



# 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 #: 214-014/14335-00000-00194  
Date Received: 3/31/2014  
Application Accepted By: TP Fee: \$2160.00  
Comments: Assigned to Tori Proehl, 645-2749, vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3392 Trabue Rd. Zip 43204  
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 203-287900-00  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) R Rural Requested Zoning District(s) C2  
Area Commission Area Commission or Civic Association: NA  
Proposed Use or reason for rezoning request: General Contractors office building - 10  
offices, warehouse/garage. (continue on separate page if necessary)  
Proposed Height District: 351 Acreage 2.252  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Robert Pomante  
Address 1192 Hope Ave City/State Columbus Zip OH  
Phone # 614-554-2087 Fax # 614-447-8579 Email bpomante@pomantecontractors.com

### PROPERTY OWNER(S):

Name Joseph & Irene Baljak  
Address 1544 N. Hague Ave. City/State Columbus/OH Zip 43204  
Phone # 614-276-7933 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

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

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE Joseph J. Baljak Irene M. Baljak  
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



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-014

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Pomante  
of (1) MAILING ADDRESS 1192 Hope 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 3392 Trubel Rd. Columbus, OH 43204  
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) 3/31/14  
(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) Joseph & Irene Baljak  
1544 N. Hague Ave  
Columbus, OH 43207

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

Robert Pomante  
614-554-2087

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]

Subscribed to me in my presence and before me this 31st day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature: Sonia L. Coffee]  
5-28-2017

My Commission Expires:

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

Notary Seal Here



Sonia L. Coffee  
Notary Public, State of Ohio  
My Commission Expires 05-28-2017

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214-014

MICHEAL J BELLISARI  
6445 BROMFIELD DR  
WESTERVILLE, OH 43082

RICHARD CAPUANO  
4520 DIRHAM LN  
HILLIARD, OH 43026

MICHAEL CARNEVALE  
9440 ROBERTS RD  
WEST JEFFERSON, OH 43162

APPLICANT  
ROBERT POMANTE  
1192 HOPE AVE  
COLUMBUS, OH 43212

PROPERTY OWNER  
JOSEPH J & IRENE M BALJAK  
1544 N HAGUE AVE  
COLUMBUS, OH 43204

LILDA DELEWESE TR  
5573 BRICKSTONE PL  
HILLIARD, OH 43026

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5573 BRICKSTONE PL  
HILLIARD, OH 43026

HUGO R QUINT JR  
6445 BROMFIELD DR  
WESTERVILLE, OH 43082

WILLIAM J SHAFFER  
10731 CAMPDEN LAKES BLVD  
DUBLIN, OH 43016

JOSEPH S & KERMA L DALLAS  
3403 TRABUE RD  
COLUMBUS, OH 43204

ANTHONY J TIBERI  
MARGHERITA D FILICHIA  
2389 KEEP PL  
COLUMBUS, OH 43204

RICHARD CAPUANO  
4520 DIRHAM LN  
HILLIARD, OH 43026



# REZONING APPLICATION

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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 # 214-014

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Pomante  
of (COMPLETE ADDRESS) 1192 Hope 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 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. Robert Pomante 1192 Hope Ave Columbus, OH 43212 7 employees Robert Pomante 614-554-2087	2. Kelly Pomante 1192 Hope Ave Columbus, OH 43212 Kelly Pomante 614-284-3862
3. Pomante Properties, LLC 1192 Hope Ave Columbus, OH 43212 Kelly Pomante 614-284-3862	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 21<sup>st</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

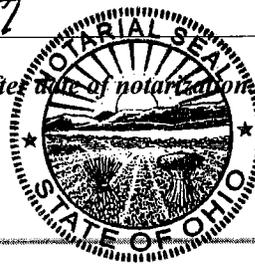
*[Handwritten Signature: Sonia L. Coffee]*

My Commission Expires:

5-28-2017

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here



Sonia L. Coffee  
Notary Public, State of Ohio  
My Commission Expires 05-28-2017

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## PARCEL I

Situated in the State of Ohio, County of Franklin and in the Township of Norwich:

Being part of Survey No. 544 of the Virginia Military Lands, which part are bounded and described as follows:

Beginning at a point in the center line of the Trabue Free Turnpike which is  $73^{\circ} 30'$  West a distance of 434.02 feet from the west property line of the P.C.C. & St. L.R.R., Thence North  $49^{\circ}$  West 810 feet to a pin in the south line of the Martin Rogers land, Thence along with said Rogers south line North  $73^{\circ}$  East 123 feet to a pipe, thence South  $49^{\circ}$  East 810.9 feet to a point in the center line of the Trabue Free Turnpike, Thence along said pike South  $73^{\circ} 30'$  West 123 feet to the place of beginning.

