

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 #: 218-002

Date Received: 1/23/18

Application Accepted By: TD + KP Fee: \$3,240

Comments: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3546 Sunbury Road Zip 43219

Is this application being annexed into the City of Columbus Yes No (circle 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 010-143594 (010-143592, 010-010567 & 010-010545 See deed)

Check here if listing additional parcel numbers on a separate page. Instrument Number: 201502250023335

Current Zoning District(s) (LI) Limited Institutional Requested Zoning District(s) (R-1) Residential

Area Commission Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request: Currently zoned for senior housing; return the zoning to prior zoning which matches adjacent properties to allow a religious facility. (continue on separate page if necessary)

Proposed Height District: H35 Acreage About 8.3 Acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name Mark A. Sarver

Address 1815 Old Shay Court City/State Columbus, Ohio Zip 43229

Phone # (614) 915-7671 Fax # _____ Email masarchitekt@aol.com

PROPERTY OWNER(S):

Name Vintage Grounds Church attn: David A. Agyemang

Address P.O. Box 141327 City/State Columbus, Ohio Zip 43214

Phone # (614) 915-7671 Fax # _____ Email dagyemang@gmail.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Mark A. Sarver

Address 1815 Old Shay Court City/State Columbus, Ohio Zip 43229

Phone # (614) 895-0642 Fax # _____ Email: masarchitekt@aol.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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

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 # 218-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark A. Sarver
of (1) MAILING ADDRESS 1815 Old Shay Court, Columbus, Ohio 43229

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 3546 Sunbury Road
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) 1/23/18

(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) David A. Agyemang
Vintage Grounds Church
P.O. Box 141327
Columbus, Ohio 43214

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

Mark A. Sarver
(614) 895-0642

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

(5) Northeast Area Commission
Ms. Alice Porter
3130 McCutcheon Place, Columbus, Ohio 43219
(614) 596-2963

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

(6) [Signature]
20th day of January, in the year 2018

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
Jan 11, 2021

My Commission Expires:



This Affidavit expires six months after date of notarization.

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

APPLICANT

PROPERTY OWNER

AREA COMMISSION

Mark A. Sarver Architect
1815 Old Shay Court
Columbus, OH 43229

Vintage Grounds Church
c/o David A. Agyemang
P.O. Box 141327
Columbus, OH 43214

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

City of Columbus
Real Estate Management
1339 East Broad Street, Rm 425
Columbus, Ohio 43215

Ohio Power Company c/o Todd Ireland
Real Estate Asset Management
1 Riverside Drive
Columbus, Ohio 43215

James Estes, Jr.
(or current occupant)
2949 Sentre Lane
Columbus, Ohio 43219

Stanley & Mary Jackson, Sr.
(or current occupant)
2980 Gleska Drive
Columbus, Ohio 43219

Rachel Rhinehart
(or current occupant)
2988 Gleska Drive
Columbus, Ohio 43219

Hien Nguyen & Tuyen Phan
(or current occupant)
3006 Gleska Drive
Columbus, Ohio 43219

Kevin Hunter
(or current occupant)
3062 Gleska Drive
Columbus, Ohio 43219

Daryl Graves
(or current occupant)
3070 Gleska Drive
Columbus, Ohio 43219

Destiny Thompson
(or current occupant)
2133 McCutcheon Road
Columbus, Ohio 43219

Stephen Grill & Donna Villareal
(or current occupant)
2299 McCutcheon Road
Columbus, Ohio 43219

Patricia Overton
(or current occupant)
6325 Well Fleet Drive
Columbus, Ohio 43231

Robert & Shirley Gray
(or current occupant)
3014 Gleska Drive
Columbus, Ohio 43219

Melita Hairston
(or current occupant)
3022 Gleska Drive
Columbus, Ohio 43219

Valentine Nnachetam &
Ifeanyichukwu Uzoukwu
3030 Gleska Drive
Columbus, Ohio 43219

Austin & Susan Byrd
(or current occupant)
3038 Gleska Drive
Columbus, Ohio 43219

Doris Fomengia
(or current occupant)
3046 Gleska Drive
Columbus, Ohio 43219

Kenneth Stewart
(or current occupant)
3054 Gleska Drive
Columbus, Ohio 43219

Doris Fomengia
(or current occupant)
3046 Gleska Drive
Columbus, Ohio 43219

Cricket Holdings, LLC
c/o Nicholas Mwangi
4337 Cricket Ridge Place
Columbus, Ohio 43231

