



# 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 #: 211-025  
Date Received: 8/30/11  
Application Accepted By: D. Hitt Fee: \_\_\_\_\_  
Comments: 11335-0008-00473 Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2900 Bethel Road Zip 43220

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 590-137470

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

Current Zoning District(s) C-4 Requested Zoning District(s) L-M

Recognized Area Commission Area Commission or Civic Association Northwest Civic Association

Proposed Use or reason for rezoning request: self storage

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 2.6  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Cardinal Self Storage

Address 1301 Dublin Road, Suite 200 City/State Columbus, OH Zip 43215

Phone # 614-469-8222 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Adams Real Estate Investment Co.

Address 2050 Coventry Road City/State Columbus, OH Zip 43212

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

**PAID**  
AUG 30 2011  
BUILDING & ZONING SERVICES

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

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Cardinal Self Storage By: [Signature]

PROPERTY OWNER SIGNATURE Adams Real Estate Investment Co. By: [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**



# 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: 590137470

Zoning Number: 2900

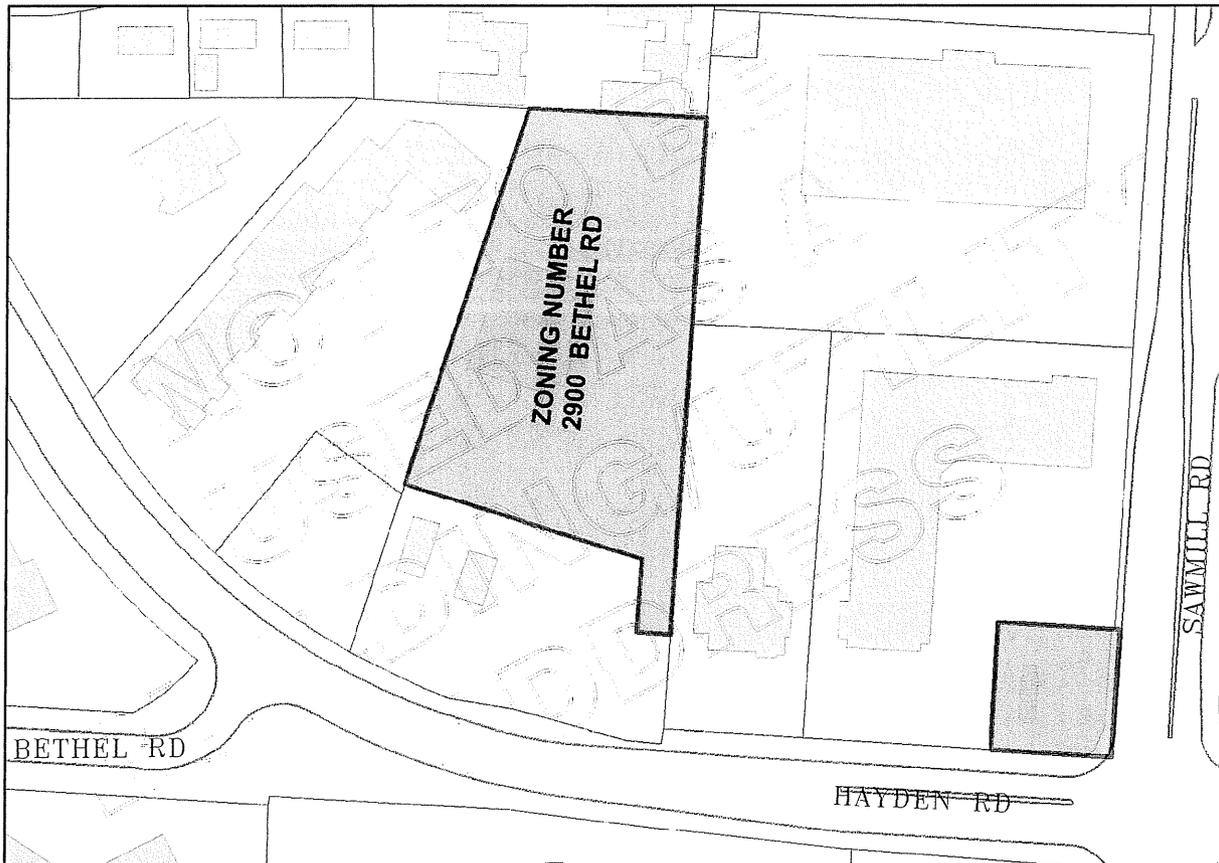
Street Name: BETHEL RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: Alfred Cannon Date: 8/30/2011



