

THE CITY OF COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 215-018
Date Received: 3/31/15
Application Accepted By: ET Fee: \$2160
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2219 Eakin Road Zip 43223

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 570-109488, 570-288704

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

Current Zoning District(s) M-2 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for rezoning request: Conform zoning to use of property.

M-2 established in 1972 with annexation (continue on separate page if necessary)

Proposed Height District: H-35 Acreage 2.585 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Michael Crabtree 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 Michael Crabtree c/o Timothy J. McGrath, Attorney

Address 575 S. Third Street City/State Columbus, OH Zip 43215

Phone # (614) 228-6345 Fax # (614) 228-6369 Email TJM@columbuslawyer.net

☐ Check here if listing additional property owners on a separate page

ATTORNEY/ AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Timothy J. McGrath

Address 575 S. Third Street City/State Columbus, OH Zip 43215

Phone # (614) 228-6345 Fax # (614) 228-6369 Email: TJM@columbuslawyer.net

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

APPLICANT SIGNATURE Michael Crabtree c/o David Perry, Inc.

PROPERTY OWNER SIGNATURE By Timothy J. McGrath atty

ATTORNEY/ AGENT SIGNATURE Tim J. McGrath

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

Revised 11/12 tmt

Z15- 018
2219 Eakin Road, Columbus OH 43223

SUPPLEMENTAL INTEREST IN PROPERTY

1. Michael Crabtree (Land Contract Vendee)
2215 Eakin Road
Columbus, OH 43223

2. BLS Rentals LLC (Land Contract Vendor)
c/o Bruce L. Stors
4181 Patzer Avenue
Grove City, OH

March 28, 2015

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #

215-018

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry

of (1) MAILING ADDRESS David 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 2219 Eakin 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) 3/31/15

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Michael Crabtree c/o Timothy J. McGrath, Attorney
575 S. Third Street
Columbus, OH 43215

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

Michael Crabtree 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 Greg Large
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)

Subscribed to me in my presence and before me this

30th

day of

March

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

(8)

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.

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EXHIBIT A, Public Notice
2219 Eakin Road
Z15-018
March 30, 2015

APPLICANT

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

PROPERTY OWNER

Michael Crabtree
c/o Timothy J. McGrath, Atty.
575 S. Third Street
Columbus, OH 43215

ATTORNEY

- Timothy J. McGrath, Atty.
575 S. Third Street
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

Sharon L. Jonas
Joshua Y. Jonas
1722 Laurel Ave.
Columbus, OH 43223

Imbus Enterprises
Limited Partnership
250 Civic Center Dr. #500
Columbus, OH 43215

Edwards Transfer & Storage Co.
PO Box 313
Rootstown, OH 44272

Midwest Equipment Sales LLC
2237 Eakin Rd.
Columbus, OH 43213

Midwest Equipment Sales
808 Rhoads Ave.
Columbus, OH 43205

Jahshan Properties Inc.
4797 Britton Farms Dr.
Hilliard, OH 43026

Wyandotte Eakin Road LLC
1860 Wyandotte Rd.
Columbus, OH 43212

Columbus/Franklin County
Affordable Trust Corp.
415 E. Mound St.
Columbus, OH 43215

CSX Transportation Inc.
Baltimore & Ohio RY.
500 Water St. (C910)
Jacksonville, FL 32202

ALSO NOTIFY:

BLS Rentals LLC
4181 Patzer Avenue
Grove City, OH 43123

Mr. Michael Crabtree
2215 Eakin Road
Columbus, OH 43223

2219 Eakin Road
Z15-018
Exhibit A, Public Notice
Page 1 of 1, 03/25/15

215-018

STAPLES

EXHIBIT A, Public Notice
2219 Eakin Road
Z15-_____
March 30, 2015

APPLICANT

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

PROPERTY OWNER

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c/o Timothy J. McGrath, Atty.
575 S. Third Street
Columbus, OH 43215

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2219 Eakin Road
Z15-_____
Exhibit A, Public Notice
Page 1 of 1, 03/25/15

STAPLES

Z15- 018

2219 Eakin Road, Columbus OH 43223

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2215 Eakin Road
Columbus, OH 43223

2. BLS Rentals LLC (Land Contract Vendor)
c/o Bruce L. Stors
4181 Patzer Avenue
Grove City, OH

March 28, 2015

Z15- 018
2219 Eakin Road
Legal Description, 2.585 +/- acres

2215 Eakin Road (PID: 010-109488), 2.0 Ac.

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

Being in Virginia Military Survey No. 971 and being a triangular strip of land off of the east side of a 6.68 acre tract as described in deed of record in Deed Book No. 7, Pages 15 and 17, Franklin County, Ohio, and also being the same premises conveyed by Clarence W. Born and Waneta L. Born to David E. Cochenour and Roberta C. Cochenour by deed dated May 3, 1961 and recorded in Volume 2318, Page 386, Recorder's Office, Franklin County, Ohio:

Beginning at an iron pin at the northeast corner of said 6.68 acre tract; thence southerly along the west right-of-way line of the B&O Railroad, 690.31 feet to a stake; thence north 15 degrees 30' East 601.20 feet to an iron pin in the center line of Eakin Road; thence with said center line South 75 degrees 23' East 280.25 feet to the place of beginning containing 2 acres of land.

2225 Eakin Road (PID: 570-288704), 0.585 Ac.

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 971, and being 0.585 acres of land entirely out of a 3.819 acre tract of land belonging to BLS Rentals LTD. of record in Instrument No. 200708070138578 at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.585 acre tract of land being more particularly described as follows:

Beginning at a Mag Nail (set), said Mag Nail being located at the most northwesterly property corner of a 2.00 acre tract of land belonging to Onofrio and Joanne Pezzo of record in Instrument No. 200506010106037 at said Recorders Office, said point also being located at the most northeasterly property corner of said herein described 0.585 acre tract of land, said point also being located at the centerline of Eakin Road (Fifty feet wide);

Thence from said point of Beginning along the westerly property line of said 2.00 acre tract, and also along the easterly property line of said 3.819 acre tract, S 14° 44' 46" W, (passing a 5/8" rebar (found) (good condition) at a distance of 30.00 feet) a total distance of 250.00 feet to an iron pin (set);

Thence across said 3.819 acre tract, N 75° 47' 44" W, a distance of 102.00 feet to an iron pin (set);

Thence continuing across said 3.819 acre tract, N 14° 44' 46" E, (passing a Railroad Spike (set) (good condition) at a distance of 225.00 feet) a total distance of 250.00 feet to a Mag Nail (set), said Mag Nail being located at the said centerline of Eakin Road;

Thence along the said centerline of Eakin Road, S 75° 47' 44" E, a distance of 102.00 feet to the point of Beginning and containing 0.585 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

Basis of bearing is the easterly right-of-way lines being, N 14° 44' 26" E, as shown upon the dedication of Woodbrook Lane Plat of record in Plat Book 35 page 45, at the Franklin County Recorders Office, Franklin County, Ohio.

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 #

215-018

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy J. McGrath, Attorney
of (COMPLETE ADDRESS) 575 S. Third Street, 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. BLS Rentals LLC 4181 Patzer Avenue Grove City, OH 43123 # Columbus based employees: 1 Contact: Bruce L. Storts, (614) 206-5278 | 2. Michael Crabtree 2215 Eakin Road Columbus, OH 43223 # Columbus based employees: 7 Contact: Michael Crabtree (614) 370-1681 |
| 3. | 4. |

☐ Check here if listing additional parties on a separate page.

