



# 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 #: 214-080 / 14335-0000-00789  
Date Received: 11/3/14  
Application Accepted By: SP Fee: \$ 3520  
Comments: Assigned to Shannon Pine, 645-2208  
spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1085 PARSONS AVENUE, COLUMBUS, OH Zip 43206

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 010-070240-00 (AND 11 ADDITIONAL)

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C4 ORIGINAL, CPD, AND R2F Requested Zoning District(s) CPD - COMMERCIAL PLANNED DEVELOPMENT DISTRICT

Area Commission or Civic Association: SOUTH SIDE AREA COMMISSION

Proposed Use or reason for rezoning request: NEW BUILDING AND PARKING

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.41

[Columbus City Code Section 3309.14]

### APPLICANT:

Name MOODY NOLAN INC. (MARK LARRIMER)

Address 300 SPRUCE STREET SUITE 300 City/State COLUMBUS, OH Zip 43215

Phone # (614) 461-4664 Fax # (614) 280-8881 Email MLARRIMER@MOODYNOLAN.COM

### PROPERTY OWNER(S):

Name BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY (WENDY TRESSLER)

Address 96 S. GRANT STREET City/State COLUMBUS, OH Zip 43215

Phone # (614) 849-1087 Fax # (614) 849-1187 Email WTRESSLER@COLUMBUSLIBRARY.ORG

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 [Signature] - FISCAL OFFICER

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

Parcel List

1. 010070240
2. 010010523
3. 010002501
4. 010002500
5. 010036345
6. 010048080
7. 010033598
8. 010040488
9. 010021003
10. 010035917
11. 010035927
12. 010041911



# 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)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-050

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CHARMAGNE' CROOK  
of (1) MAILING ADDRESS 300 SPRUCE STREET SUITE 300 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 1085 PARSONS AVE., 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) 11/3/14

(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) BOARD OF TRUSTEES OF THE COLUMBUS  
METROPOLITAN LIBRARY  
96 S. GRANT STREET, COLUMBUS, OH 43215

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

MOODY NOLAN INC. (MARK LARRIMER )  
(614) 461-4664

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

(5) SOUTH SIDE AREA COMMISSION

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) Charmagne Crook

Subscribed to me in my presence and before me this 30<sup>th</sup> day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) D. W. Delk

My Commission Expires:

