Mayor Michael B. Coleman

COUNCIL VARIANCE 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 Number: CV13-018 / 13335-00000-00144
Date Received: 3/5/13
Application Accepted By: S. Pine Fee: $2890
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes): 5103 Central College Road Zip
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-268562 ; 010-263088-80 ; 010-263088-90 ; 010-289797 ; 010-289798 ; 010-289799
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): TND Neighborhood General
Civic Association or Area Commission: Rocky Fork - Blacklick Accord Panel
Proposed use or reason for Council Variance request: single family residential
Acreage: 8.6

APPLICANT: Name Dominion Homes, Inc.
Address 4900 Tuttle Crossing Blvd. City/State Dublin, Ohio Zip 43016
Phone # 614-356-5000 Fax # 614-356-6010 Email: mcallahan@dominionhomes.com

PROPERTY OWNER(S): Name Dominion Homes, Inc.
Address 4900 Tuttle Crossing Blvd. City/State Dublin, Ohio Zip 43016
Phone # 614-356-5000 Fax # 614-356-6010 Email: mcallahan@dominionhomes.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☒ Attorney ☐ Agent
Name Robert Meyer, Porter Wright Morris & Arthur
Address 41 South High Street City/State Columbus, Ohio Zip 43215
Phone # 614-227-2096 Fax # 614-227-2100 Email: rmeyer@porterwright.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE DOMINION HOMES, INC., BY: Robert A. Meyer
PROPERTY OWNER SIGNATURE DOMINION HOMES, INC., BY: Robert A. Meyer
ATTORNEY / AGENT SIGNATURE Robert A. Meyer

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

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

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CV13-010

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See attached

Signature of Applicant Robert O'Shey Date 3/5/13

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CV13-0190

STATEMENT OF HARDSHIP
AND SPECIFICATIONS OF VARIANCES REQUESTED
Zoning Number 5103 Central College Road (Total 8.6 +/- Acres)

In conjunction with the companion request to rezone an 8.6 acre tract of land, Zoning Number 5103 Central College Road, from Neighborhood General to Neighborhood Edge, the Applicant, Dominion Homes, Inc., is requesting variances from two provisions of the Zoning Code from Columbus City Council with respect to certain development standards that would otherwise be applicable under the Neighborhood Edge requirements in Chapter 3320 of the Columbus Zoning Code. The variances do not address the use of the property, as the detached single family use permitted by the Neighborhood Edge District will be implemented on the property. Instead, the variances address development standards otherwise applicable in the Neighborhood Edge District. Furthermore, the variances requested herein are substantially similar, if not identical, to the variances (in conjunction with a re-zoning from Neighborhood General to Neighborhood Edge) requested by the Applicant and approved by the City of Columbus on April 12, 2010, relative to an adjacent 15.9 acres located within the Community (Ordinance No.: 0531-2010). The Applicant respectfully submits, as set forth below, that practical difficulties are presented and the requested variances will not adversely affect other properties or the Community as a whole.

The Applicant is one of a handful of developers that has developed homes within the Neighborhood Edge District of the City's Traditional Neighborhood Development Ordinance since its adoption in 2001. Its experience based on sales data and customer input over time establishes that the garage configuration variance is necessary to meet market preferences; stated differently, the market has not responded well to home designs that strictly comport with the Neighborhood Edge development standards as to garage details. As to the tree spacing variance,

the tree spacing as requested is necessary to avoid a monotonous and unattractive streetscape. As a result, the Applicant submits that the requested variances are modest in scope, are consistent with prior, similar approaches approved by the City, and are necessary to alleviate practical difficulties encountered in the development of this single family neo-traditional neighborhood. In all respects other than as approved in the requested variances, the requirements of the Columbus Zoning Code applicable in the Neighborhood Edge District will be met.

The variances sought are substantially consistent with provisions of a neo-traditional Planned Unit Development zoning approved by City Council in the northwest area of the City (Ordinance No. 1890-2006; Z06-045; Subarea 2A) and variances approved by the Columbus Board of Zoning Adjustment in other Neighborhood Edge districts (e.g., BZA Order Nos. 04310-00085 and 04310-00087). Specifically, the Applicant requests:

1. a variance from Section 3320.19(B)(19) and (20), Private Buildings:

   > To eliminate the requirement for garages to be recessed 2 feet from the front façade of the main building to allow garages to project a maximum of 8 feet forward of the building façade on a maximum of 40 percent of the units built within the site.

2. a variance from Section 3320.15 of the Columbus Zoning Code, Thoroughfare Standards Table (planting pattern requirements):

   > To vary requirements of the Thoroughfare Standards Table by increasing the spacing between street trees to include a random pattern of trees with a maximum spacing between trees of 60 feet.
   >
   > The Developer shall install at least the equivalent of one street tree per thirty (40) lineal feet of street frontage, for both sides of the street.

The Applicant is willing, in consideration of the granting of the requested variances, to agree to the following conditions:

1.) All homes constructed on the 8.6 acre site shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).

2.) For any lot with a forward-sitting garage, there will not be a resultant reduction in the required front or rear setbacks.

3.) Each home with a garage-forward design shall have a minimum 100 square foot open porch with railing. Additionally, the same material used on the garage façade will be used on the return to the house's façade wall.

