

**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 #: 217-059 Date Received: 12/27/2017  
Application Accepted By: SP Fee: \$ 0 (Comparable Request)  
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: 1831 WEST CASE RD Zip 43235

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 212000691

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

Current Zoning District(s) R (Pending Annexation) Requested Zoning District(s) RR

Area Commission Area Commission or Civic Association: Northwest Civic Assoc.

Proposed Use or reason for rezoning request: Obtain proper zoning for existing dwelling

(continue on separate page if necessary)

Proposed Height District: 35 feet Acreage 0.7  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Nicholas J. Brown / Rachel A. Brown  
Address 1831 WEST CASE RD City/State COLUMBUS, OH Zip 43235  
Phone # 540-233-2705 Fax # N/A Email brownnj@gmail.com

**PROPERTY OWNER(S):**

Name Nicholas J. Brown / Rachel A. Brown  
Address 1831 WEST CASE RD City/State COLUMBUS, OH Zip 43235  
Phone # 540-233-2705 Fax # N/A Email brownnj@gmail.com  
 Check here if listing additional property owners on a separate page

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

Name Thomas A. Brown  
Address 1570 WEST CASE RD City/State COLUMBUS, OH Zip 43235  
Phone # 614-459-5450 Fax # N/A Email: tab1570@sbcglobal.net

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

APPLICANT SIGNATURE Nicholas J. Brown  
PROPERTY OWNER SIGNATURE Nicholas J. Brown  
ATTORNEY / AGENT SIGNATURE Thomas A. Brown

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 #: 217-058

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nicholas J. Brown  
of (1) MAILING ADDRESS 1831 WEST CASE RD, COLUMBUS, OH 43235

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 1831 WEST CASE RD  
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) 12/27/17

(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) BROWN NICHOLAS J  
BROWN RACHEL A  
1831 W CASE RD  
COLUMBUS OH 43235

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

Nicholas J. Brown / Rachel A. Brown  
540-233-2705

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

(5) Northwest Civic Association Zoning Chair / Marilyn Goodman  
2991 Stillmeadow Dr.  
Dublin, Ohio 43017

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) Nicholas J. Brown

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

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

March 21, 2021

Notary Seal Here



**SOMA DAS**  
Notary Public State of Ohio  
My Comm. Expires MAR. 21. 2021

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

**APPLICANT / PROPERTY OWNER**

**AGENT**

**AREA COMMISSION OR NEIGHBORHOOD GROUP**

BROWN NICHOLAS J  
BROWN RACHEL A  
1831 W CASE RD  
COLUMBUS OH 43235

Thomas A. Brown  
1570 WEST CASE RD  
COLUMBUS, OH 43235

Northwest Civic Association Zoning Chair  
c/o Marilyn Goodman  
2991 Stillmeadow Dr.  
Dublin, Ohio 43017

**SURROUNDING PROPERTY OWNERS**

KAZI ARJUMAND S  
or Current Occupant  
1820 SCOTTSDALE AVE  
COLUMBUS OH 43235

PLANTS KATHLEEN A  
or Current Occupant  
1810 SCOTTSDALE AVE  
COLUMBUS OH 43235

FAHERTY DENIS M  
CHRISTINE M  
or Current Occupant  
1800 SCOTTSDALE AVE  
COLUMBUS OH 43235-2521

GRULKOWSKI RICHARD R  
or Current Occupant  
1790 SCOTTSDALE AVE  
COLUMBUS OH 43235

LESLIE CHARLES R  
or Current Occupant  
1780 SCOTTSDALE AVE  
COLUMBUS OH 43235-2538

BUTTS CAROL A  
760 DRUMMOND CT  
COLUMBUS OH 43214

STATE OF OHIO  
2003 MILLIKIN RD STE 200  
COLUMBUS OH 43210

WEST CASE LLC  
6100 FEDER RD  
COLUMBUS OH 43228

HADAD CHRISTOPHER M  
HADAD CAROLYN E  
6525 BALLANTRAE PL  
DUBLIN OH 43016

THAI HUNG HOANG  
6100 FEDER RD  
COLUMBUS OH 43228

**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 #: 217-058

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nicholas J. Brown  
of (COMPLETE ADDRESS) 1831 WEST CASE RD, COLUMBUS, OH 43235  
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.<br>BROWN NICHOLAS J<br>BROWN RACHEL A<br>1831 W CASE RD<br>COLUMBUS OH 43235 | 2. |
| 3.  | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Nicholas J. Brown

Subscribed to me in my presence and before me this 22<sup>nd</sup> day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

