



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 •

OFFICE USE ONLY

Application Number: CV14-003/13315-00000-00041
Date Received: 1/27/14
Application Accepted By: TP + ET Fee: \$1600.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5303 E. Livingston Ave Zip 43232
Is this property currently being annexed into the City of Columbus ☒ Yes ☐ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-129490
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): _____
Civic Association or Area Commission: Far East Area Commission
Proposed use or reason for Council Variance request: Sale of Property to new owner
Acreage: .207

APPLICANT: Name Dr. Roger Stock
Address 633 Buxford Lane City/State Columbus OH Zip 43213
Phone # 614 866 8111 Fax # 614 866 0634 Email: _____

PROPERTY OWNER(S): Name Roger Stock
Address 633 Buxford Lane City/State Columbus OH Zip 43213
Phone # 614 866 8111 Fax # 614 866 0634 Email: _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☒ Agent
Name Jason Gamble
Address 1341 Inglis Ave City/State Columbus OH Zip 43212
Phone # 614 648 8118 Fax # 614 737 9898 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE 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



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CV 14-003

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.

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 requested as detailed below:

* See attached *

Signature of Applicant

Date

1/24/14

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Statement of Hardship

In 1976 a variance was approved to allow a Dental Office to be located at 5303 East Livingston Ave. The owner, Dr. Stock previously used the property as a home office from 1967-1976. This location has been a Dental Office for 46 years. The 1976 variance was conditioned for the property to be used as a dental office with the following statement:

"Said Property is owned by Roger A. Stock, DDS., and used as a dental office or other uses permitted by the SR, Suburban Residential District."

Dr. Stock has decided to sell his business along with the subject property at the age of 78 and begin his retirement. Another Dentist is in contract to purchase both the business and real estate to continue servicing the existing patients and community. In order to close on this transition, a new use variance needs to be granted for a dental office not conditioned with a specific owner.

It is also important to note that the subject property is a two story building and only the first floor is used for the dental office. The total square footage of the building is 2050 and the dental office uses 1025 sq ft of that total space. This is important to understand when reviewing any new medical parking space codes since the original variance was granted. The office has been using the available on-street parking for nearly 47 years without any issues. The on-street parking has designated parking spaces with signs stating for Dental Patients Only.

Please consider this Use Variance request to allow the new owner to continue the dental services being performed at this location and to allow Dr. Stock to begin his retirement after 50 years of service to the community.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV 14-003

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jason Gamble

of (1) MAILING ADDRESS 1341 Inglis Ave Columbus, OH 43212

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 5303 E. Livingston Ave Columbus, OH 43232
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

(4) Roger Stock
633 Bonford Lane
Columbus, OH 43213

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

Roger Stock 614 866 8111

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

(5) Far East Area Commission
489 Linwood Ave Columbus, OH 43205
Attn: Jennifer Chamberlain

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)

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Jason Gamble

Subscribed to me in my presence and before me this 24 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:



Seal Here

Mark A. Schaefer
Notary Public, State of Ohio
My Commission Expires 02-02-2016

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CV14-003

Tassew Roman & Taye Abate
1957 RAVINE WAY
REYNOLDSBURG OH 43068

Jason Gamble
1341 Inglis Ave
Columbus, OH 43212

Board of Education
REAL ESTATE COORDINATOR
270 E STATE ST
COLUMBUS, OH 43215

Roger Stock
633 Boxford Lane
Columbus, OH 43213

Kenneth & Myung Chapman
2649 BOLD VENTURE DR
LEWIS CENTER OH 43035

Far East Area Commission
489 Linwood Avenue
Columbus, OH 43205

Darryl & Judith Collins
1698 Woodcrest Rd
Columbus, OH 43232

William & Dorothy Craft
5270 Bagley Rd
Columbus, OH 43232

Samuel Ianni
11400 MORSE RD
PATASKALA OH 43062

RLM Capital Partners LLC
716 MIAMI ST
URBANA OH 43078



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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 # CV14-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jason Gamble

Of [COMPLETE ADDRESS] 1341 Ingalls Ave Columbus, OH 43212
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 formats

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. <u>Roger Stock</u> <u>633 Bonford Lane</u> <u>Columbus, OH 43213</u>	2. <u>Amar Reddy + Smitha Reddy</u> <u>3501 Heritage Oaks</u> <u>Hilland, OH 43026</u>
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 24 day of Jan, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

I, the notary public whose signature appears
above, certify that I am not an attorney
representing either party to this agreement.

I, the notary public whose signature appears
above, certify that I am not an attorney
representing either party to this agreement.