4.) No more than 40 percent of the homes constructed on the 8.6 acre site shall have a forward-sitting garage, and no homes with forward-sitting garages shall be located either on a corner lot or next to another home with a forward-sitting garage.

5.) The overall number of street trees shall be equivalent to one street tree per 40 lineal feet of street frontage. The overall number of trees planted on the site shall not be less than the number of street trees that would be planted if the variance were not granted (i.e., street trees at 30 feet on center), with additional trees above the number planted as street trees being planted within common open spaces.

COLUMBUS/1666033v.1

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Robert Meyer, Porter Wright Morris & Arthur
of **(1)** MAILING ADDRESS 41 South High Street, Columbus, Ohio 43215
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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 5103 Central College Road
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)** 3/5/13
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Dominion Homes, Inc.
Matt Callahan 614-356-6531

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) Rocky Fork Blacklick Accord Panel
c/o Mark Cerana
109 North Front Street
Columbus, Ohio 43215

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)

☐ **(7)** Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT **(8)** Robert Meyer
Subscribed to me in my presence and before me this 5th day of March, in the year 2013
SIGNATURE OF NOTARY PUBLIC **(8)** Brenda G. Heaney
My Commission Expires:

Notary Seal Here

NOTARY SEAL STATE OF OHIO
Brenda G. Heaney
Notary Public, State of Ohio
My Commission Expires Dec. 21, 2013

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Please make all checks payable to the Columbus City Treasurer

CV13-018

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 3/6/13**

Scale =410'

Grid North

Disclaimer

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

Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

Robert Meyer
Porter Wright Morris & Arthur
41 South High Street
Columbus, Ohio 43215

Rocky Fork Blacklick Accord
Devayani Puranik
109 N. Front Street
Columbus, Ohio 43215

Marjorie Bevelhymer
5159 Central College Road
Westerville, Ohio 43081

Upper Albany West Homeowner's Assoc., Inc
9054 Cotter Street
Lewis Center, Ohio 43035

Albany Reserve LP
169 S. Liberty Street
Powell, Ohio 43065

Ryan Owens
6142 Albany Way Drive
Westerville, Ohio 43081

Kevin Dollenmayer
6148 Albany Way Drive
Westerville, Ohio 43081

Casey Ribble and Brian Bibble
6154 Albany Way Drive
Westerville, Ohio 43081

Graham Hubbard
6160 Albany Way Drive
Westerville, Ohio 43081

Bassam Kret
6166 Albany Way Drive
Westerville, Ohio 43081

Tod and Maria Bennett
6178 Albany Way Drive
Westerville, Ohio 43081

James Hollis
6184 Albany Way Drive
Westerville, Ohio 43081

Mark Hrusovsky
6190 Albany Way Drive
Westerville, Ohio 43081

Mary Cardenas
6202 Albany Way Drive
Westerville, Ohio 43081

Erin Steffanni
6196 Albany Way Drive
Westerville, Ohio 43081

Linda Wallace
6208 Albany Way Drive
Westerville, Ohio 43081

Jeffrey Prephan
6214 Albany Way Drive
Westerville, Ohio 43081

Albany Crossing Master Association
c/o Peak Property Management
P.O. Box 1128
Dublin, Ohio 43017

Rachael Kaufman and Brandon Martin
5655 Marshfield Drive
Westerville, Ohio 43081

Lisa Handy
5661 Marshfield Drive
Westerville, Ohio 43081

Amanda Linebarger
5667 Marshfield Drive
Westerville, Ohio 43081

Sarah Scovell
5673 Marshfield Drive
Westerville, Ohio 43081

John Wisor
5679 Marshfield Drive
Westerville, Ohio 43081

PG
5683 Marshfield Drive
Westerville, Ohio 43081

Mark Buckingham and Laura Dubay
5687 Marshfield Drive
Westerville, Ohio 43081

Robert McCafferty
5691 Marshfield Drive
Westerville, Ohio 43081

John and Rebecca Hrivnak
5695 Marshfield Drive
Westerville, Ohio 43081

Douglas Reisinger and Lyndale Allison
5699 Marshfield Drive
Westerville, Ohio 43081

