



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 214-020/14335-00000-00208
Date Received: 4/29/14
Application Accepted By: TP Fee: \$6400
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2539 Billingsley Road Zip 43235
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 590-104514
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) L-C-4 Requested Zoning District(s) L-C-4
Area Commission or Civic Association: Far Northwest Coalition
Proposed Use or reason for rezoning request: additional building and parking
(continue on separate page if necessary)
Proposed Height District: 35 Acreage 10.1±
[Columbus City Code Section 3309.14]

APPLICANT:

Name 2539 Billingsley Road LLC
Address 4586 Gateway Drive City/State Columbus, OH Zip 43220
Phone # 614-889-6300 Fax # _____ Email dantobin@dantobin.com

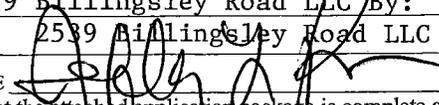
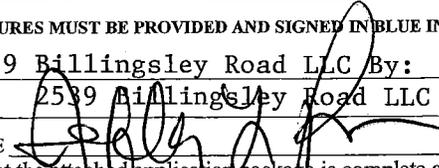
PROPERTY OWNER(S):

Name Same as applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE 2539 Billingsley Road LLC By: 
PROPERTY OWNER SIGNATURE 2539 Billingsley Road LLC By: 
ATTORNEY / AGENT SIGNATURE 

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad Street, Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 2539 Billingsley Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/22/14
(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) 2539 Billingsley Road LLC
4586 Gateway Drive
Columbus, OH 43220

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

2539 Billingsley Road LLC
614-889-6300

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

(5) Far Northwest Coalition
John Murley
3607 Waterbury Lane
Powell, OH 43235

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

Subscribed to me in my presence and before me this 25th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C Timmons
9/4/15

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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214-020

APPLICANT

2539 Billingsley Rd., LLC
4586 Gateway Drive
Columbus, OH 43220

PROPERTY OWNER

2539 Billingsley Rd., LLC
4586 Gateway Drive
Columbus, OH 43220

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad St. #460
Columbus, OH 43215

CIVIC ASSOCIATION

Far Northwest Coalition
c/o Mr. John Murley
3607 Waterbury Lane
Powell, OH 43235

**SURROUNDING
PROPERTY OWNERS**

Storage Equities Inc./
PS Partners III Mid- Ohio
PO Box 25025
Glendale, CA 91221

Billingsley Properties LLC.
4586 Gateway Dr.
Columbus, OH 43220

Byers Realty INC.
427 S. Hamilton Rd.
Columbus, OH 43213

EDG Holding Company, INC.
7003 Ballantrae Loop
Dublin, OH 43016

Daryl L. Peterman Jr.
2700 Sawbury Blvd.
Columbus, OH 43235

Mary and Michael Iles
2494 Billingsley Road
Columbus, OH 43235

Edwards Investment Group LLC.
3982 Powell Rd. Suite 66
Powell, OH 43065



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 # 214-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. 2539 Billingsley Road LLC 4586 Gateway Drive Columbus, OH 43220 Dan Tobin - 614-889-6300 Columbus based employees: 83	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/4/15

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



Notary Public Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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TEXT

PROPOSED DISTRICTS: L-C-4, Limited Commercial
PROPERTY ADDRESS: 2539 Billingsley Road
OWNER: 2539 Billingsley Road LLC
APPLICANT: 2539 Billingsley Road LLC
DATE OF TEXT: 4/24/14
APPLICATION: _____

1. **INTRODUCTION:** The site is on the south side of Billingsley Road east of Sawmill Road. The site contains an automobile dealership. The business wants to expand its parking area and add a car wash for its customers.

