



OFFICE USE ONLY

Application # 210-029 / 10335-00000-00542
Fee: 1st acre (\$1,850 or \$3,200):
Each additional acre (\$185 or \$315)
Total: \$3200
Date of Submittal: 11/30/10
Planning Area: Franklinton
Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1160 West Broad Street Zip 43222

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 010-024832
Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R-4 Requested Zoning District(s) CPD
Recognized Area Commission or Civic Association Franklinton Area Commission

See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: Medical facility (continue on separate page if necessary)
Proposed Height District: 35' Acreage .156 +/-
(Columbus City Code Section 3309.14)

APPLICANT

Name Anthony Thomas Candy Co.
Address 1777 Arlingate Ln. City Columbus Zip 43228
Phone# 274-8405 Fax # Email

PROPERTY OWNER(S)

Name Anthony Thomas Candy Co.
Address 1777 Arlingate Ln. City Columbus Zip 43228
Phone# 274-8405 Fax # Email
If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name David Hodge / Smith & Hale LLC
Address 37 W. Broad St., Suite 725 City Columbus Zip 43215
Phone# 221-4255 Fax # 221-4409 Email

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

Applicant Signature Anthony Thomas Candy Co. By: David Hodge
Property Owner Signature Anthony Thomas Candy Co. By: David Hodge
Attorney/Agent Signature David Hodge

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 # 210-029

Being first duly cautioned and sworn (1) NAME David Hodge / Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, 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 1160 West Broad Street

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) 11/30/10

(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) Anthony Thomas Candy Co.
1777 Arlingate Ln.
Columbus, OH 43228

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

Anthony Thomas Candy Co.
274-8405

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

(5) Franklinton Area Commission
c/o Mrs. Carol Stewart
192 S. Princeton Ave.
Columbus, OH 43223

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) David Hodge
30th day of November, in the year 2010
Aaron L. Underhill

This Affidavit expires six months after date of notarization.

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

**APPLICANT/
PROPERTY OWNER**

Anthony Thomas Candy Co.
1777 Arlingate Lane
Columbus, OH 43228

ATTORNEY

Jeffrey L. Brown
37 W. Broad St., Ste. 725
Columbus, OH 43215

**AREA COMMISSION/
CIVIC ASSOCIATION**

Franklinton Area Commission
c/o Mrs. Carol Stewart
192 S. Princeton Ave.
Columbus, OH 43223

**SURROUNDING PROPERTY
OWNERS**

Tom & Agnes Zanetos
3750 Kioka Ave.
Columbus, OH 43220-4535

Teresa Henderson
53 N. Yale Ave.
Columbus, OH 43222

Lenora Henderson
Lenora Johnson
1544 Atcheson St.
Columbus, OH 43203

Thelma Hartman
23398 San Remo Dr.
Boca Raton, FL 33433

Richard Carter
65 N. Yale Ave.
Columbus, OH 43222

Charles & Sherlyn Moore
58 N. Yale Ave.
Columbus, OH 43222

Family Dollar Stores of Ohio Inc.
PO Box 1017
Charlotte, NC 28201

Mira Green
31 N. Yale Ave.
Columbus, OH 43228

Gigo LLC
PO Box 264
Gilbert, SC 29054

MZW Holdings LLC
211 N. Fifth St.
Columbus, OH 43215

GC Rentals, Ltd.
185 N. Yale Ave.
Columbus, OH 43222

Dennis Phipps
43 N. Yale Ave.
Columbus, OH 43222

Buel Jenkins
7373 E. Broad St.
Blacklick, OH 43004

Barmitchva LLC
340 Shady Spring Dr.
Gahanna, OH 43230

Joyce Phalen
808 Lancaster Rd.
Chillicothe, OH 45601

CSX Transportation Inc.
Tax Department
500 Water St.
Jacksonville, FL 32202



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 # 210-029

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
 of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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:

- 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. Anthony Thomas Candy Co. 1777 Arlingate Ln. Columbus, OH 43228	2. Lower Lights Christian Health Center 1251 West Broad St. Columbus, OH 43222
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 30th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Aaron Underhill

My Commission Expires:

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

Notary Seal Here



AARON L. UNDERHILL
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned District
PROPERTY ADDRESS: 1160 W. Broad St.
OWNER: Anthony Thomas Candy Co.
APPLICANT: Anthony Thomas Candy Co.
DATE OF TEXT: November 29, 2010
APPLICATION: Z10- 029

INTRODUCTION: The site is part of the former Anthony Thomas complex and is developed with a warehouse building and parking lot. These lots are currently zoned residential.

