



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 211-028/11335-00000-00526  
Date Received: 9/15/11  
Application Accepted By: S. Pine Fee: \$2035-  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7420 Worthington - Galena Road Zip 43085  
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 610-117340  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LM Requested Zoning District(s) M-2

Recognized Area Commission Area Commission or Civic Association FNCCC

Proposed Use or reason for rezoning request: Office / Warehouse use

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 1.2  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Labors District Council & Contractors Pension Fund of Ohio  
Address 800 Hillsdowne Rd City/State Westerville, OH Zip 43081  
Phone # 614-898-9006 Fax # 614-898-9169 Email marcher@OLF&BP.com

### PROPERTY OWNER(S):

Name Labors District Council & Contractors Pension Fund of Ohio  
Address 800 Hillsdowne Rd. City/State Westerville, Ohio Zip 43081  
Phone # 614-898-9006 Fax # 614-898-9169 Email marcher@OLF&BP.com  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name Kathryn Perry Hale  
Address 7060 Calabria Pl. City/State Dublin Oh Zip 43016  
Phone # 614 582 8016 Fax # 614 389 2960 Email: Khale3@mar.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kathryn Perry Hale  
of (1) MAILING ADDRESS 7060 Calabria Place Dublin OH 43016

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 1420 Worthington - Galena Rd  
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) 9/15/11

(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) Labor District Council & Contractors  
Pension Fund of Ohio  
800 Hillsdowne Rd  
Westerville Ohio 43081

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

Matt Archer  
614 898-9006

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

(5) FNCCC  
Gloria Humes  
771 Wynstone Drive  
Lewis Center, Ohio 43235 614 781-0064

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) [Signature]

Subscribed to me in my presence and before me this 15th day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
7-15-14

My Commission Expires:

*This Affidavit expires six months after date of notarization*

Notary Seal Here



BRIAN D GASTON  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 7-15-2014

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

Agent

Kathryn Perry  
Busch Properties, Inc.  
1103 Schrock Road, Suite 200  
Columbus, OH 43229

Owner/Applicant

Labor District Council &  
Contractors Pension Fund  
800 Hillsdowne Road  
Westerville, OH 43081

Community Group

Far North Columbus Comm. Coalition  
Gloria Humes  
771 Wynstone Drive  
Lewis Center, OH 43235

Surrounding Property Owners

Rubylafay LLC  
5667 E Schaaf Road  
Cleveland, OH 44131

One Time Properties LLC  
6787 Lakeside Cr.  
Worthington, OH 43085

Jeffrey P. Simpson  
6096 Holywell Dr.  
Dublin, OH 43017

Tess Miranda and Associates LLC  
7465 Worthington-Galena Road  
Worthington, OH 43085

Liebert North America  
1050 Dearborn Dr.  
Columbus, OH 43229

Solidstate Controls Inc.  
875 Dearborn Dr.  
Columbus, OH 43229

211-028



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 211-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Labors District Council a Contractors Pension Fund of Ohio  
of (COMPLETE ADDRESS) 800 Hillsdown Road Westerville, Ohio 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. <u>Labors District Council a Contractors Pension Fund 800 Hillsdown Rd, Westerville OH 43081 Matt Archer @14 898-9006 29 Employees</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of September, in the year 2011

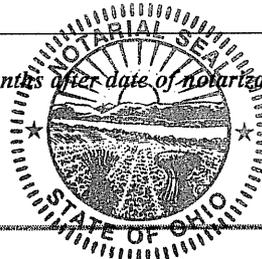
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7-15-14

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

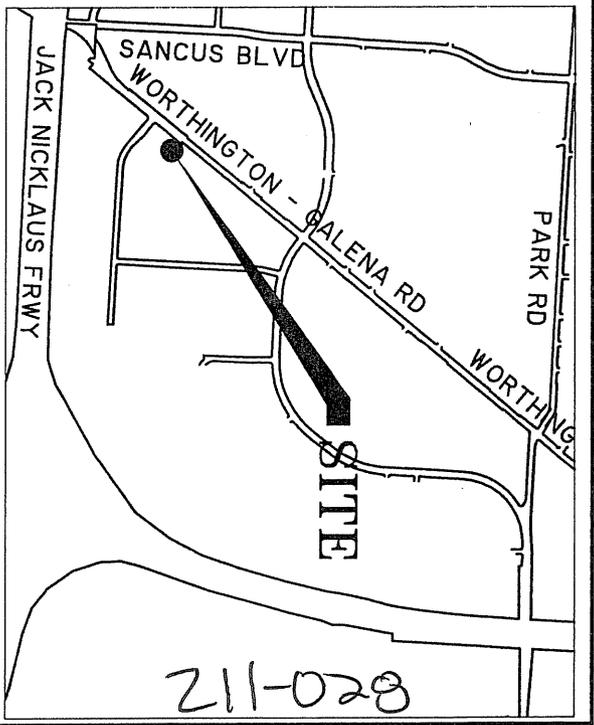
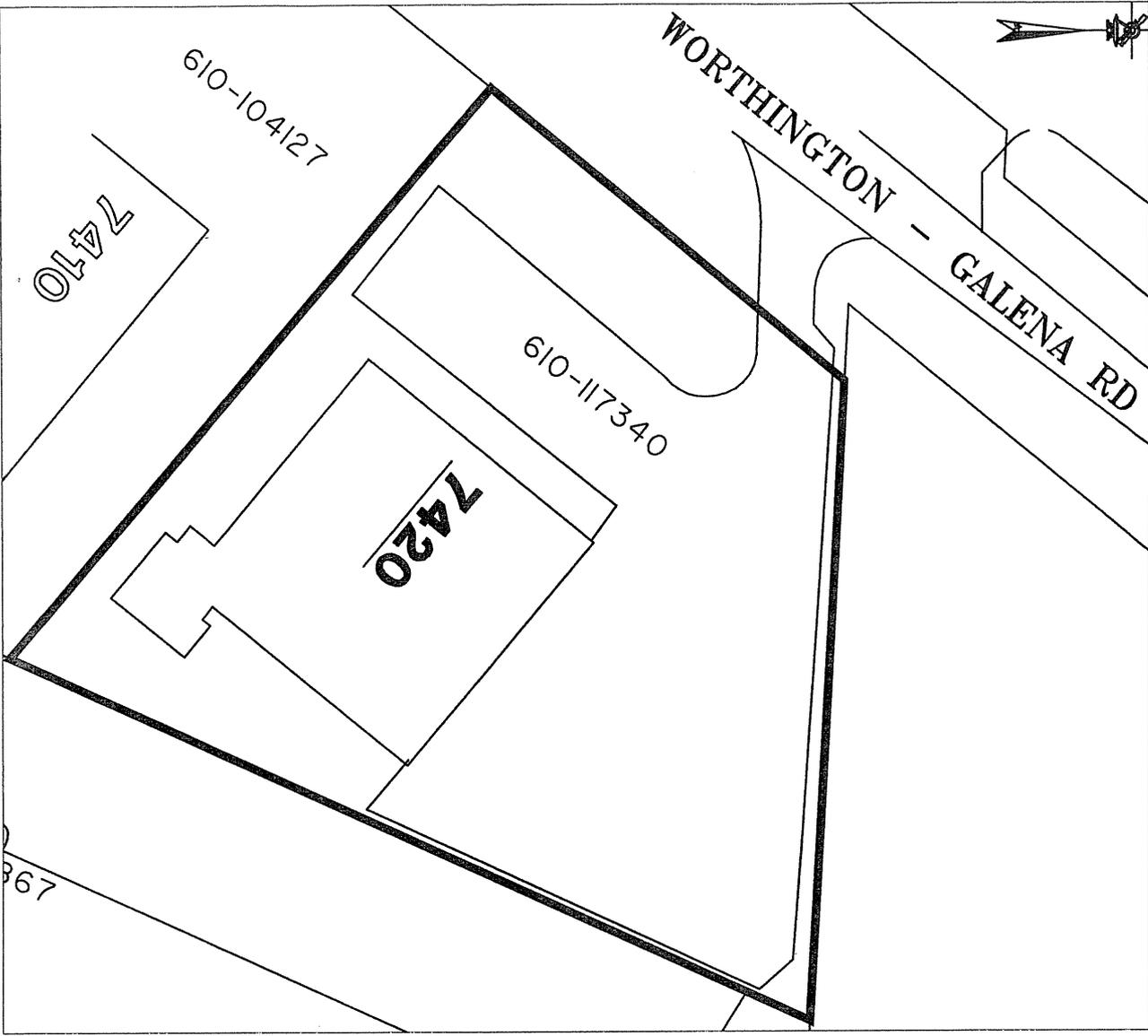
Notary Seal Here



BRIAN D GASTON  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 7-15-2014

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

# CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

### OTHER MAP REFERENCES

CITY LAND USE MAP:	04-A
GIS FACET NUMBER:	183107700

此图由城市工程局提供，所有数据均经核实。  
HOUSE NUMBERS SHOWN ON ATTACHED  
PLATE ARE CERTIFIED FOR SECURING  
OF BUILDING & UTILITY PERMITS

issued by *[Signature]* Date **08/28/07**

**PATRICIA A. AUSTIN P.E., ADMINISTRATOR**  
TRANSPORTATION DIVISION  
COLUMBUS, OHIO



ADDRESS FILE NUMBER - **00-113**

DEVELOPED BY: **VICKY TYLER**  
ENGINEERING CONSULTANT: **3D/GROUP, INC.**

**EUROPEAN BODY & SOUL SPA**  
**7420 WORTHINGTON-GALENA RD**

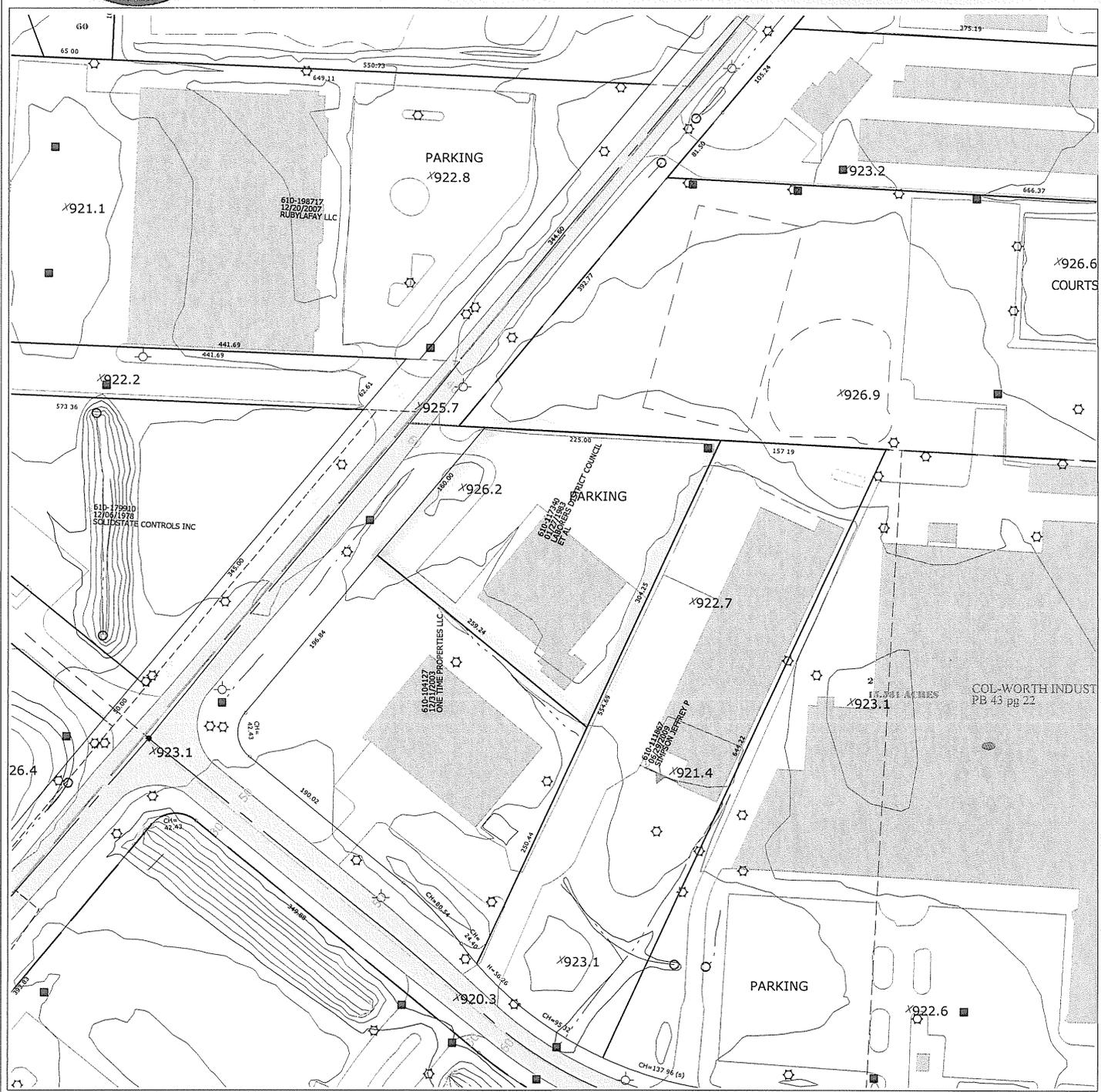
PARCEL NO. **610-117340**  
SOUTH OF **WORTHINGTON WOODS BLVD**

211-028



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M      DATE: 9/14/11



Disclaimer

Scale = 140



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.

211-028



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- Address of location of the site
- Annexation status
- Current development on the property
- Current zoning and legal use of the property  
(Attach computer record if applicable)
- Proposed use of the site
- Zoning Districts, Variances or Special Permit requested
- Total acreage of the site
- Site location-  
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- Special development review standards:
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other] .....
  - Parkland (land, easements, bike paths, other) .....
  - Zoning Clearance (Site plan review)
  - Other
- Review of Public Notice Affidavit requirements
- Adopted Area Plan or Development Policies  
Recommendation / Other
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group
- Proposed Hearing Date
- Cut-off Date for the Proposed Hearing Date
- Items to be completed or revised before submittal

7420 Worthington-Galena Rd.  
In Columbus  
Office/warehouse

Office/warehouse  
M-2  
1.2

N/A  
N/A  
N/A  
Dan Blechschmidt, Planning & Operations Division 645-1694  
Maureen Lorenz, Dept of Recreation & Parks 645-3306 N/A

See Instruction sheet

FAUCC  
10/13/11 Development Commission  
9/16/11

- (1)
- (2)
- (3)
- (4)
- (5)

Requested Variances: N/A

Comments [Applicant] \_\_\_\_\_

Comments [City] \_\_\_\_\_

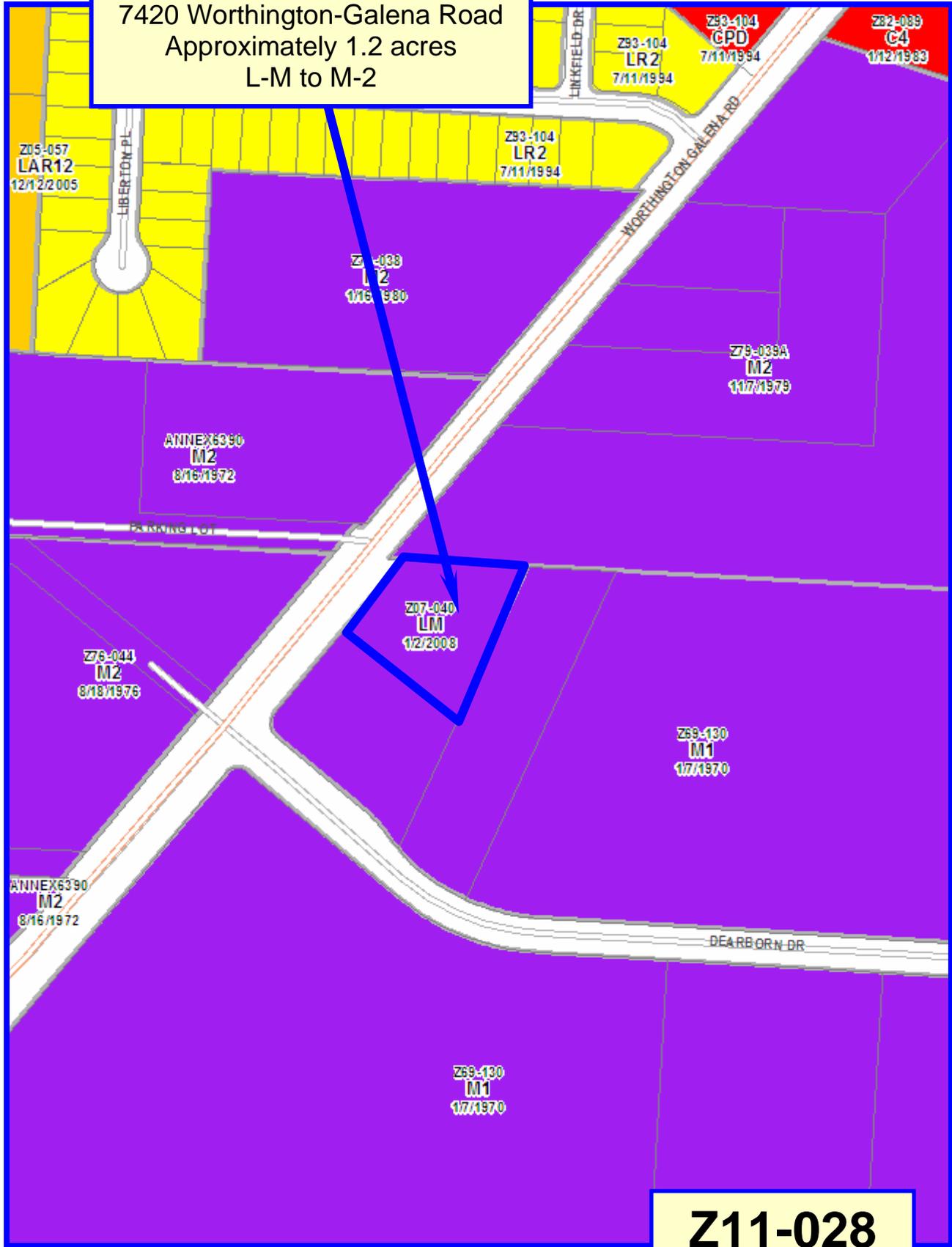
Staff met with Kathryn Perry on 9/14/11 regarding this proposed application  
and applicant received a copy of this pre-application worksheet.

City Staff Representative Shannon J Pine Date 9/14/11

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

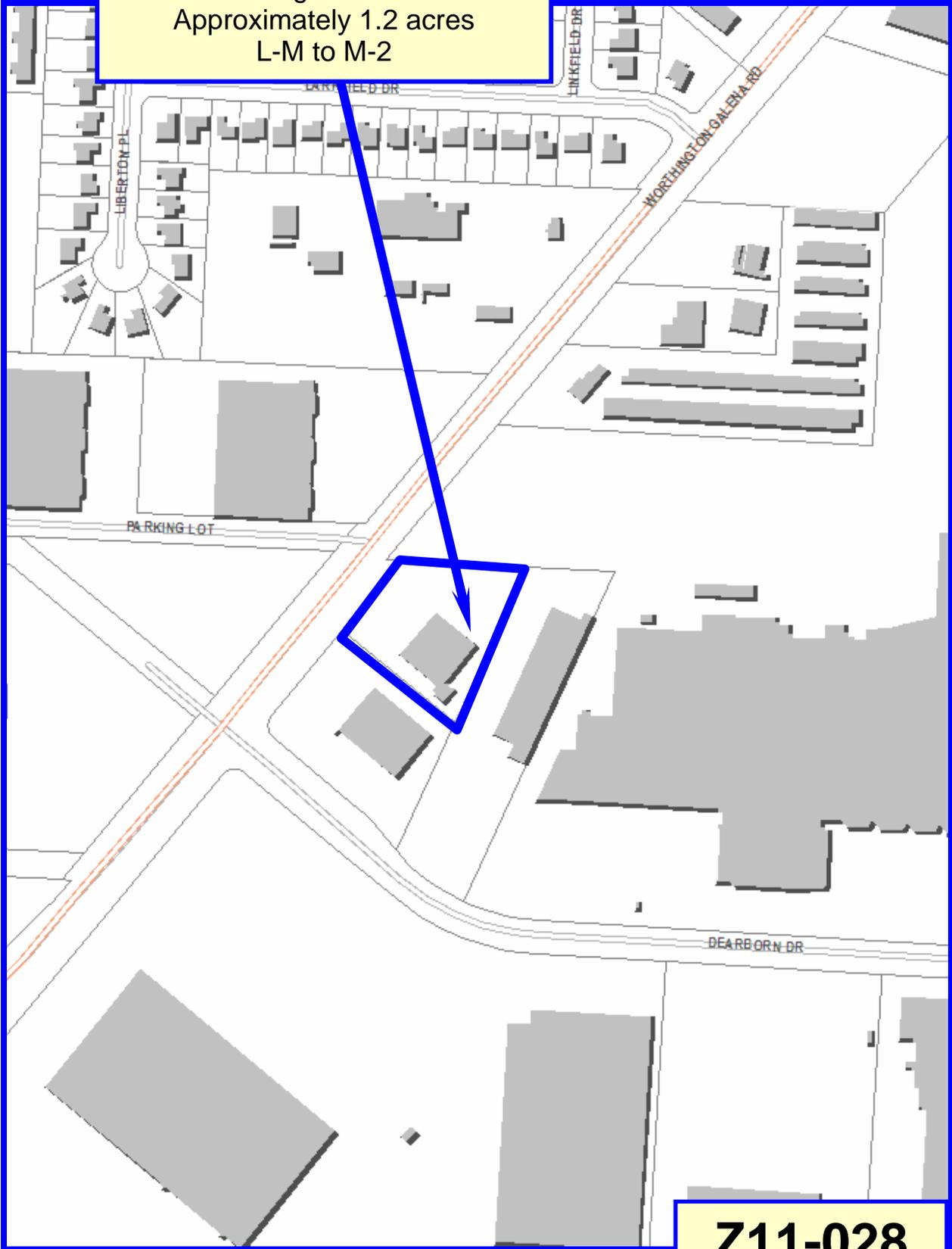
**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

7420 Worthington-Galena Road  
Approximately 1.2 acres  
L-M to M-2

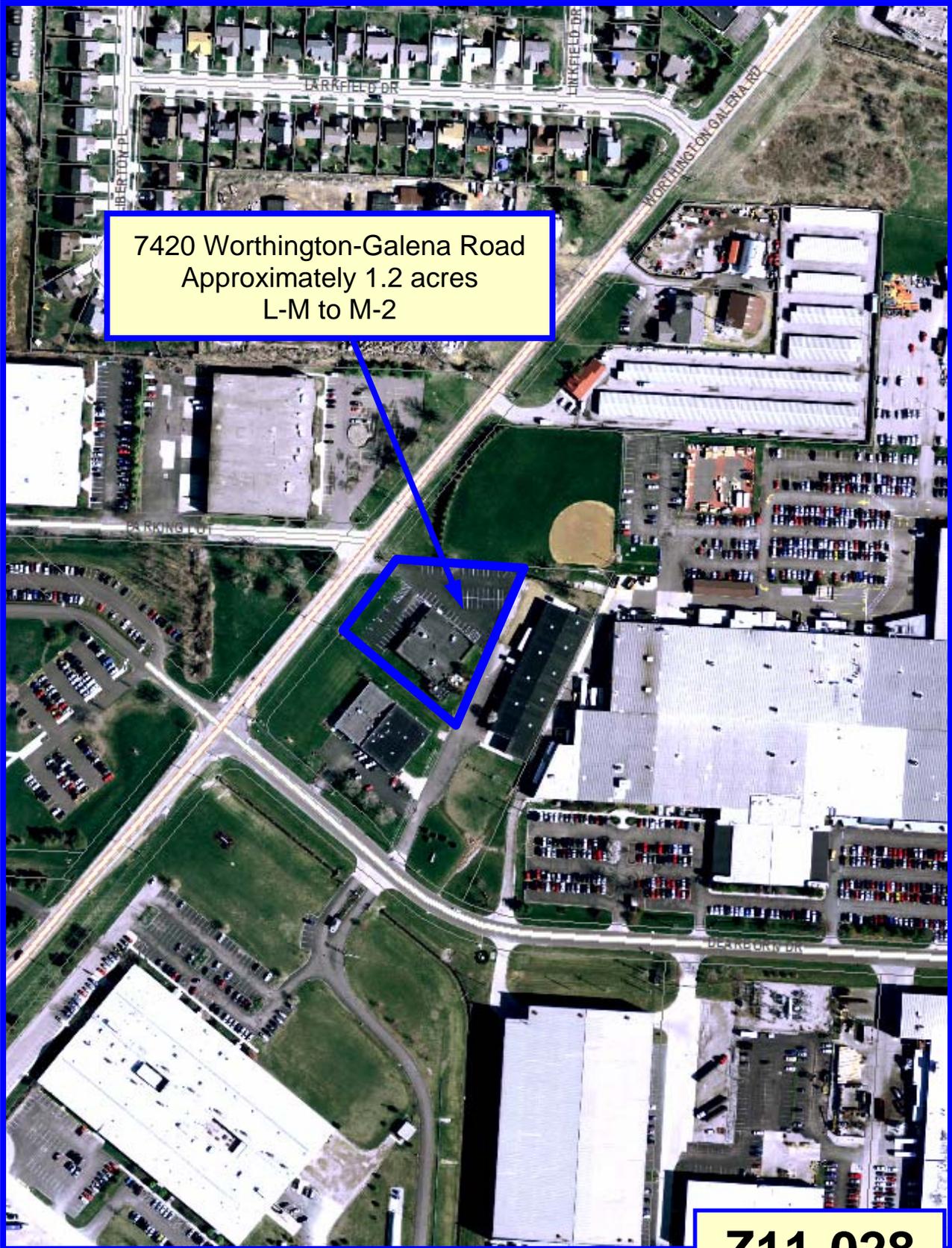


**Z11-028**

7420 Worthington-Galena Road  
Approximately 1.2 acres  
L-M to M-2



**Z11-028**



7420 Worthington-Galena Road  
Approximately 1.2 acres  
L-M to M-2

**Z11-028**