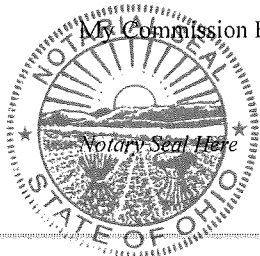
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

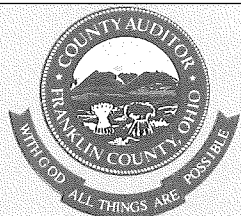
6/14/2019



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

Notary Public, State of Ohio
My Commission Expires 06-14-2019

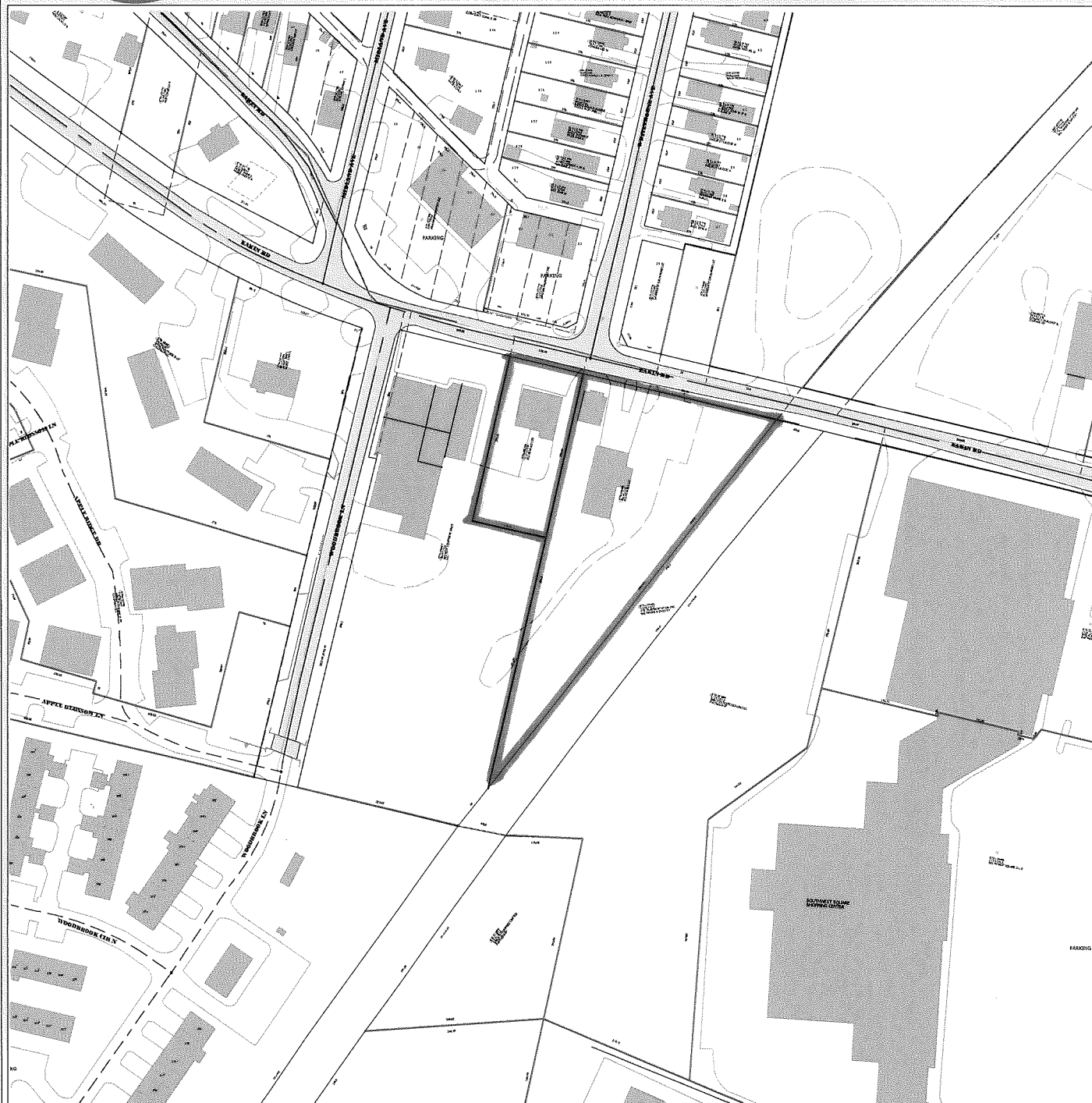
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/27/15



