

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

**AmeriTitle, Inc. and/or National City Bank of Columbus**

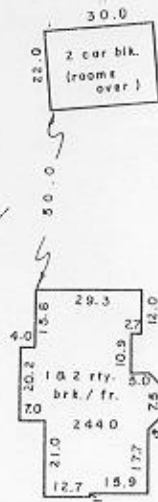
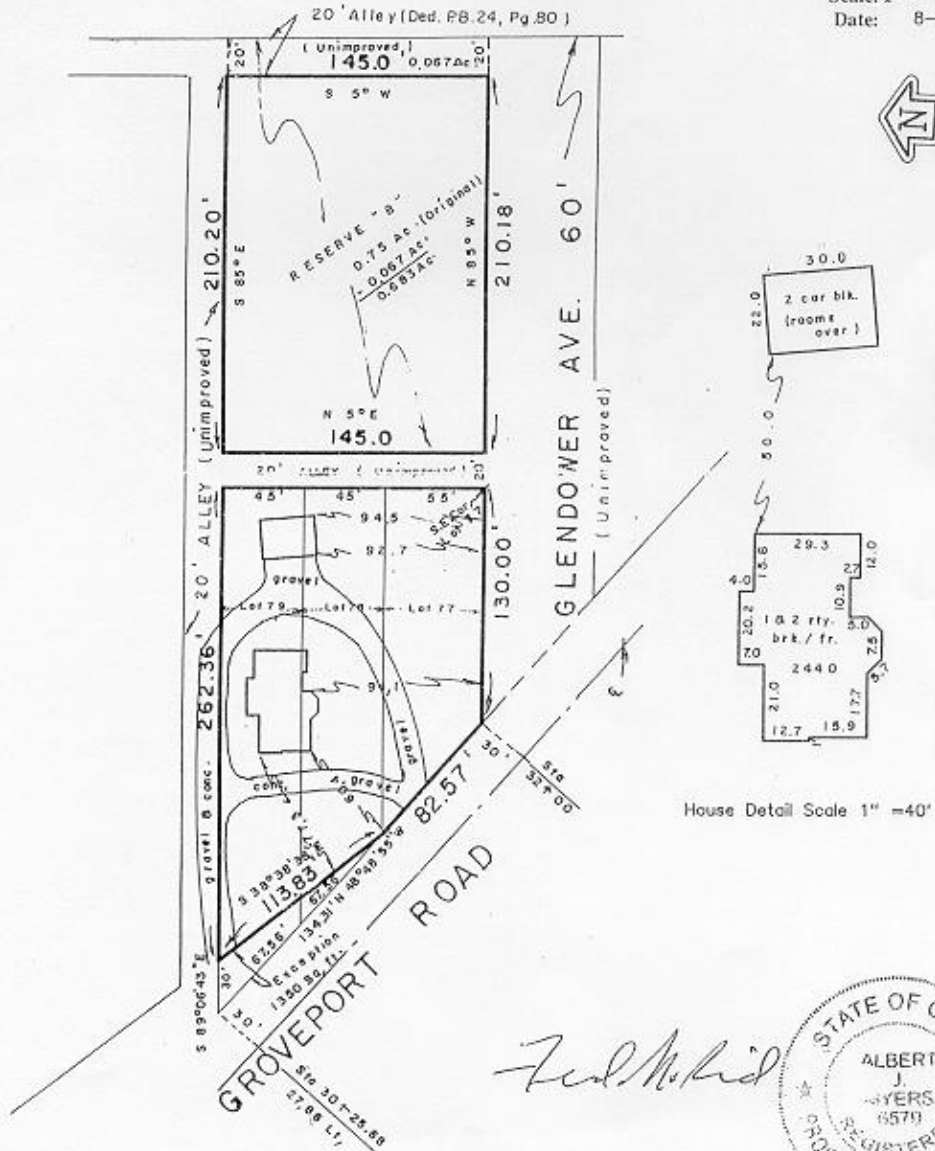
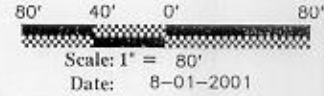
Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Lots 77 and Part of Lots 78 and 79 and Part of Reserve "B" Cambria Addition, Plat Book 5 Page 362

Applicant: Fred Reid 15626 MRLH

Posted Address: 2440 Groveport Road, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0265G

Apparent Encroachments: 1) None



House Detail Scale 1" = 40'

*Fred Reid*



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

**THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

Myers Surveying Co., Inc.

