

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 #: 217-015 Date Received: 4/25/17
Application Accepted By: JD & KP Fee: \$4160
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 700 Fairway Blvd. Zip 43123

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 split from 010-109334

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

Current Zoning District(s) PUD-2 Requested Zoning District(s) PUD-4

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: attached dwelling units

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 3.8

[Columbus City Code Section 3309.14]

APPLICANT:

Name 14th Hole Development LLC

Address c/o Tom Heilman 130 South Columbia Ave. City/State Columbus, OH Zip 43209

Phone # 614-291-2600 Fax # _____ Email tom@hometeamproperties.net

PROPERTY OWNER(S):

Name Same as applicant

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

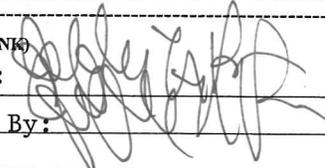
Attorney Agent

Name Jeffrey L. Brown

Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE 14th Hole Development LLC By: 

PROPERTY OWNER SIGNATURE 14th Hole Development LLC By: _____

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 # 217-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 700 Fairway Blvd.
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) 4/25/17

(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) 14th Hole Development LLC
c/o Tom Heilman
130 S. Columbia Ave.
Columbus, OH 43209

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

14th Hole Development LLC
614-291-2600

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

(5) Far East Area Commission
Jennifer Chamberian
696 Cedar Run Drive
Blacklick, OH 43004

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) [Signature]
Sworn to before me and signed in my presence this 25th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/4/2020

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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Please make all checks payable to the Columbus City Treasurer

AREA COMMISSION

Far East Area Commission
Jennifer Chamberlain
or Current Occupant
646 Cedar Run Drive
Blacklick, OH 43004

Columbus Country Club
or Current Occupant
130 S. Columbia Avenue
Columbus, OH 43209-1623

Scott Olenik & Nathan Bach
or Current Occupant
679 Fairway Blvd.
Columbus, OH 43213

Omar Morales
Marilyn Morales Le TR RMDR
or Current Occupant
725 Fairway Blvd.
Columbus, OH 43213

Judy Cavanaugh
Or Current Occupant
669 Fairway Blvd.
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

John & Sarah Sugar
or Current Occupant
664 Fairway Blvd.
Columbus, OH 43213

Sarah Roshwalb & Eric Pfeiffer
or Current Occupant
685 Fairway Blvd.
Columbus, OH 43213

Tiffany Inglis Eul Davis
Brian Davis
or Current Occupant
7605 Clear Creek Ct.
Blacklick, OH 43004

Kaye Dana & Wilfredo Colon
or Current Occupant
667 Fairway Blvd.
Columbus, OH 43213

Thomas & Yvette Weaver
or Current Occupant
707 Fairway Blvd..
Columbus, OH 43209

Columbus Country Club
or Current Occupant
4831 E. Broad Street
Columbus OH 43213.1348

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 # 217-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

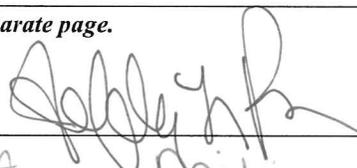
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. 14th Hole Development LLC c/o Tom Heilman 130 S. Columbia Avenue Columbus, OH 43209 614-291-2600	2.
3. zero Columbus based employees	4.

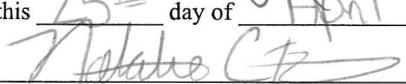
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 25th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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

LOTS APPROVED
 CITY OF COLUMBUS
 BUILDING & ZONING SERVICES
 DATE 2-3-17 BY RPM
 CONDITIONS none
17330-00029



2740 East Main Street
 Bexley, Ohio 43209-2577
 (614) 235-8677
 Telefax (614) 235-4559
 Email: info@myerssurveying.com

December 27, 2016

3.874 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Reserve "B" of The Fairway No. 2, as same is delineated upon the recorded plat thereof, of record in Plat Book 19, Page 12, Recorder's Office, Franklin County, Ohio, also being part of the 239 Acre tract (First Tract) as conveyed to The Columbus Country Club, Inc., as shown of record in Deed Book 1549, Page 320 and being more particularly described as follows:

Beginning at a found 1" iron pipe in the northerly line of Fairway Boulevard (80 feet wide as dedicated in Plat Book 19, page 12), at the southwest corner of said Reserve "B" and the southeast corner of Lot 97 of said subdivision;

Thence, along part of the west line of said Reserve "B", along part of the east line of said Lot 97, North 07° 17' 37" West, 200.00 feet to a set iron pipe;

Thence, across said Reserve "B", South 71° 14' 00" East, 450.58 feet to a set iron pipe;

Thence, continuing across said Reserve "B", South 61° 00' 00" East, 379.48 feet to a set iron pipe in a south line of said Reserve "B", the north line of Lot 98 of said The Fairway No. 2 subdivision;

Thence, along part of a south line of said Reserve "B", along part of a north line of said Lot 98, South 60° 29' 28" West, 350.89 feet to a found 1" iron pipe at the northwest corner of said Lot 98, also being on the north line of Fairway Boulevard (80 feet wide as dedicated in P.B. 19, P. 12);

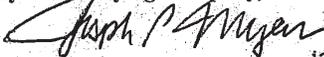
Thence, along a south line of said Reserve "B", along the north line of said Fairway Boulevard, along the arc of a curve to the left, said curve having a radius of 1,680.00 feet, a delta of 01° 15' 59", a tangent of 18.57 feet, an arc length of 37.13 feet and a chord bearing and distance of North 53° 46' 00" West, 37.13 feet to a point of tangency, referenced by a set iron pipe that bears South 35° 36' 00" West, 30.00 feet;

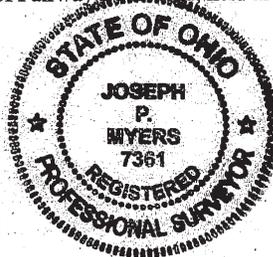
Thence, continuing along said line, North 54° 24' 00" West, 431.03 feet, to a found 1" pipe at a point of curvature;

Thence, continuing along said line, along a curve to the left having a radius of 580.00 feet, a delta of 05° 34' 00", a tangent of 28.20 feet, an arc length of 56.35 feet and a chord bearing and distance of North 57° 11' 00" West, 56.33 feet to the place of beginning **CONTAINING 3.874 ACRES** (168,772 Square Feet), subject however, to all legal highways easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in June 2007. Iron pipes set are 30" X 1" (O.D.) with orange plastic caps inscribed "P.S. 6579". Bearings are based on the centerline of Fairway Boulevard, held as North 54° 24' 00" West, per Plat Book 19, Page 12.

Myers Surveying Company, Inc.


 Joseph P. Myers, P.S. #7361. 12/27/2016
 JPM (312272016 entire 3.874 acre tract)



PRELIMINARY
 APPROVAL
 FRANKLIN COUNTY
 ENGINEERING DEPT.
 DATE: 01/13/2017 BY: [Signature]

217-015

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: 010297272

Zoning Number: 700

Street Name: FAIRWAY BLVD

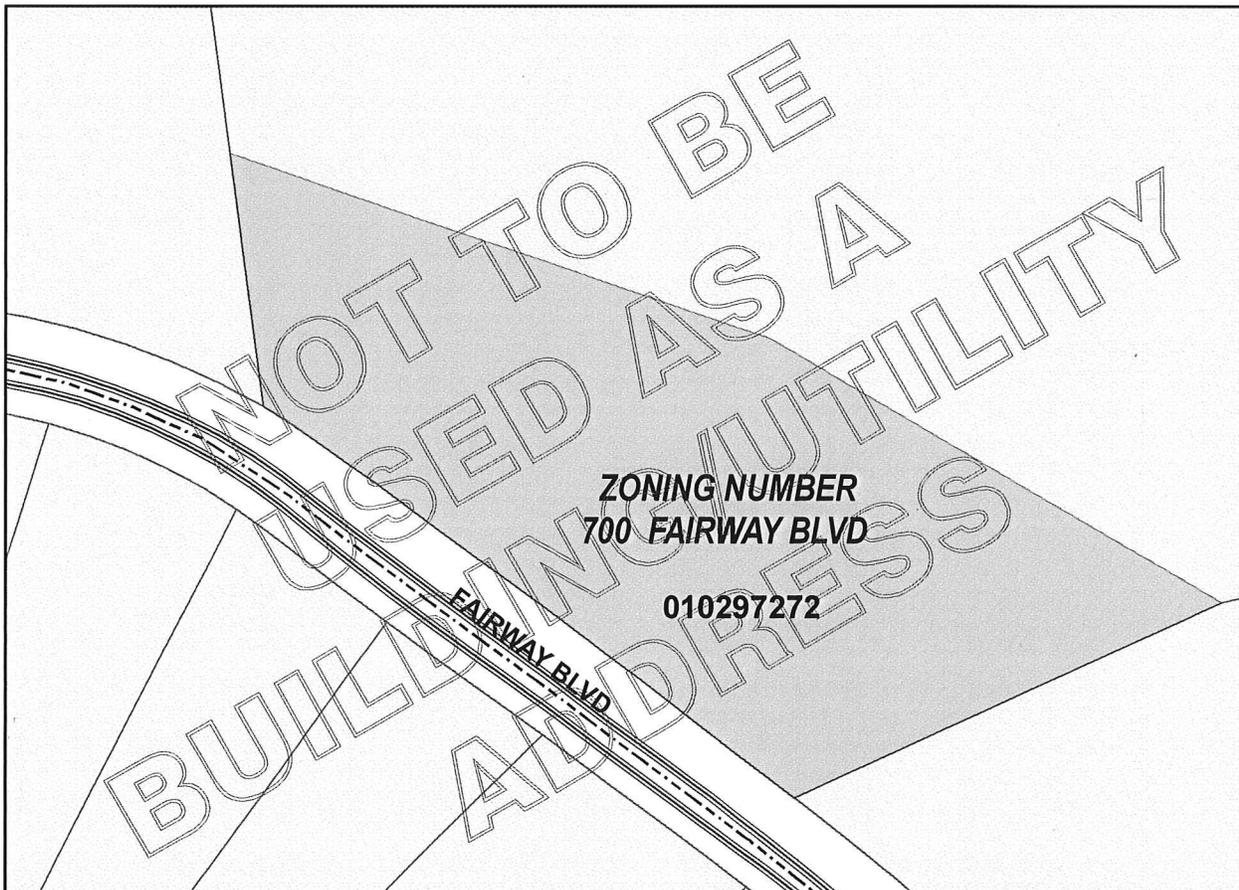
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JEFF BROWN)

Issued By: *Amwoldemariam*

Date: 4/21/2017



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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 90675



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/18/17

010-106334
01/18/2017
COLUMBUS C



Disclaimer

Scale = 300



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.