## PARCEL II

Situated in the State of Ohio, County of Franklin and in the Township of Norwich:

Beginning at the southwest corner of the lot of land now owned by Michael J. Ready, Bishop of the Diocese of Columbus, which fronts on the Trabue Pike; thence in a general Westerly direction and along the North line of said Trabue Pike 35 feet to a point in the said North line of Trabue Pike; thence in a general Northerly direction on a straight line 190 feet to a point, said point being located 15 feet from, and on a line perpendicular to, the West line of said lot of land owned by the said Michael J. Ready, Bishop of Columbus; thence again in a general Northerly direction on a straight line running to the Northwest corner of the said lot of land owned by Michael J. Ready, Bishop of Columbus; thence in a general Southerly direction and running West line of said lot of land owned by Michael J. Ready, Bishop of Columbus, to the place of beginning; said above described property being an approximately right angular tract of land located in the Southeast portion of the two acre tract of land conveyed to Giuseppe D'Ippolito and Assunta D'Ippolito by Charles Gordon, Administrator, by deed March 6, 1936, and recorded in Volume of Deeds 1048, Page 216, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

DESCRIPTION OF PARCEL 28-WD  
WARRANTY DEED  
TRABUE ROAD

Situated in the State of Ohio, County of Franklin, Township of Norwich, located in Virginia Military Survey 544, and being a part of Parcel I and Parcel II as conveyed to Joseph and Irene Baljak by deed of record in Official Record 9745 Page J09, records of the Recorder's Office, Franklin County, Ohio, and being more particularly describes as follows:

Beginning for reference at Franklin County Monument #4433, at the intersection of the existing easterly right-of-way line of McKinley Avenue extended, with the existing right-of-way centerline of Trabue Road (County Road 27), and being 0.00 feet left of Trabue Road Centerline Station 38+57.92;

Thence South  $66^{\circ} 35'35''$  West, a distance of 313.46 feet along the existing right-of-way centerline of said Trabue Road, to the southeast corner of said Parcel I, being 0.00 feet left of Centerline Station 35+44.46, and being the Point of True Beginning;

Thence continuing South  $66^{\circ} 35'35''$  West, a distance of 157.67 feet along the existing right-of-way centerline of said Trabue Road, and along the southerly line of said Parcel I and Parcel II, to the southwest corner of said Parcel II, being 0.00 feet left of Centerline Station 33+86.78;

Thence North  $49^{\circ} 45'39''$  West, a distance of 44.64 feet along the westerly line of said Parcel II, along the easterly line of that 1.888 acre tract as conveyed to Michael Carnevale by deed of record in Official Record

4649, Page J 05, to an iron pin set in the new northerly right-of-way line of said Trabue Road, and being 40 feet left of Centerline Station 33+66.97;

Thence North  $66^{\circ} 35' 35''$  East, a distance of 157.67 feet across said Parcel I and Parcel II, and along the new northerly right-of-way line of said Trabue Road, to an iron pin set in the easterly line of said Parcel I, and being 40.00 feet left of Centerline Station 35+24.64;

Thence South  $49^{\circ} 45' 39''$  East, a distance of 44.64 feet along the easterly line of said Parcel I, and along the westerly line of that .607 acre tract as conveyed to Lilda M. Delewese, Trustee, by deed of record in Deed book 2145, Page 436, to the point of True Beginning, containing 0.1448 acres, more or less, of which 0.0941 acres, more or less, lies within the present road occupied.

Of the above described area, 0.1448 acres is contained within the Franklin County Auditor's Parcel 200-001191;

Of the above described area, 0.1127 acres is contained within said Parcel I;

Of the above described area, 0.0321 acres is contained within said Parcel II;

The bearing datum of the afore-described parcel is based on the bearing of North  $66^{\circ} 35' 35''$  East, for the centerline of Trabue Road, 2157.92 feet between Franklin County Monument #4434 and #4433, based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description was based upon a survey of Trabue Road by R.D. Zande & Associates, Inc. in June 2001, and prepared on February 27, 2002, by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are 5/8 inches in diameter by 30 inches long with a plastic cap placed on top, bearing the name R.D.Z.

Grantor claims title by instrument of record in Official Record 9745, Page J09, of the Recorder's Office, Franklin County, Ohio.

Parcel number: 203-287900-00

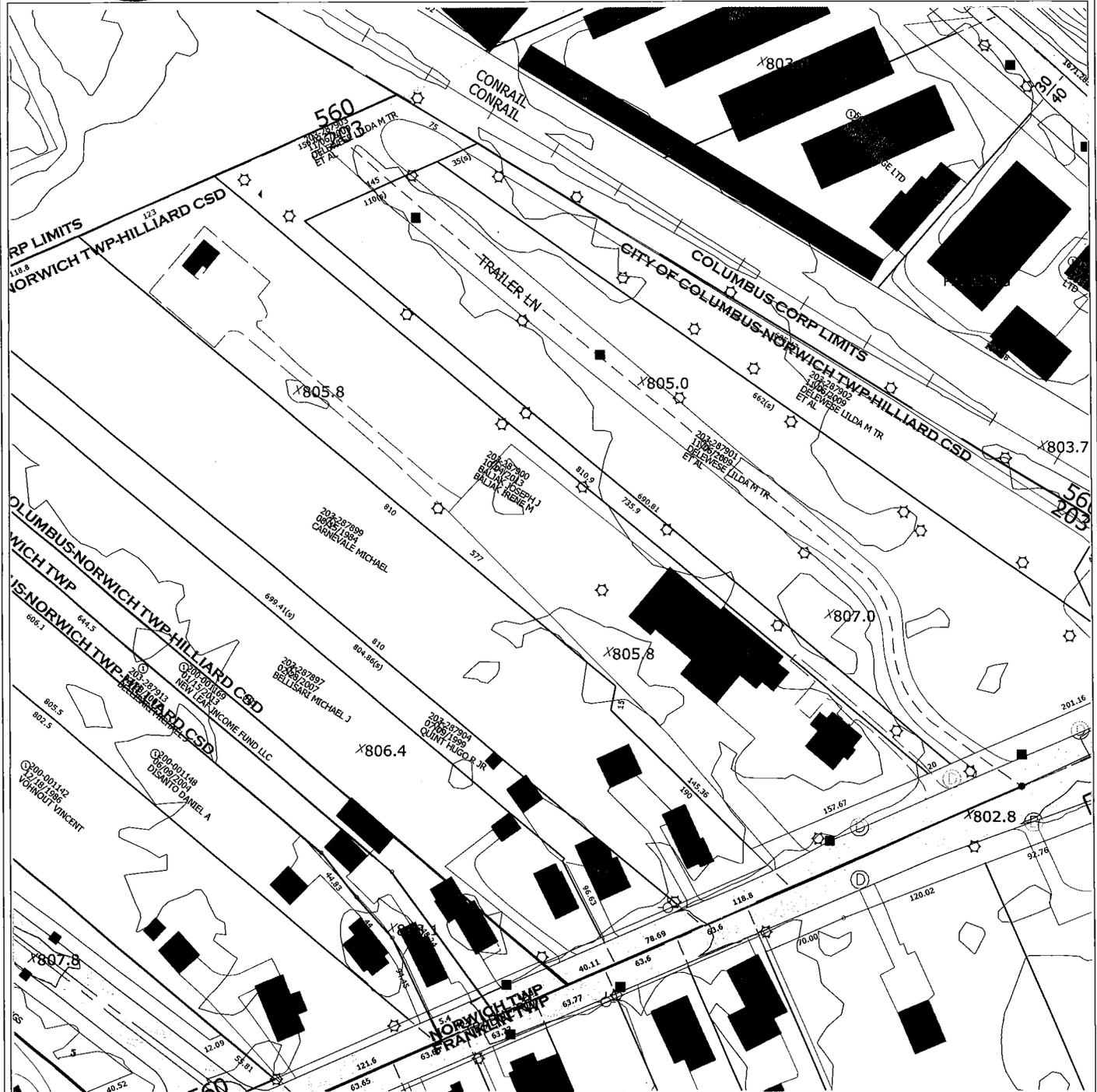
Street address of property: 3392 Trabue Road, Columbus, Ohio 43204

