



# 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 #: 214-031/14335-0000-00407  
Date Received: 7/11  
Application Accepted By: TP/ET Fee: \$2340.00  
Comments: Assigned to Toni Proehl; 645-2749; tjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7860 Smokey Row Road Zip 43065  
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 610-204659  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) CPD, SR Requested Zoning District(s) C-2  
Area Commission Area Commission or Civic Association: Far Northwest Coalition  
Proposed Use or reason for rezoning request: See council variance application  
Proposed Height District: 35 Acreage 3.3± acres (continue on separate page if necessary)  
(Columbus City Code Section 3309.14)

### APPLICANT:

Name The Ellis Company  
Address 1301 Dublin Road, Suite 200 City/State Columbus, OH Zip 43215  
Phone # 614-469-8222 Fax # \_\_\_\_\_ Email colegellis@gmail.com

### PROPERTY OWNER(S):

Name Werner Family Investments et al.  
Address P.O. Box 340497 City/State Columbus, OH Zip 43234  
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 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215  
Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE The Ellis Company By: [Signature]  
PROPERTY OWNER SIGNATURE Werner Family Investments et al. By: [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



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS 37 West 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 7800 Smokey Row Rd  
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) 7/14/14  
(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) Werner Family Investments et al.  
P.O. Box 340497  
Columbus, OH 43224

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

The Ellis Company  
614-469-8222

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

(8) [Signature]

Subscribed to me in my presence and before me this

13 day of JULY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
9/4/15

My Commission Expires:

*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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214-031

