



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 #: 214-051 / 14335-00000-00794
Date Received: 11/4/14
Application Accepted By: SP Fee: \$4860
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov
614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2340 Hilliard Rome Rd, Hilliard, Ohio Zip 43026
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.
560-154608, 560-220529
Parcel Number for Certified Address 560-154607, 560-168638, 560-154550, 560-168636 560-221355 (partial)
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R-LO+2; AR-12 Requested Zoning District(s) ARLD
Area Commission or Civic Association: N/A
Proposed Use or reason for rezoning request: Multi-family dwellings
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 17.24
[Columbus City Code Section 3309.14]

APPLICANT:

Name T&R Development - P. Ronald Sabatino
Address 3895 STONERIDGE LN City/State Dublin, Ohio Zip 43017
Phone # 614-923-4000 Fax # _____ Email _____

PROPERTY OWNER(S):

Name T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC
Address 3895 STONERIDGE LN City/State Dublin, Ohio Zip 43017
Phone # 614-923-4000 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael T. Shannon c/o Crabbe, Brown & James, LLP
Address 500 S. Front Street - Suite 1200 City/State Columbus, Ohio Zip 43215
Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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 # 214-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rita Stincer
of (1) MAILING ADDRESS 500 S. Front Street, Ste 1200, Columbus, Ohio 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 2340 Hilliard Rome Rd, Hilliard, Ohio 43026
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) 11/4/14

(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) T&R DEVELOPMENT and ROBINWOOD CORPORATE
CENTER, LLC
3895 STONERIDGE LN, DUBLIN OH 43017

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

P. Ronald Sabatino
614-923-4000

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

(5) N/A

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) 
Rita Stincer

Subscribed to me in my presence and before me this

4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Carola A Stewart

My Commission Expires:

CAROLA STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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Corinda Matijasich
7699 Wryneck Drive
Dublin, Ohio 43017

T&R Development Et Al
3895 Stoneridge Lane
Dublin, Ohio 43017

Silver Horn II LLC
11600 Edwards Road
Johnstown, Ohio 43031

Carnegie Properties, Inc.
6190 Cochran Road, Ste. A
Solon, Ohio 44139

Wendy's International Inc.
Attn: Tax Department
1 Dave Thomas Blvd.
Dublin, Ohio 43017-5452

TDM Properties LTD
5757 Heritage Lakes Drive
Hilliard, Ohio 43026

John W. Gibson
Post Office Box 3210
Westerville, Ohio 43086

Catherine Saporito
2450 Rome Hilliard Road
Hilliard, Ohio 43026

Gregory Richards
1288 Sherborne Lane
Powell, Ohio 43065

Cheryl & Steve Mosley
2410 Hilliard Rome Road
Hilliard, Ohio 43026

American Air Furnace Company
3945 Brookham Drive
Grove City, Ohio 43123

Cabot Cove Limited
c/o Donald W. Kelley & Assoc.
250 E. Broad St., Ste. 1100
Columbus, Ohio 43215

T&R Development III, Inc.
3895 Stoneridge Lane
Dublin, Ohio 43017

Hilliard Station Apartments, LLC
110 Polaris Parkway
Hilliard, Ohio 43082

Robinwood Corporate Center, LLC
c/o 3895 Stoneridge Lane – First Floor
Dublin, Ohio 43017

ATTORNEY

OWNER

APPLICANT

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

T&R Development
c/o Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43016

T&R Development
c/o Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43017

Robinwood Corporate Center, LLC
c/o 3895 Stoneridge Lane- First Floor
Dublin, Ohio 43017

AREA COMMISSION
None

Property Address
2340 Hilliard-Rome Road
Hilliard, Ohio 43026

214-051



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 214-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, Ste 1200, Columbus, Ohio 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. T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC 3895 STONERIDGE LN, DUBLIN OH 43017	
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon
Michael T. Shannon, Esq.