By *Albert J. Myers*  
 Professional Surveyor

Myers Order No. - 6-07/31/01 | Rec. | Field | DWG | Ltr. | Ck.

CV06-004



### STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty warrants a variance from the Comprehensive Plan.

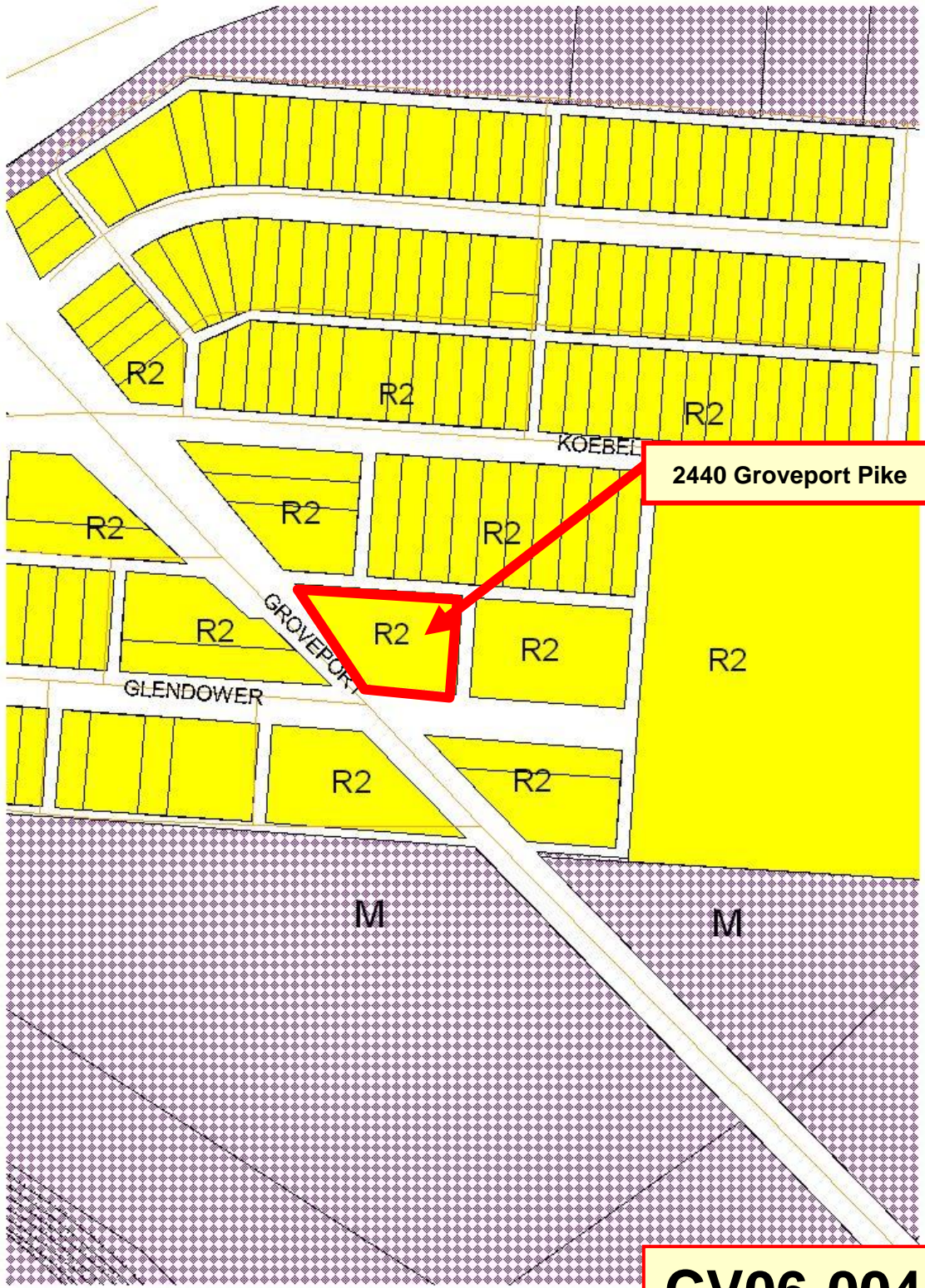
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

