

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 #: 215-027
Date Received: 5/5/15
Application Accepted By: ET + TP Fee: \$ 3520.00
Comments: Assigned to Toni Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4980 Central College Rd. Zip 43081
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 010-270766-00
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) RR - Residential Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: Blacklick - Rocky Fork Award
Proposed Use or reason for rezoning request: Neighborhood Commercial Development - Restaurant and Professional Office (continue on separate page if necessary)
Proposed Height District: H-35 Acreage 1
[Columbus City Code Section 3309.14]

APPLICANT:

Name David B. Meleca Architects LLC - Amanda Dunfield
Address 144 East State St. City/State Columbus, OH Zip 43215
Phone # (614) 340-7070 Fax # (614) 224-0890 Email Adunfield@melecallc.com

PROPERTY OWNER(S):

Name Cristian Dirva
Address 6120 Braet Rd. City/State Westerville, OH Zip 43081
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David B. Meleca Architects LLC - Amanda Dunfield
Address 144 East State St. City/State Columbus, OH Zip 43215
Phone # (614) 340-7070 Fax # (614) 224-0890 Email: Adunfield@melecallc.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

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 # 215-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Meleca Architects LLC. - Amanda Dunfield
of (1) MAILING ADDRESS 144 East State St. 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 4980 Central College Rd. Westerville, OH 43081

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) 5/5/15

(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) Cristian Dirva
6120 Braet Rd.
Westerville, OH 43081

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

David B. Meleca Architects LLC. - Amanda Dunfield
(614) 340-7070

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

(5) Rocky Fork Blacklick Accord
Christine Leed
(614) 645-8791

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

(8) [Signature]
4th day of May, in the year 2015
(8) [Signature]

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of my commission expiration

Notary Seal Here



THOMAS M. McCASH
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

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215-021

DAVID B.
M E L E C A
ARCHITECTS LLC

APPLICANT

David B Meleca Architects
LLC.
c/o Amanda Dunfield
144 East State St.
Columbus, OH 43215

PROPERTY OWNER

Cristian Dirva
6120 Braet Rd.
Westerville, OH 43081

ATTORNEY/AGENT

David B. Meleca Architects
LLC.
c/o Amanda Dunfield
144 East State St.
Columbus, OH 43215

AREA COMMISSION OR
NEIGHBORHOOD
GROUP

Rocky Fork Blacklick Accord
c/o Christine Leed

SURROUNDING
PROPERTY OWNERS

Upper Albany West
Homeowners Assoc. Inc.
550 Blazer Pkwy Ste. 175
Dublin, OH 43017
Tax ID: 1027435600

Thomas Gattis
Kimberly Gattis
5025 Central College Rd.
Westerville, OH 43081
Tax ID: 22000108500

James Gaul
5996 Caplinger Ave.
Westerville, OH 43081
Tax ID: 1027692900

Kristen Merlo
14381 Blamer Rd.
Johnstown, OH 43081
Tax ID: 1027692600

Scott Peterhansen
c/o Tara Schiller
5978 Caplinger Ave.
Westerville, OH 43081
Tax ID: 1027693000

Dian Olon
5984 Caplinger Ave.
Westerville, OH 43081
Tax ID: 1027692900

James Newell
Anne Newell
5990 Caplinger Ave.
Westerville, OH 43081
Tax ID: 1027692800

Upper Albany West
c/o Homeowners Assoc. Inc.
9054 Cotter St.
Lewis Center, OH 43081
Tax ID: 1027694600

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # 215-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David B. Meleca Architects LLC. - Amanda Dunfield
of (COMPLETE ADDRESS) 144 East State St. 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. Cristian Dirva 6120 Braet Rd. Westerville, OH 43081	2. Anda Simona Dirva 6120 Braet Rd. Westerville, OH 43081
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 4 day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



THOMAS M. MCCASH
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

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City of Columbus Zoning Plat