Disclaimer

215-018

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



City of Columbus Zoning Plat

215-018



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: 570109488,570288704

Zoning Number: 2219

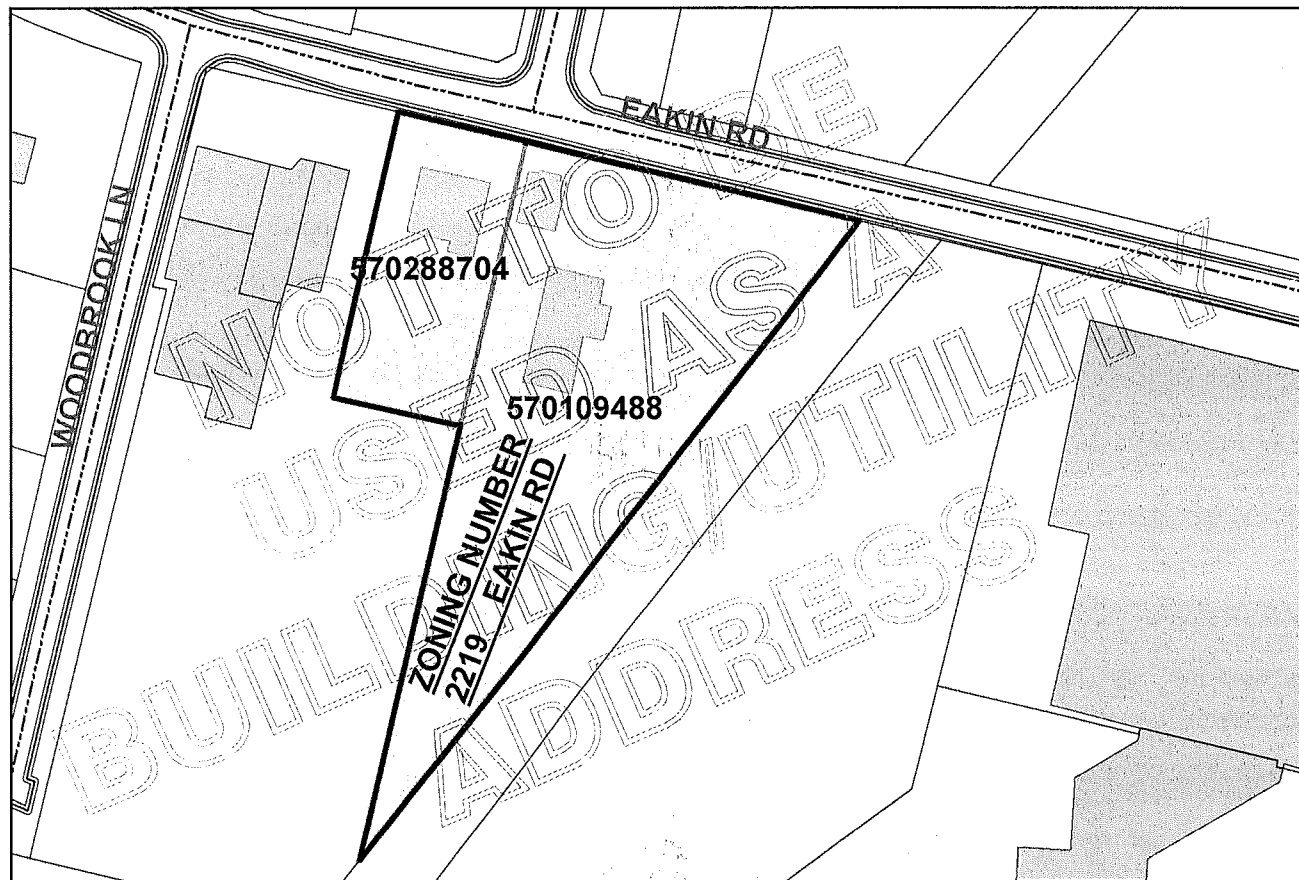
Street Name: EAKIN RD

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: Edyana Whisenand Date: 3/23/2015

