



OFFICE USE ONLY

Application # 209-034/09335-00000-00298
Fee: 1st acre (\$1,850 or \$3,200):
Each additional acre (\$185 or \$315)
Date of Submittal: 10/21/09
Planning Area: Greater Hilltop
Received by: SP
Total: \$3200

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1025 GEORGEVILLE RD Zip 43228-3303
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 425-286346-00
Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) RURAL Requested Zoning District(s) LC3
Recognized Area Commission or Civic Association GREATER HILLTOP AREA
See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: LC3 (continue on separate page if necessary)
Proposed Height District: 35' Acreage 0.429
(Columbus City Code Section 3309.14)

APPLICANT

Name HOWARD F. MURIEL R. HEDRICK
Address 1065 GEORGESVILLE RD City COLUMBUS Zip 43228-3303
Phone# (614) 276-3721 Fax # Email

PROPERTY OWNER(S)

Name HOWARD F. MURIEL R. HEDRICK
Address 1065 GEORGEVILLE RD City COLUMBUS Zip 43228-3303
Phone# (614) 276-3721 Fax # Email
If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name
Address City Zip
Phone# Fax # Email

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

Applicant Signature Howard F. Hedrick
Property Owner Signature Howard F. Hedrick
Attorney/Agent 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.
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 # 209-034

Being first duly cautioned and sworn (1) NAME HOWARD F. HEDRICK
of (1) MAILING ADDRESS 1065 GEORGESVILLE RD 43228-3303
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 1025 GEORGESVILLE RD 43228-3303
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) 10/21/09

(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) HOWARD F. HEDRICK
MARIEL R. HEDRICK
1065 GEORGESVILLE RD
COLUMBUS, OHIO 43228-3303

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

HOWARD F. HEDRICK
(614) 276-3721

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

(5) GREATER HILLTOP AREA
DAVE HORN 276-1997 W 274-3087 H
P.O. BOX 44415
COLUMBUS, OHIO 43204

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) Howard F. Hedrick
13 day of October in the year 2009
Janet L. Elliott
3-3-2011

This Affidavit expires six months after date of notarization.

Notary Seal Here



Janet L. Elliott
notary public
in and for the state of ohio
my commission expires
03-03-2011

Mohd Salem
1085 Georgesville Rd.
Columbus, OH 43228

Westport Homes of Ohio Inc.
507 Executive Campus Dr.
Westerville, OH 43082

209-034

Howard and Muriel Hedrick
1065 Georgesville Rd.
Columbus, OH 43228

Michael Carney
1090 Georgesville Rd.
Columbus, OH 43228

William and Carolyn Wood
1000 Georgesville Rd.
Columbus, OH 43228

Custom Built Homes Inc.
1151 Georgesville Rd.
Columbus, OH 43228

Carol Akers
937 Hidden Cove Wy.
Columbus, OH 43228

City of Refuge Worship
PO Box 308
1085 Georgesville Rd.
Grove City, OH 43123

Andrew Barker
944 Hidden Cove Wy.
Columbus, OH 43228

Newbridge Condominium LLC.
4242 Tuller Rd. Suite A
Dublin, OH 43017

Kevin and Theresa Duckson
4481 Glenwood Spring Ct.
Columbus, OH 43228

Earl and Linda Kittle
1100 Georgesville Rd.
Columbus, OH 43228

Devon and Rostine Hooper
4485 Glenwood Spring Ct.
Columbus, OH 43228

Annette Trembly
1315 Fontaine Dr.
Columbus, OH 43221

Greater Hilltop Area
c/o David Horn
PO Box 44415
Columbus, OH 43204

Willamette River
1060 Georgesville Rd.
Columbus, OH 43228

David Shroyer
1040 Georgesville Rd.
Columbus, OH 43228



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 # 209-034

Being first duly cautioned and sworn (NAME) HOWARD F. HEDRICK
of (COMPLETE ADDRESS) 1025 GEORGESVILLE RD COLUMBUS, OHIO 43228-3303
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>HOWARD F. HEDRICK</u> <u>1065 GEORGESVILLE RD</u> <u>COLUMBUS, OHIO 43228-3303</u> <u>PHONE (614) 276-3721</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Howard F. Hedrick

Subscribed to me in my presence and before me this 13 day of October, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Janet L. Elliott
3-3-2011

My Commission Expires:

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

Notary Seal Here



Janet L. Elliott
notary public
in and for the state of Ohio
my commission expires
03-03-2011

