



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-005 / 13335-00000-00041
Date Received: 1/22/13
Application Accepted By: S. Pine Fee: \$4,440
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3900 W BROAD ST Zip 43228
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 570189622
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R Requested Zoning District(s) C-4
Area Commission Area Commission or Civic Association: GREATER HILLTOP AREA COMMISSION
Proposed Use or reason for rezoning request: ESTABLISH PROPER ZONING FOR DEALERSHIP
PROPERTY ANNEXED YEARS AGO (continue on separate page if necessary)
Proposed Height District: H-35 Acreage 14.413
[Columbus City Code Section 3309.14]

APPLICANT:

Name ROBERT A. LAYMAN JR
Address 3900 W BROAD ST City/State COLUMBUS OH Zip 43228
Phone # 614-275-0500 Fax # 614-275-6200 Email GARYWHEATON@BOBBYLAYMAN.COM

PROPERTY OWNER(S):

Name ROBERT A LAYMAN JR. TRUSTEEOFTHE ROBERT A LAYMAN JR. LIVING TRUST DATED NOV 2, 2004
Address 8231 BAY COLONY DR # 2004 BRIGHTON City/State NAPLES FL Zip 43108
Phone # 239-592-0028 Fax # 614 275-6200 Email GARYWHEATON@BOBBYLAYMAN.COM
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name GARY WHEATON
Address 3900 W BROAD ST City/State COLUMBUS OH Zip 43228
Phone # 614-272-3178 Fax # 614 272 3145 Email: GARYWHEATON@BOBBYLAYMAN.COM

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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GARY WHEATON
of (1) MAILING ADDRESS 3900 W BROAD ST COLUMBUS OHIO 43228
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 3900 W BROAD ST
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) 11-22-13
(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) ROBERT A LAYMAN JR TRUSTEE OF THE ROBERT
A LAYMAN JR LIVING TRUST DATED NOV 2 2004
8231 BAY COLONY DRIVE #2004 BRIGHTON
NAPLES FL 34108

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

ROBERT A LAYMAN JR
614 275 0500

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

(5) GREATER HILLTOP AREA COMMISSION
P.O. BOX 28052
COLUMBUS OH 43228

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

(8) Gary Wheaton

Subscribed to me in my presence and before me this 15 day of 01, in the year 2013

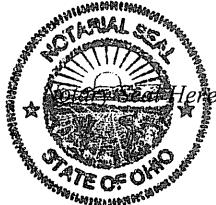
SIGNATURE OF NOTARY PUBLIC

(8) Angela L Kerschner

My Commission Expires:

10-30-17

This Affidavit expires six months after date of notarization.



Angela L. Kerschner
Notary Public, State of Ohio
My Commission Expires 10-30-17

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213-005

APPLICANT

Robert A Layman Jr.
3900 W Broad St
Columbus OH 43228

PROPERTY OWNER

Robert A Layman Jr. Trustee of the
Robert A Layman Jr. Living Trust dated
November 2, 2004
8231 Bay Colony Drive #2004 Brighton
Naples FL 43108

AGENT

Gary Wheaton
3900 W Broad St
Columbus OH 43228

AREA COMMISSION

Greater Hilltop Area Commission
P.O. Box 28052
Columbus OH 43228

SURROUNDING PROPERTY OWNER

Haydocy Realty Co LLC
3895 W Broad St
Columbus OH 43228

Haydocy Pontiac-GMC Trucks Inc
3895 W Broad St
Columbus OH 43228

Buckeye Express Wash LLC
6021 Coca Cola Blvd
Columbus GA 31909

Mid Ohio Universal Investments LLC
6625 Seeds Rd
Grove City OH 43123

Brothers & Sisters Management Inc
2740 Patrick Henry Ave
Columbus OH 43207

West Chris Realty LLC
135 Jericho Turnpike
Old Westbury NY 11568

Big Lots Stores Inc
300 Phillipi Rd
Columbus OH 43228



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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 #