Notary Public Signature



Mark A. Schaefer
Notary Public, State of Ohio
My Commission Expires 02-02-2016

Notary Public Signature

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

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CV 14-003

Legal Description

5303 East Livingston Avenue Columbus, OH 43232: and being more particularly described as Lot No. 516 in Pine Hills, No 4 Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 33, Page 90, Recorder's Office, Franklin County, Ohio.

Ordinances Passed

ORD. No. 805-76—To grant a variance from the provisions of Section 3325.005 (AR-LD, Apartment Residential-Low Density District) to Van B. Jarrell to permit the operation of a group home for 17 veterans in his property at 862 Bryden Road located on the north side of Bryden Road 43 feet west of 18th Street.

Whereas, the subject property is a non-conforming rooming house in the AR-LD Apartment Residential-Low Density District; and,

Whereas, Van B. Jarrell desires to establish a group home for 17 veterans in the property; and,

Whereas, Section 3325.005 (AR-LD Apartment Residential-Low Density District) of the Columbus City Codes prevents Van B. Jarrell from establishing a group home for 17 veterans in his property at 862 Bryden Road in compliance with the City Code requirements; now, therefore,

Be it ordained by the Council of the City of Columbus:

Section 1. That Van B. Jarrell, his heirs, representatives, successors and assigns, be and is hereby granted a variance from the provisions of Section 3325.005 (AR-LD Apartment Residential-Low Density District) of the Columbus City Codes, 1959, insofar as said Section prohibits the establishment of a group home for 17 veterans in his property located at 862 Bryden Road, being more particularly described as Lot Number 19 Benjamin Monett's Subdivision of Part of Lot Number 2 Subdivision of Part of Half Section 24, Township 5, subject, however, to the additional conditions listed in this ordinance.

Section 2. That this ordinance is conditioned upon and shall be in effect only for so long as:

1) The proposed group home conforms with all provisions of the Housing Code of the City of Columbus prior to the occupancy of this facility;

2) The proposed group home conforms to all other Columbus Code Sections;

3) The operation of this group home may be reviewed at any reasonable time by the Division of Planning.

Section 3. That this ordinance shall take effect and be enforced from and after the earliest period allowed by law.

Passed July 19, 1976.

M. D. PORTMAN,

President of Council.

Approved July 19, 1976.

TOM MOODY, Mayor.

Attest:

HELEN M. VAN HEYDE, City Clerk.

ORD. No. 1047-76—To rezone a 1.6 acre tract located on the north side of Bethel Road, approximately 125 feet west of Hollister Street (2650 Bethel Road), From: R-1, Residential, To: CPD, Commercial Planned Development.

Be it ordained by the Council of the City of Columbus:

Section 1. That the Zoning Map attached to Ordinance No. 38852, passed February 27, 1928, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being a 1.6 acre tract located on the north side of Bethel Road, approximately 125 feet west of Hollister Street and being more particularly described as follows: Situated in the County of Franklin, in the State of Ohio, and in the Township of Perry and bounded and described as follows:

Being a part of Lot No. 3 of the Partition among the heirs of Sylvester Hard, deceased: being a part of Quarter Township No. 4, Township No. 2, Range No. 19, United States Military Lands;

Beginning at an iron stake in the southeast corner of said Lot No. Three (3) the same being in the Bethel Road on the south line of Quarter Township No. 4 and said point also being located in the north right-of-way line of Bethel Road 125' west along said right-of-way line from its point of intersection with the west right-of-way line of Hollister Street;

Thence, with the East Line of said Lot No. 3 and the west line of the E. L. Gable land North 5° 15' East 478.30 feet to an iron stake;

Thence, with a line parallel with the

Bethel Road North 85° 15' West 154.35 feet to an iron stake;

Thence, with a line parallel with the East line of said Lot No. 3 South 5° 15' West 478.30 feet to the Bethel Road on the South line of said Quarter Township No. 4;

Thence, along the said Quarter Township line South 85° 15' East 154.35 feet to the place of beginning, containing one and sixty-nine hundredths (1.69) acres of land.

To rezone From: R-1, Residential District,

To: CPD, Commercial Planned Development District.

Section 2. That a Height District of Thirty (30) feet is hereby established on the CPD, Commercial Planned Development District on this property, and no building or structure shall be erected to a height in excess of Thirty (30) feet.

Section 3. The Development Planning Administrator in the Division of Planning be, and he is hereby authorized and directed to make the said change on the said original Zoning Map in the office of the Division of Building Regulations and the office of the Division of Planning and shall register a copy of the approved CPD, Commercial Planned Development District and application among the records of the Department of Development as required by Section 3330.08 of the Columbus City Codes; said plan being titled, Office Renovation, as prepared by Loren T. Staker Associates, AIA, Architects and Planners, 7870 Olentangy River Road, Worthington, Ohio, 43085, dated January 23, 1976, and signed by Robert L. Calentine, owner and developer, amended July 6, 1976.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed as amended July 19, 1976.