209-034



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: 425286346

Zoning Number: 1025

Street Name: GEORGESVILLE RD

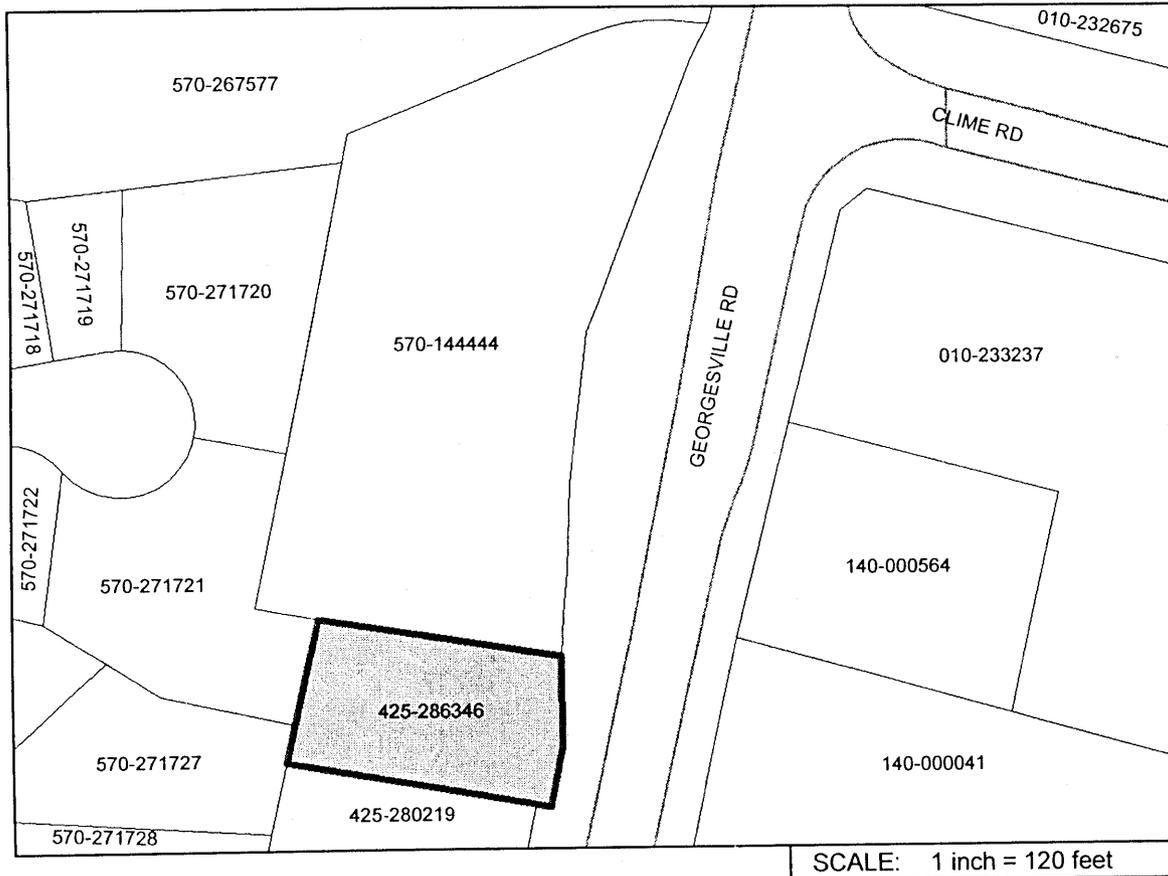
Lot Number: N/A

Subdivision: N/A

Requested By: HOWARD HEDRICK

Issued By: *Patricia A. Austin*

Date: 10/13/2009



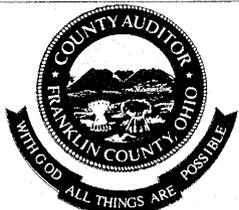