Bobjac Properties, LLC
c/o Janice Sexton
3038 Gleska Drive
Columbus, Ohio 43235

Alleghany West Conference
Corp. of Seventh-Day Adventists
1339 East Broad Street
Columbus, Ohio 43205

Sunbury Eastview Estates
Homeowners Association, Inc.
999 Polaris Pkwy, Suite 200
Columbus, Ohio 43240

Z18-002

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 provide

APPLICATION # 218-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark A. Sarver
of (COMPLETE ADDRESS) 1815 Old Shay Court, Columbus, Ohio 43229
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

<p>1. Vintage Grounds Church P.O. Box 141327 Columbus, Ohio 43214 Number of employees: 1 Contact Name: David A. Agyemang Contact Number: (614) 915-7671</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 20th day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

Jan 11, 2021

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



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

TRANSFERRED

FEB 25 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90002097

CONVEYANCE TAX EXEMPT	
A	MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	



201502250023335
Pgs: 6 \$60.00 T20150012449
02/25/2015 4:23PM MEPKEATING RI
Terry J. Brown
Franklin County Recorder

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that First Financial Bank, National Association, successor by merger to The Guernsey Bank, for valuable consideration paid, does hereby Remise, Release and Forever Quit Claim to First Financial Collateral, Inc., an Ohio Corporation, Grantee, whose tax mailing address is c/o First Financial Bank, 751 City Center Drive, Carmel, IN 46032, the following described Real Estate:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Prior Instrument Reference: Document No. 201202220024241 of the Deed Records of Franklin County, Ohio.

and all the Estate, Right, Title and Interest of the said Grantor in and to said premises; To Have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever.

In Witness Whereof, Grantor has caused its name to be subscribed hereto by Greg Spadlin as First Vice President of First Financial Bank, National Association, successor by merger to The Guernsey Bank, thereunto duly authorized, this 23 day of January, 2015.

FIRST FINANCIAL BANK, National Association
Successor by Merger to The Guernsey Bank

By: Greg Spadlin
Printed Name: Greg Spadlin
Its: FVP

STATE OF Ohio, COUNTY OF Hamilton, SS:

BE IT REMEMBERED, That on this 23 day of January, 2015, before me, the subscriber, a Notary Public in and for said County, personally came Green Spradlin, as First Vice President of First Financial Bank, National Association, successor by merger to The Guernsey Bank, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his/her and its voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



MARGARET M. SCHMIDT
Notary Public, State of Ohio
My Commission Expires
November 16, 2015

Margaret M. Schmidt
Notary Public

This instrument Prepared By:

Warren J. Ritchie, Esq.
KEATING RITCHIE & MCGARY
5300 Socialville-Foster Road, Suite 140
Mason, Ohio 45040
Phone: 513-234-7021
Fax: 513-234-0886
Email: writchie@krmlawyers.com

NOT A CERTIFIED COPY

EXHIBIT "A"

PARCEL ONE:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Quarter Township 2, Township 1, Range 17, United States Military Lands, and being a part of an original 73.63 acre tract, conveyed to Vera C. Agler, shown of record in Deed Book 2090, Page 663, Recorder's Office, Franklin County, Ohio, being all of that certain 0.30 acre tract (0.33 acre by actual survey) deeded to Vera C. Agler (Parcel 4) of record in Deed Book 2090, Page 663, said Recorder's Office, and being more particularly described as follows:

Beginning at a spike at the intersection of the centerline of Sunbury Road with the southerly line of said 73.63 acre tract, said point being at the southwesterly corner of a 0.30 acre tract (Parcel 4) conveyed to Vera C. Agler, shown in Deed Book 2090, Page 663;

Thence North 5° 33' 30" East, along the centerline of said Sunbury Road, and along the westerly line of said 0.30 acre tract, a distance of 136.03 feet to a spike at the southwesterly corner of a 7.219 acre tract conveyed to Vera C. Agler, shown of record in Deed Book 2529, Page 430;

Thence South 85° 38' 50" East, along a southerly line of said 7.219 acre tract, a distance of 290.68 feet to a point at a corner of said 7.219 acre tract;

Thence South 46° 03' West, along a westerly line of said 7.219 acre tract, a distance of 82.37 feet to a point at a corner of said 7.219 acre tract;

Thence South 4° 21' 30" West, continuing along a westerly line of said 7.219 acre tract, a distance of 74.50 feet to an iron pin at a southwesterly corner of said 7.219 acre tract, and on the southerly line of said 73.63 acre tract;

Thence North 85° 38' 30" West, along the southerly line of said 73.63 acre tract, a distance of 238.78 feet to the point of beginning, containing 0.780 acres, subject to all highways and easements of public record, and of records, easements, and restrictions in respective utility offices.

