



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 #: 214-024 / 14335-0000-00368
Date Received: 5/30/14
Application Accepted By: S.P. Fee: \$2340-
Comments: Assigned to Toni Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2345 and 2365 E. Dublin-Granville Rd., Columbus, OH Zip 43229
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 010-143756 and 010-184766
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) C-4
Area Commission or Civic Association: Northland Community Council
Proposed Use or reason for rezoning request: See "Proposed Use or Reason for Zoning Request", attached separately hereto.
(continue on separate page if necessary)
Proposed Height District: 35 Feet Acreage 3.250 more or less
[Columbus City Code Section 3309.14]

APPLICANT:

Name Pat Bevilacqua, Managing Member of LLC
Address 5930 Cleveland Ave. City/State Columbus, OH Zip 43231
Phone # (614) 519-2903 Fax # (614) 823-5484 Email patb8180@sbcglobal.net

PROPERTY OWNER(S):

Name BL&G LLC
Address 5930 Cleveland Ave. City/State Columbus, OH Zip 43231
Phone # (614) 519-2903 Fax # (614) 823-5484 Email patb8180@sbcglobal.net
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name J. Jeffrey McNealey, Esq.
Address Porter, Wright, Morris & Arthur, 41 S. High Street City/State Columbus, OH Zip 43215
Phone # (614) 227-2074 Fax # (614) 227-2100 Email: jmcnealey@porterwright.com

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

APPLICANT SIGNATURE Pat Bevilacqua, Managing Member
PROPERTY OWNER SIGNATURE Pat Bevilacqua, Managing Member
ATTORNEY / AGENT SIGNATURE J. Jeffrey McNealey

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

Z14-024

Proposed Use or Reason for Rezoning Request

Location: 2345 and 2365 E. Dublin-Granville Road, Columbus, OH

Applicant: Pat Bevilacqua

Property Owner: BL&G LLC

Both parcels were zoned CPD in 1980, restricted to "Restaurant" use. With changing market conditions in the neighborhood, rezoning to C-4 gives the Owner more flexibility in renting the properties and is consistent with area zonings along Dublin-Granville Road.



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME J. Jeffrey McNealey
of (1) MAILING ADDRESS Porter, Wright, Morris & Arthur, 41 S. High Street, 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 2345 and 2365 E. Dublin-Granville Rd., 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) 5/30/14

(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) BL&G LLC
5930 Cleveland Ave.
Columbus, OH 43231

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

Pat Bevilacqua
(614) 519-2903

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

(5) Northland Community Council
Dave Paul, Zoning Chair, P.O. Box 297836, Columbus, OH
43229

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 29th day of May in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) J. Jeffrey McNealey
(8) David L. Staudenmeir
10-1-16

This Affidavit expires six months after date of notarization.

Notary Seal Here



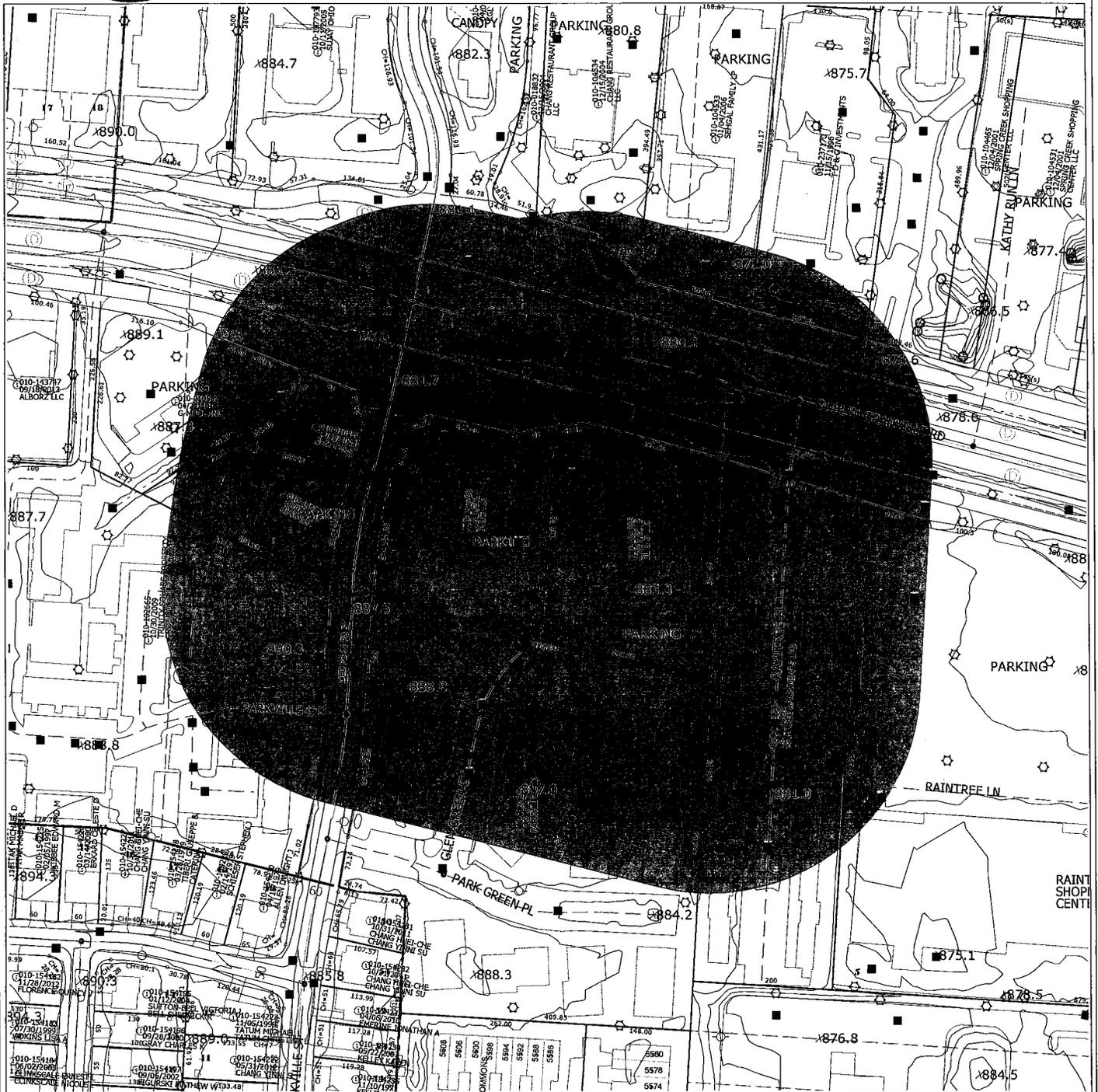
DAVID L. STAUDENMEIR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 1, 2016

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 5/23/14



Disclaimer

Scale = 210'

Grid North

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.

214-024

**2345 and 2365 E Dublin-Granville Rd.
REZONING APPLICATION**

APPLICANT

PAT BEVILACQUA, MANAGING
PARTNER
BL & G LLC
5930 CLEVELAND AVE
COLUMBUS OH 43231

PROPERTY OWNER

BL & G LLC
5930 CLEVELAND AVE
COLUMBUS OH 43231

ATTORNEY

J. JEFFERY MCNEALEY
PORTER WRIGHT
41 SOUTH HIGH STREET
COLUMBUS OH 43215

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

NORTHLAND COMMUNITY
COUNCIL
c/o DAVE PAUL, ZONING CHAIR
PO BOX 297836
COLUMBUS OH 43229

**SURROUNDING PROPERTY
OWNERS – 300 Feet**

CHANG RESTAURANT GROUP
LLC
2350 E DUBLIN GRANVILLE
COLUMBUS OH 43229

G-MADE INC
2738 N MAIN ST STE A
FINDLAY OH 45840

PARKVILLE LTD
590 W KENNEDY BL 2ND FL
LAKEWOOD NJ 08701

RAINTREE APARTMENTS LTD
5670 RAIN TREE PL
COLUMBUS OH 43229-9310

SEHGAL FAMILY LP
2442 BELAIR CT
POWELL OH 43065

TRINITY SQUARE PROPERTY
GROUP LLC
PO BOX 355
SUNBURY OH 43074

RAINTREE APARTMENTS LTD
941 ROBINWOOD AVE STE D
COLUMBUS OH 43213

RAINBOW DEVELOPMENT CORP
865 KING AVE
COLUMBUS OH 43212

SLAM PROPERTIES V LLC
2727 PACES FERRY RD 2-1200
ATLANTA GA 30339

T D & G INVESTMENTS
c/o DALE E ARMSTRONG
1225 DUBLIN RD
COLUMBUS OH 43215

BL&G LLC
Attn: Mailstop 3WB
PO Box 9141
Canton, MA 02021



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 # 714-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) J. Jeffrey McNealey
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur, 41 S. High Street, 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. Drummond Financial Services, LLC (Lessee) 3440 Preston Ridge Road, Suite 500 Alpharetta, Georgia 30005 0 employees Jason Baker (770) 510-5510	2. Verns on 161 (Lessee) 2365 E. Dublin-Granville Road Columbus, OH 43229 4 employees Vern Johnson (614) 404-2940
3. BL&G LLC - Pat Bevilacqua, Managing Member 5930 Cleveland Avenue Columbus, Ohio 43231 0 employees Pat Bevilacqua (614) 519-2903	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

