



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-006 / 14335-00000-00063  
Date Received: 2/3/14  
Application Accepted By: SP Fee: \$0  
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1818 Lockbourne Road Zip 43207  
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 See Exhibit 1  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) AR 1 Requested Zoning District(s) L-M  
Area Commission Area Commission or Civic Association: Columbus Southside Area commission  
Proposed Use or reason for rezoning request: Potential plant expansion  
(continue on separate page if necessary)  
Proposed Height District: H-35 Acreage 4.4202  
[Columbus City Code Section 3309.14]

### APPLICANT: See attached Addendum regarding co-applicant

Name City of Columbus  
Address 50 W. Gay Street City/State Columbus, OH Zip 43215  
Phone # 614-645-2551 Fax # \_\_\_\_\_ Email jturner@columbus.gov

### PROPERTY OWNER(S):

Name City of Columbus  
Address 50 W. Gay Street City/State Columbus, Ohio Zip 43215  
Phone # 614-645-2551 Fax # \_\_\_\_\_ Email jturner@columbus.gov  
 Check here if listing additional property owners on a separate page

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

Name Barry A. Waller (attorney for co-applicant, William J. Ezzo)  
Address 35 E. LIVINGSTON AVENUE City/State Columbus, OH Zip 43215  
Phone # 614-228-21300 Fax # 614-228-6680 Email: bwaller@fwmlaw.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

214-006

ADDENDUM

**Co-Applicant:**

**Name:** William J. Ezzo

**Address** 1415 Universal Road **City/State** Columbus, OH **zip** 43207

**Phone #** 614-228-2300 **Fax** 614-228-6680 **Email** bwaller@fwmlaw.com

**CO-APPLICANT SIGNATURE**

*Walter Ezzo, Attorney for Co-Applicant*

**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.**



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-006

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kelly L. Smith  
of (1) MAILING ADDRESS 35 E. Livingston Avenue, Columbus, Ohio 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 1818 Lockbourne Rd., Columbus, Ohio 43207

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) 2/3/14

(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) City of Columbus  
50 W. Gay Street  
Columbus, Ohio 43215

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

City of Columbus  
c/o John M. Turner 614-645-2551

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

(5) Southside Area Commission  
c/o Joe Griffin  
P.O. Box 7846, Columbus, Ohio 43207

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) Kelly L. Smith

Subscribed to me in my presence and before me this 30<sup>th</sup> day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barry A. Waller

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



BARRY A. WALLER, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
SECTION 147.03 R.C.

**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

214-006

APPLICANT

City of Columbus  
c/o John M. Turner  
50 W. Gay Street  
Columbus, OH 43215

CO-APPLICANT

William J. Ezzo  
1415 Universal Road  
Columbus, OH 43207

PROPERTY OWNERS

City of Columbus  
c/o John M. Turner  
50 W. Gay Street  
Columbus, OH 43215

William J. Ezzo  
1415 Universal Road  
Columbus, OH 43207

ATTORNEY FOR CO-APPLICANT

Barry A. Waller  
Fry, Waller & McCann Co., LPA  
35 E. Livingston Avenue  
Columbus, OH 43215