215-021

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: 010270766

Zoning Number: 4980

Street Name: CENTRAL COLLEGE RD

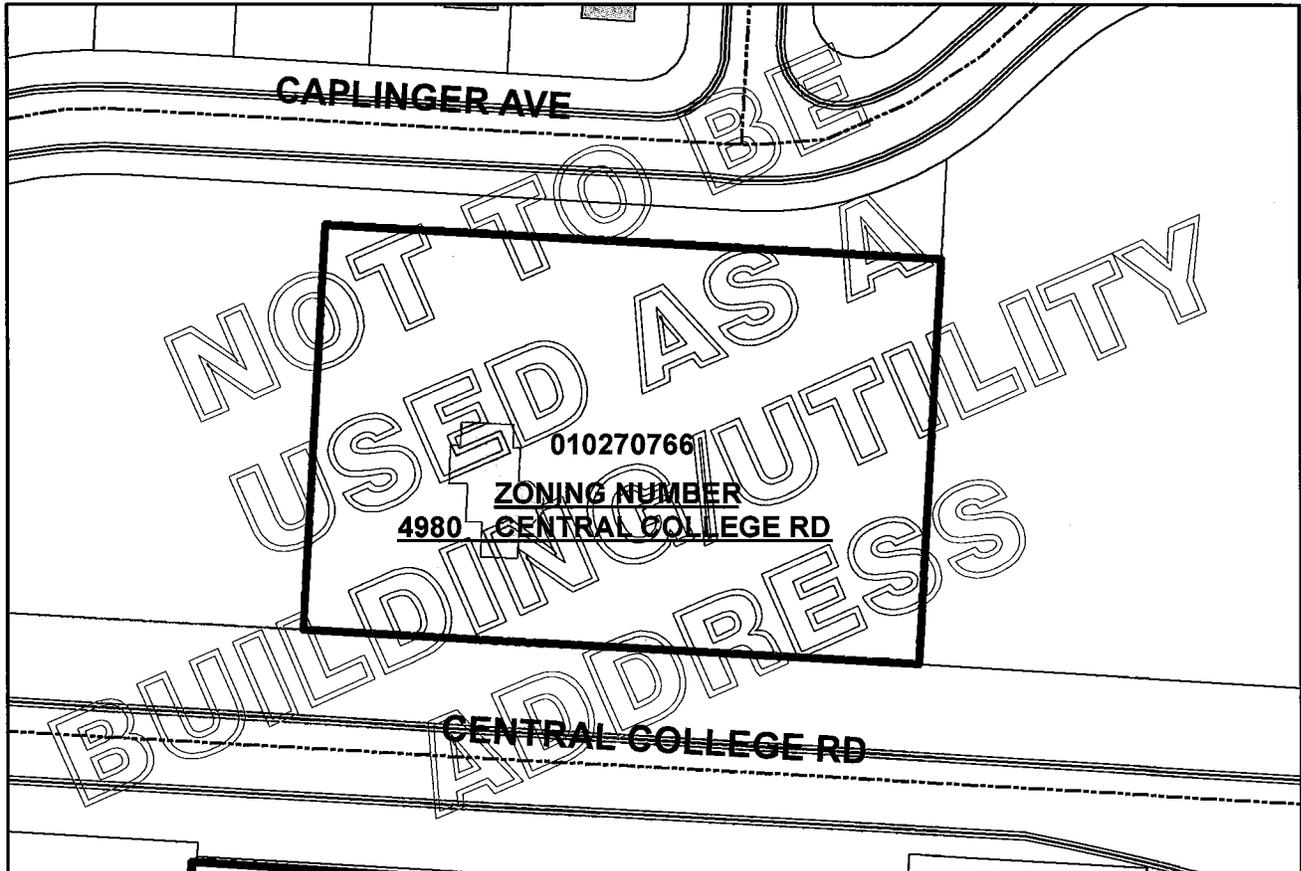
Lot Number : N/A

Subdivision: N/A

Requested By: DAVID B. MELECA (AMANDA DUNFIELD)

Issued By: *Edyona Amaris*

Date: 4/28/2015



SCALE: 1 inch = 80 feet



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

GIS FILE NUMBER: 32435

TRANSFERRED

215-027

NOV 06 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201311060186592
Pg: 3 \$36.00 T20130097886
11/06/2013 12:54PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

22414

Conveyance	
Mandatory	99.00
Permissive	99.00 SC
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

Order Number: 139109

Non Title - V

SURVIVORSHIP DEED

CHDC, LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants, with general warranty covenants to **Cristian Dirva and Anda Simona Dirva, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is *6120 BRAET* Road, Westerville, OH 43081 the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 010-270766-90 & 010-270766-80

Property Address: 4980 Central College Road, Westerville, OH 43081

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number #201005110057645, Recorder's Office, Franklin County, Ohio.

CHDC LLC

Witness its hand this 28th day of October, 2013.

