



Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-047/114335-00000-00706
Date Received: 9/30/14
Application Accepted By: TP Fee: \$3520
Comments: Assigned to Toni Proehl; 645-2749; vijproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1600 GEORGESVILLE SQUARE DR. 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 010240805
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LC-4 Requested Zoning District(s) LC-4
Area Commission or Civic Association: WESTLAND AREA COMMISSION
Proposed Use or reason for rezoning request: REVISION OF ZONING TEXT Z94-051
(continue on separate page if necessary)

Proposed Height District: 60 Acreage 1.15
[Columbus City Code Section 3309.14]

APPLICANT:

Name TIM PRINCEHORN
Address 6130 S SUNBURY RD. City/State WESTERVILLE, OH Zip 43081
Phone # 614-545-4556 Fax # 614-545-4555 Email TPRINCEHORN@STREMSHOCK.COM

PROPERTY OWNER(S):

Name KIR GEORGESVILLE 019 LLC
Address 3333 NEW HYDE PARK RD. City/State NEW HYDE PARK, NY Zip 11042
Phone # (516) 869-9000 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Nicholas C. Cavalaris, Kegler, Brown, Hill + Ritter
Address 65 E. State Street, Suite 1800 City/State Columbus, OH Zip 43215
Phone # (614) 462-5443 Fax # _____ Email: ncavalaris@keglerbrown.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Timothy D. Prof
PROPERTY OWNER SIGNATURE Michael Cullin
ATTORNEY / AGENT SIGNATURE Nicholas Cavalaris

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 # 714-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME TIM PRINCEHORN
of (1) MAILING ADDRESS 6130 S. SUNBURY RD.

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 1600 GEORGESVILLE SQUARE DR.
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) 9/30/14

(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) KIR GEORGESVILLE 019 LLC
3333 NEW HYDE PARK RD.
NEW HYDE PARK, NY 11042

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

TIM PRINCEHORN
(614) 545-4550

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

(5) WESTLAND AREA COMMISSION
MIKE MCKAY
6336 CLOVER MEADOW CT.
GALLOWAY, OH 43119

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) Timothy D. Purk
Subscribed to me in my presence and before me this 30th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Ben C. Shremshock

My Commission Expires:

Dec. 10, 2015

This Affidavit expires six months after date of notarization.



Benjamin C. Shremshock
Notary Public-State of Ohio
My Commission Expires
December 10, 2015

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714-047

SHREMSHOCK ARCHITECTS, INC
C/O TIM PRINCEHORN
6130 S SUNBURY RD
WESTERVILLE, OH 43081

KIMCO REALTY GROUP
C/O PAT ROONEY
PO BOX 5020
NEW HYDE PARK, NY 11042

WESTLAND AREA COMMISSION
C/O MIKE MCKAY
6336 CLOVER MEADOW CT
GALLOWAY, OH 43119

THOMAS & KING REAL ESTATE LLC
240 E MAIN ST
STE 101
LOUISVILLE, KY 40507

J M MENDEZ INC
4597 HALEY WAY
GROVE CITY, OH 43123

SHREMSHOCK ARCHITECTS, INC
C/O TIM PRINCEHORN
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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 # 714-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TIM PRINCEHORN
of (COMPLETE ADDRESS) 6130 S. SUNBURY RD. WESTERVILLE, OH 43081
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. THE WENDY'S COMPANY 1 DAVE THOMAS BLVD. P.O. BOX 256 DUBLIN, OH 43017 C/O TOMMY MORGAN 412-337-3323	2. KIR GEORGESVILLE 019 LLC 3333 NEW HYDE PARK RD NEW HYDE PARK, NY 11042 C/O PAT ROONEY (516) 869-9000
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Timothy D. Park

Subscribed to me in my presence and before me this 30th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Benjamin C. Shremshock

My Commission Expires:

Dec. 10, 2015



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

Benjamin C. Shremshock
Notary Public - State of Ohio
My Commission Expires
December 10, 2015

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EXHIBIT "A"

Tract 1 – Fee Simple

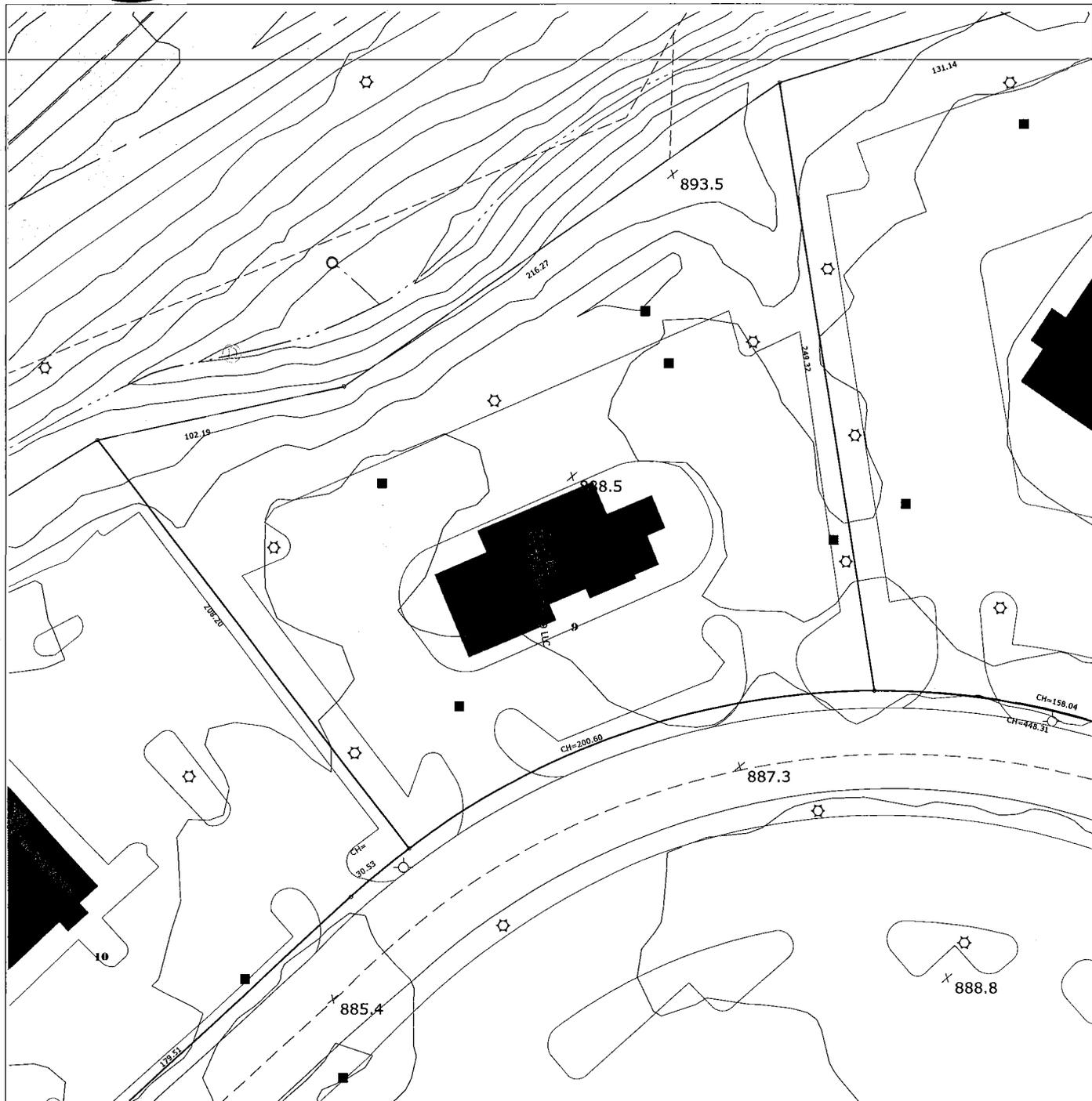
Situated in the State of Ohio, County of Franklin, City of Columbus:

Being Lots two (2), nine (9) and eleven (11) of GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD, as shown and delineated in Plat Book 87, Pages 11-15, inclusive, Recorder's Office, Franklin County, Ohio, all situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Surveys 1389 and 1462, Virginia Military Lands.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 9/22/14