AREA COMMISSION OR  
NEIGHBORHOOD GROUP

South Side Area Commission  
c/o Joe Griffin  
PO Box 7846  
Columbus, OH 43207

SOURROUNDING PROPERTY  
OWNERS

Georgetta Givens  
1137 Smith Road  
Columbus, OH 43207

Flarie A. Simpkins  
1151 Smith Road  
Columbus, OH 43207

Kamal Al Shahal  
Randa Al Shahal  
2023 Fincastle Court  
Columbus, OH 43235

Presidio Group Inc.  
1129 Smith Road  
Columbus, OH 43207

Hesker Investment & Trading LLC  
1121 Smith Road  
Columbus, OH 43207

Jacob L. Hines  
Gladys E. Peppers  
1113 Smith Road  
Columbus, OH 43207

State Bank & Trust Company  
1107 Smith Road  
Columbus, OH 43207

Carlouse F. Hampton  
1777 Lockbourne Road  
Columbus, OH 43207

ES Health  
1783 Lockbourne Road  
Columbus, OH 43207

Samuel D. Jamuison  
1789 Lockbourne Road  
Columbus, OH 43207

Melvin E. & Anna F. Warren, Sr.  
1793 Lockbourne Road  
Columbus, OH 43207

Ethel C. Black  
1158 Smith Road  
Columbus, OH 43207

Paseuth Anoy Kayavong  
1402 Hackworth Street  
Columbus, OH 43207

Allstate Property, LLC  
1801 Lockbourne Road  
Columbus, OH 43207

Cemerite Fleurival  
1142 Smith Road  
Columbus, OH 43207

David Aronowitz  
478 Meditation Lane  
Columbus, OH 43235

Denver & Cheri S. Subs  
3114 Wessex Court  
Columbus, OH 43232

Irma Wiltrong  
1839 Lockbourne Road  
Columbus, OH 43207

Willie F. Mitchell  
1097 Smith Road  
Columbus, OH 43207

Lockhurst Village LLC  
1245 Lockhurst Road  
Columbus, OH 43207

Lockhurst Village LLC  
1217 Lockhurst Road  
Columbus, OH 43207

Lockhurst Village LLC  
1181 Lockhurst Road  
Columbus, OH 43207

Lockhurst Village LLC  
1169 Lockhurst Road  
Columbus, OH 43207

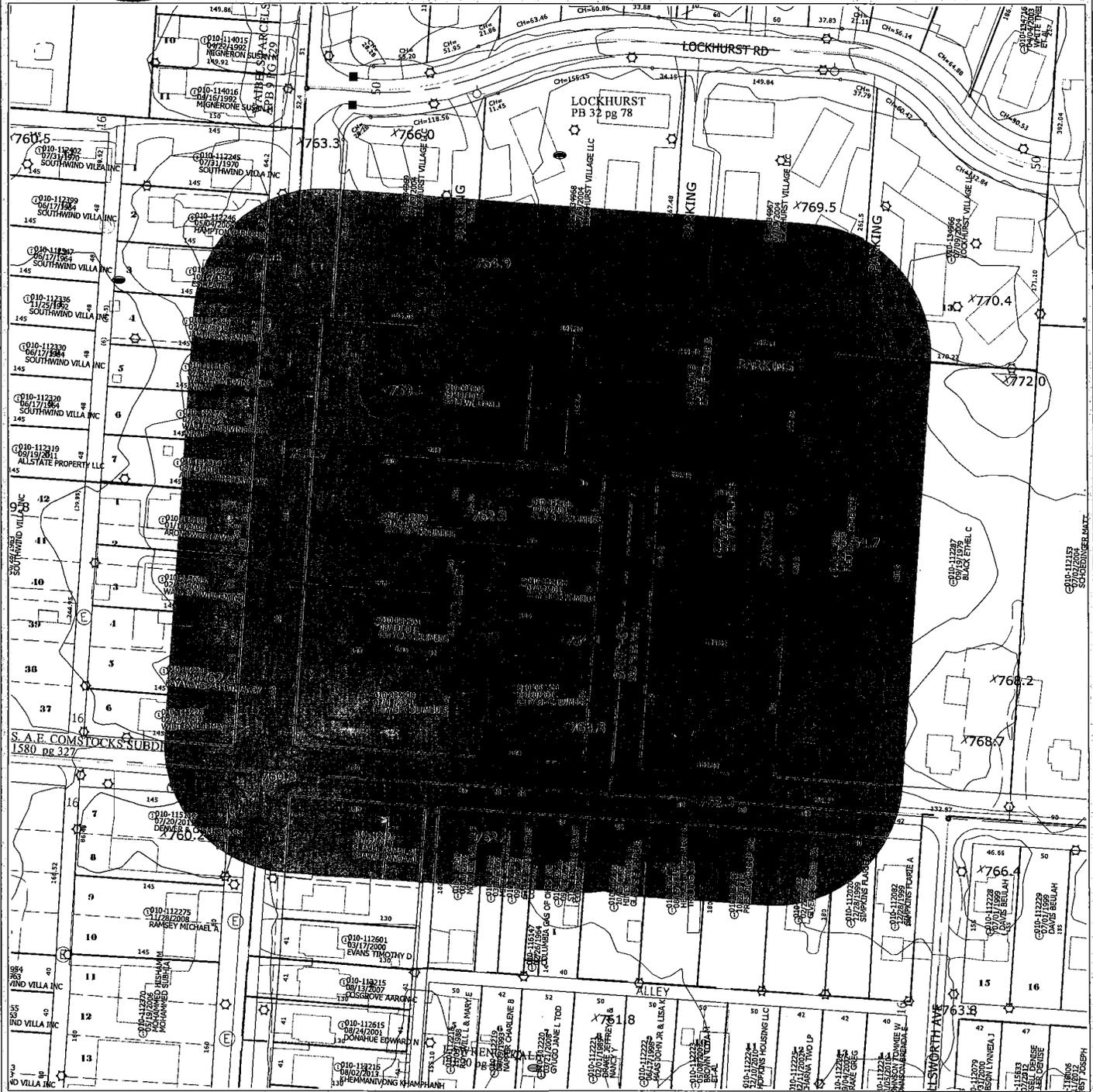
William N. Walters  
1825 Lockbourne Road  
Columbus, OH 43207