Elizabeth McColeman
5703 Marshfield Drive
Westerville, Ohio 43081

Dustin Willis
6131 Deansboro Drive
Westerville, Ohio 43081

Michelle Glunt and Adam Querales
6125 Deansboro Drive
Westerville, Ohio 43081

Timothy and Nada McMillan
6113 Deansboro Drive
Westerville, Ohio 43081

Zariq and Greta Siddiqui
6119 Deansboro Drive
Westerville, Ohio 43081

Ronnie and Lynn Kochanowski
6107 Deansboro Drive
Westerville, Ohio 43081

David Fox
5708 Caledonia Drive
Westerville, Ohio 43081

Stephanie Hawkins
5704 Caledonia Drive
Westerville, Ohio 43081

Brian Ferguson and Nancy Dawson
5700 Caledonia Drive
Westerville, Ohio 43081

Mary and Allen Rubnitz
5696 Caledonia Drive
Westerville, Ohio 43081

Jacob Pong
5692 Caledonia Drive
Westerville, Ohio 43081

Bryan White and Tiffany James
5688 Caledonia Drive
Westerville, Ohio 43081

Jessica and Aaron Batey
5684 Caledonia Drive
Westerville, Ohio 43081

Perry Wilcox
6100 Woodshire Drive
Westerville, Ohio 43081

Minda Hall
6094 Woodshire Drive
Westerville, Ohio 43081

Mandy Walker
6088 Woodshire Drive
Westerville, Ohio 43081

Mark Preston
6082 Woodshire Drive
Westerville, Ohio 43081

Stacy Cloud
6076 Woodshire Drive
Westerville, Ohio 43081

Michael Piatak
6070 Woodshire Drive
Westerville, Ohio 43081

Ryan Royse
6064 Woodshire Drive
Westerville, Ohio 43081

Courtney Anderson
6058 Woodshire Drive
Westerville, Ohio 43081

Kirk Colopy
6075 Deansboro Drive
Westerville, Ohio 43081

William and Cailean Lane
6069 Deansboro Drive
Westerville, Ohio 43081

William & Millie Rohde
6081 Deansboro Drive
Westerville, Ohio 43081

Kristen Cassady
6087 Deansboro Drive
Westerville, Ohio 43081

Gary Mercer and Jenna Fetters
6099 Deansboro Drive
Westerville, Ohio 43081

Ginger Littleton
5646 Chase Mills Drive
Westerville, Ohio 43081

Donald Baumann
5652 Chase Mills Drive
Westerville, Ohio 43081

Carolyn Fletcher
5664 Chase Mills Drive
Westerville, Ohio 43081

Michelle Leite
5676 Chase Mills Drive
Westerville, Ohio 43081

Karen Bumpus
5651 Chase Mills Drive
Westerville, Ohio 43081

Jennifer Perry
5645 Chase Mills Drive
Westerville, Ohio 43081

Erica Miller
5650 Marshfield Drive
Westerville, Ohio 43081

Ralph Smith
5656 Marshfield Drive
Westerville, Ohio 43081

Courtney Andrews
5662 Marshfield Drive
Westerville, Ohio 43081

Marc Rigby
5668 Marshfield Drive
Westerville, Ohio 43081

Curtis Russell
5680 Marshfield Drive
Westerville, Ohio 43081

Brandon Okone
6022 Woodshire Drive
Westerville, Ohio 43081

Jonnie and Carla Hannah
6028 Woodshire Drive
Westerville, Ohio 43081

Cassandra Luckett
6034 Woodshire Drive
Westerville, Ohio 43081

Sutassa Jarupan
6040 Woodshire Drive
Westerville, Ohio 43081

Teresa Sikora
6046 Woodshire Drive
Westerville, Ohio 43081

Village at Albany Crossing Homeowner's Assn., Inc.
c/o Peak Property Management
P.O. Box 1128
Dublin, Ohio 43017