APPLICANT

The Ellis Company  
1301 Dublin Road, Suite 200  
Columbus, OH 43215

PROPERTY OWNER

Werner Family Investments, et al.  
P.O. Box 340497  
Columbus, OH 43235

ATTORNEY

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

SURROUNDING PROPERTY  
OWNER

Zettler Stores Inc.  
661 High Street  
Worthington, OH 43085

Ronald J & Joyce A D Albaugh  
1811 Birchfield Court  
Powell, OH 43065

Brent A & Susan M Bardelang  
1817 Birchfield Court  
Powell, OH 43065

Laura W Matthews  
Kerry E Morrison  
1823 Birchfield Court  
Powell, OH 43065

Daniel P Gallup  
1829 Birchfield Court  
Powell, OH 43065

Michael J & Amy M Ambrozich  
1835 Birchfield Court  
Powell, OH 43065

Andrew L & Giovanna G Hilty  
1841 Birchfield Court  
Powell, OH 43065

Robert & Nicole Bauchmire  
1847 Birchfield Court  
Powell, OH 43065

Joan S Sollanek  
7932 Trelage Court  
Powell, OH 43065

Hung V & Ann V Phan  
7934 Trelage Court  
Powell, OH 43065

Bradley A Thomas  
7936 Trelage Court  
Powell, OH 43065

John C & Dorothy C Mustaine  
7938 Trelage Court  
Powell, OH 43065

Daniel R Neal  
7946 Trelage Court  
Powell, OH 43065

David R Albrecht  
7948 Trelage Court  
Powell, OH 43065

Kristen Flanagan  
7945 Boothbay Court  
Powell, OH 43065

Karen Y Organ  
6149 Grey Friar Way  
Dublin, OH 43017

Paul R & Elaine D Edgar  
6215 Olentangy River Road  
Worthington, OH 43085

Li Cai  
7939 Boothbay Court  
Powell, OH 43065

Gregory M Anglin  
7932 Boothbay Court  
Powell, OH 43065

Michael Lavette  
703 Pole Lane Road  
Marion, OH 43302

Javier Del Valle  
Rosa M Ramirez  
7936 Boothbay Court  
Powell, OH 43065

214-031

Suanne R Lentz  
7938 Boothbay Court  
Powell, OH 43065

Timothy L Howser  
7940 Boothbay Court  
Powell, OH 43065

James M Borling  
Elaine K Getz  
371 Tree Haven Avenue  
Powell, OH 43065

Andri Istomin  
Olga Istomina  
2118 Stancrest Road  
Dublin, OH 43016

Greg T Fryman  
7948 Boothbay Court  
Powell, OH 43065

Teresa L Daye  
7950 Boothbay Court  
Powell, OH 43065

Jason D Conner  
7935 Verandah Court  
Powell, OH 43065

Carole J Fischer  
7929 Verandah Court  
Powell, OH 43065

Kieron Calhoun  
524 McPherson Drive  
Blacklick, OH 43004

Ronald Calhoun  
P.O. Box 787  
Gallipolis, OH 45631

Rebecca C Bonner  
7953 Verandah Court  
Powell, OH 43065

Barbara R Headlee  
P.O. Box 1009  
Dublin, OH 43017

Donald C Foukal  
7913 Verandah Court  
Powell, OH 43065

Michael J Young  
1751 Glenn Avenue  
Columbus, OH 43212

Janie F Eckardt  
7910 Verandah Court  
Powell, OH 43065

Katherine M Malone  
7912 Verandah Court  
Powell, OH 43065

Andrew J Miller  
7914 Verandah Court  
Powell, OH 43065

David M Watson et al.  
2665 Township Road 180  
Fredericktown, OH 43019

Jennifer L Kochan  
7920 Verandah Court  
Powell, OH 43065

Lee R Headlee TR.  
P.O. Box 1009  
Dublin, OH 43017

Janice E Pangio  
7924 Verandah Court  
Powell, OH 43065

David Edge  
7926 Verandah Court  
Powell, OH 43065

Montgomery Court Apartments of  
Columbus II  
590 West Kennedy Blvd., 2<sup>nd</sup> Floor  
Lakewood, NJ 08701

Lola Behrends  
11 Darian Drive  
Bentonville, AR 72712

Smokey Row Plaza LLC  
6494 Latcha Road  
Walbridge, OH 43465

Yeager Communities LLC  
1967 Sawbury Blvd.  
Columbus, OH 43235



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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 # 214-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West 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. The Ellis Company 1301 Dublin Road, Suite 200 Columbus, OH 43215 Cole Ellis 614-469-8222	2. Werner Family Investments et al. P.O. Box 340497 Columbus, OH 43224
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 13 day of JUNY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

**Natalie C. Timmons**  
Notary Public, State of Ohio

My Commission Expires 09-04-2015

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# City of Columbus Zoning Plat



714-031

## 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: 610204659

Zoning Number: 7860

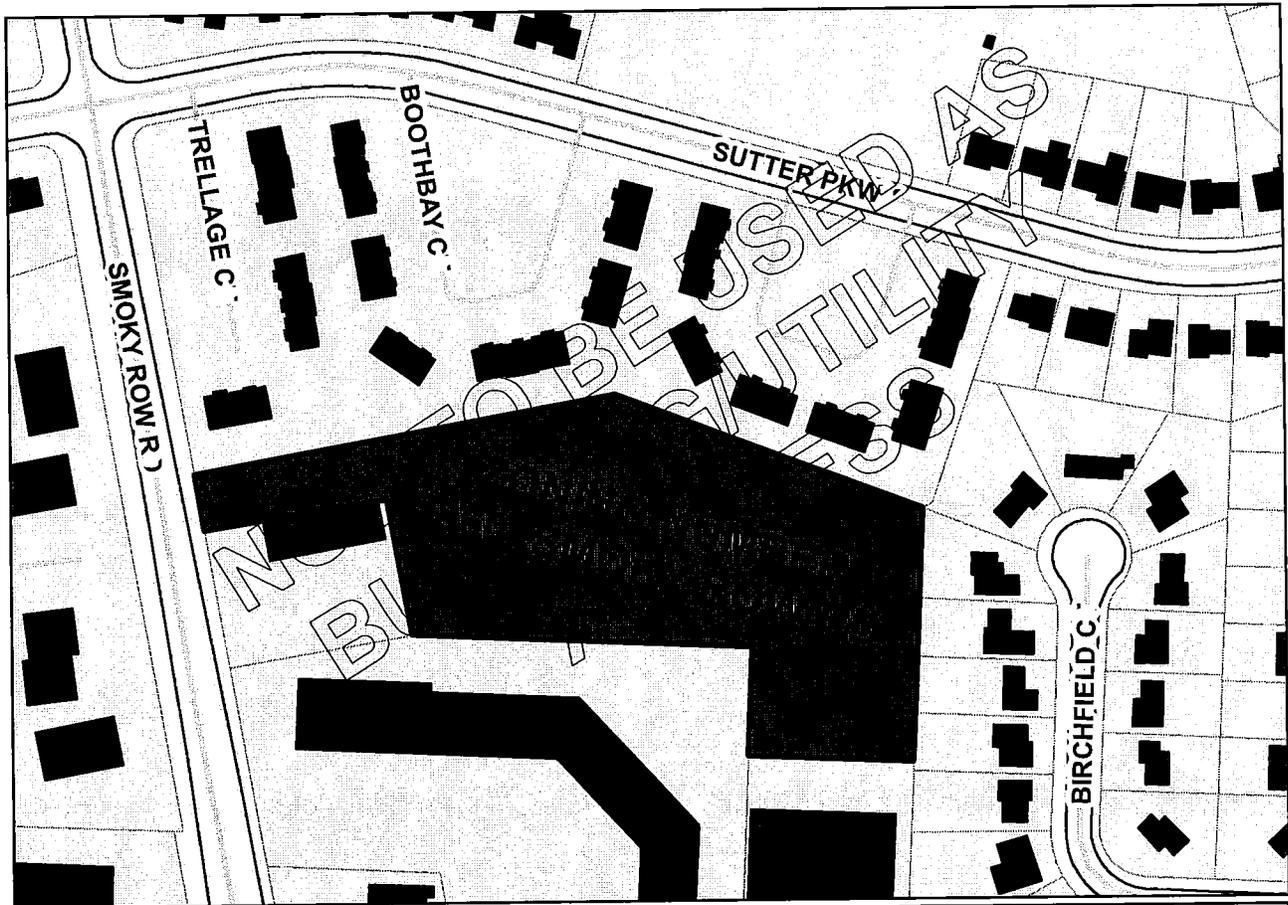
Street Name: SMOKY ROW RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE LLC (DAVID HODGE)