Parcel No. 010-143592
Address: 3530 Sunbury Road, Columbus, OH 43219

PARCEL ONE
0-056-E
ALL OF
(010)
143592

PARCEL TWO:

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being in Quarter Township 2, Township 1, Range 17, United States Military Lands, and further being a part of the Leland O. Agler 73.63 acre tract described in Certificate of Transfer in the Matter of the Estate of McClellan Agler, deceased, Case No. 101,288, as shown of record in D.B. 1805, Page 26, Recorder's Office, Franklin County, Ohio, and dated April 22, 1954, and being more particularly bounded and described as follows:

Beginning at a railroad spike marking the Northwest corner of the said Leland O. Agler 73.63 acre tract, said point also being the northeast corner of the Sophia Agler 7.96 acre tract, said point also being in the centerline of McCutcheon Road (50 feet wide) bearing South 85° 15' 30" East, 385.69 feet from the spike marking the intersection of said centerline with the centerline of Sunbury Road;

Thence South 3° 58' West, along the west line of the said Leland Agler 73.63 acre tract, said line also being the East line of the said Sophia Agler 7.96 acre tract, passing an iron pin at 25.0 feet, a total distance of 356.00 feet to an iron pin, marking the southeast corner of said 7.96 acre tract;

Thence North 85° 17' West, along the north line of the Leland Agler 73.63 acre tract, and the south line of the said Sophia Agler's 7.96 acre tract, passing an iron pin at 870.64 feet, a total distance of 895.64 feet to a nail set in the centerline of Sunbury Road (50 feet wide) as said centerline has been established by survey of the Myers Surveying Company, dated November 14, 1957;

Thence South 5° 31' 30" West, along the said centerline of Sunbury Road, a distance of 233.65 feet to a nail set in said centerline;

Thence South 85° 38' 30" East, along a line drawn parallel to the South line of the said Leland Agler 73.63 acre tract, passing an iron pin at 25.0 feet, a total distance of 290.68 feet to an iron pin;

Thence South 46° 3' West, a distance of 82.37 feet to an iron pin;

Thence South 4° 21' 30" West, along a line drawn at right angles to the said South line of the Agler 73.63 acre tract, a distance of 74.50 feet to an iron pin set in said south line;

Thence South 85° 38' 30" East, along the said South line of the Agler 73.63 acre tract, a distance of 692.10 feet to an iron pipe;

Thence North 3° 58' East, along a line drawn parallel to the said East line of the Sophia Agler's 7.965 acre tract, passing an iron pin at 696.83 feet, a total distance of 722.83 feet to a railroad spike set in the said centerline of McCutcheon Road;

Thence North 85° 15' 30" West, along the said centerline of McCutcheon Road, a distance of 25.0 feet to the point of beginning, containing 7.219 acres of land.

Parcel No. 010-143594 (7.014 acres)
Property Address: 3546 Sunbury Road, Columbus, OH 43219

and

Parcel No. 010-010545 (.205 acres)
Property Address: 00000 McCutcheon Road, Columbus, OH 43230

PARCEL THREE:

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being a part of Quarter Township 2, Township 1, Range 17, United States Military Lands, and being part of a 0.493 acre tract conveyed to Vera O. Agler shown of record in Deed Book 3473, Page 28, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the centerline of McCutcheon Road and Sunbury Road;

Thence South 85° 15' 30" East, along the centerline of said McCutcheon Road, a distance of 850.69 feet to a spike at the northwesterly corner of said 0.493 acre tract, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence South 85° 15' 30" East, continuing along the centerline of said Sunbury Road, and along the northerly line of said 0.493 acre tract, a distance of 35.00 feet to a spike at the northwesterly corner of an original 0.896 acre tract conveyed to Vera C. Agler shown of record in Deed Book 3427, Page 960;

Thence South 3° 38' West, across said 0.493 acre tract, and along the easterly line of said original 0.896 acre tract, passing an iron pin on line at 25.00 feet, a total distance of 358.00 feet to an iron pin on the southerly line of said 0.493 acre tract, and at the southeasterly corner of said original 0.896 acre tract;

Thence North 85° 17' West, along the southerly line of said 0.493 acre tract, a distance of 35.00 feet to an iron pin at the southwesterly corner of said 0.493 acre tract;

Parcel Two

0-856-E

ALL OF

(010)

143594

E

ALL OF

(010)

010545

Thence North 3° 38' East, along the westerly line of said 0.493 acre tract, passing an iron pin on line at 333.02 feet, a total distance of 358.02 feet to the place of beginning, containing 0.288-acres, subject, however, to all highways and easements of record, and of records, easements and restrictions in the respective utility offices.