Alice Rich
5941 Eden Valley Drive
Westerville, Ohio 43081

Quest Community Church
4901 Central College Road
Westerville, Ohio 43081

Kenneth Wright
5941 Lakemont Drive
Westerville, Ohio 43081

Cindy Sawyer
5954 Woodshire Drive
Westerville, Ohio 43081

Bryant Baker
5952 Woodshire Drive
Westerville, Ohio 43081

Calen and Brianna Byers
5950 Woodshire Drive
Westerville, Ohio 43081

Daniel Kelly
5948 Woodshire Drive
Westerville, Ohio 43081

James Smith
5946 Woodshire Drive
Westerville, Ohio 43081

Femi Adeyanju
5944 Woodshire Drive
Westerville, Ohio 43081

Marcus Genson
5942 Woodshire Drive
Westerville, Ohio 43081

Stephen and Peiyu McDonough
5940 Woodshire Drive
Westerville, Ohio 43081

Meghan Vituccio
5990 Woodshire Drive
Westerville, Ohio 43081

James McNeil, Jr.
5992 Woodshire Drive
Westerville, Ohio 43081

Vicki Berkowitz
5994 Woodshire Drive
Westerville, Ohio 43081

T. Arthur Wheeler
5996 Woodshire Drive
Westerville, Ohio 43081

Joseph and Stephanie Kirk
5998 Woodshire Drive
Westerville, Ohio 43081

Charles Winters
6000 Woodshire Drive
Westerville, Ohio 43081

Sidney Cargle, Jr.
6002 Woodshire Drive
Westerville, Ohio 43081

Barry and Nicole Hardin
6004 Woodshire Drive
Westerville, Ohio 43081

Alicia Clyburn
5974 Woodshire Drive
Westerville, Ohio 43081

Ryan Butler
5972 Woodshire Drive
Westerville, Ohio 43081

Jason Zins and Monica Strall
5970 Woodshire Drive
Westerville, Ohio 43081

Scott Mehl
5968 Woodshire Drive
Westerville, Ohio 43081

Scott Penney
5966 Woodshire Drive
Westerville, Ohio 43081

Yang Lu
5964 Woodshire Drive
Westerville, Ohio 43081

Amber Williams
5962 Woodshire Drive
Westerville, Ohio 43081

Gaylord Miller
5960 Woodshire Drive
Westerville, Ohio 43081

Kendra Mueller
5997 Jamesport Drive
Westerville, Ohio 43081

Kelley Mahoney
5989 Jamesport Drive
Westerville, Ohio 43081

Richard Bakos, Jr.
5981 Jamesport Drive
Westerville, Ohio 43081

Nicholas and Christi Padden
5969 Jamesport Drive
Westerville, Ohio 43081

Shawna Bobst
5823 Pittsford Drive
Westerville, Ohio 43081

Laura Janetzke
5970 Jamesport Drive
Westerville, Ohio 43081

Patrick Conover and Lindsay Downey
5978 Jamesport Drive
Westerville, Ohio 43081

Terry West, Jr.
5986 Jamesport Drive
Westerville, Ohio 43081

Harry and Melinda Rader
5994 Jamesport Drive
Westerville, Ohio 43081

Gayle and Donna Rees
6002 Jamesport Drive
Westerville, Ohio 43081

Erwin and Eva Ruth
6010 Jamesport Drive
Westerville, Ohio 43081

Bret and Meredith Klun
6018 Jamesport Drive
Westerville, Ohio 43081

Andrew and Sheila Wyatt
6026 Jamesport Drive
Westerville, Ohio 43081

Murry Deleeuw
6034 Jamesport Drive
Westerville, Ohio 43081

Maureen Menzel
5815 Pittsford Drive
Westerville, Ohio 43081

Erick Smith
5025 Central College Road
Westerville, Ohio 43081

City of Columbus Ohio
Real Estate Management
90 W. Broad Street, Room 425
Columbus, Ohio 43215

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.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 # CV13-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Robert Meyer, Porter Wright Morris & Arthur

Of [COMPLETE ADDRESS] 41 South High Street, Columbus, Ohio 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 formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Dominion Homes, Inc. 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016 Employees: 40 Contact: Robert A. Meyer, Jr. 614-227-2096	2.
3.	4.

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

SIGNATURE OF AFFIANT Robert A. Meyer Jr.

Subscribed to me in my presence and before me this 5th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: Brenda G. Heaney

Notary Seal Here

NOTARY SEAL STATE OF OHIO
Brenda G. Heaney
Notary Public, State of Ohio
My Commission Expires Dec. 21, 2013

This Project Disclosure Statement expires six months after date of notarization.

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City of Columbus
Zoning Plat

N

CV13-018

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

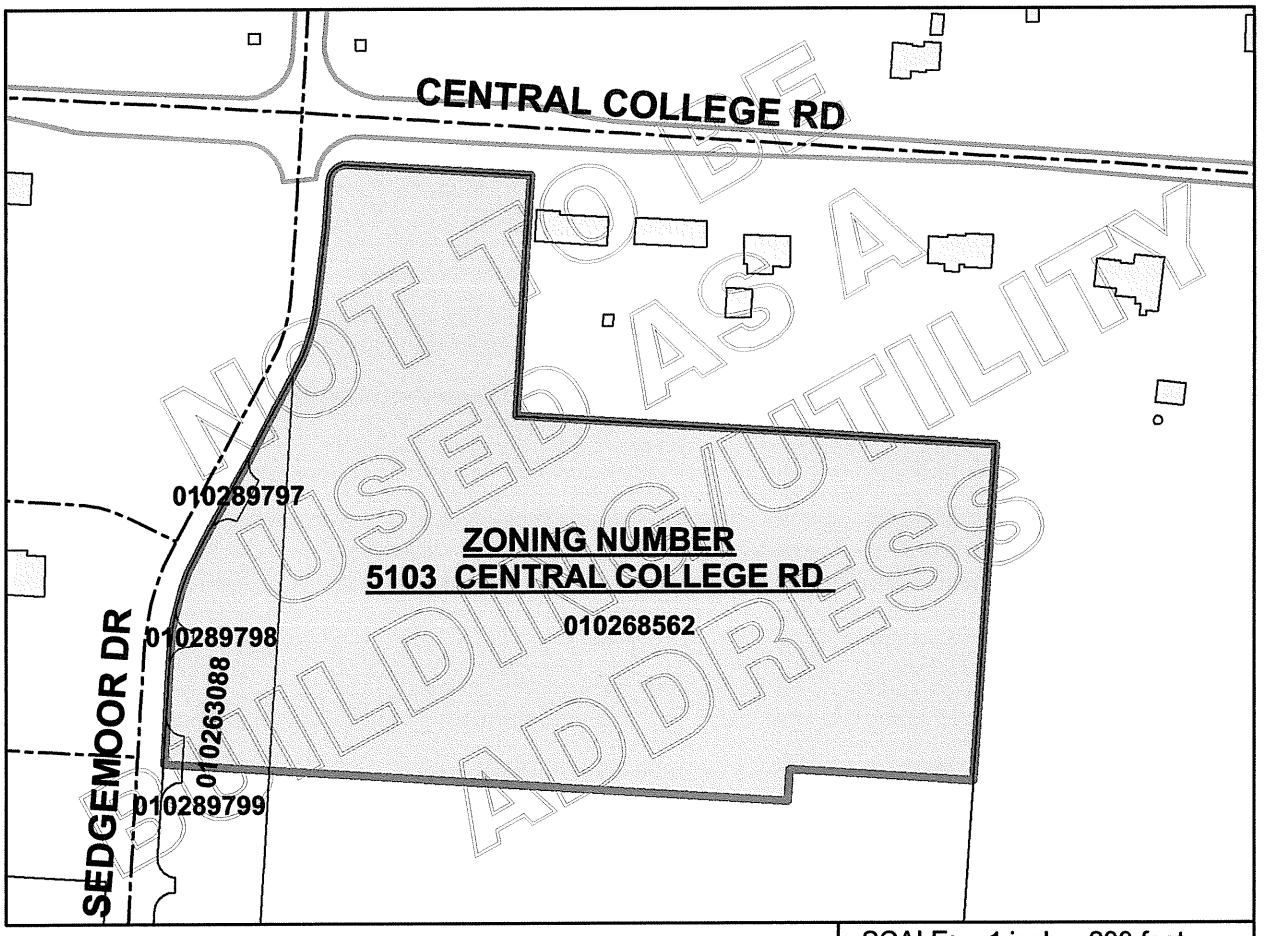
Parcel ID: 010268562,010263088, 010289797, 010289798, 010289799

