



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, June 14, 2017
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the May 10, 2017 meeting
5. New Business:

A. Planning Commission

i. ZON-17-02 – Matt Brown

Applicant:	Richard Butz, Architect Inc.
Owner:	Nael Yasin
Township:	Franklin Township
Site:	1929 Brown Rd. (PID #140-001679, 140-001682, 140-001683, 140-001684, 140-001685, 140-001690)
Acreage:	1.190-acres
Request:	Requesting to rezone five (5) lots from the Community Commercial (CC) District and one (1) lot from the Rural District, to the Community Service (CS) District.

6. Adjournment of meeting to July 12, 2017



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, May 10, 2017

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, May 10, 2017.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Annie Ryznar
Jason Sanson

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner

Chairperson White opened the hearing.

The first order of business being the roll call of members, the introduction of Staff, and the swearing in of witnesses.

The next order of business being the approval of the minutes from the April 12th, 2017, meeting. Mr. Chaney made a motion to approve the minutes from the April 12, 2017, meeting. It was seconded by Mr. Blechschmidt. The motion was approved by a six-to-zero vote.

NEW BUSINESS:

The next item of business being Case No. 682-V. The Applicant is Central Ohio Community Improvement Corporation. The Agent is Aaron Epling. The township is Pleasant Township. The site is located at 6652 London-Groveport Road. It is 2.170 acres in size and is serviced by public water and wastewater. The applicant is requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in side lot lines that are more than 5 degrees of being perpendicular to the roadway. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 682-V with Staff's two conditions. It was seconded by Ms. Burrus. The motion was approved by a six-to-zero vote. The next item of business being the approval of the Findings of Facts.

Mr. Blechschmidt made a motion that the basis of approving the applicant's Variance requested in Case No. 682-V results from the applicant satisfying the standards for granting a Variance under Section 701.07. Mr. Sanson seconded the motion. The motion was approved by a six-to-zero vote. There being no further business coming before the Franklin County Planning Commission, Mr. Sanson made a motion to adjourn. It was seconded by Ms. Burrus and was passed by unanimous vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Sanson made a motion to adjourn the meeting. It was seconded by Ms. Burrus and was passed by unanimous vote.

Signature

Minutes of the May 10, 2017, Franklin County Planning Commission hearing were approved this 14th day of June, 2017.



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
June 14, 2017

Case ZON-17-02

Prepared by: Matt Brown

Applicant:	Richard G. Butz, Architect
Owner:	Nael Yasin
Township:	Franklin Townships
Site:	1929 Brown Rd. (PID # 140-001679) 1200 Frank Rd. (PID #140-001682, 140-001683, 140-001684) 1264 Frank Rd. (PID #140-001685) 1286 Frank Rd. (PID #140-001690)
Acreage:	1.19-acres
Zoning:	Community Commercial (CC) and Rural Districts
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Community Commercial (CC) and Rural Districts to the Community Service (CS) District.

Summary

The applicant is requesting to rezone five (5) properties from the Community Commercial district and one (1) property from the Rural district to the Community Service (CS) district. The request is not consistent with recommendations of the Southwest Area Plan and does not promote the general health, safety, and welfare of the community. Staff recommends denial.

Request

The primary area requested to be rezoned, consisting of five (5) properties, is located on the north side of Frank Road and the west side of Brown Road. Four (4) of these properties, with frontage along Frank Road, have been vacant since the demolition of a former grocery store. These properties are currently being used in violation of the Zoning Resolution for automobile sales and a mobile restaurant. The fifth property has frontage on Brown Road and contains a commercial structure operating in violation of the Zoning Resolution for used tire sales. The one remaining parcel, located a short distance to the west on the north side of Frank Road, is zoned Rural and contains a vacant residential structure.

The applicant has proposed to rezone all six (6) properties to the Community Service district. Based on the application submitted, the applicant has requested the rezoning to allow the site to develop with a gas station, tire shop, taco restaurant and other commercial development oriented to vehicular access. The application also indicates that the owner will concurrently seek the rezoning of four (4) properties located in the City of Columbus to the C-4 Regional Scale Commercial district. Upon rezoning all properties, the applicant indicates that plans will be developed for a neighborhood shopping center. As of June 5, 2017, no rezoning application had been filed with the City of Columbus.

Surrounding Land Use/Zoning

Direction	Zoning	Land Use
North	Residential/Rural (City of Columbus/Franklin Township)	Single-family residential
South	Manufacturing (City of Columbus)	Equipment Sales, Rental, and Services, Auto repair and sales, Paving Contractor
East	Neighborhood Commercial and Limited Industrial (Franklin Township)	Drive-thru, Auto service and sales, Electrical Contractor
West	Residential/Rural (City of Columbus/Franklin Township)	Single-family residential

Comprehensive Plan

The Southwest Area Plan, adopted in April 2009, includes future land use, urban design and transportation recommendations to guide development in the planning area. The plan recommends the five (5) properties closest to the Frank and Brown Road intersection as Community Commercial and the remaining lot further to the west to remain Low Density Residential. The corresponding zoning districts to the Community Commercial land use recommendation include the Community Commercial (CC), Select Commercial Planned District (SCPD), Planned Shopping Center (PSC), and a limited range of Community Service (CS) uses. The land use category allows low-to-medium intensity retail, office, or other commercial uses that primarily serve local area patrons and do not include more intense general commercial characteristics. The plan also recognizes the Brown and Frank Road intersection as the gateway to the planning area's neighborhoods and that the intersection should be developed with community commercial and office uses. Furthermore, along Brown Road, the plan discourages auto-oriented uses such as auto-repair, drive through commercial, and vehicular sales.

The requested Community Service (CS) zoning district is not consistent with the Plan's future land use recommendations as it would allow uses not recommended by the Plan. In addition, the existing zoning of the subject properties is consistent with the plans recommendations.