SCALE: 1 inch = 120 feet

GIS NOS FILE NUMBER: 647



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

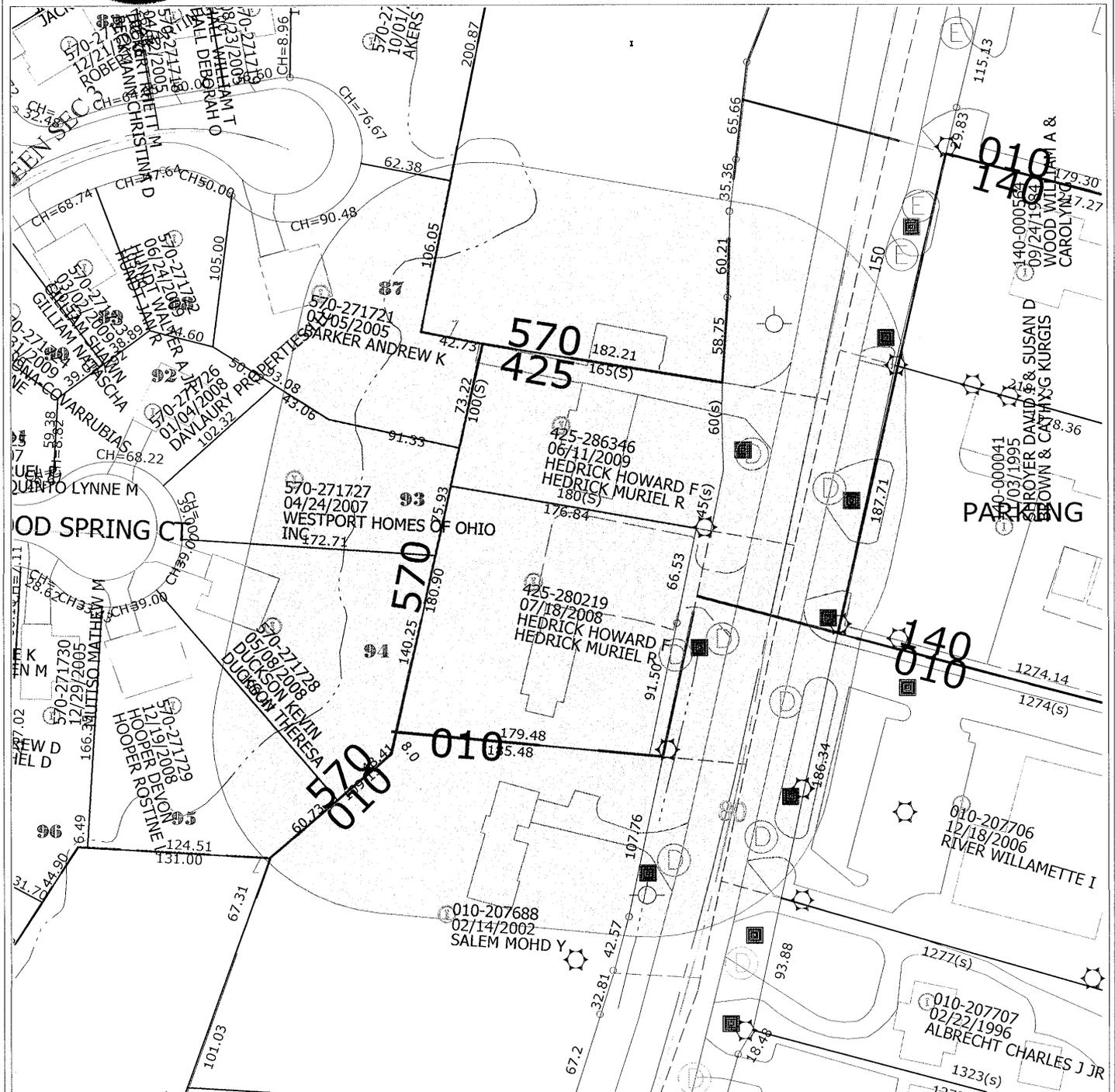
209-034



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

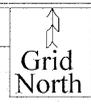
MAP ID: M

DATE: 10/13/09



Disclaimer

Scale = 102'