M. D. PORTMAN,

President of Council.

Approved as amended July 19, 1976.

TOM MOODY, Mayor.

Attest:

HELEN M. VAN HEYDE, City Clerk.

ORD. No. 1095-76—To rezone a 13.5 acre tract located on the west side of Worthington-Galena Road, west of the western terminus of Dearborn Drive, From: R-1, Residential, To: M-2, Manufacturing, as recommended by the Development Commission.

Be it ordained by the Council of the City of Columbus:

Section 1. That the Zoning Map attached to Ordinance No. 38852, passed February 27, 1928, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being a 13.5 acre tract located on the west side of Worthington-Galena Road, west of the western terminus of Dearborn Drive and being more particularly described as follows:

TRACT #1

Situate in the County of Franklin, in the State of Ohio, and in the Township of Sharon and bounded and described as follows:

Being a part of Farm Lot No. 5 of Smith and Jenkins' Subdivision located in Quarter Township 1, Township 2, Range 18, United States Military Lands, and being the same tract as conveyed to James F. and E. Maxine Hoffman by deed of record in Deed Book 2466, Page 263, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a railroad spike in the centerline of the Worthington-Galena Road and at the northeasterly corner of the said Hoffman tract being also the southeasterly corner of the 9.892 acre tract conveyed to Rose M. Clark by deed of record in Deed Book 2783, Page 474, said point of beginning being located South 33° 32' 05" West, 425.46 feet, and, South 33° 30' 05" West, 407.36 feet from a railroad spike at the intersection of the said centerline with the northerly line of the said Farm Lot No. 5;

Thence, along the centerline of the said Worthington-Galena Road, South 33° 30' 05" West, 241.44 feet to a railroad spike at the southeasterly corner of the said Hoffman

tract, being the northeasterly corner of the 3.549 acre tract conveyed to Almega Corporation, by deed of record in Deed Book 2805, Page 343;

Thence, along the northerly line of the said 3.549 acre tract, South 86° 30' West, (passing an iron pin at 37.56 feet), 1057.08 feet to an iron pin in the westerly line of the said Farm Lot No. 5 and at the northwesterly corner of the said Almega Corporation tract;

Thence, along the westerly line of the said Farm Lot No. 5, North 3° 00' 13" West, 193.00 feet to an iron pin found at the southwesterly corner of the said Rose M. Clark 9.892 acre tract;

Thence, along the southerly line of the said 9.892 acre tract, North 86° 30' 30" East, (passing an iron pin at 1163.12 feet), 1200.68 feet to the place of beginning, containing 4.998 acres, more or less.

To rezone From: R-1, Residential District,

To: M-2, Manufacturing District.

TRACT #2

Situate in the County of Franklin in the State of Ohio, and in the Township of Sharon and bounded and described as follows:

Thence, along the centerline of the Worthington-Galena Road, South 36° 58' West, 322.15 feet to a nail;

Thence, North 89° 54' West, (passing an iron pin at 37.51 feet), 749.28 feet to an iron pin in the west line of Lot No. 5, said iron pin being northerly 72.6 feet, more or less, from the southwest corner of the above mentioned Parcel No. 1;

Thence, along the west line of Lot 5, North 0° 29' East, 257.73 feet to the place of beginning, containing 5 acres, more or less.

To rezone From: R-1, Residential District,

To: M-2, Manufacturing District.

Section 2. That a Height District of Thirty-five (35) feet is hereby established on the M-2, Manufacturing District on this property, and no building or structure shall be erected to a height in excess of Thirty-five (35) feet.

Section 3. The Development Planning Administrator of the Division of Planning be, and he is hereby authorized and directed to make the said change on the said original zoning map in the office of the Division of Building Regulations and the office of the Division of Planning.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed July 19, 1976.

M. D. PORTMAN,

President of Council.

Approved July 19, 1976.

TOM MOODY, Mayor.

Attest:

HELEN M. VAN HEYDE, City Clerk.

ORD. No. 1096-76—To grant a variance to the provisions of Section 3327.03 Professional Offices to Roger A. Stock, D.D.S., to permit a dental office to be located at 5303 East Livingston Avenue.

