

## 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: CV17-047 Date Received: 6/23/17  
Application Accepted by: SP & KP Fee: \$1040  
Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341  
*(in conjunction w/ rezoning)*

#### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 5471 Sullivant Avenue Zip: 43119

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: See attached

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

Current Zoning District(s): L-AR-12

Area Commission or Civic Association: Westland Area Commission

Proposed Use or reason for Council Variance request:

See Attachment 1

Acreage: 3.48

#### APPLICANT:

Name: Gabriel's Landing Condominium Association Phone Number: 614-947-8600 Ext.: \_\_\_\_\_

Address: c/o Plank Law Firm, 411 E. Town St., FL 2 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Gabriel's Landing Condominium Association Phone Number: 614-228-0207 Ext.: \_\_\_\_\_

c/o Robin L. Strohm, Williams & Strohm, LLC

Address: Two Miranova Place, Suite 380 City/State: Columbus, OH Zip: 43215

Email Address: r.strohm@wslawllc.com Fax Number: 614-228-6984

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

Name: Donald T. Plank Phone Number: 614-947-8600 Ext.: \_\_\_\_\_

Address: Plank Law Firm, 411 E. Town St., FL 2 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE Gabriel's Landing Condominium Association, By: 

PROPERTY OWNER SIGNATURE Gabriel's Landing Condominium Association, 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 checks payable to the Columbus City Treasurer**

570-282819-00  
570-282818-00  
570-282817-00  
570-282816-00  
570-282815-00  
570-282814-00  
570-282820-00  
570-282821-00  
570-282822-00  
570-282823-00  
570-286357-00  
570-286358-00  
570-286359-00  
570-286360-00  
570-288291-00  
570-288290-00  
570-288289-00  
570-288288-00  
570-286353-00  
570-286354-00  
570-286355-00  
570-286356-00  
570-285148-00  
570-285147-00  
570-285146-00  
570-285145-00  
570-285144-00  
570-285143-00



Parcel Id. No.	Property Owner Name	Property Owner Street	Property Owner City/State/Zip
570-282819-00	Marybul I. Randall	5524 Gabriels Landing Dr.	Galloway, OH 43119
570-282818-00	Timothy J. Eiterman	5528 Gabriels Landing Dr.	Galloway, OH 43119
570-282817-00	Michael Mundy	5532 Gabriels Landing Dr.	Galloway, OH 43119
570-282816-00	Everett N. Jones, II	5536 Gabriels Landing Dr.	Galloway, OH 43119
570-282815-00	Wilfredo A. Cordova	5540 Gabriels Landing Dr.	Galloway, OH 43119
570-282814-00	Diana Hernandez Pena	5544 Gabriels Landing Dr.	Galloway, OH 43119
570-282820-00	Owen W. and Mary G. Carey	5525 Gabriels Landing Dr.	Galloway, OH 43119
570-282821-00	Ben J. and Renee A. Caslow	109 Grant Edwards Dr.	Marietta, OH 45750
570-282822-00	Julie A. Judnich	5533 Gabriels Landing Dr.	Galloway, OH 43119
570-282823-00	Thomas B. Marmon	5537 Gabriels Landing Dr.	Galloway, OH 43119
570-286357-00	Katherine A. Chapin	5545 Gabriels Landing Dr.	Galloway, OH 43119
570-286358-00	Jill K. Joseph	5549 Gabriels Landing Dr.	Galloway, OH 43119
570-286359-00	Laura J. Anderson	5553 Gabriels Landing Dr.	Galloway, OH 43119
570-286360-00	Sean Butt	5557 Gabriels Landing Dr.	Galloway, OH 43119
570-288291-00	Jordan Keiser	5566 Gabriels Landing Dr.	Galloway, OH 43119
570-288290-00	Robert A. MCSweeney	5497 Aldworth Lane	Columbus, OH 43228
570-288289-00	Deborah J. Smith	5558 Gabriels Landing Dr.	Galloway, OH 43119
570-288288-00	Marcos A. DeSouza	5554 Gabriels Landing Dr.	Galloway, OH 43119
570-286353-00	Rebecca K. Bohlen	5506 Gabriels Landing Dr.	Galloway, OH 43119
570-286354-00	Ahmed Bramli	5502 Gabriels Landing Dr.	Galloway, OH 43119
570-286355-00	Clarice Williams	5498 Gabriels Landing Dr.	Galloway, OH 43119
570-286356-00	Tabitha Slayton	5494 Gabriels Landing Dr.	Galloway, OH 43119
570-285148-00	Forest C. Stocker	5515 Gabriels Landing Dr.	Galloway, OH 43119
570-285147-00	Bret M. Caudill	5511 Gabriels Landing Dr.	Galloway, OH 43119
570-285146-00	Karen E. Lawson	5507 Gabriels Landing Dr.	Galloway, OH 43119
570-285145-00	Carmen I. and Giovanna I. Mandriotti	5503 Gabriels Landing Dr.	Galloway, OH 43119
570-285144-00	Amy Renee McKittrick	5499 Gabriels Landing Dr.	Galloway, OH 43119
570-285143-00	Kathleen A. Mundy	5495 Gabriels Landing Dr.	Galloway, OH 43119