PERMITTED USES: Those uses permitted under Chapter 3353, C-2, Commercial of the Columbus City Code.

DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted text the applicable development standards are contained in Chapter 3353, C-2 of the Columbus City Code.

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

1. Parking setback along Yale Ave. shall be zero.
2. Parking shall be permitted to the side of a building.

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

N/A

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

1. Existing parking lot shall not comply with Sections 3372.607 landscaping and screening and 3312.21 landscaping and screening.

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

1. Existing building shall not comply with Section 3372.605 Building Design Standards.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to C-2, Commercial classification. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

a. Variances

1.3372.604 B Setback Requirements

Reduce parking setback to zero and permit parking to the side of the principal building.

2. 3372.605 Building Design Standards

Existing building does not have to comply with this section.

3. 3372.607 Landscaping and Screening

Existing parking lot does not have to comply with this section.

4. 3312.21 Landscaping and Screening

Existing parking lot does not have to comply with this section.

5. Upon redevelopment of the portion of the existing building that is on the subject site, or the existing parking lot on the subject site, said new development shall comply with Sections 3372.607, 3312.21 and 3372.605 of the Columbus City Code or seek a variance to said requirements.

b. CPD Criteria

Natural Environment

The site is developed with a parking lot and warehouse building

Activities

The proposed development of medical offices will provide accessory services for the surrounding commitments.

Behavior Patterns

The proposed development will create new pedestrian and motor vehicle patterns as the community uses the new services. Many of the consumers are expected to use public transportation.

Form of the Environment

The current plans are to redevelop the existing building for the new uses, including an ambulatory health clinic to serve the community.

Views and Visibility

The proposed redevelopment will not negatively affect the visibility and safety of the motorist, bicyclist and pedestrian.

Emission

The proposed redevelopment should not have a negative impact 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.