Zoning Number: 5103 **Street Name: CENTRAL COLLEGE RD**

Lot Number:N/A **SUBDIVISION: N/A**

Requested By: PORTER, WRIGHT, MORRIS & ARTHUR LLP (REBECCA MOTT)

Issued By: Adyana Umariam **Date: 3/5/2013**



SCALE: 1 inch = 200 feet

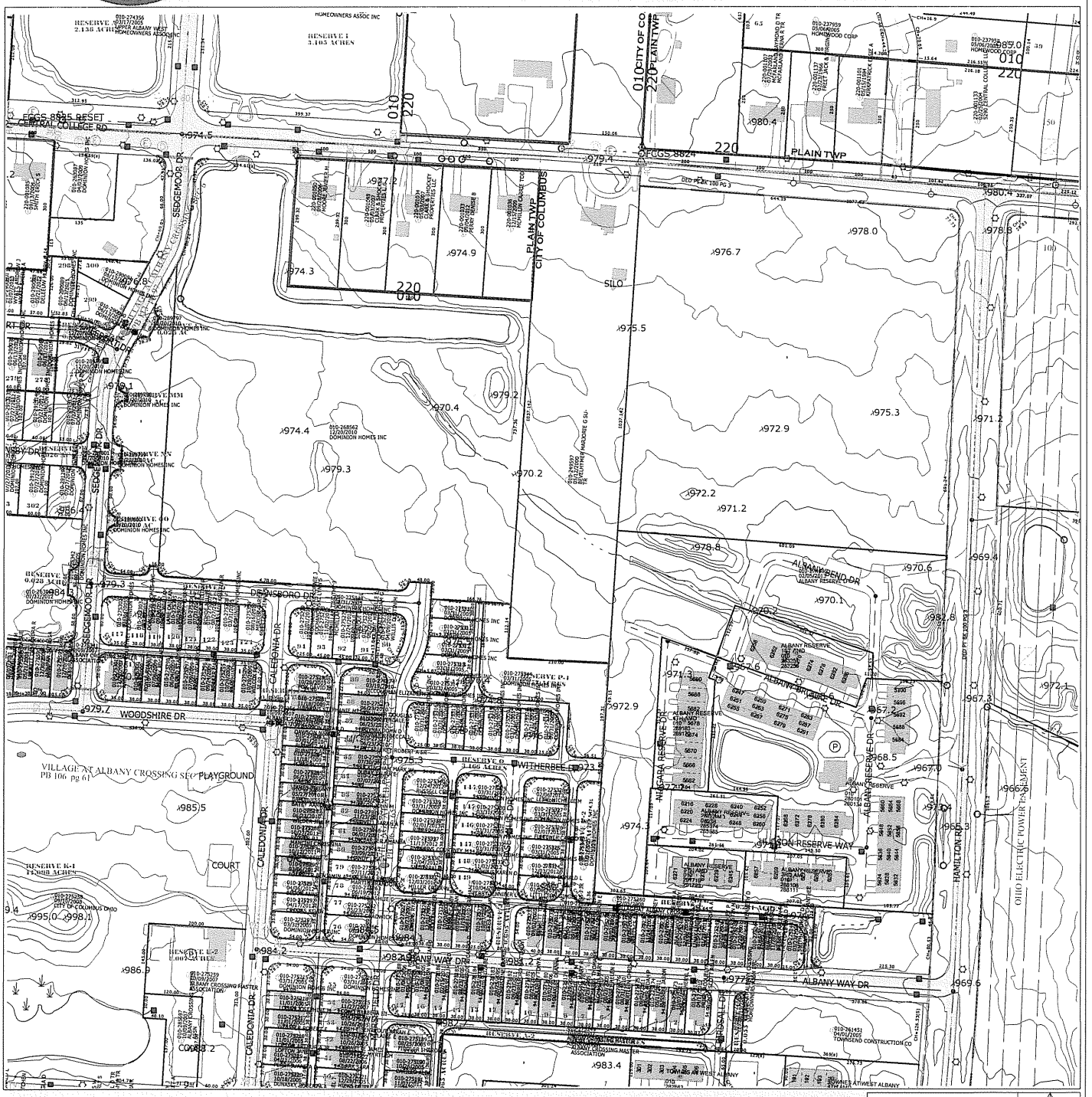
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 13085