214-006



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C      DATE: 1/15/14



Disclaimer

Scale = 143'



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.



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 214-006

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Barry A. Waller (attorney for co-applicant)  
of (COMPLETE ADDRESS) 35 E. Livingston Avenue, Columbus, Ohio 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. Ezzo Sausage Co. contact: Barry A. Waller 1415 Universal Road 614-228-2300 Columbus, Ohio 43207 34 Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Barry A. Waller

Subscribed to me in my presence and before me this 30<sup>th</sup> day of JANUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Kelly L. Smith  
8.23.2015

My Commission Expires:



**KELLY L. SMITH**  
Notary Public, State of Ohio  
My Commission Expires  
08-23-2015  
This 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

214-006

AR-1 to L-M

PARCEL I:

(010-132190)

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

Being part of a tract of land conveyed to Grant Apartments, Inc. by deed recorded in Deed Book 2267, page 294, and being that same tract shown as Parcel 2 on a plat of the "Dedication of Smith Court, Smith Road and Utility Easements," recorded in Plat Book 32, page 21, all of record in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point in the westerly line of said Grant Apartments, Inc. tract, said point also being the southwesterly corner of said Parcel 2, as shown on said dedication plat;

Thence N 4 degrees 00' E, with the westerly line of said Parcel 2, the westerly line of said Grant Apartments, Inc. tract a distance of 72 feet to the northwesterly corner of said Parcel 2;

Thence S 86 degrees 03' 10" E, with the northerly line of said Parcel 2, a distance of 134 feet to the northeasterly corner of said Parcel 2 and the westerly line of Smith Court (50 feet in width) as shown on said dedication plat;

Thence S 4 degrees 00' W, with the easterly line of said Parcel 2, the westerly line of said Smith Court, a distance of 72 feet to the southeasterly corner of said Parcel 2;

Thence N. 86 degrees 03' 10" W, with the southerly line of said Parcel 2, a distance of 134 feet to the place of beginning and containing 0.221 acres of land, more or less.

PARCEL II:

(010-117343)

Being an 0.683 acre tract of land situated in the State of Ohio, County of Franklin, City of Columbus, being part of a tract of land conveyed to Grant Apartments, Inc., by deed recorded in Deed Book 2267, page 294, being the same tract shown as Parcel 4 on a plat of the "Dedication of Smith Court, Smith Road and Utility Easements," recorded in Plat Book 32, page 21, all of record in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the northeasterly corner of the said Grant Apartments, Inc. tract, the northeasterly corner of said Parcel 4, then South 4 degrees 6' 10" West, with the easterly line of the said Grant Apartments, Inc. tract, the easterly line of said Parcel 4, a distance of 135.60 feet to a point in the southeasterly corner of said Parcel 4; thence North 85 degrees 54' 55" West, with the southerly line of said Parcel 4, a distance of 219.18 feet to a point in the southwesterly corner of said Parcel 4; thence North 4 degrees 0' East, with the westerly line of said Parcel 4 and with a westerly line of said Grant Apartments, Inc. tract, a distance of 135.60 feet to a point in the northwesterly corner of said Parcel 4, a northwesterly corner of said Grant Apartments, Inc. tract; thence South 85 degrees 54' 55" East, with the northerly line of said Parcel 4, the most northerly line of said Grant Apartments, inc. tract a distance of 219.40 feet to the place of beginning and containing 0.683 acre of land, more or less.