## 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

### 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

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

See Attachment 1

Signature of Applicant

*Donald Hank*

Date

*6/22/17*

*CV17-047*

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**Attachment 1**  
**to**  
**Council Variance Application**

Type of Action Requested:

This application is a request for a variance (in conjunction with a rezoning request) from Columbus City Code, Section 3333.255, Perimeter yard. The perimeter yard setbacks on the subject property vary, but range from 13 feet to 25 feet. The variance request would be to permit setbacks in the perimeter yard of less than 25 feet and to allow pavement in the perimeter yard. This application is also a request for a variance from 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces.

Statement of Practical Difficulties:

The subject property is developed as condominiums. Initially, the condominium project was to be expanded on the neighboring property to the east and south, but the expansion never took place. The property to the east and south has since been sold. If the project had been expanded, the perimeter setback of 25 feet in width would have been adhered to. As it stands, the existing condominium buildings on the east perimeter are closer to the lot line than allowed.

In addition, a maximum of eight (8) new parking spaces will be installed along the east property line with maneuvering areas for four (4) of the spaces being located on the adjacent property to the east.

The following factors and conditions can be met with the granting of the variances requested:

**Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.** The subject property is already developed and the condominium buildings are existing. There can be no beneficial use of the property, as currently developed without a variance relative to the perimeter yard. The eight (8) new parking spaces will allow for additional parking for residents and guests of the condominium to help relieve congestion and parking along the street.

**Whether the variance is substantial.** The perimeter setbacks from the buildings along the east property line vary, but range from 13 feet to 25 feet. The perimeter yard requirement is 25 feet in width. At the very least, the perimeter width is 13 feet. This is 52 percent of 25 feet.

**Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance.** The condominium project and buildings are existing. Nothing would change with the subject property with the granting of the variance relative to the perimeter yard. There would be no change to the character of the neighborhood with the granting of the variances, and adjoining properties would not suffer a substantial detriment as a result of the variances.

**Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, refuse service).** With the granting of the variances, there would be no change to the delivery of governmental services. Therefore, there would be no adverse affect.

**Whether the property owner purchased the property with knowledge of the zoning restriction.**

There has not been a recent sale of the subject property. At the time the project was constructed, the property owner had constructive knowledge of the zoning restriction; however, the plan to expand the condominium to the property to the east and south changed. The expansion never occurred.

**Whether the property owner's predicament feasibly can be obviated through some method other than a variance.** There is no other method, that if sought, would obviate the property owner's predicament.

**Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.** The spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variances. With the granting of the variances, there would be no change to the subject property, except as it relates to the installation of a maximum of eight (8) new parking spaces, and there would be no change to the neighborhood or adverse affect on adjoining properties.

