

# 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: Z15-053 Date Received: 11/3/15  
Application Accepted by: MM, JB, TD, SP Fee: \$3200  
Comments: Assigned to Tim Dietrich; 645-6665; tedietch@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6183 Linworth Road Zip: 43085

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: 610-213858, 610-213859

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

Current Zoning District(s): RRR Requested Zoning District(s): CPD

Area Commission or Civic Association: Far Northwest Coalition

Proposed Use or reason for rezoning request (continue on separate page if necessary):  
parking lot

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 0.459 +/-

### APPLICANT:

Name: Linworth Baptist Church c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222

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

Email Address: dave@daveperryco.net Fax Number: (614) 228-1790

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

Name: Linworth Baptist Church c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222

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

Email Address: dave@daveperryco.net Fax Number: (614) 228-1790

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

Name: Donald Plank, Plank Law Firm, LPA Phone Number: (614) 947-8600 Ext.: \_\_\_\_\_

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

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

APPLICANT SIGNATURE Linworth Baptist Church by Dave B. Perry, Agent

PROPERTY OWNER SIGNATURE Linworth Baptist Church by Dave 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 checks payable to the Columbus City Treasurer

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**AFFIDAVIT** (See instruction sheet)

Application Number: 215-053

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

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 6183 Linworth Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11-3-15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Linworth Baptist Church  
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 application)

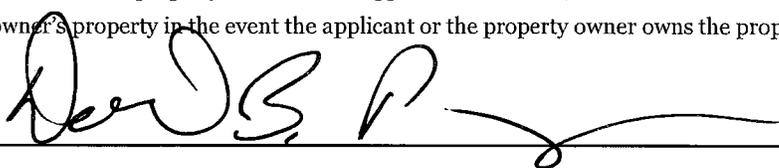
Linworth Baptist Church  
c/o Dave Perry (614) 228-1727

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

(5) Far Northwest Coalition  
c/o Mr. John Murley  
3607 Waterbury Lane  
Powell, OH 43235

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



Sworn to before me and signed in my presence this 30th day of October, in the year 2015

Stacey L. Danza  
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018  
My Commission Expires

Notary Seal



Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018  
This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**6183 Linworth Road**  
**Z15-053**  
**October 30, 2015**

**APPLICANT**

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

**PROPERTY OWNER**

Linworth Baptist Church  
c/o Dave Perry, Agent  
David Perry Company, Inc.  
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**

Far Northwest Coalition  
c/o Mr. John Murley  
3607 Waterbury Lane  
Powell, OH 43235

**PROPERTY OWNERS WITHIN 125 FEET**

Englefield Oil Co.  
BBC Co.  
447 James Pkwy.  
Newark, OH 43056-6099

William A. Kanan  
6180 Hutchinson Street  
Worthington, Ohio 43085

Linworth Baptist Church  
6200 Linworth Rd.  
Worthington, OH 43085-2855

Paul W. Doran  
Judith A. Doran  
87378 Bevelhymer Road  
Westerville, Ohio 43081

Theresa S. Zborovsky  
2154 Thistlewood Drive  
Columbus, Ohio 43235

United Dairy Farmers, Inc.  
3955 Montgomery Rd.  
Cincinnati, OH 45212-3733

DK Erwin Properties LLC  
395 Country CV  
Cabot, AR 72023-7574

Eugene Gillman  
Carolyn L. Gillman  
6190 Hutchinson St.  
Worthington, OH 43085

Stefan Langer  
6194 Hutchinson St.  
Worthington, OH 43085

Paul W. Doran  
Judith A. Doran  
8378 Bevelhymer Rd.  
Westerville, OH 43081-9798

Julia Keiser  
6180 Linworth Rd.  
Worthington, OH 43085-2812

Eugene Gillman  
Carolyn L. Gillman  
6190 Hutchinson St.  
Worthington, OH 43085

Margaret Price  
181 W Old Powell Road  
Powell, Ohio 43065

**6183 Linworth Road**  
**Z15-053**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 10/30/15**

**ALSO NOTIFY**

Mr. Paul Ward  
Ward & Connolly  
5025 Arlington Centre Blvd., Ste. 250  
Columbus, OH 43220

Mr. Ed Montgomery  
5983 Sedgwick Rd.  
Columbus, OH 43235

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-053

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. Linworth Baptist Church 6200 Linworth Road Worthington, OH 43085 # Columbus based employees: 0 Contact: Ed Montgomery (614) 657-1663</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 30th day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza  
**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

11-5-2018 Notary Seal Here  
My Commission Expires



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

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Please make checks payable to the Columbus City Treasurer

**CPD, COMMERCIAL PLANNED DEVELOPMENT**

**0.459 +/- ACRES**

EXISTING ZONING: RRR, Restricted Rural Residential  
PROPOSED ZONING: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 6183 Linworth Road, Columbus, OH 43085  
APPLICANT: Linworth Baptist Church 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.  
PROPERTY OWNER: Linworth Baptist Church 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: November 1, 2015  
APPLICATION NUMBER: Z15- 053

**1. INTRODUCTION:** The 0.459 +/- acre site is located on the west side of Linworth Road, 220' +/- feet north of West Dublin Granville Road. The site is two (2) lots, one of which is developed with a single family dwelling and detached garage. The south side of the site abuts Mason Alley (20'). The property on the south side of Mason Alley is zoned for and developed with commercial uses, including a retail gas station, restaurant and retail uses. Applicant proposes to develop the site as a commercial parking lot to provide additional parking for the Linworth Road Baptist Church (6200 Linworth Road) and also commercial parking. The existing dwelling is rented and may or may not be razed. Two (2) development plans are submitted with this application as follows: "Linworth Baptist Church, 6183 Linworth Road, Site Plan", hereafter "Site Plan", dated \_\_\_\_\_, consisting of Sheets 1 of 2 and 2 of 2, to depict development of the site as a parking lot with and without removal of the dwelling and garage.

**2. PERMITTED USES:** A commercial parking lot, as permitted in Section 3355.03, C-3 Permitted Uses. The existing dwelling and garage presently on the property will become non-conforming uses with this rezoning. The dwelling and garage are permitted as non-conforming uses. At property owner's discretion, the existing house and garage may be removed or retained. Two (2) development plans are submitted, with one showing use of the site for a commercial parking lot without the existing house/garage and one showing use of the site as a commercial parking lot with the house/garage remaining.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan 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.**

Use of the site as a commercial parking lot shall be as depicted on the submitted Site Plan (Sheet 1 of 2 and Sheet 2 of 2).

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

1. Development of the site shall be as depicted on the Site Plan (Sheet 1 of 2 or Sheet 2 of 2).
2. Right of way totaling 30 feet from centerline of Linworth Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.
3. Vehicular access to the site shall be from Mason Alley.

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

Required landscaping and screening for the parking lot 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. A ground sign, if any, shall be monument-style and shall not exceed six (6) feet in total height. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

**G.) Other CPD Requirements.**

1. Natural Environment: The site is located on the west side of Linworth Road, 220' +/- north of West Dublin-Granville Road. The site is flat. The site abuts commercial uses to the south. Linworth Road is a collector. The site is close to West Dublin Granville Road, a major arterial.
2. Existing Land Use: There is a single family dwelling and accessory building presently on the property. The dwelling and accessory building may or may not be razed.
3. Circulation: Vehicular access will be via a Mason Alley, located along the south side of the property.
4. Visual Form of the Environment: Linworth Road is a collector street connecting West Dublin-Granville Road and Hard Road. Commercial uses, fronting West Dublin Granville Road, are located to the south of the property.

5. Visibility: The site is visible from Linworth Road and commercially zoned and developed property to the south.

6. Proposed Development: Commercial parking lot, with or without the existing dwelling and accessory building, as provided for with Site Plan options Sheet 1 of 2 and Sheet 2 of 2.

7. Behavior Patterns: Vehicular access will be from Mason Alley. On-site circulation shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

**H). Modification of Code Standards.**

Section 3312.21(A), Landscaping and Screening, Interior Landscaping, to reduce interior trees from 4 to 2.

**I.) Miscellaneous commitments.**

1. Development of the site for a commercial parking lot shall be in accordance with the Site Plan titled "Linworth Baptist Church, 6183 Linworth Road, Site Plan", dated \_\_\_\_\_, consisting of Sheets 1 of 2 and 2 of 2. These plans 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 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 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



# City of Columbus Zoning Plat



## 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: 610213858, 610213858

Zoning Number: 6183

Street Name: LINWORTH RD

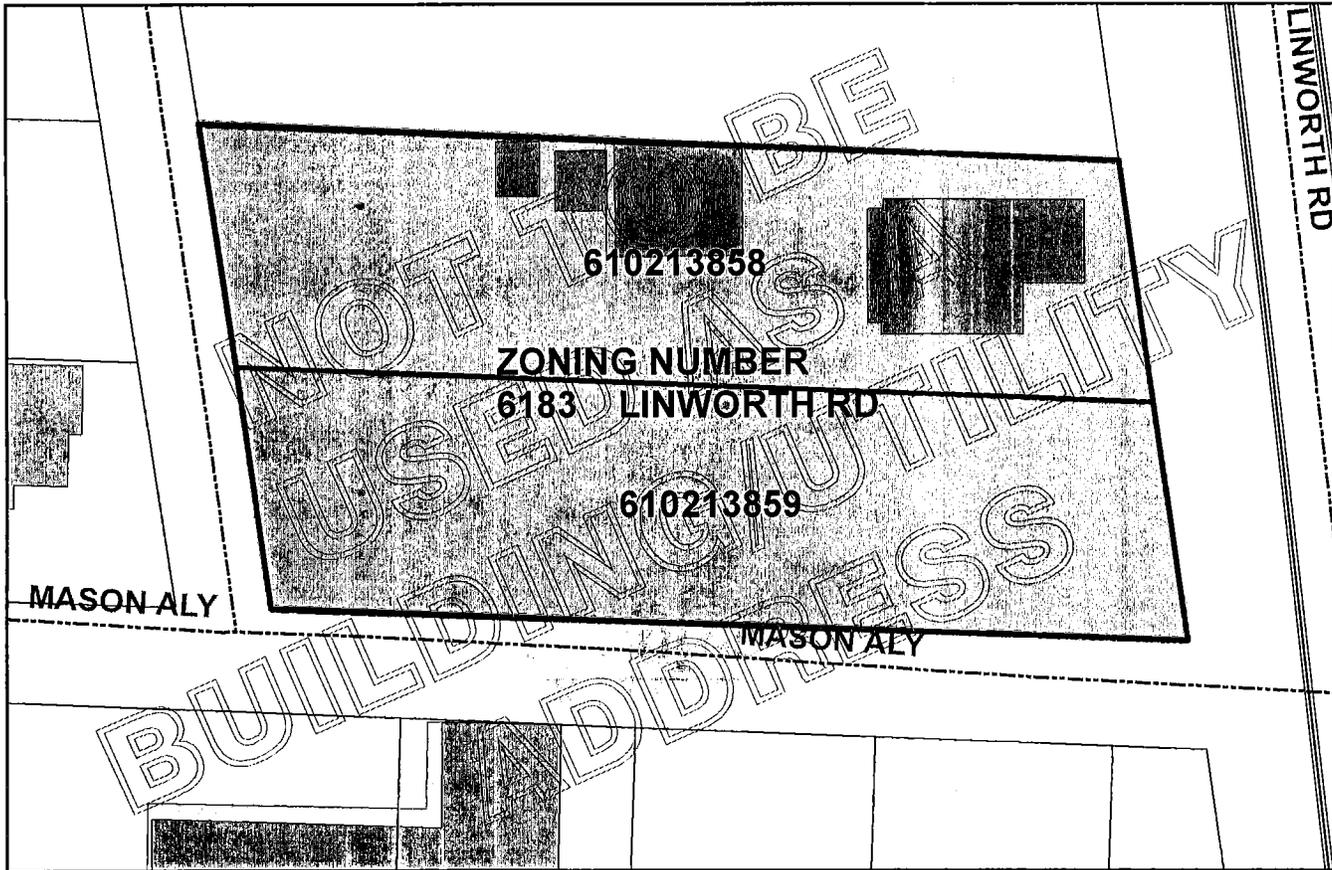
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY, INC. (DAVE PERRY)

Issued By: *Diana Amarian*

Date: 10/9/2015



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 46548

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



Z15- 083  
6183 Linworth Road  
Legal Description  
0.459 acres

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Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lots Number Twenty-Five (25) and Twenty-Six (26), of MCCLELLAND'S SUBDIVISION KNOWN AS 'ELMWOOD', as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 93, Recorder's Office, Franklin County, Ohio.