CV13-018

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 2/27/13**



Scale = 300

Grid North

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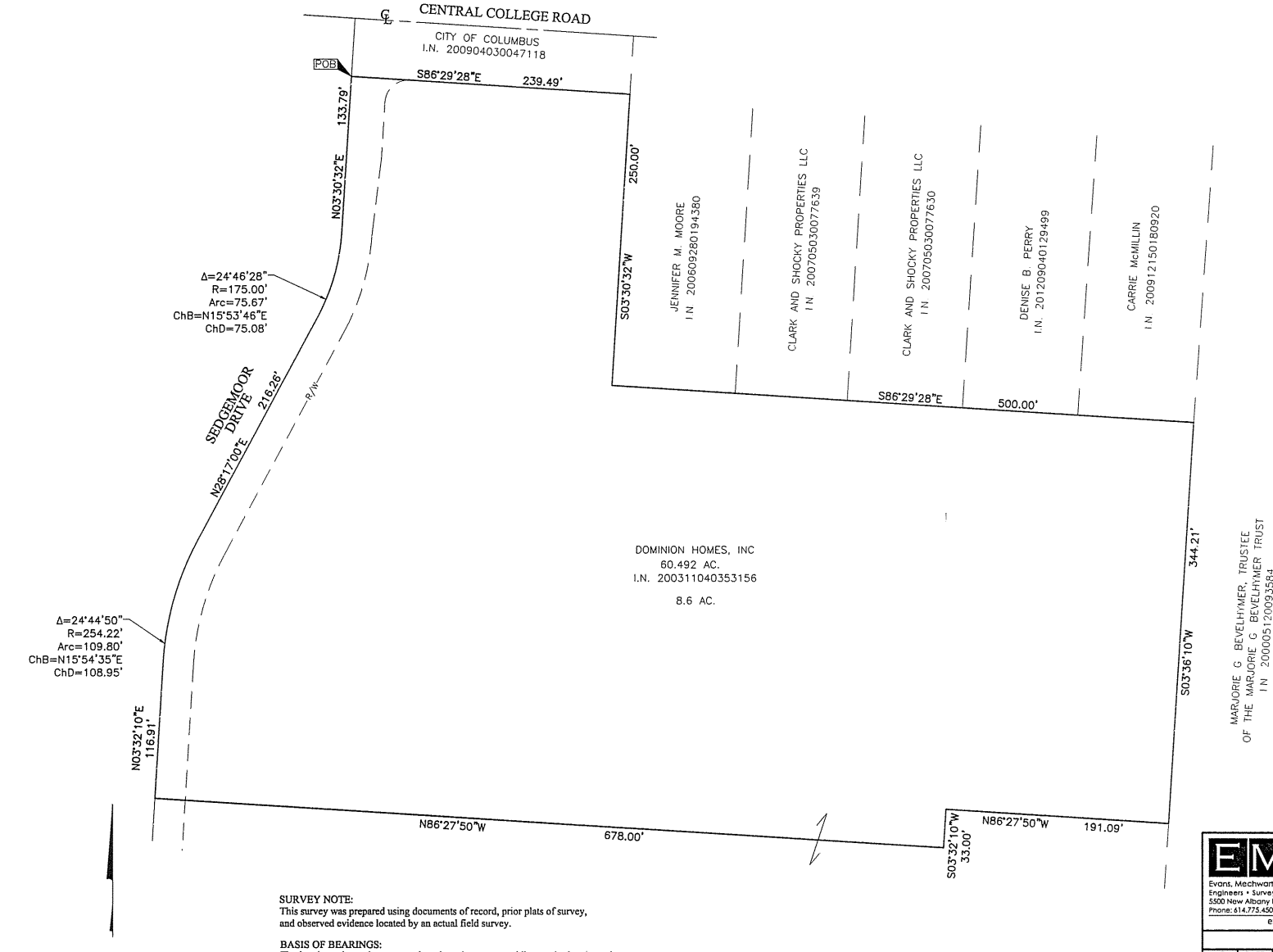
Real Estate / GIS Department

ZONING EXHIBIT

SECTION 15, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

CU13-018



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The bearings shown hereon, are based on the same meridian as the bearings shown on the subdivision plat entitled "Village at Albany Crossing Section 1 Part 1," of record in Plat Book 106, Pages 61, 62, 63 and 64, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Caledonia Drive has a bearing of North 03° 32' 10" East.

