

**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 #: 218-010 Date Received: 2/20/18

Application Accepted By: KP Fee: \$ 3240

Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 4240 Truro Station Road Zip 43232

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 010-109361

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

Current Zoning District(s) C-4 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: Mideast Area Community Collaborative

Proposed Use or reason for rezoning request: recycling concrete/asphalt/dirt

(continue on separate page if necessary)

Proposed Height District: 60 Acreage 8.9±

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name 0000 Truro Station LLC

Address 1530 West Church Street City/State Newark, OH Zip 43055

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

**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

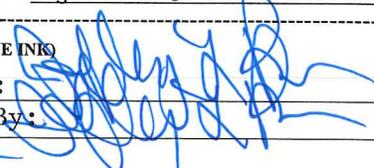
**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

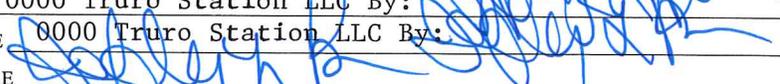
Name Jeffrey L. Brown

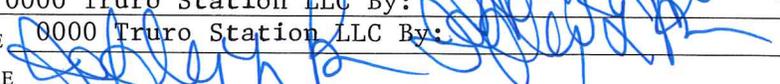
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

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 0000 Truro Station LLC By: 

PROPERTY OWNER SIGNATURE 0000 Truro Station 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 # 218-010

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 4240 Truro Station 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) 2/20/18

(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) 0000 Truro Station LLC  
1530 West Church Street  
Newark, OH 43055

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

0000 Truro Station LLC  
614-989-2210

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

(5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 19<sup>th</sup> day of February, in the year 2018

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.*

**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

PROPERTY OWNER/APPLICANT

ATTORNEY

AREA COMMISSION

0000 Truro Station LLC  
1530 West Church Street  
Newark, OH 43055

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

None

SURROUNDING PROPERTY OWNERS

Eagle Materials LLC  
3361 Successful Way  
Dayton, OH 45414

**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 #: 218-010

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. 0000 Truro Station LLC 1530 West Church Street Newark, OH 43055 Joe Fitch - 614-989-2210 0 Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19<sup>th</sup> day of February, in the year 2018