anthonythomas.txt(ssg)
11/29/10 F:Docs/s&htxts/2010



City of Columbus Zoning Plat



ZONING NUMBER

Z10-029

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: 010024832

Zoning Number: 1160

Street Name: W BROAD ST

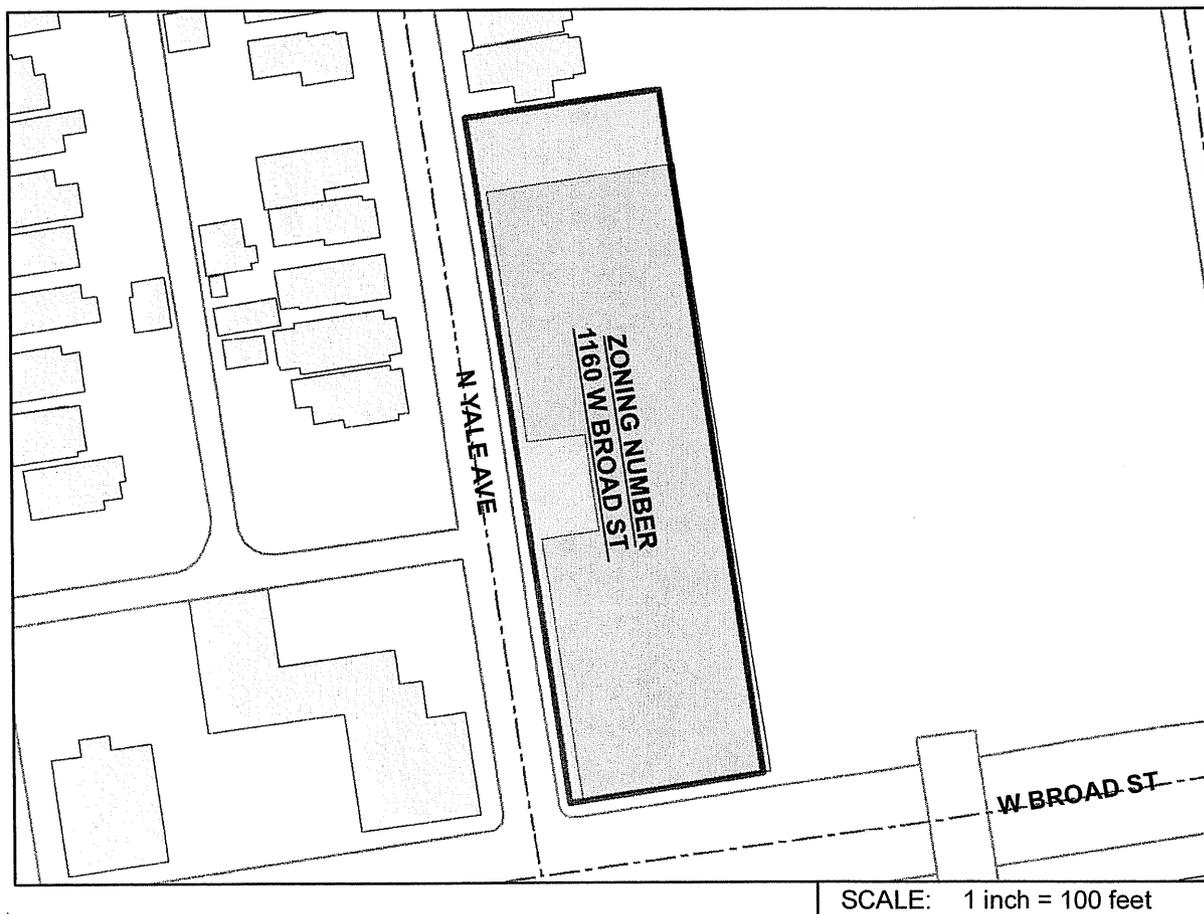
Lot Number: 1-3, 7-13, 15

Subdivision: FRANKLIN 2

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 11/18/2010



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 221



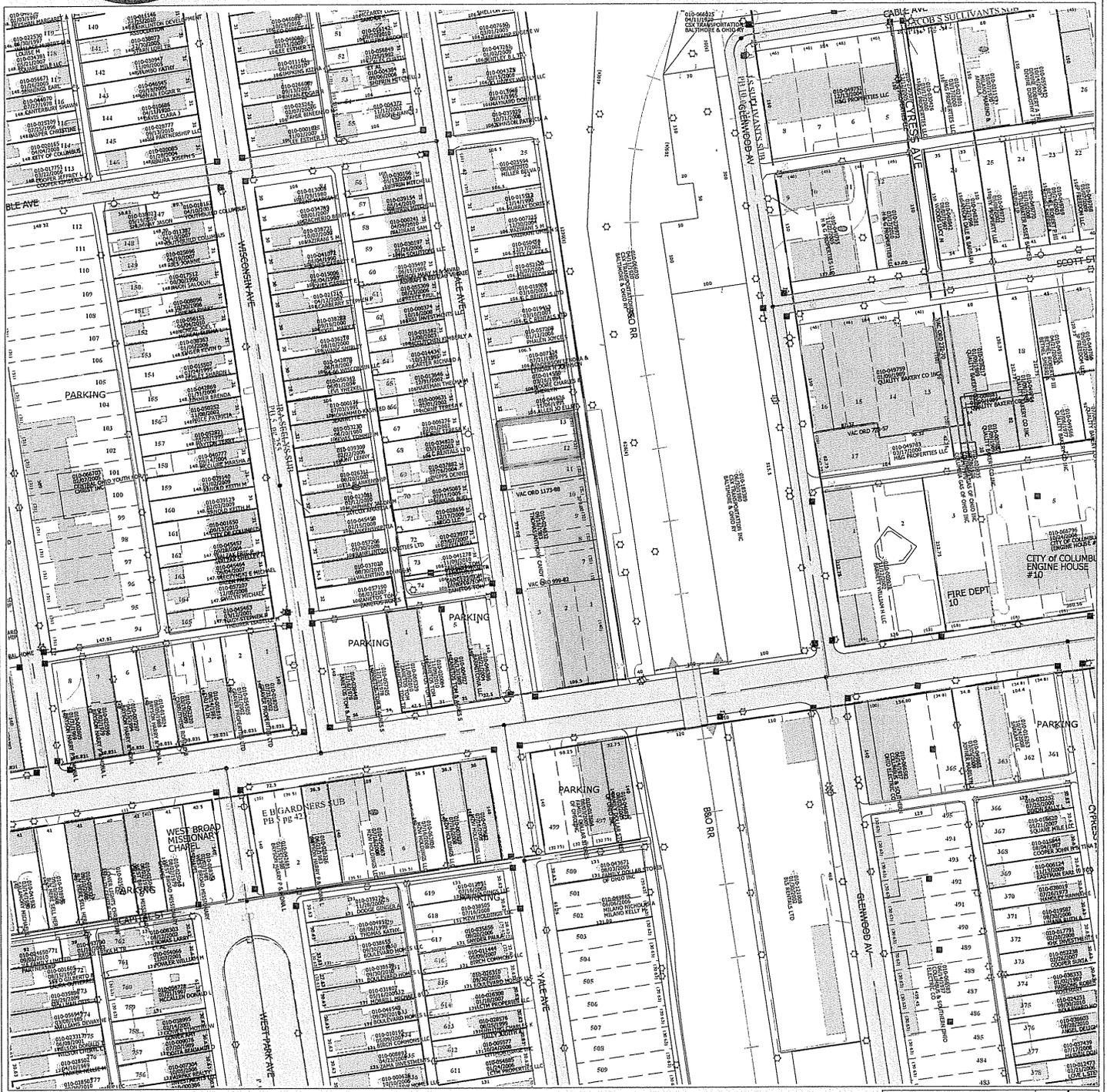
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

