



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 #: 214-0160/14735-00000-00929
Date Received: 12/29/14
Application Accepted By: TP+ET Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2497 Bancroft Street Zip 43211

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 010-070911

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

Current Zoning District(s) L-M Requested Zoning District(s) L-M

Area Commission Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request: add additional use

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 0.52

(Columbus City Code Section 3309.14)

APPLICANT:

Name Donald J. Compton & Anna B. Compton, Trs.

Address 1100 Urlin Avenue City/State Columbus, OH Zip 43212

Phone # 614-325-3835 Fax # _____ Email _____

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

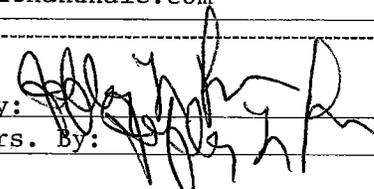
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

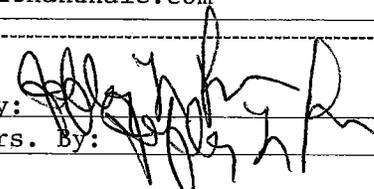
Name Jeffrey L. Brown - Smith & Hale LLC

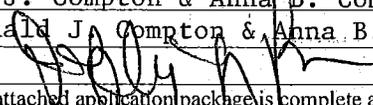
Address 37 West Broad St., Ste. 460 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Donald J. Compton & Anna B. Compton, Trs By: 

PROPERTY OWNER SIGNATURE Donald J. Compton & Anna B. Compton, Trs. 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



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION 214-060

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 2497 Bancroft Street
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) 12/29/14

(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) Donald J. Compton and
Anna B. Compton, Trs.
1100 Urlin Avenue
Columbus, OH 43212

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

Donald J. Compton & Anna B. Compton, Trs.
614-325-3835

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

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Avenue
Columbus, OH 43219

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 December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
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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Z14-060

APPLICANT/PROPERTY OWNER

ATTORNEY

AREA COMMISSION

Donald & Anna Compton, Trs.
1100 Urlin Avenue
Columbus, OH 43212

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

Northeast Area Commission
c/o Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

African American et al.
1401 Woodland Avenue
Columbus, OH 43219

Refrigeration Systems Co.
1770 Genessee Avenue
Columbus, OH 43211

James L Pirt
1827 Genessee Avenue
Columbus, OH 43211

Andrew Howard
7652 Sawmill Road, Suite 117
Dublin, OH 43016

Paul M Preece
P.O. Box 7660
Columbus, OH 43207

Robert S Lumsden, Tr.
229 Green Springs Drive
Columbus, OH 43235

CPR Holdings LLC
P.O. Box 341634
Columbus, OH 43234

Srinivasa & Kalyani Kandula
5472 Fuller Drive
Glen Allen, VA 23059

Leroy A Brittman Jr.
Thelmeda C Sanders
2485 Bancroft Street
Columbus, OH 43211

Quanata Strickland
1815 Genessee Avenue
Columbus, OH 43211

Donald J & Michelle M Acquista
1821 Genessee Avenue
Columbus, OH 43211

Willetha Groce
2488 Bancroft Street
Columbus, OH 43211

Charlene King
2480 Bancroft Street
Columbus, OH 43211

Bosthick Properties LLC
506 Heatherhill Road
Columbus, OH 43213

Eric A & Kristina L Brittenstein
3290 CR 605
Sunbury, OH 43074

Consolidated Utilities Railroad Corp.
4444 Llewellyn Road
Columbus, OH 43230



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 # 214-060

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. Donald J. Compton and Anna B. Compton Trs. 1100 Urlin Avenue, Columbus, OH 43212 no Columbus based employees	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 29th day of December, 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 Seal **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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**LIMITATION OVERLAY TEXT
DEVELOPMENT PLAN**

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 2497 Bancroft Street

OWNER: Donald J. Compton & Anna B. Compton, Trs.

APPLICANT: Donald J. Compton & Anna B. Compton, Trs.

DATE OF TEXT: 12/29/14

APPLICATION: Z14-060

1. **INTRODUCTION:** The applicant proposes to add an additional use to the limitation text.

