

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-035 Date Received: 7/31/15
Application Accepted by: ET Fee: \$12880
Comments: Assigned to Shannon Pine Le 45-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2976 LAZAR RD Zip: 43123

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 570-193906-00 + 570-193905

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

Current Zoning District(s): R Requested Zoning District(s): M

Area Commission or Civic Association: SOUTHWEST AREA COMMISSION

Proposed Use or reason for rezoning request (continue on separate page if necessary):
CONTINUE CURRENT NON-CONFORMING USE ON THE SITE INCLUDING (SEE ATTACHED)

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 6.06

APPLICANT:

Name: JEFFREY LAVALLEY Phone Number: 614-832-3882 Ext.: _____

Address: 2976 LAZAR RD City/State: GRAVE CITY, OH Zip: 43123

Email Address: JEFF@FOUNTECH.COM Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: JEFF LAVALLEY / LORI CROSS Phone Number: 614-832-3883 Ext.: _____

Address: 2976 LAZAR RD City/State: GRAVE CITY, OH Zip: 43123

Email Address: JEFF@FOUNTECH.COM Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: MICHAEL J. MAISTROS, AIA Phone Number: 614-884-8888 Ext.: _____

Address: 4740 REED ROAD, STE 201 City/State: UPPER ARLINGTON, OH Zip: 43220

Email Address: MJMAISTROS@NEW-AVENUE.NET Fax Number: 614-884-8448

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

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 checks payable to the Columbus City Treasurer

PROPOSED USE OR REASON FOR REZONING
(CONTINUED)

215-035

... A CONTRACTOR'S STORAGE YARD, (DISPLAY AREA FOR FOUNTTECH BUSINESS, A PRIVATE RESIDENCE, & A SALVAGE BUSINESS (SPECIAL PERMIT SHALL BE APPLIED FOR SEPARATELY).

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AFFIDAVIT (See instruction sheet)

Application Number: 215-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL J. AISTROS
of (1) MAILING ADDRESS 4740 REED ROAD UPPER ARLINGTON, OH 43220

deposes 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) per ADDRESS CARD FOR PROPERTY 2976 LAZAR RD COLUMBUS, OH 43123

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/31/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) LORI CROSS / JEFFREY LAVALLEY
2976 LAZAR ROAD
GRANVILLE CITY, OH 43123

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

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) SOUTHWEST AREA COMMISSION
STEFANIE COE
1397 GORHAM DRIVE COLUMBUS, OH 43223

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)

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC Tamara R. Sines My Commission Expires _____

Notary Seal Here



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires: 07/13/16

This Affidavit expires six (6) months after the date of notarization.

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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 # 215-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS
of (COMPLETE ADDRESS) 4740 REED ROAD, STE 201 UPPER ARLINGTON, OH 43220

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. <u>FOUNTECH</u> <u>2976 LAZAR ROAD</u> <u>GROVE CITY, OH 43123</u> <u>JEFFREY LAVALLEY - 614-832-3882</u> <u>7 Employees</u></p>	<p>2. <u>ROBIN M. GARRISON</u> <u>11501 WOODBRIDGE LAKE</u> <u>BALTIMORE, OH 43105</u> <u>614-444-4285</u> <u>0 EMPLOYEES</u></p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of July, in the year 2015

Tamara R. Sines
SIGNATURE OF NOTARY PUBLIC



My Commission Expires
Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/16

Notary Seal Here

This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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215-035

Applicant

Jeffrey LaValley
2976 Lazar Road
Grove City, Ohio 43123

Property Owner

Lori Cross / Jeffrey LaValley
2976 Lazar Road
Grove City, Ohio 43123

Agent (Architect)

Michael j. Maistros, AIA
4740 Reed Road, Suite 201
Upper Arlington, Ohio 43220

Area Commission

Southwest Area Commission

Stefanie Coe
1397 Gorham Drive
Columbus, Ohio 43223

Surrounding Property Owners

Gary & Jean West
2999 Lazar Road
Grove City, Ohio 43123

Lori A Cross
3650 Mountview Road
Columbus, Ohio 43220

Sussux Place, LLC
3811 Twin Creeks Road
Columbus, Ohio 43204

Charles E Mainous III
PO Box 145
Worthington, Ohio 43085

Columbus Auto Parts, LLC
6378 Meadow Glen Drive North
Westerville, Ohio 43082

Lowell Newsome V
1821 Tanis Drive
Grove City, Ohio 43123

215-035

Legal Description of the Property

Parcel II:

Beginning at an iron pin in the West line of V.M.S. 426 and being South 35 deg. 42' 30" West 159.12 feet from an iron pin where the West line of V.M.S. 426 intersects the North line of V.M.S. 6843; thence along the West line of V.M.S. 426 South 35 deg. 42' 30" West 169.60 feet to an iron pin; thence North 77 deg. 04' West (passing an iron pin at 1335.23 feet) 1360.23 feet to a point in the centerline of a 50 foot roadway; thence along the centerline of said roadway North 13 deg. 04' East (passing an iron pin at 25 feet) 1425.6 feet to the place of beginning, containing 5 acres, more or less. Said parcel being known as Tract 38 of a certain unrecorded parcel plat.

Subject to the use of roadway 50 feet wide running from the Southwest corner of the above described Tract No. 2 northerly to Dyer Road, said roadway centerline being described as beginning at the Southwest corner of the above described Tract No. 2, along the centerline, North 13 deg. 02' East 1941.84 feet to an iron pin at an angle in the roadway; thence North 19 deg. 43' West 311.89 feet to an iron pin in the centerline of Dyer Road, being now dedicated as Lazar Road.

Note: The above information has been provided from a 1997 document from the property owner's records as a portion of a Deed of record in Deed Book 1591, Page 641, Recorder's Office, Franklin County, Ohio.