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 764770



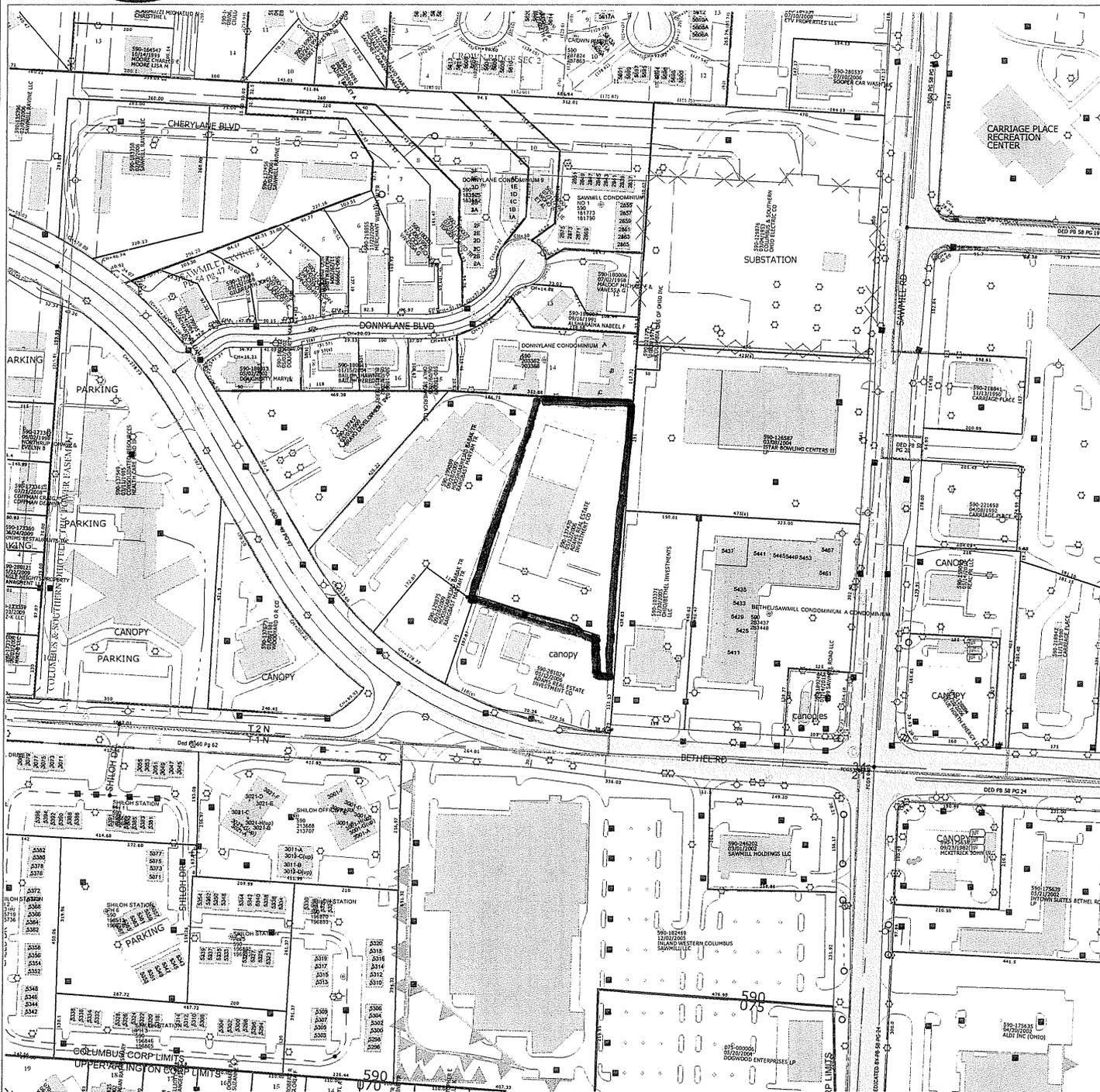
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 8/26/11



Disclaimer

Scale = 300



Grid North

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.

