



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-012 / 1435 - 00000 - 00138
Date Received: 3/4/14
Application Accepted By: SP+ET Fee: \$2700
Comments: Assigned to Toni Proehl; 645-2749; tjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 856 Frank Road Zip 43223
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 part of 570-145446
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) M-1 Requested Zoning District(s) M
Area Commission Area Commission or Civic Association: Southwest Area Commission
Proposed Use or reason for rezoning request: retail gasoline station
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 5.750
[Columbus City Code Section 3309.14]

APPLICANT:

Name Certified Oil Company c/o Dave Perry, David Perry Co., Inc.
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name 800 Frank Road LLC Gary H. Boas managing agent
Address Box 2228 Col 43216 City/State Columbus Zip 43216
Phone # 614-443-3425 Fax # ----- Email inlandrecycles@yahoo.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent for applicant

Name Donald Plank, Plank Law Firm
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Certified Oil Company by David B. Perry, Agent
PROPERTY OWNER SIGNATURE Gary H. Boas managing agent 800 Frank R Lohr
ATTORNEY / AGENT SIGNATURE Donald Plank

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



City of Columbus Zoning Plat



714-012

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: 570145446

Zoning Number: 856

Street Name: FRANK Road

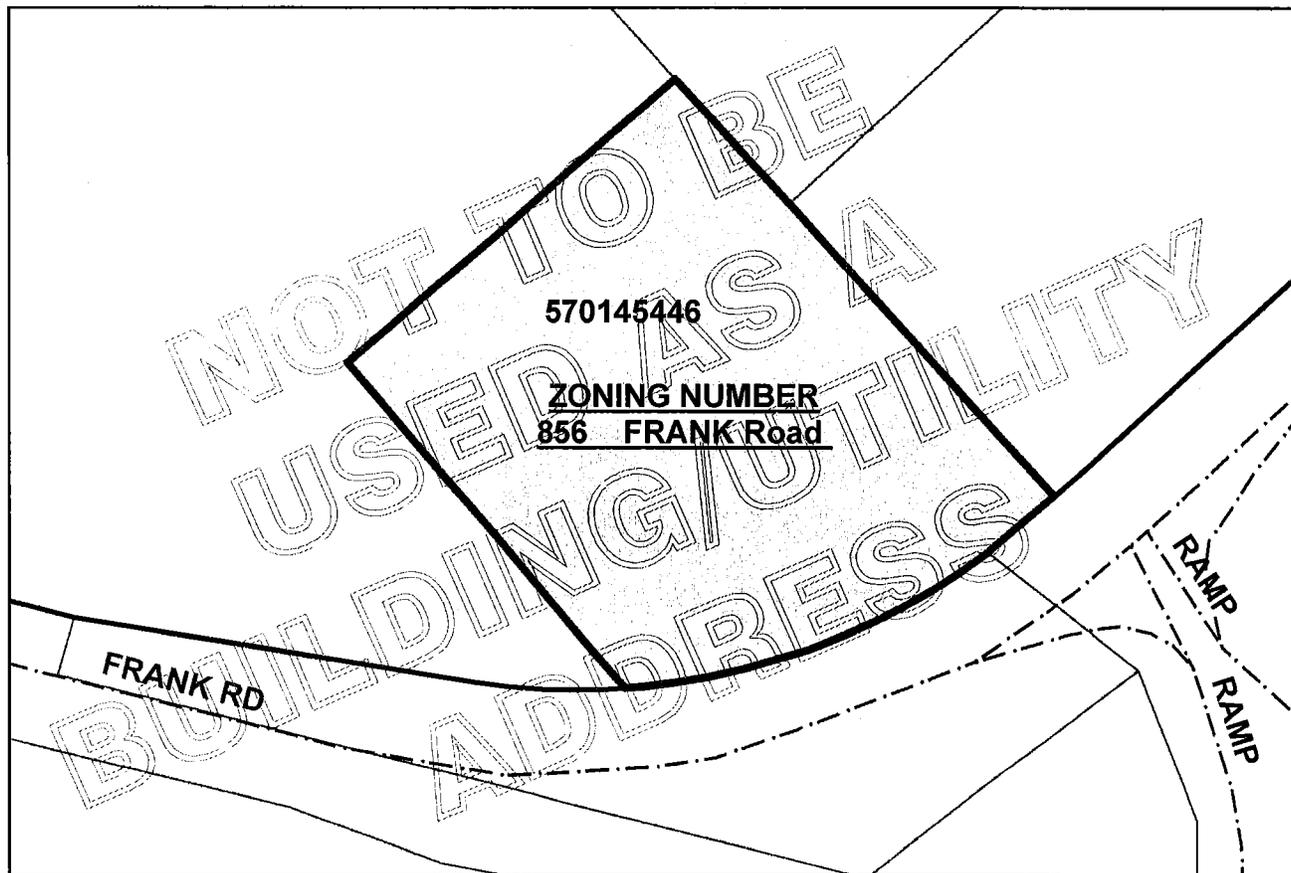
Lot Number N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. LLC. (DAVE PERRY)