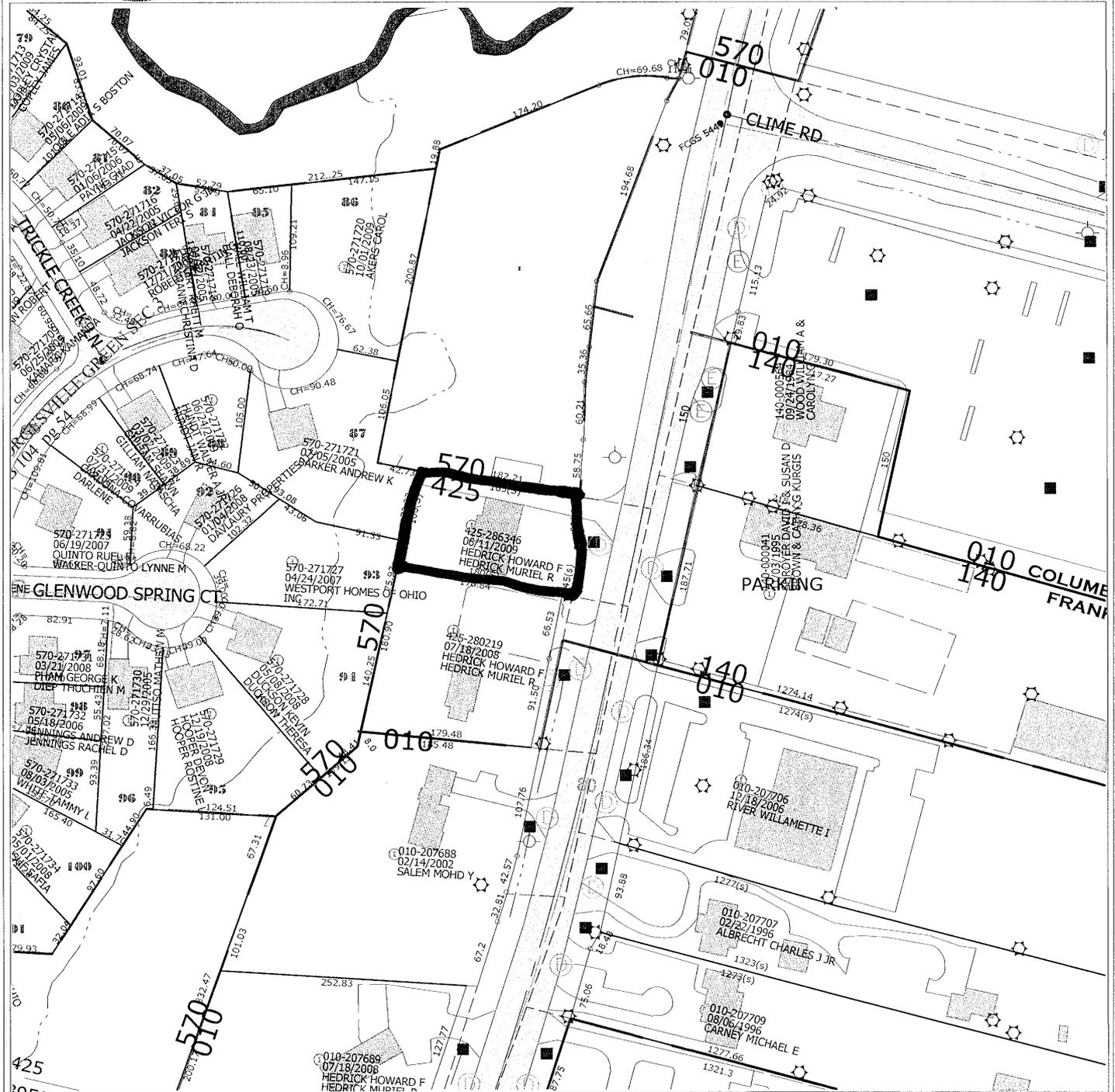
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

209-034



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 10/13/09



Disclaimer

Scale = 150

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.

Limited Development Text

PROPOSED DISTRICT: L-C-3, Limited Commercial District

PROPOSED ADDRESS: 1025 Georgesville Road, Columbus, Ohio 43228

OWNER: Howard F. & Muriel R. Hedrick

APPLICANT: Howard F. & Muriel R. Hedrick

DATE OF TEXT: 10/21/09

APPLICATION NUMBER: Z09-034

1. INTRODUCTION: This site is located along the west side of Georgesville Road, north of Hall Road. To the north is vacant land in the L-C-5, Limited Commercial District. To the east across Georgesville Road are a retail nursery in Franklin Township, and an office in the L-C-2, Limited Commercial District. To the south is a single-family dwelling in the R, Rural District, and an office in the L-C-2, Limited Commercial District. To the west is a single-family subdivision in the R-2, Residential District. To the southwest along Hall Road are two undeveloped L-C-3, Limited Commercial Districts. The applicant requests similar uses and development standards for this site.

2. PERMITTED USES

All uses of the C-3, Commercial District (3355.03, CCC), except the following:

Billboards and off-premise graphics, except off-premise graphics as may be permitted by Special Permit from the Columbus Graphics Commission.

