

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

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



OFFICE USE ONLY

Application # 210-027 (10335-00000-00532)
Date of Submittal: 11/24/10
Fee: 1st acre (\$1,850 or \$3,200):
Each additional acre (\$185 or \$315):
Total: \$0 (comparable request from Clinton Twp.)
Planning Area: 5th by NW
Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1145 Chambers Rd. Zip 43212

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 130-005490
Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) M
Recognized Area Commission or Civic Association 5th by Northwest

Proposed Use or reason for rezoning request: comparable zoning for annexation (continue on separate page if necessary)
Proposed Height District: 35' Acreage +/- 1.133
(Columbus City Code Section 3309.14)

APPLICANT

Name GOLDENROOT, LLC
Address 8624 Dublane Court City Dublin Zip 43017
Phone# 614-717-5555 Fax # Email dnge@gpdgroup.com

PROPERTY OWNER(S)

Name SAME AS APPLICANT
Address City Zip
Phone# Fax # Email
If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name REBECCA L. EGELITOFF, ESQ
Address 88 E. BROAD ST, STE 2000 City Columbus Zip 43215
Phone# 614-360-2350 Fax # 614-227-6041 Email REBECCA@MENTELLELEGALGROUP.COM

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

Applicant Signature
Property Owner Signature
Attorney/Agent Signature Rebecca Egelitoff

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



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 210-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rebecca L. Egelhoff
of (1) MAILING ADDRESS 88 E. Broad St., Ste 2000, 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 1145 Chambers Road
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) 11/24/10

(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) Goldenroot LLC
8624 Dublin Ct.
Dublin, OH 43017

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

Goldenroot, LLC
614-717-5555

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

(5) 5th by Northwest
Bruce Shalter, Zoning Chair
1635 B Grandview Ave
Columbus, OH 43212

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) Rebecca Egelhoff

Subscribed to me in my presence and before me this 23rd day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) David L. Eidelberg

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



DAVID L. EIDELBERG, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION
SEC. 147.03 R.C.

210-027

Applicant

Goldenroot, LLC
c/o Davin Ng
8624 Dublane Ct.
Dublin, OH 43017

Property Owner

Same as Applicant

Attorney

Rebecca Egelhoff
88 E. Broad Street
Suite 2000
Columbus, OH 43215

Area Commission

5th by Northwest
c/o Bruce Shalter, Zoning Ch
1635 B Grandview Ave.
Columbus, OH 43212

Surrounding Property Owners

1165 Chambers Rd., Ltd.
1165 Chambers Road
Columbus, OH 43212

Parcel Id: 130-000332

Colony Club Apartments, LLC
1200 Chambers Road
Columbus, OH 43212

Parcel Id: 010-017404

Columbus Fasteners Corp.
1150 Chesapeake Rd.
Columbus, OH 43212

Parcel Id: 130-011871

Evan Davis
71 W. Como Ave.
Columbus, OH 43202

Parcel Id: 130-000006

Nancy Howley
7579 Bluff Bend Dr.
Columbus, OH 43235

Parcel Id: 010-252454

Shie-Ming and Kai-Lun Hwang
4886 Chevy Chase Ave
Columbus, OH 43220

Parcel Id: 130-005496 and
Parcel Id: 130-005497

Rebecca Larkins
c/o J. Michael Evans
261 W. Johnstown Rd.
Columbus, OH 43230

Parcel Id: 010-248990

Todd and Matthew Meister
1168 Chambers Road
Columbus, 43212

Parcel Id: 130-002689

Goldenroot, LLC
c/o Davin Ng
8624 Dublane Court
Dublin, OH 43017

Rebecca L. Egelhoff
Mentel & Associates, LLC
88 E Broad St., Ste 2000
Columbus, OH 43215

1165 Chambers Rd. Ltd.
1165 Chambers Road
Columbus, OH 43212

5th by Northwest
c/o Bruce Shalter, Zoning Chair
1635 B Grandview Avenue
Columbus, OH 43212

