

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: 215-055 Date Received: 11/12/15

Application Accepted by: MM, JB Fee: \$1,800

Comments: Assigned to Michael Maret mjmaret@columbus.gov; (614) 645-2749

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1764 Northwest Blvd., Columbus, OH Zip: 43212

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: 010-170948

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

Current Zoning District(s): R Requested Zoning District(s): R-4

Area Commission or Civic Association: 5TH by Northwest Area Commission

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

The property was constructed around 1940 as a 4 family but when annexed to Cols. Zoning not changed.

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 0.146

APPLICANT:

Name: Kenneth A. Mollica Phone Number: (614) 679-6225 Ext.: _____

Address: 1926 Suffolk Rd. City/State: Upper Arlington, OH Zip: 43221

Email Address: Ken@mollicappraisal.com Fax Number: N/A

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

Name: Turtle Bay LLC / Kenneth A. + Robin Phillips Mollica Phone Number: (614) 679-6225 Ext.: _____

Address: 1926 Suffolk Rd City/State: Upper Arlington, OH Zip: 43221

Email Address: Ken@mollicappraisal.com Fax Number: _____

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

Name: Dow Voelker Phone Number: (614) 481-6500 Ext.: _____

Address: 1620 W. 1st Avenue City/State: Columbus, OH Zip: 43212

Email Address: dow.voelker@gmail.com Fax Number: (614) 481-6500

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

APPLICANT SIGNATURE: Ken A. Mollica 6.8.15

PROPERTY OWNER SIGNATURE: Ken A. Mollica 6.8.15

ATTORNEY / AGENT SIGNATURE: Dow Voelker

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

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AFFIDAVIT (See instruction sheet)

Application Number: 215-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dow T. Voelker
of (1) MAILING ADDRESS 1620 W. First Avenue, Columbus, OH 43212

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 1764 Northwest Blvd. Columbus OH 43212

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Turtle Bay, LLC
1926 Suffolk Rd
Columbus OH 43221

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

Kenneth A. Mollica
(614) 679-6225

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

(5) 5TH by Northwest Area Commission
Bruce McKibben
1094 Lincoln Rd, Columbus, OH 43212

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

Dow T. Voelker

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

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

Notary Seal



DIRKEN T. VOELKER
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

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

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215-055

Kenneth A. Mollica
1926 Suffolk Road
Upper Arlington, OH 43221

Turtle Bay, LLC
1926 Suffolk Road
Upper Arlington, OH 43221

Dow T. Voelker
1620 W. First Ave.
Columbus, OH 43212

5th by Northwest Area Comm
c/o Bruce McKibben, Zoning
1094 Lincoln Road
Columbus, OH 43212

Associates General
Contractors of America
1755 Northwest Blvd.
Columbus, OH 43212

Albert & Cecelia Devendra
4590 Knightsbridge Blvd.
Ste. 301
Columbus, OH 43214

Jill Ferguson
3943 Cedric Ln.
Dublin, OH 43016

GELCO Real Estate
Holdings LLC
6349 Oisín Ct.
Dublin, OH 43016-2229

Turtle Bay LLC
1480 Dublin Rd.
Columbus, OH 43215

Kramer Properties LTD
1837 Westwood Ave.
Columbus, OH 43212

S & G Family Investments
5344 Infinity Ct.
Grove City, OH 43123

WMM Investments LLC
118 E. North Broadway
Columbus, OH 43214

GEM Columbus LLC
1929 West Wellington
Chicago, IL 60657

Schenk Columbus, LLC
1929 West Wellington
Chicago, IL 60657

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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 # 215-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David T. Voelker
of (COMPLETE ADDRESS) 1620 W. First Avenue, Columbus, OH 43212

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. Turtle Bay LLC 1926 Suffolk Rd Columbus, OH 43221 Kenneth A. Mollica 614-679-6225	2. Kenneth A. Mollica 1926 Suffolk Rd Columbus, OH 43221 614-679-6225
3. Robin Phillips Mollica 1926 Suffolk Rd Columbus, OH 43221 614-679-6225	4.