3. DEVELOPMENT STANDARDS

Except as provided herein, the applicable development standards shall be those standards contained in Chapter 3355, C-3, Commercial District, of the Columbus City Codes:

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

1. Setbacks: Along the west property line, there shall be a twenty-five (25) foot building and parking setback from the west property line.

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

1. If redevelopment occurs, the property owner will provide a cross access easement to the property to the south unless the adjacent property has already redeveloped and a cross access easement has been provided. The intention is to install shared access to eliminate numerous driveways.

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

1. Perimeter buffering shall include the following:

- a. East Parking Setback ten (10) feet: The parking setback from Georgesville Road shall include tree planting at the rate of one (1) deciduous street tree per thirty (30) lineal feet of street frontage.
 - b. West Building/Parking Setback: Within the 25 foot setback, deciduous trees shall be planted at thirty (30) feet on center.
2. Where fencing is used, such fencing shall be board on board, well maintained and kept free of graffiti.
 3. Landscaping shall be well maintained. Diseased or dead plant material that is required by this text shall be replaced within six (6) months or the next planting season.
 4. Minimum tree sizes at installation shall be as follows:

Deciduous	2 ½" caliper
Ornamental	1 ½" caliper
Evergreen	Five (5) feet tall
- a. Building Design and/or Interior-Exterior Treatment Commitments:
 1. Ground and roof mounted mechanical equipment shall be fully screened to the height of the equipment with landscaping, fencing, walls, and/or building materials that are consistent with the building materials of the building.
 - b. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.
 1. Parking lot lighting shall utilize fully shielded cut-off style (down lighting) fixtures a maximum of 18 feet tall. Parking lot lighting within 50 feet of adjacent residential zoning shall not exceed 14 feet tall. There may be accent lighting on landscaping and buildings but all lighting shall be placed and/or shielded to minimize off-site light and glare. No parking lot light poles shall be located in the west setback area.
 2. All wall mounted area lighting, exclusive of decorative lighting, shall utilize fully shielded cut-off style (down lighting) fixtures.
 3. All parking lot light poles and area lighting fixtures used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
 - c. Graphics and Signage Commitments.

All signage shall conform to the Columbus City Code as it applies to the C-3, Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

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 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.

SIGNATURE:

DATE:

PROPERTY ADDRESS: 1025 Georgesville Road, Columbus, Ohio 43228

PARCEL NUMBER: 425-286346-00

209-034

R to L-C-3

Situated in the State of Ohio, the County of Franklin and in the Township of Franklin:

Being 100 feet off of the North end of the premises conveyed to the Grantors by Emma Clime and W. Stuart Clime, her husband; that deed dated May 23, 1950, recorded in Deed Book 1557, Page 70, and more particularly bounded and described as follows:

Being at an iron spike in the center of Georgesville Road, said iron spike being at the Northeast corner of the premises heretofore referred to and also being 731.5 feet North of an iron spike in the center of the Georgesville Road where it intersects the center line of Hall Road; thence with the center of Georgesville Road, S. 13° 29' W. 100 feet to a point; thence N. 79° 10' W. approximately 245 feet to the West boundary line of the above-described tract; thence N. 12° 37' E. 100 feet to an iron pin; thence along the N. boundary line of the same premises S. 79° 10' E. 244.38 feet to the place of beginning, passing an iron pin on line at 214.38 feet at the West line of said road.

EXCEPT FOR THE DESCRIBED TRACT OF LAND:

Engineer's Parcel No. 119WD - All Right, Title and Interest in Fee Simple, Excluding Limitation of Access, in the Following Described Property:

Beginning at an iron pin at the Grantor's Northeasterly property corner, said point being 7.96 feet right of Station 82/92.87 in the proposed centerline of Georgesville Road;

Thence along the Grantor's Easterly property line S. 13° 04' 16" W. a distance of 99.99 feet to an iron pin at the Grantor's Southeasterly property corner;

Thence along the Grantor's Southerly property line, crossing the proposed centerline of Georgesville Road at 5.83 feet, and further crossing the existing Westerly right-of-way of Georgesville Road, N. 79° 25' 43" W. a distance of 55.85 feet to a point in the proposed Westerly right-of-way line of Georgesville Road;

Thence with said line N. 11° 58' 47" E. a distance of 58.47 feet to a point;

Thence N. 6° 16' 09" E, a distance of 41.75 feet to a point in the Grantor's Northerly property line and in the City of Columbus Corporation Line;

Thence along said property line and corporation line, crossing the existing Westerly right-of-way line of Georgesville Road and leaving the City of Columbus Corporation Line at 32.32 feet, and further crossing the proposed centerline of Georgesville Road at 54.17 feet, S. 79° 14' 43" E. a distance of 62.17 feet to the place of beginning, containing 5778 square feet, more or less, of which the present road occupies 3006 square feet, more or less, except that the owners reserve the right of ingress and egress to Georgesville Road to be constructed on the lands described herein.