Existing Zoning

The individual property further to the west is zoned Rural. The five (5) properties closest to the intersection are zoned Community Commercial (CC). The Community Commercial district is intended to encourage the concentration of a broad range of individual commercial establishments which create an area of general commercial activity. The Community Commercial district should be centrally located and accessible to the population served, and it will normally be developed at the intersection of thoroughfares.

The Community Commercial zoning district allows all permitted uses of the Suburban Office and Neighborhood Commercial districts in addition to:

- Building Material and Garden Supply Stores
- General Merchandise Stores
- Gasoline Service Stations
- Furniture and Home Furnishings Stores
- Eating and Drinking Places
- Miscellaneous Retail and Personal Services
- Automotive Repair, Services and Parking

Properties along Frank Road are also subject to the Smart Growth Overlay which is intended to encourage pedestrian-oriented redevelopment that features landscaping, façade transparency, rear parking lots, user-friendly access and appropriately scaled buildings, lighting, and signage. The Smart Growth Overlay will remain in place if the underlying zoning district is changed.

Staff Analysis

Community Service District:

The Community Service (CS) District is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community requiring easy access to major traffic routes. The Community Service (CS) District is the most intense commercial district and allows for a wide

range of commercial uses. In addition to the permitted uses of the Community Commercial (CC) district, the following additional uses are permitted:

- Retail sales of automobiles, boats, and motorcycles
- Gasoline Service Stations
- Hotels and Motels
- Motion picture theaters
- Miscellaneous Repair shops including, as examples: Refrigeration and Air-conditioning Service and Repair, Electrical and Electronic Repair Shops, Welding Repair

Development Standards

- *Lot Size*- No minimum, except for automobile retailers which require one (1) acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20% of the total lot area.
- *Side Yard*- ¼ the sum of the height and width of the structure or 25 feet, whichever is greater. Ten (10) feet when adjacent to another commercial district.
- *Rear Yard*- ¼ the sum of the height and width of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line, or the right-of-way shown on the Franklin County Thoroughfare Plan, and any structure or paved area.

The subject properties are between 0.18 and 0.26 acres in size with approximately 50 feet of lot width and between 160 and 210 feet in depth. These lot sizes and geometries are not ideal for the uses permitted in the Community Service district which are intended to serve a more regional area. Even if the properties were combined into one property, the permitted uses of the Community Service district are not recommended by the Southwest Area Plan.

Technical Agency Review:

Franklin County Engineer's Office

A traffic impact study will be required prior to any redevelopment of the sites.

Franklin County Drainage Engineer's Office

Any future development must comply with the Franklin County Stormwater Drainage Manual.

Franklin Soil & Water Conservation District

Indicated no concerns with the proposed rezoning.

Staff Review

The proposed rezoning does not keep with the future land use recommendation of the Southwest Area Plan and would allow uses specifically discouraged by the Plan. A specific recommendation for the Frank Road corridor includes discouraging the rezoning of individual, undersized parcels to commercial districts. The Plan states that limited commercial uses may be appropriate when a sufficient number of parcels have been assembled to form a unified development proposal. The proposed rezoning will allow the subject properties to be used for a full-range of commercial purposes without a unified development proposal.

The existing zoning of the subject properties keeps with the Southwest Area Plan's land use recommendations. Staff believes that the proposed rezoning will be detrimental to the general health, safety, and welfare of the public and the overall development of the surrounding area by allowing inappropriate uses and development of the land affected.

Staff Recommendation

Staff recommends *denial* of the request to rezone from the Community Commercial (CC) and Rural districts to the Community Service (CS) District.

Franklin County
Application for Rezoning/Text Amendment

Application Number: <u>ZON-17-02</u>	Date Filed: <u>4/19/17</u>	Received By: <u>BMF</u>	Total Fees: <u>\$1,100.⁰⁰</u>	Receipt Number:
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Subject Property Information

1. Street Address: 1229 BROWN ROAD
1200, 1264, AND 1286 FRANK ROAD
2. Parcel ID Number(s): 140 - 001679, 001682-85, AND 001690
3. Township(s): FRANKLIN

Description of Subject Property

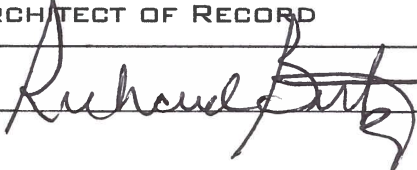
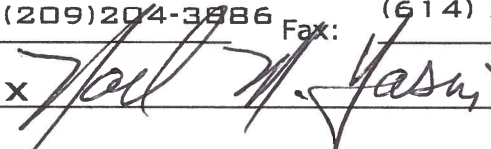
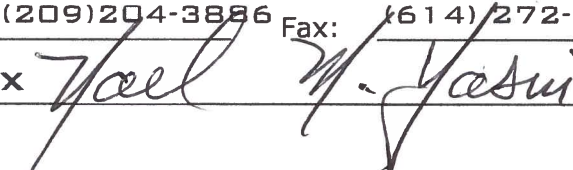
4. Acres to be Rezoned: 1.19 ACRES
5. Current Land Use: CC, CS AND R
6. Surrounding Land Use: North (FC) CC AND R
South (CC) M AND R1
East (CC) NC
West (CC) R
7. Water Supply Source: Public (Central) Private (Onsite)
8. Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

9. Current Zoning: (FC) CC AND R
Proposed Zoning: (FC) CS
10. Proposed Land Use: COMMERCIAL
11. Purpose for Request: GAS STATION, TIRE SHOP, & TACQUERIA
COMMERCIAL DEVELOPMENT ORIENTED TO VEHICULAR ACCESS
-
-
-

