

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-056 Date Received: 11-30-15
Application Accepted by: SP, mm, TD Fee: \$1,800
Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov
and Shannon Pine; 645-2208; spine@columbus.gov.

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6125 Cleveland Ave Col, OH Zip: 43231

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: ID/600-202557 ID/600-202558

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

Current Zoning District(s): C5 Requested Zoning District(s): C4

Area Commission or Civic Association: Northland Community Council

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

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage: .63

APPLICANT:

Name: Mohammed Alwazan Phone Number: 614-804-1604 Ext.: _____

Address: 1374 Mills St APT# C City/State: Bahanna, Ohio Zip: 43230

Email Address: Alwazan6180@gmail.com Fax Number: _____

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

Name: Buckeye state Auto sale, Co Phone Number: 614-804-1604 Ext.: _____

Address: 1661 E. Dublin Granville RD City/State: Columbus, Ohio Zip: 43229

Email Address: Alwazan6180@gmail.com Fax Number: _____

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

Name: ANTONIO COLOSIMO Phone Number: 614.464.3600 Ext.: _____

Address: 266 N. 4TH ST. #200 City/State: COLUMBUS, OH Zip: 43215

Email Address: tonyc23dgroup.com Fax Number: 614.464.9331

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

Rezoning Application

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AFFIDAVIT (See instruction sheet)

Application Number: 215-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mohammed Alwazan
of (1) MAILING ADDRESS 1374 Milk St APT #C Gahanna, OH 43230

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 6125 Cleveland Ave Columbus OHIO 43221
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11-30-15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Buckeye State Auto Sale, Co
1661 E. Dublin Granville RD Col, OH 43229

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

Mohammed Alwazan
614-804-1604

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

(5) Northland Community Council
P.O. Box 297836 Columbus, OH 43229
Dave Paul 614-325-8217

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 27 day of Nov, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



GRACE A. TERRY
Notary Public, State of Ohio,
EXPIRES 02-15-16

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

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Rezoning Application

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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.

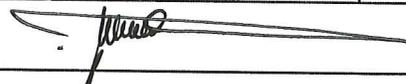
APPLICATION # 215-056

STATE OF OHIO
COUNTY OF FRANKLIN

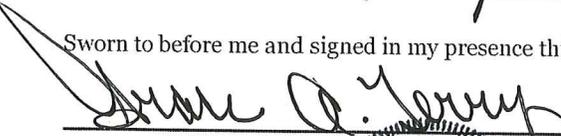
Being first duly cautioned and sworn (NAME) Mohammed Alwazan
of (COMPLETE ADDRESS) 1374 Milk St Apt #2, Gahanna, Ohio 43230
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities 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. <u>Buckeye state Auto Sale, Co</u> <u>1661 E. Dublin Granville RD (d), OH 43229</u> <u>Mohammed Alwazan</u> <u>614-804-1604</u>	2.
3.	4.

SIGNATURE OF AFFIANT 

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

 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires 2-15-16



GRACE A TERRY
Notary Public, State of Ohio
EXPIRES 02-15-16

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

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

Label set:

Applicant

Mohammed Alwazan
1374 Milk St Apt #C
Gahanna , Ohio 43230

Property Owner

Buckeye State Auto Sale, CO
1661 E. Dublin Granville Rd
Columbus, Ohio 43229

Area commission

The Northland Community Council
P.O. box 297836
Columbus, Ohio 43229

Attorney/ Agent

Antonio Colosimo
266 N.4TH St Suit#200
Columbus, Ohio 43215

Surrounding property owners

Sebring Marjorie L and Marjorie
6091 Cleveland Ave
Westerville , Oh 43215

Instalube and Tire CO
744 Grandview Ave
Columbus, Ohio 43215

Mcgee Matthew
6935 Margarum Bnd
New Albany, Ohio 43054

World Business Services
5030 Westerville Rd
Columbus , Ohio

Sun Coast Properties
5703 Rothesay DR
Dublin, Ohio

Hunidor Plus INC
6157 Cleveland Ave
Columbus, Ohio 43231

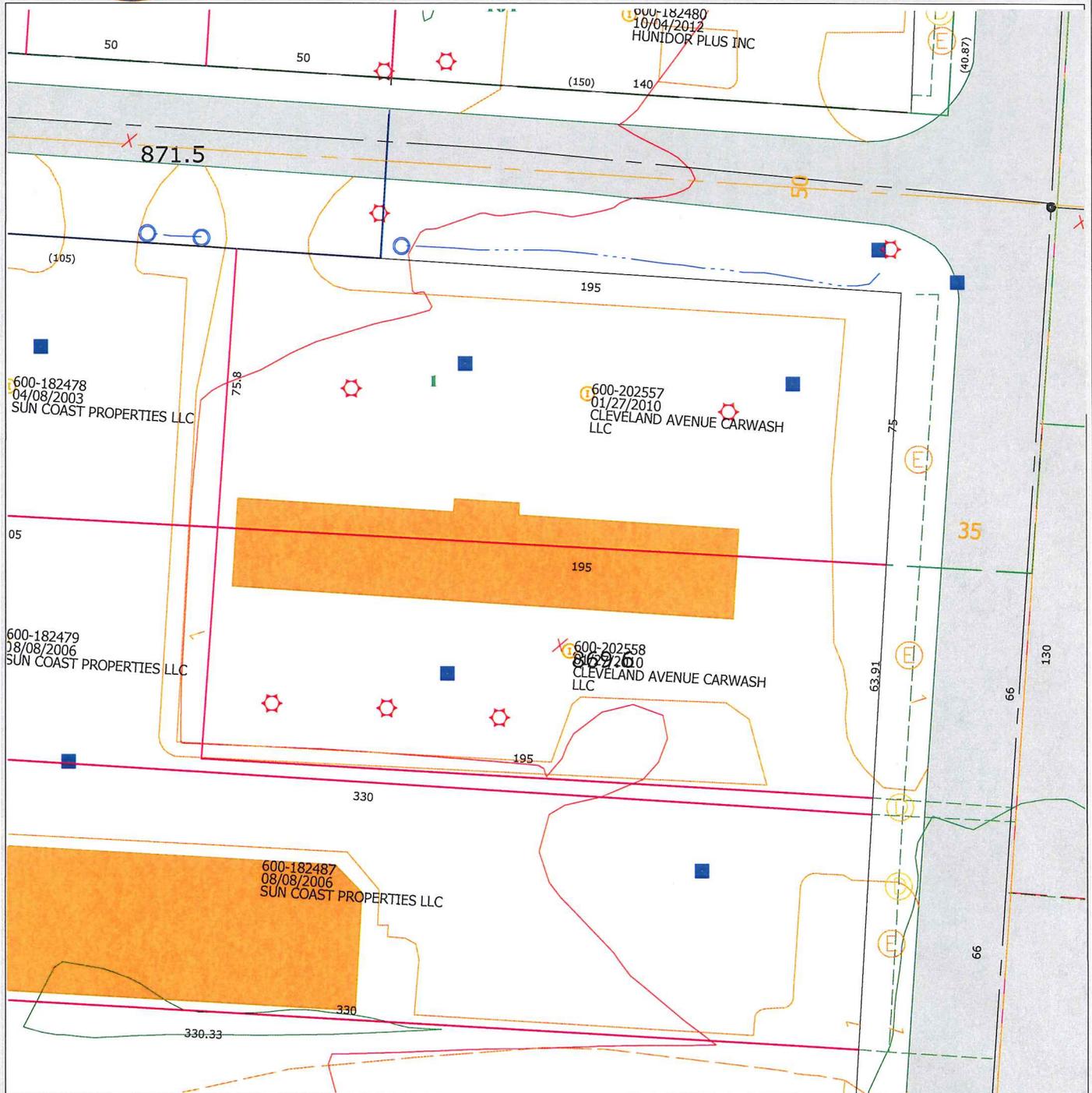
J. Wright investments LTD
2531 Tiller LN
Columbus, Ohio 43231



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 10/6/15



Disclaimer

Scale = 40



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

Z15-056

1136



201001270010456

Page 2 \$28.00 T20100004208
01/27/2010 11:09AM MEPALL OHIO
Robert G. Montgomery
Franklin County Recorder

Conveyance
Mandatory- 450.-
Permissive- 450.- TS
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

TRANSFERRED

JAN 27 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

General Warranty Deed

(pursuant to O.R.C. §5302.01 through O.R.C. §5302.06)

Eleanor Hale, married, for valuable consideration paid, grants, with general warranty covenants, to Cleveland Avenue Carwash, LLC, an Ohio limited liability company, whose tax mailing address is 2041 FRANSWORTH DR

Nashville, TN 37205, the following real property:

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

Of a 0.624 acre parcel of ground, of which 0.341 acre is out of Lot #1 of the NORTH HOME ACRE PARK as recorded in Plat Book 18, page 20, Recorder's Office, Franklin County, Ohio, and 0.283 acre being out of a 0.50 acre tract in Lot #6, QT, Township #1, T2N, R18W, USML, as recorded in Official Record 106 C07 of the Franklin County Recorder's Office, Ohio, and said parcel to be conveyed is more particularly described as follows:

Beginning at an iron rod found at the interesection of the south right of way line of Home Acres Road and the west right of way line of Cleveland Avenue, said iron rod is marking the NE corner of the 0.624 acre parcel;

Thence South 06° 33' 10" West, 138.91 feet, with the west right of way line of Cleveland Avenue, to an iron pin found;

- Thence North 83° 42' 13" West, 195.00 feet, with the south line of the said 0.50 acre tract, to an iron pin found;

- Thence North 06° 33' 00" East, 139.71 feet, with a line common to a 0.321 acre tract, to an iron pin found in the south right of way line of Home Acres Road;

Thence South 83° 27' 00" East, 195.00 feet, with the south right of way line of Home Acres Road and part of the North line of said Lot #1, to the iron rod at the Place of Beginning, and thus CONTAINING 0.624 ACRE, more or less.

Together with and subject to mutual non-exclusive right-of-way easement for ingress and egress as described in Official Records 11119 F03, and re-recorded in Official Records 11370 F18, Recorder's Office, Franklin County, Ohio.

N-235
ALL OF
(600)
202557
&
(600)
202558

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: <u>RJN</u>
DATE: <u>01-27-2010</u>





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: 600202557, 600202558

Zoning Number: 6125

Street Name: CLEVELAND AVE

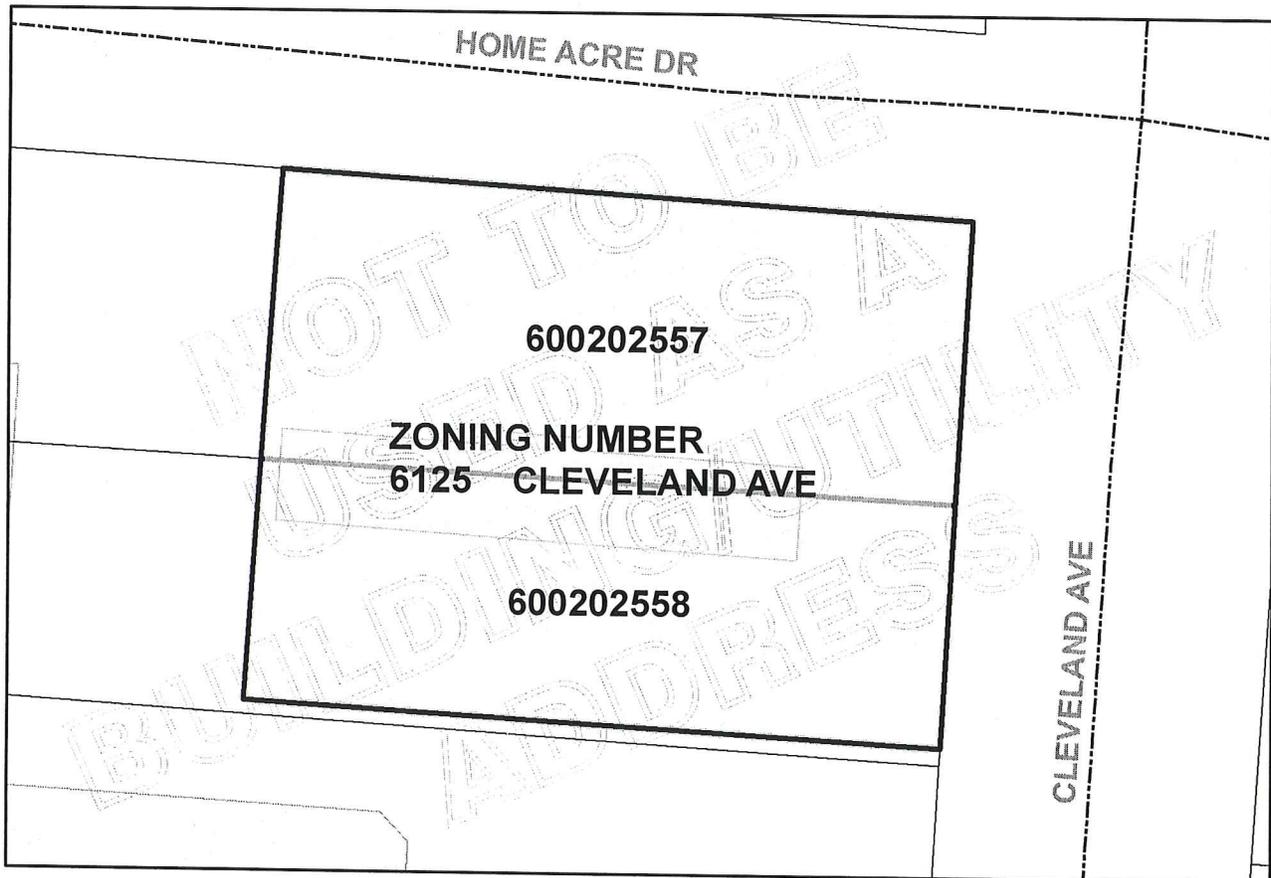
Lot Number : N/A

Subdivision: N/A

Requested By: BUCKEYE STATE AUTO SALE (MOAMMED ALWAZAN)