**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

**AFFIDAVIT** (See instruction sheet)

Application Number: CW17-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald T. Plank  
of (1) MAILING ADDRESS Plank Law Firm, 411 E. Town St., FL 2, 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 the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY 5471 Sullivant Avenue, Columbus, OH 43119  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and  
Zoning Services, on (3) 6/23/17  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Gabriel's Landing Condominium Association  
c/o Robin L. Strohm, Williams & Strohm, LLC  
Two Miranova Place, Suite 380, Columbus, OH 43215

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

Gabriel's Landing Condominium Association  
c/o Plank Law Firm, 614-947-8600

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

(5) Westland Area Commission  
c/o Mike McKay  
6336 Clover Meadow Ct., Galloway, OH 43119

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)

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

(8) SIGNATURE OF AFFIANT

Donald Plank

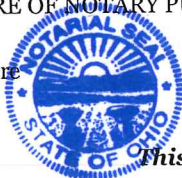
Sworn to before me and signed in my presence this 22nd day of JUNE, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

AUGUST 3, 2020  
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2020

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

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Please make checks payable to the Columbus City Treasurer



**Public Notice**  
**Gabriel's Landing Condominium**  
**6/19/2017**

**APPLICANT:**

Gabriel's Landing Condominium Association  
c/o Plank Law Firm, LPA  
411 E. Town St., FL 2  
Columbus, OH 43215-4748

**PROPERTY OWNERS:**

Gabriel's Landing Condominium Association  
c/o Robin L. Strohm  
Williams & Strohm, LLC  
Two Miranova Place, Suite 380  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT:**

Donald T. Plank  
Plank Law Firm, LPA  
411 E. Town St., FL 2  
Columbus, OH 43215-4748

**COMMUNITY GROUP/COALITION:**

Westland Area Commission  
c/o Mike McKay  
6336 Clover Meadow Ct.  
Galloway, OH 43119

**SURROUNDING PROPERTY**  
**OWNERS (125 FEET):**

Kevin M. Scott (or current occupant)  
348 Wild Stallion Dr.  
Galloway, OH 43119

Laurels of West Columbus Real  
Estate, LLC (or current occupant)  
8181 Worthington Road  
Westerville, OH 43082

Jordan Keiser  
(or current occupant)  
5566 Gabriels Landing Dr.  
Galloway, OH 43119

Katherine L. & Brandon K. Yake  
(or current occupant)  
200 Liberty St., Apt. 8250  
Columbus, OH 43215

Edward S. Kindler  
(or current occupant)  
372 Wild Stallion Dr.  
Galloway, OH 43119

Sean G. Hays  
Angela L. Hays  
(or current occupant)  
388 Wild Stallion Dr.  
Galloway, OH 43119

Matthew Drake  
Kira Drake  
(or current occupant)  
364 Wild Stallion Dr.  
Galloway, OH 43119

Erica D. Tucker (or current occupant)  
356 Wild Stallion Dr.  
Galloway, OH 43119

Angela S. Kroger  
(or current occupant)  
5609 High Arbor Dr.  
Galloway, OH 43119

**SHEET 1 of 2**  
**Gabriel's Landing Condominium**  
**6/19/2017**



Megan F. Spangenthal and  
Stacie N. Tassos  
(or current occupant)  
5601 High Arbor Dr.  
Galloway, OH 43119

Shad M. Broan  
Jennifer N. Brown  
(or current occupant)  
5593 High Arbor Dr.  
Galloway, OH 43119

Theodore W. & Susie J. Carr  
(or current occupant)  
5585 High Arbor Dr.  
Galloway, OH 43119

Brady A. Dodson  
Jaclyn M. Dodson  
(or current occupant)  
5577 High Arbor Dr.  
Galloway, OH 43119

Brian A. Rogan  
Malisa L. Rogan  
(or current occupant)  
5569 High Arbor Dr.  
Galloway, OH 43119

Manuel Calvillo (or current occupant)  
5561 High Arbor Dr.  
Galloway, OH 43119

Stephen G. & Mary E. Lyons  
(or current occupant)  
5553 High Arbor Dr.  
Galloway, OH 43119

Joseph Thomas (or current occupant)  
5545 High Arbor Dr.  
Galloway, OH 43119

Salhuddin Sabir (or current occupant)  
5537 High Arbor Dr.  
Galloway, OH 43119

Johnson S. James, IV &  
Alesia G. James  
(or current occupant)  
359 Charing Cross St.  
Galloway, OH 43119

Richard A. Withrow &  
Cathy L. Raymond-Withrow  
(or current occupant)  
362 Charing Cross St.  
Galloway, OH 43119