210-029



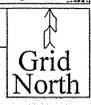
CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh DATE: 11/17/10



Disclaimer

Scale = 200



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.

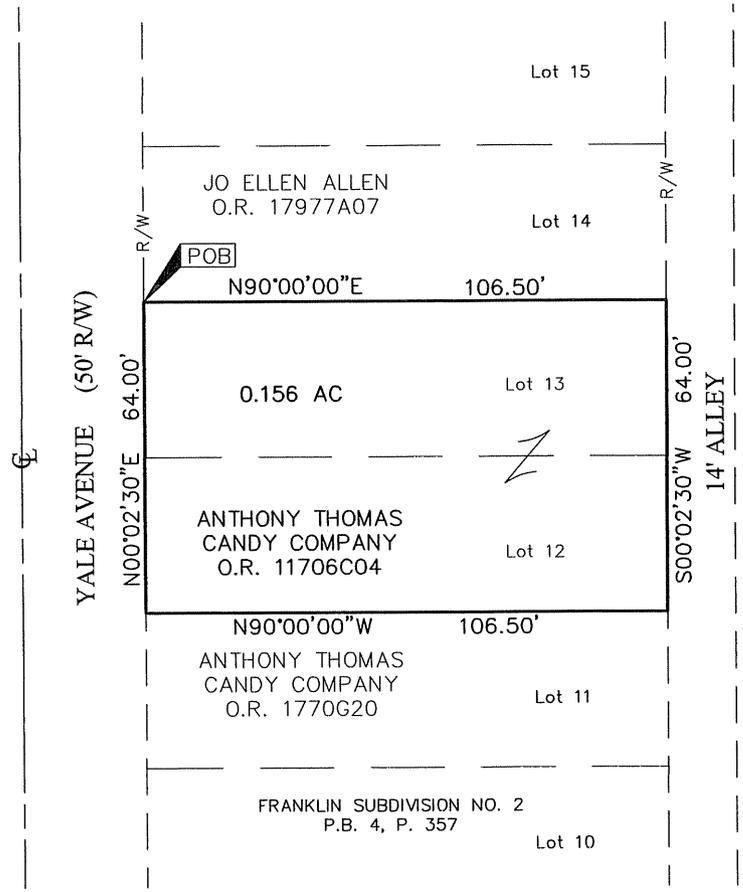
Real Estate / GIS Department

210-029

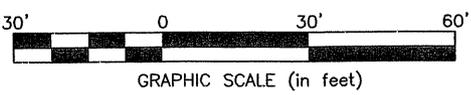


ZONING EXHIBIT
LOTS 12 AND 13
FRANKLIN SUBDIVISION No. 2
PLAT BOOK 4, PAGE 357
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