Columbus Fasteners Corp.
1150 Chesapeake Avenue
Columbus, OH 43212

Evan Davis
71 W. Como Avenue
Columbus, OH 43202

Nancy Howley
7579 Bluff Bend Dr.
Columbus, OH 43235

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Rebecca Larkins
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Columbus, OH 43230

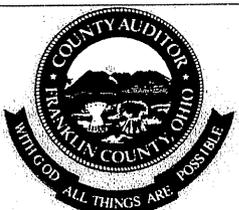
Todd and Matthew Meister
1168 Chambers Road
Columbus, OH 43212

Colony Club Apartments, LLC
1200 Chambers Road
Columbus, OH 43212

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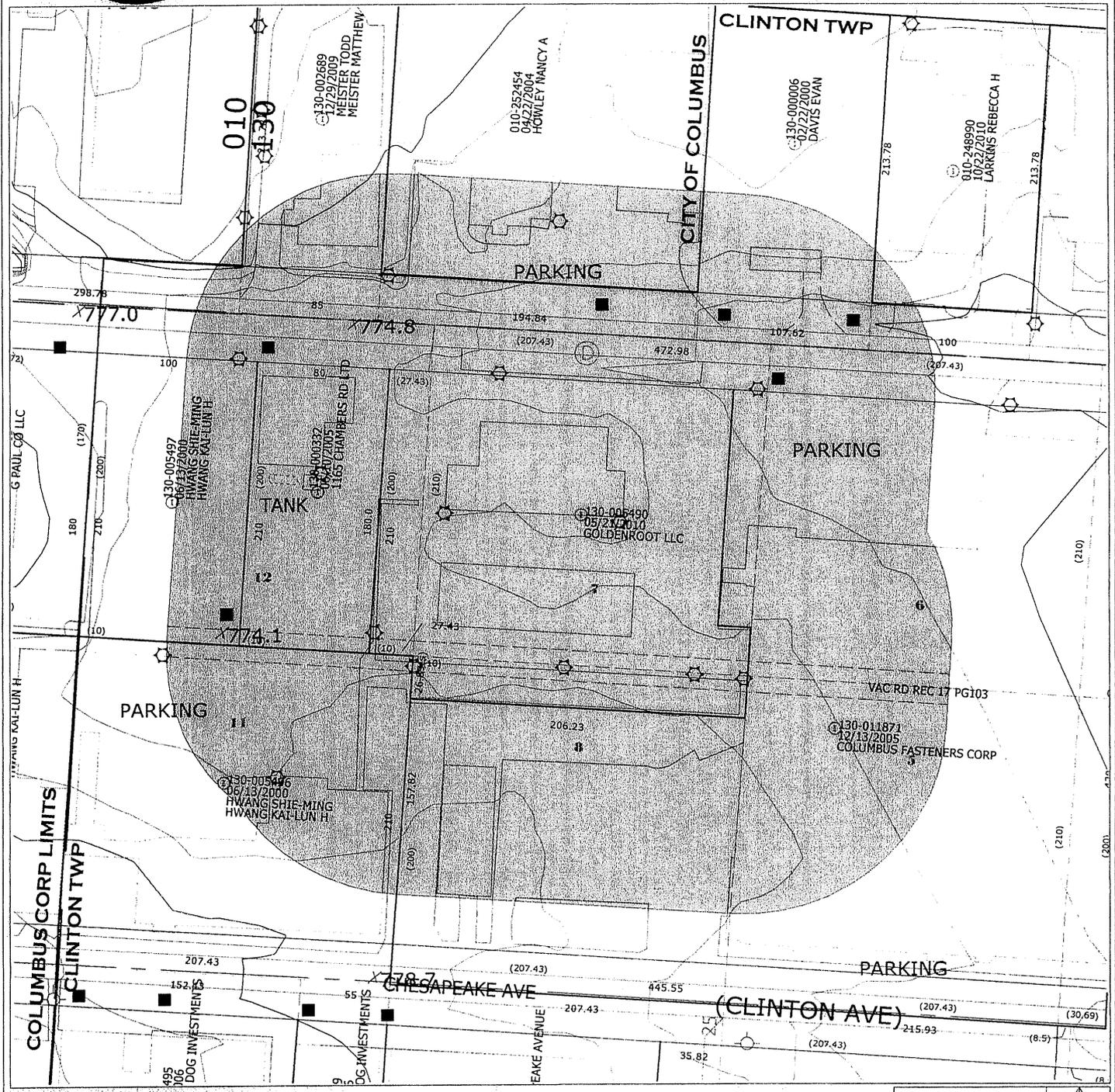
210-027



