



OFFICE USE ONLY

Application # 210-030  
10335-00000-00560

Fee: 1<sup>st</sup> acre (\$1,850 or \$3,200): \_\_\_\_\_  
Each additional acre (\$185 or \$315) \_\_\_\_\_

Total: \$7360

Date of Submittal: 12/8/10

Planning Area: Northland

Received by: SP

Planner: Shannon Pine  
645-2208  
spine@columbus.gov

# REZONING APPLICATION

## LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 4042 Morse Road Zip 43230

Is this application being annexed into the City of Columbus? Y or (N) (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 600-150027

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

Current Zoning District(s) CPD Requested Zoning District(s) L-M

Recognized Area Commission or Civic Association Northland Community Council

See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: To Allow for Development of site for self storage (continue on separate page if necessary)

Proposed Height District: C 25' Acreage 13.53  
(Columbus City Code Section 3309.14)

## APPLICANT

Name Z & H Easton Storage Properties, LLC

Address 7509 E. Main St., Suite 216 City Reynoldsburg Zip 43068

Phone# 614-864-8600 Fax # 614-864-8601 Email zac@mzdevelopment.com

## PROPERTY OWNER(S)

Name Faith Christian Center

Address 5325 Smothers Road City Westerville Zip 43081

Phone# 614-882-5205 Fax # 614-822-8436 Email \_\_\_\_\_

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

## ATTORNEY (AGENT) (CIRCLE ONE IF APPLICABLE)

Name JBA Architects, P.C

Address 1000 Sharon Valley Road City Newark Zip 43055

Phone# 740-366-3391 Fax # 740-366-3394 Email sstein@jbapc.net

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

Applicant Signature [Signature]  
Z&H Easton Storage Properties, LLC

Property Owner Signature [Signature]  
Faith Christian Center of Columbus, Inc.

Attorney/Agent Signature [Signature]  
Steven B. Stein, JBA Architects, P.C.

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.  
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-030

Being first duly cautioned and sworn (1) NAME Steven D. Stein  
of (1) MAILING ADDRESS 1000 Sharon Valley Road, Newark, OH 43055  
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 4042 Morse Rd., Columbus, OH 43230  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) 12/8/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS  
 Check here if listing additional property  
owners on a separate page.

(4) Faith Christian Center  
5325 Smothers Road  
Westerville, OH 43081

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

Zac Zeune  
614-864-8600

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

(5) Northland Community Council  
Robert Thurman, Chairman  
P.O. Box 297836  
Columbus, OH 43229

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  
SIGNATURE OF NOTARY PUBLIC  
My Commission Expires:

8) [Signature]  
7th day of December, in the year 2010  
[Signature]  
My Commission Expires May 31, 2014

***This Affidavit expires six months after date of notarization.***

*Notary Seal Here*

## APPLICANT

Z & H Easton Properties, LLC  
7509 E. Main St., Suite 216  
Reynoldsburg, OH 43068