2. **PERMITTED USES:** Permitted uses: automobile sale, leasing and rentals, automotive maintenance and repair. Used cars may be sold only in connection with new automobile sales.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the written text, the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. The building and parking setback from I-270 shall be forty feet.
2. The building and parking setback from the east and west property line shall be five feet. Exception: if the property to the west is developed with an automobile dealership, then there shall be no setback requirement for building or parking along the west property line.
3. The parking setback from Billingsley Road is shown on the submitted site plan. Three display pads may be located within the parking setback area.
4. The building setback from Billingsley Road shall be 400 feet except that two buildings (one of the buildings may straddle the 400 foot building setback line) may be located between 200 and 400 feet from Billingsley Road. These two buildings shall not be used for repair work and the total square footage of the two buildings shall not exceed 10,000 sq. ft.
5. The maximum height for buildings shall be 35 feet within 300 feet of Billingsley Road.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. The site has two access points to Billingsley Road.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The frontage along Billingsley Road shall be landscaped as shown on the submitted site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. No outside speakers shall be permitted.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

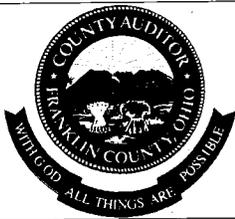
Graphics shall be in conformance with Article 15 of the Columbus Graphics Code as it applies to the C-4 Commercial District and except that no off premise nor billboards shall be permitted. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Utilities: All utility lines for the development shall be installed underground.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

214-020



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/21/14



Disclaimer

Scale = 500



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

214-020



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 590104514

Zoning Number: 2539

Street Name: BILLINGSLEY RD

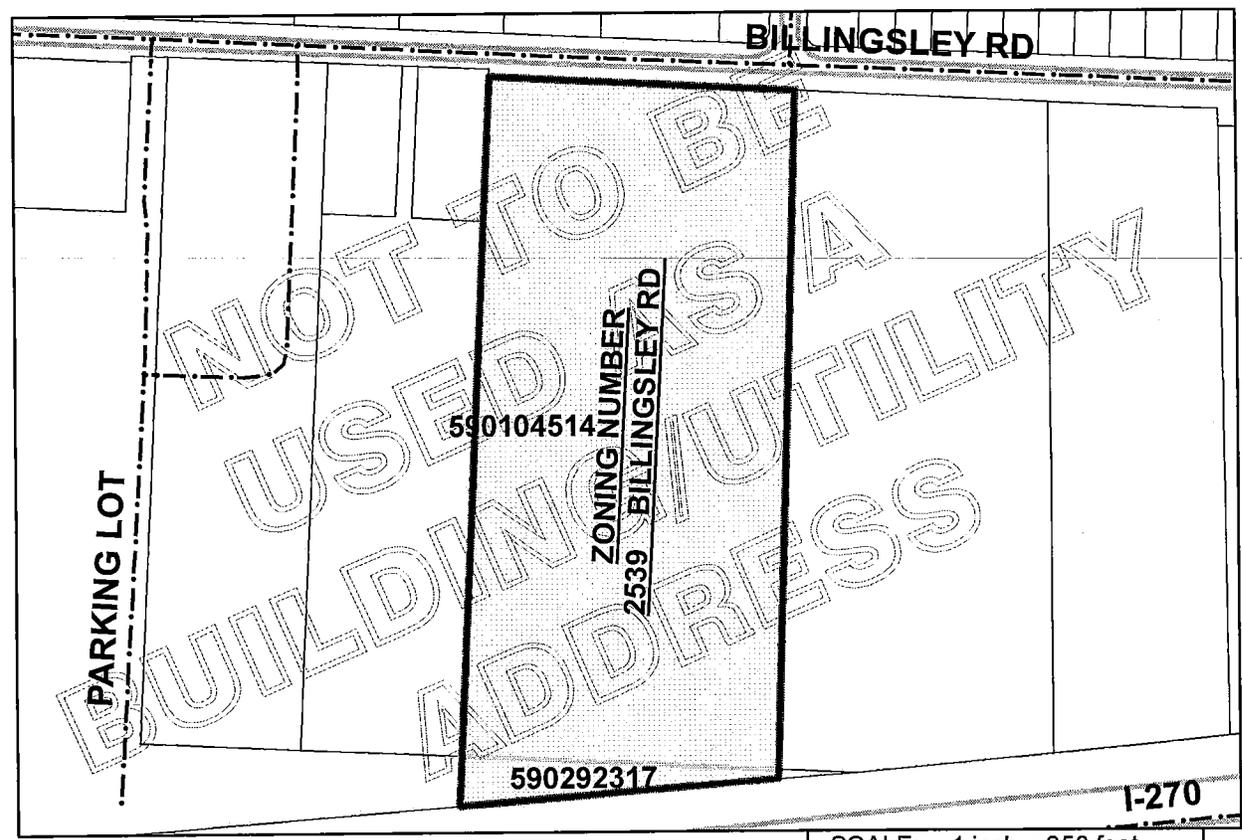
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 4/28/2014