Bank Street Partners  
(or current occupant)  
88 W. Mound St.  
Columbus, OH 43215

Kathleen A. Mundy  
(or current occupant)  
5495 Gabriels Landing Dr.  
Galloway, OH 43119

Amy Renee McKittrick  
(or current occupant)  
5499 Gabriels Landing Dr.  
Galloway, OH 43119

Carmen I. Mandriotti  
Giovanna I. Mandriotti  
(or current occupant)  
5503 Gabriels Landing Dr.  
Galloway, OH 43119

Karen E. Lawson (or current  
occupant)  
5507 Gabriels Landing Dr.  
Galloway, OH 43119

Bret M. Caudill (or current occupant)  
5511 Gabriels Landing Dr.  
Galloway, OH 43119

Forest C. Stocker  
(or current occupant)  
5515 Gabriels Landing Dr.  
Galloway, OH 43119

Rebecca K. Bohlen  
(or current occupant)  
5506 Gabriels Landing Dr.  
Galloway, OH 43119

Ahmed Bramli (or current occupant)  
5502 Gabriels Landing Dr.  
Galloway, OH 43119

Clarice Williams (or current  
occupant)  
5498 Gabriels Landing Dr.  
Galloway, OH 43119

Tabitha Slayton (or current occupant)  
5494 Gabriels Landing Dr.  
Galloway, OH 43119

Katherine A. Chapin  
(or current occupant)  
5545 Gabriels Landing Dr.  
Galloway, OH 43119

Jill K. Joseph (or current occupant)  
5549 Gabriels Landing Dr.  
Galloway, OH 43119

Laura J. Anderson  
(or current occupant)  
5553 Gabriels Landing Dr.  
Galloway, OH 43119

Sean Butt (or current occupant)  
5557 Gabriels Landing Dr.  
Galloway, OH 43119

Marcos A. De Souza  
(or current occupant)  
5554 Gabriels Landing Dr.  
Galloway, OH 43119

Deborah J. Smith  
(or current occupant)  
5558 Gabriels Landing Dr.  
Galloway, OH 43119

Robert A. McSweeney  
(or current occupant)  
5497 Aldworth Lane  
Columbus, OH 43228

**SHEET 2 of 2**  
**Gabriel's Landing Condominium**  
**6/19/2017**

## 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

### 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 # CV17-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 E. Town St., FL 2, 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. Gabriel's Landing Condominium Association c/o Robin L. Strohm, Williams & Strohm, LLC Two Miranova Place, Suite 380 Columbus, OH 43215 Columbus based employees: 0 Robin L Strohm - 614-228-0207	2.
3.	4.

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 22nd day of JUNE, in the year 2017

Barbara A. Painter  
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020  
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 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: 570282814 THRU 570282823, 570285143 THRU 570285148, 570286353 THRU 570286360,  
570288288 THRU 570288291

