

**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 #: 217-025 Date Received: 6/27/17  
Application Accepted By: MM + SP Fee: \$2,160  
Assigned Planner: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 3001 Bethel Road, Columbus, Ohio Zip 43220

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 Please see attached list.

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

Current Zoning District(s) CPD Requested Zoning District(s) AR-2

Area Commission Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request: To allow multi-family redevelopment.

(continue on separate page if necessary)

Proposed Height District: 60' Acreage 2.43 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Preferred Living

Address 750 Communications Parkway City/State Columbus, Ohio Zip 43214

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER(S):**

Name 3001 Bethel Road Ltd.

Address The Windsor Co., 1430 Collins Rd., NW City/State Lancaster, Ohio Zip 43130

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name David Hodge, Underhill & Hodge LLC

Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054

Phone # 614.335.9320 Fax # 614.335.9329 Email: david@uhlawfirm.com

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

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [Signature]

ATTORNEY / AGENT SIGNATURE [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**

**Parcel Numbers to be included  
In Rezoning Application  
Preferred Bethel Road**

- 590-213705
- 590-213703
- 590-213704
- 590-213702
- 590-213701
- 590-213707
- 590-213706
- 590-213700
- 590-213698
- 590-213696
- 590-213699
- 590-213697
- 590-213693
- 590-213692
- 590-213691
- 590-213694
- 590-213689
- 590-213695
- 590-213690
- 590-213688

217-025

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Scott Messer, Director

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

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-025

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 3001 Bethel Road, Columbus, Ohio 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) 3001 Bethel Road Ltd.  
The Windsor Co.  
1430 Collins Road, NW  
Lancaster, Ohio 43130

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

Preferred Living  
614.901.2400

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

(5) Northwest Civic Association, John Ehlers  
5222 Brynwood Drive  
Columbus, Ohio 43220

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

Sworn to before me and signed in my presence this 27th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



**KIMBERLY R. GRAYSON**

Notary Public, State of Ohio

My Commission Expires

January 11, 2021

expires six (6) months after date of notarization.

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**PROPERTY OWNER:**

3001 Bethel Road Ltd.  
The Windsor Co.  
1430 Collins Road, NW  
Lancaster, Ohio 43130

**APPLICANT:**

Preferred Living  
750 Communications Parkway  
Columbus, Ohio 43214

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**AREA COMMISSION/CIVIC ASSOCIATION:**

John Ehlers  
c/o Northwest Civic Association  
5222 Brynwood Drive  
Columbus, Ohio 43220

**SURROUNDING PROPERTY OWNERS:**

Alma Wang Yin, Tr.  
or current occupant  
691 Brice Road  
Reynoldsburg, Ohio 43068

Inland Western Columbus  
Sawmill LLC  
or current occupant  
2901 Butterfield Road  
Oak Brook, Illinois 60523

Neng You Zheng and Qing Ye  
or current occupant  
5336 Shiloh Drive  
Columbus, Ohio 43220

Carl Allen  
or current occupant  
5338 Shiloh Drive  
Columbus, Ohio 43220

Lari and Travis Shaw  
or current occupant  
7799 Polo Lane  
Powell, Ohio 43065

Ayser and Ala Hamoudi  
or current occupant  
3125 Lilly Mar Court  
Dublin, Ohio 43017

Louis and Marie Gravenese  
or current occupant  
5344 Shiloh Drive  
Columbus, Ohio 43220

Jaleh Su Hojat, Tr.  
or current occupant  
225 Country Lane  
Gallipolis, Ohio 45631

TMD Realty, Inc.  
or current occupant  
5223 Godown Road  
Columbus, Ohio 43235

Ohio Realty LLC  
or current occupant  
21 Colonial Court  
Freehold, New Jersey 07728

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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 # 217-029

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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. Preferred Living 750 Communications Parkway Columbus, Ohio 43214	2. 3001 Bethel Road Ltd. The Windsor Co. 1430 Collins Road, NW Lancaster, Ohio 43130
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 27<sup>th</sup> day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson  
1-11-2021

My Commission Expires:

*Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

Complete information will result in the rejection of this submittal.  
Application must be submitted by appointment. Call 614-645-4522 to schedule.