2. **PERMITTED USES:** Those uses permitted in Sections 3363.02 through 3363.08 inclusive and 3363.16, M. Manufacturing, the C-2 uses permitted in Chapter 3353 C-2, Commercial, automotive sales, automotive maintenance and repair of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.
 - A. **Density, Height, Lot and/or Setback Requirements**
 1. No doors except for required fire exit doors shall be located along the south side of any building.

 - B. **Access, Loading, Parking and/or Traffic Related Commitments**
 1. Access to the site shall be only from Genessee Avenue.

 - C. **Buffering, Landscaping, Open Space and/or Screening Commitments**
 1. Within the parking setback along Genessee Avenue and Bancroft Street the developer shall install a landscape strip, which shall consist of a row shrubbery minimum height of 24 inches at installation as well as street trees, planted thirty feet on center.
 2. Along the south property line the developer shall install a row of evergreen trees twelve feet on center to help obtain the 75% opacity if the 10 foot setback is used.

 - D. **Building Design and/or Interior-Exterior Treatment Commitments**
 1. No concrete block shall be used as a building material except for split face block.

 - E. **Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments**
 1. Any wall packs shall be designed to shine down on the site.

 - F. **Graphics and Signage Commitments**

G. Miscellaneous

1. The developer shall pay a park dedication fee of \$400/acre to the City at the time of submission of a zoning clearance for the subject property.

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.

compton-bancroft.txt (nct)
12/29/14 S:Docs/s&htxts/2014



City of Columbus Zoning Plat



Z14-0600

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: 010070909 & 010070911

Zoning Number: 2497

Street Name: BANCROFT ST

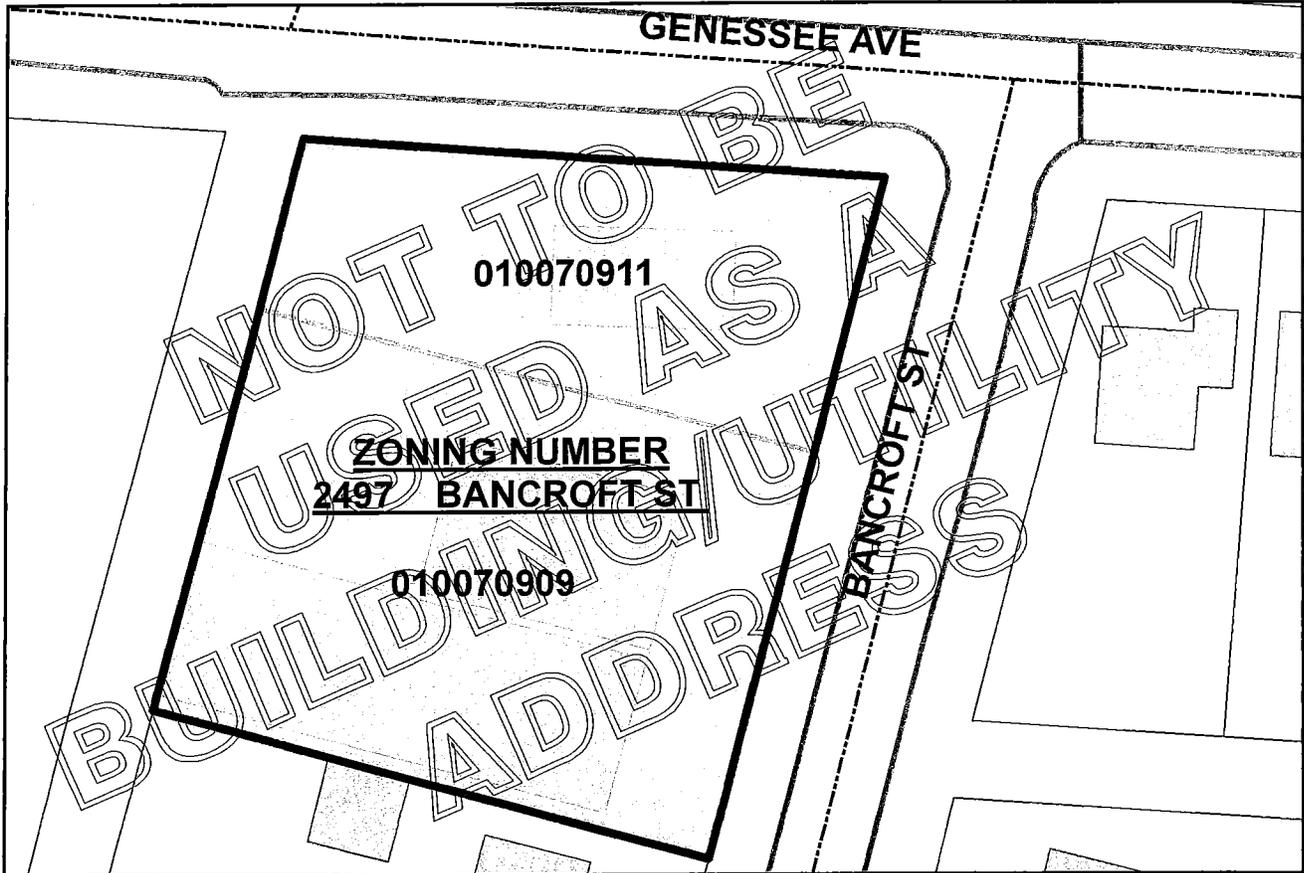
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Edyona Abramian*