Issued By: *Patricia Austin*

Date: 2/26/2014



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 18021



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



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, 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 856 Frank Road, Columbus, OH
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
 Check here if listing additional property owners
on a separate page.

(4) 800 Frank Road LLC
PO Box 2228
Columbus, OH 43216

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

Certified Oil Company
c/o Dave Perry, David Perry Company, Inc. (614) 228-1727

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

(5) Southwest Area Commission
c/o Stephanie Coe
1397 Gorham Drive, Columbus, OH 43223-6202

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) David B. Perry

Subscribed to me in my presence and before me this 3rd day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter
AUGUST 3, 2015

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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EXHIBIT A, Public Notice

856 Frank Road

Z14-012

March 3, 2014

APPLICANT

Certified Oil Company
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

800 Frank Road LLC
c/o Gary H. Baas, Managing Agent
PO Box 2228
Columbus, OH 43216

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Southwest Area Commission
c/o Stefanie Coe, President
1397 Gorham Drive
Columbus, OH 43223-6202

PROPERTY OWNERS WITHIN 125 FEET

George C. Smith
2162 Harrisburg Pike
Grove City, OH 43123

Franklin County Commissioners
373 S. High St. FL 26
Columbus, OH 43215-4591

Celina Investments Ltd
2300 Brown Rd.
Grove City, OH 43213

Inland Products Inc
PO Box 926
Worthington, OH 43085

ALSO NOTIFY

Keith Cheney
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Nick Lacaillade
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Richard Schulze
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Don Glenn
Certified Oil Company
949 King Avenue
Columbus, OH 43212

856 Frank Road
Z14-_____
Exhibit A, Public Notice
Page 1 of 1, 3/03/14



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 214-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Attorney
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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. Certified Oil Company 949 King Avenue Columbus, OH 43212 # of Columbus Based Employees: 135 Contact: Nick Lacaillade, (614) 421-0168	2. 800 Frank Road LLC PO Box 2228 Columbus, OH 43216 # of Columbus Based Employees: 0 Contact: Gary Baas, (614) 443-3425
3. <hr/>	4. <hr/>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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214-012

DESCRIPTION OF 5.750 ACRE TRACT
SOUTH OF HART ROAD
WEST OF I-71
NORTH OF FRANK ROAD

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 420 and 717, being 5.750 acres of land out of 800 Frank Road, LLC 105.712 acre tract as recorded in Instrument Number 200502110027261 (all references refer to records in the Franklin County Recorder's Office) and more fully described as follows:

Beginning for reference at an existing railroad spike in the centerline of relocated Frank Road at spiral to tangent station 31+87.19, as delineated on the Ohio Department of Transportation improvement plan "County Road No. 125" said spike being in the intersection of Frank Road with the exit ramp and entrance ramp for south bound interstate Route I-71;