CHDC, LLC
an Ohio Limited Liability Company

BY: Charles W. Hoisington
Charles W. Hoisington
Its: Member

State of Ohio
County of Delaware ss:

Be It Remembered, that on this 28th day of October, 2013, before me, the subscriber, a Notary Public in and for said State, personally appeared the above named CHDC, LLC, an Ohio Limited Liability Company, by Charles W. Hoisington, its Member, the grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed, and the voluntary act and deed of said company.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Joseph J. Barone
JOSEPH J. BARONE
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.
Notary Public

This instrument prepared by Magnuson & Barone Attorneys at Law

EXHIBIT 'A'

139109-TTA

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 16, United States Military Lands and being part of that 13.74 acre tract conveyed to Diane Lee Cring of record in Instrument Number 200307020201857 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference, at Franklin County Geodetic Survey Monument Number 8825 found marking the southeasterly corner of said 13.74 acre tract, the southwesterly corner of that 1 acre tract conveyed to Wayne L. Hursey of record in Instrument Number 200004200076990 and Deed Book 3286, page 179, in the centerline of Central College Road, said monument being North 86° 29' 28" West, with said centerline, a distance of 1312.59 feet from Franklin County Geodetic Survey Monument Number 8824;

thence North 03° 21' 02" East, with the easterly line of said 13.74 acre tract, the westerly line of said 1 acre tract a distance of 50.00 feet to an iron pin set marking the True Point of Beginning;

thence across said 13.74 acre tract, the following courses:

North 86° 49' 53" West, with the proposed northerly right-of-way line for said Central College Road, a distance of 260.00 feet to an iron pin set;

North 03° 21' 02" East, a distance of 170.00 feet to an iron pin set;

South 86° 49' 53" East, a distance of 260.00 feet to an iron pin set in said easterly line, said westerly line;

thence South 03° 21' 02" West, with said easterly and westerly lines, a distance of 170.00 feet to the True Point of Beginning and containing 1.015 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are Iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) feet long with a plastic plug placed in the top bearing the Initials EMHT INC.

This description was prepared through the use of existing records and an actual field survey performed in April and August 2003.

Bearings are based on North 86° 29' 28" West for the centerline of Central College Road between Franklin County Geodetic Survey Monument Numbers 8824 and 8825 as shown on the "Centerline Survey Plat" for said Central College

**DEVELOPMENT TEXT
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT
3.914 +/- ACRES**

EXISTING DISTRICTS: RR, Restricted Rural Residential
PROPOSED DISTRICT: CPD, Commercial Planned Development District
PROPERTY ADDRESS: 4980 Central College Rd.
PARCEL ID: 010-270766-00
OWNER: Cristian Dirva et al. 6120 Braet Rd. Westerville OH 43081-8062

APPLICANT: Amanda Dunfield, David B. Meleca Architects, LLC 140 E. State St. Columbus, OH 43215

DATE OF TEXT: May 4, 2015

APPLICATION NUMBER: 215-027

INTRODUCTION: The subject property ("Site") is 1.015 acres located on the north side of Central College Road and south of Caplinger Rd. The site is zoned RR, Residential from a 2004 rezoning. The site has been developed with a vacant single family home constructed in 1850. The site is in the Rocky Fork Blacklick Accord Planning area. The site plan titled "Central College Redevelopment", hereafter "Site Plan", dated May 4, 2015, is the site development plan for the property.

1. PERMITTED USES: All uses permitted in Columbus City Code Chapter 3351, C-1, Neighborhood Commercial District, except: Butcher Shops, Fish, Meat and Seafood Markets; Coin Operated Laundries; Confectionary and Nut Stores; Drug Stores & Pharmacies; Dry Cleaning and Laundry Services; Grocery Stores; Fruit and Vegetable Markets; Adult and Child Day Care Centers; Veterinarians; Further, Restaurant uses shall be limited to 3,500 SF Building Area and shall not include Fast Food or Fast Casual types. No drive thru's are permitted.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3351, C-1, Neighborhood Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback along Central College shall be based upon the existing building front facade.
2. The minimum parking setback along Central College shall be as depicted on the submitted Site Plan.
3. The minimum building and pavement setback along the west property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.
4. The minimum building and pavement setback along the east property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.

5. Lot Coverage for Building and Pavement shall not exceed seventy (70) percent (%).

B. Access, Loading, Parking and/or other Traffic Related Commitments.

Curb cuts shall be approved by the City of Columbus Department of Public Service, but shall include one (1) full access curbcut on Central College Rd.