SIGNATURE OF AFFIANT *David T. Voelker*

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

Dirken T. Voelker
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____
Notary Seal Here



DIRKEN T. VOELKER
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

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

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Exhibit "A" - Legal Description

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

Being a part of Lot No. 4, as set off and assigned to Hester A. Orr in partition in the case of Lucy T. Byers, Plaintiff, versus Minnie Matlack, et al. Defendants Case No. 46847, Court of Common Pleas, Franklin County, Ohio, as said Lot No. 4 appears upon the Commissioners' plat in said Case marked Exhibit "A", and being a part of Quarter Township 3, Township 1, Range 18, United States Military Lands, in said Clinton Township, Franklin County, Ohio, and being a part of the 15.30 acres of land conveyed by King G. Thompson, as Receiver of the Northwest Boulevard Company, to Anna Roessler and Hazel Moore by deed dated October 21, 1941 and recorded in Deed Book 1177, page 219, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the northeasterly line of Northwest Boulevard located South 58° East a distance of 411.17 feet from an iron pin in the said northeasterly line of Northwest Boulevard marking the southwesterly corner of said 15.30 acre tract of land; thence north 32° east, at right angles to Northwest Boulevard, a distance of 130.0 feet to an iron pin; thence South 58° East, along the southwesterly line of a 20 foot easement established for alley and public utility purposes in a certain deed from Anna Roessler, et al, to Ohio Defense Homes Corporation, dated December 15, 1941, and recorded in Deed Book 1178, page 151, Recorder's office, Franklin County, Ohio, a distance of 49.0 feet to an iron pin, thence South 32° West, at right angles to Northwest Boulevard, a distance of 130.0 feet: to an iron pin in the said northeasterly line of Northwest Boulevard; thence North 58° West, along said northeasterly line of Northwest Boulevard, a distance of 49.0 feet to the point of beginning, containing 0.1462 acres.

Together with an easement and right to use for alley purposes a strip of ground 20 feet in width immediately adjoining the premises above described in the rear which 20 foot strip extends southeasterly and then southerly to the Northwest Boulevard and also all of the Grantors right, title and interest in and to said alley.