Thence North 40°36'38" West a distance of 100.00 feet to a point in the westerly limited access right of way of said Frank Road;

Thence South 51°04'52" West a distance of 50.02 feet, along the limited access right of way of said Frank Road, to a point being the Point of Beginning;

Thence South 51°04'52" West a distance of 90.77 feet, along the limited access right of way of said Frank Road, to a point;

Thence along a curve to the right ($\Delta=31^\circ38'09''$, radius=719.23 feet, length=397.12 feet) a chord bearing South 70°27'09" West a distance of 392.10 feet, along the limited access right of way of said Frank Road, to a point;

Thence North 40°36'38" West a distance of 448.14 feet to a point;

Thence North 49°23'22" East a distance of 456.63 feet to a point;

Thence South 40°36'38" East a distance of 591.74 feet to the Point of Beginning containing 5.750 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in September of 1993, December of 1996 and February of 2014.

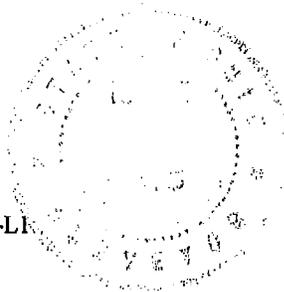
An assumed bearing of North 49°23'22" East was used on the centerline of Frank Road, between a railroad spike at spiral to tangent station 31+87.19, and a railroad spike found at tangent to spiral station 42+49.33 as delineated on the Ohio Department of Transportation improvement plan No. 125.

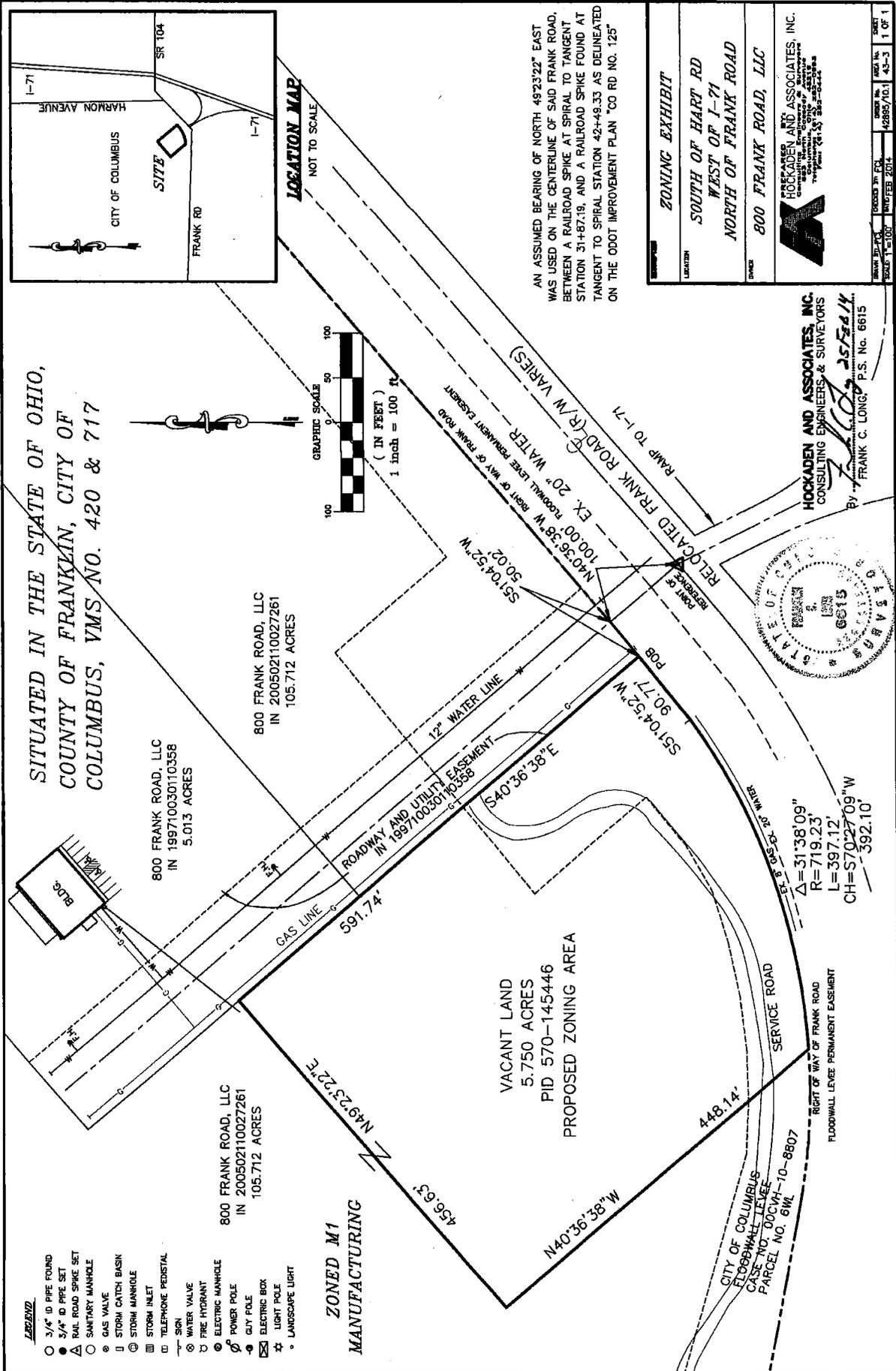
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers and Surveyors

Frank C. Long
25 FEB 14

Frank C. Long
Professional Surveyor No. 6615

42895/10.1-02252014-L1



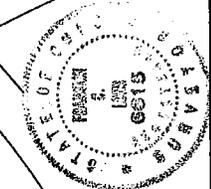


SITUATED IN THE STATE OF OHIO,
COUNTY OF FRANKLIN, CITY OF
COLUMBUS, VMS NO. 420 & 717

AN ASSUMED BEARING OF NORTH 49°23'22" EAST WAS USED ON THE CENTERLINE OF SAID FRANK ROAD, BETWEEN A RAILROAD SPIKE AT SPIRAL TO TANGENT STATION 31+87.19, AND A RAILROAD SPIKE FOUND AT TANGENT TO SPIRAL STATION 42+49.33 AS DELINEATED ON THE ODOT IMPROVEMENT PLAN "CO RD NO. 125"

ZONING EXHIBIT	
LOCATION	SOUTH OF HART RD WEST OF I-71 NORTH OF FRANK ROAD
OWNER	800 FRANK ROAD, LLC
 HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS 1000 WEST BROADWAY, SUITE 200 COLUMBUS, OHIO 43260 PH: 614-291-1515 FAX: 614-291-1514	
DATE BY: JCL	DATE BY: JCL
SCALE: 1"=50'	SCALE: 1"=50'
SHEET NO. 43-3	TOTAL SHEETS 1 OF 1

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
By: FRANK C. LONG, P.S. No. 6615





Property Report

Generated on 03/03/14 at 12:02:18 AM

Parcel ID 570-145446-00 Map Routing No 570-0021C -008-00 Card No 1 Location 00000 HARMON AV

