



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 #: 214-061
Date Received: 12/30/14
Application Accepted By: TPJET Fee: \$3200
Comments: Assigned to Eliza Thrush, edthrush@columbus.gov
614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1151 Georgesville Road Zip 43228
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 010-234536
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R, Rural (annex 10/22/95) Requested Zoning District(s) CPD

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for rezoning request: To establish commercial zoning

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.748
(Columbus City Code Section 3309.14)

APPLICANT:

Name Custom Built Homes, Inc. c/o Dave Perry, David Perry Company, Inc.

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Custom Built Homes, Inc. c/o Dave Perry, David Perry Company, Inc.

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Custom Built Homes Inc. by David B. Perry, Agent

PROPERTY OWNER SIGNATURE Custom Built Homes Inc. by David B. Perry, Agent

ATTORNEY / AGENT SIGNATURE Donald Plank

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

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David B. Perry Company, Inc., 145 E. Rich Street, FL 3, 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 1151 Georgesville Road
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) 12/30/14

(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) Custom Built Homes, Inc.
c/o Dave Perry, David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Custom Built Homes, Inc.
c/o Dave Perry, (614) 228-1727

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

(5) Greater Hilltop Area Commission
c/o Mr. Greg Large, Vice Chair/Zoning Committee Chair
PO Box 28052, Columbus, OH 43228

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)

See Exhibit A

SIGNATURE OF AFFIANT

(8) David B. Perry

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

SIGNATURE OF NOTARY PUBLIC

(8) Amy K. Kuhn
1/11/10

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Sec. 147.03 R.C.

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

EXHIBIT A, Public Notice
1151 Georgesville Road
Z15-_____
December 29, 2014

APPLICANT

Custom Built Homes, Inc.
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Custom Built Homes, Inc.
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Greater Hilltop Area Commission
c/o Mr. Greg Large
PO Box 28052
Columbus, OH 43228

PROPERTY OWNERS WITHIN 125 FEET

Earl L. Kittle & Linda M. Kittle
1100 Georgesville Road
Columbus, OH 43228

TRB Columbus LLC
60 Cuttermill Rd., Ste. 303
Great Neck, NY 11021

City of Refuge Worship Center
PO Box 308
Grove City, OH 43123

Trembly Family LP Two &
Patricia A. Ostrander
1315 Fountaine Drive
Columbus, OH 43221

Howard F. Hedrick
1065 Georgesville Road
Columbus, OH 43228

Howard F. Hedrick
2164 Rodado Place
El Cajon, CA 92020

ALSO NOTIFY

Mr. Aubrey Hinely
Custom Built Homes, Inc.
1151 Georgesville Road
Columbus, OH 43228

Mr. Steve Holzer
Commercial One Realtors
1515 Bethel Road
Columbus, OH 43220

1151 Georgesville Road
Z15-_____
Exhibit A, Public Notice
Page 1 of 1, 12/29/14



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 # 214-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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. Custom Built Homes, Inc. 1151 Georgesville Road Columbus, OH 43228 # Columbus Employees: 7 Contact: Aubrey Hinely, (614) 274-1151	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

CPD, COMMERCIAL PLANNED DEVELOPMENT
0.748 +/- ACRES

EXISTING ZONING: R, Rural (Annexation, 10/22/1995)
PROPOSED ZONING: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1151 Georgesville Road, Columbus, OH 43228
APPLICANT: Custom Built Homes, Inc. c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
DATE OF TEXT: December 30, 2014
APPLICATION NUMBER: Z15-061
14

1. INTRODUCTION: The 0.748 +/- acre site is located on the southwest corner of Hall Road and Georgesville Road. The current building was built in 1975 +/- in Franklin Township. The property was annexed to the City of Columbus in 1995 and zoned R, Rural. The commercial use of the property is non-conforming. Applicant submits this application to establish commercial zoning and to conform the existing development to current Zoning Code standards and to address additional non-compliance due to the required dedication of right of way in conformance with the Columbus Thoroughfare Plan. Development standards variances are provided for the existing development. Permitted uses of the property are established as C-3, Commercial District uses in the existing building and with the existing site development, as depicted on the referenced site plan, hereafter "Site Plan", and C-2, Commercial Uses if the site is redeveloped. The Site Plan titled "1151 Georgesville Road, Columbus, OH 43228", dated _____, is submitted as the development plan depicting existing site development.