J. Jeffrey McNealey

Subscribed to me in my presence and before me this May 29 day of May 29, in the year 2014

SIGNATURE OF NOTARY PUBLIC

David L. Staudenmeir

My Commission Expires:

10-1-16

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

Notary Seal Here



DAVID L. STAUDENMEIR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 1, 2016

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City of Columbus Zoning Plat



ZONING NUMBER

214-024

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: 010143756

Zoning Number: 2345

Street Name: E DUBLIN-GRANVILLE RD

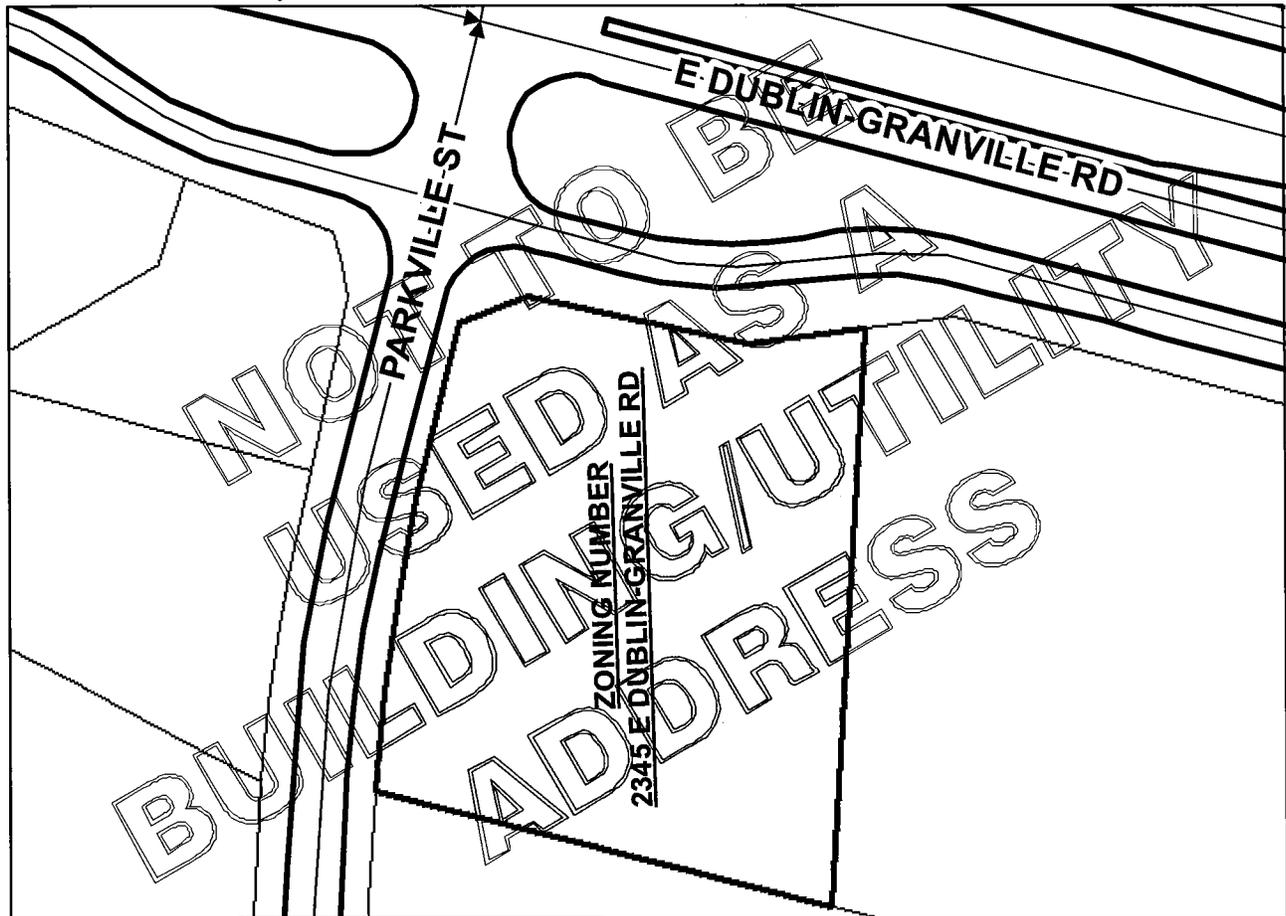
Lot Number: N/A

Subdivision: N/A

Requested By: PORTER WRIGHT MORRIS & ARTHUR (SUSAN PORTWOOD)