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Property Address: 6183 Linworth Road, Columbus, Ohio 43085  
Parcel No.: 610-213858, 610-213859

10/30/15

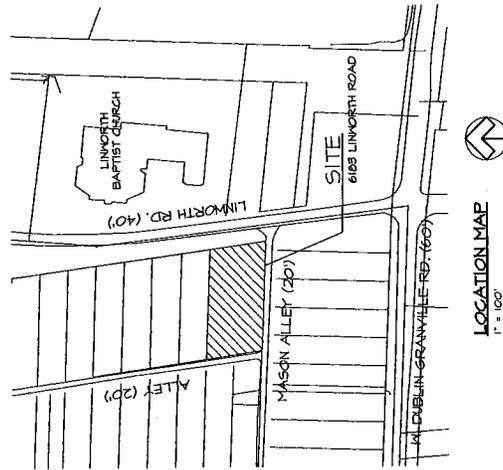


# REZONING

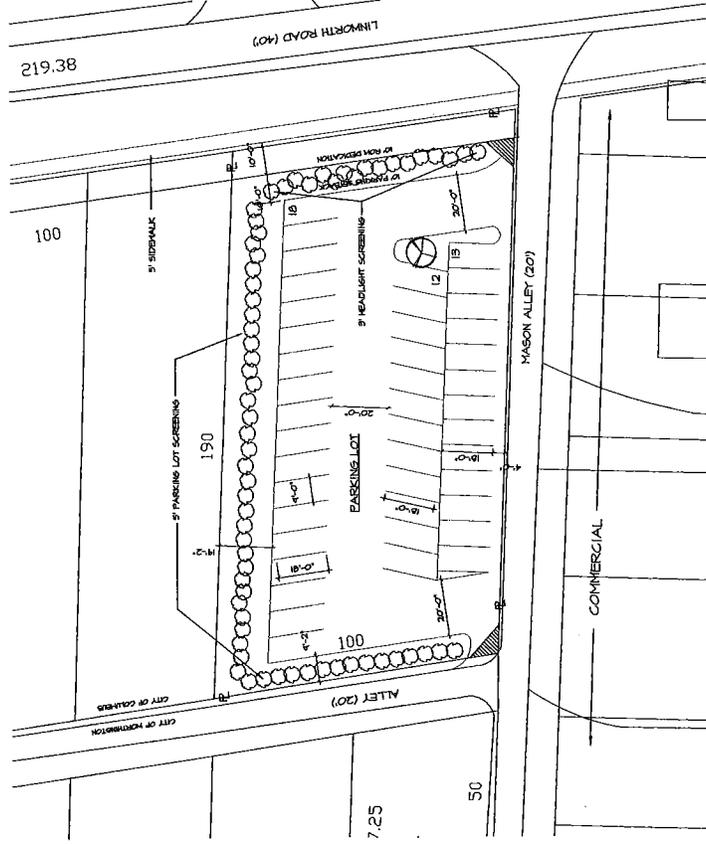
# 6183 LINWORTH ROAD

## LINWORTH BAPTIST CHURCH

### COLUMBUS, OHIO 43085



**PROPERTY DATA**  
 PROPERTY ADDRESS: 6183 LINWORTH ROAD  
 PROPERTY ID: 610-31866 & 610-31864  
 PROPERTY AREA: 0.458 ACRES (20,000 SF)  
 ZONING: R-1  
 EXISTING ZONING CLASSIFICATION: R-1 RESTRICTED RESIDENTIAL  
 PROPOSED ZONING CLASSIFICATION: C-20 COMMERCIAL PLANNED DEVELOPMENT  
 PROPOSED USE: PARKING LOT (18 SPACES) OR ALTERNATES