RECEIVED
APR 19 2017
Franklin County Planning Department
Franklin County, OH

Applicant/Owner/Agent Information

12. Applicant Information: RICHARD G. BUTZ, ARCHTECT
Address: 5940 N. HIGH ST. WORTHINGTON, OHIO 43085
Phone: (614)565-5729 Fax: NONE
Interest in Property: ARCHITECT OF RECORD
Signature: X 
13. Property Owner: BIDWAN C/O NAEL YASIN
Address: 1429 HARRISBURG PIKE, COLUMBUS, OHIO 43223
Phone: (209)204-3886 Fax: (614) 272-5750
Signature: X 
14. Agent Information: BIDWAN C/O NAEL YASIN
Address: 1429 HARRISBURG PIKE, COLUMBUS, OHIO 43223
Phone: (209)204-3886 Fax: (614) 272-5750
Signature: X 

Applicant/Owner/Agent Information

I/we (applicant) RICHARD B. BUTZ, ARCHITECT swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: 
(required) RICHARD G. BUTZ, ARCHITECT

Date: 4-15-17

Property Owner Signature: 
(required) BIDWAN C/O NAEL YASIN

Subscribed and sworn to me in my presence and before me on this 15th day of April 20 17.

Notary Public Signature: X 
 Debra D Niles
Notary Public, State of Ohio
My Commission Expires 10-23-2017

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

x *Rubend Butz*

Date: _____

4-15-17

Debra D Niles
Notary Public, State of Ohio
My Commission Expires 10-23-2017






Debra Niles *4-15-17*

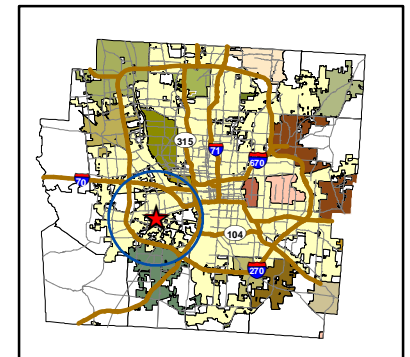


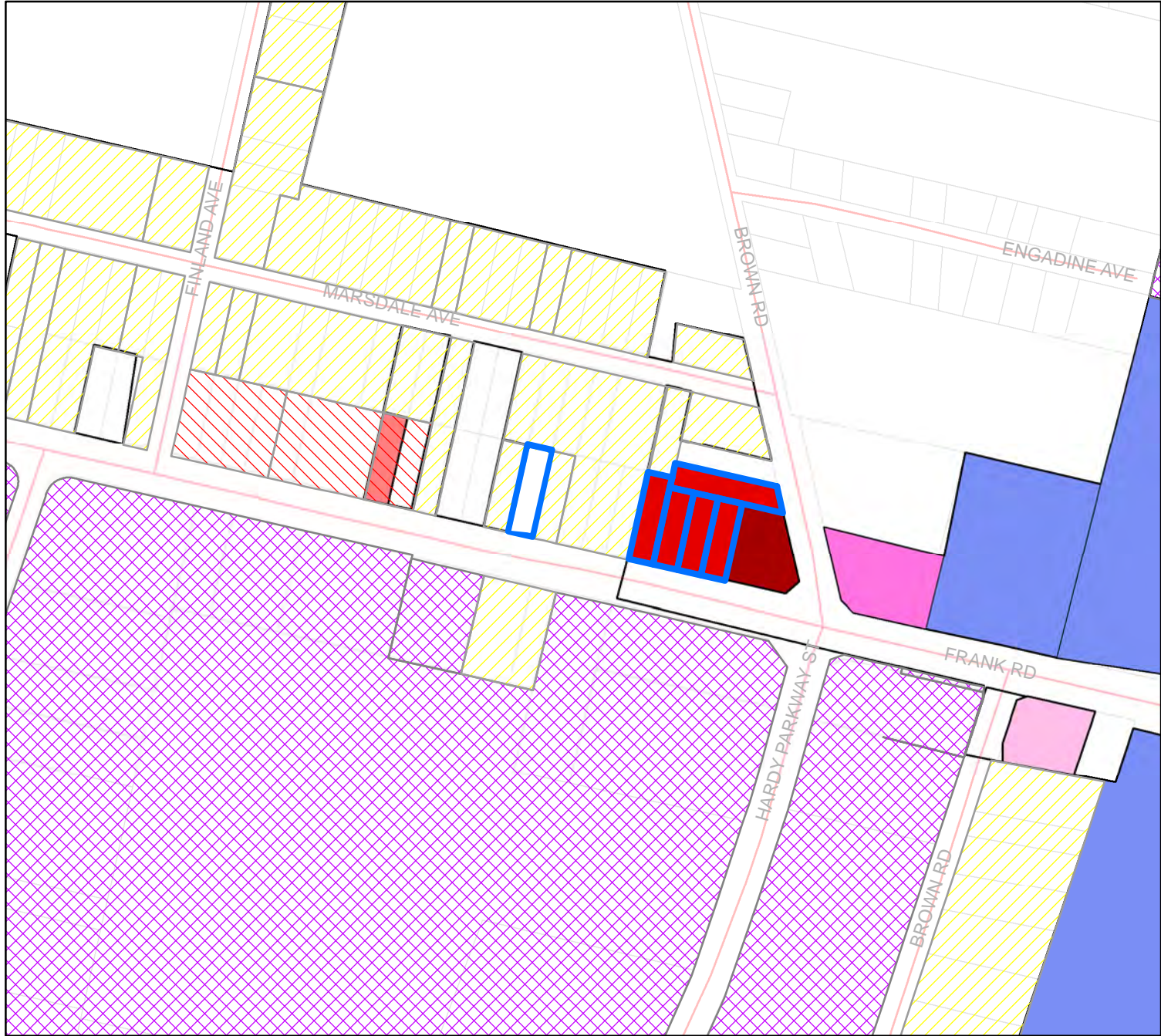
ZON-17-02

Requesting to rezone five (5) lots from the Community Commercial (CC) District and one (1) lot from the Rural District, to the Community Service (CS) District.