Zoning Number: 5471

Street Name: SULLIVANT AVE

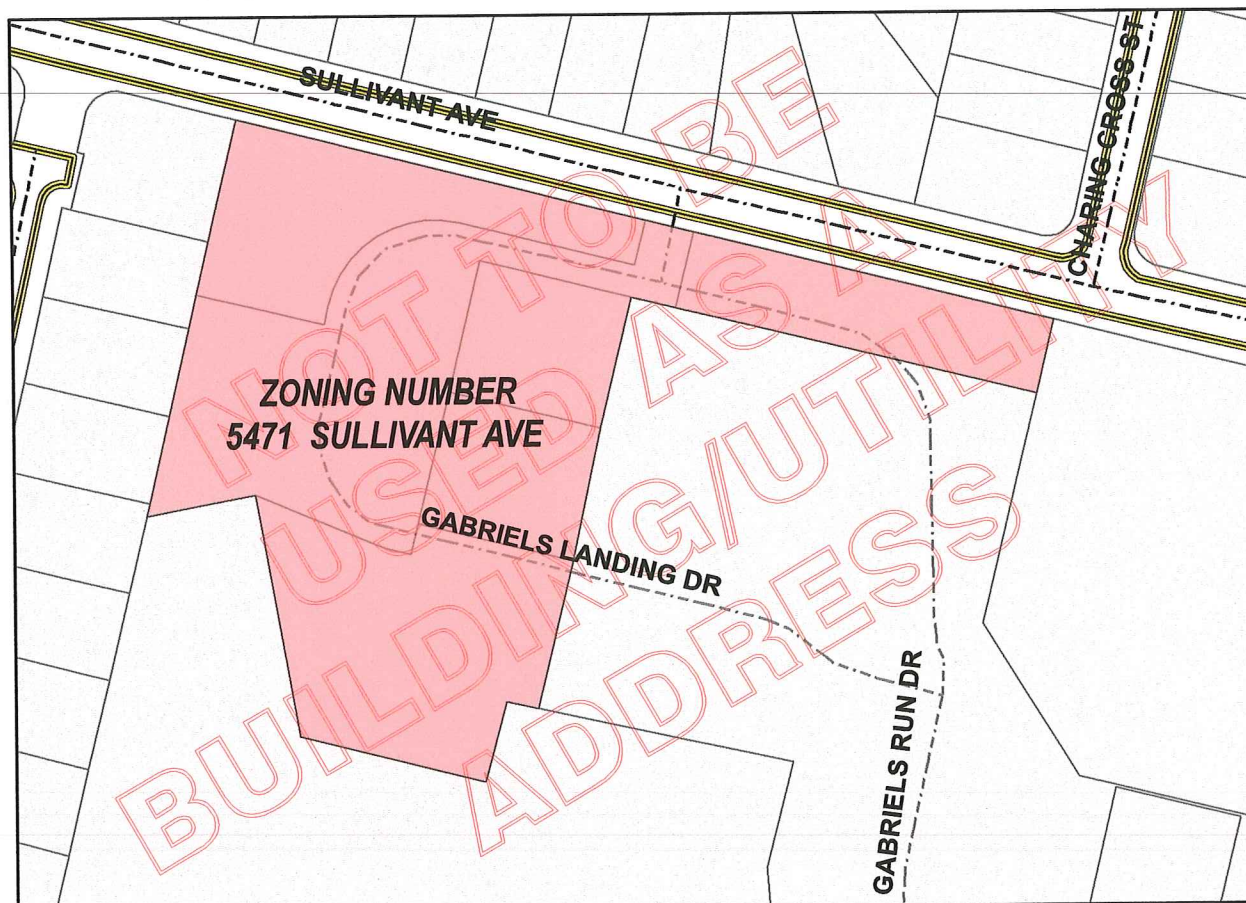
Lot Number: N/A

Subdivision: N/A

Requested By: PLANK LAW FIRM, LPA (REBECCA MOTT)

Issued By: *Reyna Amarian*

Date: 6/5/2017



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 93563



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

CM17-047



### Attachment 3

#### Legal Description (3.487 Acres)

Situated in the City of Columbus, County of Franklin, State of Ohio; and part of Virginia Military Survey No. 1474; being all of Part 1, a 0.560 acre tract and Part 2, a 0.299 acre tract as conveyed to Gabriel's Landing Condominium Second Amendment as recorded in Condo Plat Book 199, Page 60 in the Franklin County, Ohio Recorder's Office; being all of a 0.834 acre tract as delineated in Gabriel's Landing Condominium First Amendment as recorded in Condo Plat Book 189, Page 94; being all of Part 1, a 0.298 acre tract as delineated in, Gabriel's Landing Condominium Third Amendment as recorded in Condo Plat Book 211, Page 81; being all of a 1.100 acre tract as delineated in Gabriel's Landing Condominium as recorded in Condo Plat Book 176, Page 83 and all of a 0.397 acre tract as conveyed to Gabriel's Landing Condominium Third Amendment Part two as recorded in Condo Plat Book 211, Page 81; and being more particularly described as follows:

Commencing at a mag nail set at the intersection of the centerlines of Wild Stallion Drive (50' right of way) and Sullivant Avenue (60' right of way) as dedicated in Deed Book 3095, Page 365; said commencing point being North 76°41'00" West, a distance of 1389.18' from FCGS 1962;