Parcel No. 010-010567

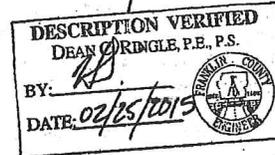
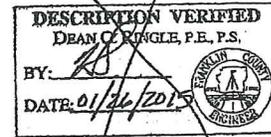
Property Address: 00000 McCutcheon Road, Columbus, OH 43230

PARCEL THREE

0-056-E

ALL OF
(010)

010567



NOT A CERTIFIED COPY



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: 010143594

Zoning Number: 3546

Street Name: SUNBURY RD

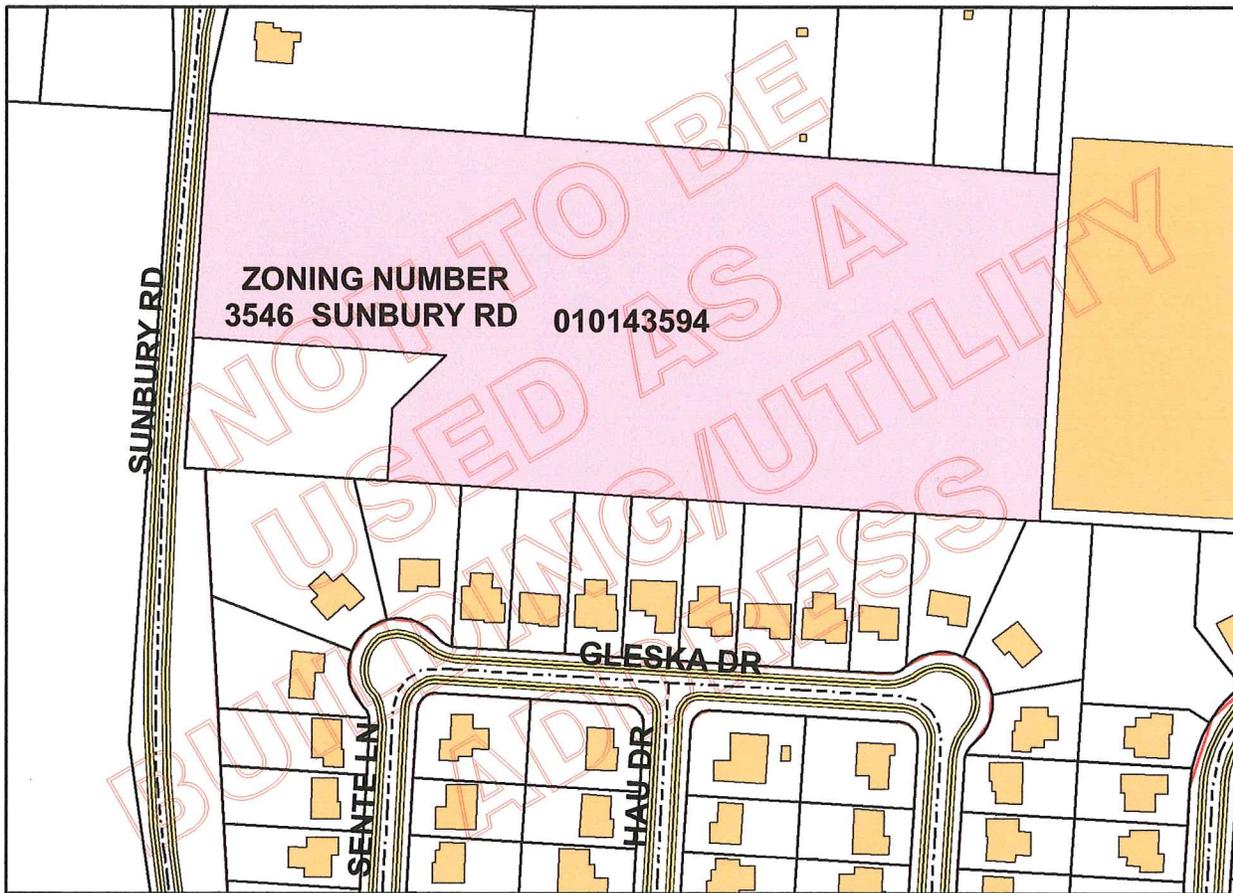
Lot Number: N/A

Subdivision: N/A

Requested By: MARK A. SARVER ARCHITECTS (MARK SARVER)

