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

Application #: 214-038/14335-00000-00552
Date Received: 8/19/14
Application Accepted By: S.P. Fee: $3840
Comments: Assigned to Shannon Pire, 645-2208, spire@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 3450 Indiana Avenue Zip 43214
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 010261300, 010-003103 and 010-066558
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) M, R3, C4 Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association Clintonville
Proposed Use or reason for rezoning request: mixed use (continue on separate page if necessary)
Proposed Height District: 60 Acreage 2.8
[Columbus City Code Section 3309.14]

APPLICANT:
Name Olympic Beach Acquisitions LLC
Address 448 W. Nationwide Blvd., Suite 112 City/State Columbus, OH Zip 43215
Phone # 464-4245 Fax # Email kkatz@thebuggyworks.com

PROPERTY OWNER(S):
Name See attached sheet
Address City/State Zip
Phone # Fax # Email
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) X Attorney ☐ Agent
Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE Olympic Beach Acquisitions LLC By: 
PROPERTY OWNER SIGNATURE Olympic Beach Acquisitions LLC et al. By:
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

Revised 11/12 unt
Property Owners

Olympic Indoor Tennis Inc.
448 West Nationwide Blvd., Suite 112
Columbus, OH 43215

Olympic Pool Properties LLC
4497 Olentangy River Road
Columbus, OH 43214

Olympic Beach Acquisitions LLC
447 West Nationwide Blvd., Suite 112
Columbus, OH 43215

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8/4/14 F:Docs
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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

AFFIDAVIT  
(See instruction sheet)

APPLICATION # 214-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC  
of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 3450 Indianola Avenue  
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)

(This line to be filled out by city staff)

SUBJECT PROPERTY OWNERS NAME (4) Olympic Beach Acquisitions LLC et al.  
AND MAILING ADDRESS  
448 W. Nationwide Blvd., Suite 112  
Columbus, OH 43215

APPLICANT’S NAME AND PHONE #  
(5) Clintonville  
(4) Olympic Beach Acquisitions LLC  
(6) 614-461-1717  

Check here if listing additional property owners on a separate page.

AREAA COMMISSION OR CIVIC GROUP  
AREAA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS  
(5) Dana Bagwell  
3892 N. High St., Columbus, OH 43214

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  
Subscribed to me in my presence and before me this (8)

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of notarization.

[Notary Public Seal]

Natalie C. Timmons  
Notary Public, State of Ohio

Revised 11/12 test
<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNERS</th>
<th>AREA COMMISSION</th>
<th>ATTORNEY</th>
<th>SURROUNDING PROPERTY OWNERS</th>
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<tbody>
<tr>
<td>Olympic Beach Acquisitions LLC 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215</td>
<td>Olympic Beach Acquisitions LLC 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215</td>
<td>Clintonville Area Commission c/o Dana Bagwell 3982 North High Street Columbus, OH 43215</td>
<td>Jeffrey L. Brown Smith &amp; Hale LLC 37 West Broad Street, Suite 460 Columbus, OH 43215</td>
<td>Kenneth Lemmons 580 Oakland Park Avenue Columbus, OH 43214</td>
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<td></td>
<td>Olympic Pool Properties II LLC 4497 Olentangy River Road Columbus, OH 43214</td>
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<td>Xenos Christian Fellowship Inc. 1340 Community Park Drive Columbus, OH 43229</td>
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<td>Knapp Veterinary Hosp. Inc. 596 Oakland Park Avenue Columbus, OH 43214</td>
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<td>Keith McCarthy 554 Crestview Road Columbus, OH 43202</td>
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<td>Deirdre Schedwin 4918 Stonequarry Road Johnstown, OH 43031</td>
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<td>United Dairy Farmers Inc. 3955 Montgomery Road Cincinnati, OH 45212</td>
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<td>Jiashun Li 3395 Indianola Avenue Columbus, OH 43214</td>
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<td>Ohio Bell Telephone Co. Room 36-M-01 1 SBC Center St. Louis, MO 63101</td>
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<td>Wesley &amp; Francis Walker 3465 Indianola Avenue Columbus, OH 43214</td>
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<td>Ellin G Beard 553 Piedmont Road Columbus, OH 43214</td>
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<td>Rachel Pfefferle 3485 Indianola Avenue Columbus, OH 43214</td>
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<td>Maureen E McCarthy 562 Piedmont Road Columbus, OH 43214</td>
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REZONING APPLICATION
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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 # 214-038

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC of (COMPLETE ADDRESS) 37 W. Broad St., Suite 460, 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:

<table>
<thead>
<tr>
<th>Name of business or individual</th>
<th>Business or individual’s address</th>
<th>Address of corporate headquarters</th>
<th>City, State, Zip</th>
<th>Number of Columbus based employees</th>
<th>Contact name and number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Olympic Indoor Tennis Inc.</td>
<td>448 W. Nationwide Blvd., Ste. 112</td>
<td>Columbus, OH 43215</td>
<td>2 full time / 17 part time employees</td>
<td></td>
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</tr>
<tr>
<td>2. Olympic Pool Properties LLC</td>
<td>4497 Olentangy River Road</td>
<td>Columbus, OH 43215</td>
<td>2 full time / 42 part time employees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Olympic Beach Acquisitions LLC</td>
<td>448 W. Nationwide Blvd., Ste. 112</td>
<td>Columbus, OH 43215</td>
<td>0 employees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