AREA COMMISSION OR  
NEIGHBORHOOD GROUP

Northland Community Council  
P.O. Box 297836  
Columbus, OH 43229

## PROPERTY OWNER

Faith Christian Center  
5325 Smothers Rd.  
Westerville, OH 43081

SURROUNDING PROPERTY  
OWNERS

Aerc Bradford, Inc  
4150 Stelzer Rd.  
Columbus, OH 43219

Columbus Southern Power  
4040 Morse Rd.  
Columbus, OH 43230

Kevin Armstrong  
4200 Berryfield Dr.  
Columbus, OH 43230

Barbara Klingman  
4215 Berrybush Dr.  
Columbus, OH 43230

Derrick Young  
4195 Berrybush Dr.  
Columbus, OH 43230

D & K Limited  
4050 Morse Rd.  
Columbus, OH 43230

Gregory Matronia  
4188 Berryfield Dr.  
Columbus, OH 43230

Richard & Ernestine Jones  
4206 Berryfield Dr.  
Columbus, OH 43230

Vera Kennedy-White  
4207 Berrybush Dr.  
Columbus, OH 43230

State of Ohio  
4224 Aruba Dr.  
Columbus, OH 43230

## AGENT

JBA Architects, P.C.  
1000 Sharon Valley Rd.  
Newark, OH 43055

Kirk Datema & Kathy Evans  
4194 Berryfield Dr.  
Columbus, OH 43230

Nancy Sartin  
4212 Berryfield Dr.  
Columbus, OH 43230

Michael & Lora Innes  
4201 Berrybush Dr,  
Columbus, OH 43230

Robert Woode  
4230 Aruba Dr.  
Columbus, OH 43230

Andrea Kaiser  
4256 Aruba Dr.  
Columbus, OH 43230

Laura Silcott  
4242 Aruba Dr.  
Columbus, OH 43230

Douglas Shaffer  
4250 Aruba Dr.  
Columbus, OH 43230

Scott Shepard  
4249 Aruba Dr.  
Columbus, OH 43230

Cynthia Cremeans  
4262 Aruba Dr.  
Columbus, OH 43230

Ron Fensler  
4455 Bimini Dr.  
Columbus, OH 43230

Mark & Angie Osborn  
4229 Aruba Dr.  
Columbus, OH 43230

Molly Thivener  
4241 Aruba Dr.  
Columbus, OH 43230

Kenneth & Nana Fah  
4235 Aruba Dr.  
Columbus, OH 43230

James & Rosa Weeks  
4217 Aruba Dr.  
Columbus, OH 43230

Deano Krecsmar  
4223 Aruba Dr.  
Columbus, OH 43230



# 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.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION # 210-030

Being first duly cautioned and sworn (NAME) STEVEN D. STEIN  
 of (COMPLETE ADDRESS) 1000 SHARON VALLEY RD. / NEWARK / OHIO 43055  
 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

<p>1. Faith Christian Center of Columbus                  5325 Smothers Road                  Westerville, OH 43081                  Number of Employees: _____                  Contact Name &amp; Number: _____</p>	<p>2. Z&amp;H Easton Storage Properties, LLC                  7509 E. Main St., Suite 216                  Reynoldsburg, OH 43068                  Number of Employees: _____                  Contact Name &amp; Number: _____</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 7<sup>th</sup> day of December, in the year 2010