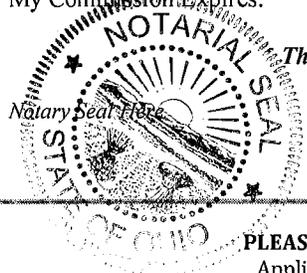
Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol A Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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214-051

Zoning Description
17.24 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey numbers 6554 and 7029, being all of that 7.237 acre tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 200801230011000, that 8.120 acre tract conveyed as Tract I Parcel I and that tract conveyed as Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201110180132779, those tracts conveyed as Parcel I and Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201410270141694, that tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201407290097693, and that tract conveyed to Robinwood Corporate Center by deed of record in Instrument Number 201308230144367, and part of that 11.313 acre tract conveyed to T&R Development III, Inc. by deed of record in Official Record 18593B10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Hilliard-Rome Road at the common corner of said 7.237 and 11.313 acre tracts:

Thence North $06^{\circ} 25' 25''$ West, with said easterly right-of-way line, a distance of 600.00 feet to a point;

Thence with the perimeter of said T&R Development Hilliard-Rome Limited Partnership tracts, the following courses and distances:

South $87^{\circ} 42' 02''$ East, a distance of 179.16 feet to a point;
North $06^{\circ} 25' 25''$ West, a distance of 603.78 feet to a point;
North $83^{\circ} 34' 20''$ East, a distance of 493.70 feet to a point;
South $06^{\circ} 36' 21''$ East, a distance of 735.55 feet to a point;
South $06^{\circ} 36' 17''$ East, a distance of 617.55 feet to a point at the northeast corner of said 11.313 acre tract;

Thence with the line common to said 7.237 and 11.313 acre tracts, the following courses and distances:

South $83^{\circ} 25' 26''$ West, a distance of 266.41 feet to a point;
North $06^{\circ} 34' 34''$ West, a distance of 25.61 feet to a point;
North $51^{\circ} 34' 34''$ West, a distance of 204.08 feet to a point;
South $72^{\circ} 40' 47''$ West, a distance of 98.47 feet to a point; and
North $87^{\circ} 30' 12''$ West, a distance of 18.47 feet to a point;

Thence south $83^{\circ} 51' 20''$ West, across said 11.313 acre tract, a distance of 148.89 feet to a point in said easterly right-of-way line;

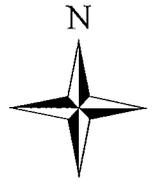
Thence North $06^{\circ} 38' 42''$ West, with said easterly right-of-way line, a distance of 22.66 feet to the POINT OF BEGINNING, containing 17.24 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



City of Columbus Zoning Plat

214-051



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: 560154608,-220529, -154550, 168636, 154607, 168638