2. PERMITTED USES: All uses of Chapter 3355, C-3, Commercial District, if located in the existing building, but, if the site is redeveloped, only uses of Chapter 3352, C-2, Commercial District shall be permitted.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, which shall only be applicable to the site for uses of the existing building, or in this written text, the applicable development standards shall be those standards contained in Chapter 3355, C-3, Commercial District, of the Columbus City Code.

A). Density, Height, Lot and/or Setback commitments.

Site development/site standards for use(s) located in the existing building shall be as depicted on the submitted Site Plan. Redevelopment of the site shall conform to all applicable code standards of the C-2, Commercial District.

B.) Access, Loading, Parking and/or other Traffic related commitments.

1. Site development/site standards and access for uses in the existing building shall be as depicted on the submitted Site Plan. Development standards of the C-2, Commercial District shall apply to the property if the property is redeveloped and vehicular access shall be as approved with redevelopment.

2. Right of way totaling 50 feet from centerline of Hall Road and 60 feet from centerline of Georgesville Road shall be provided to the City of Columbus prior to approval of a final Site Compliance Plan.

C.) Buffering, Landscaping, Open Space and/or Screening Commitments:

Required site landscaping for uses located in the existing building shall be as depicted on the Site Plan.

D.) Building design and/or Interior-Exterior treatment commitments.

N/A

E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A

F.) Graphics and Signage commitments:

1. 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-3, Commercial District for use of the property with the existing building. If the property is redeveloped, 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-2, Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G.) Other CPD Requirements.

1. Natural Environment: The property is located on southwest corner of Hall Road and Georgesville Road. The site is fully developed with a commercial building and paved accessory parking. Both Georgesville Road and Hall Road are major arterial roads. The site is close to the Georgesville Road/I-270 interchange and many other commercial uses on Georgesville Road

2. Existing Land Use: The property is improved with a commercial building and accessory parking lot built in Franklin Township and subsequently annexed to the City of Columbus.

3. Circulation: Vehicular access will be from both Hall Road and Georgesville Road, as depicted on the Site Plan, for uses of the existing building and existing site development. If the site is redeveloped, the Division of Traffic Management/Public Service Department shall determine appropriate vehicular access in conjunction with the redevelopment proposal.

4. Visual Form of the Environment: Commercial and residential zoning and/or development is located in general proximity to the site.

5. **Visibility:** The site is visible from both Hall Road and Georgesville Road.
6. **Proposed Development:** Use of the existing building and site development or future redevelopment of the site, as permitted herein.
7. **Behavior Patterns:** Vehicular access will be from existing curbcuts on Hall Road and Georgesville Road, unless the site is redeveloped, in which case, access will be determined in conjunction with site plan review for redevelopment.
8. **Emissions:** Development will conform to City of Columbus requirements as further controlled by the development standards of this development text for light levels, sound and dust. There will be no objectionable emissions.

H). Modification of Code Standards.

All modifications of code standards apply only to the existing site development, which occurred prior to annexation of the property to the City of Columbus and prior to current site development standards of the Columbus Zoning Code.

1. Section 3355.09, C-3 District Setback Lines, to reduce the Hall Road building setback line from 50 feet to 36 +/- feet, and the Georgesville Road building setback line from 60 feet to 42 +/- feet, both for the existing building after right of way dedication for both roads in accordance with the Columbus Thoroughfare Plan.
2. Section 3312.09, Aisle, to permit the existing 13 foot aisle for 50 degree angled parking spaces, while 45 degree angled one-way parking is permitted a 13 foot aisle.
3. Section 3312.11, Drive-up Stacking Area, to reduce stacking spaces from 12 spaces to 4 spaces for the existing stack lane, to reduce the required width of a stacking lane from 10 feet to the existing 9 foot wide stacking lane and to reduce the required width of a by-pass lane from 10 feet to the existing 9 foot wide by-pass lane.
4. 3312.21(D)(1), Landscaping, to not require headlight screening of the existing parking lot along Hall Road and Georgesville Road after right of way dedication.
5. 3312.27(4), to reduce the required 10 foot parking setback to zero (0) feet for the existing parking lot pavement on Hall Road and Georgesville Road after right of way dedication.
6. 3312.49, Minimum Numbers of Parking Spaces Required, to establish the existing 25 parking spaces as the required parking for all permitted uses (C-3, Commercial District) of the existing building, except, a) if an ADA space(s) are required due to a change of use, and provision of applicable ADA space(s) reduces on-site parking to less than 25 parking spaces, or, b) if a dumpster box(s) is provided, then, to the extent the number of on-site spaces that can be provided is less than 25, due solely to compliance with the applicable number of ADA space(s) or provision of a dumpster box(s), the number of spaces than can physically be provided shall be deemed the code required parking.