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

1. The parking setback along Central College shall be maintained in live vegetation and shall include tree and shrub planting at a minimum rate of four (4) trees and four (4) shrubs per 100 lineal feet of frontage. Trees shall be placed randomly to stimulate natural hedgerows. The trees are in addition to those required in No. 2 below.

2. A street tree row shall be established along Central College Rd. The street tree row shall require trees at the minimum rate of one (1) tree for every 40 feet of lineal frontage. Trees may be planted in a natural hedgerow manner or straight line and may include grouping of trees. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way, subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way.

3. All parking areas adjacent to Caplinger Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three. Parking areas adjacent to Central College Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three and shall have not less than 70% opacity.

4. Within the five (5) foot landscaped setback on the west property line, evergreen plant material, planted 3 - 5 feet on center, and being a minimum of three (3) feet tall at planting shall be provided. The planting shall start at the same point as the actual setback of the building from Central College and extend North along the west and east property lines to the parking setback along Caplinger Rd.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.

3. Building materials for any additions shall be similar in appearance to the existing building and shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Additions shall complement the existing building design.

4. The primary roof of all buildings shall be pitched or sloped with a minimum slope of 6:12 or, if flat, shall have decorative cornices or the appearance of a sloped roof on all four (4) sides of the building. If shingles are used for roofing, they shall be dimensional shingles or period style shingles, synthetic slate or standing seam metal roofing.

5. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish and design detailing.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Any new lighting shall comply with Section 3332.03(A), except that the maximum height of light fixtures shall not exceed a potential height limit of 10 feet. Lighting shall be cut off type fixtures and all lighting shall be off during non-business hours except for lighting necessary to provide security for the building.

2. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 3377 of the Columbus City Code, as it applies to the C-1 Commercial District. Any variance to the applicable requirements of the C-1 district shall be submitted to the Columbus Graphics Commission.

2. All ground-mounted signage shall be monument-style, except for incidental on-premise mounted directional signs, if any. This provision shall not preclude incorporation of signage into entrance features or mounting of signage on entrance feature walls or fencing.

3. Any sign constructed for the site must be a ground sign that is a total maximum graphic area of 75 square feet in size with a maximum height of 6 feet. Signs shall be limited to central college frontage only.

4. The following are prohibited: signage (or components) that move or rotate, co-op or tenant panel signage, signage that emits noise, signage with changeable copy, moving objects and sign components, animation, LED (light emitting diodes) and related screens, projectors and related equipment, LED programmable signs and neon used as a window element, off-premises signage and billboards.

G. Modifications.

1. 3312.49, Minimum number of Parking Spaces Required, which Section requires 67.

2. 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space, while zero (0) loading spaces shall be required.

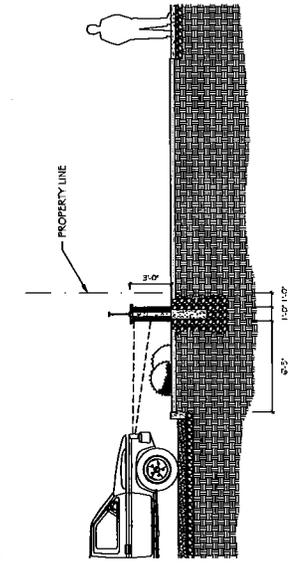
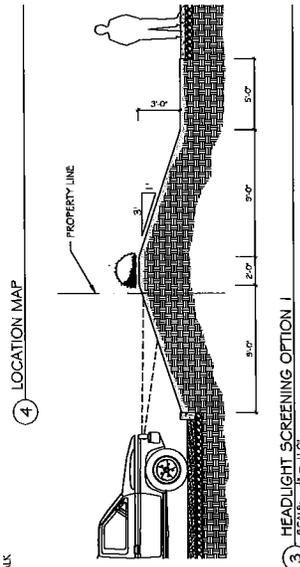
H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is flat.