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

My Commission Expires May 31, 2014

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

Notary Seal Here



# 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: 600150027

Zoning Number: 4042

Street Name: MORSE RD

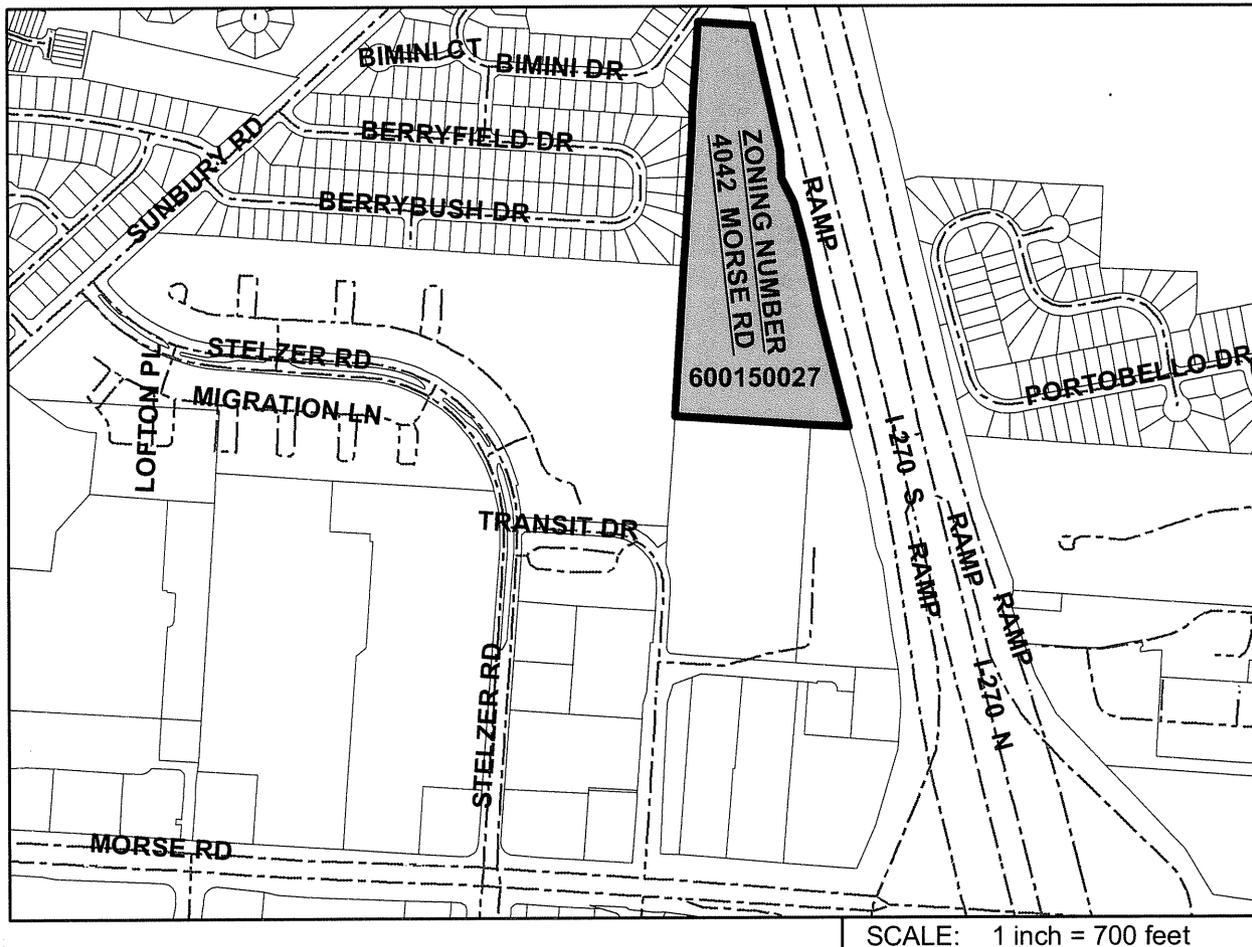
Lot Number: N/A

Subdivision: N/A

Requested By: JAB ARCHITECTS, PC (STEVEN D. STEIN)

Issued By: *Patricia Austin*

Date: 11/5/2011



SCALE: 1 inch = 700 feet



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

GIS FILE NUMBER: 7691

210-030

210-030



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 11/4/10



Disclaimer

Scale = 400



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

**LIMITATION TEXT**

**PROPOSED DISTRICT: L-M, Limited Manufacturing**  
**EXISTING DISTRICT: CPD Commercial Planned District**  
**PROPERTY ADDRESS: 4040 Morse Road**  
**OWNER: Faith Christian Center of Columbus, Inc.**  
**APPLICANT: Z & H Easton Properties, LLC.**  
**DATE OF TEXT: 7/2/10**  
**APPLICATION NUMBER: 210-030**

1. **INTRODUCTION:** The site is zoned CPD (203-061) and represents a residual vacant tract surrounded by development of various types. The access easement to the site from Transit Drive is zoned I, Institutional (Z72-134). The site is immediately surrounded by such uses as offices, a church, and a multi-family development.

The proposed rezoning for the Site contemplates a self-storage unit business. Although the proposed use is commercial in nature, the storage aspect of the business requires a rezoning to the M, Manufacturing district. This development text includes standards intended to maximize the compatibility of the development with that of the surrounding uses.

The Site is located within the boundaries of the Northland Community Council and the Northland Plan, Volume 1.

2. **PERMITTED USES:** Self-storage units (per C.C.C. §3363.01 – M, Manufacturing District) with accessory truck rentals.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3363 (M, Manufacturing District) of the Columbus City Code.
  - A. Density, Height, Lot and/or Setback Commitments.
    1. Building Setbacks: The minimum building setback from the property’s west and south property lines (exclusive of the access drive) shall be 25 feet. The minimum building setback from the property’s north property line shall be 50’, and 100’ from the property’s east property line.
    2. Parking and Maneuvering Setback: The minimum paving setback shall be fifteen (15) feet from the north, west and south property lines. The parking of commercial trucks (i.e., moving trucks), shall be prohibited within 100’ from any residential or apartment residential district (per 3363.41), and the use of said trucks for advertising purposes is strictly prohibited.
    3. Lot coverage shall not exceed eighty (80%) percent.
  - B. Access, Loading, Parking, and/or Other Traffic Related Commitments.
    1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Planning and Operations Division.
    2. As shown on the submitted site plan, a maximum of five (5) rental trucks may be utilized and must be parked in the designated spaces as shown on the site plan.
  - C. Buffering, Landscaping, Open Space and/or Screening Commitments.
    1. Any parking area oriented to the street frontage shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the