March 21, 2021

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

Notary Seal Here



**SOMA DAS**  
Notary Public State of Ohio  
My Comm. Expires MAR. 21, 2021

**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**

# 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: 212000691

Zoning Number: 1831

Street Name: WEST CASE RD

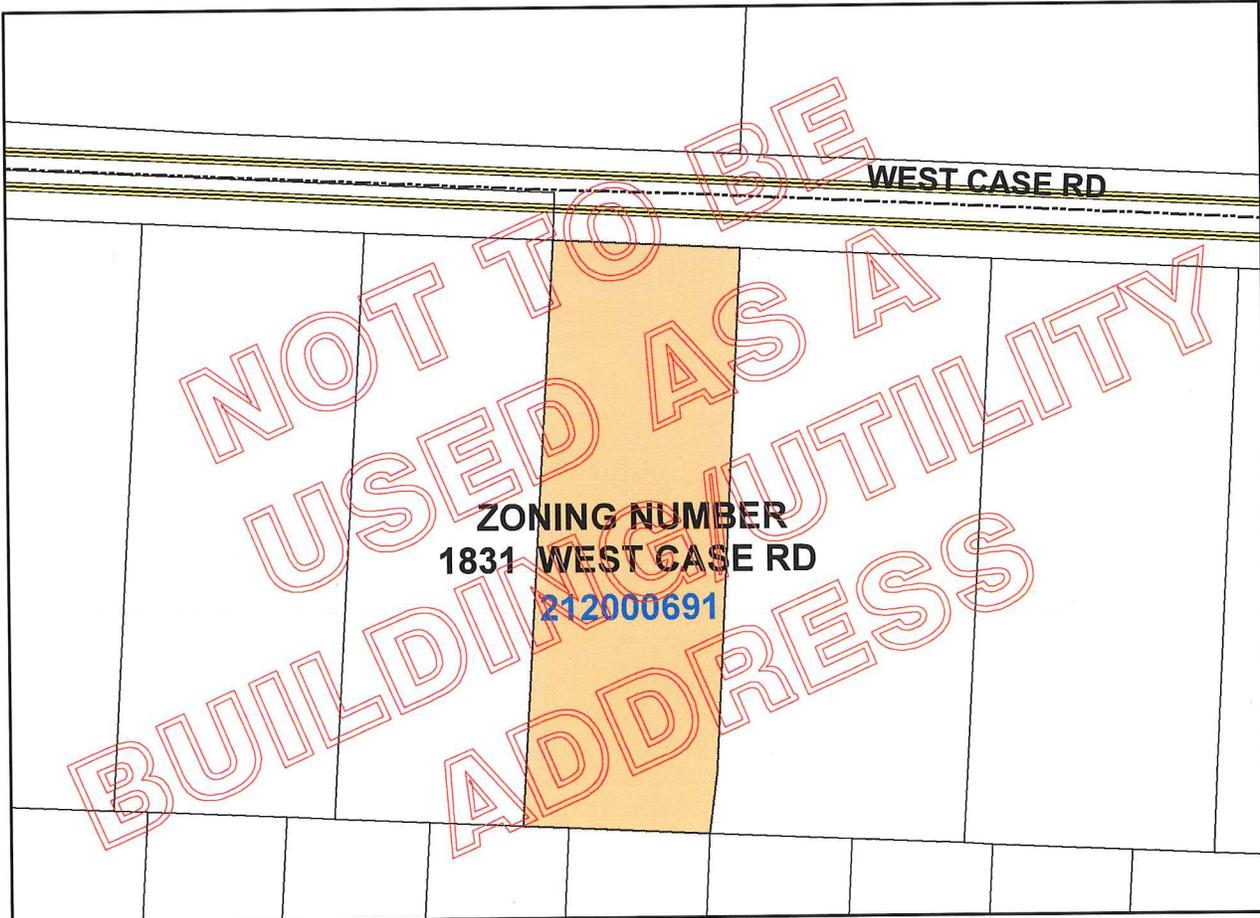
Lot Number: N/A

Subdivision: N/A

Requested By: NICHOLAS BROWN (OWNER)

Issued By: *Nicholas Brown*

Date: 11/8/2017



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 106694



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

217-058

August 2, 2017

**0.7 Acre +/- Proposed Annexation**

**From: Perry Township**

**To: City of Columbus**

Situate in the State of Ohio, County of Franklin, Township of Perry, in Section 2, Township 2, Range 19, United States Military Lands, being part of the 0.758 Acre tract conveyed to Nicholas J. and Rachel A. Brown in Instrument Number 201609300133479 and being more particularly described as follows:

**BEGINNING** at the southwest corner of a 0.058 Acre tract conveyed to The Franklin County Commissioners in Instrument Number 201705180067038, in the south right of way line of Case Road, in the west line of said 0.758 Acre tract and being the northeast corner of City of Columbus Corporation Line established by Ordinance Number 849-89;