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**

# 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: 010109361

Zoning Number: 4240

Street Name: TRURO STATION RD

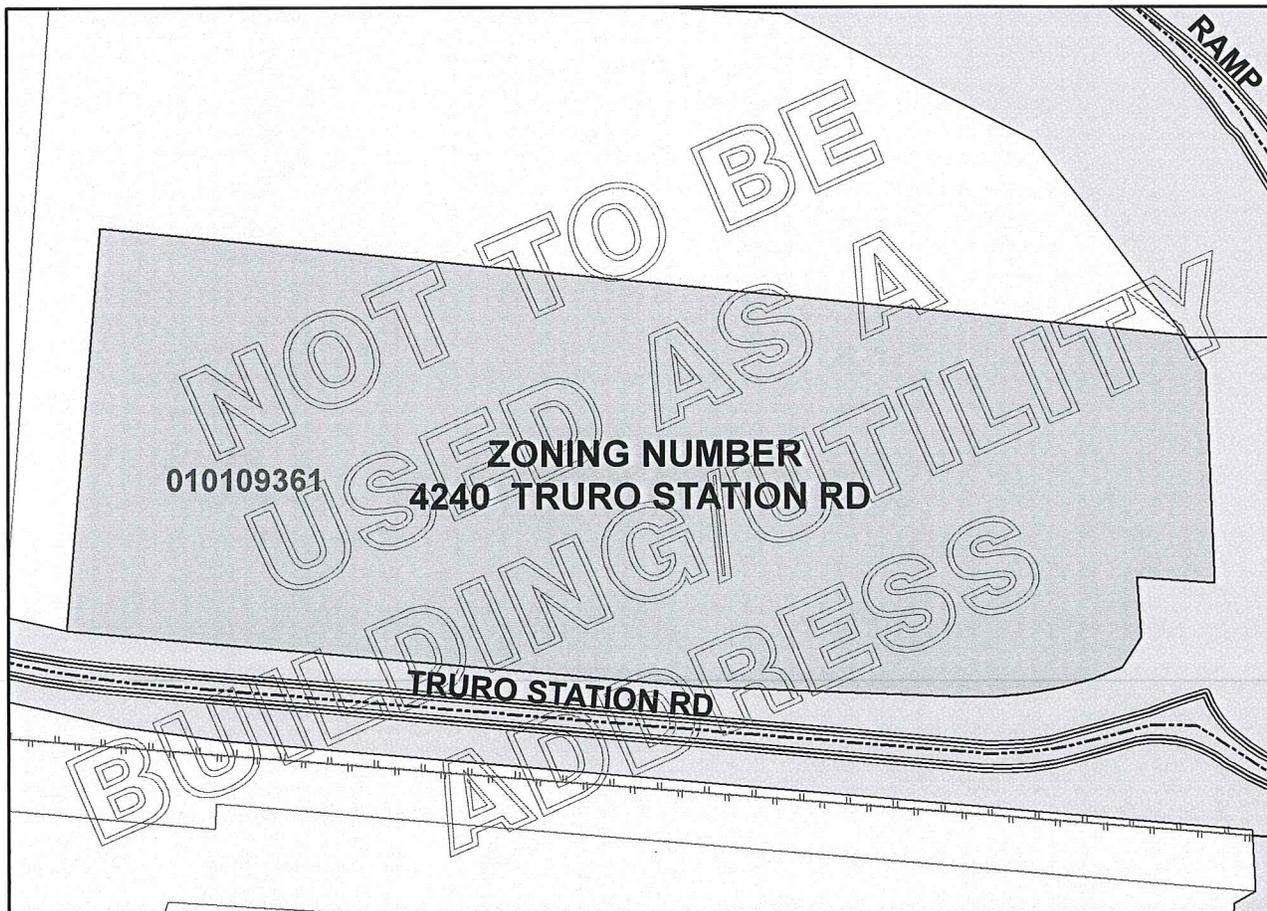
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Umariani*

Date: 11/28/2017



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

SCALE: 1 inch = 156 feet

GIS FILE NUMBER: 109256

*Z18-010*

EXHIBIT "A"

PARCEL NO. 010-109361

...situated in the City of Columbus, County of Franklin, State of Ohio, is described as follows:

Section 21, Township 12, Range 21, Refugee Lands, being 8.888 acres as conveyed to Countrymark Cooperative, Inc. in Instrument Number 199810270274168 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning at an existing iron pin at the Southeasterly corner of said 8.888 acre tract, being the intersection of the Northerly right of way of Conrail Railroad and the centerline of Hamilton Road;

Thence North 89° 32' 57" West a distance of 946.62 feet, along the Northerly right of way of said Conrail Railroad, to an existing iron pin;

Thence along a curve to the right ( $\Delta=6^{\circ}47'22"$ ,  $R=743.94$  feet) a chord bearing North 89°06'08" West a distance of 88.10 feet along the Northerly right of way of said Conrail Railroad, to an existing iron pin;

Thence North 81° 12' 00" West a distance of 56.16 feet, along the Northerly right of way of said Conrail Railroad, to an existing iron pin;

Thence North 0° 20' 17" West a distance of 390.45 feet, along an Easterly property line of Central Ready-Mix of Ohio LLC (Instrument No. 200012150253701), to an existing iron pin;

Thence South 89° 39' 51" East a distance of 899.21 feet to an existing iron pin on a Westerly property line of the State of Ohio as parcel 44-WL being the Westerly limited access line for Interstate 70;

Thence South 37° 24' 07" East a distance of 33.09 feet, along the Westerly line of said State of Ohio parcel 44-WL, to an existing iron pin;

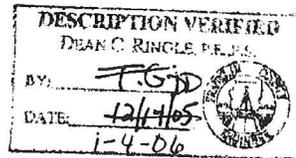
Thence South 7° 28' 59" East a distance of 255.78 feet, along the Westerly line of said State of Ohio parcel 44-WL and parcel 46-WL, to a point;

Thence South 34° 55' 34" East a distance of 49.34 feet, along the Southwesterly line of said State of Ohio parcel 46-WL, to an existing iron pin;

Thence South 89° 39' 17" East a distance of 111.14 feet, along a Southerly line of said State of Ohio parcel 46-WL, to a point in the centerline of said Hamilton Road;

Thence South 0° 21' 09" East a distance of 81.58 feet, along the centerline of said Hamilton Road, to the Point of Beginning containing 8.888 acres more or less according to an actual field survey made by Hockaden and Associates, Inc.