Real Estate / GIS Department

217-015

PUD Notes

PUD 4 Notes:

PROPERTY ADDRESS: 700 Fairway Boulevard

OWNER:.

APPLICANT:

DATE OF TEXT: 4/25/17

APPLICATION: Z17-015

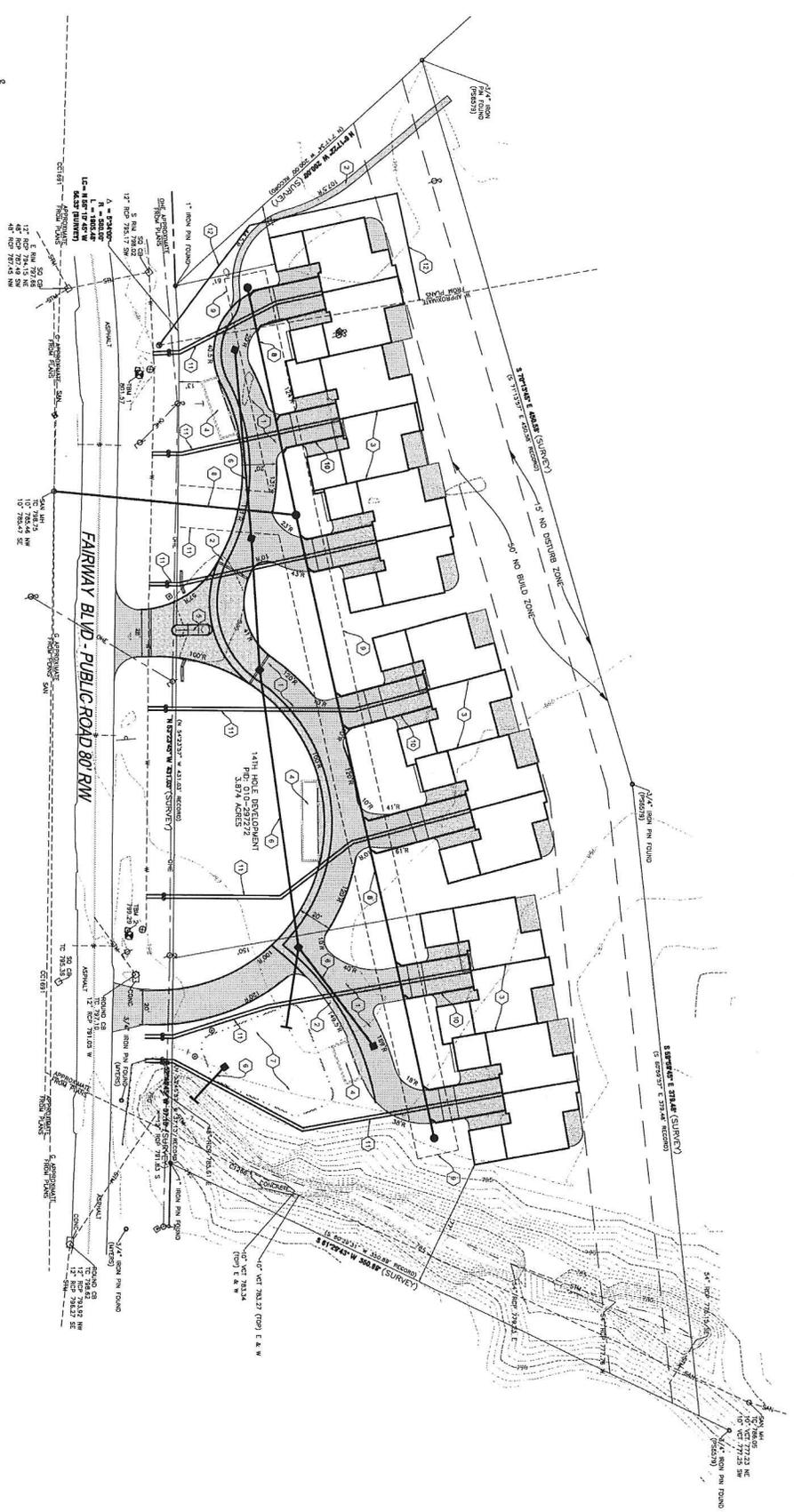
1. PERMITTED USES: Attached dwelling units in three buildings
2. DEVELOPMENT STANDARDS: Unless otherwise indicated in the PUD Notes or on the submitted PUD drawing, the applicable development standards are contained in Chapter 3333 of the Columbus City Code as they apply to the AR-12 Apartment Residential
3. MINIMUM MET FLOOR AREA FOR LIVING QUARTERS:

1400 sq. ft. 1st floor.
4. MINIMUM GARAGE SIZE:

2 car
5. BUILDING MATERIALS: The exteriors of all homes shall be constructed of all natural materials, brick stone, wood, glass, stucco and/or hardy plank.
6. There shall be a fifty foot wide no build setback from the east property line. No buildings, sheds, play equipment, fences, walls or structures shall be permitted within that fifty foot wide area. The last fifteen feet of the no build zone adjacent to the golf course shall be a tree/vegetation preservation area. No trees, shrubbery or undergrowth shall be remove from this fifteen foot wide tree/vegetation area unless approved by the Columbus Country Club upon submission of the landscape plan the applicant will plant if necessary minimum 5 foot tall evergreen 15 feet on center in open areas in the south sideyard beginning at the southeast corner of the no build line and extending west along that area to the southwest corner of the southern most building located to screen that building from the adjacent house to the south (Parcel #090-001774).
7. Prior to construction a snow fence shall be installed in front of the fifty foot rear setback to protect the existing trees and vegetation. After construction of the house, the developer shall install markers at the edge of the 15 foot/tree vegetation preservation area every fifty feet along that line.
8. Utilities and a golf cart path may be installed within the No Build Zone and No Disturb Zone.
9. The location of the utilities in the No Disturb Zone along the south property line shall be reviewed and approved by the City Forrester.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.

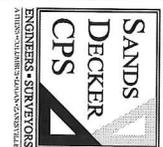
14th-hole.txt (clh)
4/25/17 S:Docs/s&htxts 2017



- SITE KEYNOTES**
1. ASPHALT PAVEMENT
 2. ASPHALT DRIVE
 3. ASPHALT DRIVE
 4. ASPHALT DRIVE
 5. ASPHALT DRIVE
 6. ASPHALT DRIVE
 7. ASPHALT DRIVE
 8. ASPHALT DRIVE
 9. ASPHALT DRIVE
 10. ASPHALT DRIVE
 11. ASPHALT DRIVE
 12. ASPHALT DRIVE
- MISC. NOTES**
- ALL ITEM NUMBERS REFER TO THE 2012 CITY OF COLUMBUS ZONING ORDINANCE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - THE PROPOSED PROJECT WILL COMPLY WITH 2012.15 & 2012.27 UNDESIGNED DRIVE AS SHOWN ON THE VISION SCENARIOS 3/12/15 & 3/12/17 LAYOUTS.
 - PROVIDE SURFACE FOR PARKING & 3/12/15 WHEEL STOP DEVICE.

SITE DATA TABLE

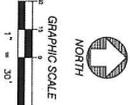
ZONING DISTRICT	PUD-4
NUMBER OF UNITS	14
LOT DENSITY	3.8 UNITS/ACRE
REQUIRED OPEN SPACE	8400 S.F.
PROVIDED OPEN SPACE	11026 S.F.