Whereas, 5303 East Livingston Avenue is located in an SR, Suburban Residential District; and,

Whereas, Roger A. Stock, D.D.S., wishes to use the existing single family home at this location for a dental office; and,

Whereas, Section 3327.03, Professional Offices, of the Columbus City Codes provides that "the office of an architect, attorney, clergyman, dentist, engineer, physician, surgeon or other professional person may be located in an existing residence used by such person as his private residence;" and,

Whereas, Roger A. Stock, D.D.S., does not maintain a private residence at 5303 East Livingston Avenue; now, therefore,

Be it ordained by the Council of the City of Columbus:

Section 1. That Roger A. Stock, D.D.S., the owner of 5303 East Livingston Avenue and being more particularly described as Lot No. 516 in Pine Hills, No. 4 Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 33, Page 90, Recorder's Office, Franklin County, Ohio, be and hereby is granted a variance from the provisions of Section 3327.03, Professional Offices, insofar as said section prohibits the establishment of a dental of-

1 of 2

place at this location and thereby prevents Roger A. Stock, D.D.S., from establishing said office at 5303 East Livingston Avenue; subject, however, to the additional conditions listed in this ordinance.

Section 2. That this ordinance is conditioned upon and shall be in effect only so long as:

1) Said property is owned by Roger A. Stock, D.D.S., and used as a dental office or other uses permitted by the SR, Suburban Residential District.

2) Alterations shall not be made to the existing residence nor any advertising signs erected which would be adverse to the general residential character of the neighborhood or not in compliance with Chapter 3392 of the Columbus City Codes.

3) The use of this property as a dental office be governed by other provisions of Section 3327.03 of the Columbus City Codes.

4) That this operation may be inspected at any reasonable time by the Division of Planning of the Department of Development.

5) That this use be commenced within one year from the date upon which this ordinance becomes effective.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed July 19, 1976.

M. D. PORTMAN,

President of Council.

Approved July 19, 1976.

TOM MOODY, Mayor.

Attest:

HELEN M. VAN HEYDE, City Clerk.

ORD. No. 1097-76—To rezone a 17.2± acre tract located on the north side of Fisher Road approximately 900 feet east of Wilson Road (Rear of 3406 Fisher Road), From: R-1, Residential, To: SR, Suburban Residential as recommended by the Development Commission.

Be it ordained by the Council of the City of Columbus:

Section 1. That the Zoning Map attached to Ordinance No. 38852, passed February 27, 1928, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being a 17.2± acre tract located on the north side of Fisher Road approximately 900 feet east of Wilson Road, and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, Township of Franklin, being part of Virginia Military Survey No. 875, being part of Lots No. 4 and No. 5 of the partition of lands among the heirs of Elisha Wilson of record in Plat Book 4, Page 249, Recorder's Office, Franklin County, Ohio, and being part of a 38.984 acre tract conveyed to Charles E. Cummins by deed of record in Volume 1778, Page 55, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin being the southwest corner of said 38.984 acre tract and in the centerline of Fisher Road;

Thence, with the west line of said 38.984 acre tract and the herein described tract North 24° 14' 00" West, a distance of 1045.88 feet to a point, passing an iron pin at 30.01 feet;

Thence, across said 38.984 acre tract and with the north line of the herein described tract North 65° 49' 20" East, a distance of 908.13 feet to a point;

Thence, South 24° 13' 40" East, a distance of 10.00 feet to an iron pin;

Thence, with an east line of the said 38.984 acre tract to an east line of the herein described tract South 24° 13' 40" East, a distance of 646.60 feet to an iron pin;

Thence, leaving the east line of said 38.984 acre tract and with the southerly lines of the herein described tract the following courses: South 37° 08' 30" West, a distance of 266.26 feet to an iron pin, passing an iron pin at 111.26 feet;

Thence, South 23° 58' 45" East, a distance of 60.00 feet to an iron pin;

Thence, South 74° 30' 00" West, a distance of 196.03 feet to an iron pin, passing iron pins at 35.13 feet and 115.58 feet;

Thence, South 65° 48' 20" West, a distance of 74.53 feet to an iron pin;

Thence, South 61° 44' 35" West, a distance of 149.78 feet to an iron pin, passing an iron pin at 70.00 feet;

Thence, South 62° 01' 55" West, a distance of 75.13 feet to an iron pin;

Thence, South 86° 00' 00" West, a distance of 30.98 feet to an iron pin;

Thence, with a curve to the left having a radius of 300.00 feet the long chord of which bears South 07° 37' 00" East, a chord distance of 155.12 feet to an iron pin;

Thence, with an east line of the herein described tract South 23° 35' 30" East, a distance of 80.11 feet to a point in the center of Fisher Road, passing an iron pin at 50.00 feet;

Thence, with the center of Fisher Road, a south line of said 38.984 acre tract, and a south line of the herein described tract South 67° 17' 30" West, a distance of 105.52 feet to the place of beginning, containing 17.2 acres of land.