For the purpose of this survey, a bearing of South 89° 39' 51" East was used for the centerline of Truro Station Service Road as delineated on the plans for said road on file with the State Department of Transportation.



ALL of (010)109361

6-103-A

**SITE INFORMATION**

Address: 0 Truro Station Road, Columbus, OH  
 Tax Parcel No.: 010-109361-00  
 Current Zoning: M, Manufacturing (Code No. 1165, 12/28/1983)  
 Proposed Zoning: M, Manufacturing (Code No. 1165, 12/28/1983)  
 Applicable Code Sections: 331.74.3 and 3352  
 Variance: Partially surface to consist of compacted #304  
 Height: 12 feet  
 Height District: Yard for stacking seal and outdoor storage  
 Existing Development: Yard for stacking seal and outdoor storage  
 Proposed Development: Yard for stacking seal and outdoor storage  
 Manufacturing, M Selected: Min. 30 ft. from lot line(s) and min. 30 ft. from  
 Right-of-Way

Parking: NA  
 Parking Lot Lighting: NA  
 Plant Material Size: NA  
 Street Trees: NA  
 Refuse: No service required  
 Flood Plain: Zone X, Map 390603042L, 05/16/2011

**SITE DATA TABLE**

Site Area:	8,889 Ac.
Total Divided Area:	4.55 Ac.
Pre-Developed Impervious:	0.0 Ac.
Post-Developed Impervious:	0.0 Ac.

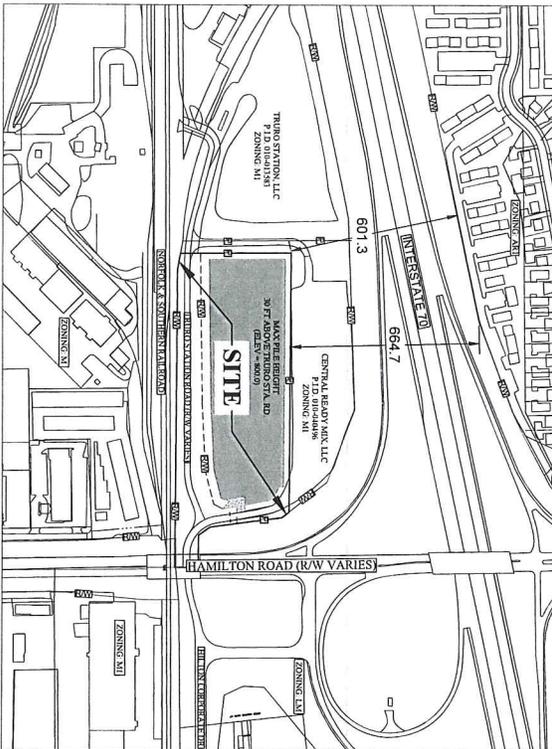
**VARIANCE REQUEST**  
 1. Section 3363.41b – The Owner requests a variance from the requirement to fence and/or screen the perimeter. The Owner requests that no fence be required.

**SITE ZONING PLAN**  
 FOR  
**TRURO STATION, LLC**  
**P.I.D. 010-109361**  
 COLUMBUS, FRANKLIN COUNTY, OHIO

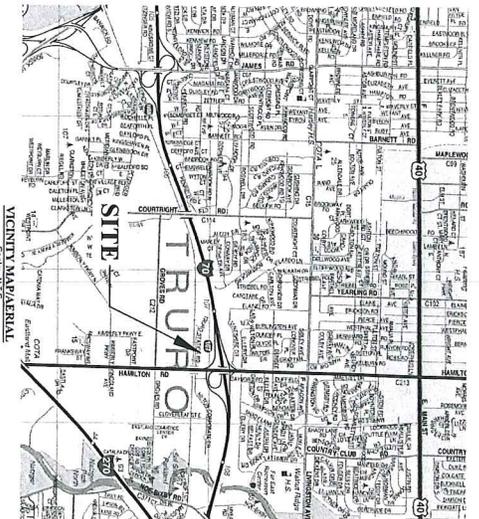
**OWNER**  
 TRURO STATION, LLC  
 1550 W. CHURCH STREET  
 COLUMBUS, OH 43203  
 CONTACT: JOE FITCH  
 PH: (614) 388-2210  
 EMAIL: joe@trurostation.com