Acres: 1.190
Township: Franklin

-  Subject_Properties
-  Parcels
-  Streets













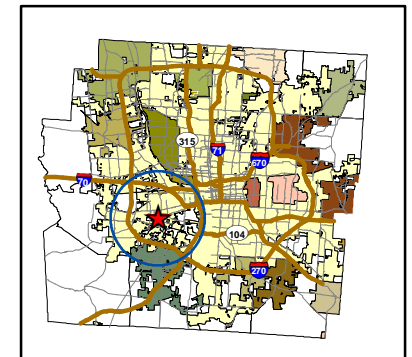


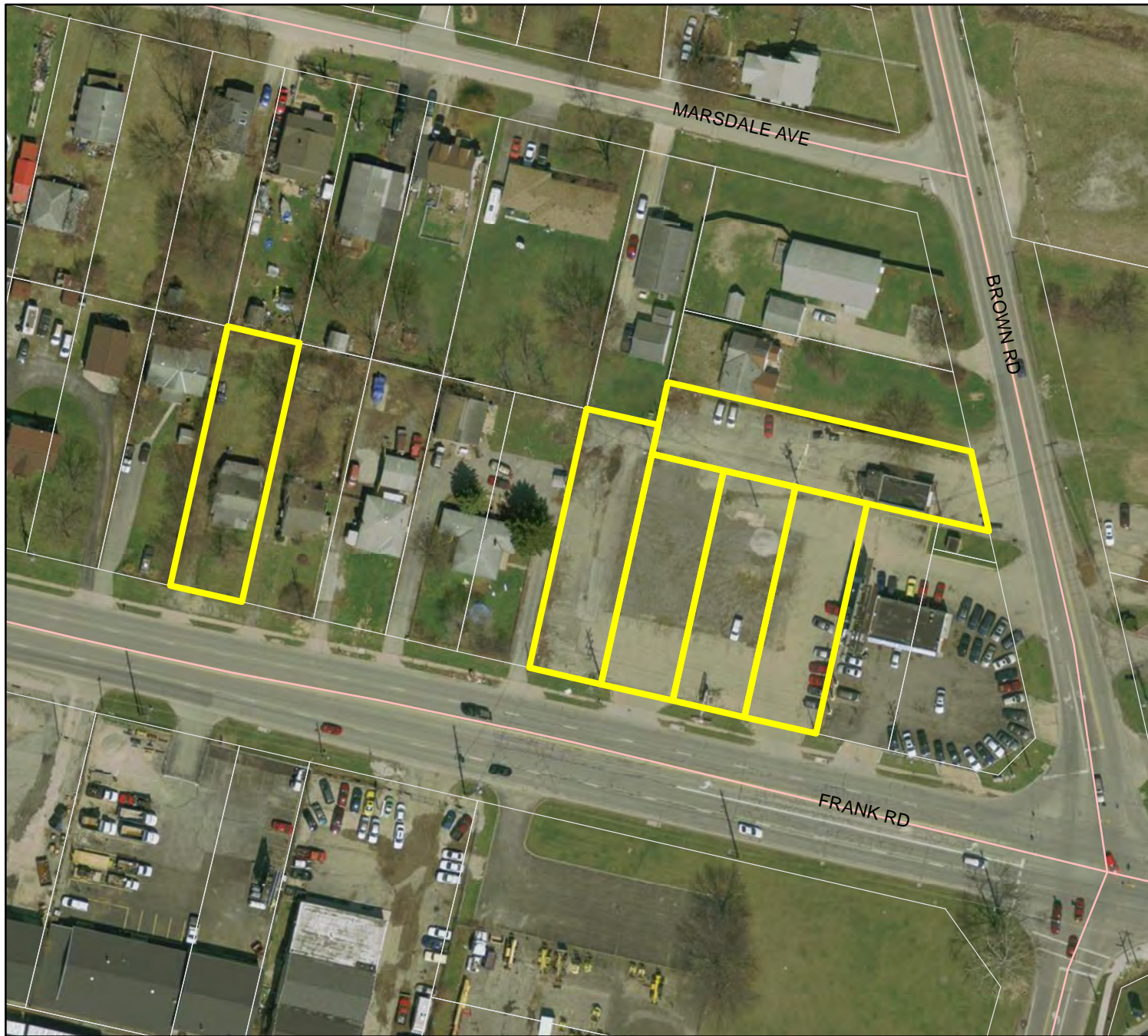
ZON-17-02

Requesting to rezone five (5) lots from the Community Commercial (CC) District and one (1) lot from the Rural District, to the Community Service (CS) District.

Acres: 1.190
Township: Franklin

-  Subject Properties
-  Parcels
-  Streets
- County Zoning**
-  Limited Industrial
-  Community Service
-  Neighborhood Commercial
-  Suburban Office and Institutional
- Columbus**
-  Residential
-  Manufacturing
-  Commercial






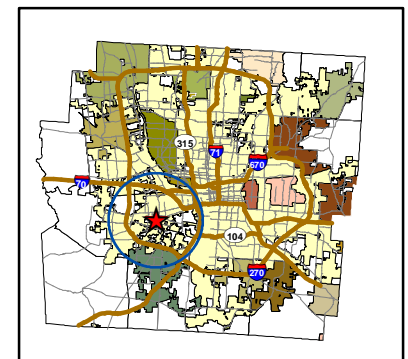


ZON-17-02

Requesting to rezone five (5) lots from the Community Commercial (CC) District and one (1) lot from the Rural District, to the Community Service (CS) District.

