



# 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 #: 211-022  
Date Received: 8/1/11  
Application Accepted By: S. Pine Fee: \$3200  
Comments: Assigned to Shannon Pine, 645-2203, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 944 East Broad Street Zip 43205

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 010-005326; 010-015079

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

Current Zoning District(s) AR-O Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association Near East Area Commission

Proposed Use or reason for rezoning request: Parking lot for use by employees and clients of property management services office.

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.282 +/-  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Community Properties of Ohio Management Services, LLC

Address 910 East Broad Street City/State Columbus Zip 43205

Phone # (614) 545-3701 Fax # (614) 253-3523 Email hpost@cpoms.org

### PROPERTY OWNER(S):

Name Community Properties of Ohio Management Services, LLC

Address 910 East Broad Street City/State Columbus Zip 43205

Phone # (614) 545-3701 Fax # (614) 253-3523 Email hpost@cpoms.org

Check here if listing additional property owners on a separate page

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

Name Thomas F. Kibbey

Address 2000 Huntington Center, 41 South High Street City/State Columbus Zip 43215

Phone # (614) 365-2718 Fax # (614) 365-2499 Email: tom.kibbey@ssd.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**



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas F. Kibbey  
of (1) MAILING ADDRESS 2000 Huntington Center, 41 South High Street, 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 944 East Broad Street  
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) 8/1/11  
(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) Community Properties of Ohio Management Services, LLC  
910 East Broad Street  
Columbus, OH 43205

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

Community Properties of Ohio Management Services, LLC  
(614) 545-3701

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

(5) Near East Area Commission  
Annie Ross-Womack  
874 Oakwood Avenue Columbus, OH 43206

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 1<sup>st</sup> day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Thomas F. Kibbey  
(8) Beverly J. Kantor

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

Notary Seal Here



Beverly J. Kantor  
Notary Public, State of Ohio  
My Commission Expires 12/16/2011

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COMMUNITY PROPERTIES OF OHIO  
MANAGEMENT SERVICES LLC  
910 E BROAD ST  
COLUMBUS OH 43205