Zoning Number: 2340

Street Name: HILLIARD-ROME RD

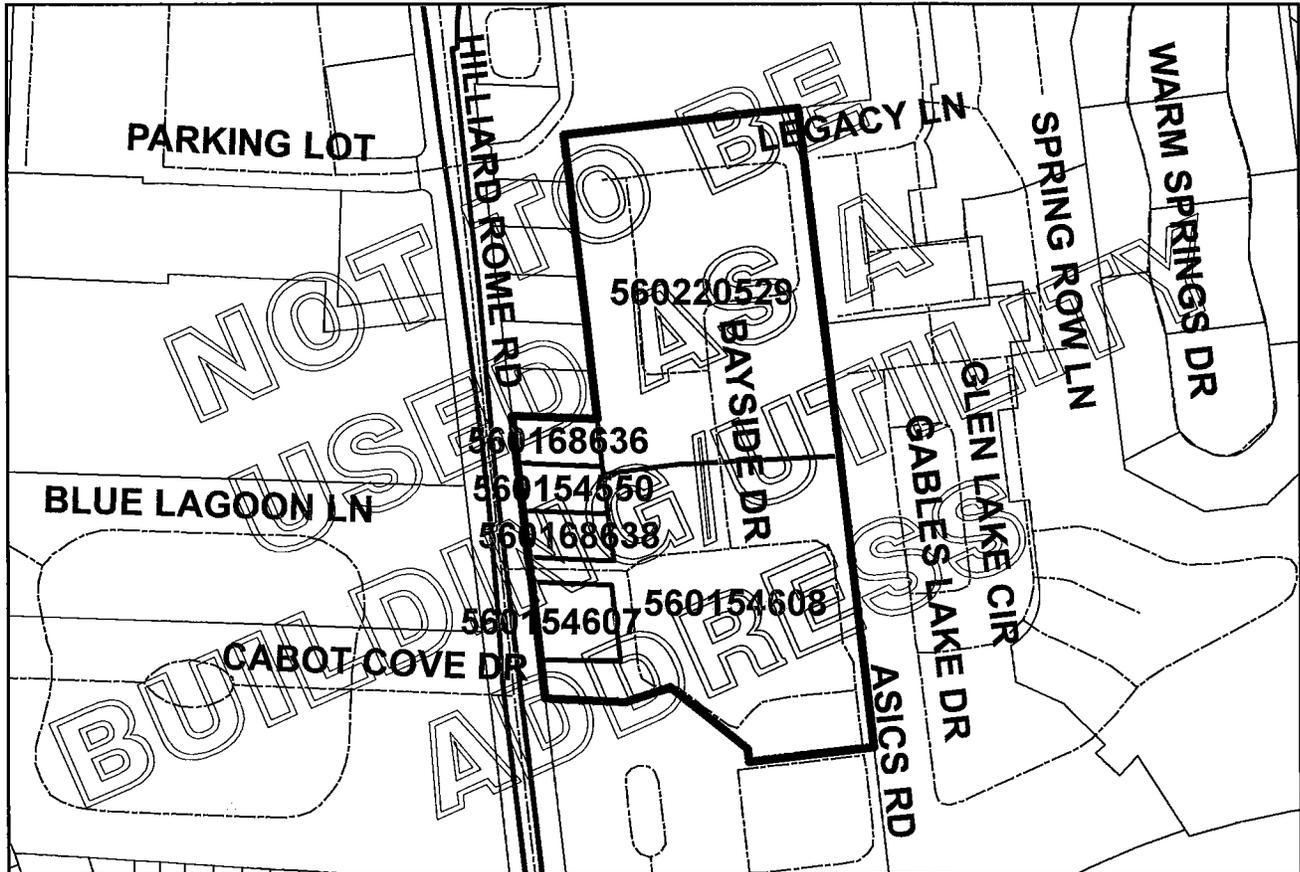
Lot Number : N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES, LLP (MICHAEL SHANNON)

Issued By: *Adyana Wharrior*

Date: 10/30/2014



SCALE: 1 inch = 400 feet



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

GIS FILE NUMBER: 24106

214-051



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 10/31/14



Disclaimer

Scale = 200



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



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43064
 Phone: 614.775.4500 Fax: 614.775.3648
 emht.com