PARCEL III:

(010-89600)

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

Being located in Section 39, Township 5, Range 22, Refugee Lands, and bounded and described as follows:

Beginning at a point where the northerly right-of-way line of Smith Road, (50 feet in width), intersects the easterly right-of-way line of Smith Court, (50 feet in width), as dedicated by plat of record in Plat Book 32, page 21, all references being to records of the Recorder's Office, Franklin County, Ohio;

thence along the easterly line of the said Smith Court, North 4 degrees 00' East, 132.0 feet to a point at the southwesterly corner of the Kenneth K. and Stella M. Timmons 0.444 acre tract of record in Deed Book 2422, page 416;

thence along the southerly line of said Timmons 0.444 acre tract, South 86 degrees 03' 10" East, 132.92 feet to a point at the southeasterly corner of the 0.444 acre tract;

thence South 4 degrees 06' 10" West, 132.0 feet to a point in the northerly line of the said Smith Road;

thence along the northerly line of the said Smith Road, North 86 degrees 03' 10" West, 132.68 feet to the place of beginning.

PARCEL IV: (010-89600)

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

Being located in Section 39, Township 5, Range 22, Refugee Lands, and bounded and described as follows:

Beginning at a point where the northerly right-of-way line of Smith Road, (50 feet in width), intersects the westerly right-of-way line of Smith Court, (50 feet in width), as dedicated by plat of record in Plat Book 32, page 21, all references being to records of the Recorder's Office, Franklin County, Ohio;

thence along the northerly right-of-way line of the said Smith Road, North 86 degrees 03' 10" West, 134.0 feet to a point in the easterly line of a parcel conveyed to Leo Yassenoff by deed of record in Deed Book 2267, page 300;

thence along the easterly line of said Yassenoff parcel, North 4 degrees 00' East, 132.0 feet to a point at the southwesterly corner of a parcel conveyed to Leo Yassenoff by deed of record in Deed Book 2378, page 636;

thence along the southerly line of the said Yassenoff parcel, South 86 degrees 03' 10" East, 134.0 feet to an iron pin in the westerly right-of-way line of the said Smith Court; thence along the westerly right of way line of the said Smith Court, South 4 degrees 00' West, 132.0 feet to the place of beginning.

PARCEL V: (010-89601 and 010-89608)

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

Being a part of a five (5) acre tract located in Section No. 39, Township 5, Range 22, Refugee Lands, which five (5) acre tract is off the West end of a 7.33 acre tract conveyed to Julius and Henrietta Fischer as the same is shown of record in Deed Book 638, page 115, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at a point in the centerline of Lockbourne Road, South 4 degrees 00' West 257.60 feet from the Northwest corner of a certain 5.004 acre tract described in Deed Book 1324, page 131, Recorder's Office, Franklin County, Ohio; thence in an easterly direction South 85 degrees 54' 55" East 180.0 feet (passing an iron pin at 30.0 feet) to an iron pin; thence in a southerly direction South 4 degrees 00' West 181.55 feet more or less to the centerline of Smith Road; thence in a westerly direction along said centerline of Smith Road to the centerline of Lockbourne Road North 4 degrees 00' East 181.55 feet more or less to the place of beginning.