LIMITATION TEXT

**PROPOSED DISTRICT:** L-M, Limited Manufacturing  
**EXISTING DISTRICT:** C-4  
**PROPERTY ADDRESS:** 2900 BETHEL RD.  
**OWNER:** Adams Real Estate Investment Co.  
**APPLICANT:** Cardinal Self Storage  
**DATE OF TEXT:** August 29, 2011  
**APPLICATION NUMBER:** Z11- 025

1. **INTRODUCTION:** The site is an interior parcel located behind a fuel station for Giant Eagle on the north side of Bethel Road west of Sawmill Road. The site is zoned C-4, Commercial and was formally occupied by Plant Land, a nursery/garden store.

2. **PERMITTED USES:** Self-storage units and those uses permitted in Chapter 3356 of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

A. Density, Height, Lot and/or Setback commitments.

N/A

B. Access, Loading, Parking and/or other Traffic related commitments.

N/A

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

2. All trees meet the following minimum sizes at the time of planting: Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreen trees 5 feet in height. Trees caliper is measured six (6) inches from the ground.

D. Building design and/or Interior-Exterior treatment commitments.

1. The self storage building(s) shall be one story in height.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

F. Graphics and 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 C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments.

1. There will be no on site resident manager.

2. No outside storage of materials shall be permitted.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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 Codes.

Signature: \_\_\_\_\_  
\_\_\_\_\_

ellis-bethel.txt (nct)  
8/29/11 F:\Docs\s&htxts-word\2011



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-025

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS Smith & Hale LLC, 37 West Broad Street, Suite 725, 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 2900 Bethel 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) 8/30/11

(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) Adams Real Estate Investment Co  
2050 Coventry Road  
Columbus, OH 43212

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

Cardinal Self Storage  
614-469-8222

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

(5) Northwest Civic Association  
c/o Mr. Mark Kreitmeyer  
4947 Sawmill Road, Columbus, OH 43235

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 29<sup>th</sup> day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons  
9/4/15

My Commission Expires:

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



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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**APPLICANT**

Cardinal Self Storage  
1301 Dublin Road, Suite 200  
Columbus, OH 43215

**PROPERTY OWNER**

Adams Real Estate Investment Co.  
2050 Coventry Road  
Columbus, OH 43212

**AREA COMMISSION**

Northwest Civic Association  
c/o Mr. Mark Kreitmeyer  
4947 Sawmill Road  
Columbus, OH 43235

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Ohio/Bethel Investments LLC  
2880 Bethel Road  
Columbus, OH 43220

Columbia Gas of Ohio Inc.  
200 Civic Center Drive  
P.O. Box 117  
Columbus, OH 43216

Istar Bowling Centers II LP  
7313 Bell Creek Road  
Mechanicsville, VA 23111

Babak Hoosiarnjad, Jr. &  
Maryam Rangbast Tr.  
2906 Hayden Road  
Columbus, OH 43235

Columbus & Southern Ohio Electric Co.  
P.O. Box 16428  
Columbus, OH 43216-6428

Inland Western Columbus Sawmill LL  
101 Kappa Drive  
Pittsburgh, PA 15238

Lianhui Tao & Kewa Li  
2931 Donnylane Blvd.  
Columbus, OH 43235

Patricia S. Parren Tr.  
10448 Buxton Place  
Powell, OH 43065

Mastiff Ventures LLC  
2939 Donnylane Blvd.  
Columbus, OH 43235

Pixl Media Services  
2941 Donnylane Blvd.  
Columbus, OH 43235

Terrance M. McCurdy  
1450 Sherborne Lane  
Powell, OH 43065



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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 # 211-025

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 725, 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. Cardinal Self Storage 1301 Dublin Road, Suite 200 Columbus, OH 43215 Cole Ellis 614-469-8222 number of Columbus based employees <u>10</u>	2. Adams Real Estate Investment Co. 2050 Coventry Road Columbus, OH 43212 number of Columbus based employees _____
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 29<sup>th</sup> day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



*This Project Disclosure Statement expires six months after date of notarization.*  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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2900 Bethel Road  
Approximately 2.6 acres  
C-4 to L-M