215-

Base Date: OCTOBER 24, 2010  
 Revision Date: \_\_\_\_\_  
 Mark \_\_\_\_\_

General Note

NOT FOR CONSTRUCTION

**DCH**  
**DCH ARCHITECTS, LLC**  
 6183 LINWORTH ROAD  
 COLUMBUS, OHIO 43085  
 614.724.7595  
 www.dcharchitects.com

**REZONING**  
**LINWORTH BAPTIST CHURCH**  
 6183 LINWORTH ROAD  
 COLUMBUS, OHIO 43085

Project: 215-22

Sheet Title: **SITE PLAN**

Sheet Number: **SPI**

Scale: 1 of 2

215-053

# REZONING

# 6183 LINWORTH ROAD

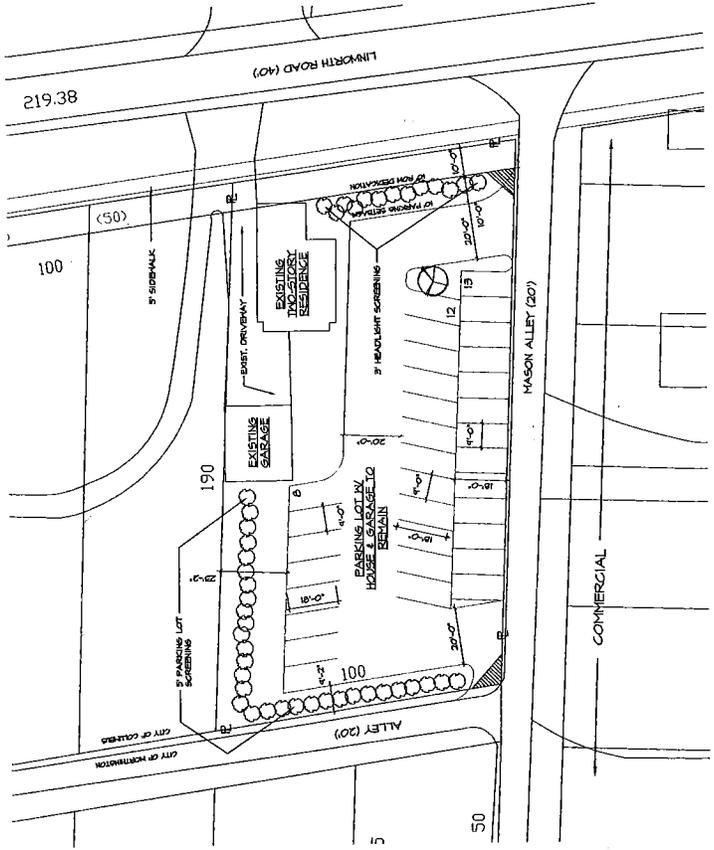
## LINWORTH BAPTIST CHURCH

### COLUMBUS, OHIO 43085



**LOCATION MAP**  
1" = 100'

**PROPERTY DATA**  
 PROPERTY ADDRESS: 6183 LINWORTH ROAD  
 PROPERTY ID: 610-38556 + 610-38558  
 PROPERTY AREA: 0.425 ACRES (20,000 SF)  
 MET: 0.226 ACRES (9,800 SF)  
 EXISTING ZONING CLASSIFICATION: R-2 RESTRICTED RURAL RESIDENTIAL  
 PROPOSED ZONING CLASSIFICATION: C-20 COMMERCIAL PLANNED DEVELOPMENT  
 PROPOSED USE: PARKING LOT (SEE SPACES OR ALTERNATES)



**SITE PLAN**  
1" = 20'

**DCH**  
**DCH ARCHITECTS, LLC**  
 4335 HORTON CIRCLE  
 HILLTOP, OHIO 43026  
 614.727.7595  
 COMMUNITY@DCHARCHITECTS.COM