Issued By: Alfred Carmon

Date: 5/19/2014



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 20579

214-024

2345 and 2365 E. Dublin-Granville Road

Legal Description

Being a 3.3± acre tract located on the southeast corner of S. R. 161 and Parkville Street, and being more particularly described as follows:

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18, United States Military Lands and being 3.250 acres of the 8.910 acre tract conveyed to Ludo Bevilacqua Builders, Inc., by deed of record in Deed Book 2846, Page 69, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of East Dublin-Granville Road (State Route 161), that is the intersection of the easterly line of said 8.910 acre tract with said right-of-way line, said point also being the northwesterly corner of the 3.333 acre tract conveyed to Raintree, by deed of record in Deed Book 3217, Page 208;

Thence along the westerly line of said 3.333 acre tract, South 5° 17' 10" West, 324.97 feet to a point at the northeasterly corner of the 5.787 acre tract conveyed to Parkville, Ltd., by deed of record in Deed Book 3623, Page 199;

Thence along the northerly line of said 5.787 acre tract, North 73° 22' 50" West, 490.64 feet to a point in the easterly right-of-way line of Parkville Street (as dedicated by plat of record in Plat Book 41, Page 51 and being 60.0 feet in width);

Thence along said right-of-way line, being the arc of a curve to the right (Delta = 11° 09' 00", Radius = 810.0 feet), a chord bearing and distance of North 11° 02' 40" East, 157.38 feet to a point of tangency;

Thence continuing along said right-of-way line, North 16° 37' 10" East, 94.14 feet to an angle point in said line;

Thence continuing along said right-of-way line North 61° 37' 10" East, 29.75 feet to the intersection of said line with the southerly right-of-way line of East Dublin-Granville Road;

Thence along said southerly right-of-way line, South 76° 11' 21" East, 123.46 feet to an angle point in said line;

Thence continuing along said line, North 84° 31' 48" East, 108.42 feet to an angle point in said line;

Thence continuing along said line, South 73° 22' 50" East, 197.26 feet to the place of beginning, containing 3.250 acres, more or less.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/23/14



Disclaimer

Scale = 200



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DATE: JUNE 2, 2014

Z 2014 -

C-4 COMMERCIAL DEVELOPMENT DESCRIPTION

This development description is submitted in support of the application to rezone two, fully developed lots at the southeasterly corner of Dublin-Granville Road (State Route 161) and Parkville Street, approximately 3.25 acres. The site is located between Parkville Street and Cleveland Avenue on State Route 161. The area is bounded by Parkville on the west and the south service road to State Route 161 to the north.

I.DESIGN CONSIDERATIONSA. Natural Environment:

Relatively flat site, gently sloping toward northeast corner. No pronounced swales or high spots. The site is fully developed with two well-maintained buildings designed for restaurant use and supporting paved parking lots and related landscaping. Drainage is to the street storm sewers. Code compliant landscaping has been installed and maintained for years.

B. Activities:

The site is comprised of two parcels. The East Parcel (PID 010-184766) has an active restaurant. This use is anticipated to continue "as is" for the foreseeable future. See Exhibit A, "as built" site plan for the East Parcel. The West Parcel (PID010-143756) is a vacated Friendly's restaurant to be converted into a commercial office use. See Exhibit B, "as built" site plan for the West Parcel. As the anticipated use of the West Parcel is less intense than the vacated restaurant, off-site impacts of the development are anticipated to be less than in its former use as a dual use restaurant site. There has been no demand for the West Parcel for continued restaurant use.

C. Behavior Patterns:

There is no anticipated impact on the way people conduct their lives in the area. As in the case when both restaurants were vibrant, the existing restaurant and the new office will continue to gain customers primarily from Dublin-Granville Road, not from the nearby residential areas.