Date: 12/23/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 25381

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



WHEREAS, application #Z00-066 is on file with the Building Services Section of The Department of Development requesting rezoning of 0.52± acres from R-4, Residential District, to L-M, Limited Manufacturing District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Northeast Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because while justification to deviate from the area plan exists, sensitive development standards are necessary to mitigate the impact on adjacent residential districts. The applicant proposes to buffer adjacent residential uses by providing maximum 14-foot lighting, landscaping to include an evergreen screen along the south property line and shrubbery and street trees along the street frontages, the installation of sidewalks and restricting uses to those manufacturing uses considered "less objectionable" by the zoning code, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

Ordinance No. 1620-77, being 0.52± acres located at the corner of Genessee Avenue and Bancroft Street, and being more particularly described as follows:
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:
Being Lot Numbers 141, 142 and 143 of MULBUR HEIGHTS ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 16, pages 2 and 3, Recorder's Office, Franklin County, Ohio. Prior Instrument Reference: Volume 3391, Page 609
To Rezone From: R-4, Residential District,

Section 2. That a Height District of Thirty-five (35) feet is hereby established on L-M, Limited Manufacturing District on this property.

Section 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Section and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Building Services Section as required by Section 3370.03 of the Columbus City Codes; said text being titled, "LIMITATION OVERLAY TEXT DEVELOPMENT PLAN," signed by Jeffrey L. Brown, Attorney for the Applicant, dated 6/21/01, and reading as follows:

LIMITATION OVERLAY TEXT DEVELOPMENT PLAN

PROPOSED DISTRICT: L-M
PROPERTY ADDRESS: 1799 Genessee Avenue
OWNER: Donald J. Compton & Anna B. Compton, Trs.
APPLICANT: Donald J. Compton
DATE OF TEXT: 6/21/01
APPLICATION NUMBER: Z00-066

- 1. INTRODUCTION: The applicant proposes to redevelop the site with warehouse/ distribution-type uses.
- 2. PERMITTED USES: Those uses permitted in Sections 3363.02 through 3363.08 inclusive M, Manufacturing; and the C-2 uses permitted in Section 3363.01 of the Columbus City Code.
- 3. DEVELOPMENT STANDARDS: Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