Thence along the centerline of said Sullivant Avenue South 76°04'02" East for a distance of 145.17' to a point;

Thence leaving said centerline, South 13°55'58" West for a distance of 30.00' to a point at the northwest corner of said 0.560 acre tract and on the southerly right-of-way line of said Sullivant Avenue, said point also being the northeast corner of a 0.2362 acre tract as conveyed to Kevin M. Scott as described in Instrument Number 201004190046972; witness a 1" iron pipe found South 72°21'56" West, a distance of 1.07' therefrom; said point also being the **TRUE POINT OF BEGINNING** of the tract herein described;

Thence along the northerly line of said 0.560 acre tract and said southerly right of way line of Sullivant Avenue and the northerly line of said 1.100 acre tract and along the northerly line of said 0.397 acre tract, **South 76° 04' 02" East for a distance of 663.79'** to an iron pin set at the northeast corner of said 0.397 acre tract and at the northwest corner of a 2.472 acre tract as conveyed to Bank Street Partners as described in Instrument Number 200609150184425;

Thence along the east line of said 0.397 acre tract and along the west line of said 2.472 acre tract, **South 13° 43' 15" West for a distance of 59.87'** to an iron pin set at the northeasterly corner of a 7.653 acre residual tract as conveyed to The Laurels of West Columbus Real Estate, LLC as recorded in Instrument Number 201701260013035;

Thence along the northerly line of said 7.653 acre residual tract, along the southerly line of said 0.397 acre tract and a southeasterly line of said 1.100 acre tract, **North 76° 05' 01" West for a distance of 324.62'** to a mag nail set at the northwesterly corner of said 7.653 acre residual tract and at the northeasterly corner of said 0.298 acre tract;

Thence along the easterly line of said 0.298 acre tract, the easterly line of said 0.299 acre tract, the easterly line of said 0.834 acre tract and along the westerly line of said 7.653 acre residual tract, **South 13° 50' 44" West for a distance of 329.97'** to an iron pin set on the northerly line of a 5.106 acre tract as conveyed to The Laurels of West Columbus Real Estate, LLC as recorded in Instrument Number 201701260013035 and at a southeasterly corner of said 0.834 acre tract;

Thence along said northerly line of said 5.106 acre tract and along the southerly line of said 0.834 acre tract, the following four (4) courses and distances;

- 1) Thence ***North 76° 09' 04" West for a distance of 26.31'*** to a point, witness a bent 1" iron pipe found South 0°14'04" West, a distance of 0.92' therefrom;
- 2) Thence ***South 13° 50' 56" West for a distance of 65.00'*** to a point, witness a 1" iron pipe with "Vance" cap found South 26°53'33" East, a distance of 0.42' therefrom;
- 3) Thence ***North 76° 09' 04" West for a distance of 151.78'*** to a point, witness a 1" iron pipe found South 48° 22' 16" East, a distance of 0.50' therefrom;
- 4) Thence ***North 10° 28' 54" West for a distance of 193.54'*** to a 1" iron pipe found at a southerly corner of said 1.100 acre tract;

Thence along said southerly line of said 3.488 acre tract and continuing along said northerly line of said 5.106 acre tract, ***South 79° 30' 56" West for a distance of 86.75'*** to an iron pin set at a northwesterly corner of said 5.106 acre tract and on the easterly line of Green Countrie Section Three Part Five Subdivision as recorded in Plat Book 74, Page 15;

Thence along said easterly line of said Green Countrie Section Three Part Five Subdivision and along an easterly line of aforesaid 0.236 acre tract, ***North 13° 24' 13" East for a distance of 314.83'*** to the true point of beginning, containing 3.487 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January 2017.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007) with a portion of the southerly right-of-way line of Sullivant Avenue being South 76° 04' 02" East as determined by a GPS survey utilizing CORS Station "COLB" and monument "FRANK39".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "The Kleingers Group".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.