2. Existing Land Use: The property is developed with a 2,800 sq. ft. 2 story residential building and accessory parking.
3. Circulation: Access to and from the site is via Central College Rd.
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use to the north. East and West are Neighborhood Edge.
5. Visibility: The site is visible from Central College Rd. and Caplinger Rd.
6. Proposed Development: Neighborhood Commercial Development. Restaurant and Professional Office.
7. Behavior Patterns: Vehicular access from Central College Rd. no access to Caplinger Rd.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

I. Miscellaneous Commitments

1. Development of the site shall be in accordance with the site plan titled "Central College Redevelopment". The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the drawing shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

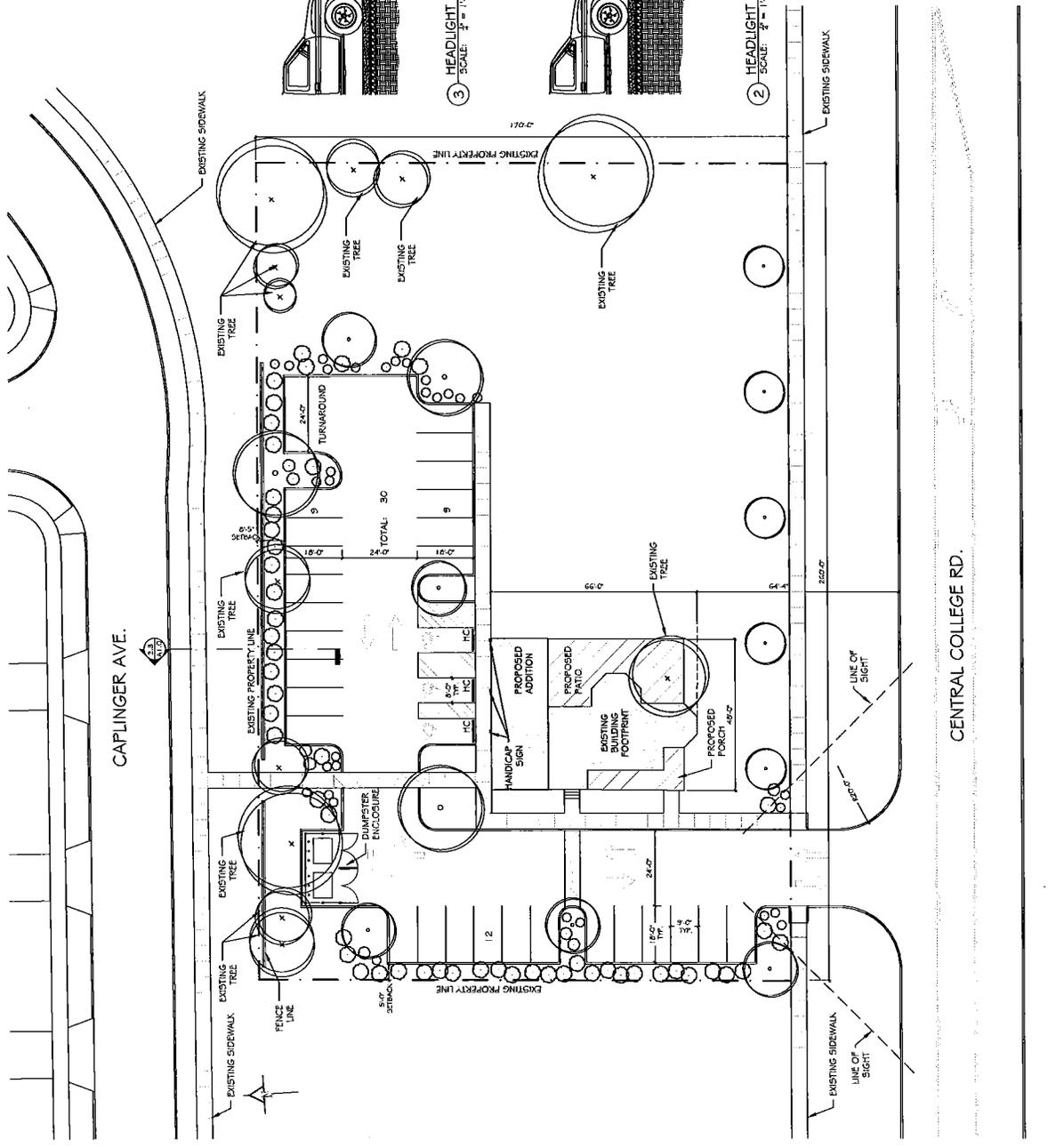


SQUARE FOOTAGE	
EXISTING BUILDING AREA (FOOTPRINT)	1,200 SF
ADDITION BUILDING AREA (FOOTPRINT)	665 SF
TOTAL BUILDING AREA (FOOTPRINT)	1,865 SF