Issued By: *Melissa Amarian*

Date: 10/8/2015



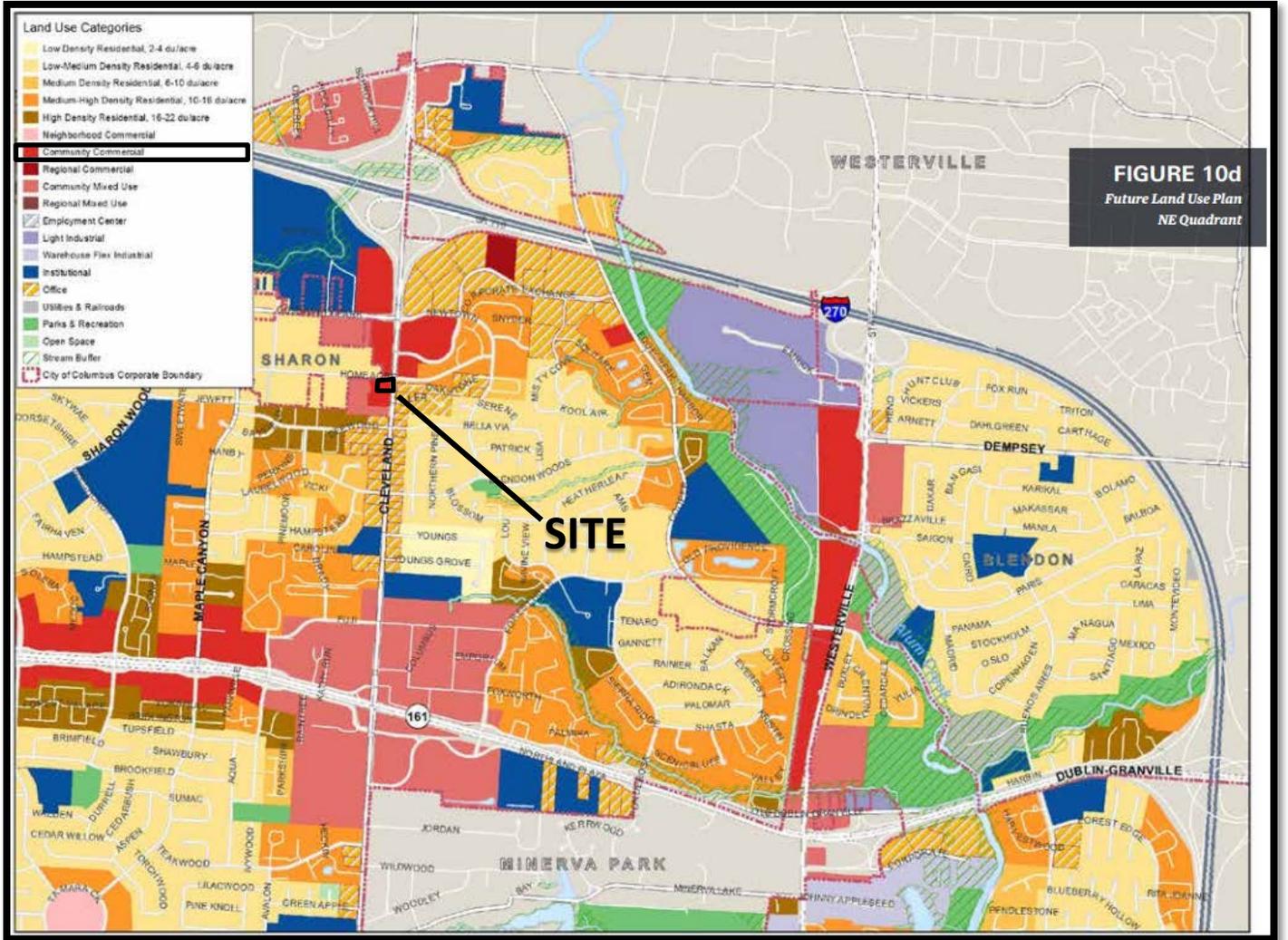
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 46200

215-056





Z15-056
6125 Cleveland Avenue
Approximately 0.63 acres
C-5 to C-4



Z15-056
6125 Cleveland Avenue
Approximately 0.63 acres
C-5 to C-4