# Attachment 4

INSPIRED PEOPLE ► CREATIVE DESIGN ► TRANSFORMING COMMUNITIES



## VARIANCE EXHIBIT



CIVIL ENGINEERING  
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6305 Centre Park Dr.  
West Chester, OH 45069  
513.779.7851

**LAUREL  
HEALTHCARE  
NURSING HOME**  
GABRIEL'S RUN DRIVE  
COLUMBUS, OHIO

PROJECT NO: **160681.000**

DATE: **06-13-2017**

SCALE:

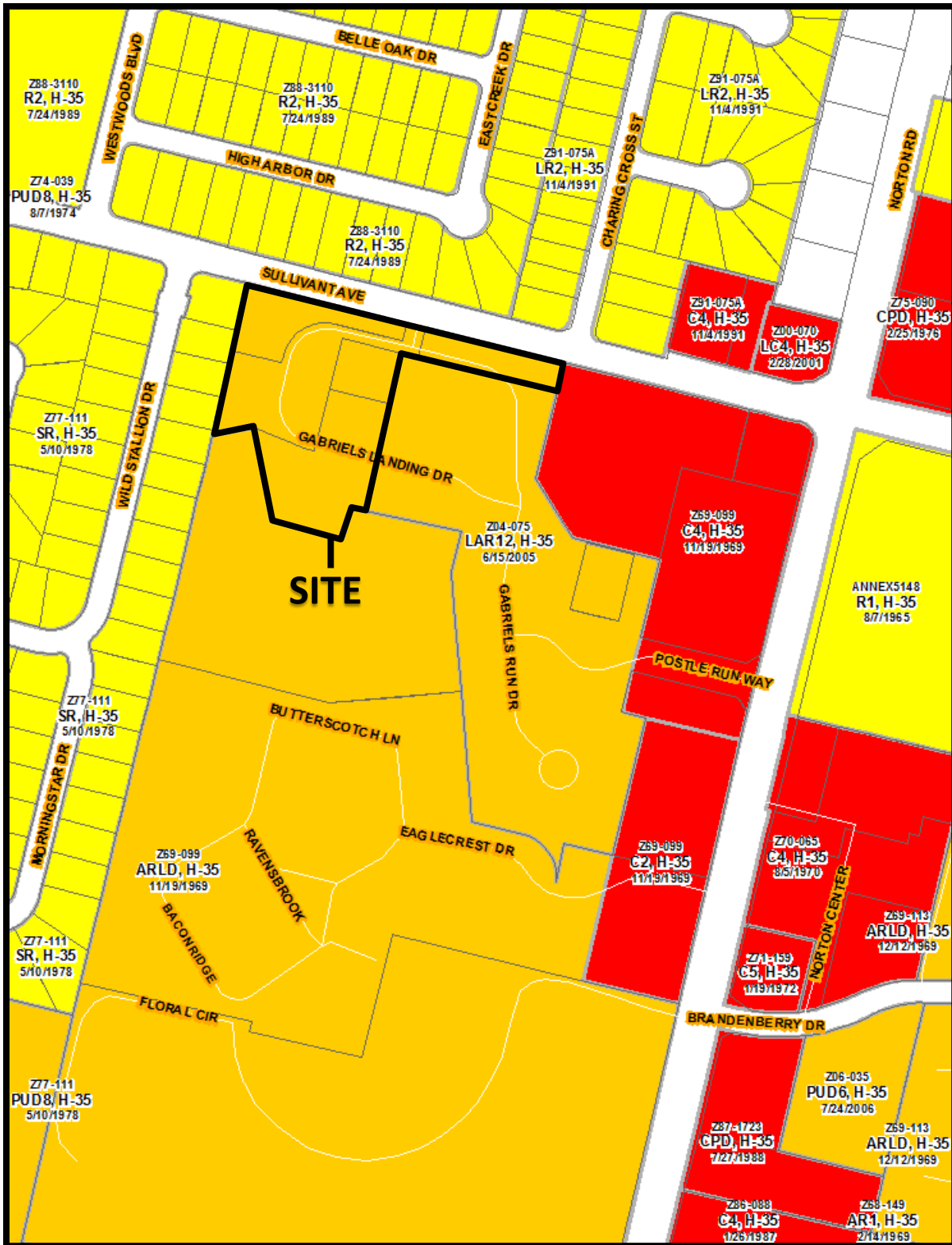


SHEET NO.