**SITE CONTACT**  
 JOE DIETZ OF CENTRAL OHIO, LLC  
 5017 REFUGEE ROAD  
 COLUMBUS, OH 43235  
 CONTACT: JON OBERTY  
 PH: (614) 988-2925  
 EMAIL: tom@444dirt.com

**ENGINEER**  
 ABOVE GRADE, LLC  
 7801 GREENSIDE LAKE  
 COLUMBUS, OH 43235  
 CONTACT: BOB GENTERTY  
 PH: (614) 365-0577  
 EMAIL: bryan@abovegradesurveys.com



**INDEX MAP**  
 Scale: 1" = 200'



**VICINITY MAP/AREAL**  
 Scale: N.T.S.

**PROJECT DESCRIPTION**  
 This site zoning plan is intended for a change of zoning from Commercial, C4 zoning to Manufacturing, M zoning. The Owner intends to use the property to store dirt (30 ft. maximum height) and asphalt grindings (30 ft. maximum height). Current grade on the site ranges from elevation 770.0 along Truro Station Road to 790.0. It is intended that dirt and asphalt grindings would be transported both to and from the site on a regular basis. A conex box will be used as an on-site job trailer. The conex box along with three (3) parking spaces will set on compacted gravel.

**SHEET INDEX**

The Sheet.....	1
Site Zoning Plan.....	2

Date of Expiration: This Plan is valid for one (1) year from date of approval

Registered Engineer	Date

CIVIL-XXXX

DATE	REVISIONS
February 15, 2018	
SCALE	