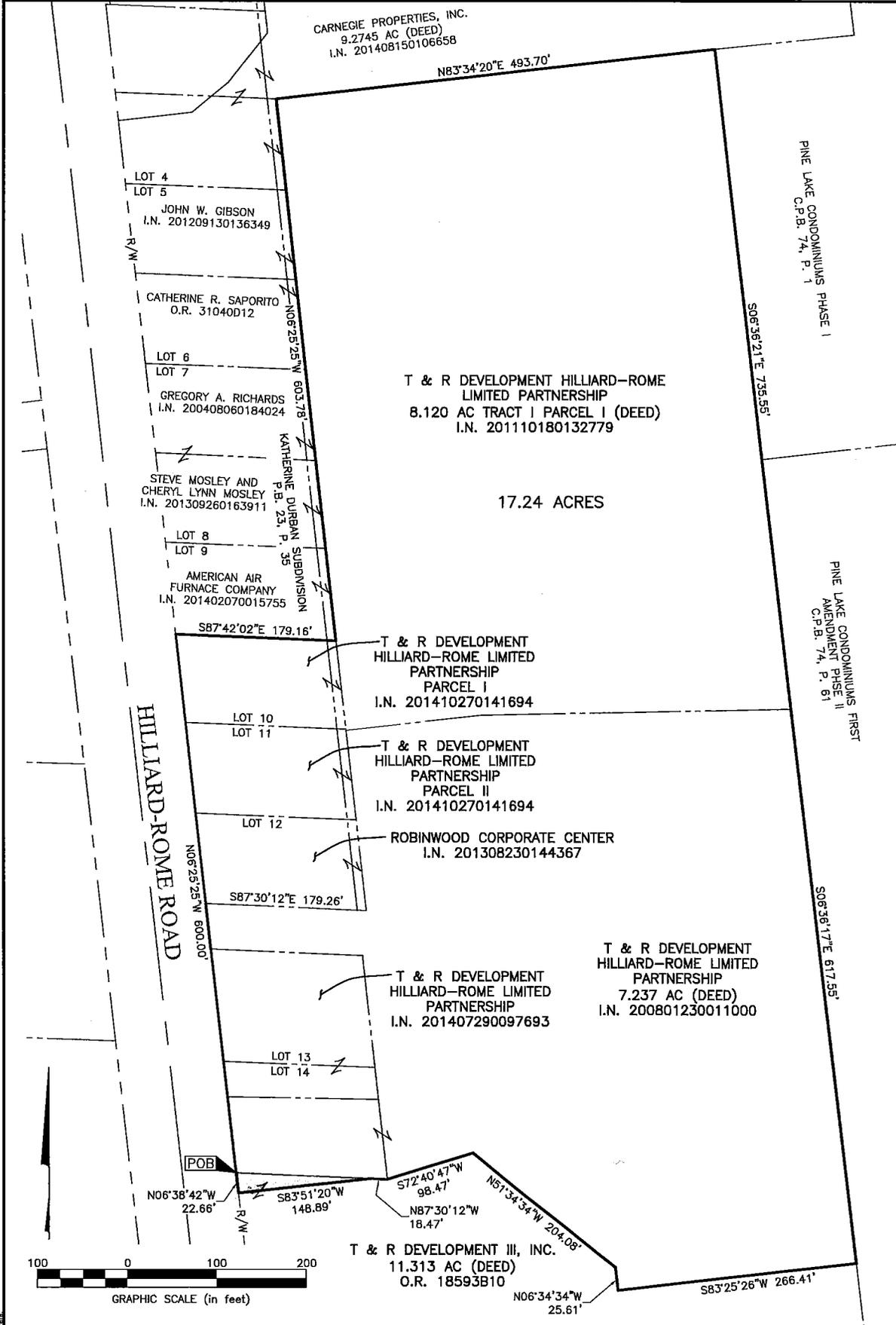
ZONING EXHIBIT 214-051

VIRGINIA MILITARY SURVEY NUMBERS 6554 AND 7029
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