CROWN SEARCH BOX

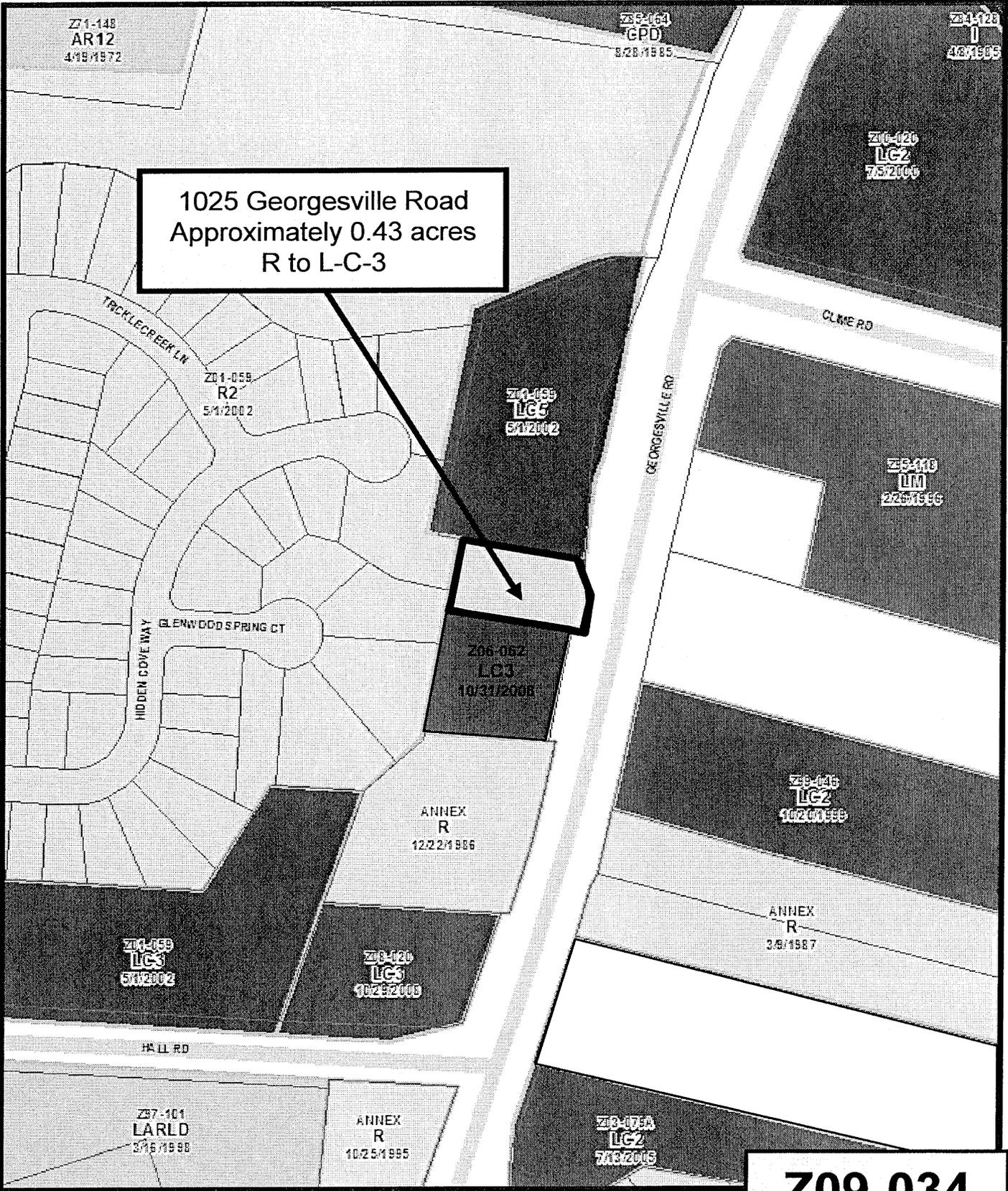
0-093-C

ALL OF

(425)