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/23/10



Disclaimer

Scale = 93'



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.

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 23, 2010

010-017404 * Owner: COLONY CLUB APARTMENTS LLC
Address: 1170 CHAMBERS RD
Mail To: COLONY CLUB APARTMENTS
: LLC
: 1200 CHAMBERS RD
: COLUMBUS OH 43212
: COLUMBUS OH 43212

010-248990 * Owner: LARKINS REBECCA H
Address: 1140 CHAMBERS RD
Mail To: RICHARD T LARKINS
: C/O J MICHAEL EVANS EX
: 261 W JOHNSTOWN RD
: COLUMBUS OH 43230

010-252454 * Owner: HOWLEY NANCY A
Address: 1138 CHAMBERS RD
Mail To: NANCY HOWLEY
: 7579 BLUFF BEND DR
: COLUMBUS OH 43235

130-000006 * Owner: DAVIS EVAN
Address: 1150 CHAMBERS RD
Mail To: EVAN DAVIS
: 71 W COMO AVE
: COLUMBUS OH 43202

130-000332 * Owner: 1165 CHAMBERS RD LTD
Address: 1165 CHAMBERS RD
Mail To: 1165 CHAMBERS RD LTD
: 1165 CHAMBERS RD
: COLUMBUS OH 43212

130-002689 * Owner: MEISTER TODD MEISTER MATTHEW
Address: 1168 CHAMBERS RD
Mail To: TODD MEISTER
: MATTHEW MEISTER
: 1168 CHAMBERS RD
: COLUMBUS OH 43212

130-005490 * Owner: GOLDENROOT LLC
Address: 1145 CHAMBERS RD
Mail To: GOLDENROOT LLC
: 8624 DUBLANE CT
: DUBLIN OH 43017

210-027

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 23, 2010

130-005496 * Owner: HWANG SHIE-MING HWANG KAI-LUN H
Address: 1200 CHESAPEAKE AV
Mail To: HWANG SHIE-MING
: ETAL 2
: 4886 CHEVY CHASE AVE
: COLUMBUS OH 43220

130-005497 * Owner: HWANG SHIE-MING HWANG KAI-LUN H
Address: CHAMBERS RD
Mail To: HWANG SHIE-MING
: 4886 CHEVY CHASE AVE
: COLUMBUS OH 43220

130-011871 * Owner: COLUMBUS FASTENERS CORP
Address: 1150 CHESAPEAKE AV
Mail To: COLUMBUS FASTENERS CORP
: 1150 CHESAPEAKE AVE
: COLUMBUS OH 43212



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 # 210-027

Being first duly cautioned and sworn (NAME) REBECCA L. EBELHOFF
 of (COMPLETE ADDRESS) 88 E. BROAD ST. STE 2000 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. <u>GOLDEN ROOT, LLC</u> <u>8624 Dublin Ct.</u> <u>Dublin, OH 43017</u> <u>1- Columbus Based Employee</u> <u>Davin Ng - 614 - 717-5555</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 22nd day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires no expiration months after date of notarization.