214-000



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 12/22/14



Disclaimer

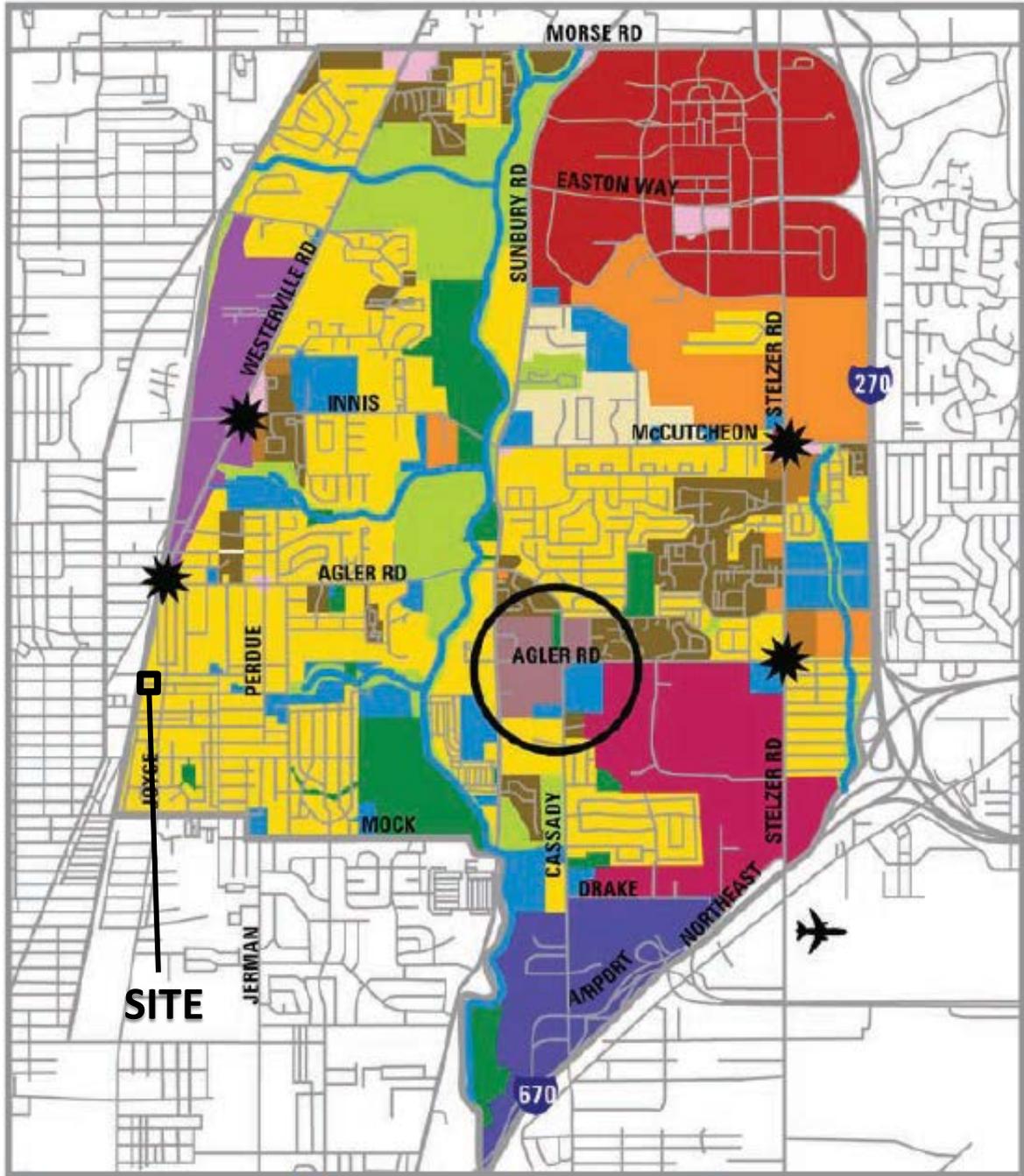
Scale = 100



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.