COMMUNITY PROPERTIES OF OHIO  
MANAGEMENT SERVICES LLC  
910 E BROAD ST  
COLUMBUS OH 43205

THOMAS F KIBBEY  
SQUIRE SANDERS & DEMPSEY (US)  
LLP  
2000 HUNTINGTON CENTER  
41 S HIGH ST  
COLUMBUS OH 43215

NEAR EAST AREA COMMISSION  
C/O ANNIE ROSS-WOMACK  
874 OAKWOOD AVE  
COLUMBUS OH 43206

JOHN R EARLY SR  
40 N 17TH ST  
COLUMBUS OH 43203

G&M PROPERTIES LTD  
923 E BROAD ST  
COLUMBUS OH 43205

CHRISTY A MORGAN  
2134 TREMONT RD  
COLUMBUS OH 43221-2439

GWENDOLYN E PORSHINSKY  
801 BLUFFVIEW DR  
COLUMBUS OH 43235

PAUL J UNGER  
1405 DUBLIN RD 2ND FLOOR  
COLUMBUS OH 43215

KELTON D WALLER  
32 17TH ST  
COLUMBUS OH 43203

COLUMBUS AREA INC.  
1515 E BROAD ST  
COLUMBUS OH 43205

COLUMBUS EDUCATION  
ASSOCIATION  
225 E BROAD ST BOX 2550  
COLUMBUS OH 43216

TAWANA OWENS  
31 N MIAMI AVE  
COLUMBUS OH 43203

ADRIENNE SHIELDS  
367 W 6TH AVE APT 2  
COLUMBUS OH 43201

WOMENS CARE CENTER INC  
201 LINCOLNWAY W  
MISHAWAKA IN 46544

JAMES E ALLEN  
BARBARA J ALLEN  
909 E GAY ST  
COLUMBUS OH 43203

STEPHANIE BLAND  
907 E GAY ST  
COLUMBUS OH 43203

KELLY D BURKE TOD  
69 N MIAMI AVE # A  
COLUMBUS OH 43203

CRAIG S CAMERON  
51 MIAMI AVE  
COLUMBUS OH 43203

CAPITAL CITY HOLDINGS LLC  
88 E BROAD ST STE 1700  
COLUMBUS OH 43215

MARCUS CARMON  
28 N 17TH ST  
COLUMBUS OH 43203

DRAKE W DICKERSON  
950 E BROAD ST  
COLUMBUS OH 43203

JAMES B FLYNN  
WYNNE KEVIN E  
64 MIAMI AVE  
COLUMBUS OH 43203

JUANITA FREEMAN  
901 E GAY ST  
COLUMBUS OH 43203

GMAC MORTGAGE LLC  
1100 VIRGINIA DR  
FT WASHINGTON PA 19034

ROBERT E HENTON  
943 ALMOND ALLEY  
COLUMBUS OH 43203

RAYMOND MORGAN  
924 E GAY ST  
COLUMBUS OH 43203

RUDOLPH V ROBINSON  
C/O RANDOLPH ROBINSON  
4468 LANDMARK RD  
GROVEPORT OH 43125

BZB ENTERPRISES LLC  
91 MIAMI AVE  
COLUMBUS OH 43203

NANCY LIPKIN  
34 MIAMI AVE  
COLUMBUS OH 43203

LAMEL MOLSON  
30 N MIAMI AVE  
COLUMBUS OH 43203

RALPH W NEWMAN TR  
1000 E BROAD ST  
COLUMBUS OH 43204

JOAN ROBINSON  
62 N 17TH ST  
COLUMBUS OH 43203



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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 # 211-020

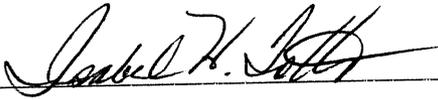
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Isabel Toth  
of (COMPLETE ADDRESS) 910 East Broad Street, Columbus, OH 43205  
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:

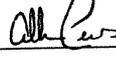
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Ohio Capital Corporation for Housing 88 East Broad Street, Suite 1800 Columbus, OH 43215 Columbus-based employees: 50 Contact: Harold D. Keller, (614) 224-8446	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 1<sup>st</sup> day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: 10/27/2013

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

Notary Seal Here



**Alan T. Lewis**  
Notary Public, State of Ohio  
My Commission Expires 10-27-2013



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# City of Columbus Zoning Plat