Acres: 1.190
Township: Franklin

-  Subject_Properties
-  Parcels
-  Streets





REZONING

C&N PROPERTIES C/O NAEL YASIN OWN 12 CONTIGUOUS PROPERTIES IN THE MARSDALES SUBDIVISION THE LOT NUMBERS ARE 7 -18. THE PROPERTIES AFFRONT BROWN ROAD *RUNNING NORTH AND SOUTH) AND FRANK ROAD RUNNING EAST AND WEST).BROWN ROAD IS LISTED AS A MINOR ARTERIAL THOROUGHFARE AND FRANK ROAD IS LISTED IN THE FRANKLIN COUNTY THOROUGHFARE PLAN AS MAJOR ARTERIAL ROADS. LOT NUMBERS 7 & 8 FRONT BROWN ROAD. LOT NUMBERS 8-18 FRONT FRANK ROAD. LOT 8 AFFRONTS BOTH ROADS. FRANKLIN COUNTY ZONING JURISDICTION LOTS 7, 10,11, AND 12 ARE ZONED CC. LOTS 8 & 9 ARE ZONED CS. LOTS 14, 15, 16, 17 AND 18 ARE IN THE CITY OF COLUMBUS JURISDICTION AND ZONED R. LOTS 17 AND 18 ARE IN THE FRANKLIN COUNTY AND ARE ZONED R. PLEASE NOTE LOT 17 IS ASSERTED BY BOTH FRANKLIN COUNTY AND THE CITY OF COLUMBUS. ALSO, NOTE LOT 18'S PARCEL NUMBER IS 140-001690 WHICH IS THE DECIDING FACTOR THAT LOT 18 FALLS UNDER THE PURVIEW OF FRANKLIN COUNTY ZONING. IF IN AGREEMENT ABOUT THE ZONING JURISDICTION OF LOT 18 I AM REQUESTING LOT 18 ZONED AS R BE REZONED TO CS. IN SUMMARY, I AM REQUESTING LOTS 7,10,11,12,13 AND 18 BE REZONED TO CS.

Marsdale Subdivision
Lots 7-18

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 LOTS 7-13 SHEET 4 OF 9 17

 LOTS 7-13 SHEET 6 OF 9 17

 LOTS 7-13 SHEET 7 OF 18

 LOTS 7-13 SHEET 8 OF 18

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 AUDITOR'S SUMMARY LOTS 7-13 20

 SUMMARY LOT 7-1 20

 SUMMARY LOT 7-2 21

 SUMMARY LOT 8-1 21

 SUMMARY LOT 8-2 22

 SUMMARY LOT 9-1 22

 SUMMARY LOT 9-2 23

 SUMMARY LOT 10-1 23

 SUMMARY LOT 10-2 24

 SUMMARY LOT 11-1 25


 SUMMARY LOT 11-2 26

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

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REZONING APPLICATION
SHEET 1

Application Number:	Date Filed:	Received By:	Total Fees:	Receipt Number:



Franklin County
Economic Development & Planning

Franklin County
Application for Rezoning/Text Amendment

Subject Property Information

1. Street Address:	1929 BROWN ROAD 1200, 1264, AND 1286 GRANK ROAD
2. Parcel ID Number(s):	140 001079, 001002-05, AND 001090
3. Township(s):	FRANKLIN

Description of Subject Property

4. Acres to be Rezoned:	1.19 ACRES
5. Current Land Use:	CC, CS AND R
6. Surrounding Land Use:	North (FC) CC AND R
	South (CC) M AND R1
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	West (CC) R

7. Water Supply Source:	<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)
8. Sanitary Sewer Source:	<input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Rezoning Request

9. Current Zoning:	(FC) CC AND R
Proposed Zoning:	(FC) CE
10. Proposed Land Use:	COMMERCIAL
11. Purpose for Request:	GAS STATION, TIRE SHOP, & TACQUERIA
	COMMERCIAL DEVELOPMENT ORIENTED TO VEHICULAR ACCESS

SHEET 2



SHEET 2



Franklin County
Application for Rezoning/Text Amendment

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Address:	<u>5940 N. HIGH ST. WORTHINGTON, OHIO 43085</u>
Phone:	<u>(614) 565-5729</u> Fax: <u>NONE</u>
Interest in Property:	<u>ARCHITECT OF RECORD</u>
Signature:	<u>X</u>
13. Property Owner:	<u>C&N BIDWAN D/O NAEL YASIN</u>
Address:	<u>1429 HARRISBURG PIKE, COLUMBUS, OHIO 43233</u>
Phone:	<u>(609) 304-3886</u> Fax: <u>(614) 273-5750</u>
Signature:	<u>X</u>
14. Agent Information:	<u>C&N BIDWAN D/O NAEL YASIN</u>
Address:	<u>1429 HARRISBURG PIKE, COLUMBUS, OHIO 43233</u>
Phone:	<u>(609) 304-3886</u> Fax: <u>(614) 273-5750</u>
Signature:	<u>X</u>

Applicant/Owner/Agent Information

I/we (applicant) RICHARD G. BUTZ, ARCHITECT swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: (required) RICHARD G. BUTZ, ARCHITECT

Date: _____

Property Owner Signature: (required) C&N BIDWAN D/O NAEL YASIN

Subscribed and sworn to me in my presence and before me on this _____ day of _____ 20 _____

Notary Public Signature: X _____

SHEET 3

**Rezoning/Text Amendment Application
General Application Requirements**

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5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

SHEET 4

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application. 

Applicant Signature:

X

RICHARD G. BUTZ, ARCHITECT

Date:

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

FRANK ROAD DEVELOPMENT OBJECTIVE

OBTAIN CS ZONING FOR THE FOLLOWING PARCELS IF NOT ALREADY ZONED CS WITH ALL PROPERTIES UNDER THE AUSPICES OF FRANKLIN COUNTY ZONING. CONCURRENTLY REZONE THE 4 RESIDENTIAL ZONED PROPERTIES UNDER THE JURISDICTION OF THE CITY OF COLUMBUS TO C-4 COMMERCIAL. UPON THE ABOVE DESIRED ZONING DESTINATIONS UNDER EACH JURISDICTION WORK WILL BEGIN UPON THE DEVELOPMENT OF PLANS FOR A NEIGHBORHOOD SHOPPING CENTER COMPRISING LOTS 7-18,