- adjacent parking area. Headlight screening shall be in the form of evergreen hedge, earthen mounding or wall.
2. A buffer shall be provided along all property lines, and specifically where the Site abuts residentially-zoned property.
    - a. Along all sides of the developed area of the site a 6-foot high chain-link security fence shall be provided, with trees/landscaping to be located between the property line and the fence to soften the view from adjacent properties.
    - b. The applicant shall, to the extent possible, maintain existing trees along each property line but, where removed, trees shall be replaced with deciduous trees planted 15 feet on center as depicted on the submitted site plan. In any event, a minimum 5-foot high, 75% opaque screening treatment shall be provided within the setback, in the form of existing trees, deciduous trees planted 15 feet on center, or any combination thereof.
  3. Size of Trees. Minimum caliper size as the time of planting shall be 2 inches for deciduous, 1.5 inches for ornamental, and a minimum 5-foot tree height for evergreens. Caliper shall be measured six (6) inches above grade.
  4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six (6) months or the next planting season, whichever occurs first.
- D. Building Design and/or Interior-Exterior Treatment Commitments.
1. Roofs shall be pitched/sloped and shall be finished with standing seam metal.
  2. The developer shall utilize neutral, earth tone colors such as beiges, tans, dark greens, or browns, for exterior building materials to maximize the development's cohesiveness with the adjacent residential property.
  3. Building exteriors may be constructed of no more than three (3) building material types, excluding roof and window materials. Minor accenting of structures through the use of a fourth building material shall be permitted.
  4. Rooftop mechanical equipment shall be screened from view by the same material used on the building roof or exterior, and shall be of the same or similar color. Ground-level mechanicals and equipment shall be fully screened from view by a wall, fence, or landscaping materials, or a combination thereof. Such screening shall match or complement the character of the building.
  5. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to illuminate the exterior of the building.
- E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.
1. Dumpsters shall be screened from view by structures and/or landscaping to a minimum height of 6 feet. Deposited refuse should not be visible from outside the refuse enclosure, which shall be screened on all four (4) sides.
  2. All surface lot or ground-mounting lighting shall use fully shielded cutoff fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
  3. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.

4. Light poles in the parking lot areas shall not exceed eighteen (18) feet in height. All light poles and standards shall be dark brown, bronze or black.

5. Wiring within the development shall be underground.

F. Graphics and Signage Commitments.

1. All graphics shall conform to article 15, Title 35 of the Columbus City Code, as it applies to the M – Manufacturing District. Any variance to the applicable requirements of the M District shall be submitted to the Columbus Graphics Commission.