A4 Noid	
SHEET	
1/2	

COLUMBUS, FRANKLIN COUNTY, OHIO  
 SITE ZONING PLAN  
 FOR  
**TRURO STATION, LLC**  
 TITLE SHEET

**ABOVE GRADE, LLC**  
 7801 GREENSIDE LAKE  
 COLUMBUS, OH 43235  
 (614) 365-0578

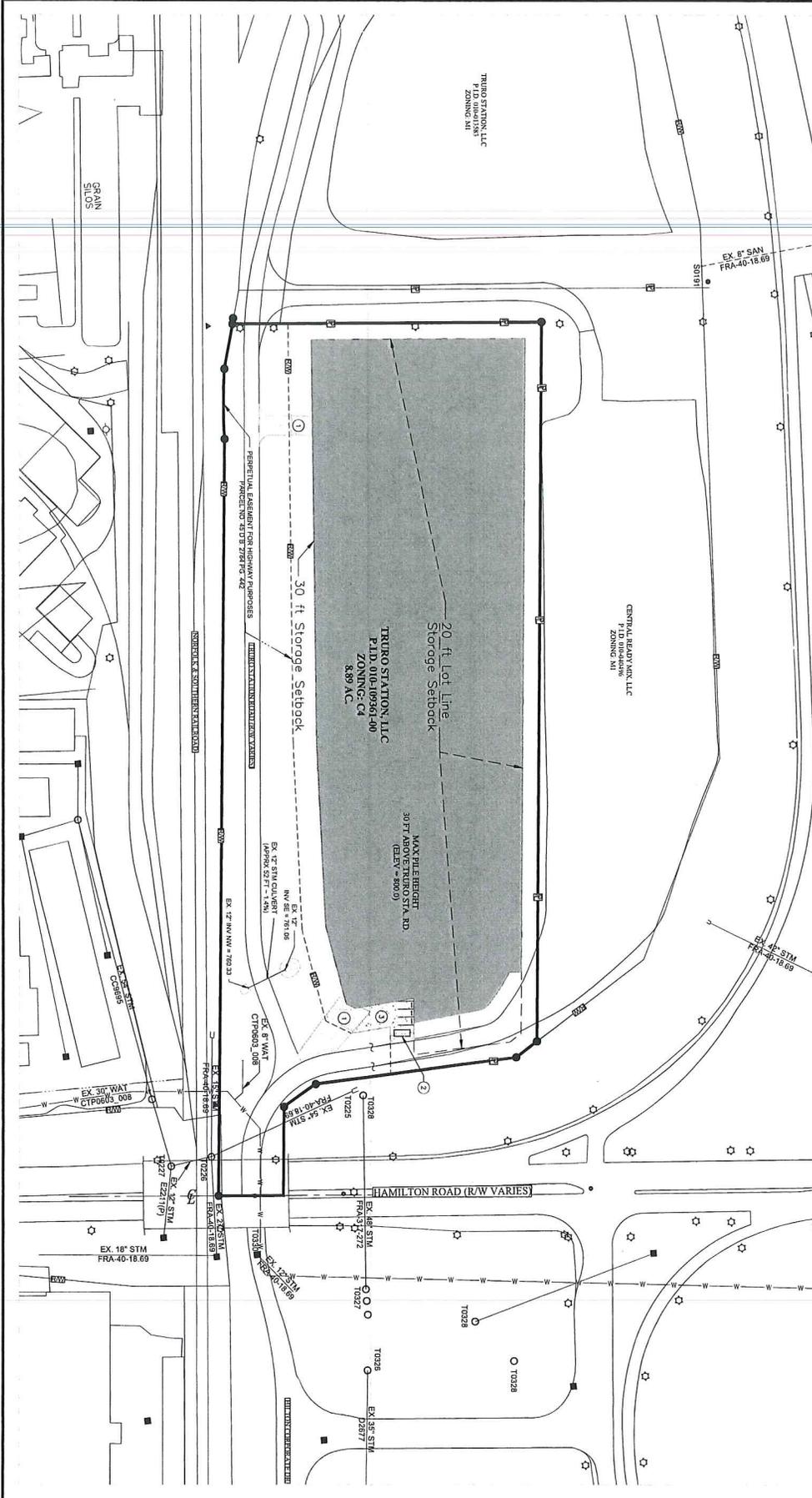
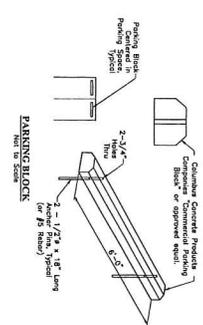
MARK	DATE	DESCRIPTION

218-010

- CODED NOTES:**
- ① EXISTING GATE
  - ② TEMP JOB TRAILER (8' x 20' CONEX BOX)
  - ③ PROPOSED GRAVEL SURFACE FOR CONEX BOX AND THREE (3) PARKING SPACES

- SYMBOLS**
- EX. GRAVEL SURFACE
  - EX. FIRE HYDRANT
  - EX. CATCH BASIN
  - EX. MANHOLE
  - EX. LOT/POWER POLE
  - EX. RIGHT OF WAY
  - PROPERTY LINE

Engineering Data for all line work and physical features, as well as for elevations is based upon Franklin County records. City of Columbus and Franklin County records are used to determine the location and elevation of existing features. The location and elevation of existing features are based upon the most recent records available. The location and elevation of existing features are based upon the most recent records available. The location and elevation of existing features are based upon the most recent records available.



DATE	SCALE	DATE	REVISIONS
February 15, 2018	1" = 40'		