REZONE PARCELS

1929 BROWN ROAD	140-001679	FRANKLIN COUNTY ZONING	LOT 7	CC
1100 FRANK ROAD	140001680	FRANKLIN COUNTY ZONING	LOT 8	CS
	140001681	FRANKLIN COUNTY ZONING	LOT 9	CS
	140001682	FRANKLIN COUNTY ZONING	LOT 10	CS
	140001683	FRANKLIN COUNTY ZONING	LOT 11	CS
1200 FRANK ROAD	140001684	FRANKLIN COUNTY ZONING	LOT 12	CS
1264 FRANK ROAD	140001685	FRANKLIN COUNTY ZONING	LOT 13	CC
1286 FRANK ROAD	140001690	FRANKLIN COUNTY ZONING	LOT 18	CC
1278 FRANK ROAD	570192913	COLUMBUS ZONING	LOT 14	R
	570192914	COLUMBUS ZONING	LOT 15	R
1280 FRANK ROAD	570192915	COLUMBUS ZONING	LOT 16	R
1284 FRANK ROAD*	570201702	COLUMBUS ZONING	LOT 17	R

*IN NEGOTIATIONS BETWEEN NAEL YASIN AND THE COLUMBUS LAND BANK

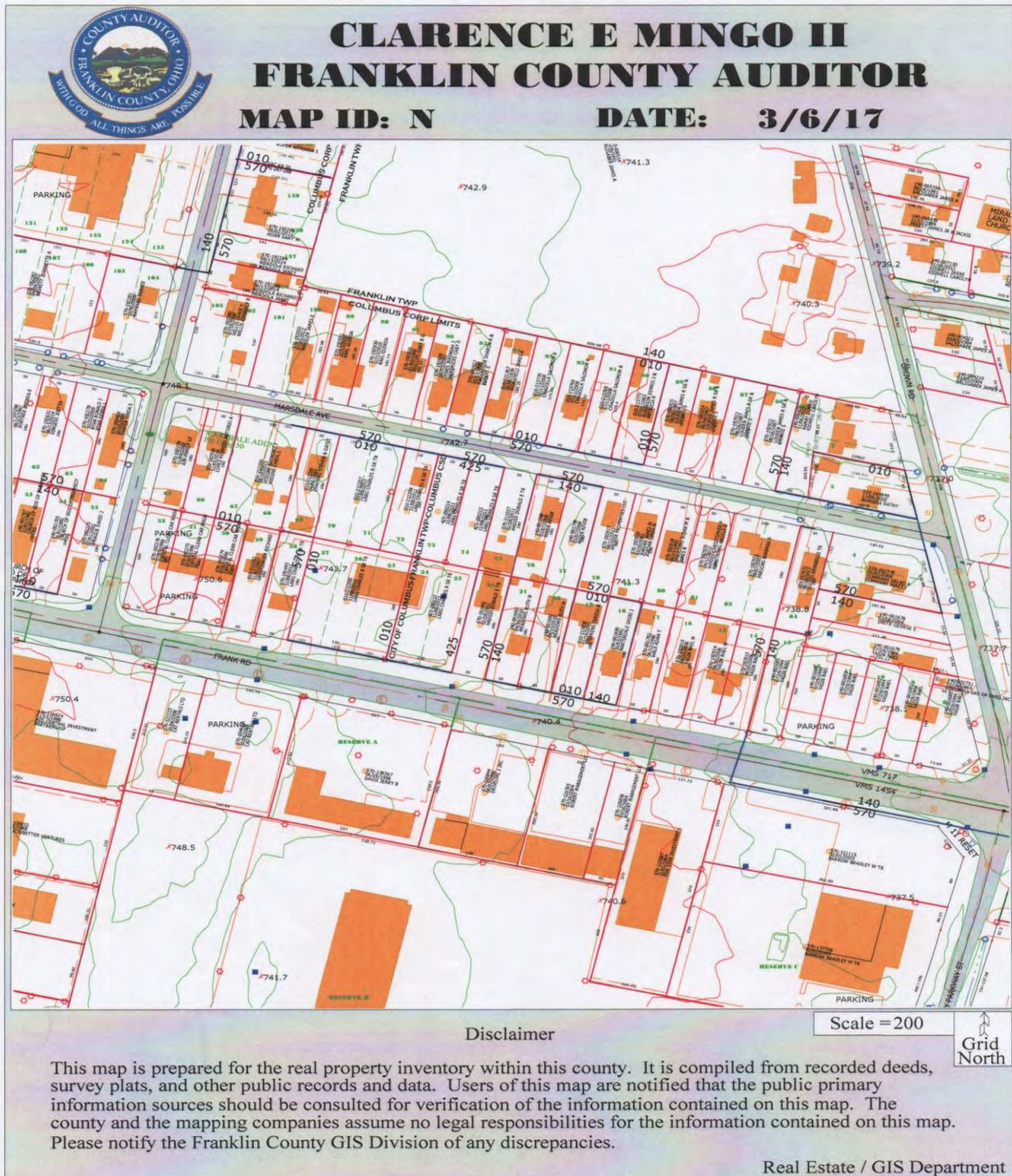
AREA CALCULATIONS

Frank Road Development - Franklin County					
Lots to be Rezoned					
address	Lot	Parcel Number		sft	Acreage
		City	Number		
1929 Brown Road	7	140	001679	10769.00	0.247222
1200 Frank Road	10	140	001682	8000.00	0.183655
	11	140	001683	8000.00	0.183655
	12	140	001684	8000.00	0.183655
1264 Frank Road	13	140	001685	8000.00	0.183655
1286 Frank Road	18	140	001690	9000.00	0.206612
				<u>42769</u>	<u>1.188453</u>

Frank Road Development - City of Columbus					
Lots to be Rezoned					
address	Lot	Parcel Number		sft	Acreage
		City	Number		
1278 Frank Road	14	570	192913	9000.00	0.206612
	15	570	192914	9000.00	0.206612
1280 Frank Road	16	570	192915	9000.00	0.206612
1284 Frank Road	17	570	201702	9000.00	0.206612
				<u>87769</u>	<u>0.826446</u>

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

AUDITORS MAP



RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

COLUMBUS UTILITY BILL
1929 BROWN ROAD

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 PUBLIC UTILITIES

910 Dublin Rd
 Columbus, OH 43215-1169

Customer Service Inquiries
 Monday-Friday 7:00 AM - 6:00 PM
 (614) 645-8276
<http://utilities.columbus.gov/>

Messages

You can now pay your CoC Utility Bill at all Western Union payment locations including: Kroger, Meijer, Fifth Third Banks, Giant Eagle and Walgreens. For more locations, please visit: <https://www.westernunion.com> or call 1-800-325-6000.