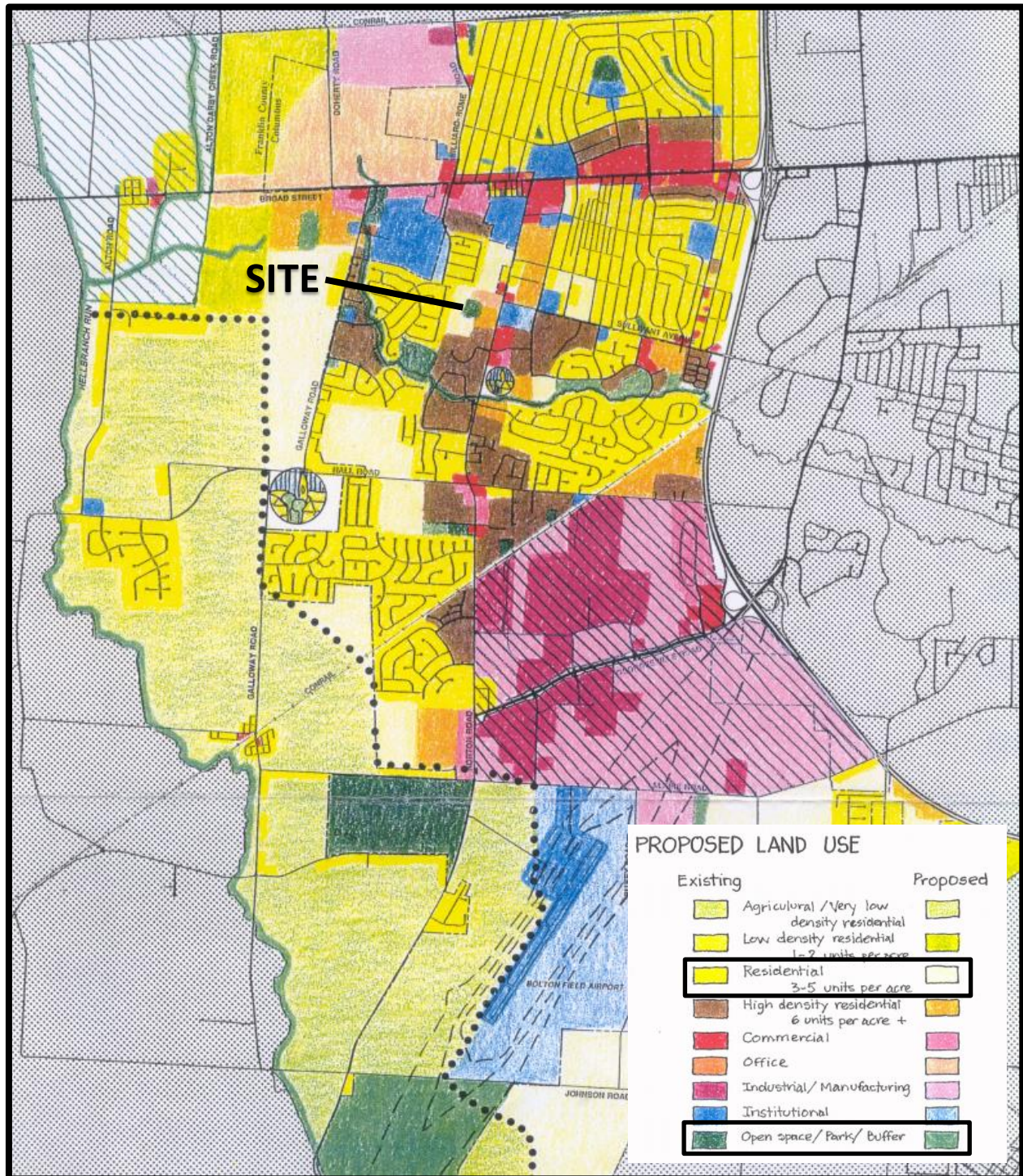
**1/1**

CV17-047





CV17-047  
5471 Sullivant Avenue  
Approximately 3.48 acres



CV17-047  
 5471 Sullivan Avenue  
 Approximately 3.48 acres





CV17-047  
5471 Sullivan Avenue  
Approximately 3.48 acres