

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 #: 215-020
Date Received: 3/31/15
Application Accepted By: ET Fee: \$ 57100
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2335 Harrisburg Pike Zip 43123

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 570-155383, 570-155378, 570-155376, 570-155389

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

Current Zoning District(s) L-M (Z85-061) Requested Zoning District(s) L-M

Area Commission Area Commission or Civic Association: Southwest Area Commission

Proposed Use or reason for rezoning request: Change to limitation text

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 8.775 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Patrick M. Grabill c/o Dave Perry, David Perry Co., Inc.

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

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

PROPERTY OWNER(S):

Name Carolyn R. Nash, Trustee c/o 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

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 Patrick M. Grabill c/o Dave Perry, Agent

PROPERTY OWNER SIGNATURE Carolyn R. Nash

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

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 # 215-020

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 2335 Harrisburg Pike
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) 3/22/15

(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) Carolyn R. Nash, Trustee
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Patrick M. Grabill c/o Dave Perry
(614) 228-1727

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

(5) Southwest Area Commission
c/o Stefanie Coe
1397 Gorham Drive
Columbus, OH 43223-6202

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 30th day of March, in the year 2015

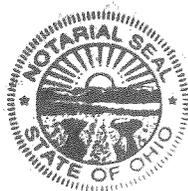
SIGNATURE OF NOTARY PUBLIC

(8) Amy K. Kuhn
N/A

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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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
2335 Harrisburg Pike
Z15-_____
March 25, 2015

215-020

APPLICANT

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

PROPERTY OWNER

Carolyn R. Nash, Trustee
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Southwest Area Commission
c/o Stefanie Coe
1397 Gorham Drive
Columbus, OH 43223-6202

Imad A. & Nancy C. Abouchahine
2340 Harrisburg Pike
Grove City, OH 43123-1058

Eesh K. Bansal
Ajay Bansal
6642 Wisteria Cr.
Dublin, OH 43016

Keamari LLC
2330 Harrisburg Pike
Grove City, OH 43123

Dennis R. Starkey
Debbie J. Starkey
2172 Maribeth Pl.
Grove City, OH 43123

Jennifer R. Schreiner
2132 Maribeth Pl.
Grove City, OH 43123

PROPERTY OWNERS WITHIN 125 FEET

American Homes 4 Rent Properties Four LLC
30601 Agoura Rd., Ste. 200
Agoura Hills, CA 91301

Edward W. Bowman, TR
1400 Dublin Rd.
Columbus, OH 43215

Mark A. Lawton, Jr.
2156 Maribeth Pl.
Grove City, OH 43123

Jack L. Weethee
Nancy Weethee
2261 Harrisburg Pike
Grove City, OH 43123

4 Grandsons LLC
102 Mayfair Blvd.
Columbus, OH 43213

Bank of New York Mellon Corp., TR
350 Highland Dr.
Lewisville, TX 75067

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

Stephanie Noltemeyer
PO Box 1491
Grove City, OH 43123

Coleen Moraine
2124 Maribeth Pl.
Grove City, OH 43123

2335 Harrisburg Pike
Z15-_____
Exhibit A, Public Notice
Page 1 of 2, 3/25/15

Sheila Beecher
2300 Harrisburg Pk.
Grove City, OH 43123

Jeffrey M. Dickman
2108 Maribeth Pl.
Grove City, OH 43123

Yuriy Gorobchuk
2131 Juneau Way
Grove City, OH 43123

Kevin M. Large
2297 Big Run Ave.
Grove City, OH 43123

Kathy M. Smith, et al.
2710 Southwest Blvd.
Grove City, OH 43123

Sylvia M. & David M. Tucci
2100 Maribeth Pl.
Grove City, OH 43123

Clark D. Bryant, Sr., TR
Frances M. Bryant, TR
2280 Harrisburg Pk.
Grove City, OH 43123

