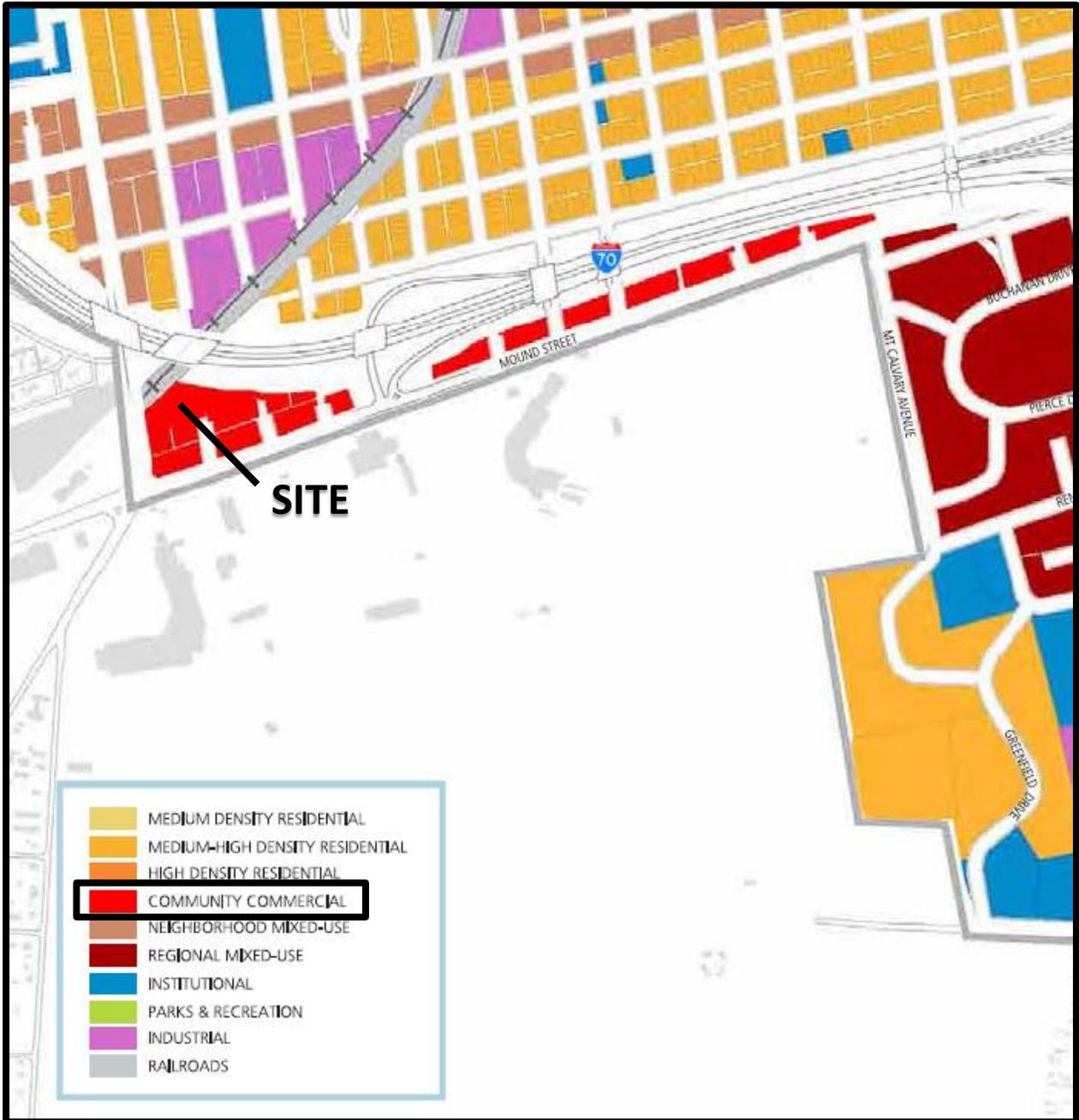
Commonly known as: 541 Brehl Avenue, Columbus, Ohio 43223

PPN(s): 010-066562 & 010-044386

The property address and/or tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

217-011

West Franklinton Plan (2014)