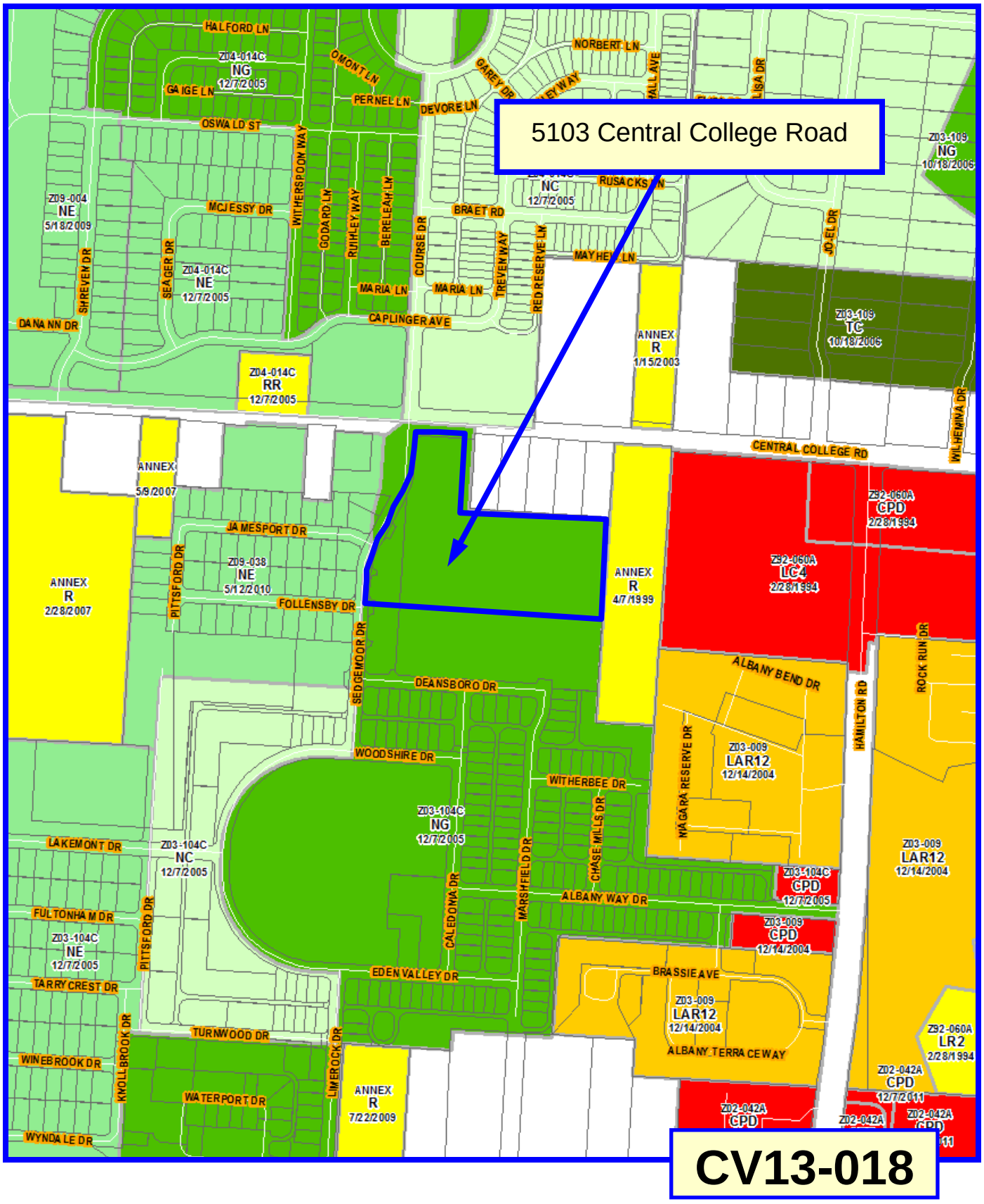
By _____ _____
Heather L. King Date
Professional Surveyor No. 8307

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

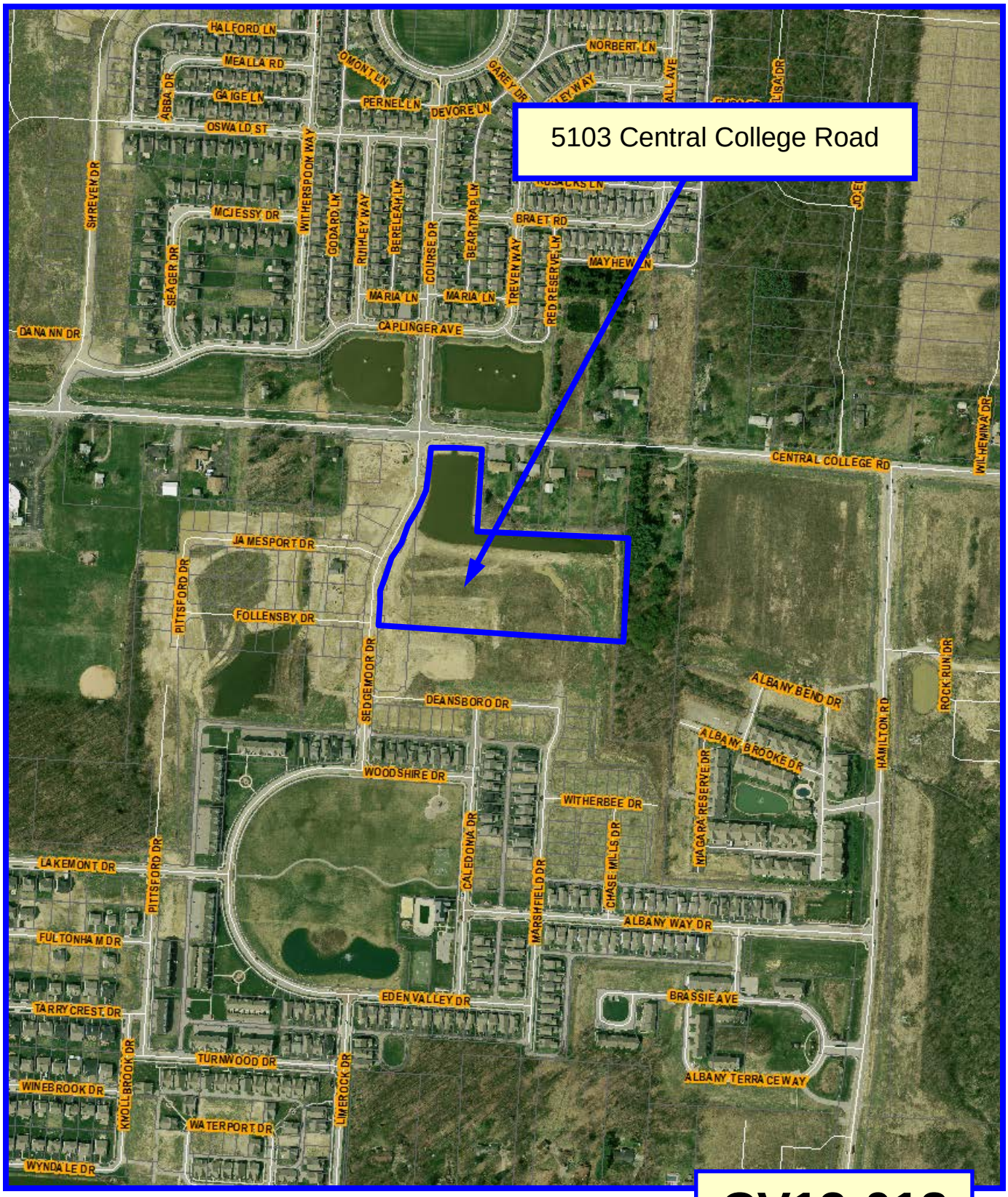
Date:	March 5, 2013
Scale:	1" = 60'
Job No:	2013-0145
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION


5103 Central College Road
HALFORD LN
Z04-014C
NG
12/7/2005
GAIGE LN
OMONT LN
PERNEL LN
DEVORE LN
GAREY DR
NORBERT LN
OSWALD ST
WITHERSPOON WAY
GODARD LN
RUHLEY WAY
BERELEAH LN
COURSE DR
BRAET RD
NC
12/7/2005
RUSACKS LN
Z03-109
NG
10/18/2006
Z09-004
NE
5/18/2009
MCJESSY DR
SEAGER DR
SHREVEN DR
Z04-014C
NE
12/7/2005
MARIA LN
TREVENWAY
RED RESERVE LN
MAYHEW LN
JOEL DR
CAPLINGER AVE
DANANN DR
ANNEX
R
1/15/2003
Z03-109
TC
10/18/2006
Z04-014C
RR
12/7/2005
WILHEMINA DR
CENTRAL COLLEGE RD
ANNEX
5/9/2007
Z92-060A
CPD
2/28/1994
JAMESPORT DR
Z09-038
NE
5/12/2010
PITTSFORD DR
ANNEX
R
2/28/2007
FOLLENSBY DR
ANNEX
R
4/7/1999
Z92-060A
LC4
2/28/1994
SEDGEMOOR DR
ROCK RUN DR
ALBANY BEND DR
DEANSBORO DR
HAMILTON RD
NIAGARA RESERVE DR
Z03-009
LAR12
12/14/2004
WOODSHIRE DR
WITHERBEE DR
Z03-104C
NG
12/7/2005
CHASE MILLS DR
LAKEMONT DR
Z03-104C
NC
12/7/2005
Z03-009
LAR12
12/14/2004
Z03-104C
CPD
12/7/2005
CALEDONIA DR
MARSHFIELD DR
ALBANY WAY DR
FULTONHAM DR
Z03-009
CPD
12/14/2004
Z03-104C
NE
12/7/2005
PITTSFORD DR
EDEN VALLEY DR
BRASSIE AVE
TARRYCREST DR
Z03-009
LAR12
12/14/2004
Z92-060A
LR2
2/28/1994
TURNWOOD DR
KNOLLBROOK DR
ALBANY TERRACE WAY
WINEBROOK DR
Z02-042A
CPD
12/7/2011
LIMEROCK DR
WATERPORT DR
ANNEX
R
7/22/2009
Z02-042A
CPD
Z02-042A
WYNDALE DR

CV13-018


5103 Central College Road
HALFORD LN
MEALLA RD
GAIGE LN
OMONT LN
PERNEL LN
DEVORE LN
NORBERT LN
GAREY DR
ABBA DR
OSWALD ST
SHREVEN DR
WITHERSPOON WAY
GODARD LN
RUHLEY WAY
BERELEAH LN
COURSE DR
BEAR TRAP LN
MCJESSY DR
BRAET RD
TREVEN WAY
RED RESERVE LN
MAYHEW LN
SEAGER DR
MARIA LN
CAPLINGER AVE
DANANN DR
CENTRAL COLLEGE RD
WILHEMINA DR
JAMESPORT DR
PITTSFORD DR
FOLLENSBY DR
SEDGEMOOR DR
DEANSBORO DR
ALBANY BEND DR
ALBANY BROOKE DR
HAMILTON RD
ROCK RUN DR
WOODSHIRE DR
WITHERBEE DR
NIAGARA RESERVE DR
CALEDONIA DR
CHASE MILLS DR
LAKEMONT DR
MARSHFIELD DR
ALBANY WAY DR
FULTONHAM DR
EDEN VALLEY DR
BRASSIE AVE
TARRY CREST DR
TURNWOOD DR
KIVOLLBROOK DR
LIMEROCK DR
ALBANY TERRACE WAY
WINEBROOK DR
WATERPORT DR
WYNDALE DR

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