Prior Instrument Reference: 200512280272032



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C      DATE: 3/11/14

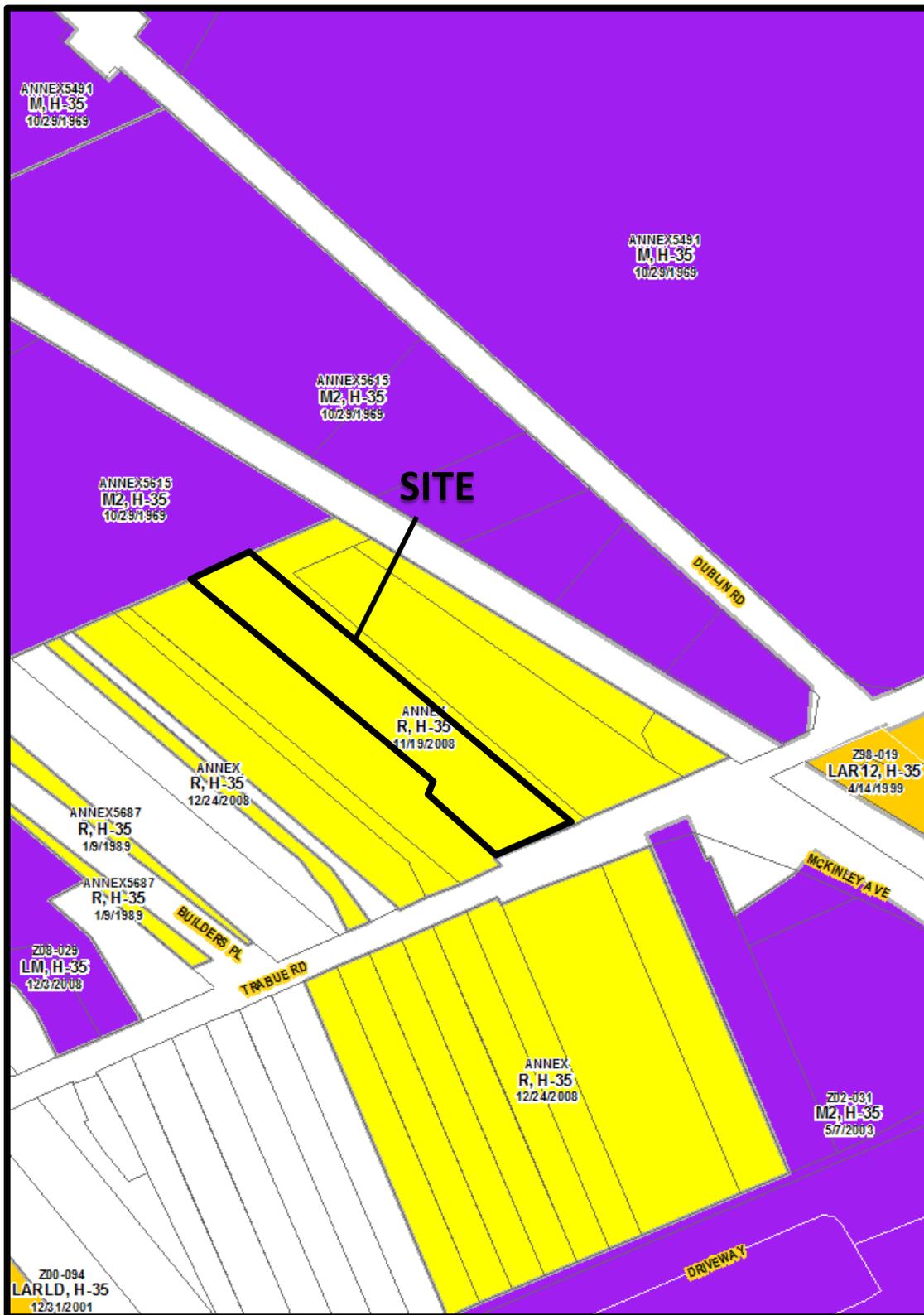


Disclaimer

Scale = 120



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.