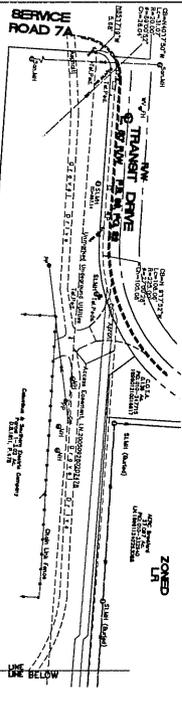
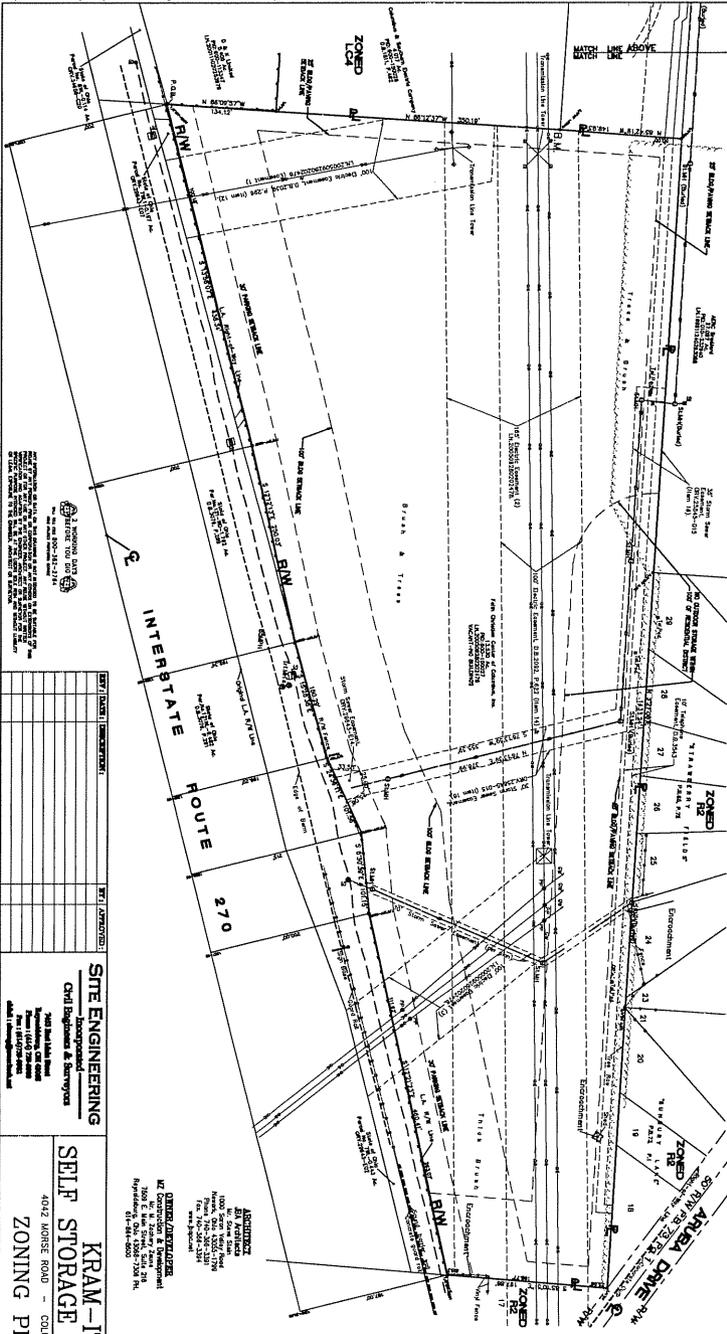
G. Miscellaneous Commitments.

1. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustments to the plan are subject to approval by the director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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 which states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**GENERAL INFORMATION**

TRACING FROM THE CITY OF COLUMBUS

PROPERTY OWNER: [Name]

PROJECT: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECTED DATE: [Date]

PROJECTED LOCATION: [Location]

PROJECTED ZONING: [Zoning]

PROJECTED AREA: [Area]

PROJECTED PERMITS: [Permits]

PROJECTED COSTS: [Costs]

PROJECTED BENEFITS: [Benefits]

PROJECTED RISKS: [Risks]

PROJECTED IMPACTS: [Impacts]

PROJECTED CONCLUSIONS: [Conclusions]

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

**SITE ENGINEERING**

Chris [Name]

4042 MORSE ROAD - COLUMBUS, OHIO

**KRAM-IT SELF STORAGE FACILITY ZONING PLAN**

NO SCALE

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project]

DATE: [Date]

BY: [Name]

CHKD.: [Name]

NO. SHEETS: 1

**IMPLICATION TEXT**

The applicant is requesting a zoning change for the proposed site. The site is currently zoned [Zoning] and the applicant is requesting a change to [Zoning]. The applicant is requesting this change because [Reason]. The applicant is requesting this change because [Reason]. The applicant is requesting this change because [Reason].

The applicant is requesting a zoning change for the proposed site. The site is currently zoned [Zoning] and the applicant is requesting a change to [Zoning]. The applicant is requesting this change because [Reason]. The applicant is requesting this change because [Reason]. The applicant is requesting this change because [Reason].