Linda L. Wilburn, TR
2272 Harrisburg Pk.
Grove City, OH 43123

ALSO NOTIFY

Patrick M. Grabill
5775 Perimeter Drive, Ste. 250
Dublin, OH 43017

Carolyn R. Nash, Trustee
220 Bridge Street, Ste. 200
Dublin, OH 43017

**2335 Harrisburg Pike
Z15-_____
Exhibit A, Public Notice
Page 2 of 2, 3/25/15**

**L-M, LIMITED MANUFACTURING
8.7± ACRES**

EXISTING ZONING: L-M, Limited Manufacturing
PROPOSED ZONING: L-M, Limited Manufacturing
PROPERTY ADDRESS: 2335 Harrisburg Pike, Columbus, Ohio 43123
APPLICANT: Pat Grabill c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 145 E. Rich Street, FL 3, Columbus, Ohio 43215.
OWNER: Carolyn Nash, Trustee, c/o Donald Plank, Plank Law Firm, LPA, 145 E. Rich Street, FL 3, Columbus, Ohio 43215
DATE OF TEXT: March 28, 2015
APPLICATION #: Z15- 020

1. INTRODUCTION

The property subject to this rezoning consists of 8.7± acres of land located at 2335 Harrisburg Pike, Columbus, Ohio (the "Property"). The Property is more particularly described in the legal description submitted as part of the rezoning application and consists of Franklin County Auditor tax parcels 570-155383, 570-155378, 570-155376 and 570-155376. The Property was rezoned (Z85-061) to the L-M, Limited Manufacturing District in 1985 and the uses permitted are limited to "the sale at wholesale and retail of boats, trailers, and installation of trailer hitches and the sale of equestrian paraphernalia." This rezoning would expand the permitted uses for the Property.

2. PERMITTED USES

Those uses permitted by Chapter 3363 – M, Manufacturing District, except as limited as follows:

- A. Retail Uses permitted in the C-1, C-3 and C-4, Commercial Districts shall not exceed ten thousand (10,000) square feet in total floor area. There may be more than one area for retail use on the property, but, if more than one retail area, the sum of the retail areas shall not exceed 10,000 square feet.
- B. Adult entertainment establishments and adult book stores shall be prohibited.
- C. The more objectionable uses set forth in Chapters 3363.09 to 3363.17, both inclusive, shall be prohibited.

3. DEVELOPMENT STANDARDS

- A. Density, Height, Lot and/or Setback Commitments - N/A
- B. Access, Loading, Parking and/or other Traffic Related Commitments – N/A
- C. Buffering, Landscaping, Open Space and/or Screening Commitments – N/A
- 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 – N/A

G. Miscellaneous Commitments – N/A

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 the 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: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald T. Plank, Attorney

325.00/Limitation Text/Limitation Text (3-28-15)

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 # 215-020

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

<p>1. Carolyn R. Nash, Trustee 220 W. Bridge Street, Ste. 200 Dublin, OH 43017 # of Columbus based employees: 0 Contact: Carolyn Nash (614) 296-7020</p>	<p>2. Patrick M. Grabill 5775 Perimeter Drive, Ste. 250 Dublin, OH 43017 # Columbus based employees: 0 Contact: Patrick M. Grabill (614) 795-1081</p>
<p>3.</p>	<p>4.</p>

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 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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



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

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Z15- 020
2335 Harrisburg Pike
Legal Description, 8.775 +/- ac.

The following real estate 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 Number One (1), containing six and 02/100 (6.02) acres, of the partition of the lands of P.H. Campbell, deceased, made in the Court of Common Pleas of Franklin County, Ohio, in the Case of Louis W. Campbell vs. Inez E. Welch, et al. Complete Record No. 333, page 347, as the said lot No. 1 is numbered and delineated upon the plat of the Commissioner's Report in said case and recorded in Plat Book No. 10 page 218, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING TRACT:

Being the northerly part of 6.02 acre tract as deeded to the grantor herein by deed dated October 11, 1939, and recorded in Deed Book 1119, page 491 of Franklin County Records, being also part of what is known as Lot No. 1 of the partition of lands of P.H. Campbell, deceased, made in the Court of Common Pleas of Franklin County, Ohio, in the case of Louis W. Campbell v. Inez E. Welch, et al. Complete Record No. 333, page 347, as the said Lot No. 1 is numbered and delineated upon the plat of the Commissioner's Report in said case and recorded in Plat Book No. 10, page 218, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at an iron pin on the east right-of-way line of the Baltimore and Ohio Railroad, said point of beginning being also the northwest corner of aforementioned Lot No. 1 of P.H. Campbell's partition; thence south $76^{\circ} 10'$ East along the north line of said Lot No. 1 a distance of 508.26 feet to a stake; thence south $13^{\circ} 48'$ West a distance of 94.60 feet to an iron pin, said point being North $76^{\circ} 12'$ West a distance of 194.40 feet from an iron pin on the west right-of-way line of Harrisburg Pike; thence North $76^{\circ} 12'$ West a distance of 545.93 feet to an iron pin on the east right-of-way line of said Baltimore & Ohio Railroad; thence North $35^{\circ} 39'$ East along the east right-of-way line of said Railroad a distance of 101.37 feet to the place of beginning, containing 1.145 acres.