PARCEL VI: (010-132189)

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

Being part of a tract of land conveyed to Grant Apartments, Inc., by deed recorded in Deed Book 2267, page 294, and being that same tract shown as Parcel 3 on a plat of the "Dedication of Smith Court, Smith Road and Utility Easements", recorded in Plat Book 32, page 21, all of record in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the Westerly line, of said Grant Apartment, Inc. tract said point also being the Southwesterly corner of said Parcel 3, as shown on said dedication plat;  
Thence N. 4 deg. 00' E. with the Westerly line of said Parcel 3, the Westerly line of said Grant Apartments, Inc. tract,

a distance of 82.09 feet to the Northwesterly corner of said Parcel 3, the Northwesterly corner of said Grant Apartments, Inc. tract;

Thence S. 85 deg. 54' 55" E. with the Northerly line of said Parcel 3, a Northerly line of the said Grant Apartments, Inc. tract, a distance of 98 feet to a point in the Westerly line of Parcel 4 of said dedication plat;

Thence S. 4 deg. 00' W. with an Easterly line of said Parcel 3, the Westerly line of said Parcel 4, a distance of 8 feet to a point in the Southwesterly corner of said Parcel 4;

Thence S. 85 deg. 54' 55" E, with a Northerly line of said Parcel 3, the Southerly line of said Parcel 4, a distance of 36 feet to a point in the Northeasterly corner of said Parcel 3, the Westerly line of Smith Court (50 feet in width), as shown on the said dedication plat;

Thence S. 4 deg. 00' W. with the Easterly line of said Parcel 3, the Westerly line of said Smith Court, a distance of 73.80 feet to a point in the Southeasterly corner of said Parcel 3;

Thence N. 86 deg. 03' 10" W. with the Southerly line of said Parcel 3, a distance of 134 feet to the place of beginning and containing 0.245 acres of land, more or less, subject to existing easements of record.

PARCEL VII: (010-112203)

Situated in County of Franklin, State of Ohio and City of Columbus described as:

Tract 1:

Being part of Section No. 39, Township 5, Range 22, Refugee Lands and also part, of five (5) acres off the West end of a 7.35 acre tract conveyed to Julius and Henrietta Fischer, as the same is shown of record in Deed Book 638, page 115, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Lockbourne Road South 4 degrees 00' West 257.60 feet from the Northwest corner of a certain 5.004 acre tract described in Deed Book 1324, page 131, Recorder's Office, Franklin County, Ohio; thence in an Easterly direction South 85 degrees 54' 55" East a distance of 180.0 feet (passing an iron pin at 30.0 feet) to a point; thence in a Northerly direction North 4 degrees 00' East 65.0 feet to a point; thence in a Westerly direction North 85 degrees 54' 55" West a distance of 180.0 feet (passing an iron pin at 150.0 feet) to a point in the centerline of Lockbourne Road; thence in a Southerly direction along said centerline South 4 degrees 00' West a distance of 65.0 feet to the place of beginning.

Tract 2:

Being part of Section No. 39, Township 5, Range 22, Refugee Lands, and also part of five (5) acres off the West end of a 7.35 acre tract conveyed to Julius and Henrietta Fischer, as the same is shown of record in Deed Book 638, page 115, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of Lockbourne Road South 4 degrees 00' West 192.60 feet from the Northwest corner of a certain 5.004 acre tract described in Deed Book 1324, page 131, Recorder's Office, Franklin County, Ohio; thence in an Easterly direction South 85 degrees 54' 55" East a distance of 180.0 feet (passing an iron pin at 30.0) feet) to a point; thence in a Northerly direction North 4 degrees 00' East 65.0 feet to a point; thence in a westerly direction North 85 degrees 54' 55" West a distace of 180.0 feet (passing an iron pin at 150.0 feet) to a point in the centerline of Lockbourne Road; thence in a Southerly direction along said centerline of Lockbourne Road South 4 degrees 00' West 65.0 feet to the place of beginning.