ENGINEERS • SURVEYORS
A DIVISION OF SANDS DECKER CPS, LLC



Know what's below.
Call before you dig.
Call 811 or visit 811.org
1-800-955-0888

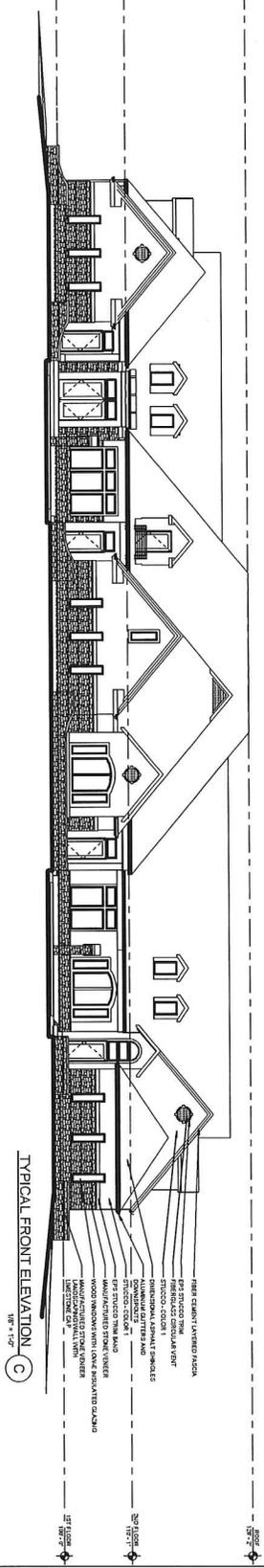


**FAIRWAY BLVD
CONDOS
COLUMBUS, OH**

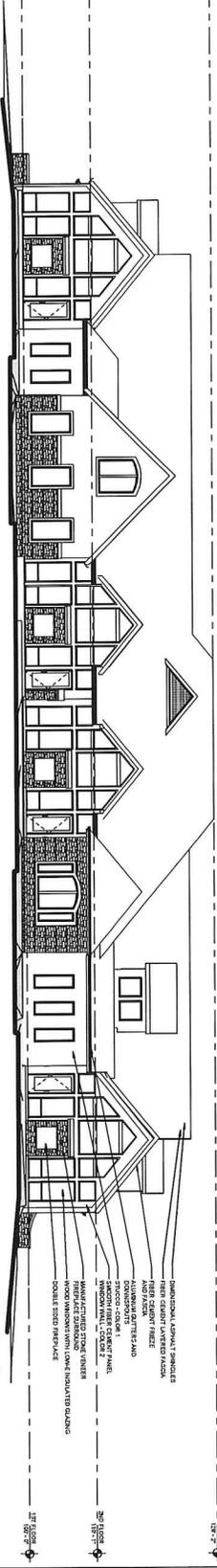
04-20-17 SITE PLAN

TOPOGRAPHIC SURVEY
1 OF 1
SHEET NUMBER NO. 312

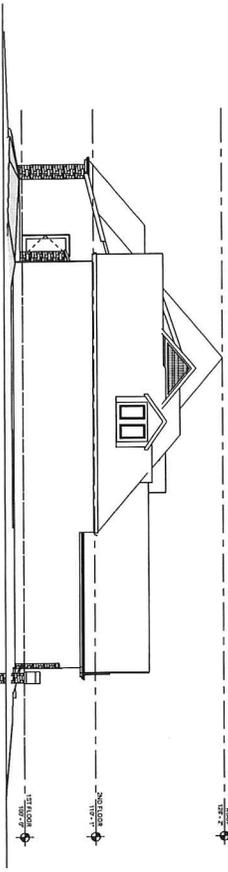
217-015



TYPICAL FRONT ELEVATION (C)
1/8" = 1'-0"



TYPICAL REAR ELEVATION (B)
1/8" = 1'-0"



TYPICAL SIDE ELEVATION (A)
1/8" = 1'-0"

SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
614 545 4550 614 545 4555 www.shremshock.com

PRELIMINARY
NOT FOR CONSTRUCTION

FAIRWAY BLVD

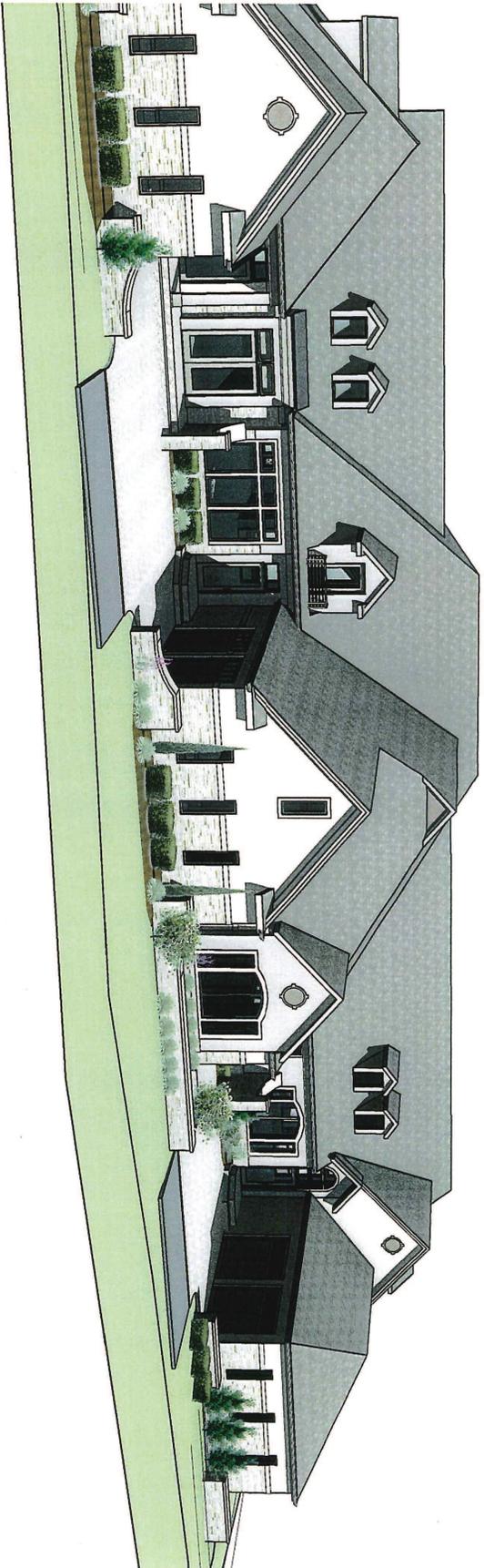
DRAWING DISPOSITION

DATE ISSUED: 04/28/17
PROJECT NO: 17105

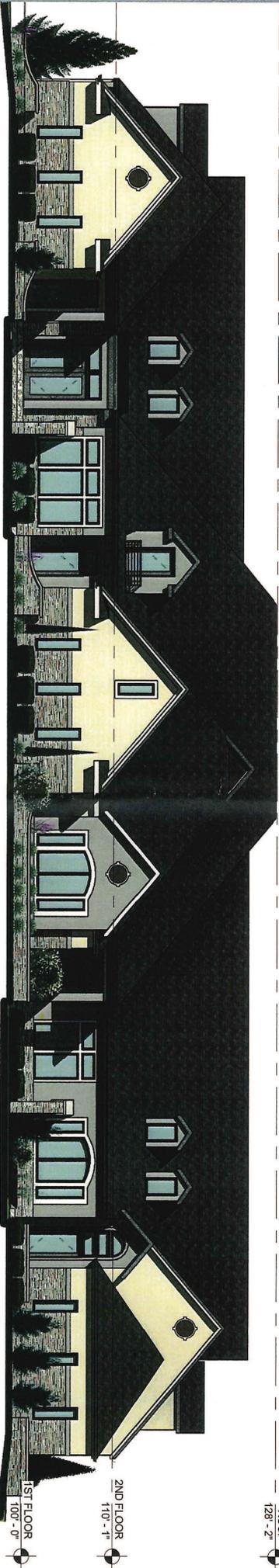
SCALE: 1/8" = 1'-0"