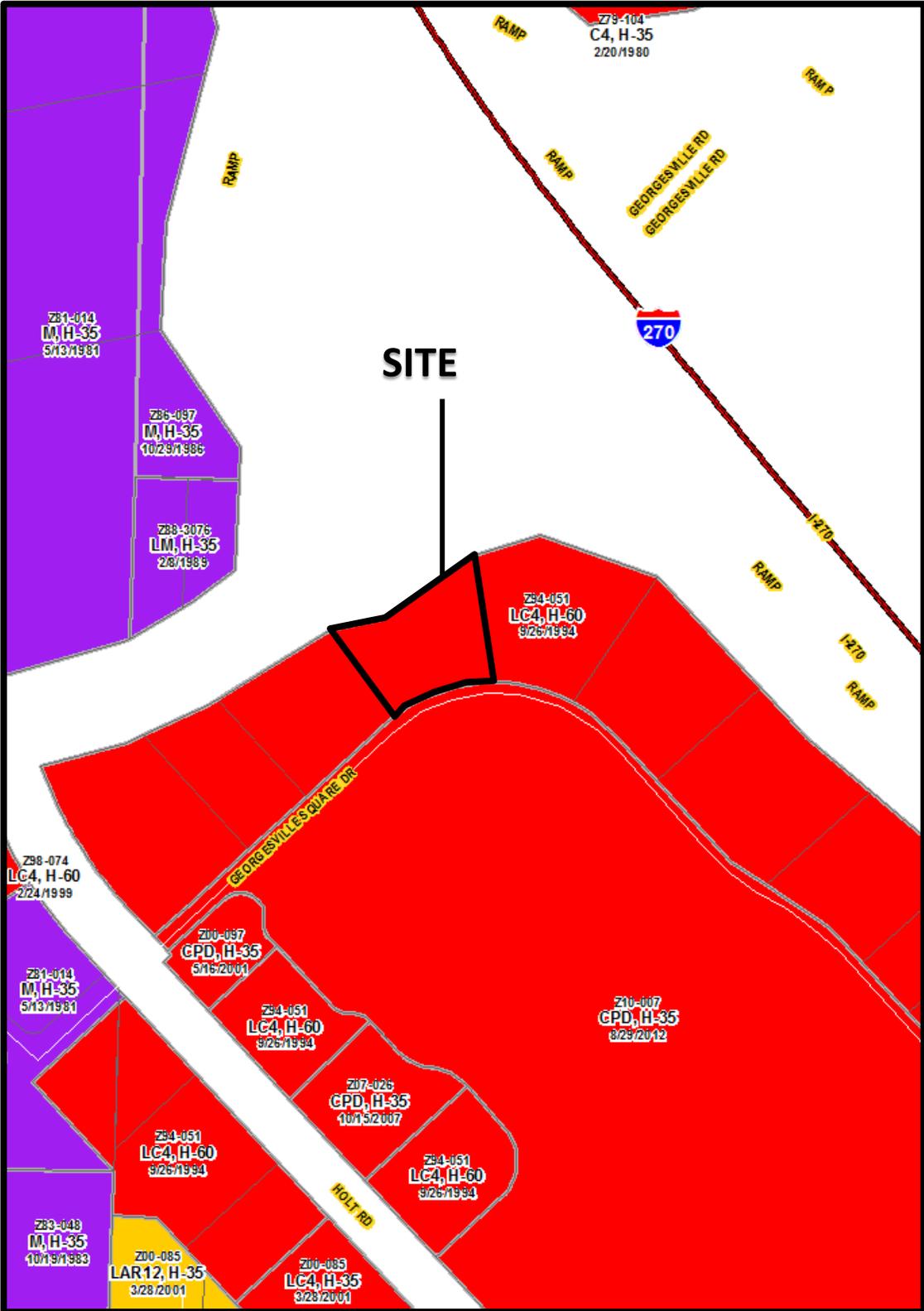


Disclaimer

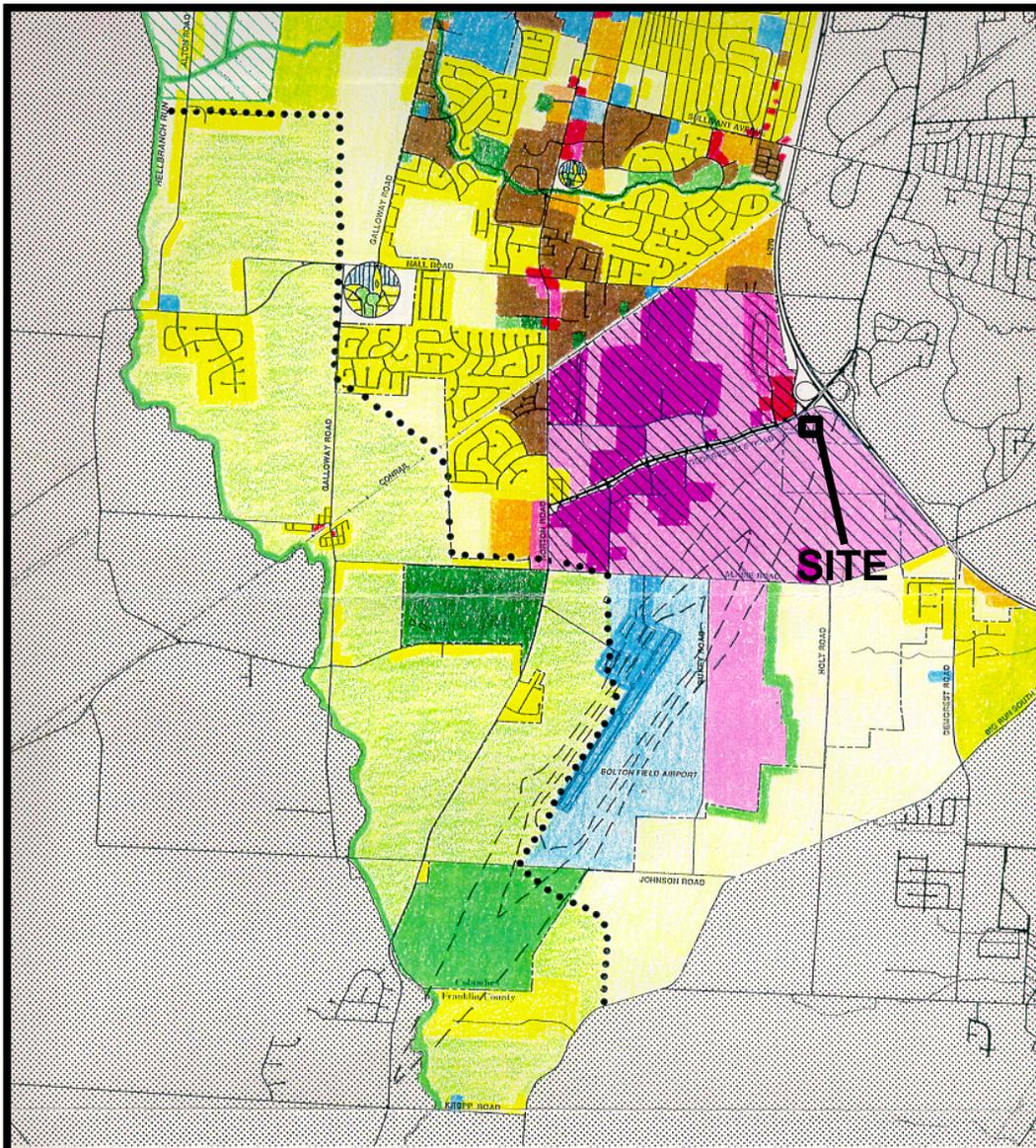
Scale = 60



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.