I.) Miscellaneous commitments.

1. Site development for use of the existing building shall be in accordance with the Site Plan titled "1151 Georgesville Road, Columbus, OH 43228" dated and signed _____ by David B. Perry, Agent, and Donald Plank, Attorney. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data provided in conjunction with a Site Compliance Plan as may be applicable for use of the existing building. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment. The referenced site plan shall not be applicable to redevelopment of the site.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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 Codes, other than as specified herein.

Signature:

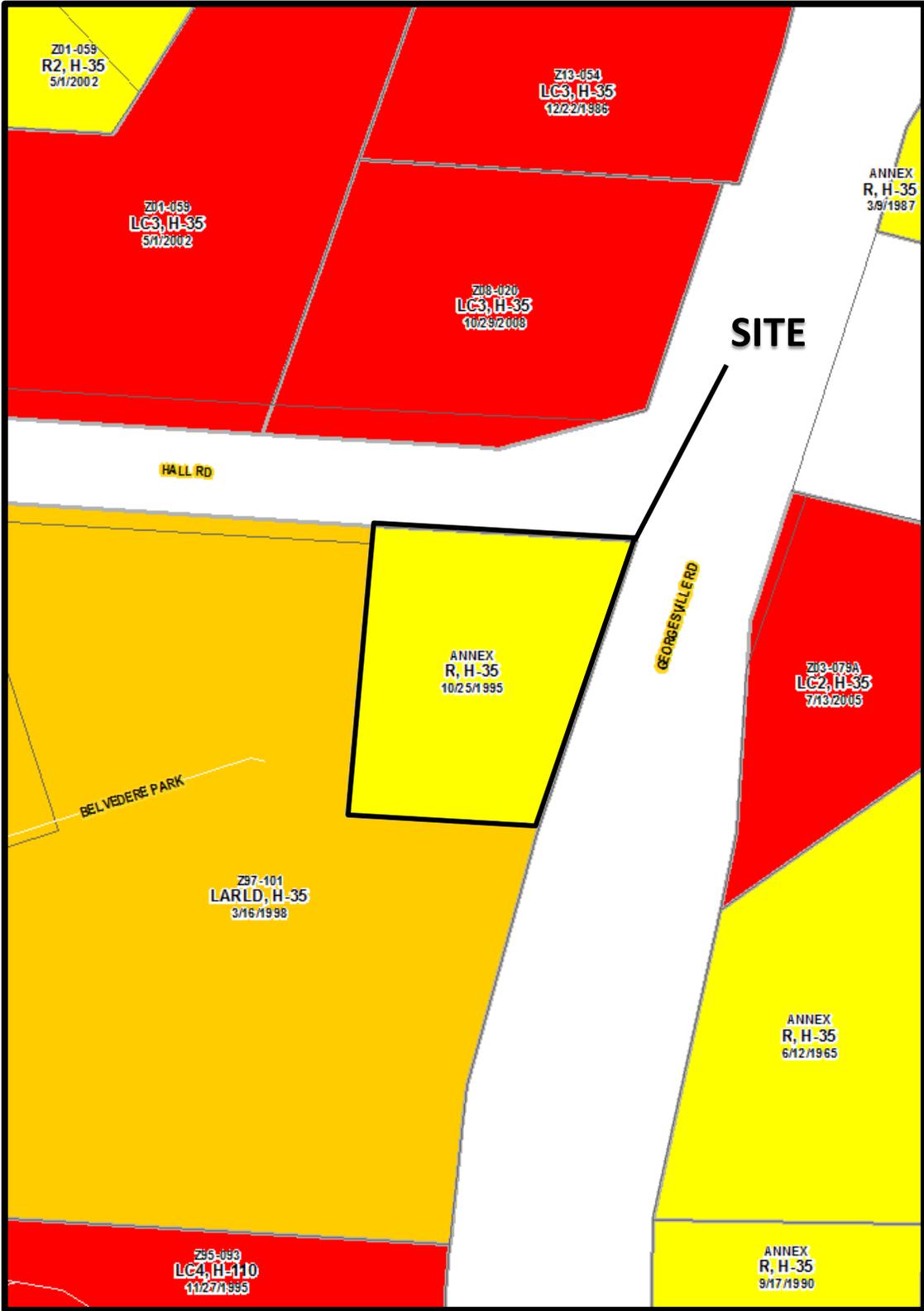
David B. Perry, Agent

Date

Signature:

Donald Plank, Attorney

Date



Z14-061
1157 Georgesville Road
Approximately 0.748 acres
Rezoning from R to CPD

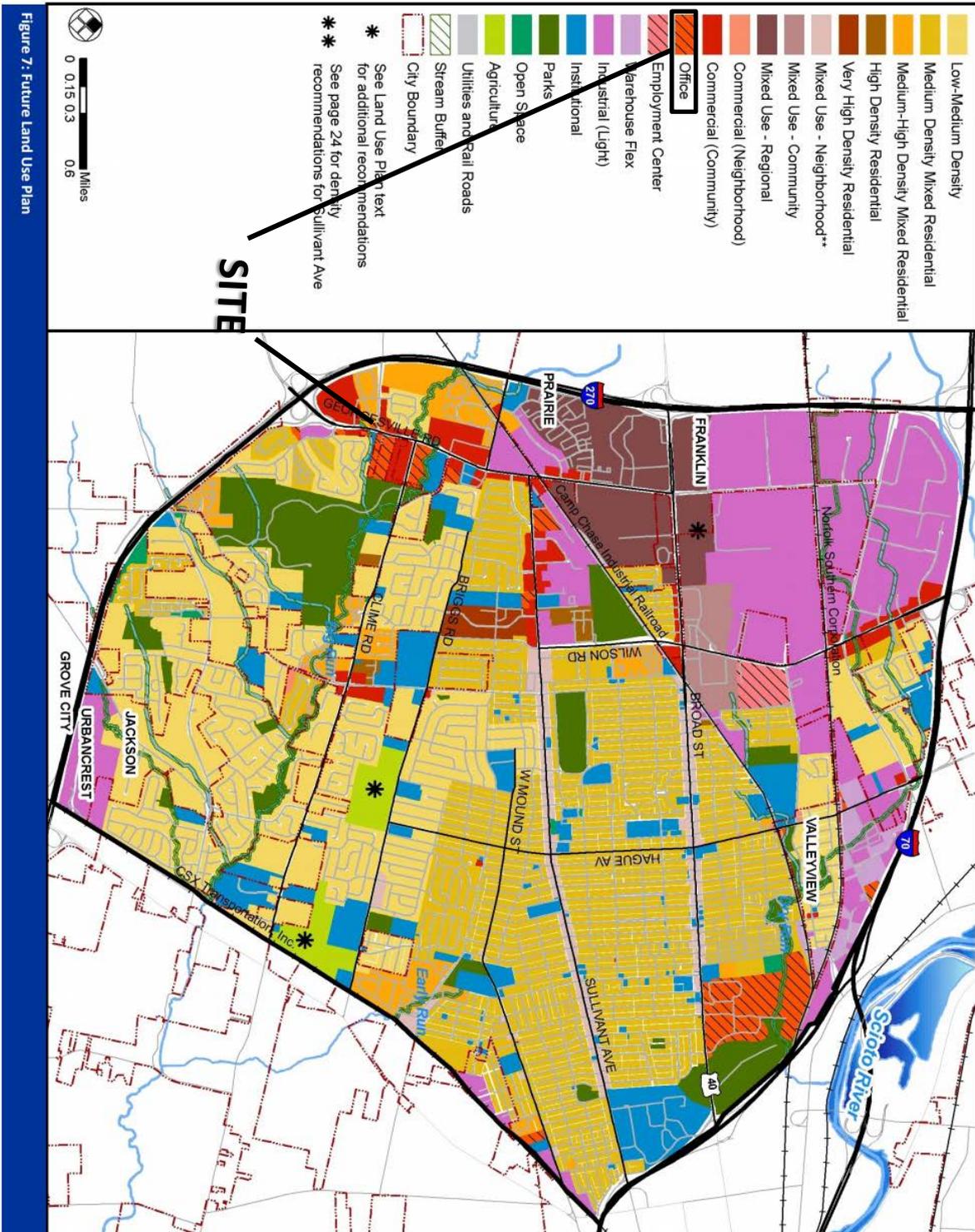


Figure 7: Future Land Use Plan

Z14-061
 1157 Georgesville Road
 Approximately 0.748 acres
 Rezoning from R to CPD



Z14-061
1157 Georgesville Road
Approximately 0.748 acres
Rezoning from R to CPD