A002

217-015



ROOF
128'-2"



1ST FLOOR
100'-0"

2ND FLOOR
110'-1"

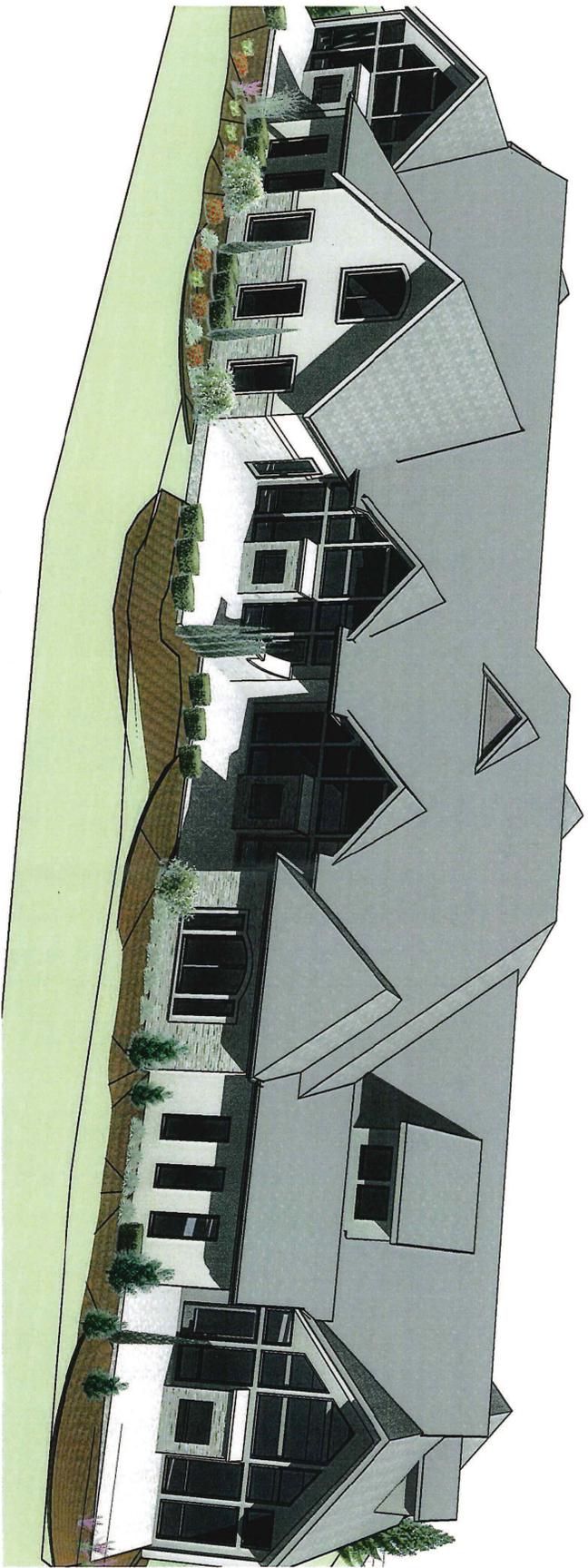


SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43064
1 614 545 4550 f 614 545 4555 www.shremshock.com

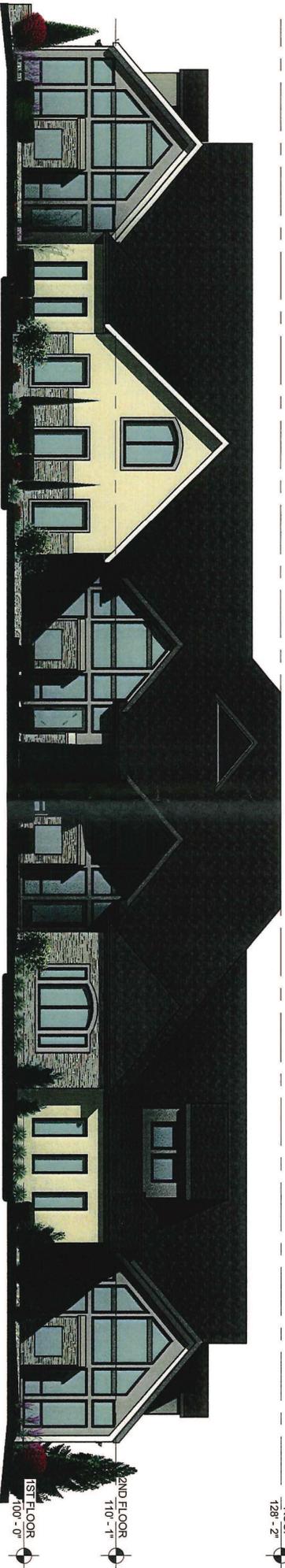
FAIRWAY BLVD

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NOT INTENDED FOR CONSTRUCTION. ANY REVISIONS TO THESE DRAWINGS
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ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF SHREMSHOCK ARCHITECTS, INC.