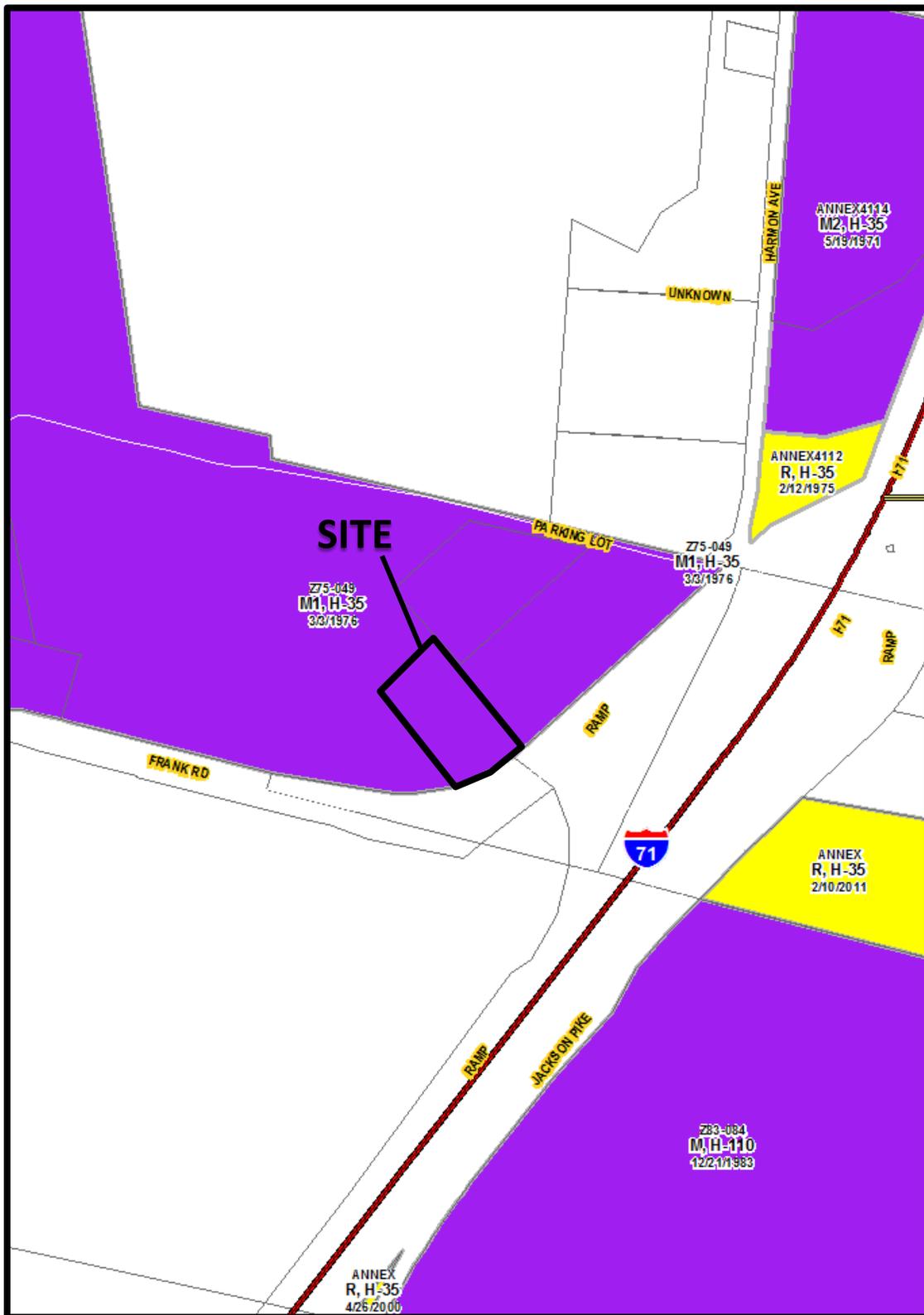
GIS



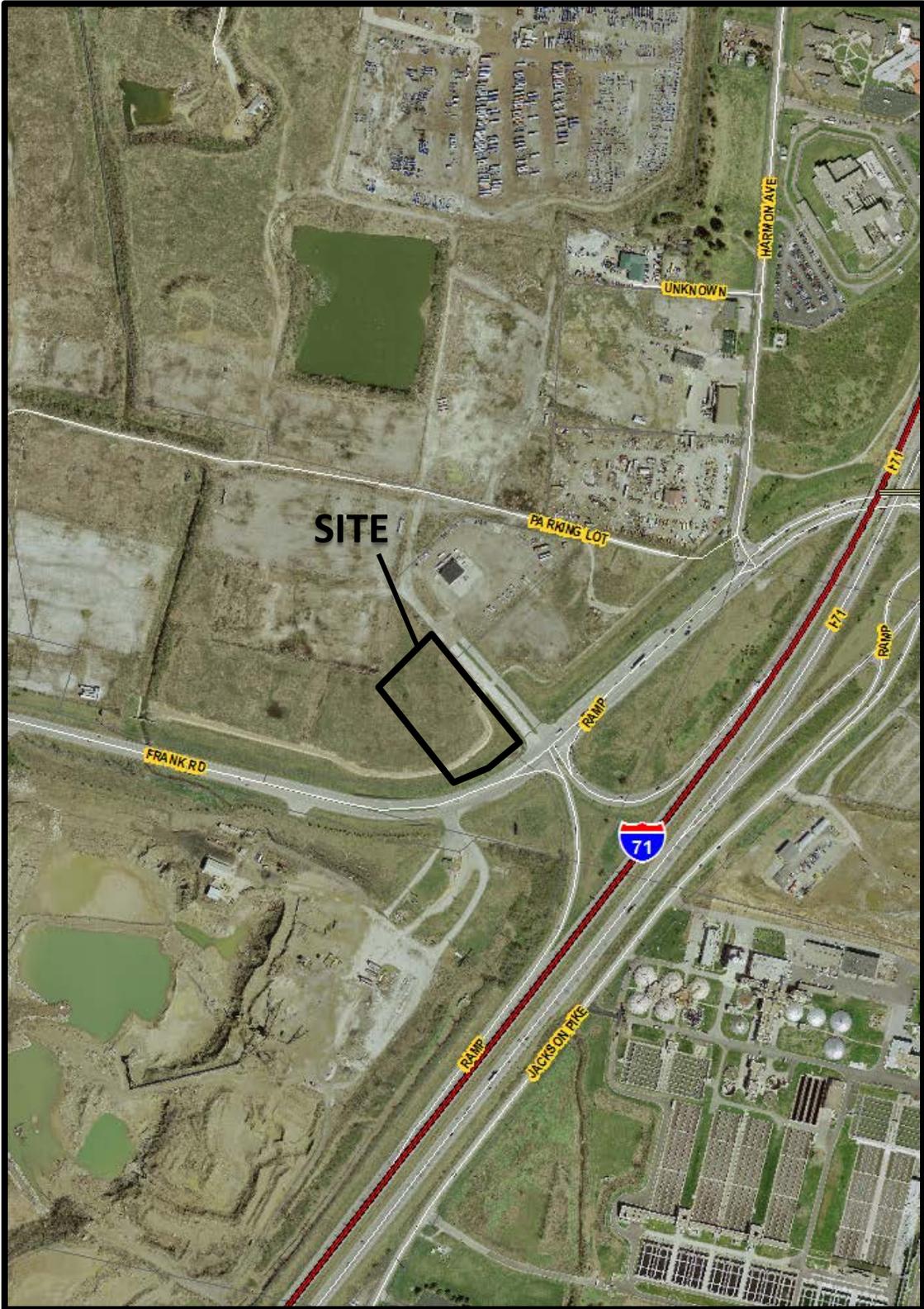
Disclaimer: This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information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

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

SITE



Z14-012
856 Frank Road
Approximately 5.75 acres
Request: Rezoning from M-1, Manufacturing District
to M, Manufacturing District



Z14-012
856 Frank Road
Approximately 5.75 acres
Request: Rezoning from M-1, Manufacturing District
to M, Manufacturing District