D. Circulation:

The site is located on the south side of Dublin-Granville Road between Cleveland Avenue and Parkville Street. The area is immediately bounded to the north by a service road of Dublin-Granville Road, and mixed commercial on the north side of Dublin-Granville Road. There are three entrances to the site. Two curb cuts from the service road to the north permit traffic to enter and exit the restaurants' parking lots directly. One

entrance to the site is located at the southwesterly corner of the tract opening onto Parkville Street. This entrance and exit permit the entry and exit of service vehicles to reach the loading and storage areas of the two restaurant buildings on the site. Internal easements enable use of all three curb cuts by visitors to both commercial tracts. There were no circulation problems when both restaurants were vibrant. As the office use is less intense, no circulation or traffic problems are anticipated.

E. Developmental Impact:

The building and use of the East Parcel is anticipated to remain the same. Although the use of the West Parcel will change from restaurant to retail commercial office, the exterior of the building will remain structurally the same with only façade changes changing fenestration and entries. As such, particularly with the extensive screening to the east and south, no impact is anticipated on the neighboring uses, visual impact of the buildings, or character of the neighborhood.

F. Views and Visibility:

With the basic structures on the site remaining unchanged, as well as the parking and drive layouts, and supportive vegetation and screening, all remaining unchanged, there will be no impact by this change of use. All existing code compliant setbacks and base developmental standards will be maintained.

G. Emissions:

With the reduced intensity in use by the conversion of the former west restaurant to retail office, any effects of the site on light, sound, smell and dust should be greatly reduced. This would be particularly true for noise, as the commercial retail office use is not anticipated to be accompanied by loud noises in the parking areas or from the building.

II.

EXISTING LAND USE IN AREA

Two commercial restaurant structures are on the property, one utilized as a restaurant (East Parcel) and one vacant (West Parcel).

Existing land use in the vicinity of the site has been fully developed since the mid-1980s and consists of the following:

- The site is bounded on the north by a service road to State Route 161. The north and south sides of State Route 161 in this area is fully developed with a mix of C-5 and C-4 commercial uses, all located adjacent to service roads that parallel State Route 161, including an intermix of apartments including immediately adjacent to the east and south of the subject properties.

- Adjacent to the south separated by an opaque wood fence is the Parkville apartment complex, and similarly separated immediately to the east is the Raintree apartment complex, both ARLD.
- On the west side of Parkville Street is a small mixed commercial strip center.

The restaurant and office development on the site is in keeping with the behavioral trend and pattern of the area. To the east, Raintree Shopping Center maintains commercial establishments for the operation of a drug store, hobby store, grocery store, book store, discotheque, novelty store and luncheon restaurant, among others. The area of the east has also been commercially developed with housing, luncheon restaurants, gas stations, theme restaurants, office buildings, etc. The proposed development would not change substantially the present neighborhood behavior patterns. The proposed development is designed to draw from the present pedestrian and vehicular traffic in the area rather than to increase it.

III.

LANDSCAPING AND SCREENING

By use of landscaping and control of the scale of the project, the visual form of the new environment will be made compatible with the character of the area. The existing vegetation of the developed site would be maintained as currently configured. A buffer zone of grass and trees has been planted along the eastern border of the property between the development and neighboring apartment complex. A similar planted and fenced border is maintained along the southern or rear portion of the development and acts as screening for the apartment development immediately behind the developed site. The screening has been installed to insure screening of the lights and traffic in the development parking lot from reaching the apartments to the east and south of the proposed development. The shrubbery and fencing is so designed as to create an opaque screen between the parking lot and the residential apartment units to the east and south. The west boundary and north boundary of the property have been brought to grade and landscaped with trees, grasses and shrubs. No changes in existing screening are planned.

IV.

SIGNAGE

The development is primarily visible from Dublin-Granville Road, and the service road to the north of the development. All ground signs and other signs on the property are and will be in compliance with the City of Columbus Graphics Code.

V.