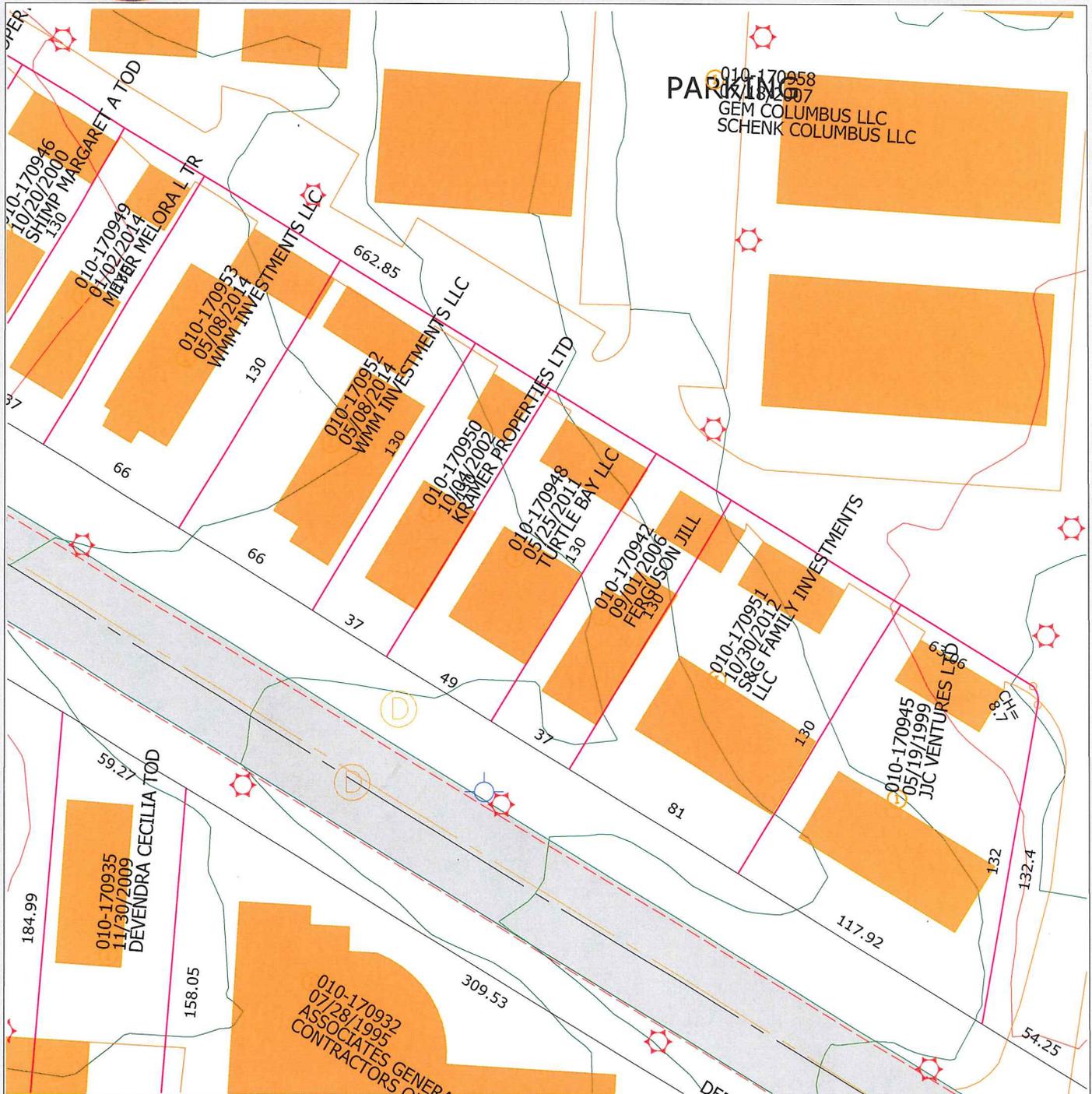
Parcel 010-170948



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/27/15

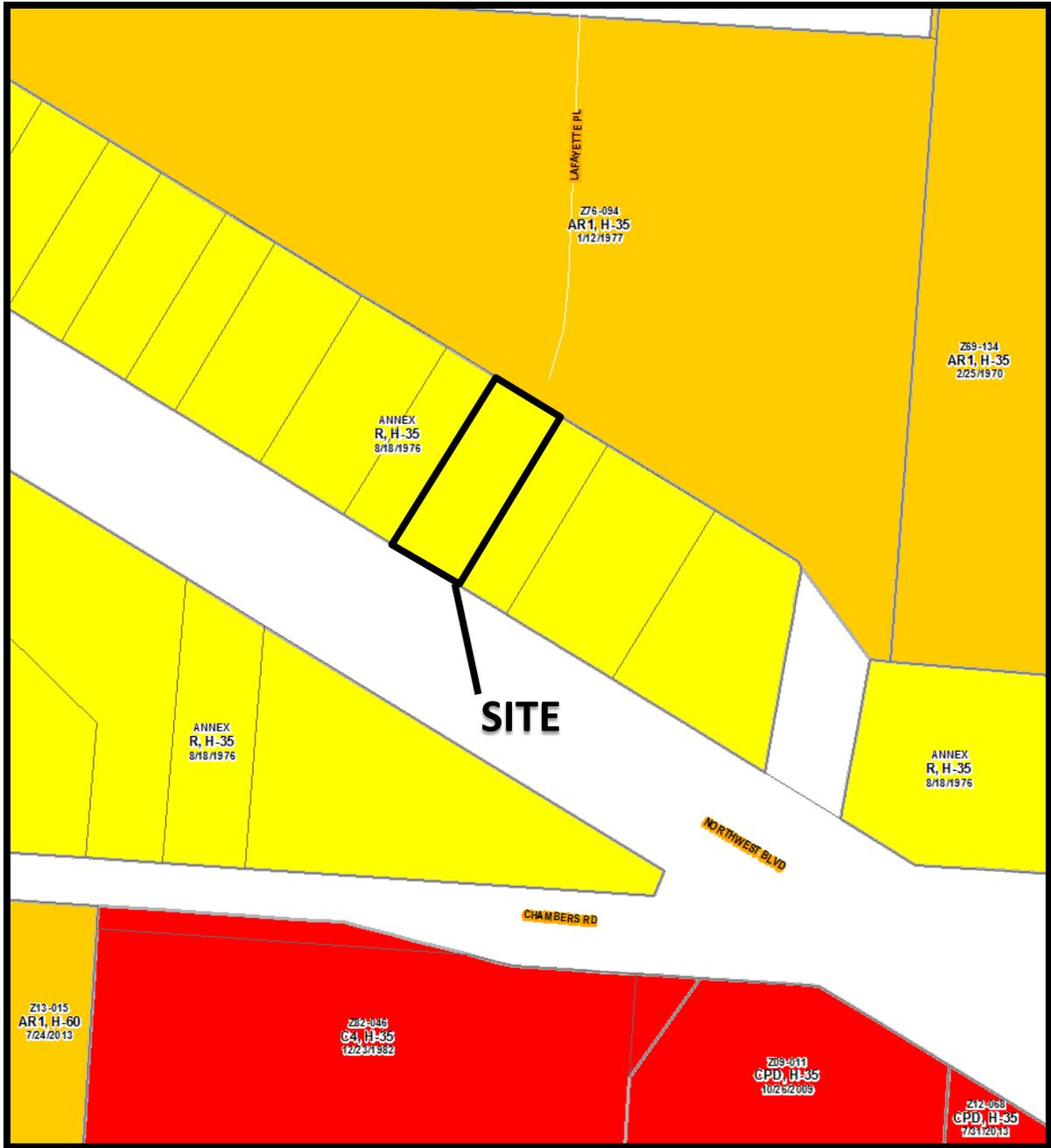


Disclaimer

Scale = 60