PROJECT: REZONING  
 6183 LINWORTH ROAD  
 COLUMBUS, OHIO 43085

DATE: 2/22

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **SP2**

SHEET TOTAL: **2 of 2**

NOT FOR CONSTRUCTION

Issue Date: **OCTOBER 24, 2015**  
 Revision Date: \_\_\_\_\_  
 Mark \_\_\_\_\_

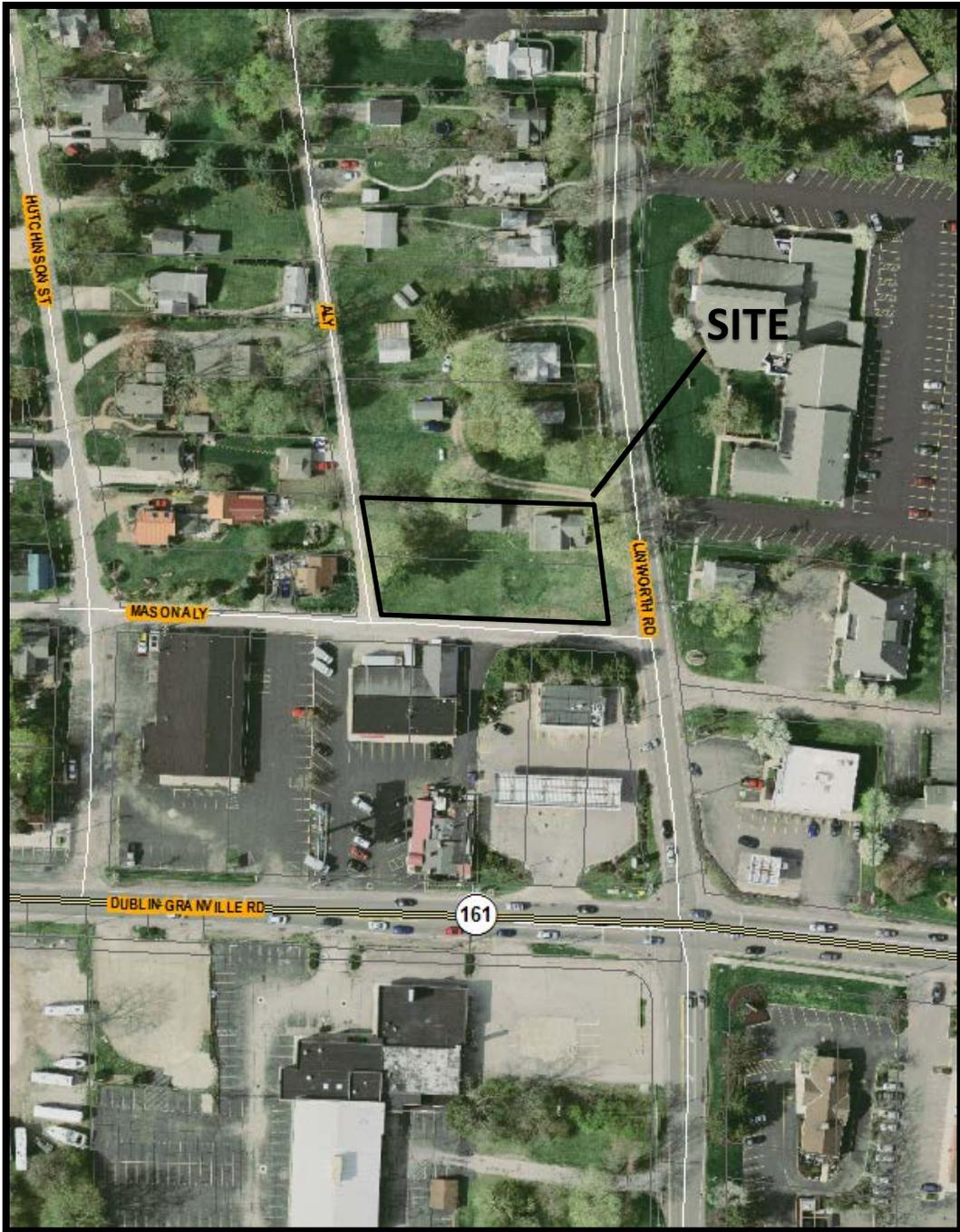
General Notes

By Order of the Board of Planning and Zoning

Project Name: **Linworth Baptist Church**



Z15-053  
6183 Linworth Road  
approximately 0.46 acres  
RRR to CPD



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6183 Linworth Road  
approximately 0.46 acres  
RRR to CPD