5-27-2016

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

Notary Seal Here

**DANIEL W. DELK**  
NOTARY PUBLIC • STATE OF OHIO  
Recorded in Franklin County  
My commission expires May 27, 2016

**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

BOARD OF TRUSTEES OF THE  
COLUMBUS METRO LIBRARY  
LIBRARY ATT: FISCAL OFCR  
96 S GRANT AVE  
COLUMBUS, OH 43215

NATALIA KRASEV  
434 E DESHLER AVE  
COLUMBUS, OH 43206

DUTCHER JOSHUA A ET AL  
464 E STEWART AV  
COLUMBUS, OH 43206

RUTH A BLACK  
440 E DESHLER AVE  
COLUMBUS OH 43206

LIN PIN YING GUO DONG  
449 E STEWART AV  
COLUMBUS, OH 43206

WILSON ERIN  
451 DESHLER AV  
COLUMBUS, OH 43206

DOLCI PROPERTIES LLC  
11909 COLLIERS RESERVE DR  
NAPLES FL 34110

SULEIMAN ABUKWIEK  
162 CELLER CT  
POWELL OH 43065

MCCONAHAY COLLEEN A  
452 E STEWART AV  
COLUMBUS OH 43206

KWEIK PROPERTIES LLC  
1145 PARSONS AVE  
COLUMBUS OH 43206

MOODY-NOLAN, INC.  
300 SPRUCE ST., STE 300  
COLUMBUS, OH 43215

TREMBLY FAMILY LP TWO  
1315 FOUNTAINE DR  
COLUMBUS, OH 43221

JOHN JACKSON  
460 STEWART AVE  
COLUMBUS OH 43206

PAUL HILSHEIMER  
BERTHA J HILSHEIMER  
457 STEWART AVE  
COLUMBUS OH 43206

CHAMPLIN NINA  
468 E STEWART AV  
COLUMBUS, OH 43206

EDWARDS JENNIFER  
439 DESHLER AV  
COLUMBUS, OH 43206

CBS PARTNERSHIP  
PO BOX 36  
PATASKALA, OH 43062

KLEINMAN MEGAN H KLEINMAN  
RANDY W  
453 E STEWART AV  
COLUMBUS, OH 43206

ROBERT E ANTHONY JR  
2172 MAUREEN BLVD N  
OBETZ OH 43207

LYLE A JONES III  
1134 PARSONS AVE  
COLUMBUS OH 43206

**214-050**

STITT SCOTT J  
443 DESHLER AV  
COLUMBUS, OH 43206

THOMAS A SNOW LLC  
1124 PARSONS AVE  
COLUMBUS OH 43206

JOHN R BAUMANN  
NANCY L BRIGNOLI-BAUMANN  
443 STEWART AVE  
COLUMBUS, OH 43206

APC PROPERTIES LLC  
201 RUE DE JEAN STE 100  
LAFAYETTE, LA 70508

LENT SHAWN E LENT TERI L  
3810 CARROLL EASTERN RD  
CARROLL, OH 43112

SANDRA J RENKEN  
452 E DESHLER AVE  
COLUMBUS OH 43206

ERICKSON JON E  
448 DESHLER AV  
COLUMBUS OH 43206

ALAN DAULTON  
1144 PARSONS AVE  
COLUMBUS, OH 43206

JUST RIGHT PROPERTIES  
MANAGEMENT LLC  
PO BOX 7660  
COLUMBUS, OH 43207

CENTRAL OHIO REAL ESTATE  
LLC  
PO BOX 241  
COLUMBUS, OH 43216

JOYCE BANGO  
RONALD C BANGO  
448 STEWART AVE  
COLUMBUS OH 43206

**Z14-050**

MCCANN THERESE  
456 E STEWART AV  
COLUMBUS OH 43206

CRIDER DIANE D  
437 DESHLER AV  
COLUMBUS OH 43206

SETH N WENSINGER  
457 E DESHLER AVE  
COLUMBUS OH 43206

COLUMBUS SOUTHSIDE AREA  
COMMISSION  
CURTIS DAVIS - ZONING CHAIR  
584 E. MOLER ST.  
COLUMBUS, OH 43207

BARKER DONALD J  
447 DESHLER AV  
COLUMBUS, OH 43206



# 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)

## 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 # 214-050

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER  
of (COMPLETE ADDRESS) 300 SPRUCE STREET SUITE 300, 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. BOARD OF TRUSTEES OF THE COLUMBUS METROPOLITAN LIBRARY 96 S. GRANT STREET COLUMBUS, OH 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30<sup>th</sup> day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