Notary Seal Here



Rebecca Ebelhoff
SEAN A. MENTEL
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 My Commission Expires No Expiration Date
 Section 147.03 ORC



City of Columbus Zoning Plat

210-027



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: 130005490

Zoning Number: 1145

Street Name: CHAMBERS RD

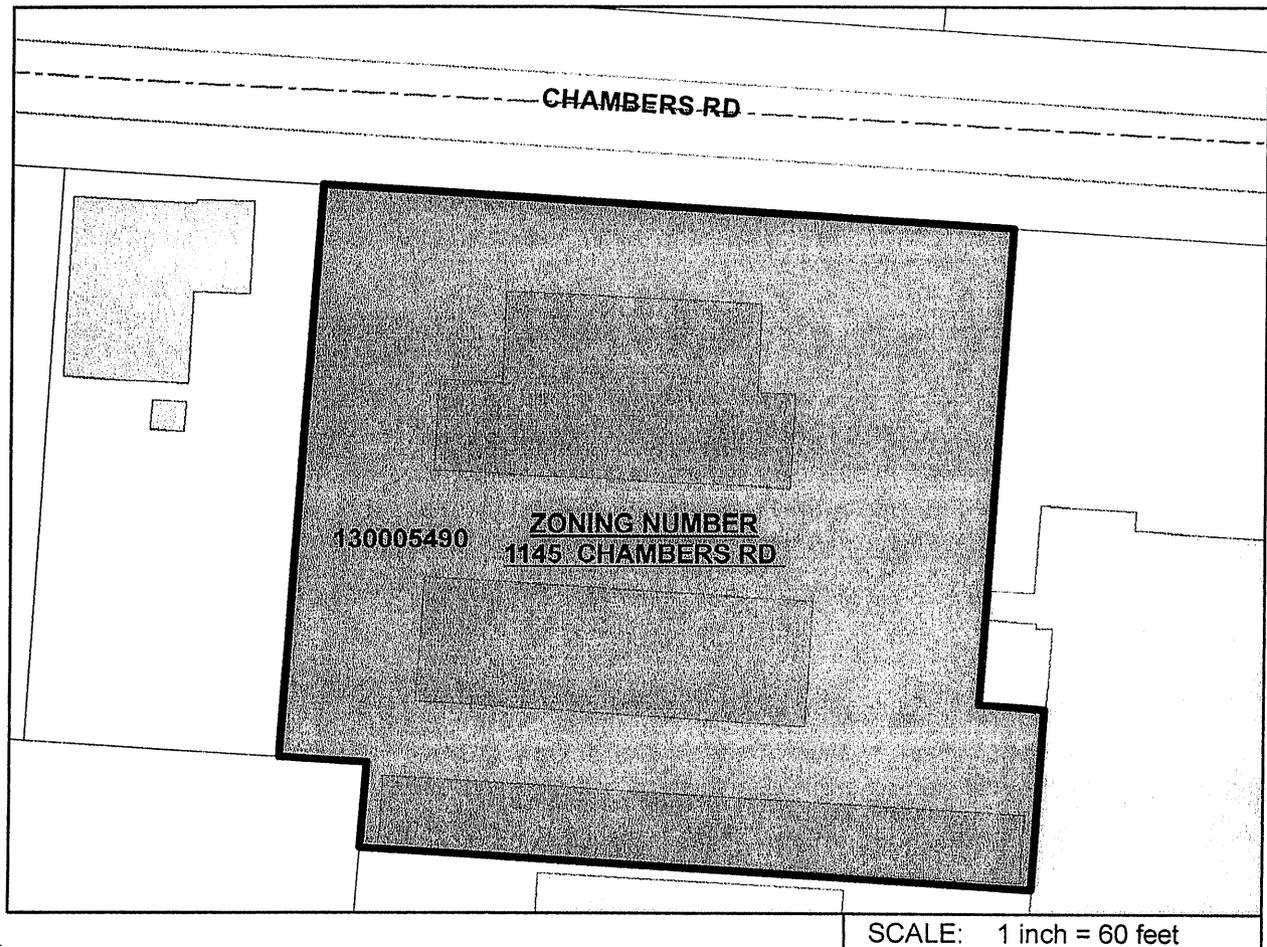
Lot Number: 7

Subdivision: PUGHS

Requested By: MENTEL & ASSOCIATE, LLC (REBECCA EGELHOFF)