To rezone From: R-1, Residential District, To: SR, Suburban Residential District.

Section 2. The Development Planning Administrator in the Division of Planning be, and he is hereby authorized and directed to make the said change on the said original zoning map in the office of the Division of Building Regulations and the office of the Division of Planning.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed July 19, 1976.

M. D. PORTMAN,

President of Council.

Approved July 19, 1976.

TOM MOODY, Mayor.

Attest:

HELEN M. VAN HEYDE, City Clerk.

ORD. No. 1098-76—To rezone a 124± acre tract located southeast of the intersection of Brice and Refugee Roads, From: R, Rural, To: C-4, Commercial (11.4 acres), AR-12, Apartment Residential (66.6 acres), and SR, Suburban Residential (46.1 acres), as recommended by the Development Commission.

Be it ordained by the Council of the City of Columbus:

Section 1. That the Zoning Map attached to Ordinance No. 38852, passed February 27, 1928, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Being an 124± acre tract located southeast of the intersection of Brice and Refugee Roads and being more particularly described as follows:

TRACT #1

Situate in the State of Ohio, County of Franklin, City of Columbus, and being located in the Northwest Quarter of Section 1, Township 11, Range 21, Refugee Lands, and being 48.829 acres of the 124.05 acre tract conveyed to Joan Motz and Martha J. Lamp by deed of record in Deed Book 2720, Page 422, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the westerly line of Gender Road, at the southeasterly corner of the said 124.05 acre tract, being also in the northerly line of the Lester L. Motz 170.828 acre tract of record in Deed Book 1716, Page 283;

Thence, along the southerly line of said 124.05 acre tract, being also the northerly line of said Motz 170.828 acre tract, North 85° 30' 14" West, 2357.31 feet to a point in the centerline of Brice Road;

Thence, along the centerline of said Brice Road, North 4° 26' 58" East, 1150.0 feet to a point;

Thence, South 85° 33' 02" East, 301.24 feet to a point of curvature of a curve to the right;

Thence, along the arc of said curve to the right, (Radius=740.0 feet Delta=44° 10' 02"), a chord bearing and distance of South 63° 28' 01" East, 556.42 feet to the point of tangency of said curve;

Thence, South 41° 23' East, 197.73 feet to a point of curvature of a curve to the left;

Thence, along the arc of said curve to the left, (Radius=500.0 feet, Delta=70° 32' 00"), a chord bearing and distance of South 76° 39' 00" East, 577.38 feet to the point of tangency of said curve;

Thence, North 68° 05' 00" East, 194.88 feet to a point of curvature of a curve to the right;

Thence, along the arc of said curve to the right, (Radius=860.0 feet, Delta=25° 45' 47"), a chord bearing and distance of North 80° 57' 53" East, 383.45 feet to the point of tangency of said curve;

Thence, South 86° 09' 13" East, 271.32 feet to a point in the easterly line of said 124.05 acre tract, and being also the westerly line of said Gender Road;

Thence, along said line, South 3° 50' 47" West, 894.50 feet to the place of beginning, containing 48.8 acres, more or less.

To rezone From: R, Rural District, To: AR-12, Apartment Residential District.

TRACT #2

Situate in the State of Ohio, County of Franklin, City of Columbus, and being located in the Northwest Quarter of Section 1, Township 11, Range 21, Refugee Lands, and being 11.358 acres of the 124.05 acre tract conveyed to Joan Motz and Martha J. Lamp by deed of record in Deed Book 2720, Page 422, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the westerly line of Gender Road at the northeasterly corner of said 124.05 acre tract;

Thence, along the westerly line of said Gender Road, South 4° 27' 11" West, 432.04 feet;

Thence, along the right-of-way connecting the westerly line of Gender Road, with the northerly line of Refugee Road, South 46° 41' 27" West, 48.67 feet to a point;

Thence, along the northerly line of said Refugee Road, North 81° 33' 04" West, 200.25 feet to a point;

Thence, continuing along said right-of-way line, South 87° 48' 56" West, 102.84 feet to a point;

Thence, across the said Refugee Road, South 11° 18' 41" West, 40.0 feet to a point;

Thence, along the southerly line of said Refugee Road, South 58° 53' 24" East, 106.28 feet to a point;

Thence, continuing along the southerly line of said Refugee Road, South 78° 41' 19" East, 200.0 feet to a point;

Thence, along the right-of-way connecting the southerly line of said Refugee Road, with the westerly line of Gender Road, South 49° 28' 49" East, 50.54 feet to a point;

Thence, along the westerly line of said Gender Road, South 5° 24' 29" West, 322.01 feet to a point;

Thence, North 86° 09' 13" West, 333.00 feet to a point;

Thence, North 54° 10' 20" West, 453.70 feet to a point;

Thence, North 27° 43' 59" East, (passing the centerline of said Refugee Road at 308.73 feet), 758.05 feet to a point in the northerly line of said 124.05 acre tract;

Thence, along said line, South 85° 32' 39" East, 431.11 feet to the place of beginning, containing 11.4 acres, more or less.