The following Real Estate situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being part of Lot Two (2) of the Partition of P.H. Campbell land, as said Lot 2 is shown on the recorded plat thereof, Plat Book 10, page 218, Recorder's Office, Franklin County, Ohio.

Beginning at a point in the center of the Columbus and Harrisburg Pike at the northeast corner of said Lot 2, thence South $38^{\circ} 2'$ West 246.44 feet to a point in the center of said road, thence North $70^{\circ} 11'$ West 750 feet to a point in the east

right-of-way line of the B & O Railway Co.; thence North 35° 39' East along said right-of-way line 246.44 feet to a point in the northwest corner of said Lot 2, on the P.H. Campbell Partition and thence S. 76° 11' East 760.2 feet to the point of beginning, containing 3.90 acres, more or less, and being designated at Lot 2 on a plat referred to in the Will of Louis W. Campbell, deceased.

Instr: 200102070025463 02/07/2001
Pages: 3 Fee: \$18.00 1:25PM
Robert G. Montgomery T20010016843
Franklin County Recorder BXCROWN SE

General Warranty Deed*

CHARLES C. NASH, JR. and
CAROLYN R. NASH, husband
and wife,
of Franklin County,
for valuable consideration paid, grant(s) with general warranty covenants, to

CAROLYN R. NASH, TRUSTEE, whose tax-mailing address is
220 West Bridge Street, Dublin, Ohio 43017

the following REAL PROPERTY: Situated in the County of Franklin in the State
of Ohio and in the City of Columbus and Townships of Franklin and
Jackson:

SEE ATTACHED EXHIBIT "A"

Parcel Numbers: 570-155389-00
570-155383-00
570-155378-00
570-155376-00

Property Address: Harrisburg PK 1.168 Acres
Harrisburg PK .459 Acres
2319 Harrisburg PK 4.416 Acres
2.732 Acres

Prior Instrument Reference: Volume 3203 & 438 & Page 572 of the Deed Records of Franklin
County, Ohio.

Witness their hand(s) this 1st day
of December, 1995
Signed and acknowledged in presence of:

[Signature]

[Signature]
CHARLES C. NASH, JR.

[Signature]

[Signature]
CAROLYN R. NASH

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 1st day of December, 1995, before me,
the subscriber, a Notary Public in and for said state, personally came,

Charles C. Nash, Jr. and Carolyn R. Nash the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.

[Signature]

This instrument was prepared by _____

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, (taxes and assessments, if any).
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps
FEB 07 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

901331
CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

Crown

STERLING

EXHIBIT "A"

The following real estate 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 Number One (1), containing six and 02/100 (6.02) acres, of the partition of the lands of P.H. Campbell, deceased, made in the Court of Common Pleas of Franklin County, Ohio, in the Case of Louis W. Campbell vs. Inez E. Welch, et al. Complete Record No. 333, page 347, as the said lot No. 1 is numbered and delineated upon the plat of the Commissioner's Report in said case and recorded in Plat Book No. 10 page 218, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING TRACT:

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0-205
ALL OF
155378
155383
(570)



of Harrisburg Pike; thence North 76° 12' West a distance of 545.93 feet to an iron pin on the east right-of-way line of said Baltimore & Ohio Railroad; thence North 35° 39' East along the east right-of-way line of said Railroad a distance of 101.37 feet to the place of beginning, containing 1.145 acres.

The following Real Estate situated in the County of Franklin in the State of Ohio, and in the Townships of Franklin and Jackson and bounded and described as follows:

Being part of Lot Two (2) of the Partition of P.H. Campbell land, as said Lot 2 is shown on the recorded plat thereof, Plat Book 10, page 218, Recorder's Office, Franklin County, Ohio.