Issued By: *Amwoldemariam*

Date: 12/23/2016



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

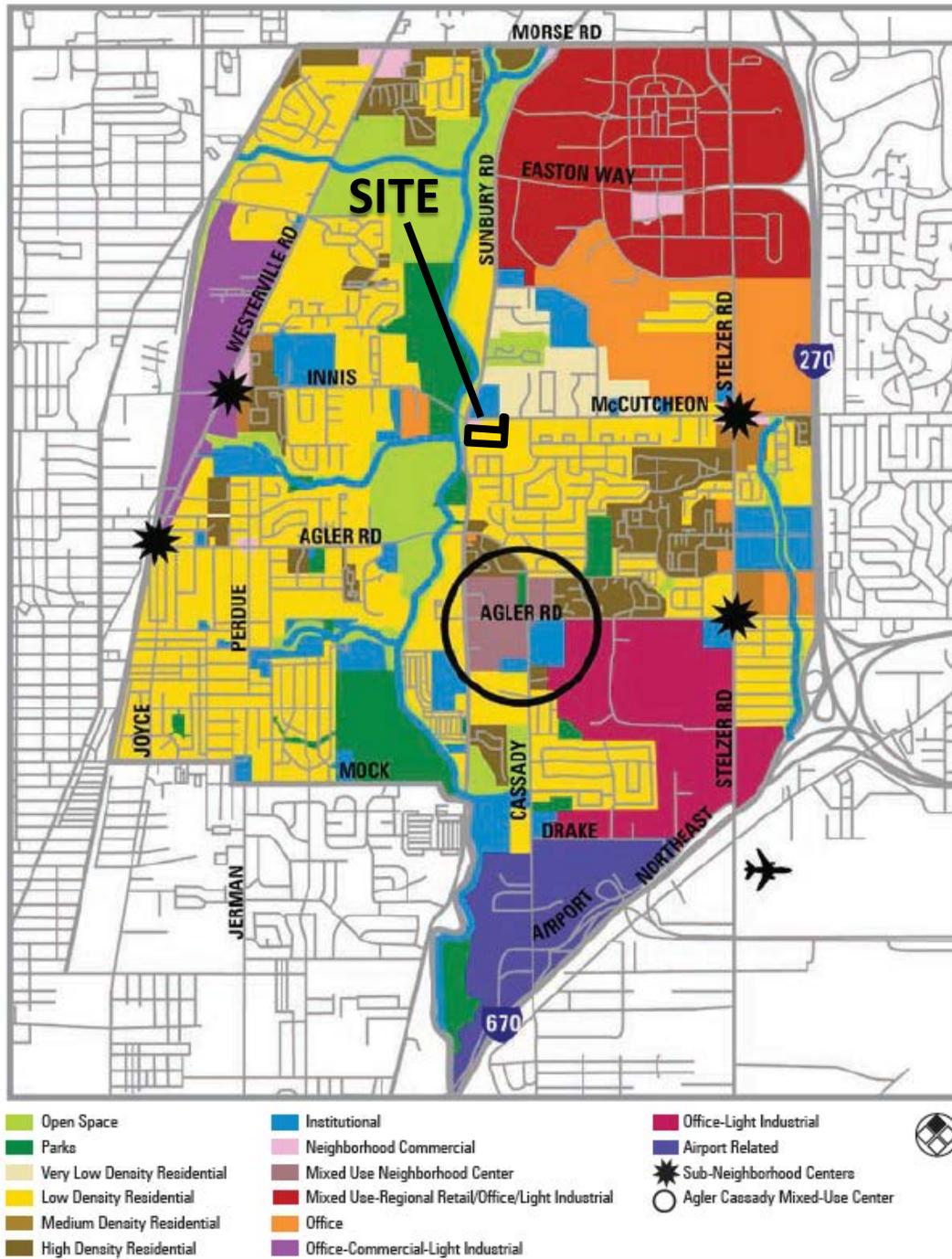
SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 81401



Z18-002
 3546 Sunbury Road
 Approximately 8.3 acres
 From L-I to R-1

Figure 5. Land Use Plan



Z18-002
3546 Sunbury Road
Approximately 8.3 acres
From L-I to R-1



Z18-002
3546 Sunbury Road
Approximately 8.3 acres
From L-1 to R-1