I Am applying for this variance to Section 3332.033  
R-2 residential district so my house will comply  
with zoning codes, and also to further improve the  
property, add value, and improve my neighborhood. The  
house was built in 1904 as a 3 unit multi-family  
dwelling. When the area was zoned single family  
housing the property did not conform. Because it is  
non-conforming I cannot get financing for improvements.  
Also on the property is a 22 X 30 ft. Garage with a  
600 square foot storage area above. To further improve  
the property I am requesting permission to convert  
the storage area to a 1-unit residence with  
its own utilities.

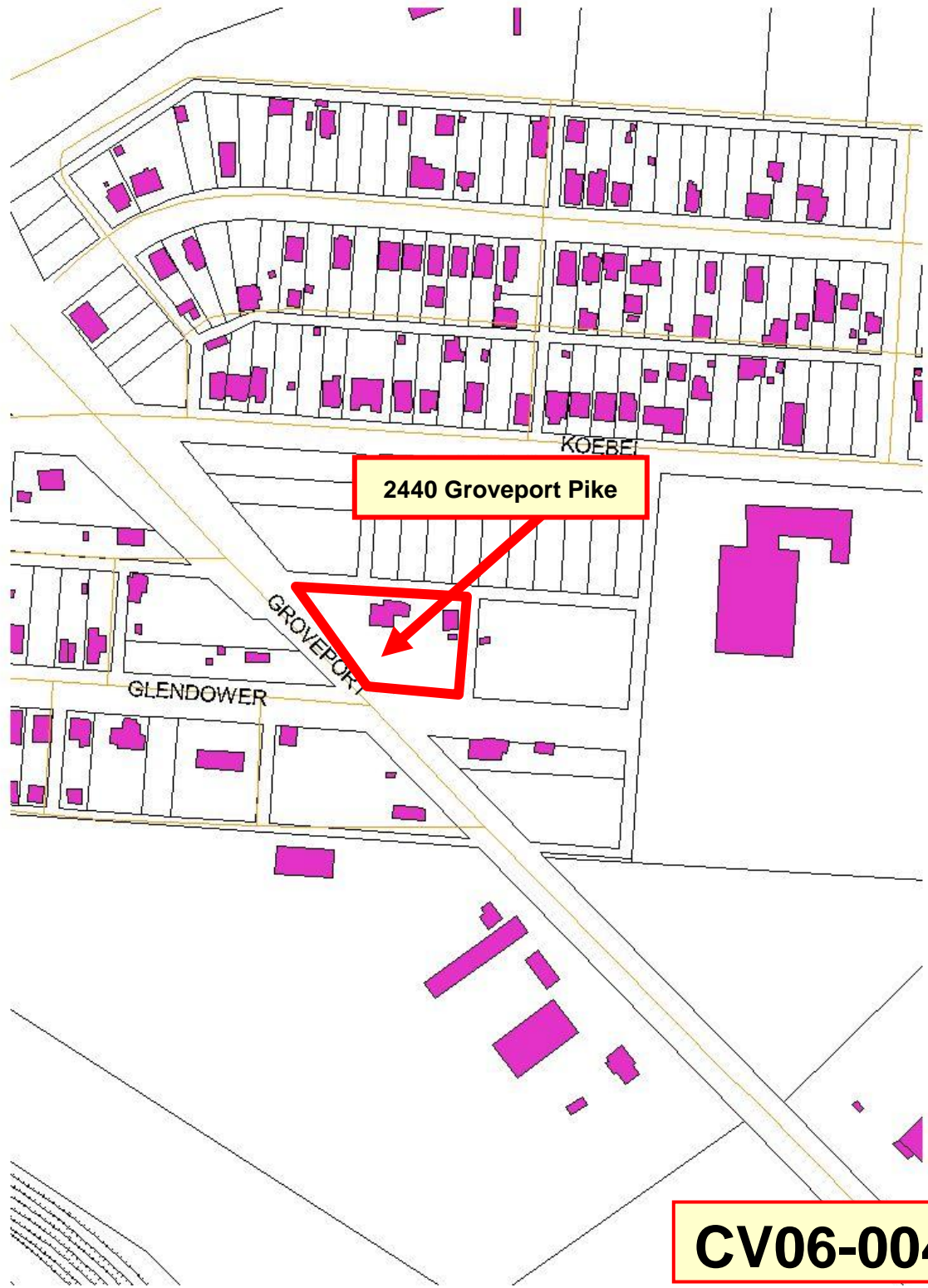
Signature of Applicant (Signed in BLUE INK) Fred Michael Keil Date 1/26/06