Z11-025  
↓  
CV11-026

Z11-025  
L-2  
1071571537

Z11-025  
L-2  
1071571537

Z11-025  
L-2  
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Z11-025  
L-2  
1071571537

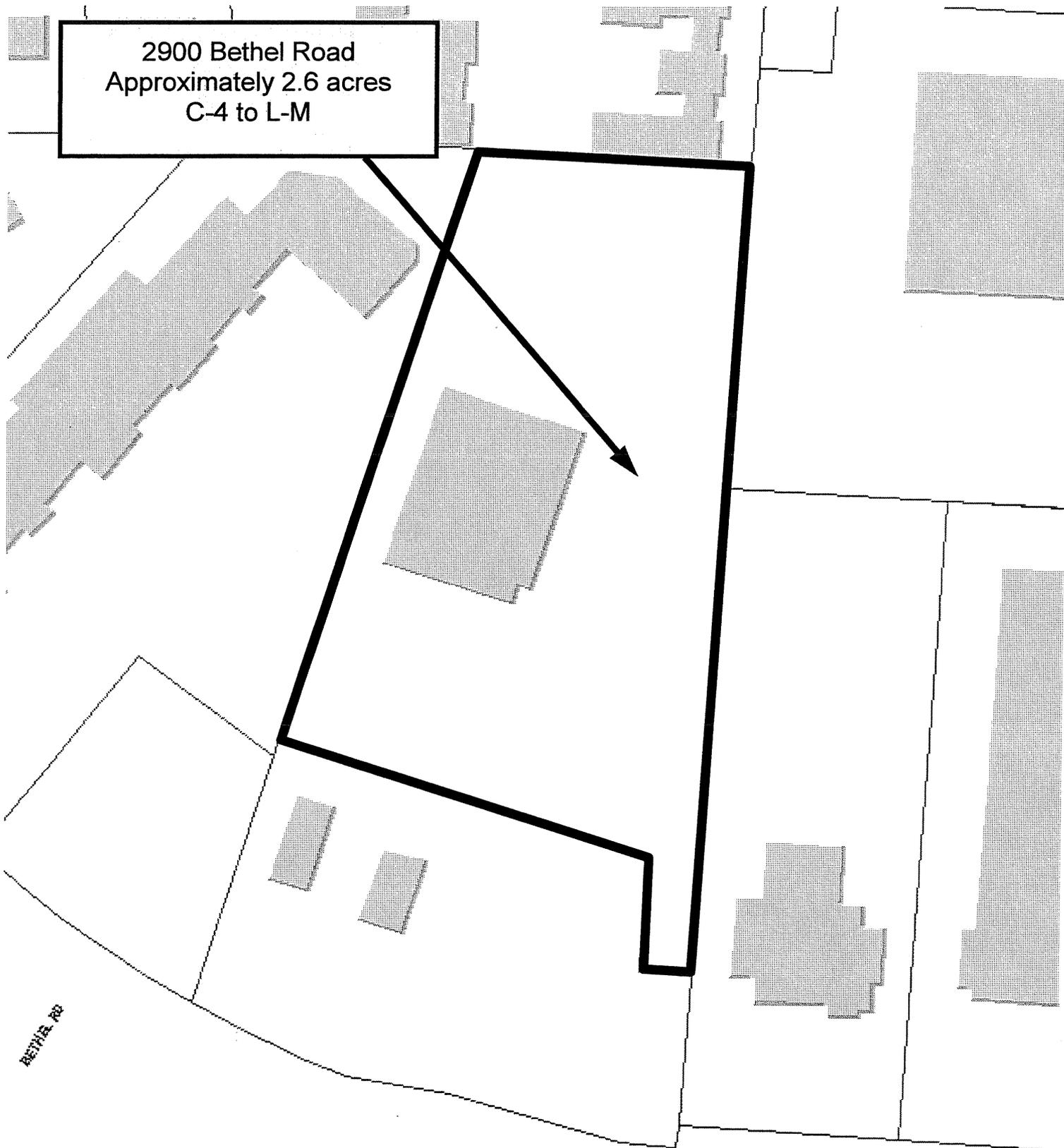
BETHEL RD