To rezone From: R, Rural District, To: C-4, Commercial District.

TRACT #3

Situate in the State of Ohio, County of Franklin, City of Columbus, and being located in the Northwest Quarter of Section 1, Township 11, Range 21, Refugee Lands, and being 46.106 acres of the 124.05 acre tract conveyed to Joan Motz and Martha J. Lamp by deed of record in Deed Book 2720, Page 422, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the westerly line of Gender Road, being also the easterly line of said 124.05 acre tract, that is located North 3° 50' 47" East, 894.50 feet from the southeasterly corner of said 124.05 acre tract;

Thence, North 86° 09' 13" West, 271.32 feet to a point of curvature of a curve to the left;

Thence, along the arc of said curve to the left, (Radius=860.0 feet, Delta=25° 45' 47"), a chord bearing and distance of South 80° 57' 53" West, 383.45 feet to the point of tangency of said curve;

Thence, South 68° 05' 00" West, 194.88 feet to a point of curvature of a curve to the right;

Thence, along the arc of said curve to the right, (Radius=500.0 feet, Delta=70° 32' 00"), a chord bearing and distance of North 76° 39' 00" West, 577.38 feet to the point of tangency of said curve;

Thence, North 41° 23' 00" West, 197.73 feet to the point of curvature of a curve to the left;

Thence, along the arc of said curve to the left, (Radius=740.0 feet, Delta=44° 10' 02"), a chord bearing and distance of North 63° 28' 01" West, 556.42 feet to the point of tangency of said curve;

Thence, North 85° 33' 02" West, 301.24 feet to a point in the centerline of Brice Road;

Thence, along the centerline of Brice Road, North 4° 26' 58" East, 150.0 feet to a point at the southwesterly corner of a 7.780 acre tract;