City of Columbus Zoning Plat

215-035



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: 570193906

Zoning Number: 2976

Street Name: LAZAR RD

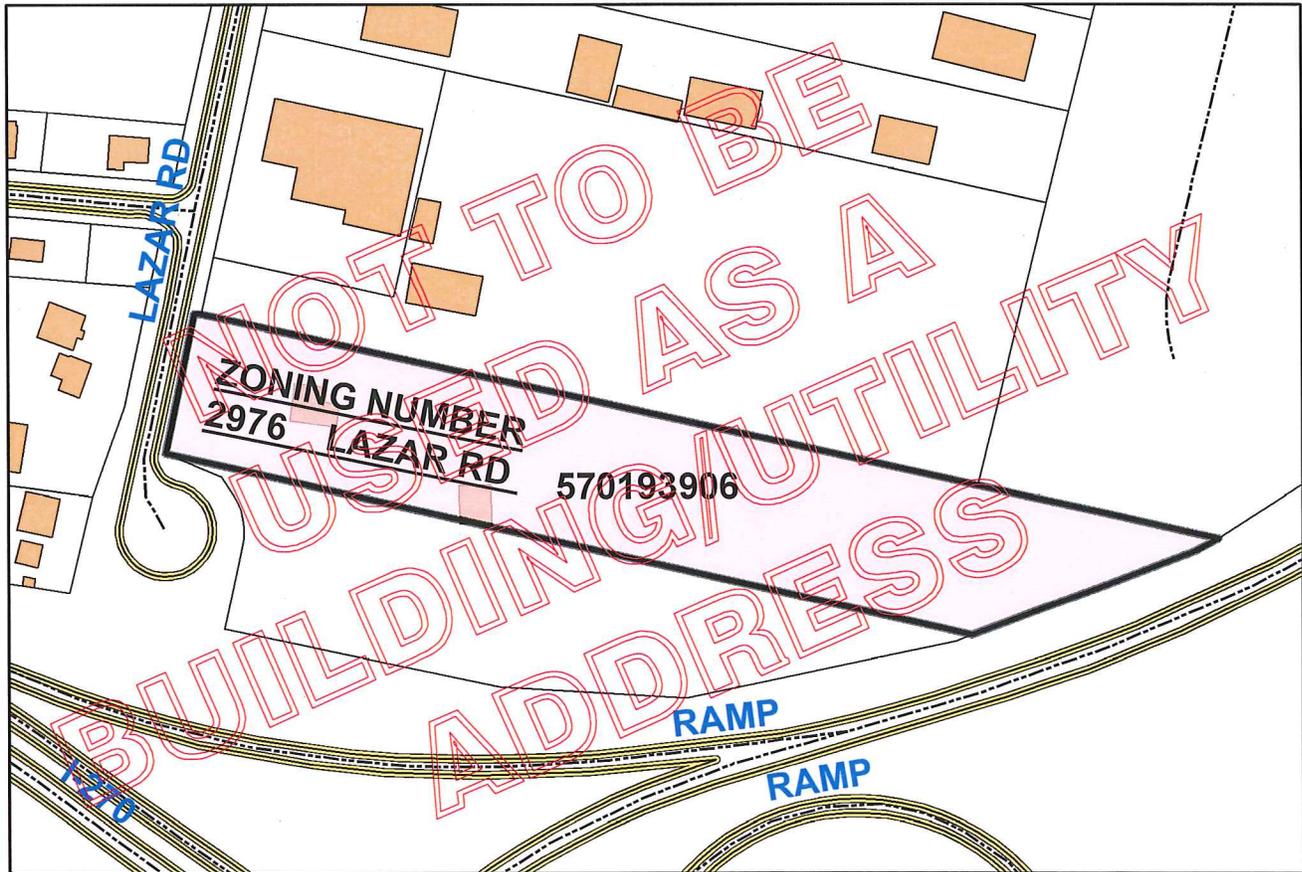
Lot Number: N/A

Subdivision: N/A

Requested By: NEW AVENUE ARCHITECTS & ENGINEERS (MICHAEL MAISTROS)

Issued By: *Edyana Umariani*

Date: 7/29/2015



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 39489



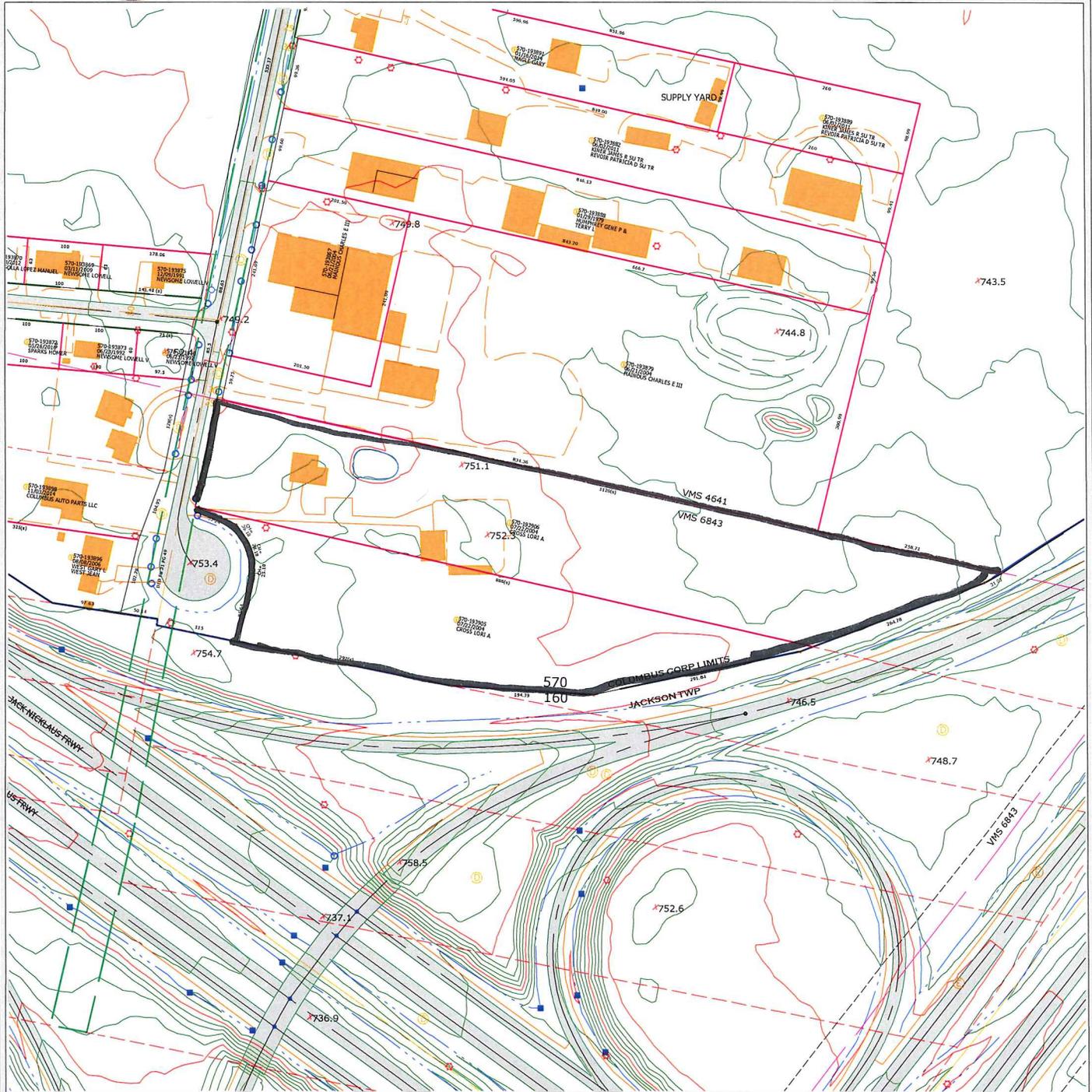
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