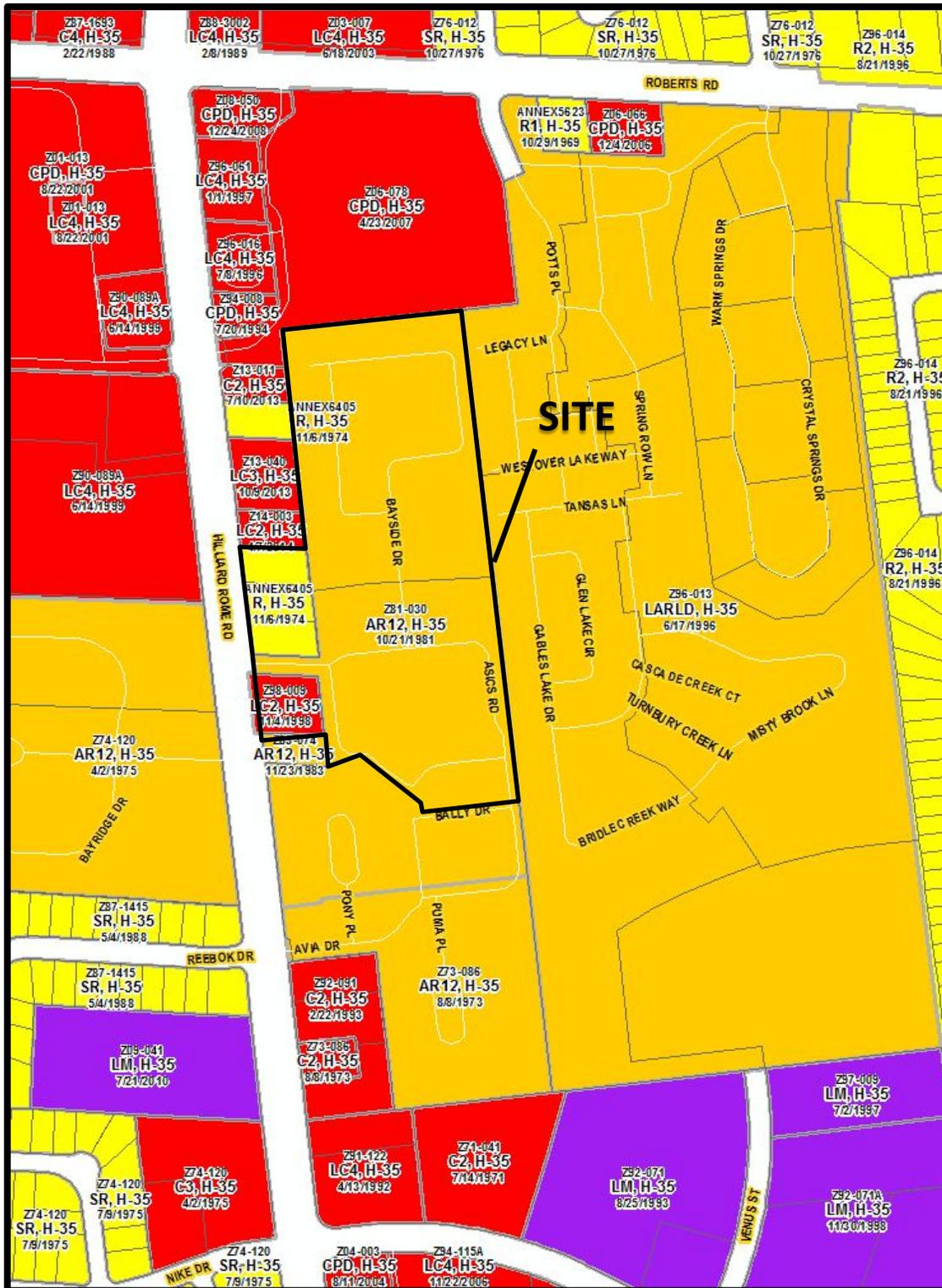
Date: October 31, 2014

Job No. 2014-1226

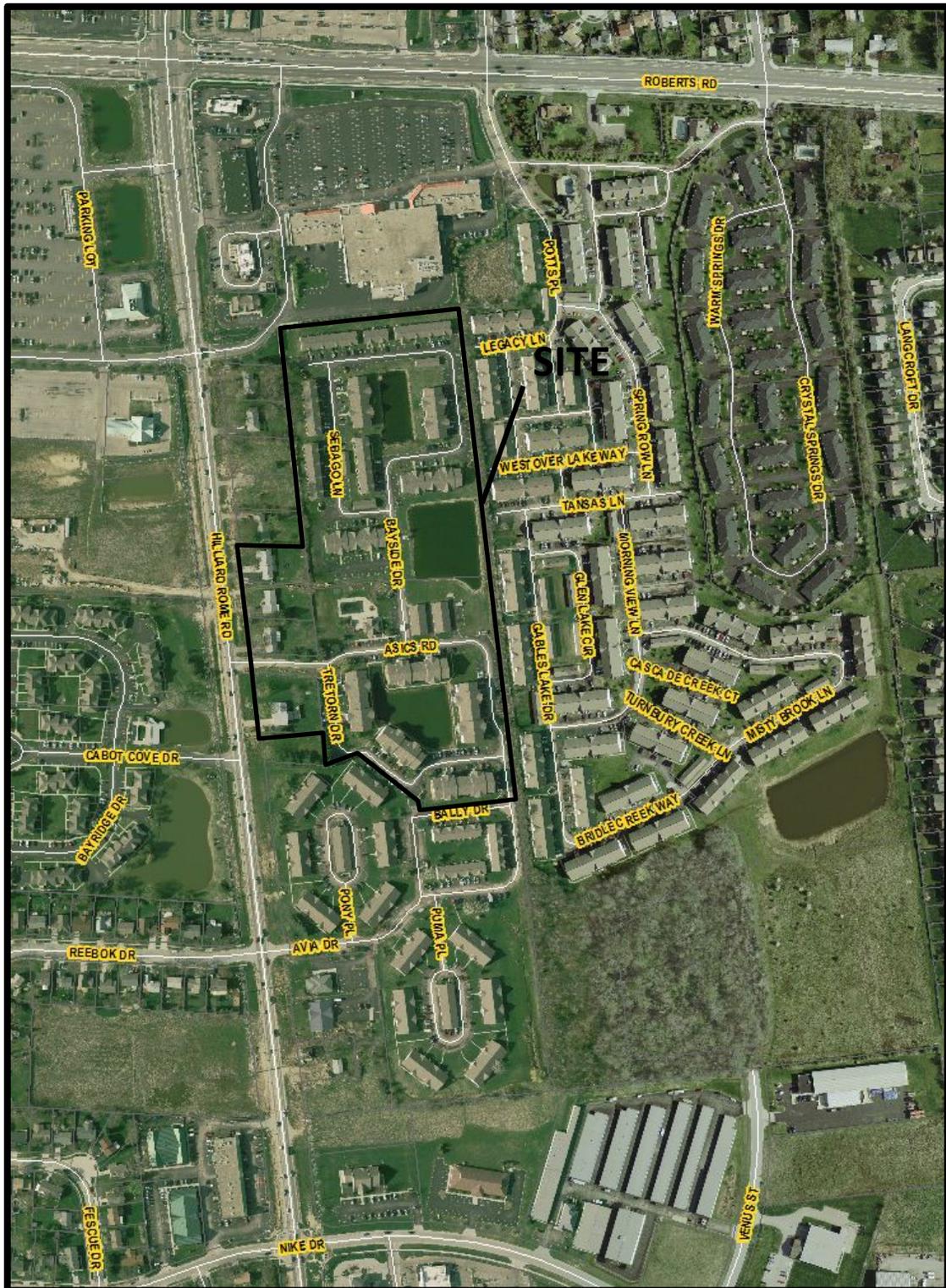
Scale: 1" = 100'



20141226-VS-ZONE-01.DWG (SHEETS) 20141226-VS-ZONE-01.DWG plotted by KING, HEATHER on 10/31/2014 4:23:21 PM last saved by KING on 10/31/2014 4:08:07 PM



Z14-051
 2340 Hilliard Rome Road
 Approximately 17.24 acres
 Rezoning from R, L-C-2, and AR-12 to ARLD



Z14-051
2340 Hilliard Rome Road
Approximately 17.24 acres
Rezoning from R, L-C-2, and AR-12 to ARLD