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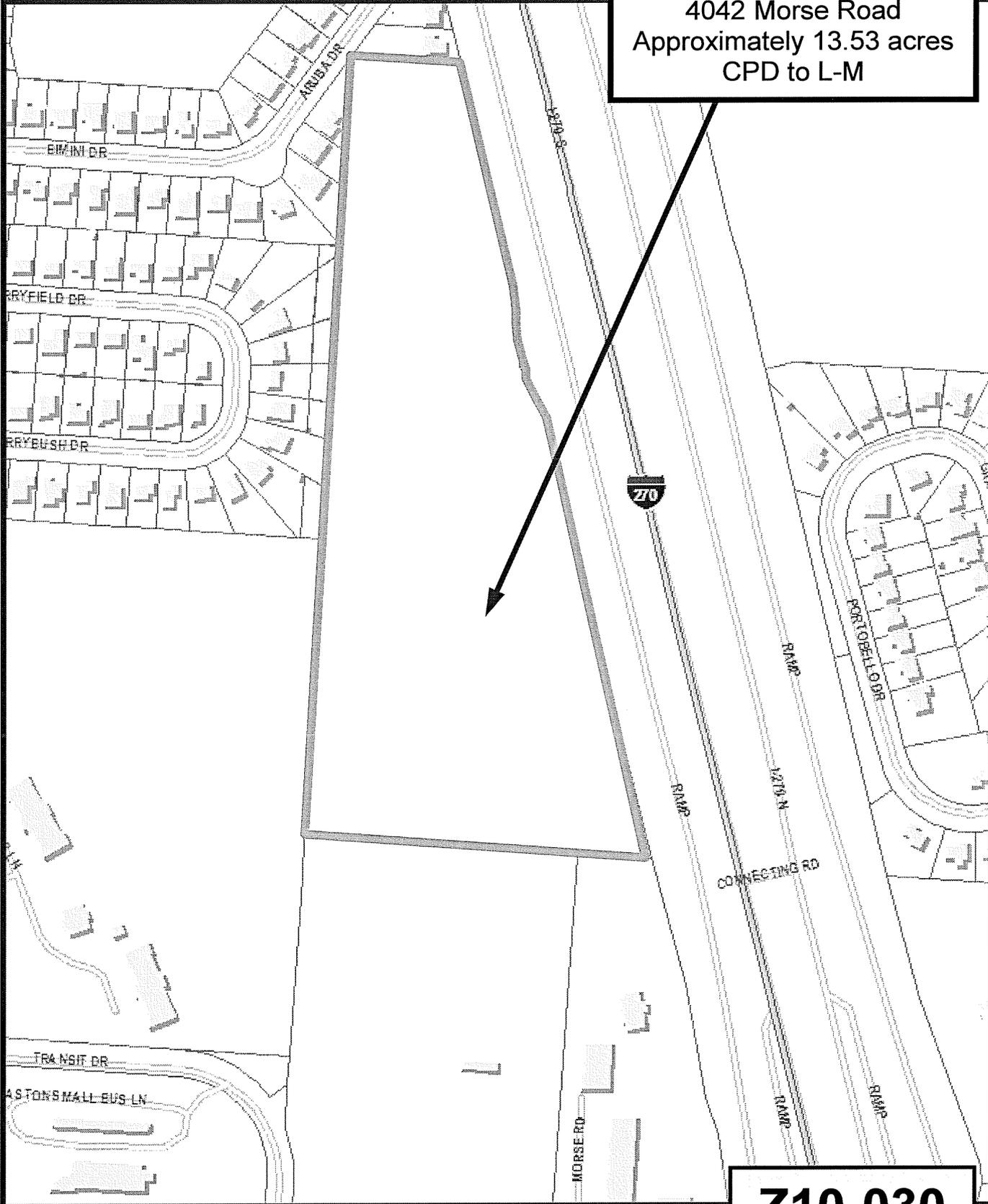
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210-030

4042 Morse Road  
Approximately 13.53 acres  
CPD to L-M



**Z10-030**



4042 Morse Road  
Approximately 13.53 acres  
CPD to L-M

**Z10-030**

4042 Morse Road  
Approximately 13.53 acres  
CPD to L-M



**Z10-030**