MARK	DATE	DESCRIPTION

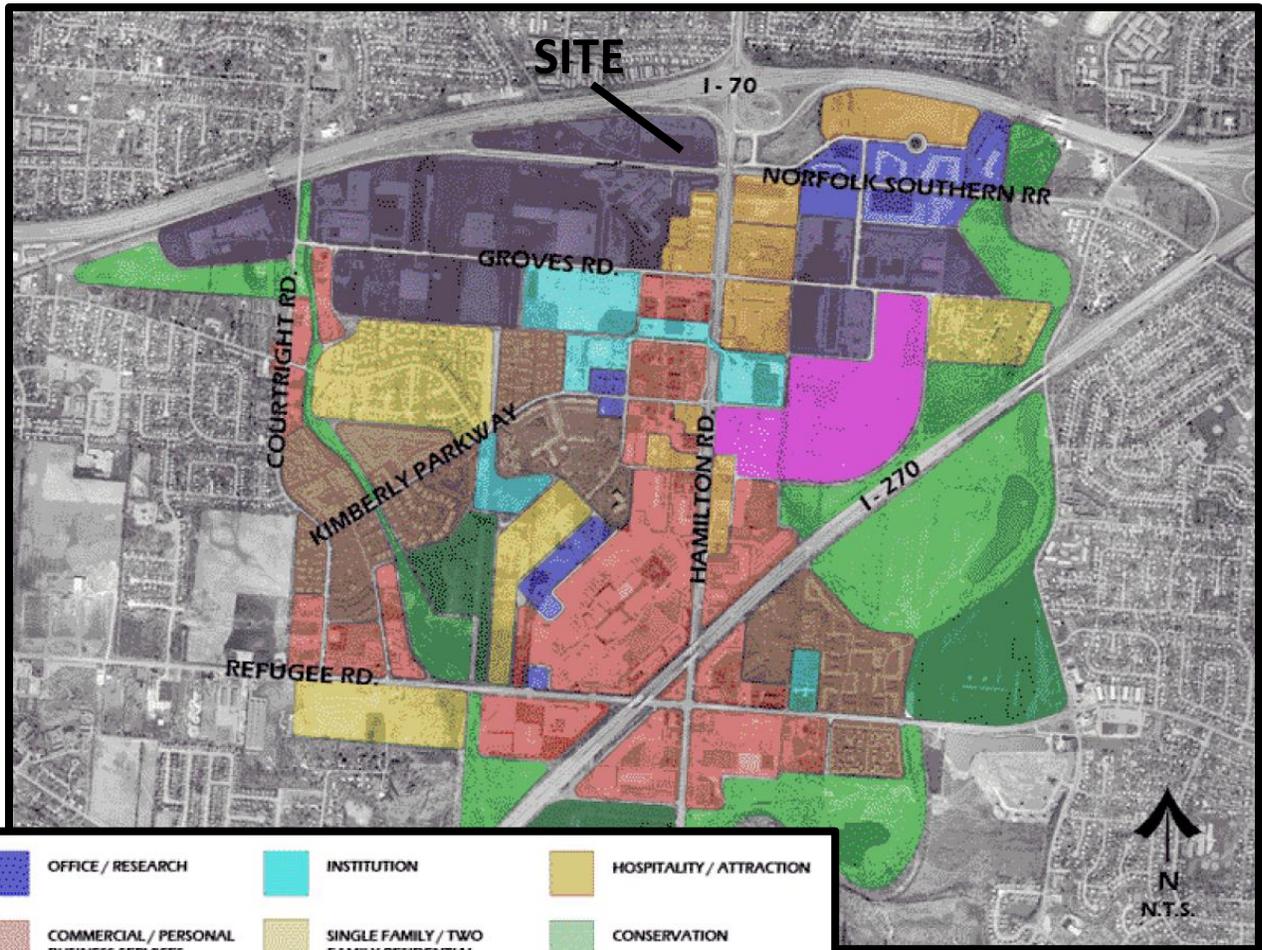
**ABOVE GRADE LLC**  
 7801 GREENGLEN LANE  
 COLUMBUS, OH 43235  
 (614) 365-0578

COLUMBUS, FRANKLIN COUNTY, OHIO  
 SITE ZONING PLAN  
**TRURO STATION, LLC**  
 SITE ZONING PLAN

218-010



Hamilton Road Corridor Revitalization Plan (2008)



	OFFICE / RESEARCH		INSTITUTION		HOSPITALITY / ATTRACTION
	COMMERCIAL / PERSONAL BUSINESS SERVICES		SINGLE FAMILY / TWO FAMILY RESIDENTIAL		CONSERVATION
	INDUSTRIAL / WAREHOUSE		MULTI-FAMILY RESIDENTIAL		PARKS
	MIXED USE				

Z18-010  
4240 Truro Station Road  
Approximately 8.9 acres  
C-4 to M



Z18-010  
4240 Truro Station Road  
Approximately 8.9 acres  
C-4 to M