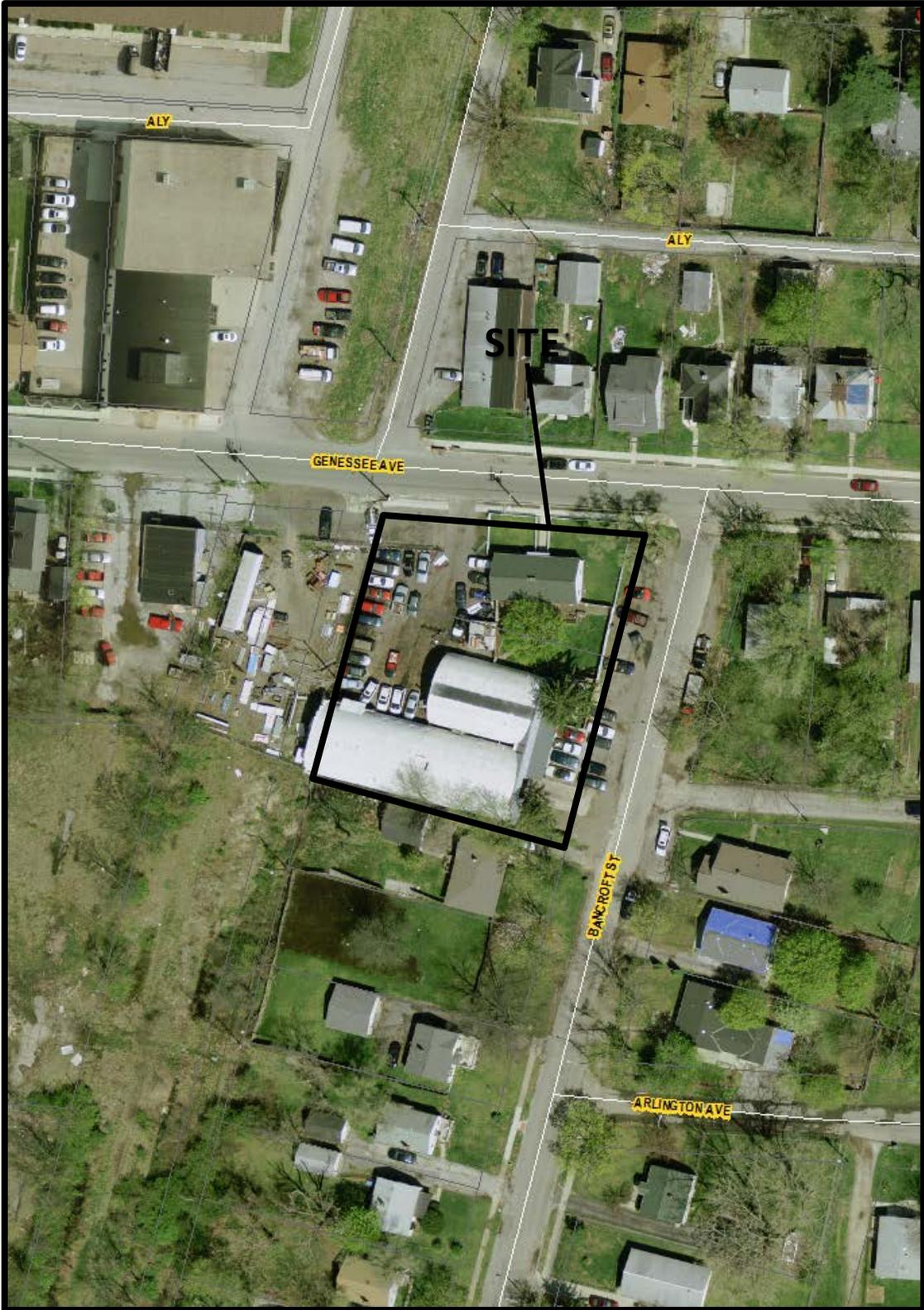
Real Estate / GIS Department

Figure 5. Land Use Plan



- | | | |
|------------------------------|---|--------------------------------|
| Open Space | Institutional | Office-Light Industrial |
| Parks | Neighborhood Commercial | Airport Related |
| Very Low Density Residential | Mixed Use Neighborhood Center | Sub-Neighborhood Centers |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassidy Mixed-Use Center |
| Medium Density Residential | Office | |
| High Density Residential | Office-Commercial-Light Industrial | |

Z14-060
 2497 Bancroft Street
 Approximately 0.52 acres
 L-M to L-M



Z14-060
2497 Bancroft Street
Approximately 0.52 acres
L-M to L-M