5-27-2016

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

Notary Seal Here

**DANIEL W. DELK**  
NOTARY PUBLIC • STATE OF OHIO  
Recorded in Franklin County  
My commission expires May 27, 2016

**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



## 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: 010010523

Zoning Number: 1085

Street Name: PARSONS AVE

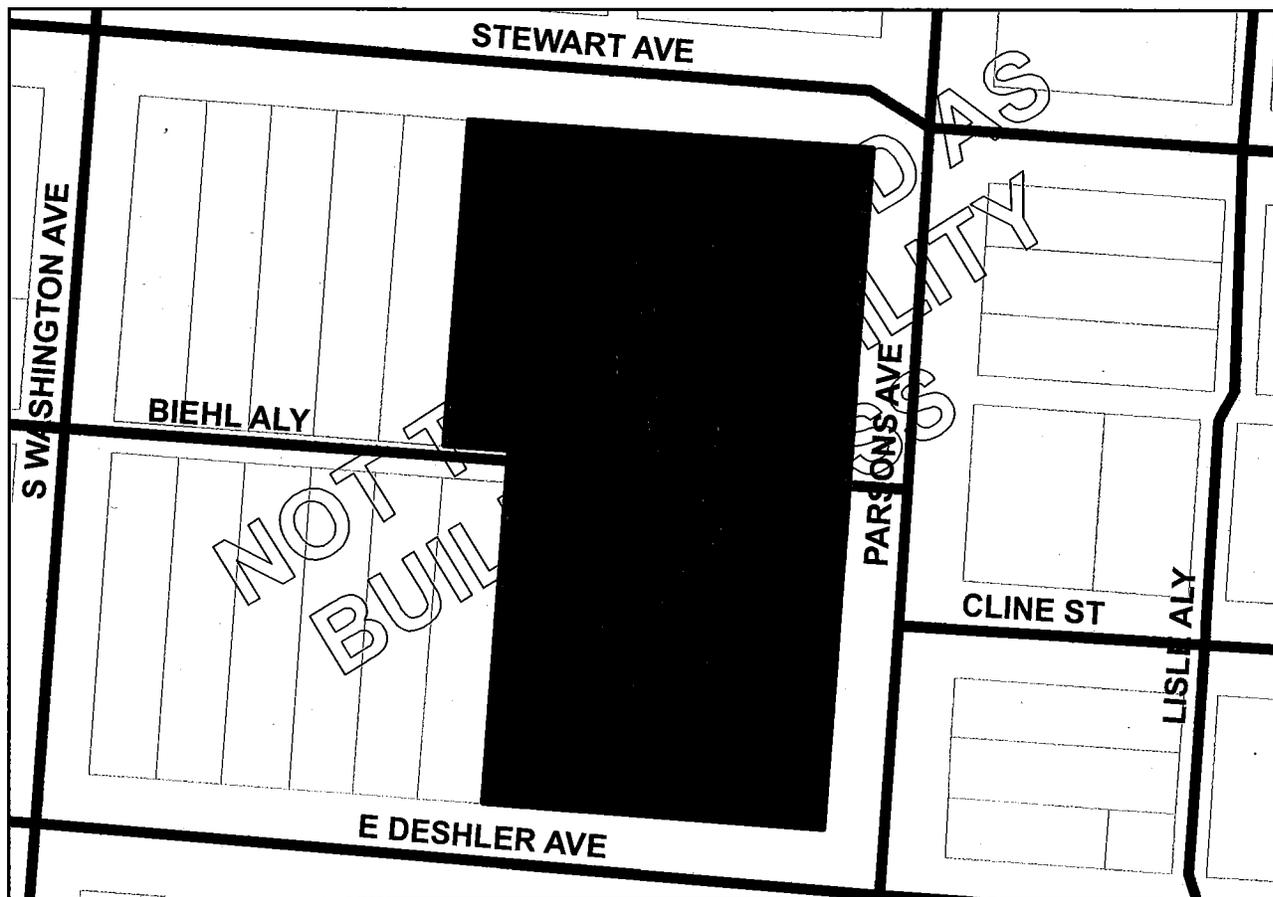
Lot Number: N/A

Subdivision: N/A

Requested By: MOODY NOLAN (CHARMAGNE CROOK)

Issued By: Cassandra Sampson

Date: 10/15/2014



SCALE: 1 inch = 100 feet



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

214-050  
C-4 & CPD  
to CPD

## Parcels #1 through #4

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 85 through 87, the south 27.00 feet of Lot 95 and Lots 96 through 97 of the Wirth-Barth and Huber Subdivision as delineated in Plat Book 3, Page 380 and Lots 1 through 10 of the Herman Wirth's Subdivision as delineated in Plat Book 4, Page 87, said Lots being conveyed to the Board of Trustees of the Columbus Metropolitan Library by Instrument Number 201311150191823 (Lots 85 through 86), Instrument Number 201311190193004 (Lots 7 through 10 and Lot 87), Instrument Number 201311150191825 (Lot 6), Instrument Number 201311150191824 (Lot 5), Instrument Number 201311250195374 (Lots 1 through 4 and Lot 97) and Instrument Number 201311150191826 (Lot 96), all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

### Parcel #1

**Beginning** at a 3/4" diameter iron pipe found at the intersection of the south Right of Way of East Stewart Street, formerly East Germana Street (60 foot) and northeast corner of Lot 84 conveyed to Paul & Bertha J. Hilsheimer by Volume 3709, Page 484, both are delineated in said Plat Book 4, Page 380;

Thence, South 85°47'17" East, a distance of 69.51 feet, along the south right of Way of said East Stewart Street and the north lines of said Lots 85 and 86 of said Plat Book 4, Page 380 to a 3/4" diameter iron pipe found at the intersection for the west Right of Way of Huber Alley (17 foot) as delineated in said Plat Book 4, Page 380 and the northeast corner of said Lot 86;