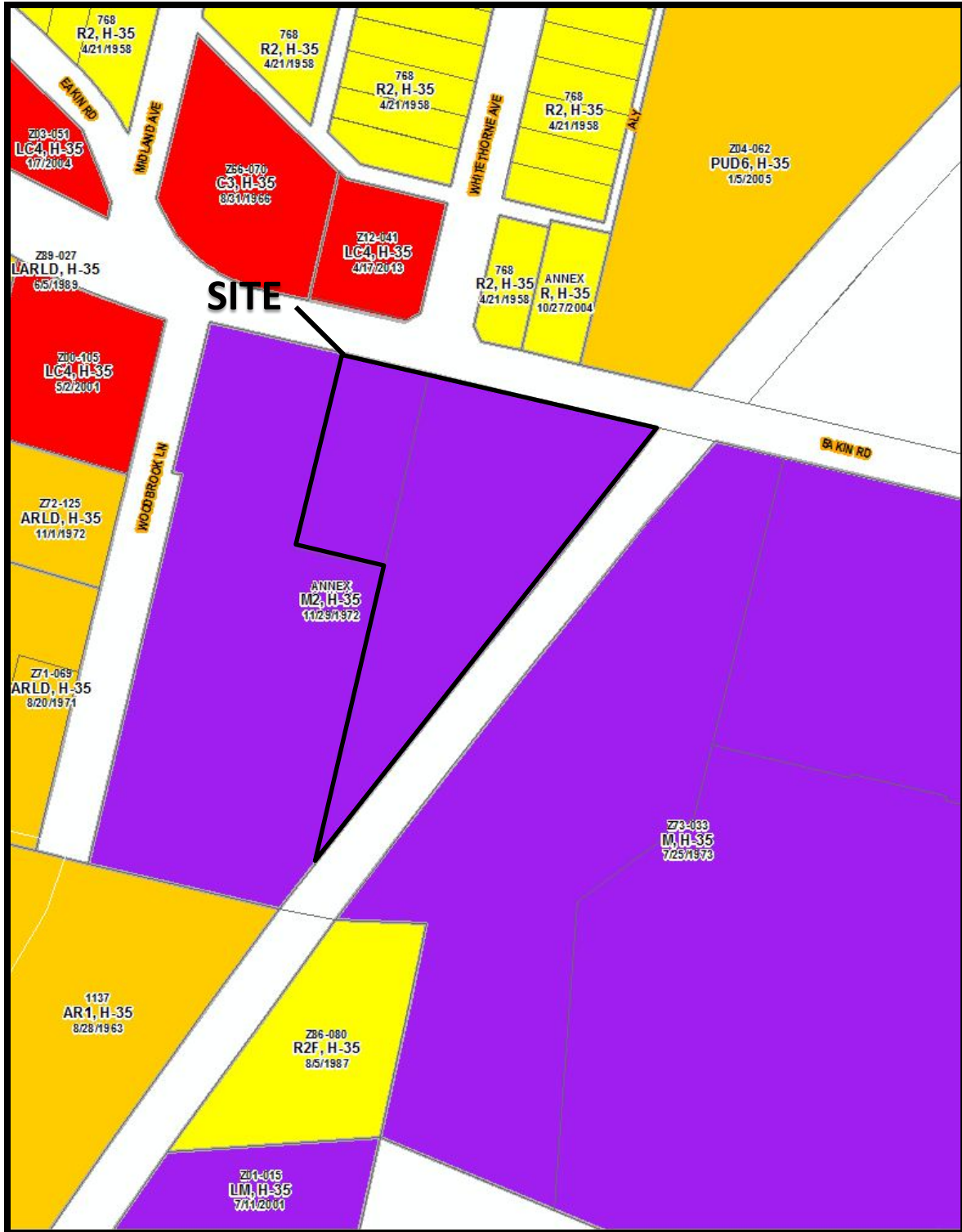


SCALE: 1 inch = 150 feet

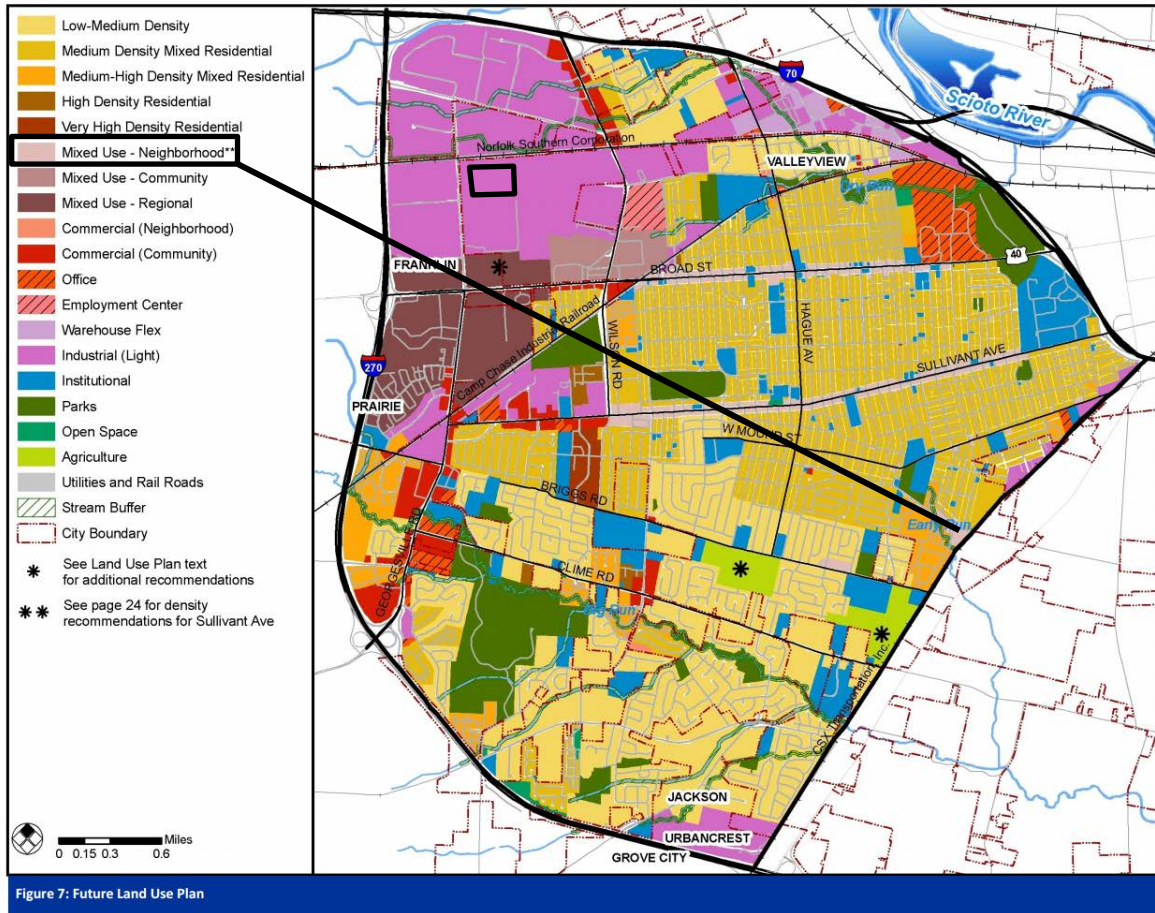
GIS FILE NUMBER: 30194

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





Z15-018
2219 Eakin Road
Approximately 2.59 acres
M-2 to M



Z15-018
2219 Eakin Road
Approximately 2.59 acres
Greater Hilltop Plan Amendment (2010)



Z15-018
2219 Eakin Road
Approximately 2.59 acres
M-2 to M