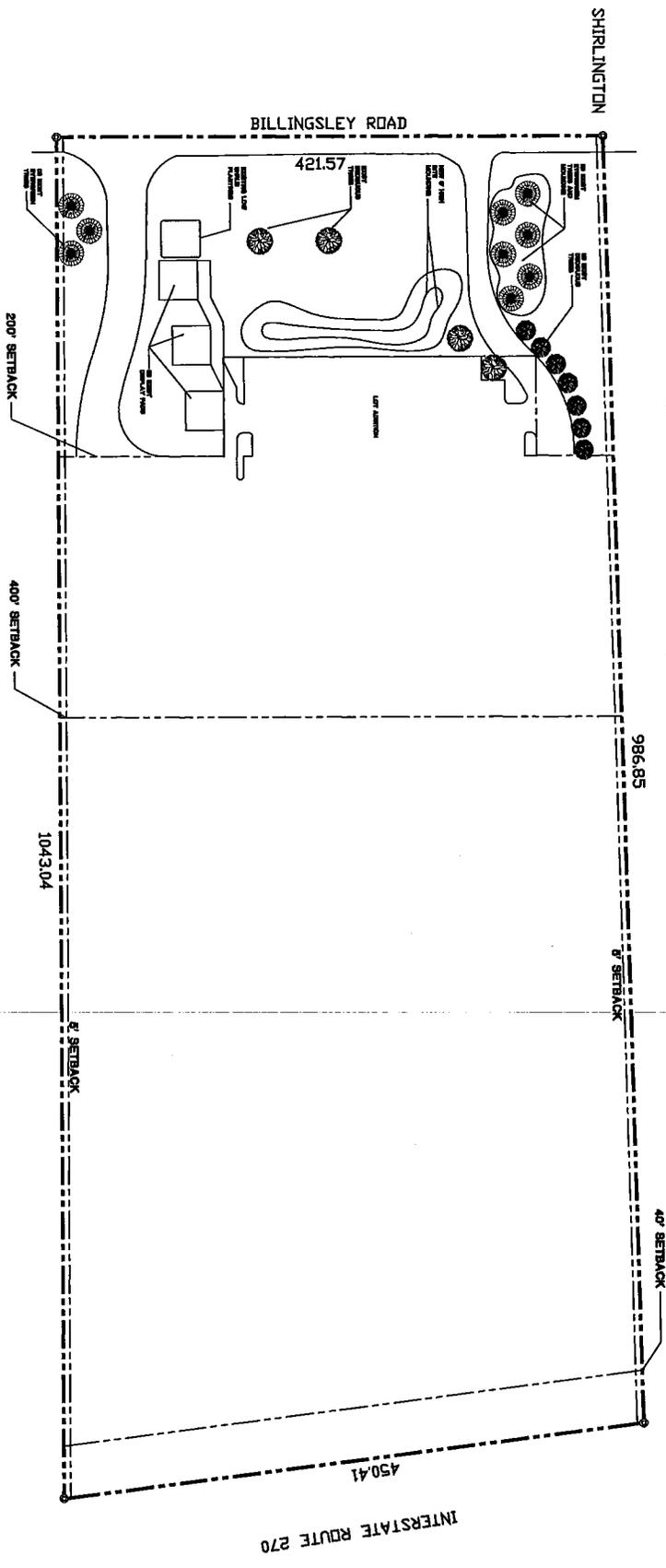


SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 19948



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



SITE PLAN

ARCHITECTURAL ALLIANCE
 1000 KENNEDY BLVD, SUITE 200
 COLUMBUS, OH 43224
 (614) 461-1000
 FAX (614) 461-1001

OGDEN
 1000 KENNEDY BLVD, SUITE 200
 COLUMBUS, OH 43224
 (614) 461-1000
 FAX (614) 461-1001

1.02

NOT FOR CONSTRUCTION

DATE: 11/14/2011

PROJECT: 2539 BILLINGSLEY ROAD

SCALE: 1/8" = 1'-0"

DESIGNED BY: [Symbol]

DRAWN BY: [Symbol]

CHECKED BY: [Symbol]