PROPOSED DEVELOPMENT

The existing development of the property consists of one (1) one-story building of approximately 4800 square feet located in the westerly 1/3 portion of the tract (PID-010-143756), and one (1) one-story building comprised of 9500 square feet located in the easterly 1/3 of the property (PID-010-184766). The middle 1/3 of the property is a parking lot for the

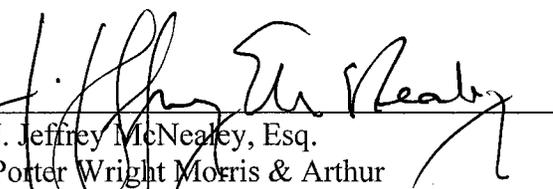
two (2) existing restaurant buildings. The buildings were designed to contain two (2) restaurants. The restaurants are divided by the main parking area and green area. Parking is provided for two hundred twenty-seven (227) cars, with four (4) of those spaces being designated and reserved for handicapped persons. The patrons of the restaurants will share ingress and egress exits. The present Columbus Zoning Code, based on square footage of buildings occupying the site, would require only parking for one hundred forty-three (143) cars. The existing structure of the former Friendly's restaurant on the western parcel will be remodeled and converted to office uses necessitating fewer parking places than a restaurant use.

The premises are developed as a site for two (2) high-grade restaurants. While the restaurants are of such a nature as to be compatible with each other, the proposed office use is equally compatible and less intensive of a use.

The projected completion date of the West Parcel conversion project is not more than one (1) year from the date of obtaining a suitable zoning on the site.

Respectfully submitted,

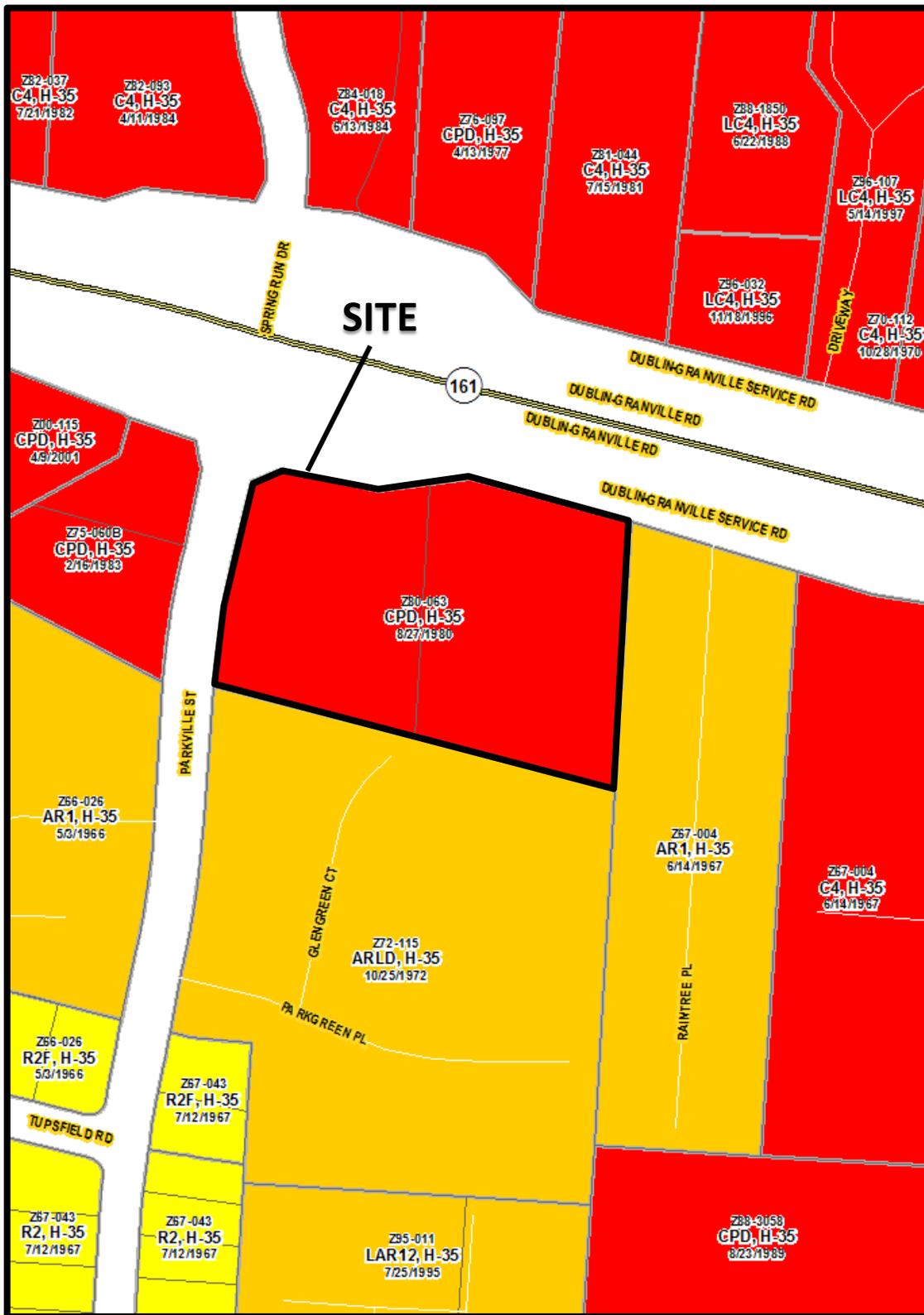
By:


 J. Jeffrey McNealey, Esq.
 Potter Wright Morris & Arthur
 41 South High Street
 Columbus, Ohio 43215
 614-227-2074
 jmnealey@potterwright.com
 Counsel for the Owner and Applicant

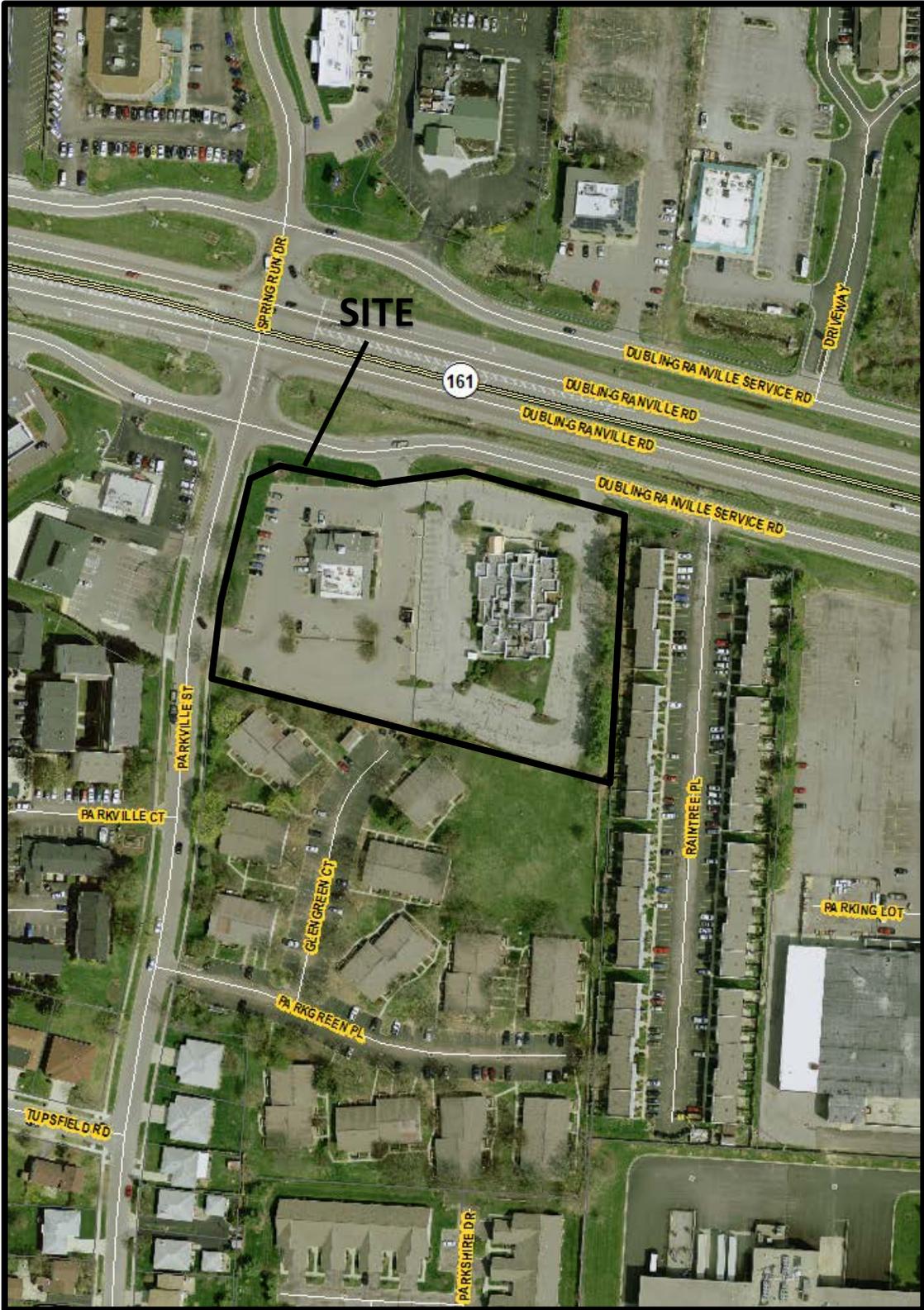
Applicant: Pat Bevilacqua, Managing Member of Owner