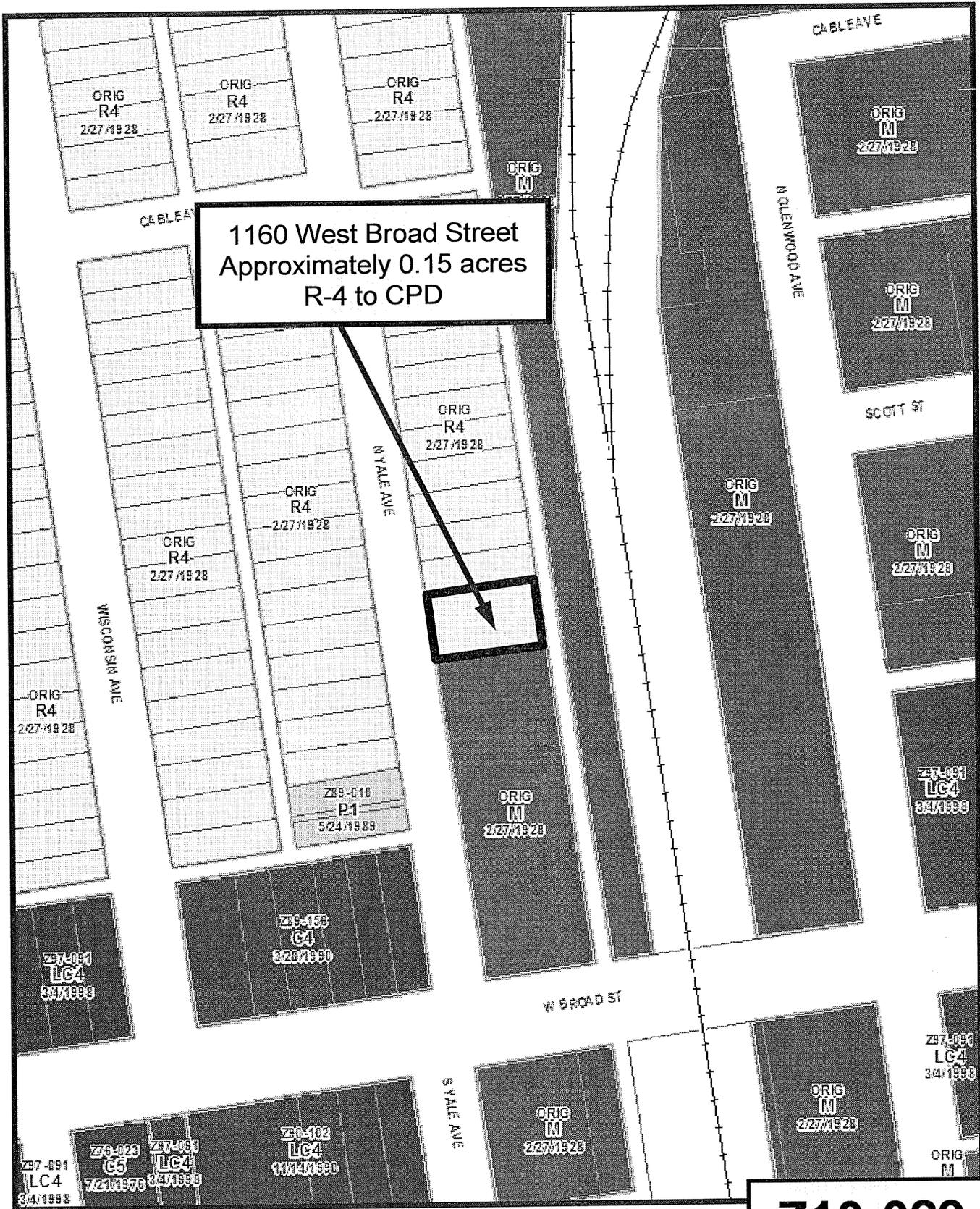
Date: November 17, 2010 Job No. 2010-1517 Scale: 1" = 30'



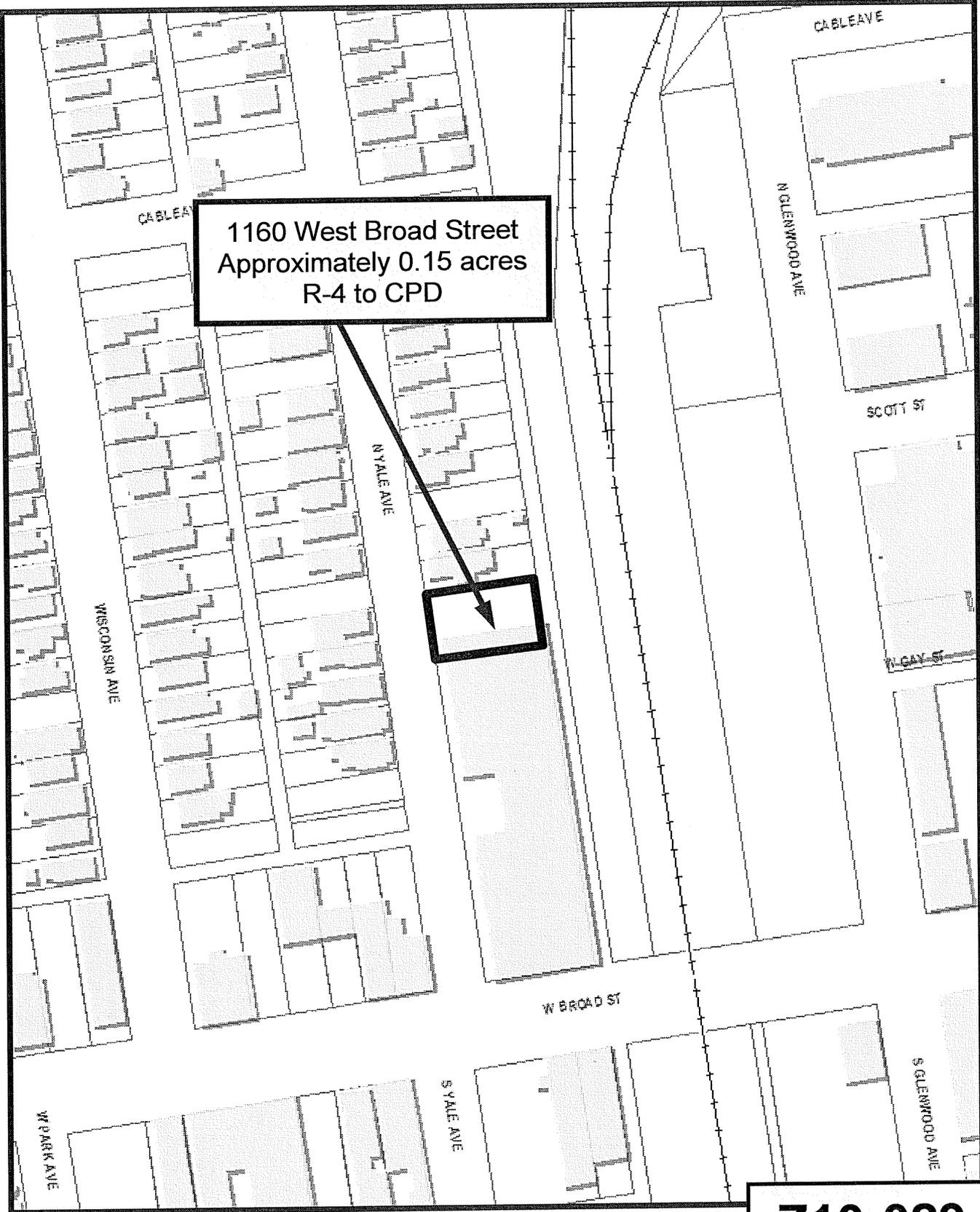
J:\2010\1517\2010\1517\ZONING.DWG plotted by KING, HEATHER on 11/19/2010 9:46:24 AM last saved by KING on 11/18/2010 9:46:11 AM
 xref:



1160 West Broad Street
Approximately 0.15 acres
R-4 to CPD



Z10-029



1160 West Broad Street
Approximately 0.15 acres
R-4 to CPD



Z10-029



1160 West Broad Street
Approximately 0.15 acres
R-4 to CPD

Z10-029