Z11-022

## 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: 010022753

Zoning Number: 944

Street Name: E BROAD ST

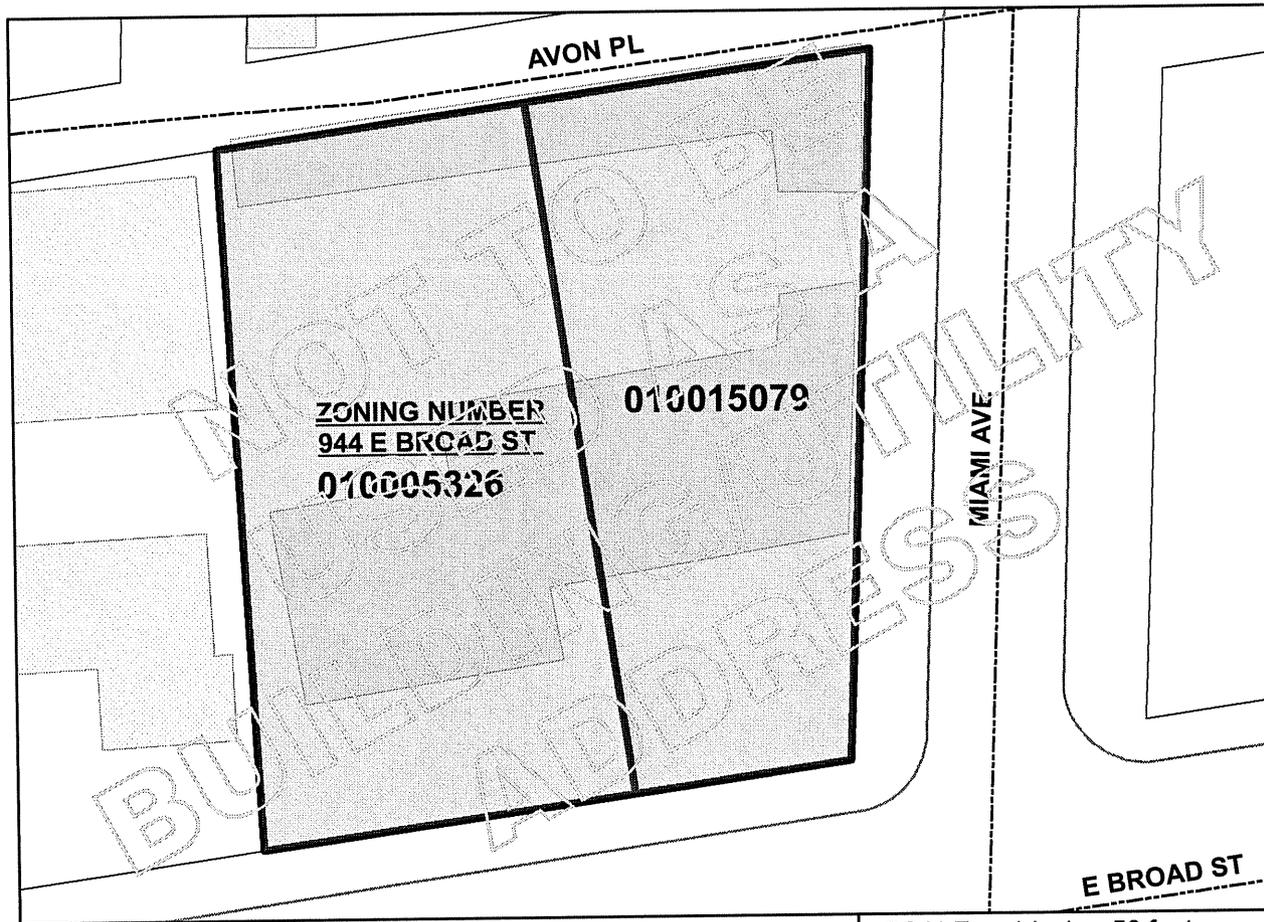
Lot Number: 1-3

Subdivision: HAYDEN BROWN & BAKER

Requested By: SQUIRE, SANDERS & DEMPSEY LLC (THOMAS KIBBEY)

Issued By: *Adriana Amarian*

Date: 7/29/2011



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 3281



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

211-022

**LEGAL DESCRIPTION**

944 East Broad Street

The following real property situated in the County of Franklin, City of Columbus, and State of Ohio:

Lots No. 1, 2, and 3 of Hayden, Barker and Brown's Addition except 20 feet off the West side of Lot No. 1 as the said lots are numbered and delineated upon the recorded Plat Book 4, Pages 208 and 209 of the Office of the Franklin County Recorder, Franklin County, Ohio.

## COMMERCIAL PLANNED DEVELOPMENT TEXT

**PROPOSED DISTRICT:** CPD, Commercial Planned Development

**PROPERTY ADDRESS:** 944 East Broad Street

**OWNER:** Community Properties of Ohio Management Services, LLC

**APPLICANT:** Community Properties of Ohio Management Services, LLC

**DATE OF TEXT:** July 29, 2011

**APPLICATION NUMBER:** Z11- 022

### 1. INTRODUCTION:

This property consists of approximately 0.282 acres located on the northwest corner of the intersection of East Broad Street and Miami Avenue. The property is currently zoned AR-O. The existing buildings on the property are currently vacant.