Beginning at a point in the center of the Columbus and Harrisburg Pike at the northeast corner of said Lot 2, thence South 38° 2' West 246.44 feet to a point in the center of said road, thence North 70° 11' West 750 feet to a point in the east right-of-way line of the B & O Railway Co.; thence North 35° 39' East along said right-of-way line 246.44 feet to a point in the northwest corner of said Lot 2, on the P.H. Campbell Partition and thence S. 76° 11' East 760.2 feet to the point of beginning, containing 3.90 acres, more or less, and being designated at Lot 2 on a plat referred to in the Will of Louis W. Campbell, deceased.

Subject to all conditions, restrictions and easements, if any, contained in prior instruments of record.

ALLOP
155376
155389
(570)





City of Columbus Zoning Plat

215-020



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: 570155378, 570570155383, 570155376, 570155389

Zoning Number: 2335

Street Name: HARRISBURG PIKE

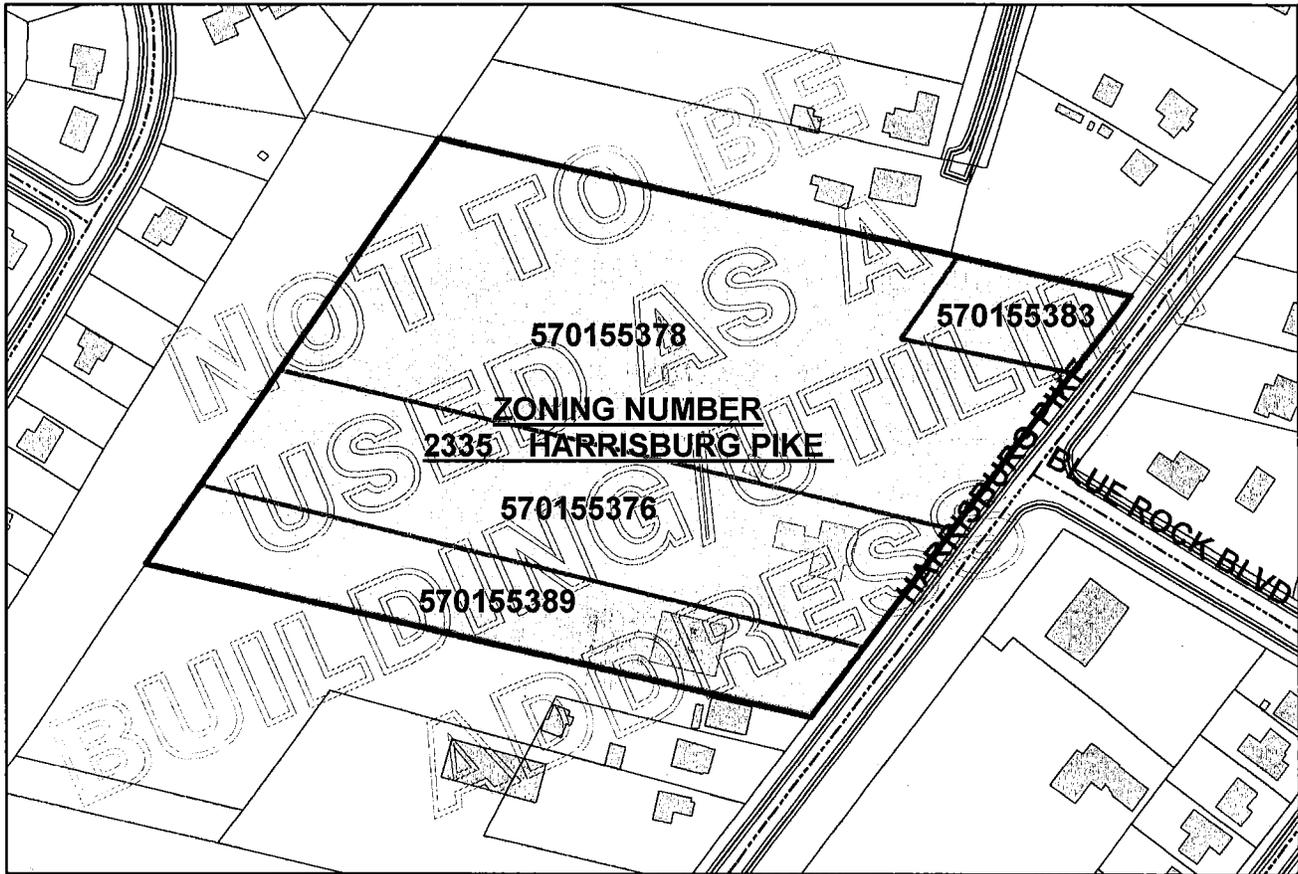
Lot Number : N/A

Subdivision: N/A

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

Issued By: *Edyana Whisman*

Date: 3/23/2015



**ZONING NUMBER
2335 HARRISBURG PIKE**