Commission Expires: 9/14/15

Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer

Revised 11/12 tnt
ZONING DESCRIPTION
0.2± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being part of a 2.939 acre tract as conveyed to Olympic Indoor Tennis, Inc. in Instrument Number 200204080088146, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.939 acre tract and being in the easterly right-of-way line of Indianola Ave. (60’);

thence easterly along the northerly line of said 2.939 acre tract, South 86° 31’ 56” East, 60.00 feet;

thence southerly crossing said 2.939 acre tract, South 03° 13’ 01” West, 120.26 feet to the south line of said 2.939 acre tract;

thence westerly along the south line of said 2.939 acre tract, North 86° 31’ 56” West, 60.00 feet to the southwest corner of said 2.939 acre tract and being in the easterly right of way line of Indianola Avenue;

thence northerly along the west line of said 2.939 acre tract and said easterly right-of-way line, North 03° 13’ 01” East, 120.26 feet to the POINT OF BEGINNING, containing approximately 0.2 acres and encompasses parcel number: 010-003103.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.
ZONING DESCRIPTION
2.6± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being all of a 2.347 acre tract as conveyed to Olympic Pool Properties II, LLC in Instrument Number 201404300053111, and all of a tract of land as conveyed to Olympic Beach Acquisitions, LLC, in Instrument Number 201404160046130, all references being those of record in the Franklin County, Ohio Recorder’s Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.347 acre tract and being in the easterly right-of-way line of Indianola Ave. (60’);

thence easterly along the north line of said 2.347 acre tract, South 86° 31’ 56” East, 250.00 feet to the northeast corner of said 2.347 acre tract;

thence southerly along the east line of said 2.347 acre tract, South 03° 13’ 01” West, 470.29 feet to the southeast corner of said 2.347 acre tract;

thence westerly along the south line of said 2.347 acre tract the following three (3) courses:

1. North 88° 12’ 17” West, 102.54 feet;

2. Along a curve to the right, with a radius of 39.00 feet, a central angle of 06° 15’ 54”, an arc length of 4.26 feet, and a chord which bears North 30° 25’ 25” West, a distance of 4.26 feet;

3. Along a curve to the right, with a radius of 602.66 feet, a central angle of 05° 19’ 31”, an arc length of 56.01 feet, and a chord which bears North 27° 33’ 30” West a distance of 55.99 feet to the southeast corner of said Olympic Beach Acquisitions, LLC tract;

thence along the south line of said Olympic Beach Acquisitions, LLC tract, North 87° 38’ 17” West, 116.49 feet to the southwest corner of said Olympic Beach Acquisitions, LLC tract and being in the easterly right-of-way line of Indianola Ave;

thence northerly along the west line of said Olympic Beach Acquisitions, LLC tract, and the south line of said 2.347 acre tract and the easterly right-of-way line of Indianola Ave. North 03° 13’ 01” East, 424.01 feet to the POINT OF BEGINNING, containing approximately 2.6 acres and encompasses parcel numbers: 010-261300 and 010-066558.
Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.
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: 010261300, 010066558, 010003103
Zoning Number: 3450 Street Name: INDIANOLA AVE
Lot Number: N/A Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)
Issued By: _____________________________ Date: 7/31/2014

SCALE: 1 inch = 150 feet
GIS FILE NUMBER: 21544
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.
1. **INTRODUCTION**: The site is currently developed with a swimming pool facility and parking. It is located on the east side of Indianola Avenue, across from Piedmont Road. The proposed use would redevelop the site for a mixed-use building combining commercial and residential uses while maintaining parking in front of the tennis facility.

2. **PERMITTED USES**: These uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS**: Unless otherwise indicated in this text or on the submitted drawings, the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

   A. **Density, Height, Lot and/or Setback Requirements**

      1. Building setback along Indianola Avenue shall be a minimum of 5 feet.

      2. Parking setback along Indianola Avenue shall be a minimum of zero feet.

   B. **Access, Loading, Parking and/or Other Traffic Related Commitments**

      N/A

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

      N/A

   D. **Building Design and/or Interior-Exterior Treatment Commitments**

      N/A

   E. **Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments**

      N/A

   F. **Graphics**

      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-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

   G. **Miscellaneous**

      1. **Variances.**

         a) Section 3372.704(A) Setback: to reduce the building setback from 25 feet to 5 feet along Indianola Avenue.
b) Section 3312.2(D) Landscaping and Screening: to reduce the width of the landscape screen from 4 feet to 0 feet along Indianola Avenue.

c) Section 3372.707 (A), (B) and (E) Landscaping and Screening: to eliminate trees in front of the building and screening for the existing parking spaces along Indianola Avenue.

d) Section 3372.704(D) Setback: to reduce the parking setback from 25 feet to 0 feet along Indianola Avenue for the existing parking spaces along Indianola Avenue.

e) Section 3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 356 to 211.

f) Section 3372.709 Parking and Circulation: to permit existing parking spaces to remain in front of building along Indianola Avenue.

g) Section 3356.05 (E)(2) C-4 district development limitations: to permit adjoining use to occupy less than the entire length of the Indianola Avenue frontage.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

a) Natural Environment. The site is currently developed with a swimming pool facility and existing parking spaces.

b) Existing Land Uses. The current property is zoned a mixture of M, Manufacturing and R-3, Residential.

c) Activities. The proposed development will provide a mixed use building combining commercial and residential uses which will provide additional commercial and housing options for the surrounding commercial and residential neighborhoods.

d) Behavior Patterns. Existing development in the area have established vehicular and pedestrian patterns for the area.

e) Transportation and Circulation. The site will have access to Indianola Avenue and COTA provides bus service on Indianola Avenue.

f) Visual Form of the Environment. The site is subject to the Community Commercial Overlay which contains building design requirements.

g) View and Visibility. The site is using will have access to Indianola Avenue.

h) Proposed Development. A mixed use development of commercial and residential uses.

i) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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 Code.
Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD
SITE

Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD

Clintonville Neighborhood Plan (2009)
Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD