



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7493 • [www.columbus.gov](http://www.columbus.gov)

Application #: 212-040  
Date Received: 7/27/12  
Application Accepted By: DH Fee: \_\_\_\_\_  
Comments: 12335-00000-00427 Case Planner: Dana Hitt dahitt@columbus.gov  
645-2395

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6127 Harlem Rd. Zip 43054  
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 010207891  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) PUD-4 Requested Zoning District(s) L1  
Recognized Area Commission Area Commission or Civic Association Rockey Fork - Blacklick Area  
Proposed Use or reason for rezoning request: Proposed five building, 50 bed home for the aging development. (continue on separate page if necessary)  
Proposed Height District: H-35 Acreage 5.229 Ac.  
[Columbus City Code Section 3909.14]

### APPLICANT:

Name Otterbein Homes, Sue McConn  
Address 500 N. State Route 741 City/State Lebanon, OH Zip 45036  
Phone # 513-933-5407 Fax # 513-932-1054 Email smcconn@otterbein.org

### PROPERTY OWNER(S):

Name LAMS United Properties LLC  
Address PO Box 665 City/State New Albany, OH Zip 43054  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

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

Attorney  Agent  
Name Feller, Finch & Associates Inc., Greg Feller  
Address 1683 Woodlands Dr. City/State Maumee, OH Zip 43537  
Phone # 419-893-3680 Fax # 419-893-2982 Email: gfeller@fellerfinch.com

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

APPLICANT SIGNATURE Sue McConn  
PROPERTY OWNER SIGNATURE LAMS UNITED PROPERTIES, LLC  
ATTORNEY / AGENT SIGNATURE Greg Feller

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 614-645-4822 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# 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: 010287891

Zoning Number: 6127

Street Name: HARLEM RD

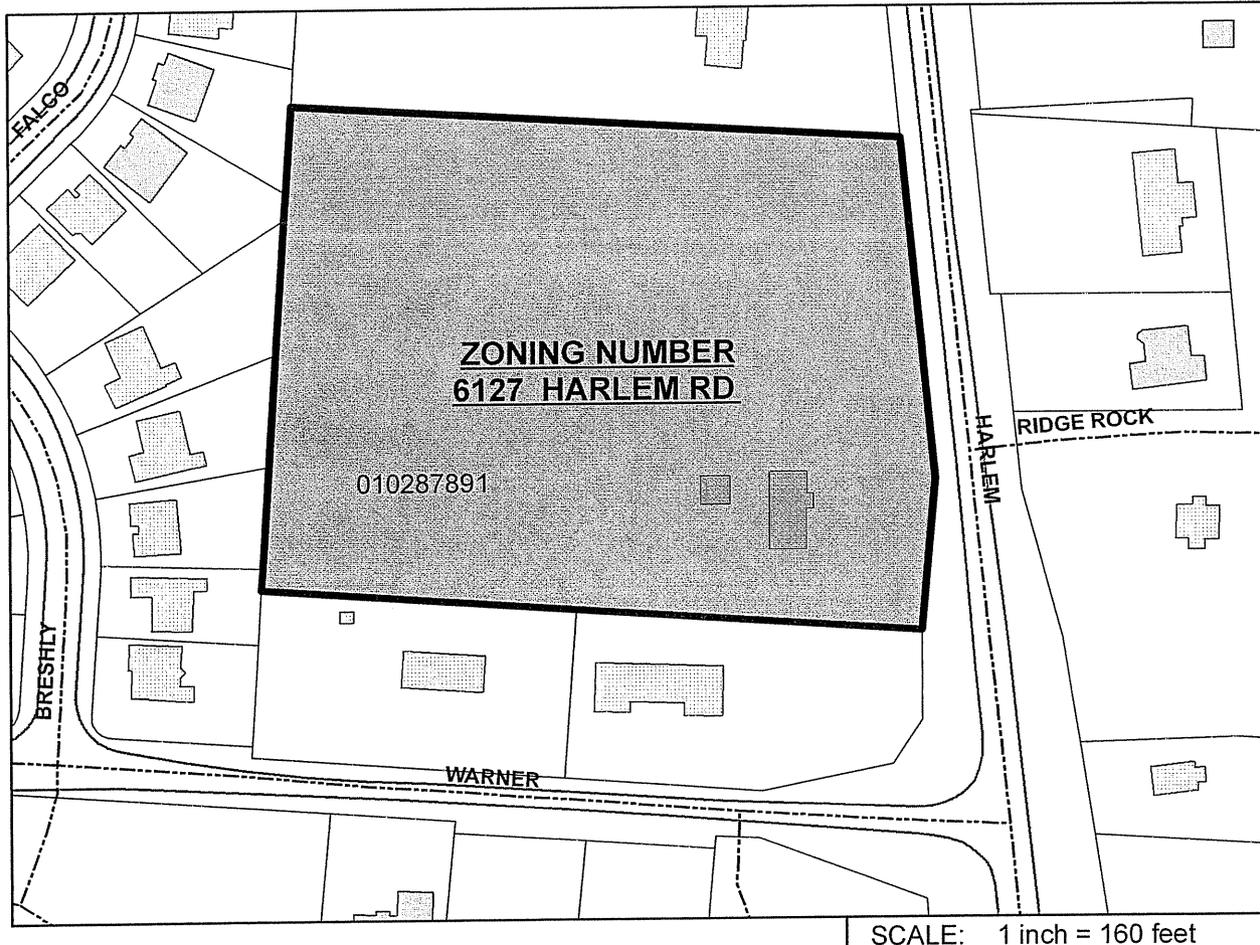
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 1/26/2011



SCALE: 1 inch = 160 feet



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

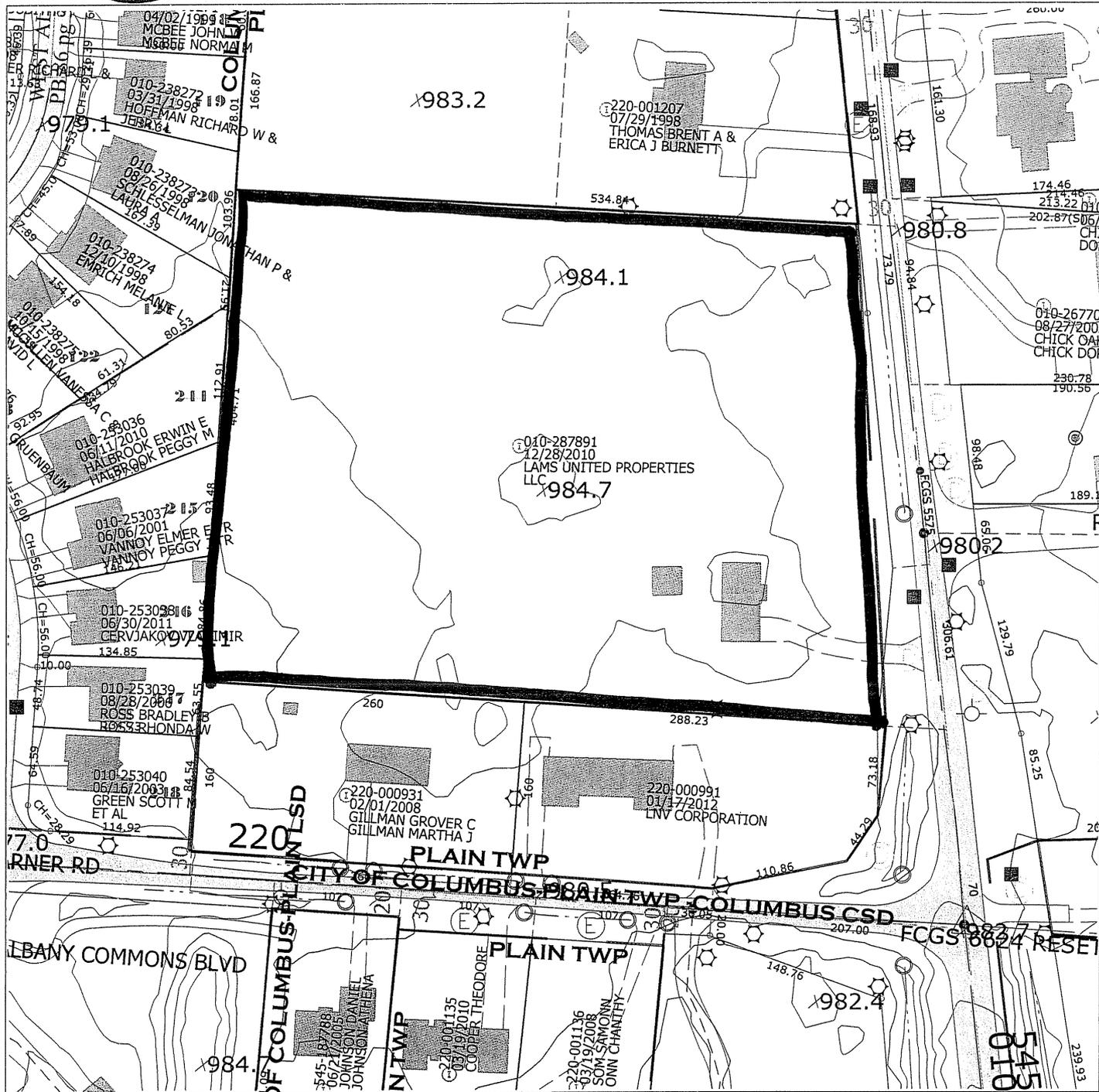
GIS FILE NUMBER: 1045



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 7/27/12



Disclaimer

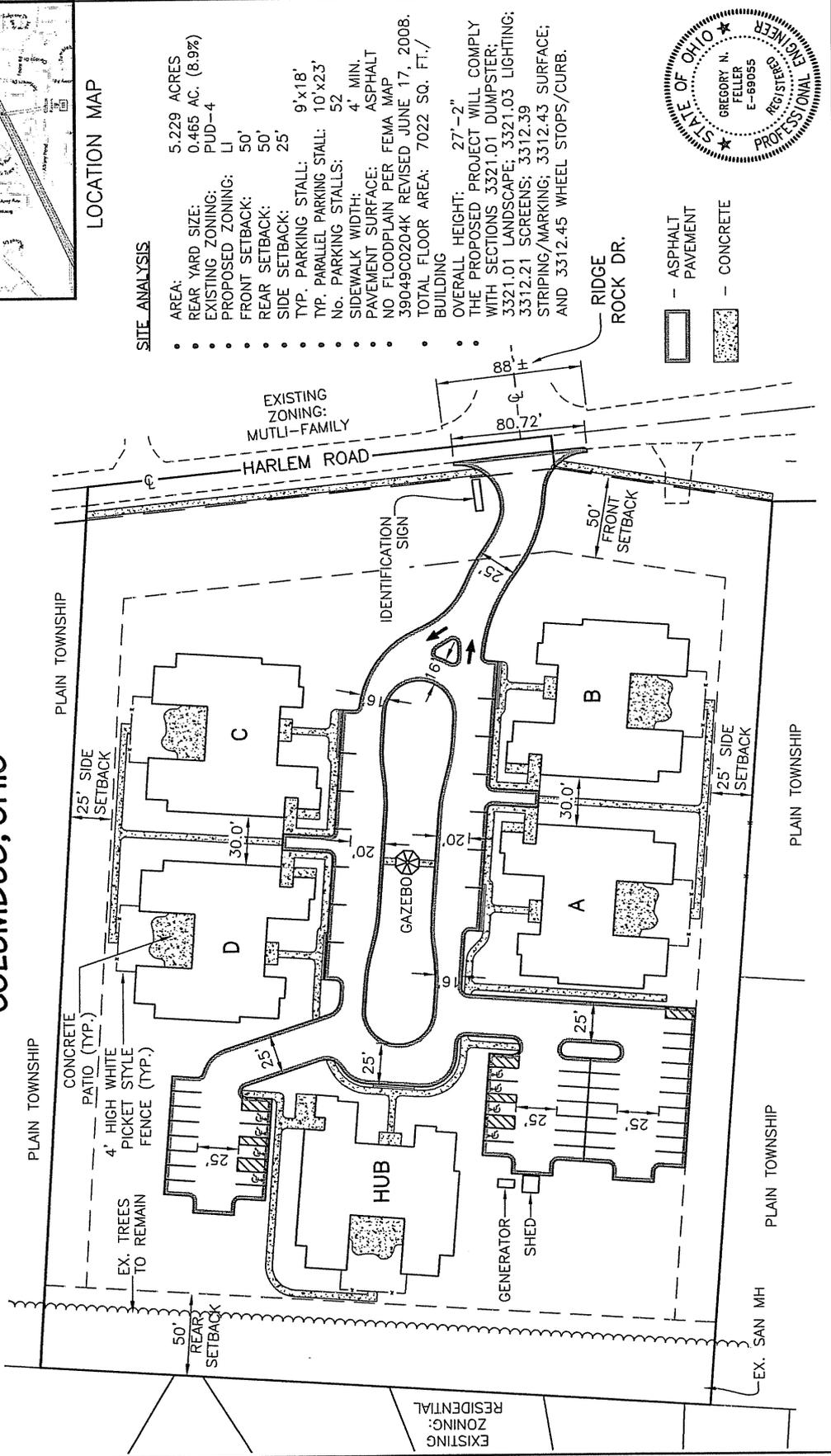
Scale = 120



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.

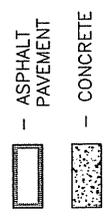
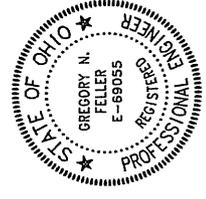
Real Estate / GIS Department

# PRELIMINARY DRAWING OF *Otterbein Skilled Nursing & Rehab Neighborhood* COLUMBUS, OHIO



**SITE ANALYSIS**

- AREA: 5.229 ACRES
- REAR YARD SIZE: 0.465 AC. (8.9%)
- EXISTING ZONING: PUD-4
- PROPOSED ZONING: LI
- FRONT SETBACK: 50'
- REAR SETBACK: 50'
- SIDE SETBACK: 25'
- TYP. PARKING STALL: 9'x18'
- TYP. PARALLEL PARKING STALL: 10'x23'
- NO. PARKING STALLS: 52
- NO. PARKING STALLS: 4' MIN.
- PAVEMENT SURFACE: ASPHALT
- NO FLOODPLAIN PER FEMA MAP
- 39049C0204K REVISED JUNE 17, 2008.
- TOTAL FLOOR AREA: 7022 SQ. FT./BUILDING
- OVERALL HEIGHT: 27'-2"
- THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3321.01 DUMPSTER; 3321.01 LANDSCAPE; 3321.03 LIGHTING; 3321.21 SCREENS; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; AND 3312.45 WHEEL STOPS/CURB.



**Finch & Associates, Inc.**  
 Engineers • Architects • Surveyors  
 1683 Woodlands Drive, Maumee, Ohio 43537  
 Phone: (419) 893-3680  
 Fax: (419) 893-2982  
 www.fellertech.com

ADDRESS: 6127 HARLEM ROAD  
 PARCEL No. 010287891

NORTH  
 SCALE: 1" = 60'  
 DATE: 6-26-12  
 DRAWN BY: RGS  
 PROJECT No.: 10E07077  
 DRAWING: 10-07077PR00A3

LIMITATION TEXT

PROPOSED DISTRICT: L-I, Limited Institutional District

PROPERTY ADDRESS: 6127 Harlem Rd.

OWNER: LAMS United Properties LLC

APPLICANT: Otterbein Homes, Sue McConn

DATE OF TEXT: 7/18/12

APPLICATION NUMBER: 212-040

1. INTRODUCTION: The proposed development represents an opportunity to provide an additional form of residential housing in the Northland area.

2. PERMITTED USES: The uses in Section 3349.03, I of the Columbus City Code are permitted.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3349 of the Columbus City Code

A. Density, Lot, and/or Setback Commitments.

1. The rear yard setback shall be 50 feet for both parking and buildings.

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

All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

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

1. Landscaping shall be provided as required by the Columbus City Code.

2. The developer shall maintain, to the extent possible, the existing evergreen trees along the north property line.

3. The developer shall maintain, to the extent possible, the existing natural screening along the western property line.

4. Building landscaping shall be consistent with other existing Otterbein facilities.

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

1. Building materials shall be consistent with other existing Otterbein facilities.

2. The building shall be one story and shall not exceed 35' in overall height.

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

1. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers' type to insure compatibility.

2. Site lighting (parking and/or drive lanes) shall not exceed 12 feet in height and shall use fixtures that are directed towards the ground and away from the neighboring properties.

F. Graphics and/or Signage Commitments.

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 Institutional zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along the Harlem Road frontage.
2. 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 development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his / her 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 other 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 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.

**OWNER'S SIGNATURE:**

**DATE:**

**APPLICANT'S SIGNATURE:**

**DATE:**

*Doc McEwen*  
07/24/12



# REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gregory N. Feller, P.E.  
of (1) MAILING ADDRESS 1683 Woodlands Dr., Maumee, OH 43537  
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 6127 Harlem 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) 7/27/12  
(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) LAMS United Properties LLC  
PO Box 665  
New Albany, OH 43054

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

Otterbein Homes  
513-933-5407

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

(5) Rockey Fork - Blacklick Area  
Mark Cerana

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) G.N. Feller

Subscribed to me in my presence and before me this 19 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) A. Feller

My Commission Expires:

8/4/16

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

Notary Seal Here



AARON M. FELLER  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 08-04-2016

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Rosemary Boyd  
6770 Ridge Rock Dr.  
New Albany, OH 43054

Melanie Emrich  
5524 Falco Dr.  
Westerville, OH 43081

Scott Green  
5478 Breshly Way  
Westerville, OH 43081

Melissa King  
5508 Falco Dr.  
Westerville, OH 43081

Vanessa & David McCullen  
5516 Falco Dr.  
Westerville, OH 43081

Brent Thomas  
6227 Harlem Rd.  
New Albany, OH 43054

**Applicant**

Otterbein Homes  
Sue McConn  
580 N. State Route 741  
Lebanon, OH 4503

**Area Commission**

Rocky Fork – Blacklick Area Commission  
Mark Cerana  
City of Columbus Planning Division  
109 N. Front Street, First Floor  
Columbus, OH 43215

Vladimir Cervjakov  
7228 Upper Clarenton Dr. S  
New Albany, OH 43054

John & Chong Ye Fowler  
6782 Winrock Dr.  
New Albany, OH 43054

Erwin & Peggy Halbrook  
5502 Breshly Way  
Westerville, OH 43081

LNV Corporation  
1 Corporate Dr. Ste 360  
Lake Zurich, IL 60017

Bradley & Rhonda Ross  
5484 Breshly Way  
Westerville, OH 43081

Elmer & Peggy Vannoy  
5496 Breshly Way  
Westerville, OH 43081

**Property Owner**

LAMS Unites Properties, LLC  
P.O. Box 665  
New Albany, OH43054

Oakley & Dorothy Chick  
6200 Harlem Rd.  
New Albany, OH 43054

Grover & Martha Gillman  
5740 Warner Rd.  
Westerville, OH 43081

Richard & Jerry Hoffman  
5540 Falco Dr.  
Westerville, OH 43081

John & Norma Mcbee  
5548 Falco Dr.  
Westerville, OH 43081

Jonathan & Laura Schlesselman  
5532 Falco Dr.  
Westerville, OH 43081

Larry & Meryl Weprin  
6230 Harlem Rd.  
New Albany, OH 43054

**Agent**

Feller, Finch & Associates, Inc.  
1683 Woodlands Drive  
Maumee, Ohio 43537



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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 # 212-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sue McConn  
of (COMPLETE ADDRESS) 580 N. State Route 741, Lebanon, OH 45036  
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. Otterbein Homes 580 N. State Route 741 580 N. State Route 741 Lebanon, OH 45036 Columbus based employees = Sue McConn, 613-933-5407	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT

Sue McConn

Subscribed to me in my presence and before me this 17 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Patricia F. Reynolds

My Commission Expires:

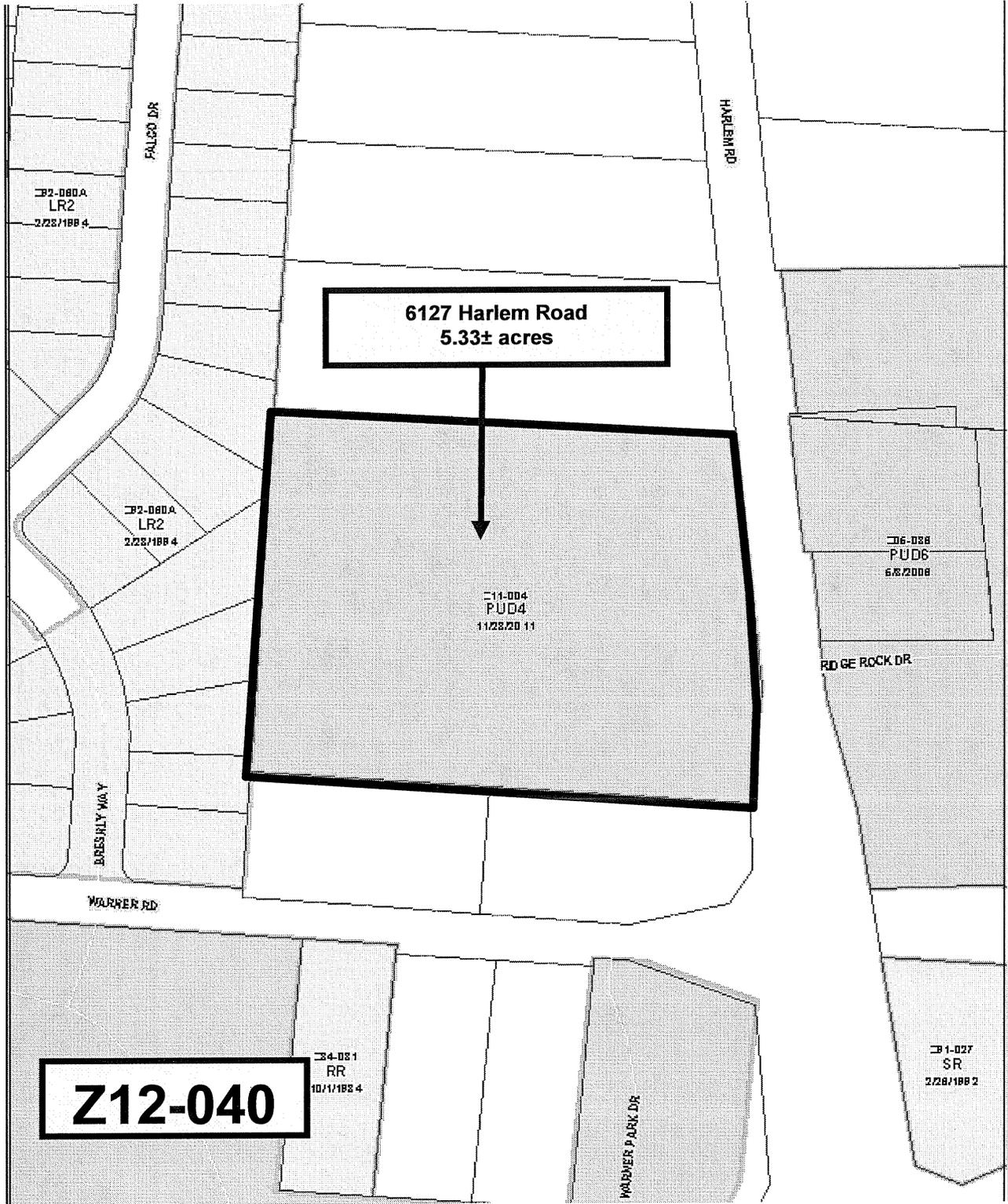
April 26, 2016

**PATRICIA F. REYNOLDS** Commission expires six months after date of notarization.



**Notary Public**  
**State of Ohio**  
**Butler County**

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6127 Harlem Road  
5.33± acres

11-004  
PUD4  
11/28/20 11

12-080A  
LR2  
2/28/1984

12-080A  
LR2  
2/28/1984

06-038  
PUD6  
6/8/2008

RD GE ROCK DR

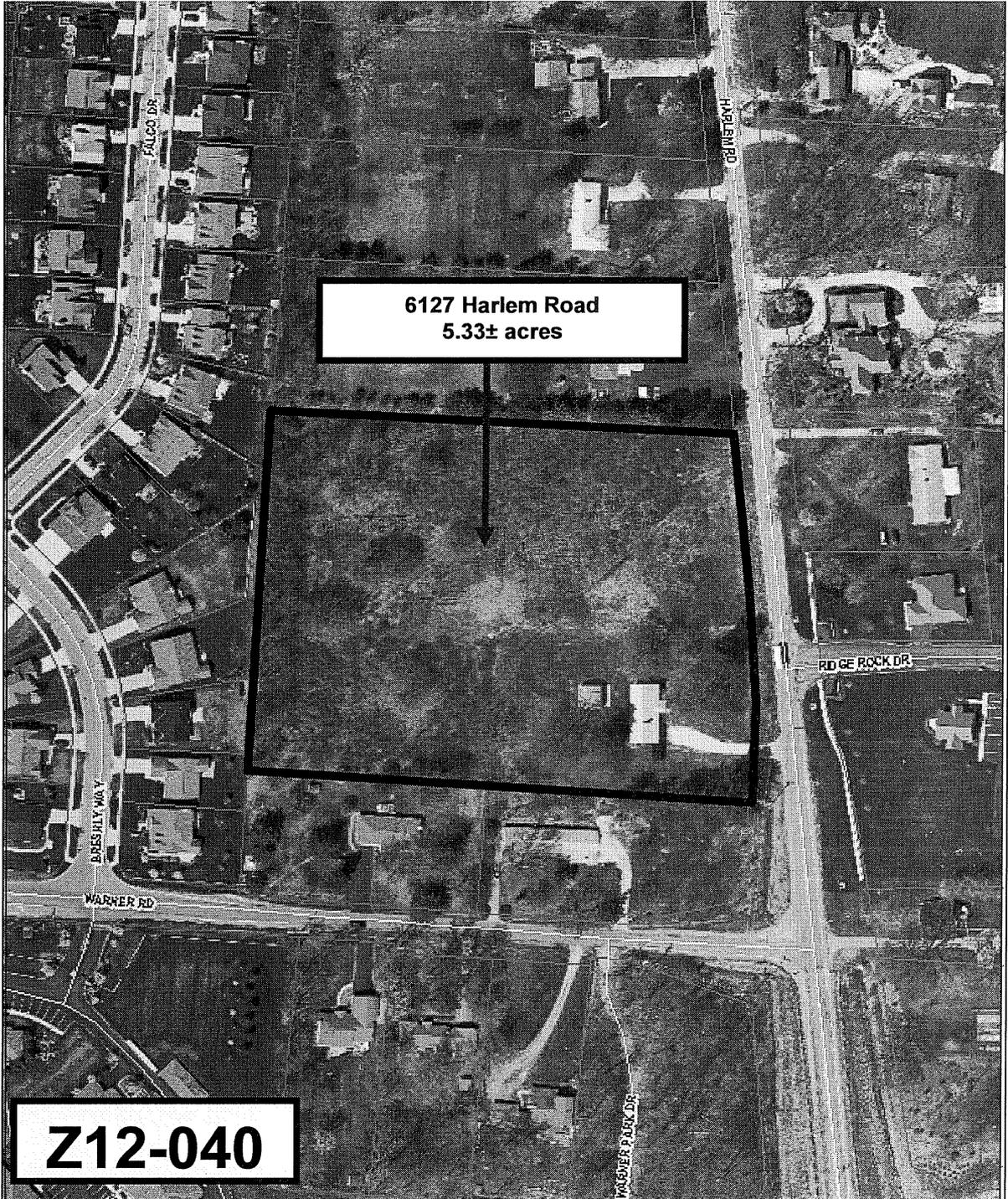
WARNER RD

**Z12-040**

14-081  
RR  
10/1/1984

WARNER PARK DR

11-027  
SR  
2/28/1982



6127 Harlem Road  
5.33± acres

Z12-040