FLOOR AREA	
EXISTING BUILDING	2,800 SF
PROPOSED ADDITION	1,700 SF
PROPOSED PORCH	245 SF
TOTAL FLOOR AREA	4,745 SF

PARKING SPACES	
PROPOSED ACCESSIBLE PARKING SPACES	3
TOTAL PROPOSED PARKING SPACES	30

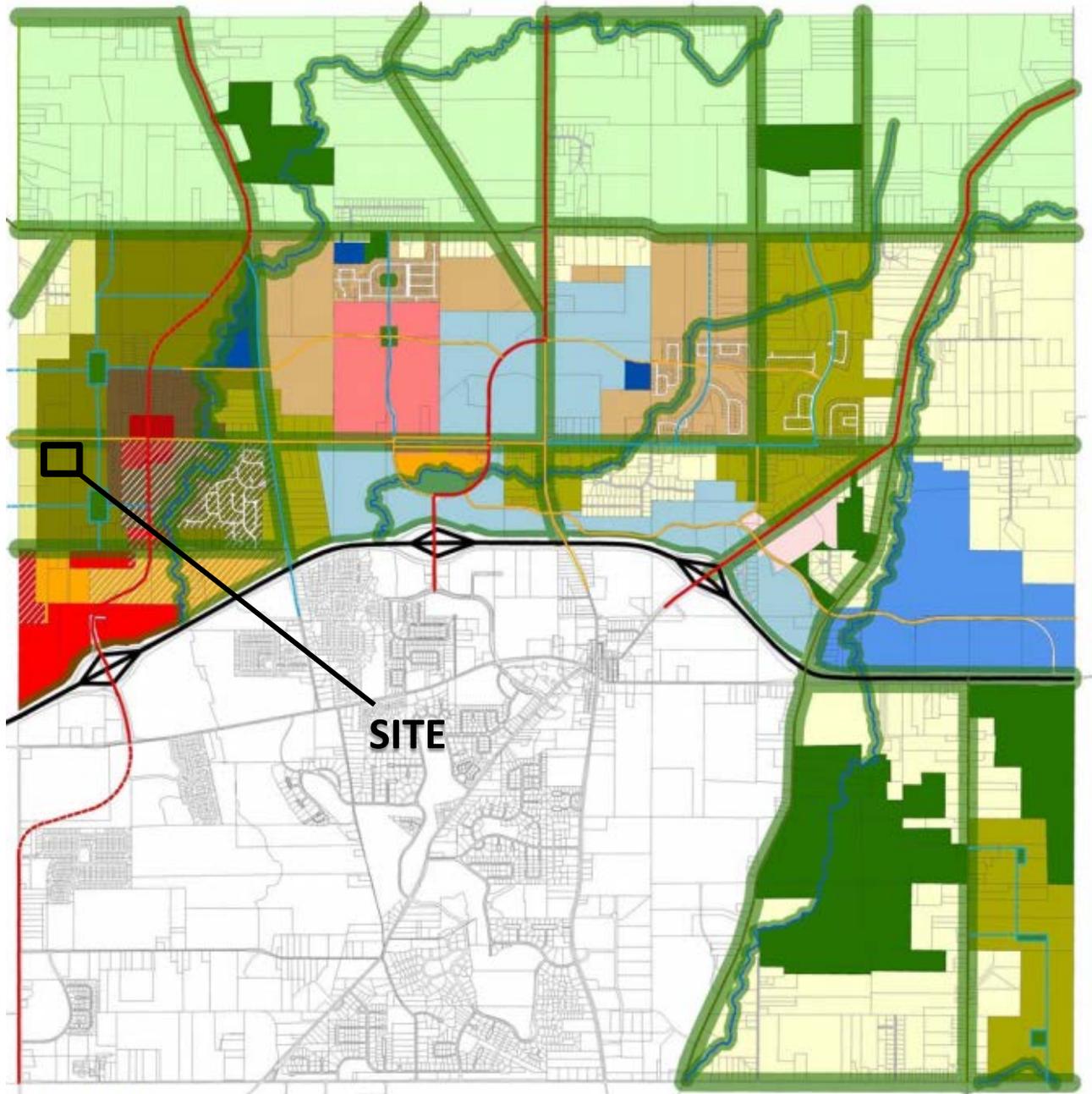
SITE: 44,130 SF
APPROX. 1 ACRE
BUILDING HT. APPROX. 25'-0"