Issued By: *Rebecca Egelhoff*

Date: 11/15/2010

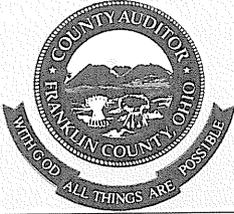


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 8003

210-027



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/23/10



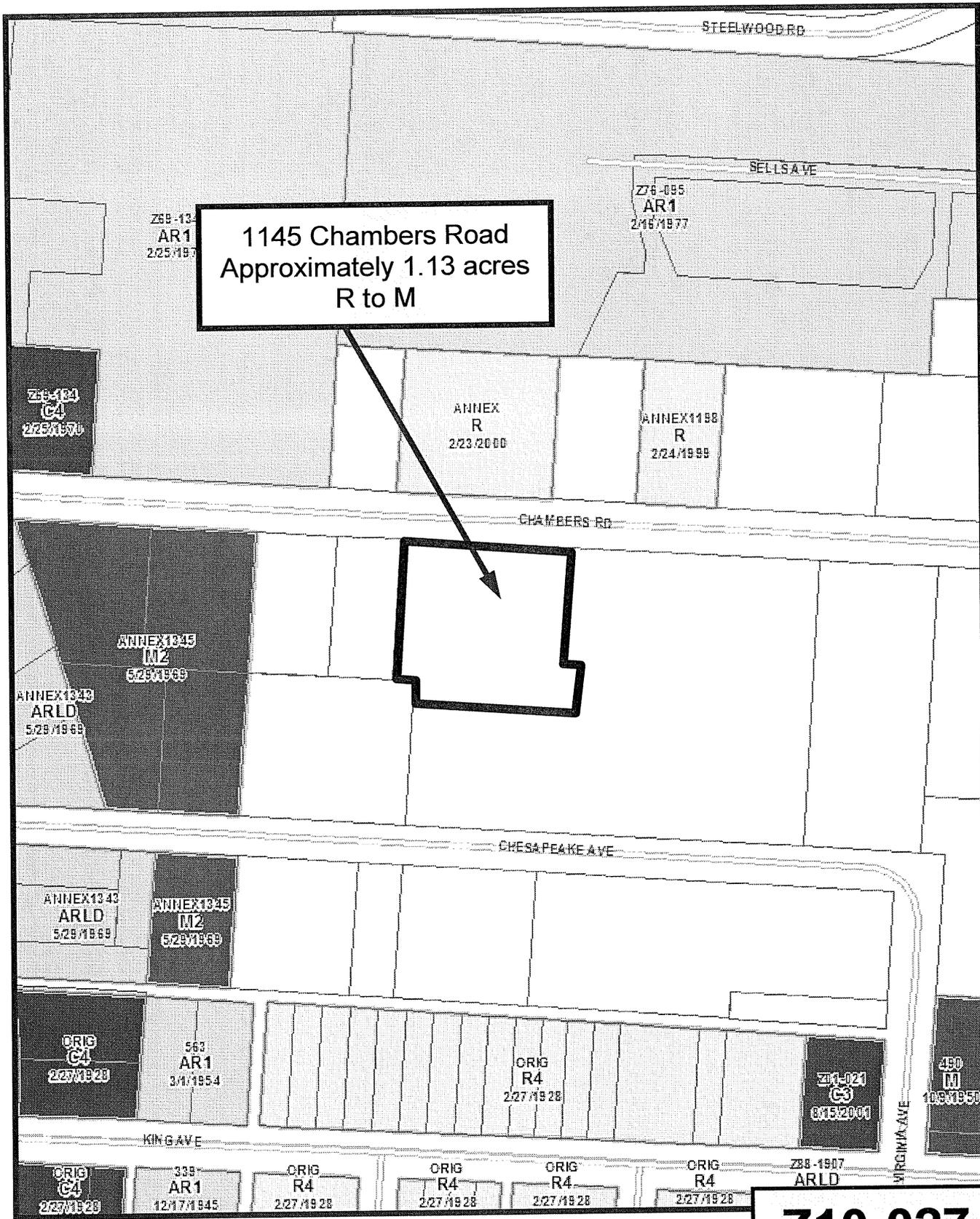
Disclaimer

Scale = 100



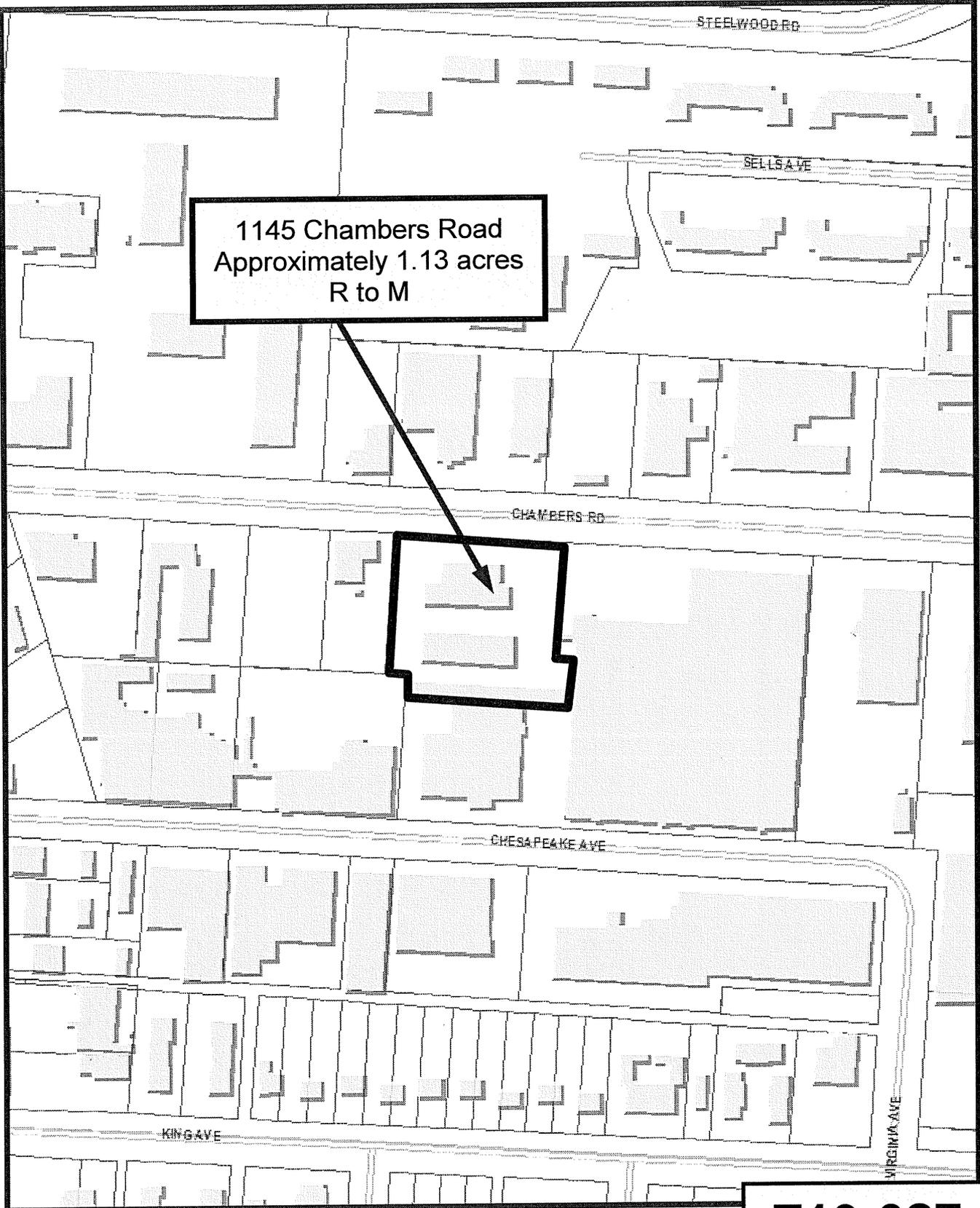
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Real Estate / GIS Department