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**EXHIBIT A**

**DESCRIPTION OF SHILOH STATION – OFFICE PARK  
ON BETHEL ROAD, COLUMBUS, OHIO  
FOR ISAACS ENTERPRISES**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Lot No. 1, Quarter Township 2, Township 1 North, Range 19 West, United States Military Lands, and being a portion of a 6.517 acre tract of land conveyed to Paul D. Isaacs, Trustee, by deed of record in Official Record 2794, Page A 01, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point in the centerline of Bethel Road and at the northeast corner of said 6.517 acre tract, said point being N 88° 20' 41" W a distance of 940.71 feet from a point at the intersection of the centerline of Bethel Road with the centerline of Sawmill Road;

thence S 0° 43' 55" E along a portion of the east line of said 6.517 acre tract a distance of 40.03 feet to a point in the south line of Bethel Road and at the true place of beginning of the tract herein intended to be conveyed;

thence continuing S 0° 43' 55" E along a portion of the east line of said 6.517 acre tract a distance of 256.97 feet to a point;

thence N 88° 20' 41" W parallel with the centerline of Bethel Road and crossing a portion of said 6.517 acre tract a distance of 411.99 feet to a point;

thence N 0° 43' 55" W parallel with the east line of said 6.517 acre tract a distance of 256.97 feet to a point in the south line of Bethel Road;

thence S 88° 20' 41" E along the south line of Bethel Road and parallel with and 40.00 feet southerly by perpendicular measurement from the centerline of Bethel Road and from the north line of said 6.517 acre tract a distance of 411.99 feet to the true place of beginning;

containing 2.428 acres of land, more or less, and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R. J. Bull, Ltd., Consulting Engineers & Surveyors Worthington, Ohio, from a field survey by others in July, 1982.

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Richard J. Bull  
Ohio Surveyor 4723

217-025

# 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: SHILOH STATION CONDOS, 20 PARCELS

Zoning Number: 3001

Street Name: BETHEL RD

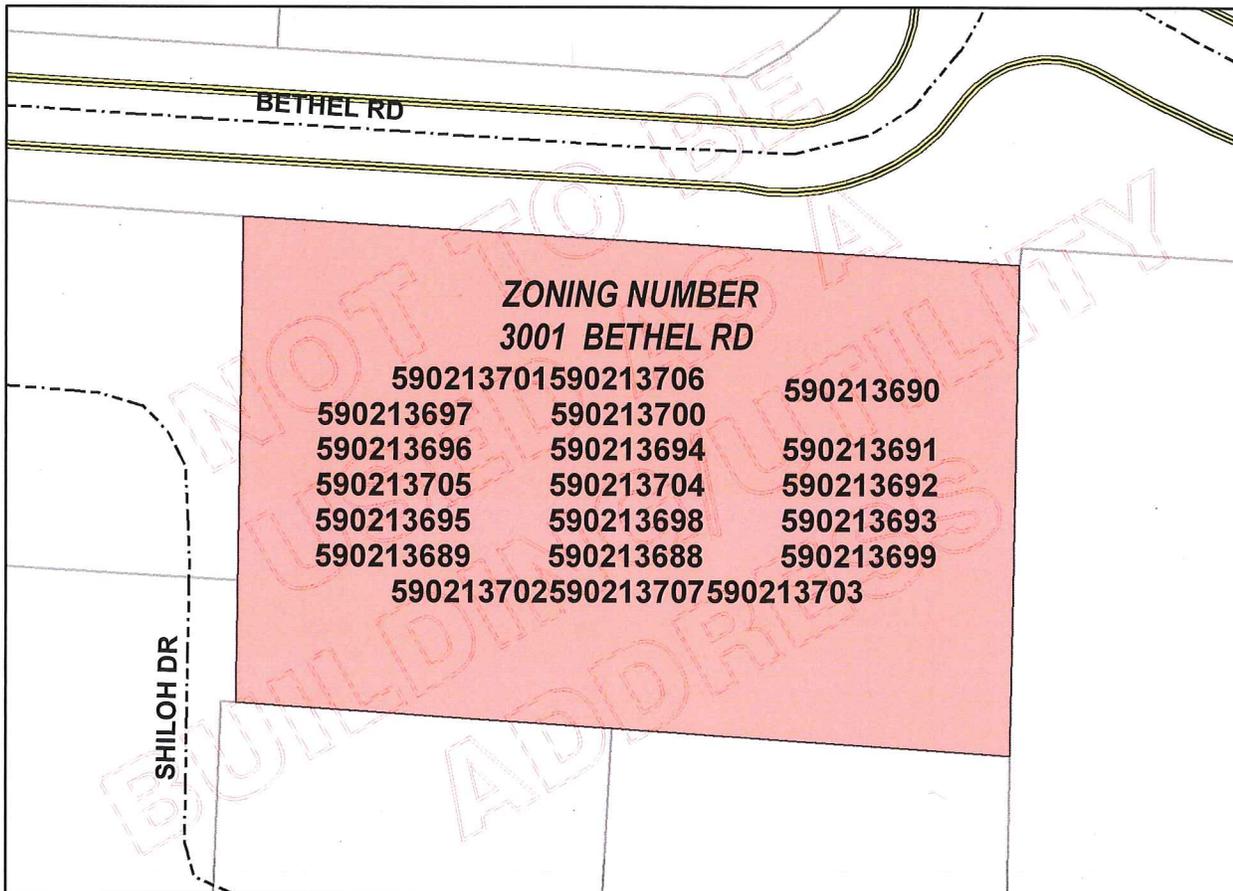
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE (DAVID HODGE)