The applicant and its affiliates own several properties adjacent to the subject property on the west and north and operate the adjacent property as offices and a warehouse for its property management services. The applicant proposes to demolish the existing improvements on the subject property and construct a parking lot to provide parking for employees and clients of the property management office.

### 2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-2 Public Parking Districts as set forth in Columbus Zoning Code §3373.01.

### 3. DEVELOPMENT STANDARDS:

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

The parking setback along the north and west property lines shall be zero. The parking setback line shall be a minimum of 10 feet from the East Broad Street right-of-way. The parking setback line shall be a minimum of 5 feet from the Miami Avenue right-of-way.

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

The parking area will be surfaced with blacktop, with drainage according to the City of Columbus' specifications and requirements.

Access will be as shown on the Site Plan. No direct access will be permitted to East Broad Street.

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

Metal fencing with brick piers and a landscape buffer shall be provided along East Broad Street and Miami Avenue. A metal fence will be constructed along the alley that borders the subject property to the north and along the west side of the subject property that leads to the property management office.

#### D. Building Design and/or Interior/Exterior Treatment Commitments:

No specific commitments.

#### E. Lighting and/or Other Environmental Commitments:

Lighting fixtures will be installed at the locations illustrated on the Site Plan and will meet the following specifications:

- (a) Light standards shall not exceed 18 feet.
- (b) Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine about the horizontal plane.
- (c) Lights shall be of the same or similar type and color.

**F. Graphics and/or Signage Commitments:**

All graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments:**

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

**4. CPD REQUIREMENTS:**

**A. Natural Environment:**

The subject property is located at the northwest corner of East Broad Street and Miami Avenue. The redevelopment of this property will complement and continue the existing uses of property contiguous to the subject property to the north and west by Applicant and its affiliates.

**B. Existing Land Use:**

The subject property contains 2 buildings and currently is vacant. The surrounding area is fully developed and consists of commercial/residential uses to the east, south and west and residential uses to the north.

**C. Proposed Use:**

The proposed use of the subject property is as a parking lot serving employees and clients of the property management services office.

**D. Transportation and Circulation:**

Access will be as shown on the Site Plan. No direct access will be permitted to East Broad Street.

**E. Visual Form of the Environment:**

The subject property will be developed to complement the existing facilities owned and operated by Applicant and its affiliates to the west. The subject property is contained within the Near East Area District and the development plans will be reviewed by the Near East Area Commission to ensure aesthetics of the development complement existing development.

**F. View and Visibility:**

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

The proposed improvements will service the existing neighboring development.

H. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

**5. VARIANCES:**

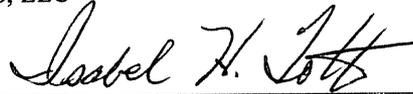
A. Front, Rear and Side Setback Requirements: Columbus City Code §3361.04 requires a minimum twenty-five foot setback unless otherwise specified and made a part of the rezoning ordinance. The parking setback along the north and west property lines shall be zero. The parking setback line shall be a minimum of 10 feet from the East Broad Street right-of-way. The parking setback line shall be a minimum of 5 feet from the Miami Avenue right-of-way.

B. Landscaping, Screening and Fencing Requirements: Columbus City Code §3373.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan.

The undersigned, being the owner of the subject property and the applicant in the subject application, does hereby agree for itself, its successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purpose states the it understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the development text and drawings referenced herein.