SAI # 170105 04/14/17
217-015
A20
FRONT ELEVATION



ROOF
128'-2"



2ND FLOOR
110'-1"

1ST FLOOR
100'-0"



SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road, Suite 150, New Albany, OH 43054
T 614 545 4550 F 614 545 4555 www.shremshock.com

FAIRWAY BLVD

A21 and SHREMSHOCK ARCHITECTS, INC.
PREPARATION OF THESE DRAWINGS AND SPECS WERE PREPARED FOR USE
ON A RESIDENTIAL PROJECT. THESE DRAWINGS AND SPECS ARE NOT TO BE
USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF
SHREMSHOCK ARCHITECTS, INC. ANY REPRODUCTION, THESE
DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF,
WITHOUT THE WRITTEN CONSENT OF SHREMSHOCK ARCHITECTS, INC.
IS EXPRESSLY AUTHORIZED BY SHREMSHOCK ARCHITECTS, INC.

SAI # 170105 04/14/17 217-015
REAR ELEVATION



 **SHREMSHOCK**

SHREMSHOCK ARCHITECTS, INC.
7400 Vivaldi Campus Road Suite 100 New Albany, OH 43054
614 549 4820 614 549 4825 www.shremshock.com

FAIRWAY BLVD

FOR INFORMATION ONLY. THIS PLAN AND THESE PREPARED FOR USE ON A PROJECT OF THE CITY OF NEW ALBANY, OHIO. THE CITY OF NEW ALBANY, OHIO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF NEW ALBANY, OHIO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF NEW ALBANY, OHIO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SAI # 170105 04/14/2017

217-015

10

SITE ENTRY VIEW



SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
1 614 525 4570 f 614 505 4895 www.shremshock.com

FAIRWAY BLVD

PROFESSIONAL ARCHITECTURAL RENDERING
RENDERING OF EXTERIOR - SEE PLAN AND ARCHITECTURAL DRAWINGS FOR
RENDERING OF INTERIOR AND EXTERIOR - SEE PLAN AND ARCHITECTURAL DRAWINGS
FOR EXTERIOR AND INTERIOR - SEE PLAN AND ARCHITECTURAL DRAWINGS
RENDERING OF EXTERIOR AND INTERIOR - SEE PLAN AND ARCHITECTURAL DRAWINGS
RENDERING OF EXTERIOR AND INTERIOR - SEE PLAN AND ARCHITECTURAL DRAWINGS

SAI # 170105 04/14/2017

217-015

11

FRONT VIEW



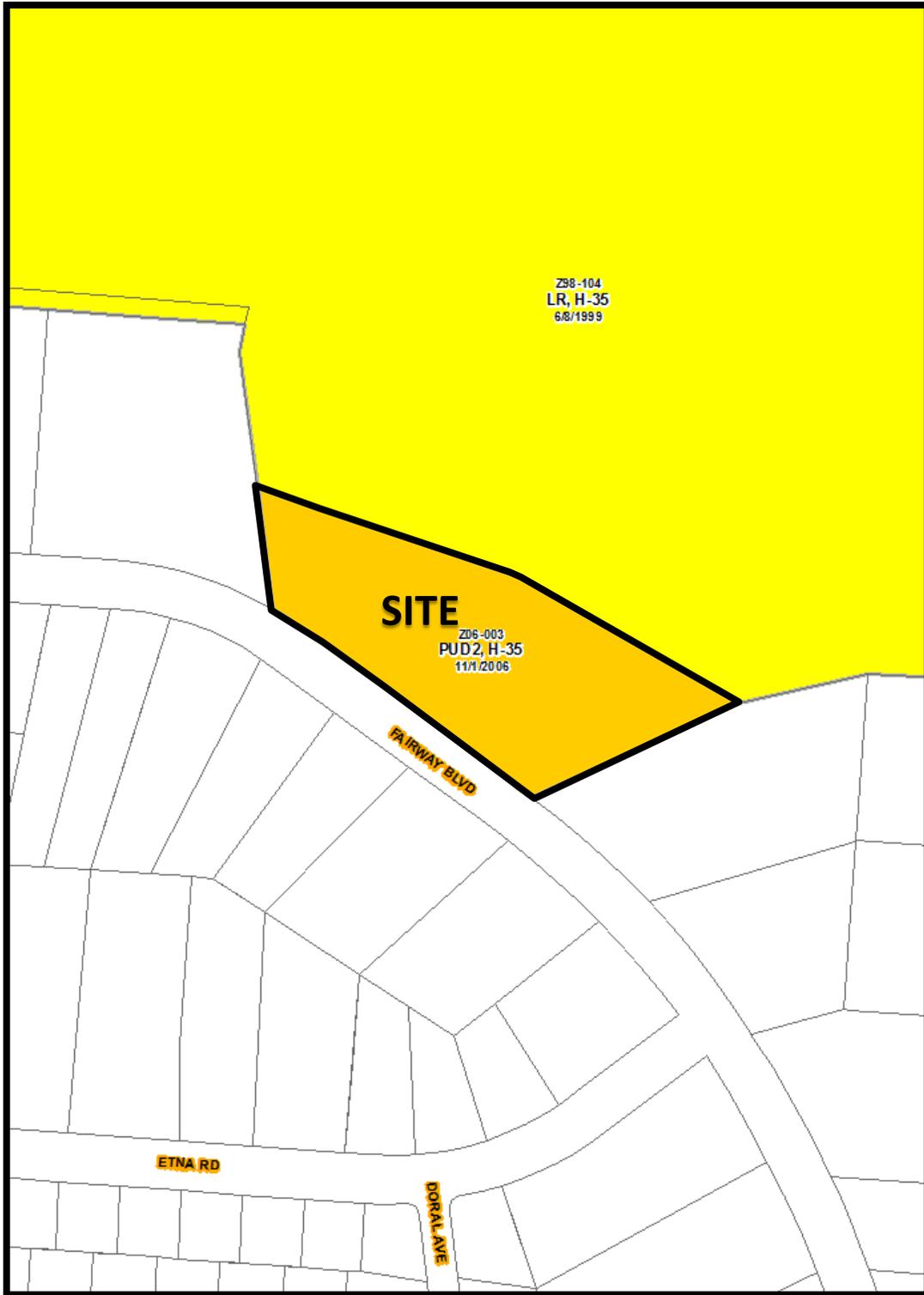
SHREMSHOCK ARCHITECTS, INC.
 7200 West Campus Road Suite 150 New Albany, OH 43054
 614.545.4590 614.545.4592 www.shremshock.com