Thence, South 04°16'42" West, a distance of 170.00 feet, along the west Right of Way of said Huber Alley and the east line of said Lot 86 to a 3/4" diameter iron pipe found at the intersection of the west Right of Way of said Huber Alley and the north Right of Way of Biehl Alley (17.80 feet) as delineated in said Plat Book 4, Page 380, said point also being the southeast corner of said Lot 86;

Thence, North 85°38'14" West, a distance of 69.35 feet, along the north Right of Way of said Biehl Alley and the south lines of said Lots 85 and 86 to an 3/4" diameter iron pipe found at the intersection of the north Right of Way of said Biehl Alley and the southeast corner of said Lot 84;

Thence, North 04°13'24" East, a distance of 169.82 feet, along the east line of said Lot 84, to the **Point of Beginning**, containing 0.271 acres, more or less, subject to legal highways and other easements of records.

### Parcel #2

**Beginning** at a bent 3/4" diameter iron pipe found at the intersection of the south Right of Way of East Stewart Street, formerly East Germana Street (60 foot) and the east Right of Way of Huber Alley (17 foot), point also being the northwest corner of said Lot 87, all delineated in said Plat Book 4, Page 380;

Thence, South 85°49'20" East, a distance of 126.81 feet, along the south Right of Way of said East Stewart Street and the north line of Lot 87, to a PK nail set at the intersection of the south Right of Way of said East Stewart Street and the west Right of Way of Parsons Avenue, formerly Groveport Pike (60 foot) as delineated in said Plat Book 4, Page 380, said point also being the northeast corner of Lot 87;

Thence, South 03°40'04" West, a distance of 170.00 feet, along the west Right of Way of said Parsons Avenue and the east lines of said Lot 87 and Lots 6 through 10 as delineated in Plat Book 4, Page 87 to a PK nail set at the intersection of west Right of Way of said Parsons Avenue the north Right of Way Biehl Alley (17.80 foot) as delineated in Plat Book 4, Page 380, said point also being the southeast corner of said Lot 6;

Thence, North 85°49'28" West, a distance of 128.83 feet, along the north Right of Way of said Biehl Alley and the south line of said Lot 6, to a bent 3/4" diameter iron pipe found at the intersection of the north Right

of Way of said Biehl alley and the east Right of Way of said Huber Alley, said point also being the southwest corner of Lot 6;

Thence, North 04°20'48" East, a distance of 170.00 feet, along the east Right of Way of said Huber Alley and west line of said Lots 6 through 10 and said Lot 87, to the **Point of Beginning**, containing 0.499 acres, more or less, subject to legal highways and other easements of records.

### **Parcel #3**

**Beginning** at a 3/4" diameter iron pipe found at the intersection of the south Right of Way of Biehl Alley (17.80 feet) and the west Right of Way of Parsons Avenue, formerly Groveport Pike (60 foot), both delineated in said Plat Book 4, Page 380, said point also being the northeast corner of Lot 5 as delineated in Plat Book 4, Page 87;

Thence, South 03°45'37" West, a distance of 170.01 feet, along the west Right of Way of said Parsons Avenue and the east lines of said Lots 1 through 5 and said Lots 95 and 96, to a PK nail set at the intersection of the west Right of Way of said Parsons Avenue and the north Right of Way of Deshler Street (60 foot) as delineated in said Plat Book 3, Page 380, said point also being the southeast corner of Lot 96;

Thence, North 85°42'14" West, a distance of 130.44 feet, along the north Right of Way of said Deshler Street and the south line of said Lot 96, to an iron pin set at the intersection of north Right of Way of said Deshler Street and the east Right of Way of Huber Alley (17 foot) as delineated in Plat Book 3, Page 380, said point also being the southwest corner of said Lot 96;

Thence, North 04°20'48" East, a distance of 170.00 feet, along the east Right of Way of said Huber Alley and the west lines of said Lots 95 through 96 and said Lots 1 through 4, to a bent 3/4" iron pipe found at the east Right of Way of said Huber Alley and the south Right of Way of said Biehl Alley, said point also being the northwest corner of said Lot 5;

Thence, South 85°42'14" East, a distance of 128.70 feet, along the south Right of Way of said Biehl Alley and north line of said Lot 5, to the **Point of Beginning**, containing 0.506 acres, more or less, subject to legal highways and other easements of records.