Issued By: Cassandra Sampedro Date: 6/27/2014



SCALE: 1 inch = 200 feet



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 6/25/14



Disclaimer

Scale = 300



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.

Legal Description  
7860 Smoky Row Road

Situated in the State of Ohio, County of Franklin and in the City of Columbus.

Being in Section 1, Township 2, Range 19, United States Military Lands, being part of Lots 15 and 24 as shown on the recorded plat of Flavel Tuller's Survey, of record in Plat Book 3, Page 60 in the Recorder's Office, Franklin County, Ohio and being out of that 101.094 acre tract of land referred to as Parcel 10 and described in Deed Book 3285, Page 395, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Commencing at the intersection of the Centerline of Smoky Row Road and Hard Road; thence N 12 deg. 50' 34" W, along the Centerline of Smoky Row Road a distance of 570.00 feet to a point; thence N 77 deg. 09' 26" E, a distance of 40.00 feet to a point on the Northeasterly line of Smoky Row Road, said point also being the point of beginning; thence N 12 deg. 50' 34" W, along the Northeasterly line of Smoky Row Road a distance of 60.00 feet to a point; thence N 77 deg. 09' 26" E, along a line running along the Southeast Line of Reserve Lot "A" in the plat of Woodbridge Green, Section One as recorded in Plat Book 55, Page 47, Franklin County Records a distance of 450.00 feet to a point; thence S 72 deg. 11' 10" E, along the Southwesterly Line of said Reserve Lot "A" a distance of 347.13 feet to the Southeast Corner of said Reserve Lot "A" thence S 00 deg. 10' 04" E, along the West Line of Lots 12, 11, 10 and 9 of said Woodbridge Green Section One a distance of 265.00 feet to a point; thence S 89 deg. 49' 56" W, a distance of 175.00 feet to a point; thence N 00 deg. 10' 04" W, a distance of 116.21 feet to a point; thence S 89 deg. 49' 56" W, a distance of 358.98 feet to a point; thence N 12 deg. 50' 34" W, a distance of 145.00 feet to a point; thence S 77 deg. 09' 26" W, a distance of 195.00 feet to the point of BEGINNING, containing 3.308 acres of land more or less.





Z14-031  
7860 Smokey Row Road  
Approximately 3.3 acres