**Z11-025 / CV11-026**

Z11-025  
L-2

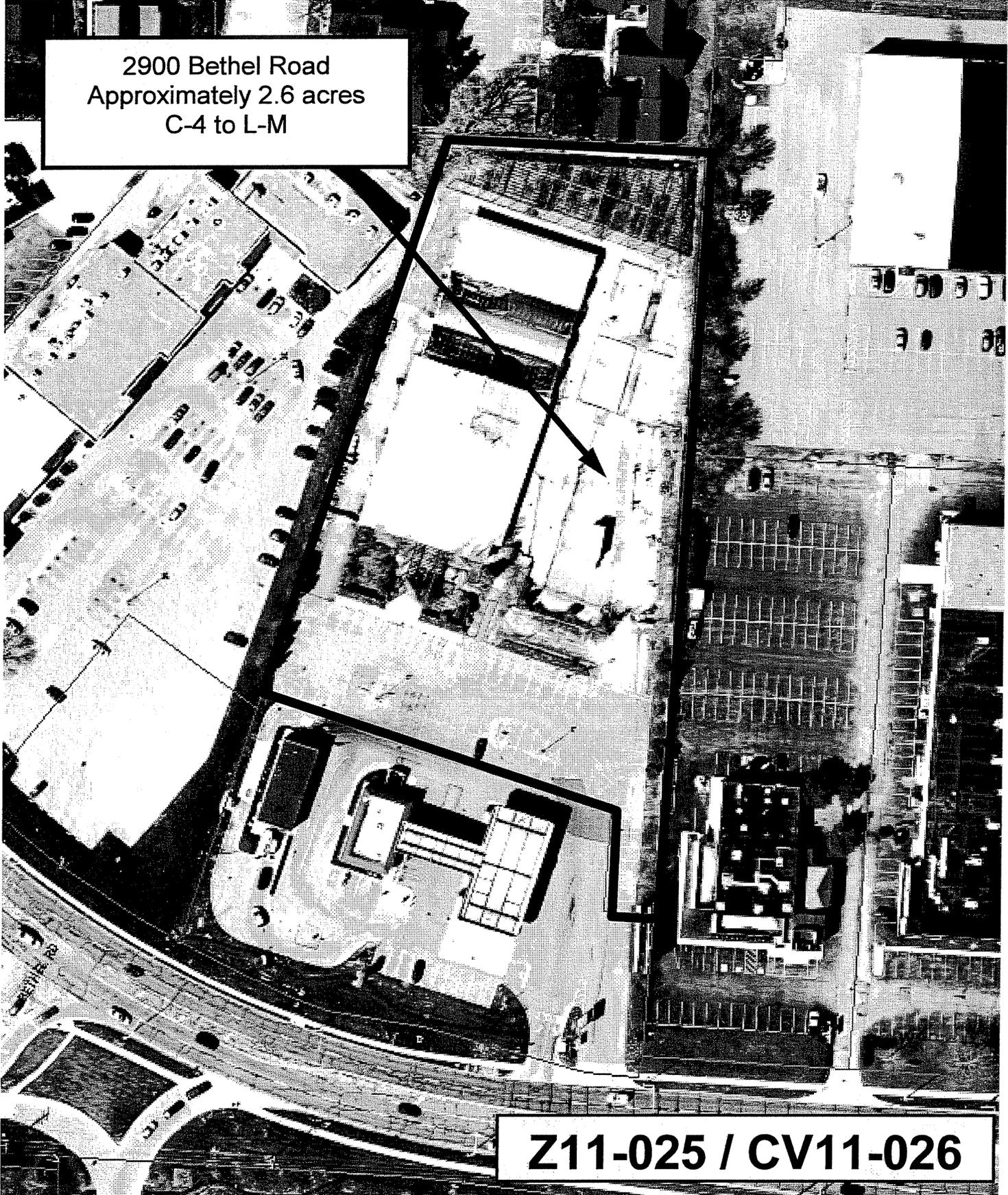
Z11-025  
L-2

2900 Bethel Road  
Approximately 2.6 acres  
C-4 to L-M



**Z11-025 / CV11-026**

2900 Bethel Road  
Approximately 2.6 acres  
C-4 to L-M



**Z11-025 / CV11-026**