Issued By: *Adyana Amarian*

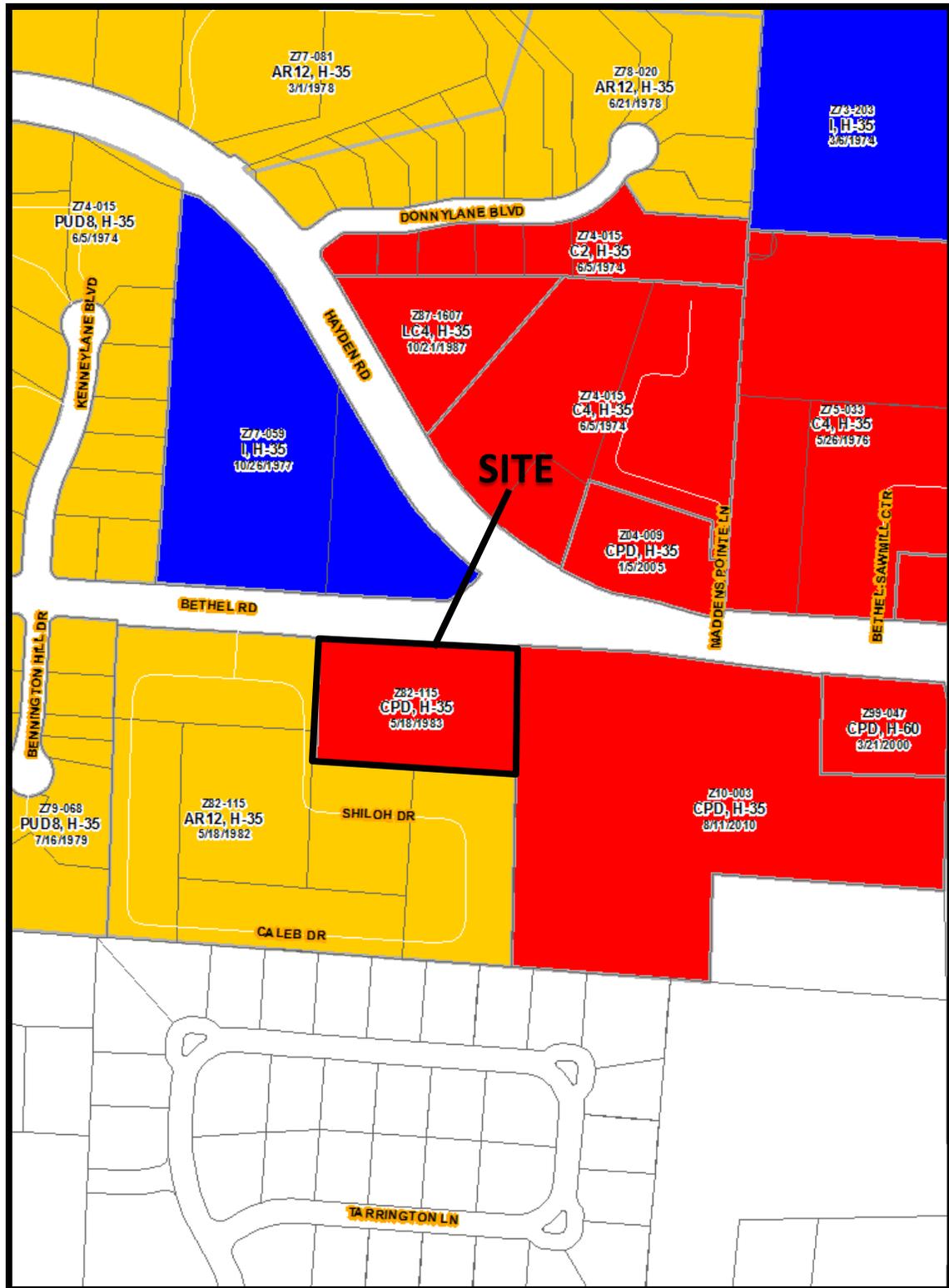
Date: 6/15/2017



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

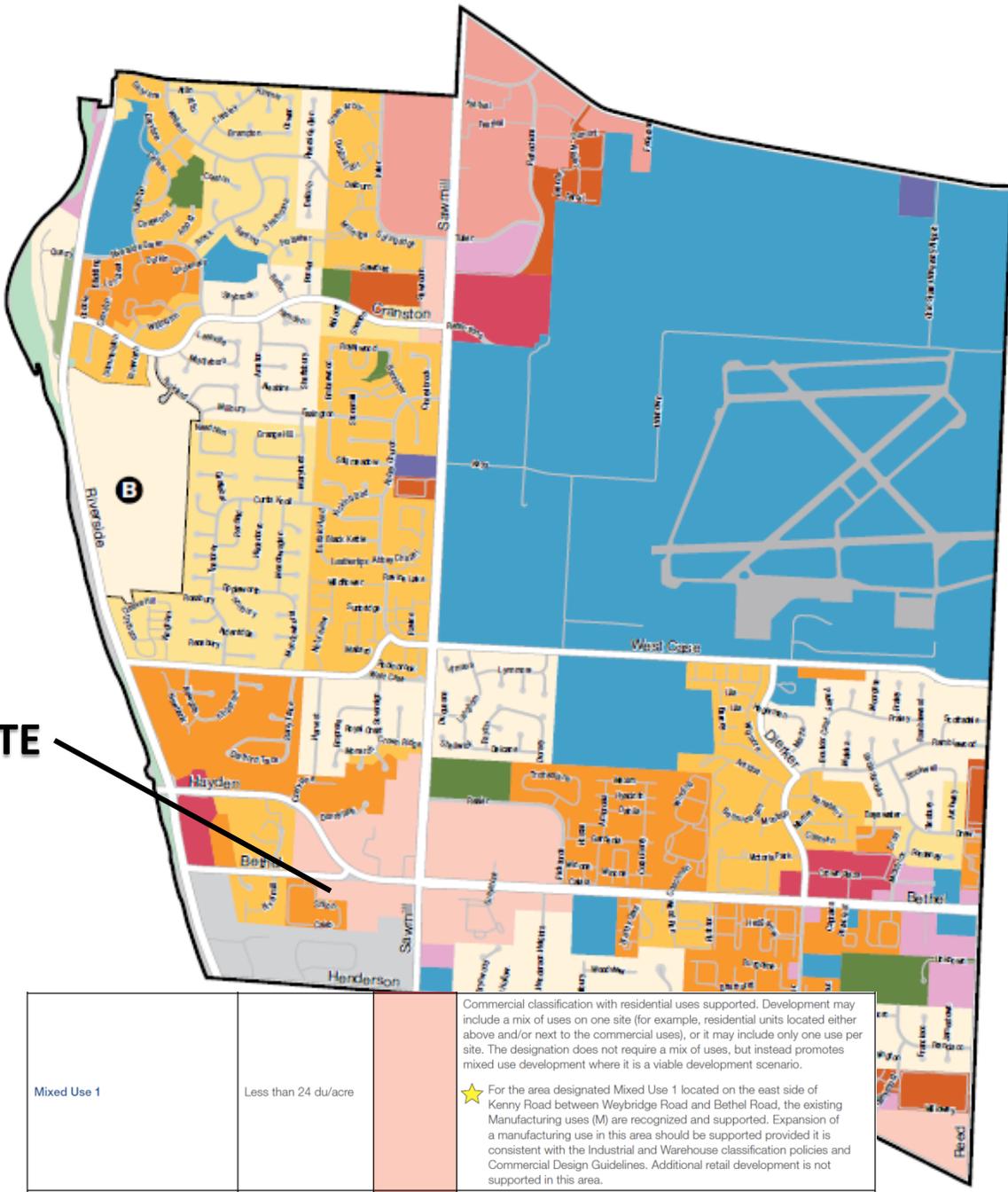
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 94840



Z17-025  
 3100 Bethel Road  
 Approximately 2.43 acres  
 CPD to AR-2

**SITE**



*The Northwest Plan (2016) – “Mixed Use 1” Recommended*

Z17-025  
 3100 Bethel Road  
 Approximately 2.43 acres  
 CPD to AR-2



Z17-025  
3100 Bethel Road  
Approximately 2.43 acres  
CPD to AR-2