Thence, easterly, across said 0.758 Acre tract, along the south right of way line of Case Road and along the south line of said 0.058 Acre tract, approximately 100 feet to the east line of said 0.758 Acre tract and the west line of a 10.075 Acre tract conveyed to Carol A. Butts in Instrument Number 199709160093957 and Instrument Number 201510090143249;

Thence, southerly, along part of the east line of said 0.758 Acre tract and part of the west line of said 10.075 Acre tract, approximately 305 feet to the southeast corner of said 0.758 Acre tract, the southwest corner of said 10.075 Acre tract, in the north line of The Gables West as recorded in Plat Book 43, Page 78 and in the City of Columbus Corporation Line established by Ordinance Number 1030-66, Case Number 229 and recorded in Miscellaneous Record Volume 141, Page 248;

Thence, westerly, along the south line of said 0.758 Acre tract, along part of the north line of said The Gables West and along the City of Columbus Corporation Line, approximately 100 feet to the southwest corner of said 0.758 Acre tract the southeast corner of a 0.694 Acre tract conveyed to Hung Hoang Thai in Instrument Number 201608290114480 and in the City of Columbus Corporation Line established by Case Number 105-88, Ordinance Number 849-89 and recorded in Official Record Volume 13380, Page A05;

Thence, northerly, along part of the west line of said 0.758 Acre tract, part of the east line of said 0.694 Acre tract and the City of Columbus Corporation Line, approximately 305 feet to **THE POINT OF BEGINNING, CONTAINING 0.7 ACRES, MORE OR LESS**. This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

**Myers Surveying Company, Inc.**

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**Joseph P. Myers, Professional Surveyor 7361**

JPM/ptd  
(303172017\_WCaseRoad\_Annexation)

217-058

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

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
August 2, 2017  
By RJN Date 08/11/2017

**0.7 Acre +/- Proposed Annexation**  
**From: Perry Township**  
**To: City of Columbus**

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Myers Surveying Company, Inc.  
  
Joseph P. Myers, Professional Surveyor 7361



JPM/ptd  
(303172017\_WCaseRoad\_Annexation)



**Review of petition to annex 0.7 +/- acres from Perry Township to the City of Columbus Case #ANX-15-17 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Nicholas J. and Rachel A. Brown, on September 5, 2017, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

**WHEREAS**, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has passed ordinance number 2344-2017 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The resolution was passed by the City of Columbus on September 11, 2017.

Resolution No. 0704-17

October 03, 2017

**Review of petition to annex 0.7 +/- acres from Perry Township to  
the City of Columbus Case #ANX-15-17  
(ECONOMIC DEVELOPMENT & PLANNING)**

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the City of Columbus, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, City of Columbus, Ohio.

Prepared by: Matt Brown

C: Economic Development & Planning Department

SIGNATURE PAGE FOLLOWS

217-058

**SIGNATURE SHEET**

Resolution No. 0704-17

October 03, 2017

**REVIEW OF PETITION TO ANNEX 0.7 +/- ACRES FROM PERRY TOWNSHIP  
TO THE CITY OF COLUMBUS CASE #ANX-15-17**

**(Economic Development and  
Planning)**

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner Kevin Boyce:

**Voting:**

|                         |     |
|-------------------------|-----|
| John O'Grady, President | Aye |
| Marilyn Brown           | Aye |
| Kevin Boyce             | Aye |

Board of County Commissioners  
Franklin County, Ohio

**CERTIFICATE OF CLERK**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



---

Antwan Booker, Clerk  
Board of County Commissioners  
Franklin County, Ohio



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce  
President

Economic Development & Planning Department  
James Schimmer, Director

### RESOLUTION SUMMARY

Review of petition to annex 0.7 +/- acres from Perry Township to the City of Columbus Case #ANX-15-17

**Description:**

Attached is a resolution to consider an Expedited Type 2 annexation of 0.7-acres, more or less, from Perry Township to the City of Columbus. The petition case number is ANX-15-17.

**Owner/Agent:**

Nicholas J. and Rachel A. Brown

**Site:**

1831 W. Case Road (PID# 212-000691)

**Additional Information:**

The total perimeter of the site is approximately 810 feet; approximately 405 feet, or 50% percent, of which is contiguous to the City of Columbus.

**Analysis:**

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided an ordinance from the City of Columbus identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. Ordinance number 2344-2017 was passed by the City of Columbus on September 11, 2017.

**Recommendation:**

Pending any questions, staff would request your approval of this annexation.



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce  
President

Economic Development & Planning Department  
James Schimmer, Director

**MEMO  
JOURNALIZATION**

**TO:** Antwan Booker, County Clerk  
Franklin County Commissioners Office

**FROM:** Matthew Brown, Planning Administrator  
Franklin County Economic Development & Planning Department

**CC:** James Schimmer, Director  
Jenny Snapp, Assistant Director, Building, Planning and Zoning  
Franklin County Economic Development & Planning Department

**RE:** Description of Expedited Type 2 annexation case to be  
journalized on the **September 5, 2017** General Session Agenda  
for consideration on **October 3, 2017**.