Owner: BL&G LLC

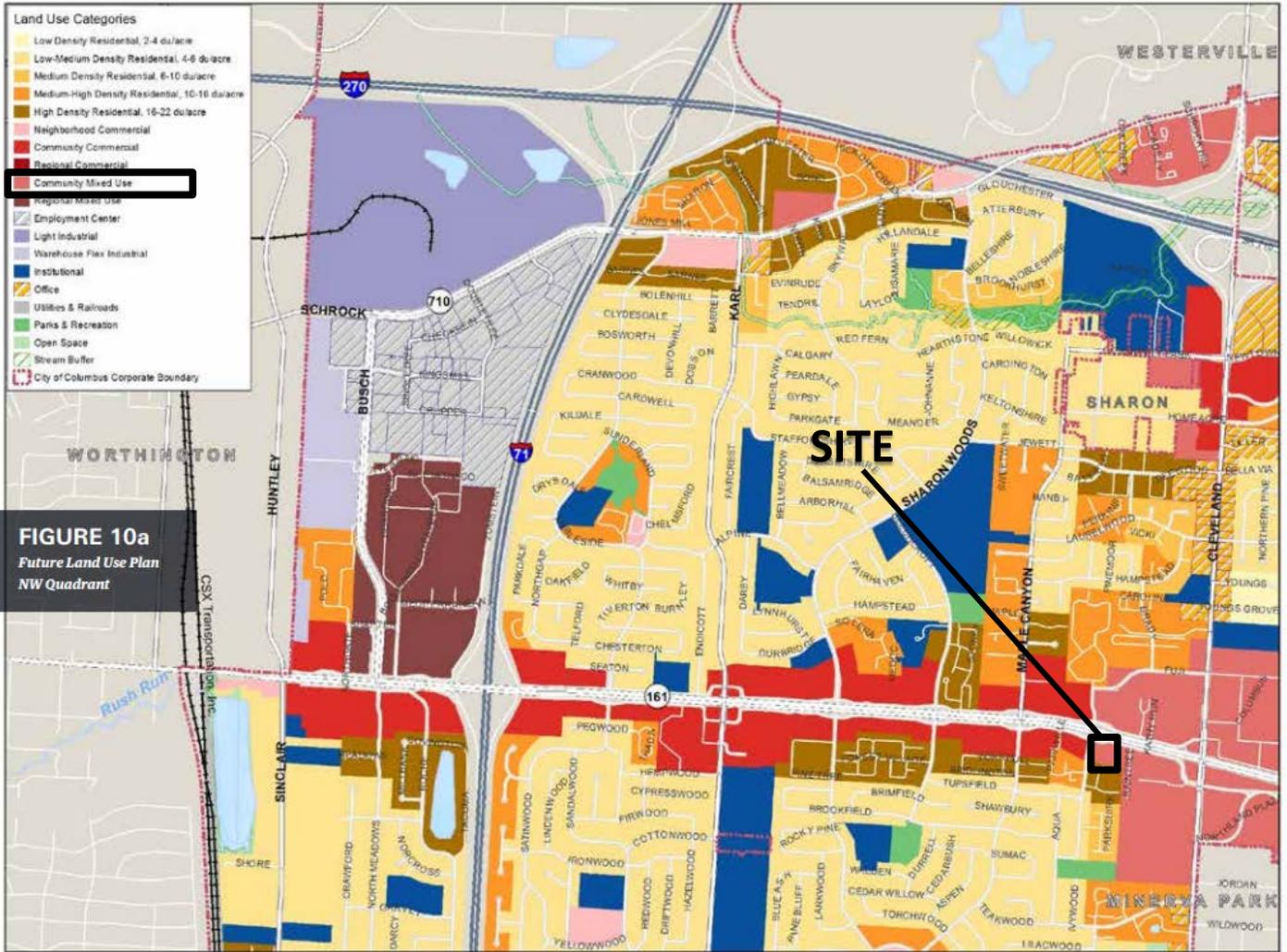
DATE: May 29, 2014



Z14-024
 2345 & 2365 E. Dublin Granville Road
 Approximately 3.25 acres
 From CPD to C-4



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