213-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

GARY WHEATON

of (COMPLETE ADDRESS) 3900 W BROAD ST COLUMBUS OHIO 43228

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. ROBERT A LAYMAN JR, TRUSTEE OF THE ROBERT A LAYMAN JR LIVING TRUST DATED NOVEMBER 2, 2004 8231 BAY COLONY DRIVE #2004 BRIGHTON NAPLES, FL 43108	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Gary Wheaton

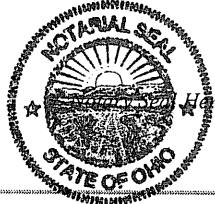
Subscribed to me in my presence and before me this 15 day of 01, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Angela L Kerschner

My Commission Expires:

10-30-17

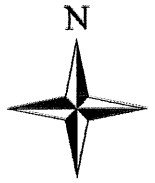


This Project Disclosure Statement expires six months after date of notarization.
Angela L. Kerschner
Notary Public, State of Ohio
My Commission Expires 10-30-17

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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: 570189622

Zoning Number: 3900

Street Name: W BROAD ST

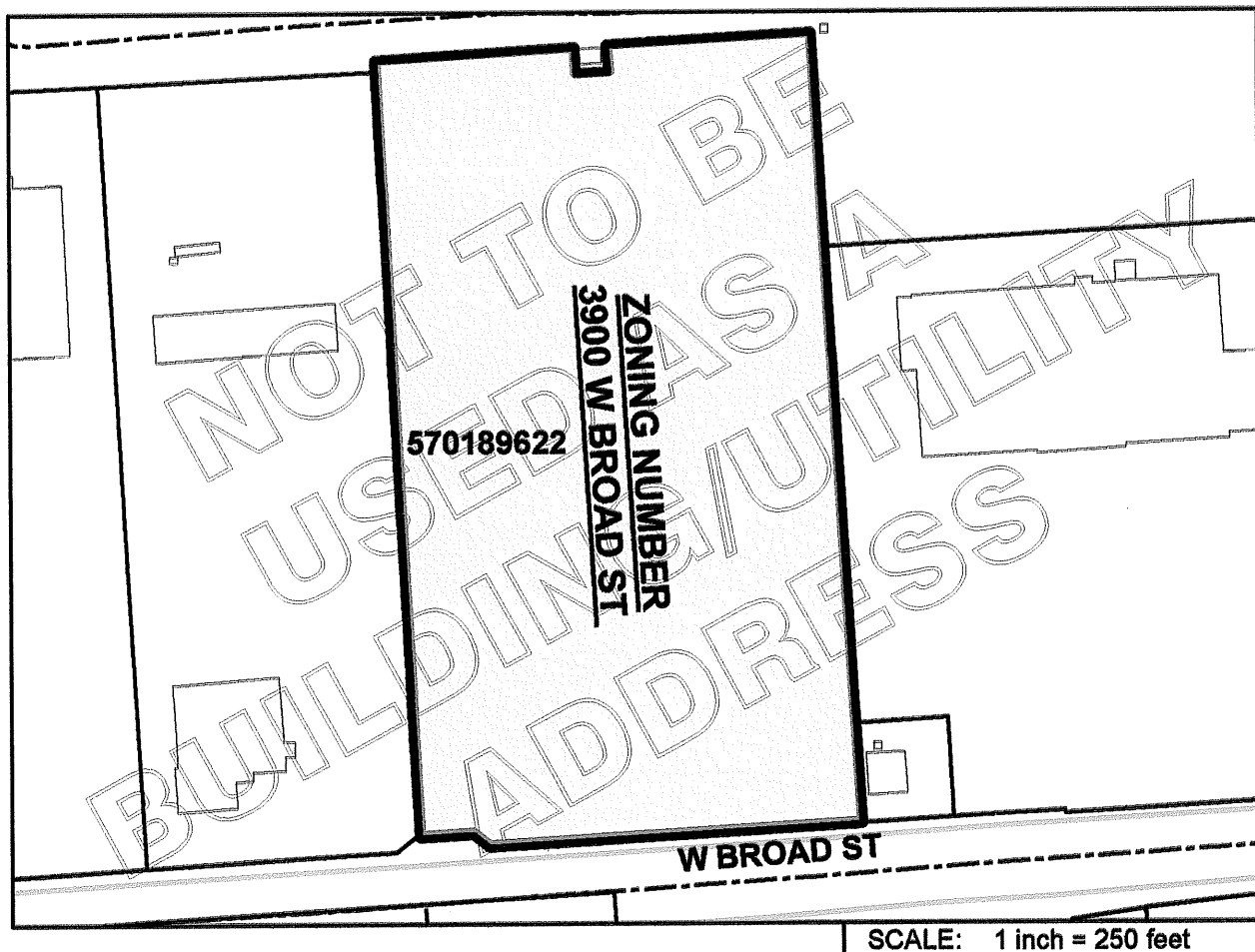
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 12/6/2012