Z17-011
541 Brehl Avenue
Approximately 1.13 acres
C-5 to M

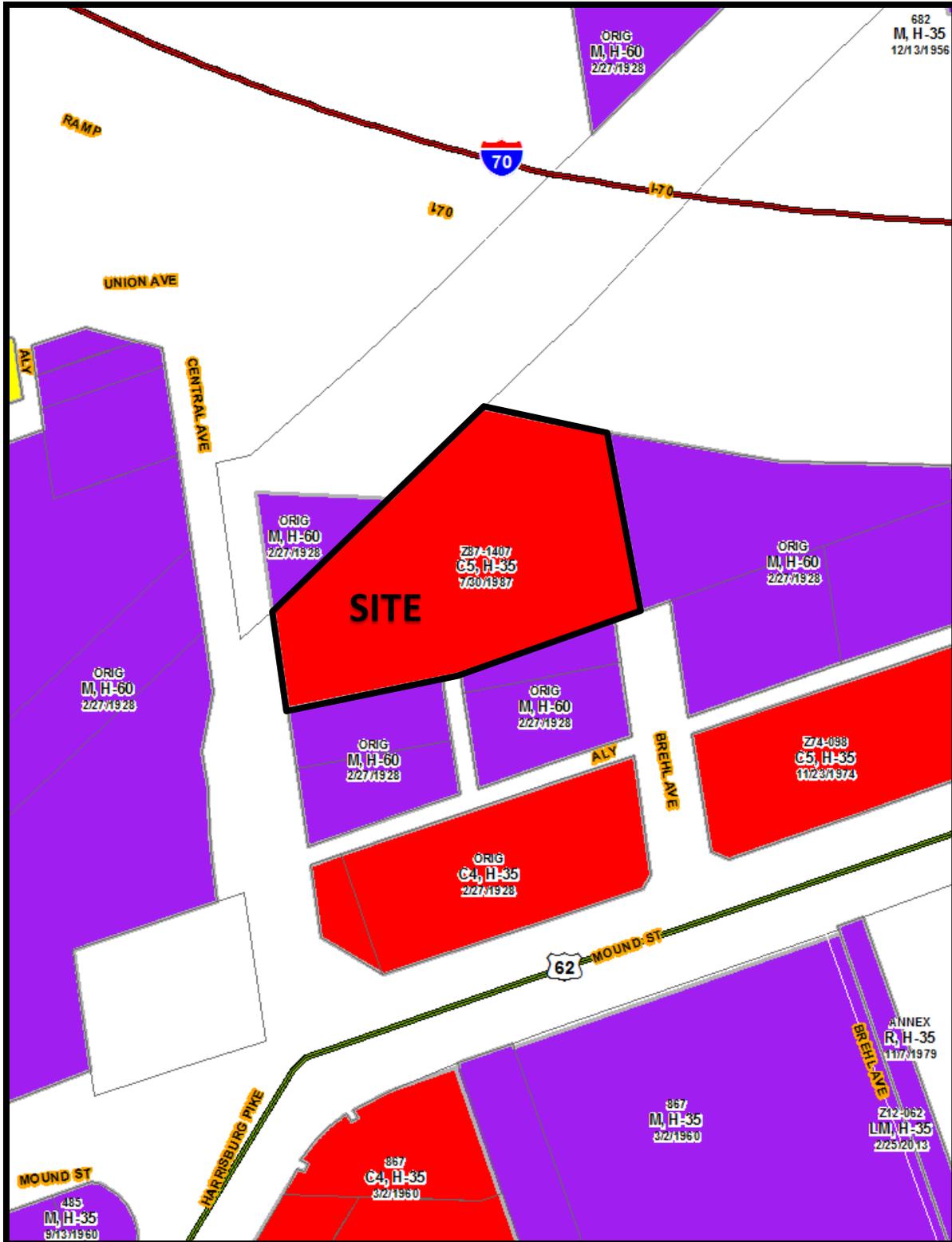
West Franklinton Plan (2014)

Classification	Sub-Classification	Density Guideline*	Map Color	General Description
Residential	Low Density Residential	up to 4 du/acre		This classification is characterized by low density single family residential development.
	Low-Medium Density Residential	4-6 du/acre		This classification is characterized by predominantly single-family development, with limited amounts of multifamily.
	Medium Density Residential	6-10 du/acre		This classification is characterized by residential development including both smaller lot single-family and smaller scale multifamily development.
	Medium - High Density Residential	10 to 16 du/acre		This classification is characterized by a variety of dwelling types, including doubles, townhouses and multi-family development.
	High Density Residential	16 to 45 du/acre		This classification is characterized by multi-story multifamily housing.
	Very High Density Residential	45 and higher du/acre		This classification is characterized by very dense multi-story multifamily housing.
Commercial	Neighborhood Commercial			This classification is characterized by retail, office, or institutional uses that serve the immediate neighborhood. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial			The Community Commercial classification is characterized by retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Regional Commercial			The Regional Commercial classification is characterized by large scale shopping centers and regional malls, big box retailers, hotels, entertainment centers and similar retail uses that have the potential to attract consumers from major portions of the city, as well as the Central Ohio region. Office or institutional uses are also be appropriate.

Z17-011
 541 Brehl Avenue
 Approximately 1.13 acres
 C-5 to M



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541 Brehl Avenue
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