COMMUNITY PROPERTIES OF OHIO MANAGEMENT  
SERVICES, LLC

By: \_\_\_\_\_



Name: Isabel Toth

Title: President

Date: August 1, 2011



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 7/29/11

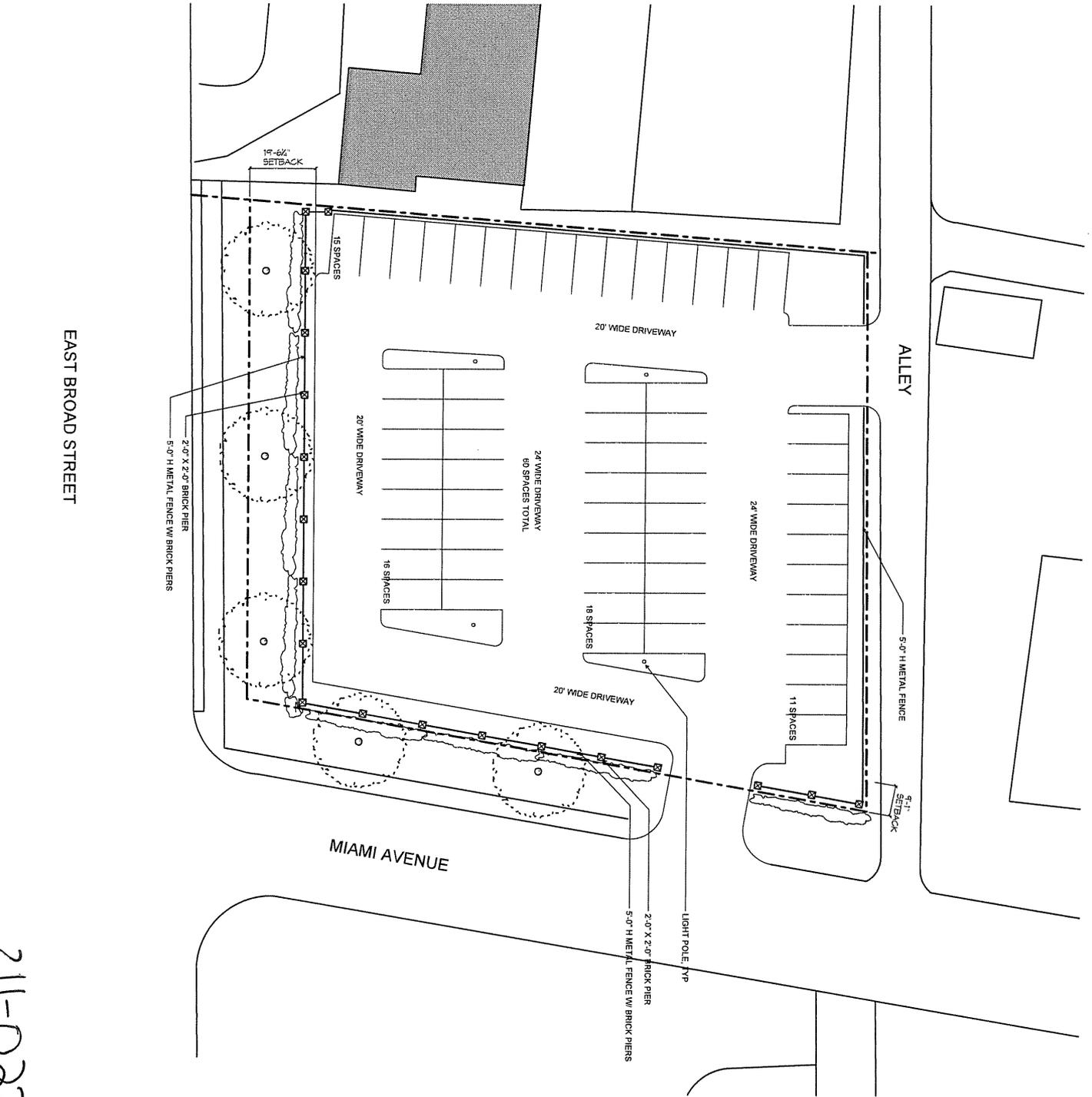


Disclaimer

Scale = 100



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.