PARCEL VIII: (010-117344)

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

Being an 0/444 Acre tract of land and being part of a tract of land conveyed to Grant Apartments, Inc. by deed recorded in Deed Book 2267, page 294, being the same tract shown as Parcels 5 and 6 on a plat of the "Dedication of

Smith Court, Smith Road and Utility Easements", recorded in Plat Book 32, page 21, all of record in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the Easterly line of said Grant Apartments, Inc., tract, 157 feet Northerly from the Southeasterly corner thereof, said point also being the Southeasterly corner of Parcel 6; thence North 86 degrees 03' 10" West, with the Southerly line of said Parcel 6, a distance of 132.92 feet to a point in the Southwesterly corner of said Parcel 6, the Easterly line of Smith Court (50 feet in width) as shown on said dedication plat; thence North 4 degrees 0' East with the Easterly line of said Smith Court, the Westerly line of said Parcels 6 and 5, a distance of 145.68 feet to a point in the Northeasterly corner of said Smith Court, the Northwesterly corner of said Parcel 5; thence South 85 degrees 54' 55" East, with the Northerly line of said Parcel 5, a distance of 133.18 feet to a point in the Northeasterly corner of said Parcel 5, the Easterly line of said Grant Apartments, Inc., tract said point being also located South 4 degrees 6' 10" West a distance of 135.60 feet from the Northeasterly corner of said Grant Apartments, Inc. Tract; thence South 4 degrees 6' 10" West with the Easterly line of said Grant Apartments, Inc. The Easterly lines of said Parcels 5 and 6 a distance of 145.36 feet to the place of beginning, containing 0.444 acre of land more or less, subject to existing easements of record.

Parcel # 010005005

Situated in the county of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being part of Section No. 39, Township 5, Range 22, Refugee Lands, and also part of five (5) acres off the West end of a 7.35 acre tract conveyed to Julius and Henrietta Fischer, as the same is shown of record in Deed Book 638, page 115, Recorder's Office, Franklin County, Ohio, being more particularly described as follows: Beginning at a point in the centerline of Lockbourne Road which point is the northwest corner of a certain 5.004 acre tract described Deed Book 124, page 131, Recorder's Office, Franklin County, Ohio; thence in an Easterly direction South 85 deg. 54 min. 55 sec. East a distance of 278.0 feet (passing an iron pin at 30.0 feet) to an iron pin; thence in a Southerly direction South 4 deg. 00 min. West 127.60 feet to an iron pin; thence in a Westerly direction North 85 deg. 54 min. 55 sec. West 278.0 feet (passing an iron pin 248.0 feet) to a point in the Centerline in Lockbourne Road; thence in a Northerly direction along said centerline North 4 deg. 00 min. East 127.60 feet to the place of beginning.

**LIMITATION TEXT**

Proposed District: Manufacturing District

Property Address: 1818 Lockbourne Road, Columbus, Ohio 43207

Owner: City of Columbus

Applicant: City of Columbus and Ezzo Sausage Company

Date of Text: 2/3/14

Application No.: 214-006

1. Introduction. This site is located at 1802 Lockbourne Road, Columbus, Ohio 43207. The application consists of property currently owned by William J. Ezzo and the City of Columbus, containing a total of 9 parcels identified on Exhibit A attached hereto. Ezzo Sausage Company currently occupies the parcels owned by William J. Ezzo. The remaining parcels will be acquired by William J. Ezzo.
  
2. Permitted Uses. All uses listed in the M District and the C1, C2, C3, C4, P-Land and P-2 zoning classifications and the uses listed in sections 3363.02 through 3363.08 of the Columbus City Code shall be permitted. Those uses listed in sections 3363.09 through 3363.13 and 3363.15 through 3363.17, as well as the following uses shall be prohibited:
  - a. Coin-operated laundries;
  - b. Rooftop communications;
  - c. Blood and organ banks;
  - d. Bars, cabarets and night clubs;
  - e. Missions/temporary shelters;
  - f. Spectator sports and related industries;
  - g. Adult bookstore, adult motion picture theater, adults only entertainment facility, production of adult materials or adult entertainment, sale of adult videos or other sexually oriented businesses;
  - h. Check cashing / pawn shops
  - i. Automotive sales, leasing and repairs.

3. Development Standards. Unless otherwise indicated the applicable development standards are contained in chapter 3363 M, manufacturing of the Columbus City Code.

The undersigned, being the owner of the subject property together with the Applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purpose each states that they fully understand and acknowledge that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify anymore restrictive provisions of the Columbus City Codes.