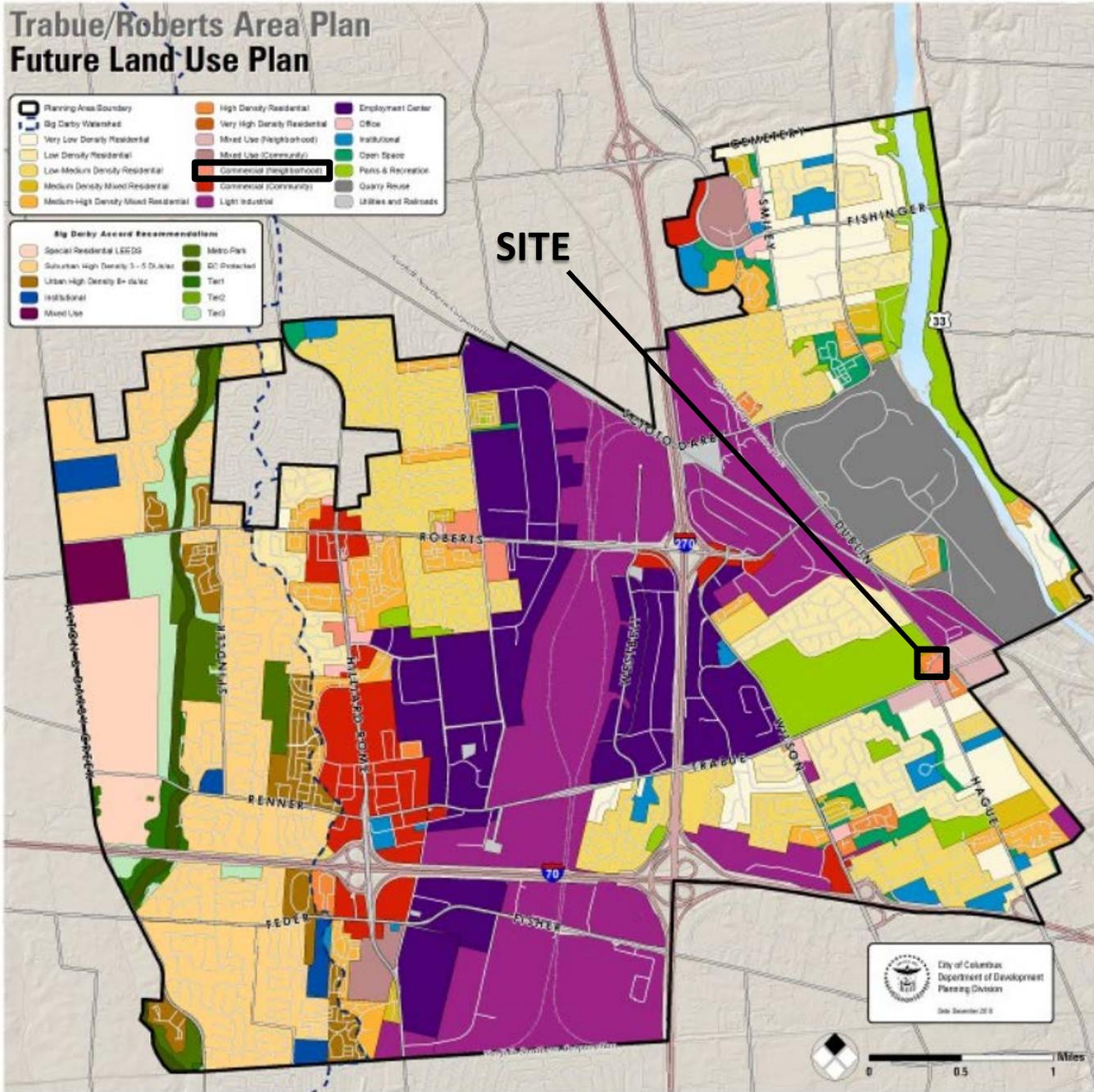


Z14-014  
3392 Trabue Road  
Approximately 2.25 acres  
From R to C-2

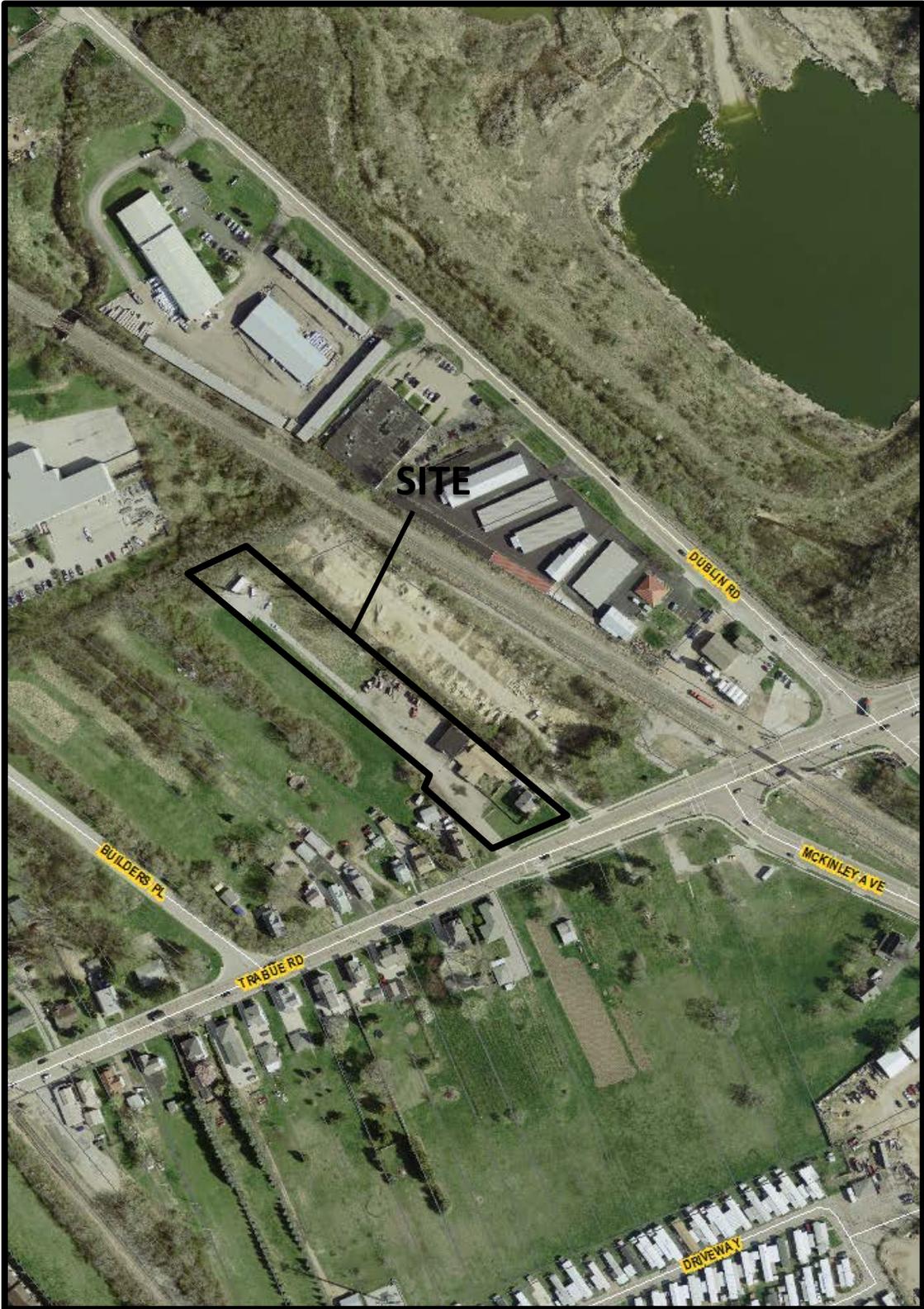
# Trabue/Roberts Area Plan Future Land Use Plan

- |                                       |                               |                         |
|---------------------------------------|-------------------------------|-------------------------|
| Planning Area Boundary                | High Density Residential      | Employment Center       |
| Big Darby Washed                      | Very High Density Residential | Office                  |
| Very Low Density Residential          | Mixed Use (Neighborhood)      | Institutional           |
| Low Density Residential               | Mixed Use (Community)         | Open Space              |
| Low-Medium Density Residential        | Commercial (Neighborhood)     | Parks & Recreation      |
| Medium Density Mixed Residential      | Commercial (Community)        | Quality Reuse           |
| Medium-High Density Mixed Residential | Light Industrial              | Utilities and Railroads |
- 
- |                                 |              |
|---------------------------------|--------------|
| Special Residential LEEDS       | Metro Park   |
| Suburban High Density 3-5 Dwell | OD Protected |
| Urban High Density 6+ Dwell     | Tier1        |
| Institutional                   | Tier2        |
| Mixed Use                       | Tier3        |

**SITE**



Z14-014  
 3392 Trabue Road  
 Approximately 2.25 acres  
 From R to C-2



Z14-014  
3392 Trabue Road  
Approximately 2.25 acres  
From R to C-2