### **Parcel #4**

**Beginning** at an iron pin set at the intersection of south Right of Way of Biehl Alley (17.80 feet) and the west Right of Way of Huber Alley (17.00 foot), said point also being the northeast corner of Lot 97, all delineated in said Plat Book 4, Page 380;

Thence, South 04°16'42" West, a distance of 169.49 feet, along the west Right of Way of said Huber Alley and the east line of said Lot 97, to an iron pin set at the intersection of the west Right of said Huber Alley and the north Right of Way of Deshler Street (60 foot) as delineated in Plat Book 3, Page 380, said point also being the southeast corner of said Lot 97;

Thence, North 85°50'54" West, a distance of 34.71 feet, along the north Right of Way of said Deshler Street and the south line of said Lot 97, to an iron pin set at the southeast corner of Lot 98 as delineated in Plat Book 3, Page 380 and conveyed to Sandra J. Renken and Victoria Moore by Instrument Number 2002123003334512;

Thence, North 04°16'42" East, a distance of 169.62 feet, along the east line of said Lot 98, to an iron pin set at the intersection of east line of said Lot 98 and the south Right of Way of said Biehl Alley;

Thence, South 85°38'14" East, a distance of 34.71 feet, along the south Right of Way of said Biehl Alley and north line of said Lot 97, to the **Point of Beginning**, containing 0.135 acres, more or less, subject to legal highways and other easements of records.

Iron pins set are 5/8" diameter by 30 inch long rebar with a cap that reads "CW Design Group".

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The east Right of Way of Huber Alley, having a bearing of North 04°20'48" East is designated and monumented as the "basis of bearing" for this description.

Parcel #1 is all of Auditor's Tax Parcel Number 010-002500 and 010-002501, Parcel #2 is all of Auditor's Tax Parcel Number 010-070240, 010-041911 and 010-010523, Parcel # 3 is all of Auditor's Tax Parcel Number 010-036345, 010-048080, 010-033598, 010-040488, 010-0210003 and 010-035917 and Parcel #4 is all of Auditor's Tax Parcel Number 010-035927.

The descriptions for Parcels #1 through #4 and is based on, Plat Book 3, Page 380, Plat Book 4, Page 87, and Instrument Number 201311190193004.

This description was based field survey conducted by CW Design Group, LLC under my guidance in August 2014 and to the best of my knowledge depicts the boundary lines.



**CPD TEXT**

**PROPOSED DISTRICTS:** CPD, Commercial Planned Development  
**PROPERTY ADDRESS:** 1085 Parsons Avenue  
**OWNER:** Columbus Metropolitan Library  
**APPLICANT:** Moody Nolan, Inc.  
**DATE OF TEXT:** 11/4/14  
**APPLICATION:** \ 36/272

1. **INTRODUCTION:** The properties to be developed have been purchased by the library with the intent of construction of a new Parsons Branch Library to replace the library at its existing location which is inadequate to provide the desired level of service to the community. The library is exempt from the Urban Commercial Overlay (UCO) which would typically be in effect for the Parsons Avenue corridor but the requirements for the UCO have been incorporated into the proposed site plan.

2. **PERMITTED USES:** The permitted uses for the subject site shall be a library and supporting parking lot.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code and incorporate the requirements of the Urban Commercial Overlay (UCO).

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

Building setbacks along Parsons Avenue shall be zero, the parking setback along the alley to the west shall be zero, and the parking setback along the residential properties to the west shall be a minimum of 5 feet.

B. Building Design and/or Interior-Exterior Treatment Commitments N/A

C. Graphics

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Miscellaneous

1. Variances.

a) Section 3356.11 C-4 district setback lines: to reduce the building setback along Parsons Avenue from 25 feet to zero.

b) Section 3312.27 Parking Setback Line: to reduce the parking setback along Huber Alley from 10' to zero.

c) Section 3321.05 Vision Clearance: to reduce the 30 foot vision clearance triangle to 25 foot for the northwest corner of Parsons Avenue and Deshler Avenue.