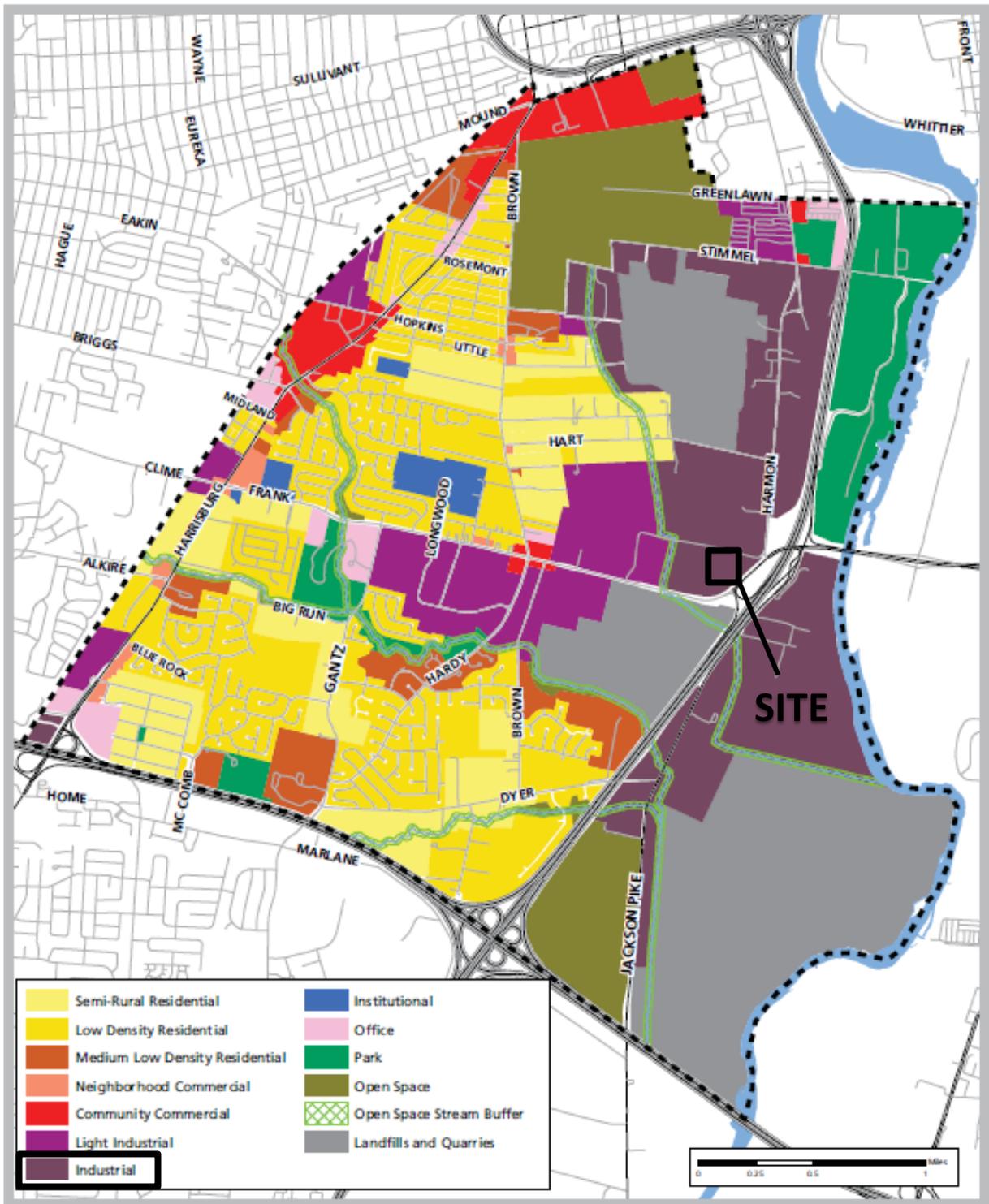


Figure 10: Future Land Use

Z14-012
 856 Frank Road
 Approximately 5.75 acres
 Request: Rezoning from M-1, Manufacturing District
 to M, Manufacturing District