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 30188

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





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/27/15



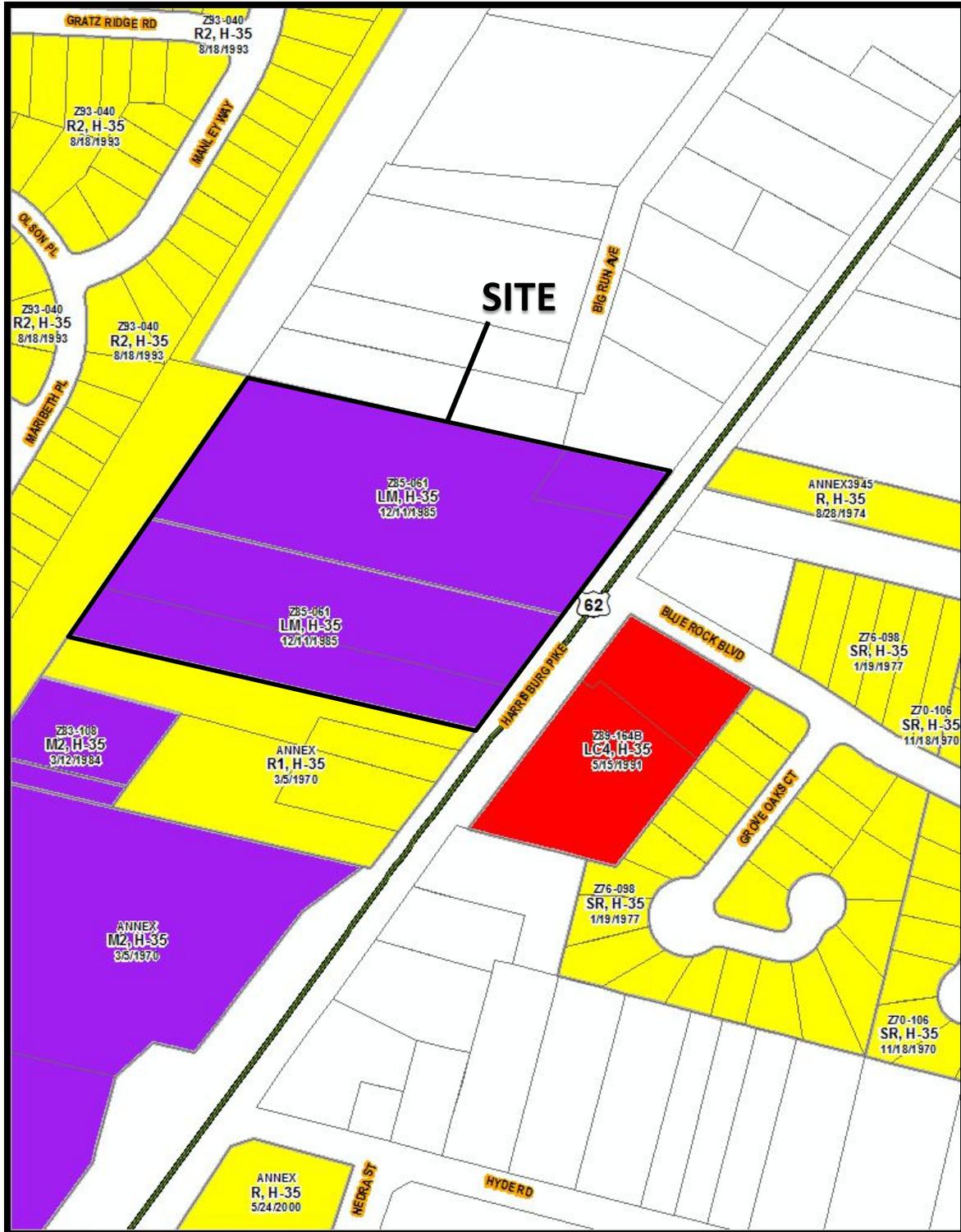
Disclaimer

Scale = 300



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



Z15-020
2335 Harrisburg Pike
Approximately 8.78 acres
L-M to L-M

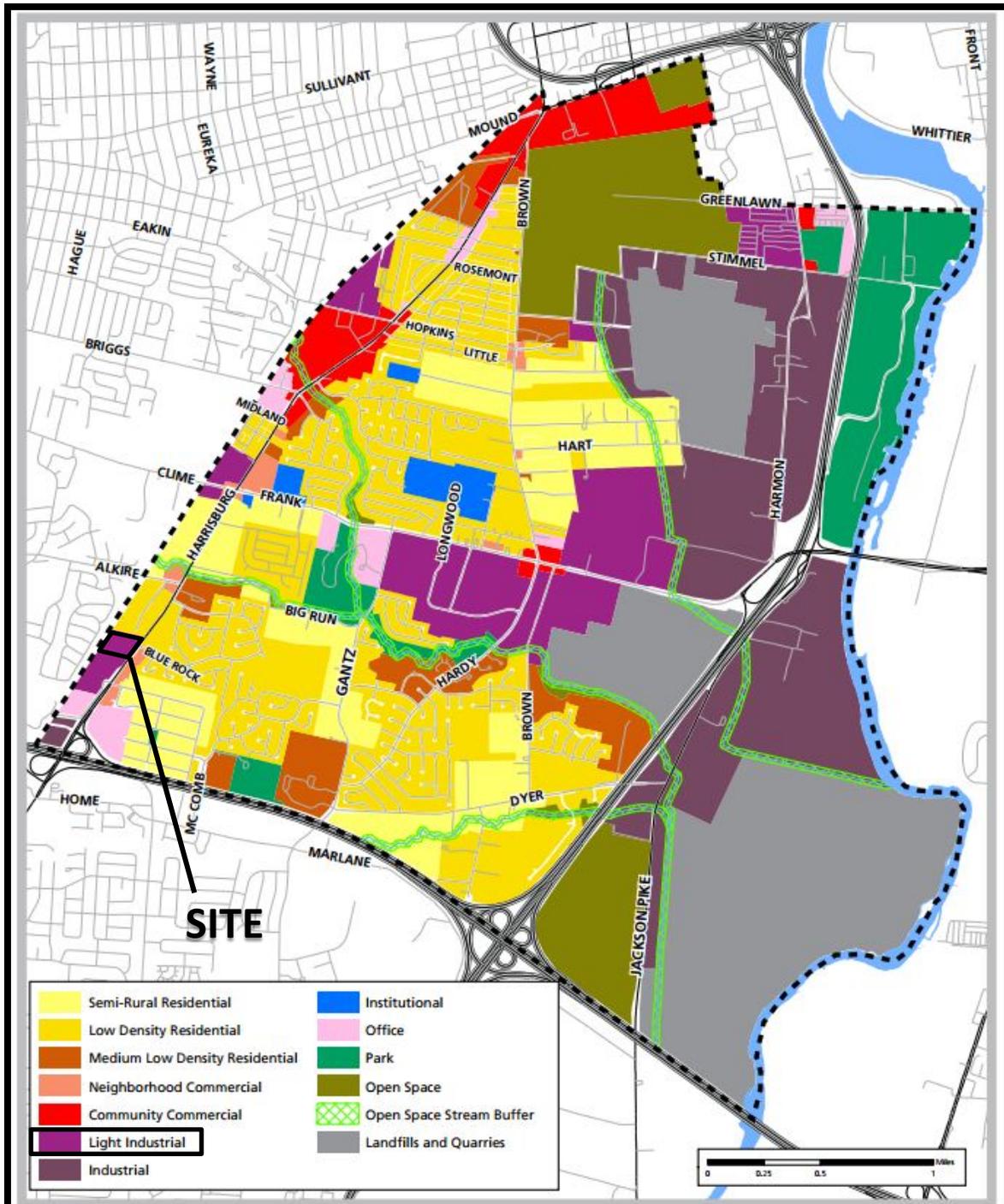


Figure 10: Future Land Use

Z15-020
 2335 Harrisburg Pike
 Approximately 8.78 acres
 L-M to L-M
 Southwest Area Plan (2009)



Z15-020
2335 Harrisburg Pike
Approximately 8.78 acres
L-M to L-M