2440 Groveport Pike

CV06-004





2440 Groveport Pike

CV06-004

# RECOMMENDED LAND USE

## LIGHT INDUSTRIAL

Applies to the properties between Groveport Road and the C & O Railroad. The most desirable uses include construction and contracting, plant nurseries, machine shops, industrial supply, heavy machinery sales, equipment rental, printing, small-scale warehousing and convenience storage.

## SINGLE-FAMILY RESIDENTIAL

Limited to one-family dwellings, small neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.

## REDEVELOPMENT PRIORITIES

The strip-commercial shopping center at Lockbourne and Groveport roads, highly visible and strategically located, is presently underutilized. Tax incentives and infrastructure assistance should be considered to encourage redevelopment. The property located at Augmont Avenue and Groveport Road previously contained a gas station; the site is currently vacant.

## RETAIL COMMERCIAL

The Watkins Road / Lockbourne Avenue intersection is the geographic heart of the community and the perfect place for new retail commercial development. Desirable uses include: a discount grocery store, a pharmacy, youth-oriented specialty shops, a video rental store, fast-food restaurants, a convenience store/gas station and a consumer electronics store.

## OFFICE COMMERCIAL

Includes the broad spectrum of professional office uses: medical, dental, legal, insurance, sales, information technology, government, financial planning and other office uses. In addition to serving the surrounding neighborhoods with needed services, new office commercial development would provide skilled local professionals with entrepreneurial opportunities.

## SHOPPING CENTER

This large, greenfield site along Groveport Road would be ideal for a big-box retailer or large grocery store. Eleven neighborhoods are situated within a two-mile radius of the site: Marion-Franklin, Southfield, Buckeye-Stambaugh, Alum Crest Acres, Madison Mills, Williams Creek, Stockridge, Southern Pines, Hilgate, Greenhill Acres and Cambria Addition.

## INSTITUTIONAL

- Limited to existing schools and large churches:
- 1) Koebel Elementary School
  - 2) Marion-Franklin High School
  - 3) Beery Middle School
  - 4) The Greater Ebenezer Church
  - 5) Church of Hope United Methodist Church
  - 6) Watkins School
  - 7) Clarfield Elementary School
  - 8) Southfield Community Baptist Church
  - 9) Hosack Street Missionary Baptist Church
  - 10) Columbus Bible Way Church

## WAREHOUSING FREIGHT

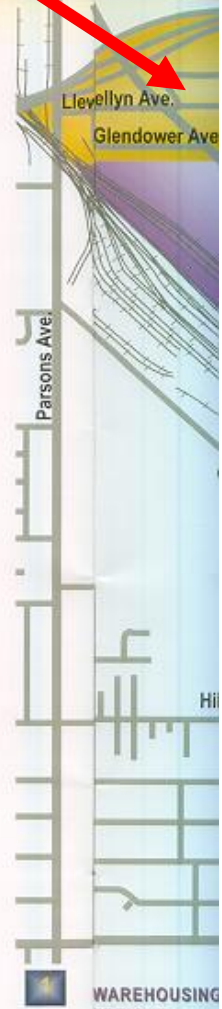
Contains the existing container freight facility & W Railroads. Additional residential neighborhood improvements to be permitted as long as...