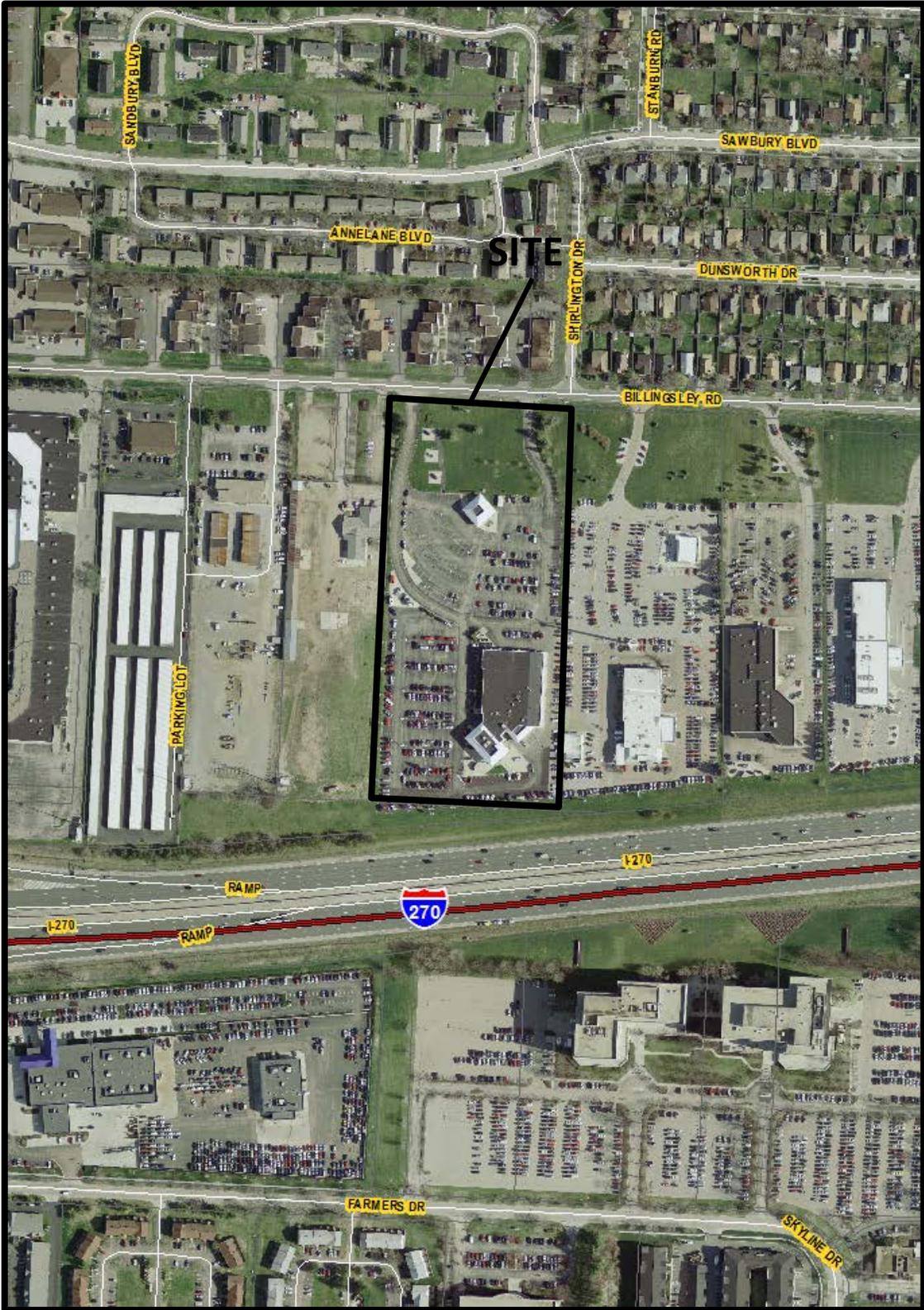
APPROVED BY: [Symbol]

DATE: 11/14/2011

Dan Tobin
 BUICK / GMC
 2539 BILLINGSLEY ROAD COLUMBUS, OH 43235



Z14-020
 2539 Billingsley Road
 Approximately 10.1 acres
 From L-C-4 to L-C-4



Z14-020
2539 Billingsley Road
Approximately 10.1 acres
From L-C-4 to L-C-4