PRELIMINARY NOT FOR CONSTRUCTION



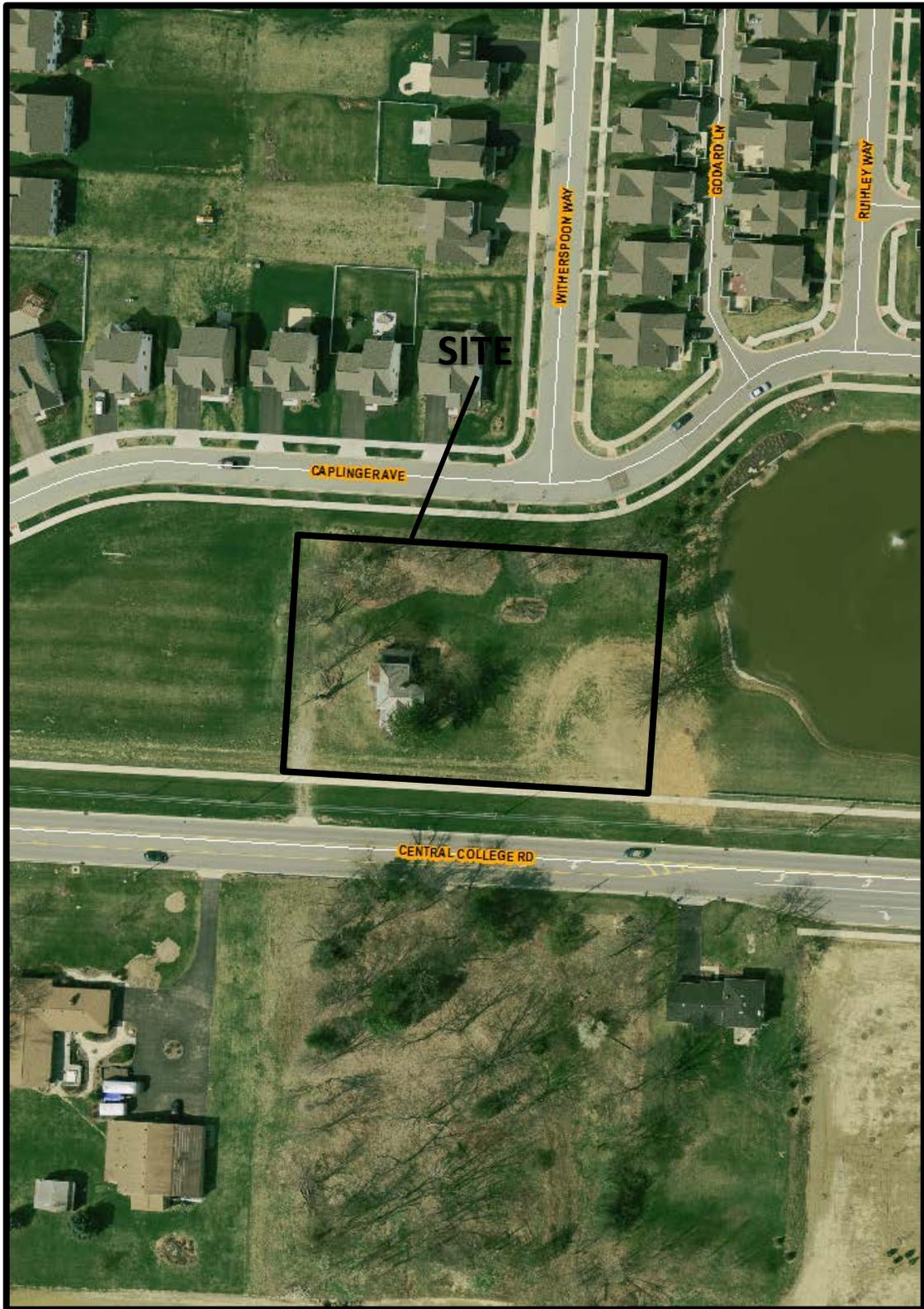
Z15-027
4980 Central College Road
Approximately 1.1 acres
Rezoning from RR to CPD



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

Z15-027
 4980 Central College Road
 Approximately 1.1 acres
 Rezoning from RR to CPD
Rocky Fork Black Lick Accord (2003)



Z15-027
4980 Central College Road
Approximately 1.1 acres
Rezoning from RR to CPD