215-035



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 7/29/15

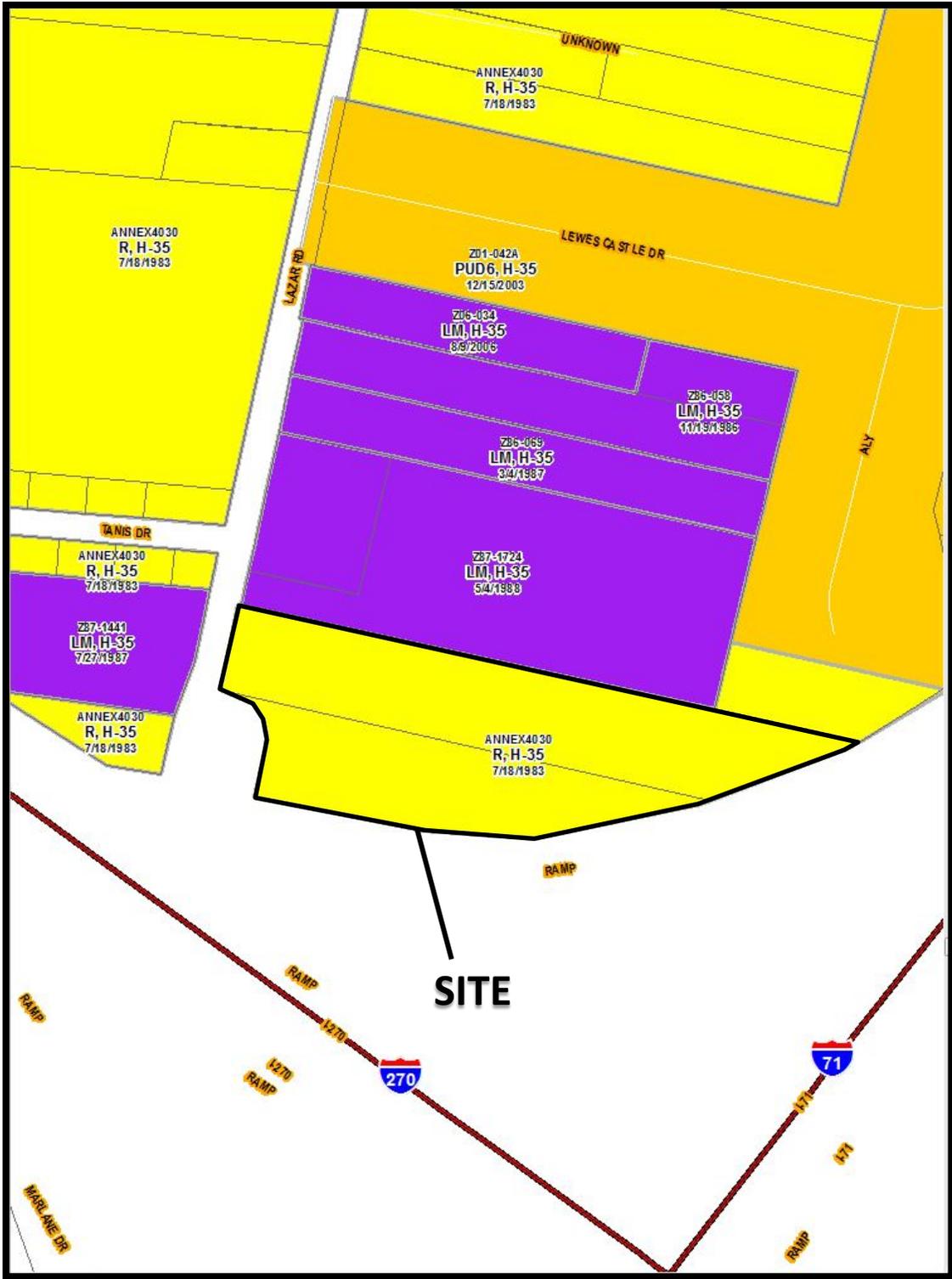


Disclaimer

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.



Z15-035
 2976 Lazar Road
 Approximately 6.06 acres
 R to M



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2976 Lazar Road
Approximately 6.06 acres
R to M