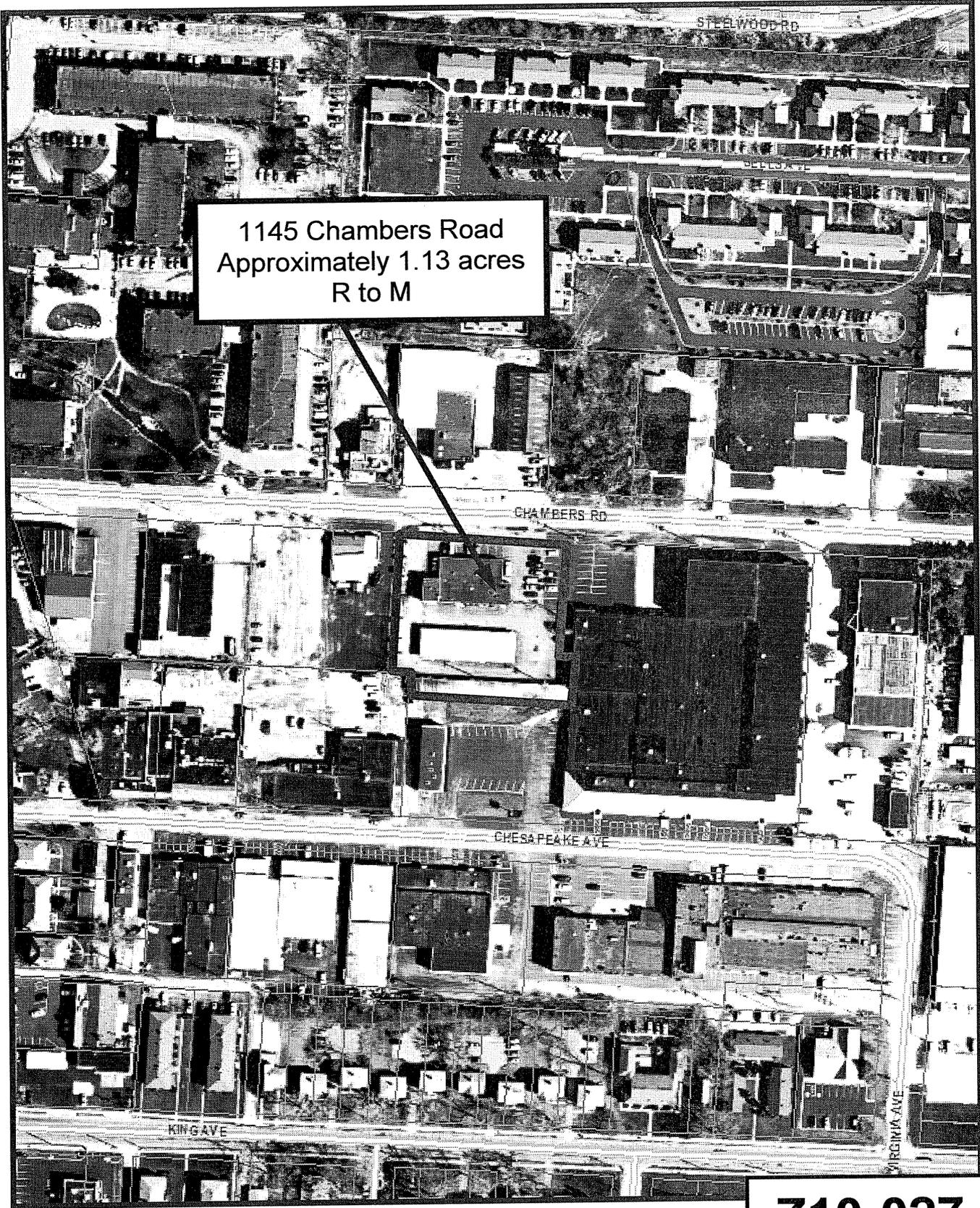
1145 Chambers Road
 Approximately 1.13 acres
 R to M

Z10-027



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Approximately 1.13 acres
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