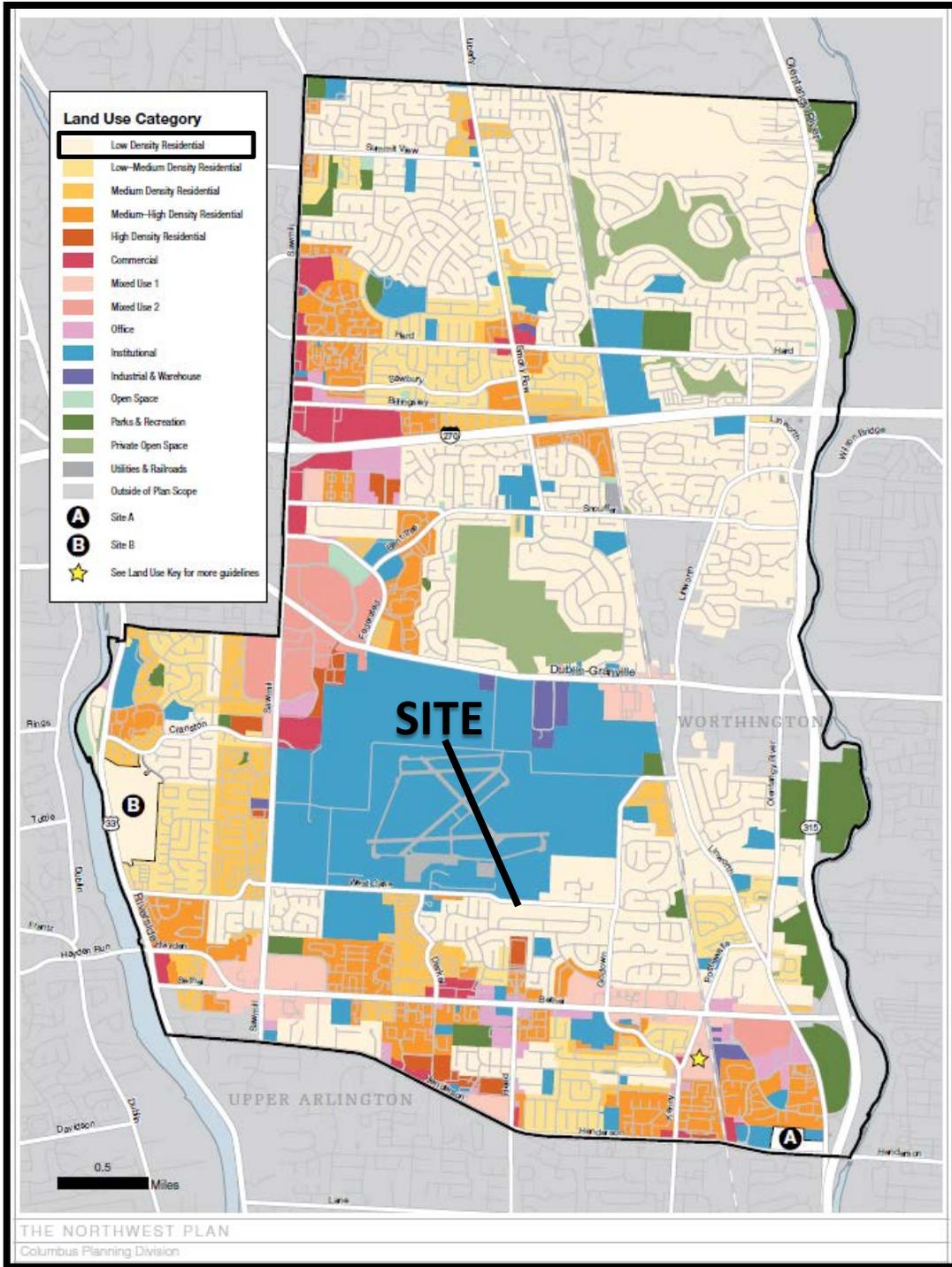
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**Case #ANX-15-17** - An Expedited Type 2 annexation petition ANX-15-17 was filed with the Franklin County Economic Development and Planning Department on August 30, 2017. The petition is requesting to annex 0.7 +/- acres from Perry Township to the City of Columbus. The petition will be considered by the Board of Commissioners on October 3, 2017.

**Site: 1831 W. Case Road (PID# 212-000691)**



Z17-058  
1831 West Case Road  
Approximately 0.70 acres  
From R (pending) to RR



Z17-058  
 1831 West Case Road  
 Approximately 0.70 acres  
 From R (pending) to RR



Z17-058  
1831 West Case Road  
Approximately 0.70 acres  
From R (pending) to RR