SCALE: 1 inch = 250 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 12075

213-005

213-005
R to C-4

LEGAL DESCRIPTION

Being situated in the State of Ohio, County of Franklin, Township of Franklin and being a part of a 298.066 acre tract conveyed to WCI-Westinghouse, Inc., shown of record in Deed Book 3453, Page 47, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point on the original centerline of West Broad Street (U.S. Route #40 - National Road), at a southwesterly corner of said 298.066 acre tract, said point also being the southeasterly corner of the Chrysler Realty Corporation 8.960 acre tract (Deed Book 3058, Page 98);

Thence along a westerly line of said 298.066 acre tract (the easterly line of said 8.960 acre tract) and across said 298.066 acre tract, North 3 degrees 54 minutes 10 seconds West, 1099.52 feet to an iron pin, passing the northerly Right-of-way line of said West Broad Street at 70.0 feet and passing a corner of said 298.066 acre tract at 1081.52 feet;

Thence across said 298.066 acre tract, North 86 degrees 12 minutes 13 seconds East, 260.30 feet to a point;

Thence across said 298.066 acre tract, South 3 degrees 47 minutes 47 seconds East, 35.00 feet to a point;

Thence across said 298.066 acre tract, North 86 degrees 12 minutes 13 seconds East, 43.70 feet to a point;

Thence across said 298.066 acre tract, North 3 degrees 47 minutes 47 seconds West, 35.00 feet to an iron pin;

Thence across said 298.066 acre tract, North 86 degrees 12 minutes 13 seconds East, 266.06 feet to an iron pin;

Thence across said 298.066 acre tract and along the westerly line of the First West Broad Street Associates, 15.86 acre tract (Deed Book 3457, Page 610), South 4 degrees 09 minutes 29 seconds East, 1099.10 feet to a point in the original centerline of said West Broad Street and at the southwesterly corner of said 15.86 acre tract, passing an iron pin at the northwesterly corner of said 15.86 acre tract at 279.10 feet and passing an iron pin on the northerly Right-of-way line of said West Broad Street at 1,029.10 feet;

Thence along the original centerline of said West Broad Street and along the southerly line of said 298.066 acre tract South 86 degrees 09 minutes 36 seconds West, 574.96 feet to the place of beginning, containing 14.413 acres, more or less.

3900 West Broad Street
Approximately 14.41 acres
R to C-4

Z88-1914
M
7/20/1988

PARKING LOT

ANNEX5183
R
6/22/1981

Z88-1951
LC4
7/11/1988

Z6-453
C4
11/24/1976

Z7-455
C4
2/22/1978

701
C4
3/4/1957

16

BROAD ST

Z02-061
LC4
7/30/2003

Z07-015
CPD
8/22/2007

Z02-061
LC4
7/30/2003

Z88-084
LC4
6/28/1999

762
C4
3/24/1958

853
M
12/16/1958

762
R4
3/24/1958

762
R4
3/24/1958

Z71-144
R2
2/9/1972

Z71-144
R2
2/9/1972

Z71-144
R2
2/9/1972

Z12-016
CPD
7/25/2012

GEORGESVILLE RD

CASMO SERVICE ROAD

WOTIS DR

COOLIDGE AVE

ANNETTE ST

AUCE RITA ST

TISHMAN ST

UNDAINED ALY

HARDING DR

Z13-005

3900 West Broad Street
Approximately 14.41 acres
R to C-4



Z13-005