2. Site Plan

The subject site shall be in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

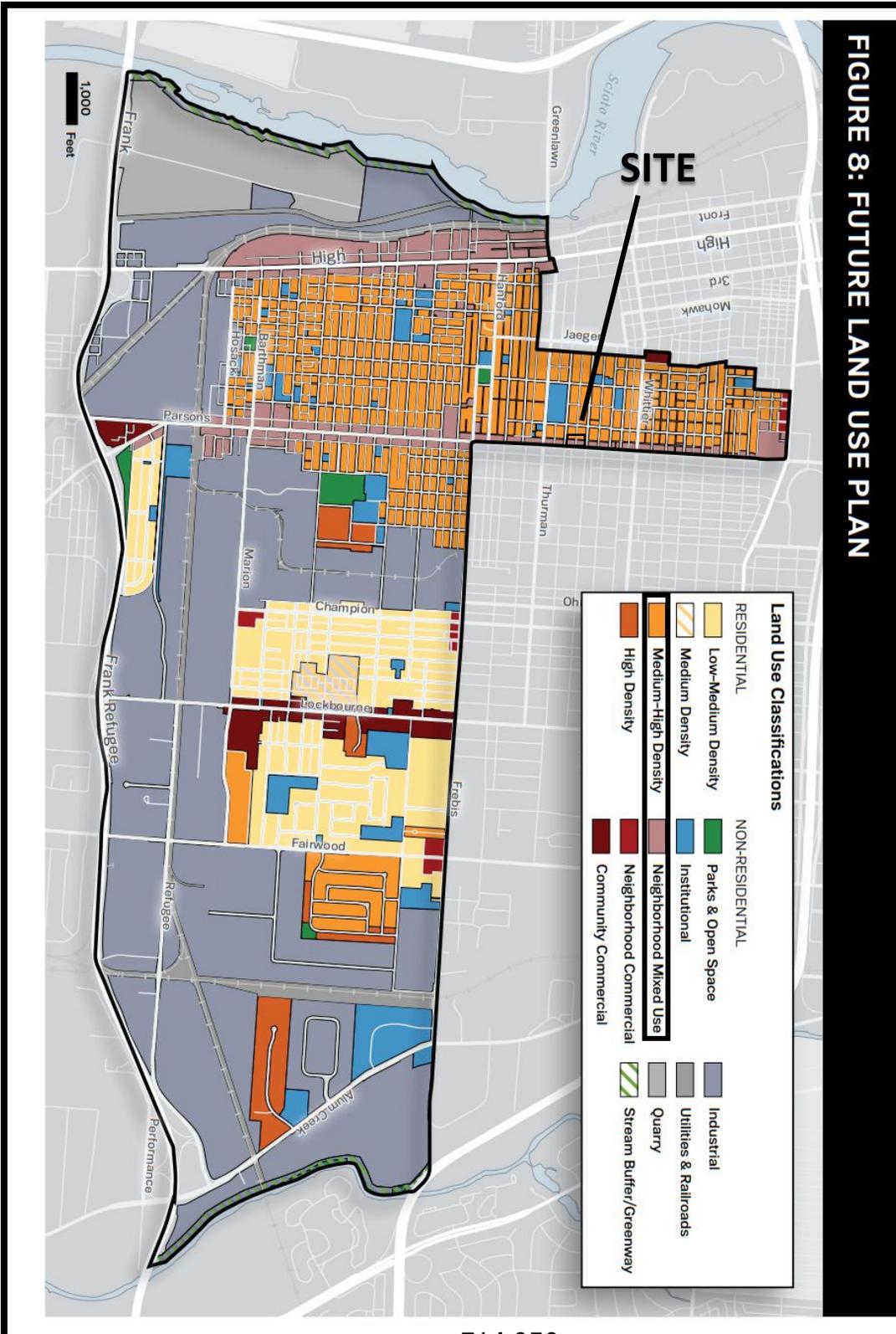
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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.





Z14-050  
 1085 Parsons Avenue  
 Approximately 1.41 acres  
 CPD, C-4, & R-2F to CPD

FIGURE 8: FUTURE LAND USE PLAN



Z14-050  
1085 Parsons Avenue  
Approximately 1.41 acres  
CPD, C-4, & R-2F to CPD



Z14-050  
1085 Parsons Avenue  
Approximately 1.41 acres  
CPD, C-4, & R-2F to CPD