CV14-003



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/24/14



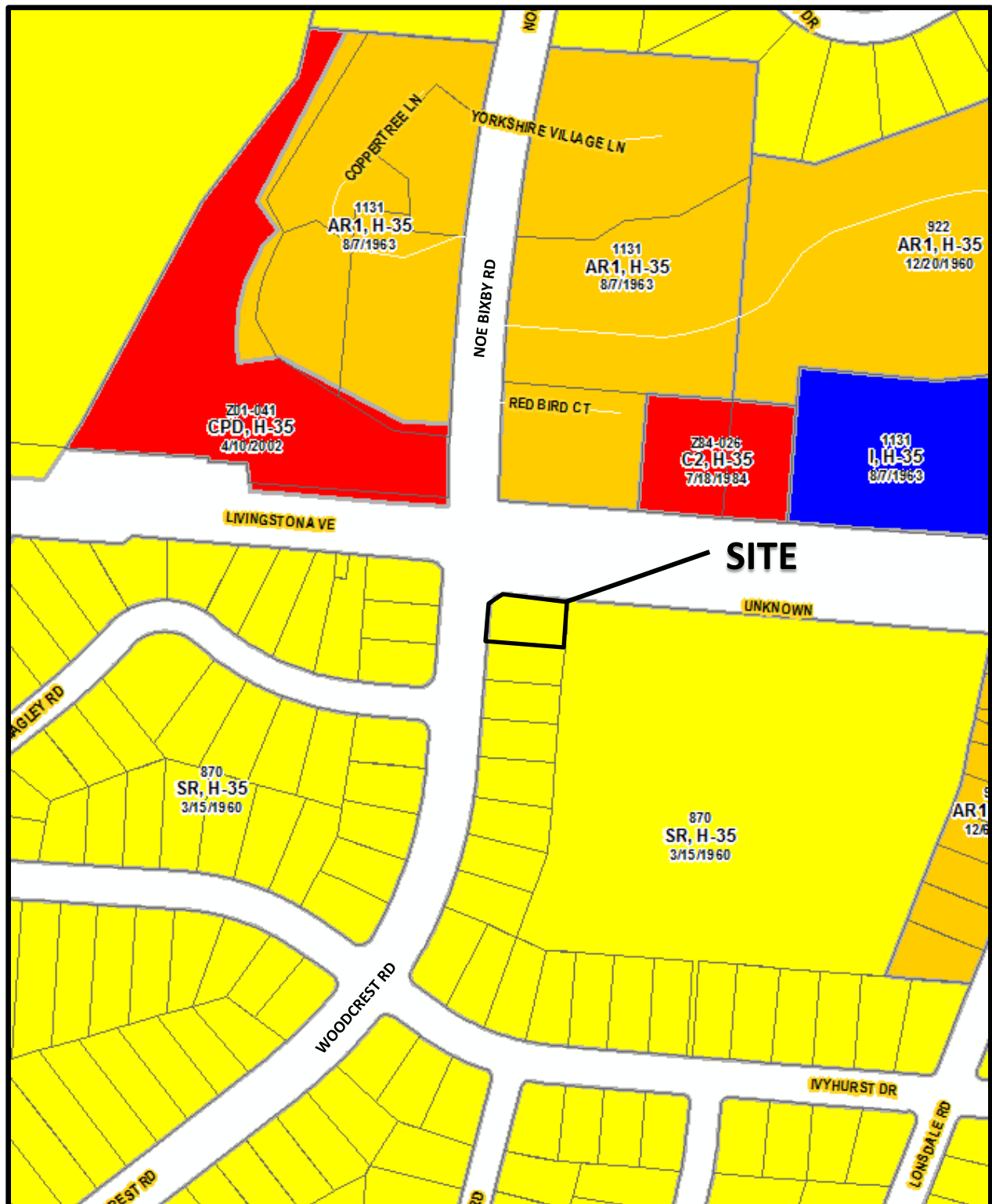
Disclaimer

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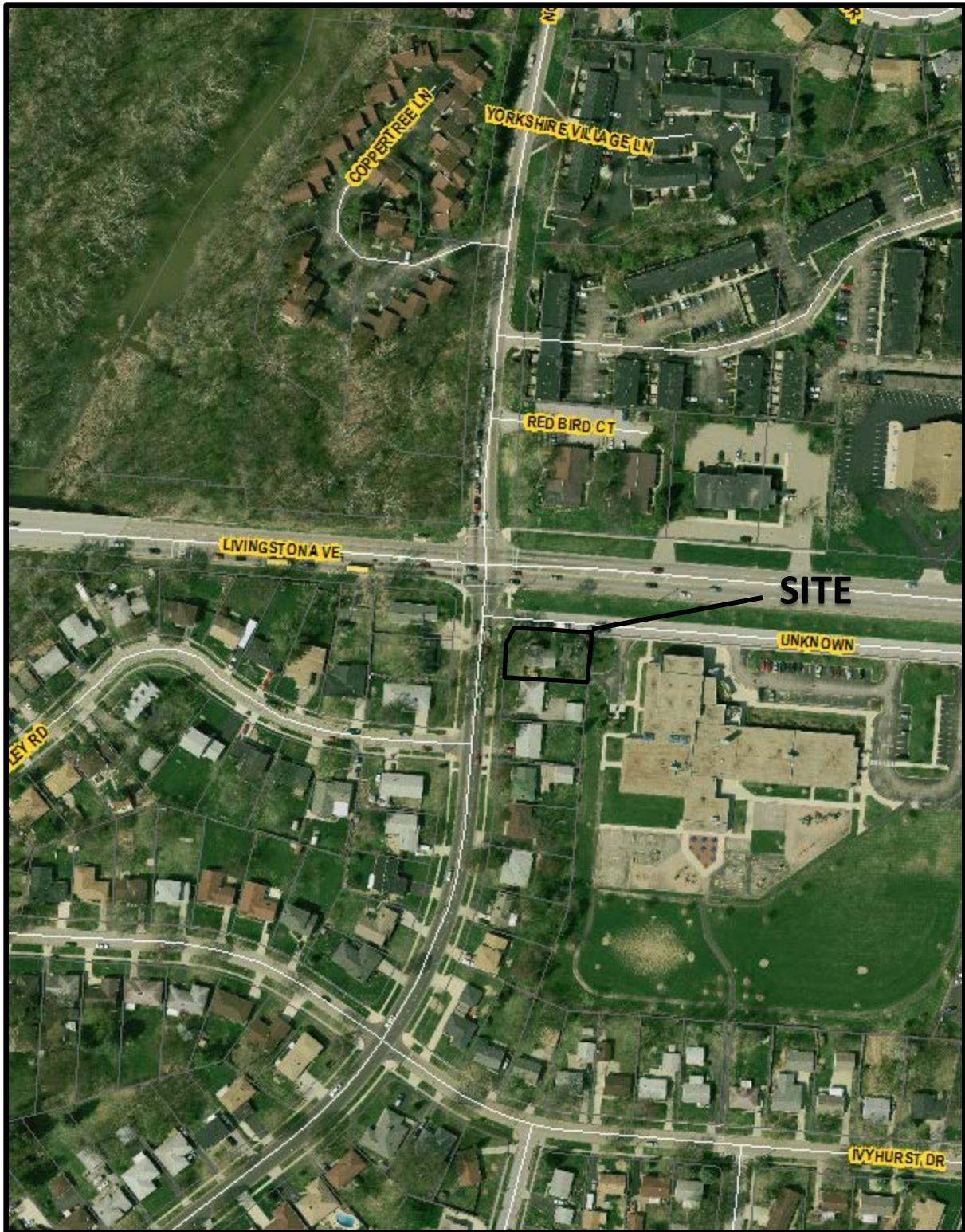


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

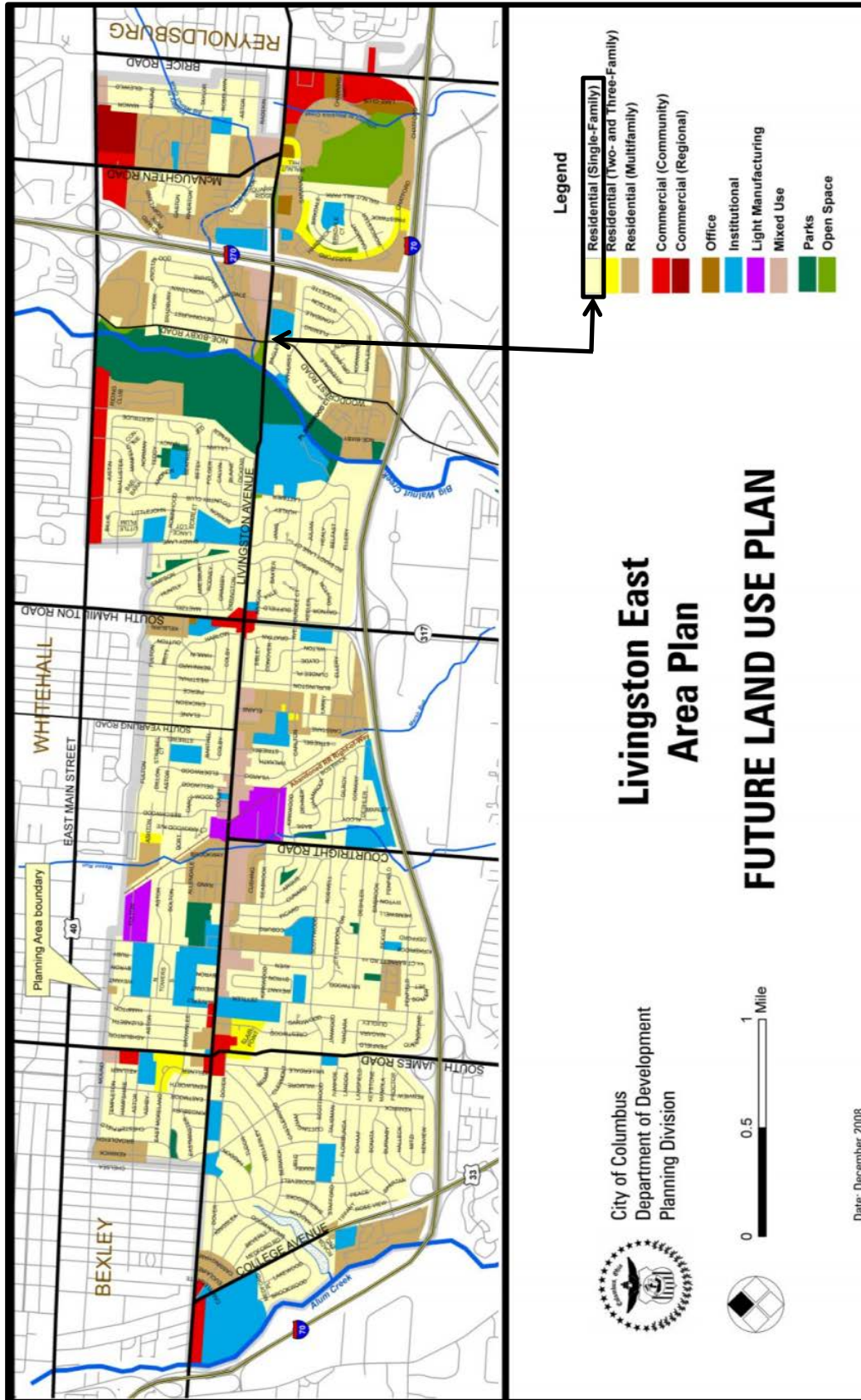
Real Estate / GIS Department



CV14-003
5303 E. Livingston Avenue
Approximately 0.207 acres



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