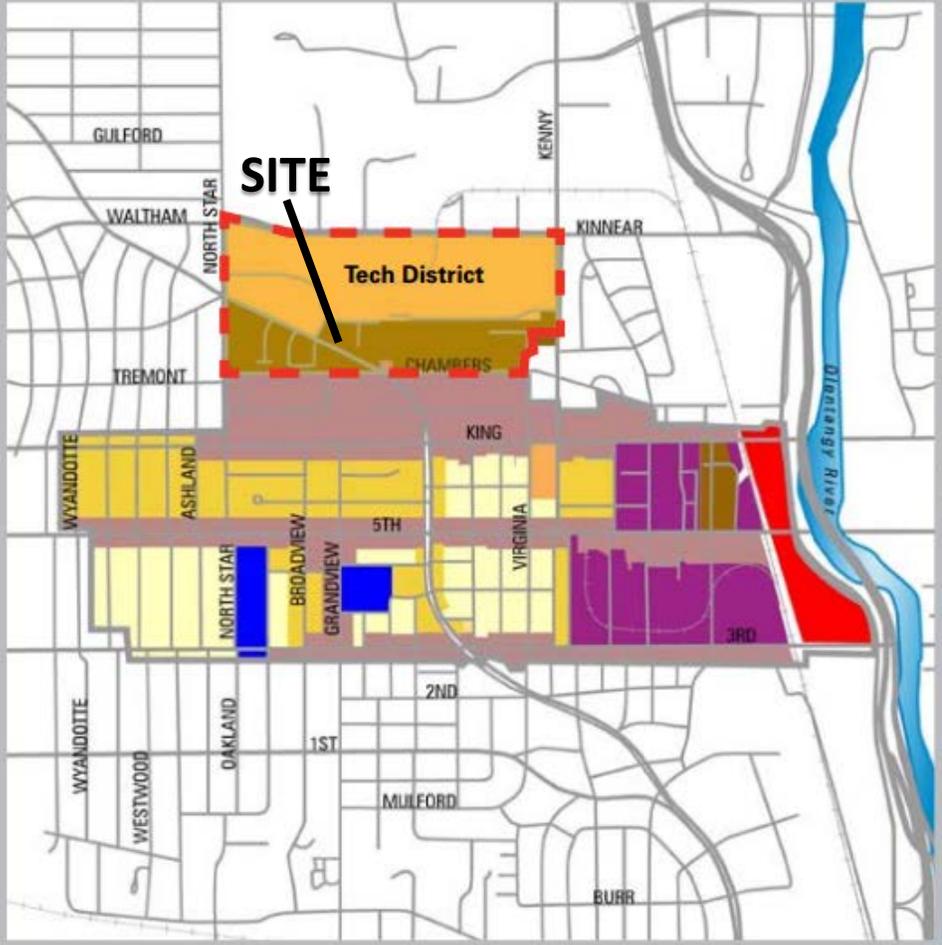
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family



Z15-061
5858 Sawmill Road
Approximately 10.76 acres
CPD to CPD



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4