Vacant commercial building at the intersection of Groveport and Lockbourne roads.



Under-utilized shopping center at Lockbourne and Groveport roads.



CV06-004





**Exhibit A**

**CV06-004**

CSSO, Council of Southside Organizations  
Rezoning/Zoning  
P.O. Box 77618  
Columbus, Ohio 43207  
614 491-0840  
bob\_patterson@sbcglobal.net

March 22nd 2006

Michael C. Mentel, Zoning Chair  
COLUMBUS CITY COUNCIL  
90 West Broad Street  
Columbus, Ohio 43215

RE: Rezoning / Zoning Application #CV06-004  
Fred Michael Reid, Applicant

Dear Councilman Mentel,

The Council of Southside Organizations has reviewed the Rezoning / Zoning Application #CV06-004, for the property located at 2440 Groveport Pike 43207, during our general membership meeting, on Thursday, March 9th 2006. The membership voted to **\*SUPPORT** the rezoning / zoning proposal as presented.

Should you have any questions please feel free to contact me at your earliest convenience.

Respectfully,



Robert L. Patterson, Sr.  
Zoning Chairperson

\* Should we find there to be any intentional or unintentional misrepresentations in the presentation of, or to be any addition(s), deletion(s), correction(s) or change of purpose in this application, following this memberships vote, as presented in the application, this will be cause for the immediate revoking of this letter.

Cc: Applicant, Fred Michael Reid  
CSSO Executive Board  
Michael Wiles, President  
File ✓



City of Columbus  
Mayor Michael B. Coleman

## Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

### STANDARDIZED RECOMMENDATION FORM

Group Name: Greenhill Acres Block Watch Meeting Date: March 2006  
 Case Number: CV06-004 Case Type:  Council Variance  Rezoning  
 Zoning Address: 2440 Coronado Rd Applicant: Fred M. Reid  
Cols Ohio 43207  
 Person(s) Representing Applicant at Meeting: MR PATTERSON/MR Reid

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>Millis Newsome</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Clotine Newsome</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Art Compton</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Dorothy Compton</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Debbie CARL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Margie MAGNARD</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Ernest MAGNARD</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>C.C. Newsome</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

See ATTACHED letter.

Recommending Commission / Association / Accord Partner Vote: For  Against

Signature / Title of Authorized Representative: Clotina Newsome Secretary

Daytime Phone Number: 444-9051

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.



GREENHILL ACRES BLOCK WATCH

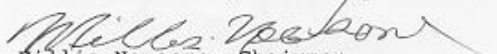
TO WHOM IT MAY CONCERN:

On March 7, 2006, at the regular meeting of the Greenhill Acres Block Watch, the owner of the property of 2440 Groveport Road, Columbus, Ohio, 43207 presented his proposal. He wanted said property to be changed from a single family unit to a multi-family unit.

A vote was taken by all members present and approval was given by a showing of hands with no nays. Complete approval was given with the stipulation if any other construction was anticipated these considerations would be presented to our committee.

Sincerely,

  
Clotine Newsome, Secretary

  
Millis Newsome, Chairman

cc: Mr. Reed



# 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 # CV06-004

Being first duly cautioned and sworn (NAME) FRED M. REID  
of (COMPLETE ADDRESS) 2445 GROVEDALE PIKE COLUMBUS, OH 43207  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>FRED M. REID</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Fred M. Reid

Subscribed to me in my presence and before me this 10th day of JANUARY, in the year 2006

SIGNATURE OF NOTARY PUBLIC

John W. Barnes

My Commission Expires:

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

Notary Seal Here



**JOHN W. BARNES**  
Notary Public, State of Ohio  
My Commission Expires 10/4/06