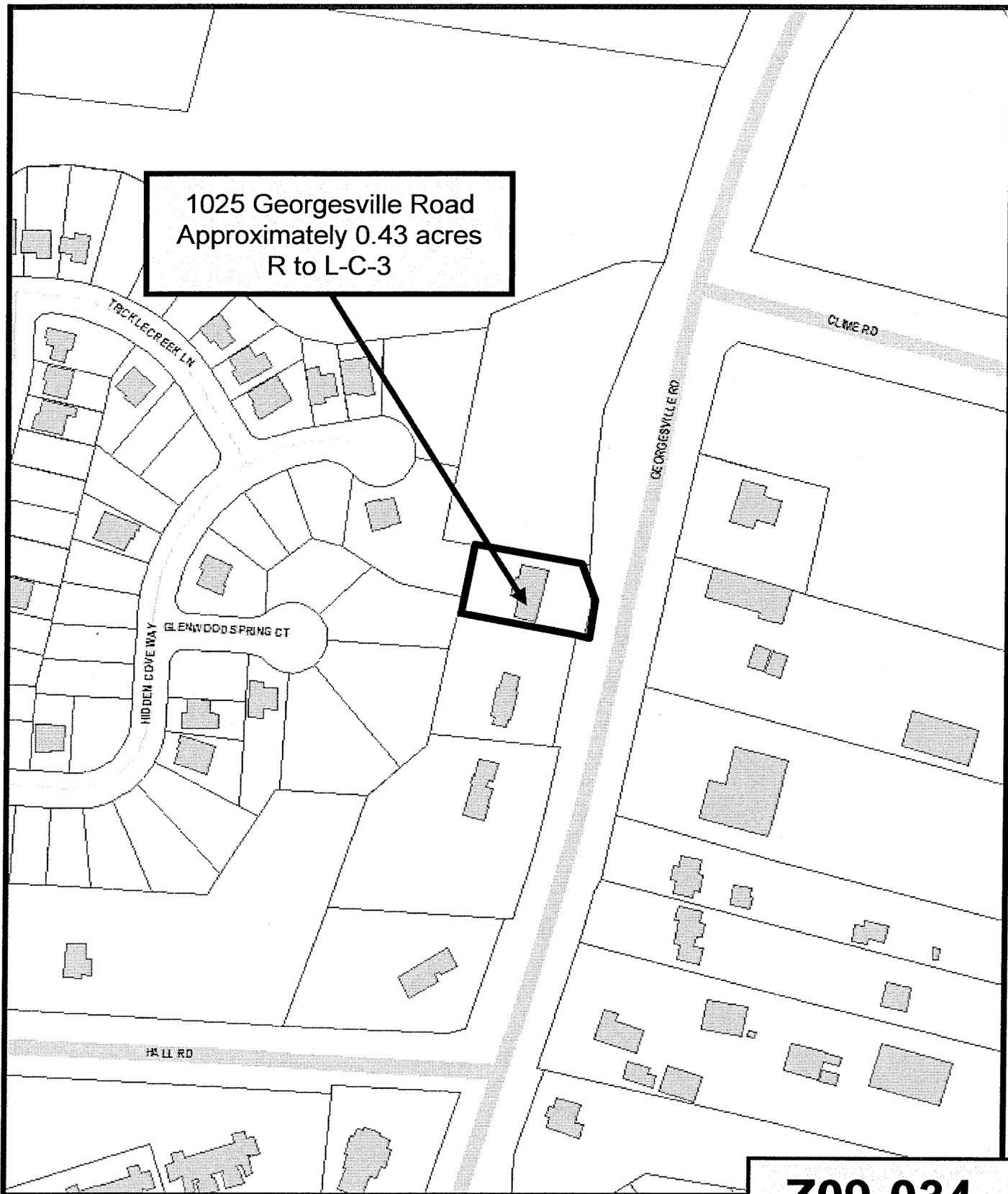
286346

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>RJN</u>	
DATE: <u>06-11-2009</u>	



Z09-034

1025 Georgesville Road
Approximately 0.43 acres
R to L-C-3



Z09-034

1025 Georgesville Road
Approximately 0.43 acres
R to L-C-3



Z09-034