Date: \_\_\_\_\_

\_\_\_\_\_  
*Angela Walker*  
*Attorney for Applicant*

Date: Jan 30, 2014



# City of Columbus Zoning Plat



214-006

## 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: 010005005 +8 MORE PARCELS (PLS. SEE BELOW)

Zoning Number: 1818

Street Name: LOCKBOURNE RD

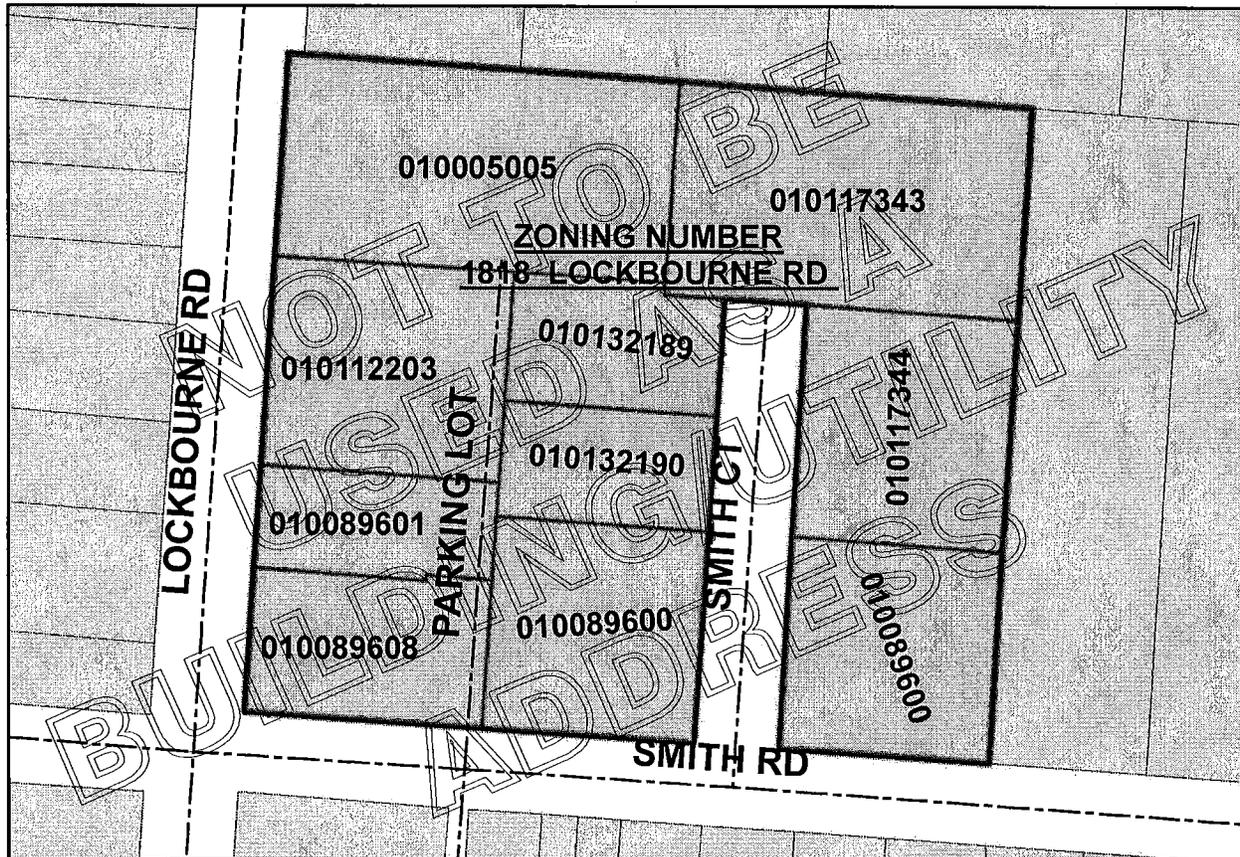
Lot Number: N/A

Subdivision: N/A

Requested By: FRY, WALLER & MCCANN (BARRY WALLER)