FAIRWAY BLVD

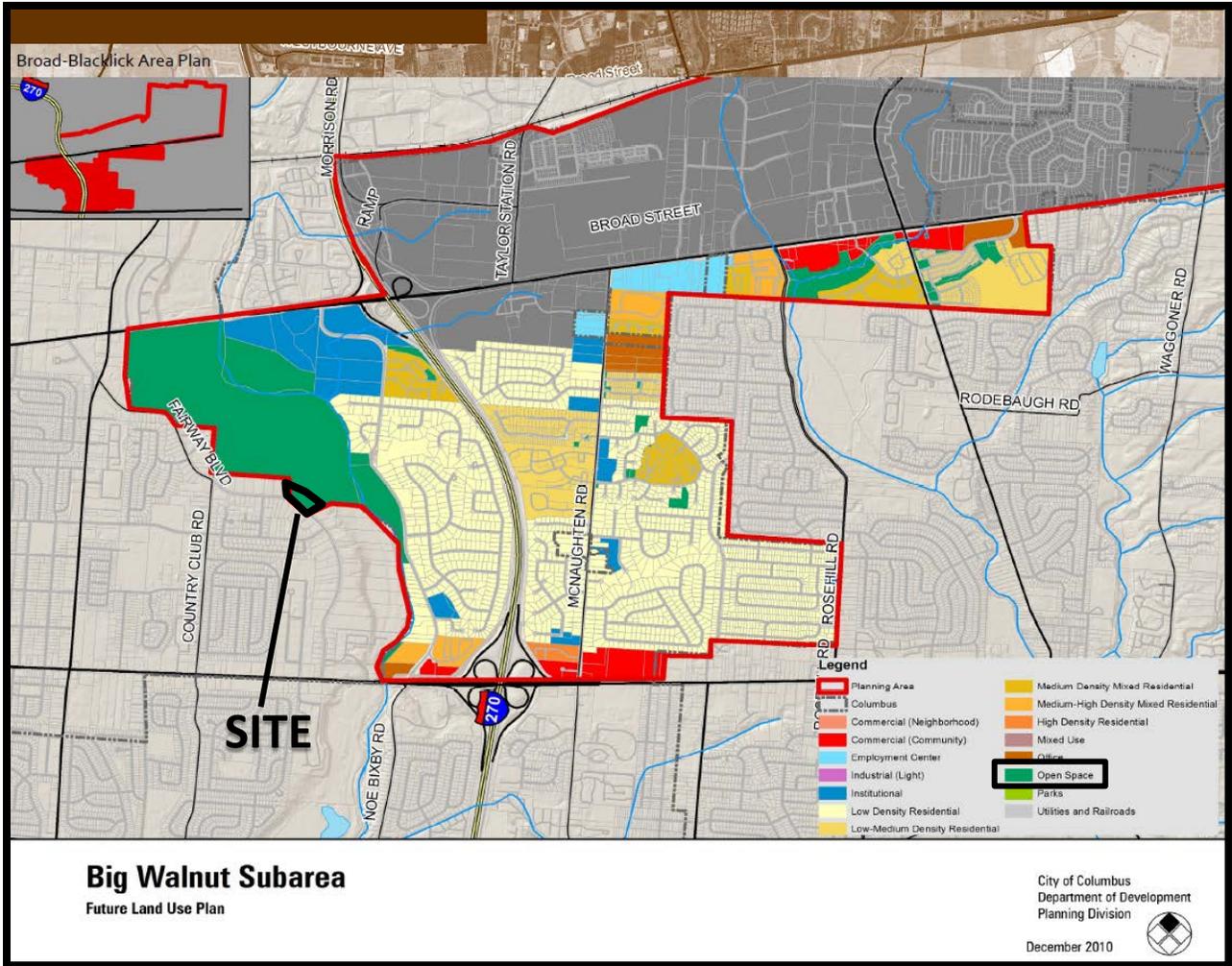
FOR INFORMATION ONLY. THESE DRAWINGS AND THESE MEASUREMENTS ARE ON A PRELIMINARY BASIS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS OR INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY OTHER DRAWINGS OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS OR INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY OTHER DRAWINGS OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS OR INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY OTHER DRAWINGS OR SPECIFICATIONS.

SAI # 170105 04/14/2017 217-015

REAR VIEW 12



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4



Z17-015
700 Fairway Boulevard
Approximately 3.8 acres
From PUD-2 to PUD-4