Z14-047
 1600 Georgesville Square Drive
 Approximately 1.15 acres

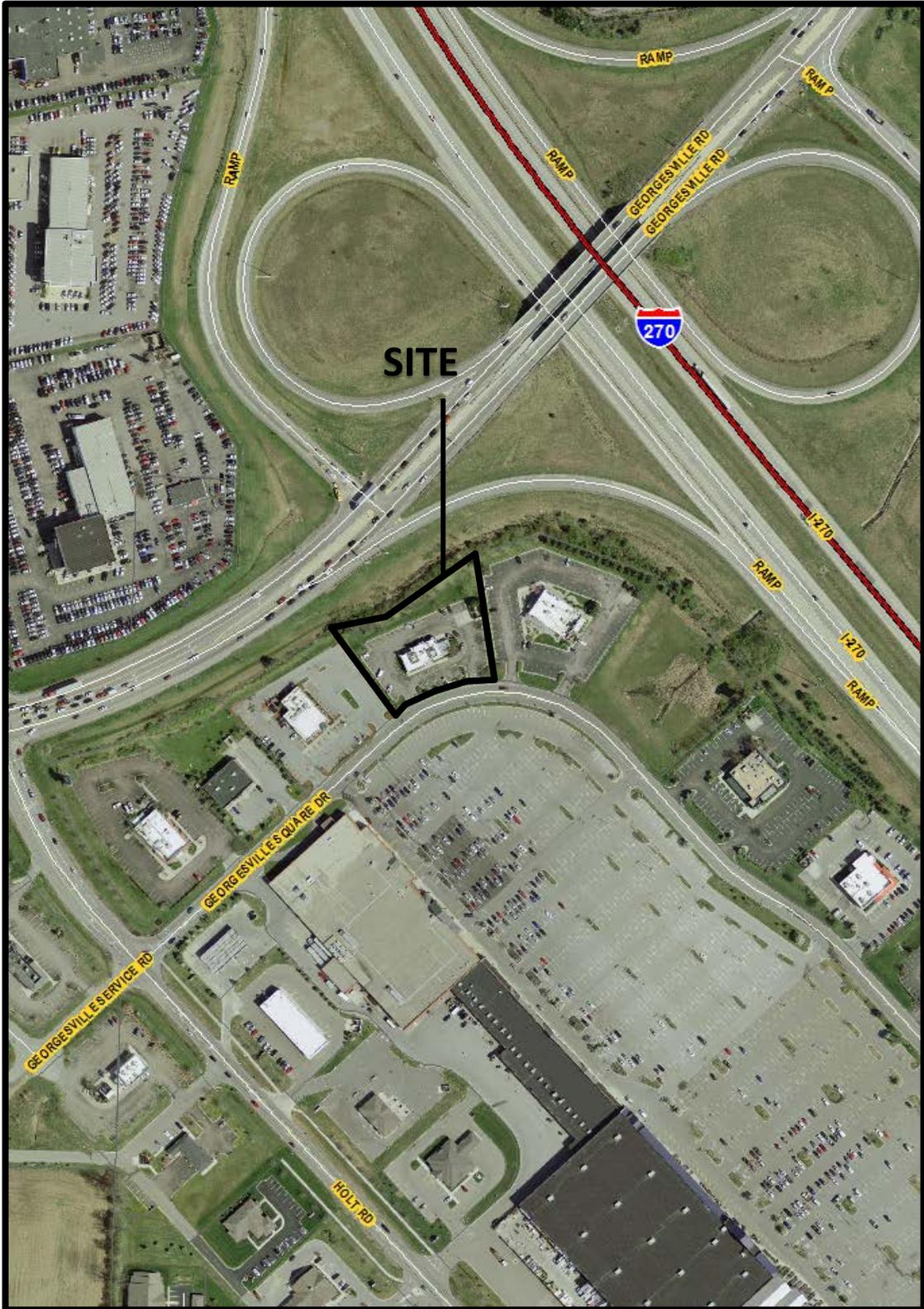


PROPOSED LAND USE

Existing	Proposed	
 Agricultural /Very low density residential		 Columbus corporate boundary
 Low density residential 1-2 units per acre		 Sewer facilities planning area
 Residential 3-5 units per acre		 Bolton Field noise contours
 High density residential 6 units per acre +		 Environmental Conservation District
 Commercial		 Industrial/ Office District
 Office		 Village Center
 Industrial/ Manufacturing		
 Institutional		
 Open space/ Parks/ Buffer		

Westland Plan

Z14-047
 1600 Georgesville Square Drive
 Approximately 1.15 acres



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1600 Georgesville Square Drive
Approximately 1.15 acres