Issued By: *Patricia Austin*

Date: 8/1/2013



SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 13818

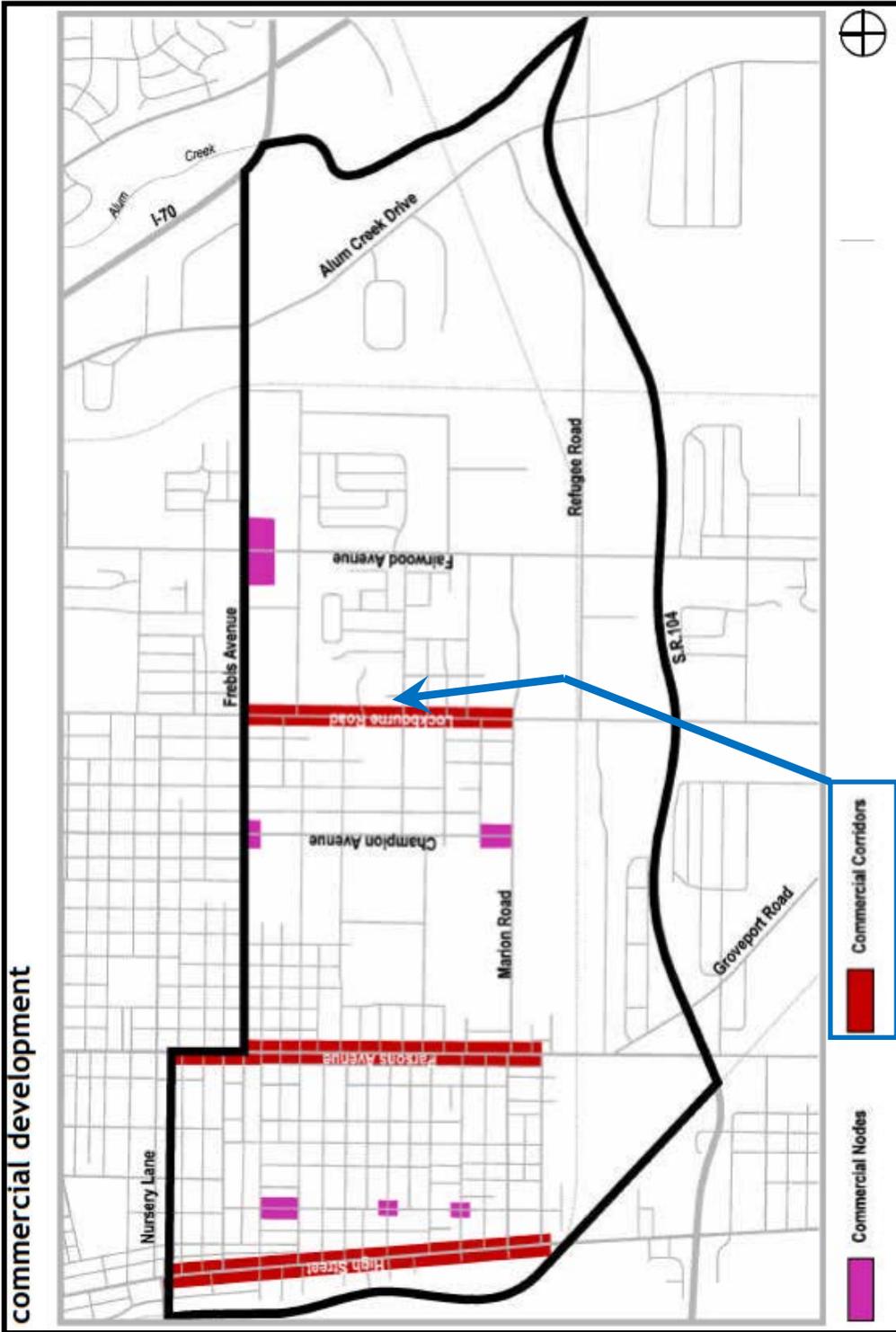


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

1818 Lockbourne Road  
Approximately 4.4202 acres  
AR-1 to L-M



**Z14-006**



**Z14-006**

1818 Lockbourne Road  
Approximately 4.4202 acres  
AR-1 to L-M



**Z14-006**