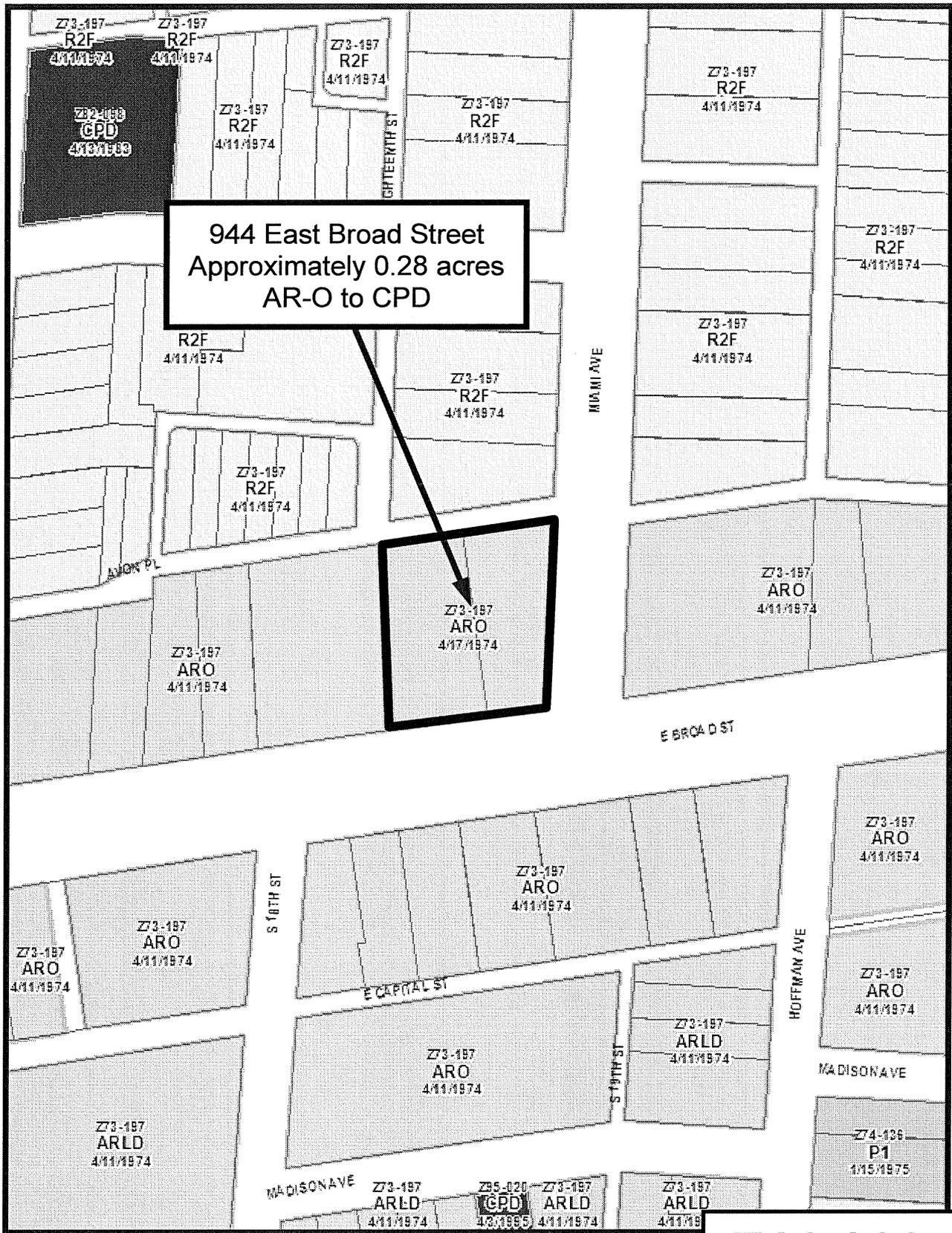
EAST BROAD STREET

MIAMI AVENUE

ALLEY

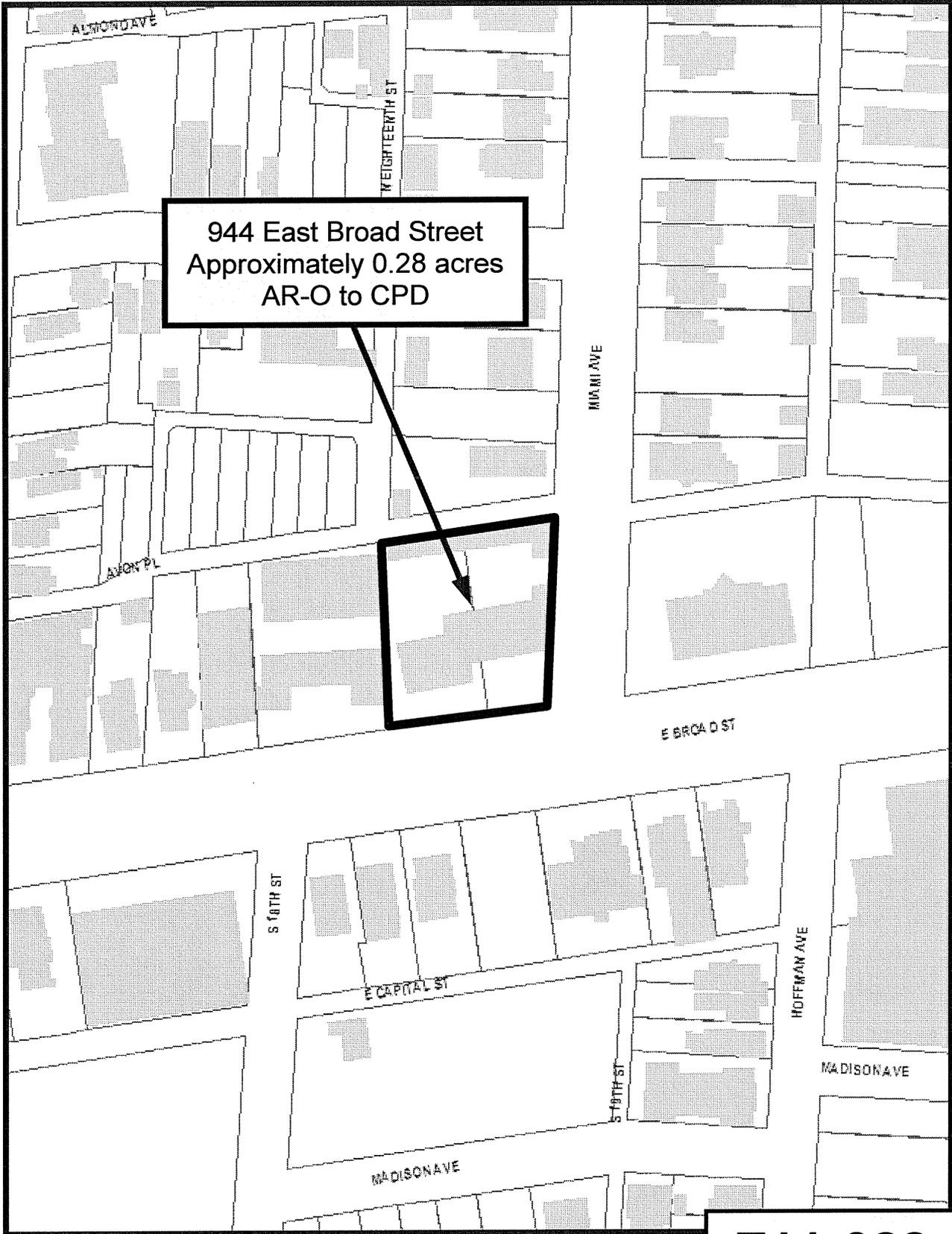
211-022



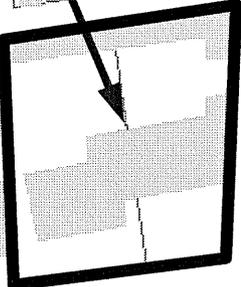


944 East Broad Street  
 Approximately 0.28 acres  
 AR-O to CPD

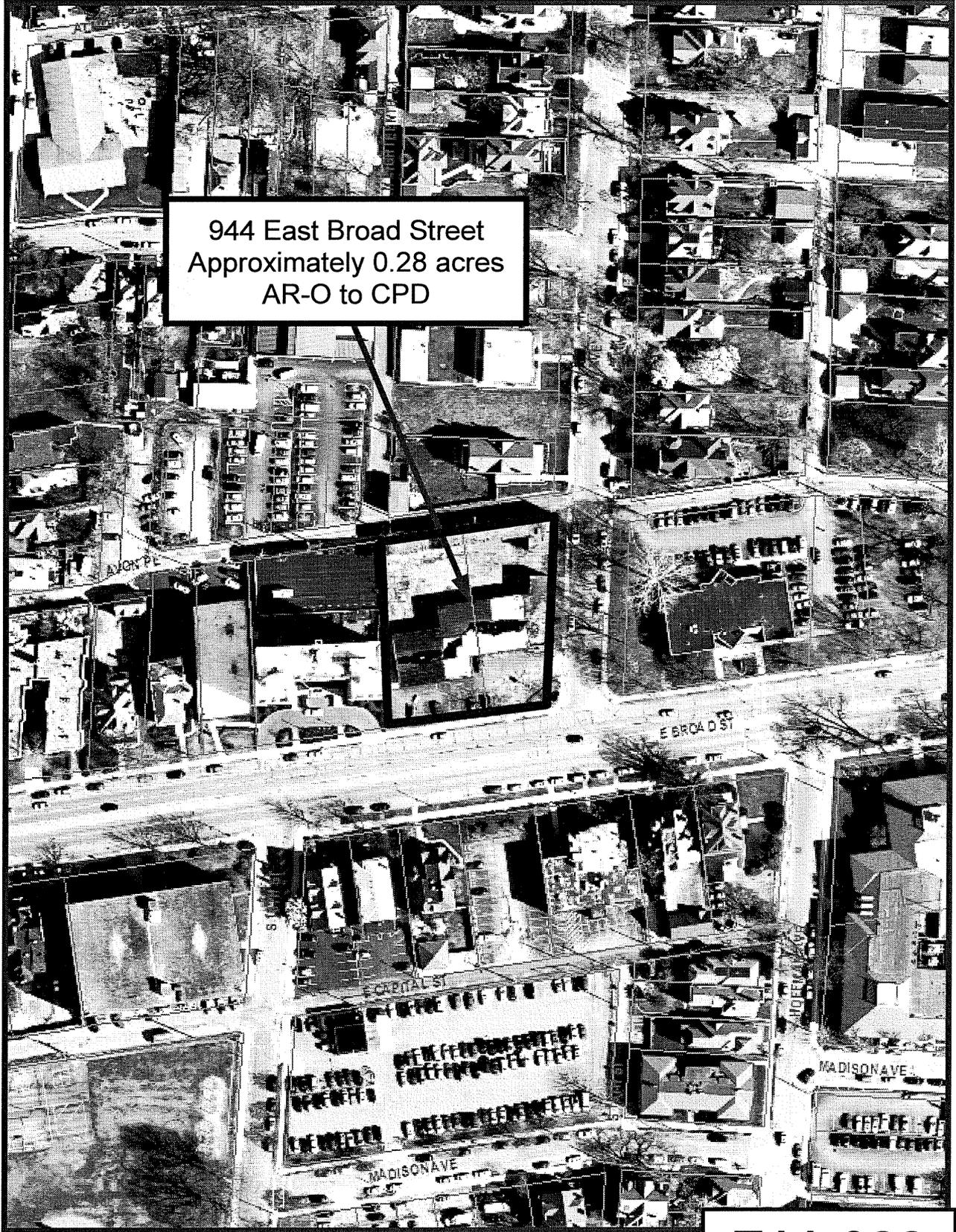
**Z11-022**



944 East Broad Street  
Approximately 0.28 acres  
AR-O to CPD



**Z11-022**



944 East Broad Street  
Approximately 0.28 acres  
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Z11-022