Account Summary		SEWER and WATER	
Account Number	1175218-1270286		
Customer Name	C & N BIDWAN PROPERTIES		
Service Address	1929 BROWN RD		
Service Period	09/23/2016 to 12/23/2016		
Bill Date	01/03/2017		
Previous Balance			\$56.88
Payment Received			\$56.88
Balance Forward			\$0.00
New Charges Due	01/31/2017		\$58.08
Total Amount Due			\$58.08

New charges due 01/31/2017. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Meter Reading Details								Detail of New Charges			
Service Period		09/23/2016 to 12/23/2016			91 Days			SEWER SERV CHARGE			\$11.89
Service Type	Meter Serial Number	Current Reading	Previous Reading	Mult.	Usage	Units					
SMWL	47551926	23.53	22.4	1	1.13	CCF		SEWER USAGE	1.130 CCF @ 4.0300000	\$4.55	
								CLEAN RIVER FUND	4.000 ERU	\$39.64	
								AUX MTR READ FEE		\$2.00	
								New Charges Total			\$58.08
Usage History		Number of Days	Total CCF	Average CCF							
Current Quarter		91	1.130	0.0124							
Previous Quarter		92	0.690	0.0075							
One Year Ago		89	0.000	0.0000							

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
 DEPARTMENT OF
 PUBLIC UTILITIES

910 Dublin Rd
 Columbus, OH 43215-1169

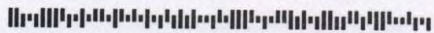


Return this portion with your payment.

SEWER and WATER	
Account Number	1175218-1270286
Service Address	1929 BROWN RD
Total Amount Due by 01/31/2017	\$58.08
Amount Enclosed	\$

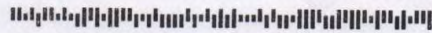
Please check the box to indicate phone number, mailing, or email address changes listed on the reverse side.

COL0104A *** 7000008723 00.0035.0139 8306/1
 3-DIGIT 430



C & N BIDWAN PROPERTIES
 5012 BAY CROFF DR
 HILLIARD OH 43026-7108

MAKE CHECKS PAYABLE TO:



COLUMBUS - CITY TREASURER
 SEWER AND WATER SERVICES
 PO BOX 182882
 COLUMBUS, OH 43218-2882

001175218127028610104201700000058080

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

1100 FRANK ROAD
TRAFFIC COUNT AT FRANK AND BROWN ROADS

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 PUBLIC UTILITIES

910 Dublin Rd
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Messages

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Account Summary		SEWER and WATER	
Account Number	338427-1081493		
Customer Name	NAEL YASIN		
Service Address	1100 FRANK RD		
Service Period	06/25/2016 to 09/26/2016		
Bill Date	10/04/2016		
Previous Balance		\$899.45	
Payment Received		\$899.45	
Balance Forward		\$0.00	
New Charges Due	11/01/2016	\$100.64	
Total Amount Due		\$100.64	

New charges due 11/01/2016. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Meter Reading Details								Detail of New Charges	
Service Period		06/25/2016 to 09/26/2016			93 Days			SEWER SERV CHARGE	\$12.15
Service Type	Meter Serial Number	Current Reading	Previous Reading	Mult.	Usage	Units	SEWER USAGE	3.210 CCF @ 4.4000000	\$14.12
SMWL	47551922	169.43	166.22	1	3.21	CCF	CLEAN RIVER FUND	12.000 ERU	\$72.48
								SEWER SURCHARGE	\$1.89
								New Charges Total	\$100.64
Usage History		Number of Days	Total CCF	Average CCF					
Current Quarter		93	3.210	0.0345					
Previous Quarter		93	74.700	0.8032					
One Year Ago		92	0.000	0.0000					

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

910 Dublin Rd
 Columbus, OH 43215-1169



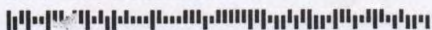
DEPARTMENT OF
 PUBLIC UTILITIES

Return this portion with your payment.

SEWER and WATER	
Account Number	338427-1081493
Service Address	1100 FRANK RD
Total Amount Due by 11/01/2016	\$100.64
Amount Enclosed	\$

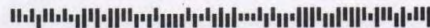
Please check the box to indicate phone number, mailing, or email address changes listed on the reverse side.

COL1005A *** 7000002582 00.0010.0214 2427/1
 AUTO SCH 5-DIGIT 43222



NAEL YASIN
 1429 HARRISBURG PK
 COLUMBUS OH 43223-3230

MAKE CHECKS PAYABLE TO:



COLUMBUS - CITY TREASURER
 SEWER AND WATER SERVICES
 PO BOX 182882
 COLUMBUS, OH 43218-2882

000338427108149311005201600000100640

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
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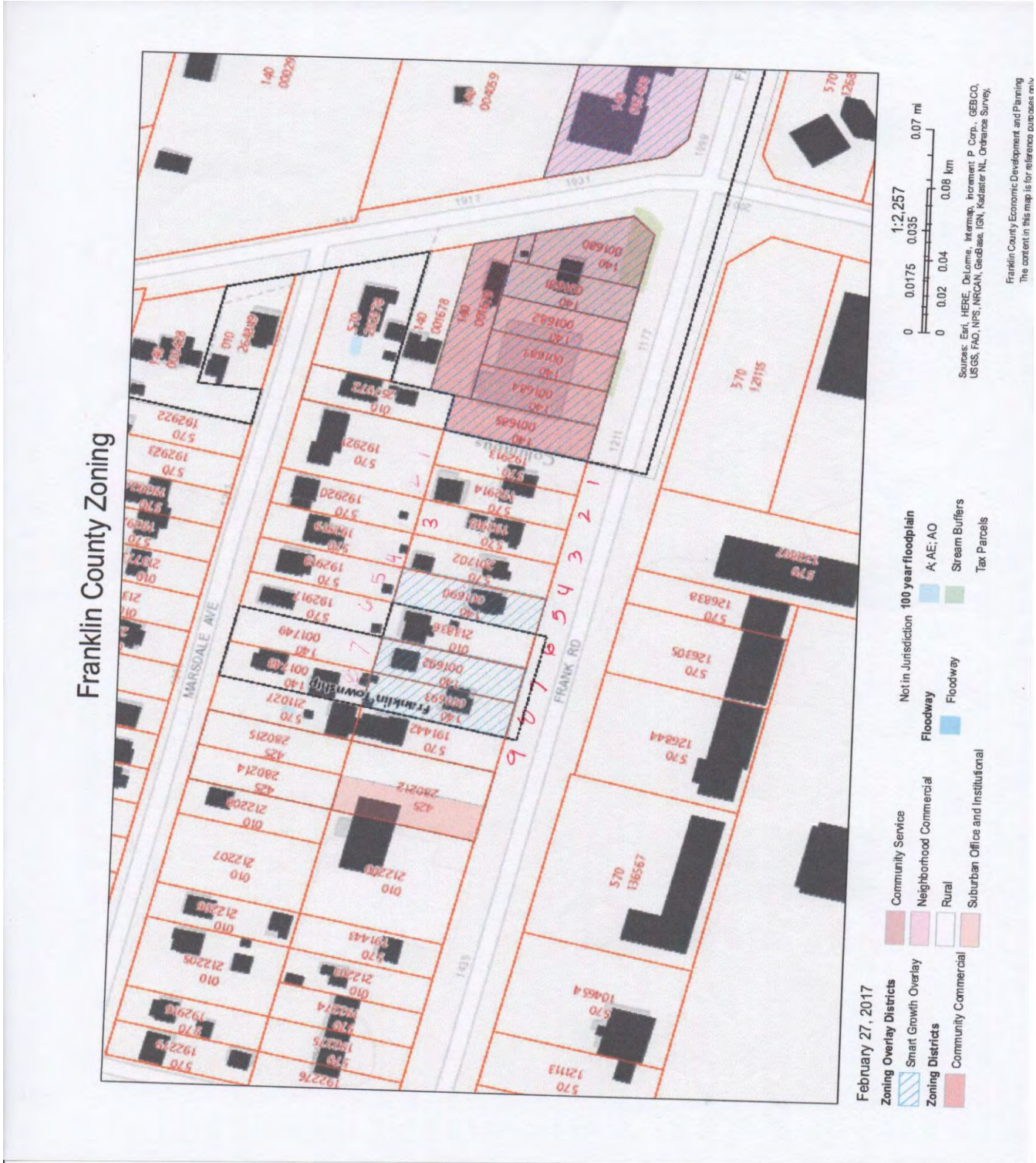
FRANK AND BROWN ROAD DEVELOPMENT OBJECTIVE

OBTAIN CS ZONING FOR THE FOLLOWING PARCELS IF NOT ALREADY ZONED CS WITH ALL PROPERTIES UNDER THE AUSPICES OF FRANKLIN COUNTY ZONING. CONCURRENTLY REZONE THE 4 RESIDENTIAL ZONED PROPERTIES UNDER THE JURISDICTION OF THE CITY OF COLUMBUS TO C-4 COMMERCIAL. UPON THE ABOVE DESIRED ZONING DESTINATIONS UNDER EACH JURISDICTION WORK WILL BEGIN UPON THE DEVELOPMENT OF PLANS FOR A NEIGHBORHOOD SHOPPING CENTER COMPRISING LOTS 7-18,

REZONE PARCELS

1929 BROWN ROAD	140-001679	FRANKLIN COUNTY ZONING	LOT 7	CC
1100 FRANK ROAD	140001680	FRANKLIN COUNTY ZONING	LOT 8	CS
	140001681	FRANKLIN COUNTY ZONING	LOT 9	CS
	140001682	FRANKLIN COUNTY ZONING	LOT 10	CS
	140001683	FRANKLIN COUNTY ZONING	LOT 11	CS
1200 FRANK ROAD	140001684	FRANKLIN COUNTY ZONING	LOT 12	CS
1264 FRANK ROAD	140001685	FRANKLIN COUNTY ZONING	LOT 13	CC
1286 FRANK ROAD	140001690	FRANKLIN COUNTY ZONING	LOT 18	CC
1278 FRANK ROAD	570192913	COLUMBUS ZONING	LOT 14	R
	570192914	COLUMBUS ZONING	LOT 15	R
1280 FRANK ROAD	570192915	COLUMBUS ZONING	LOT 16	R
1284 FRANK ROAD*	570201702	COLUMBUS ZONING	LOT 17	R

FRANKLIN COUNTY ZONING MAP



RICHARD G. BUTZ, ARCHITECT INC.
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DEED LOTS 7-13
LOTS 7-13 SHEET 1 OF 9
LOTS 7-13 010-SHEET 2 OF 9

FRANKLIN COUNTY, OH Recorded: 11/04/2016 01:45:27 PM Instrument #: 201611040153037 Page: 2 of 9

TRANSFERRED

NOV 04 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

23924

Conveyance
Mandatory- 31.50
Permissive- 31.50
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

CA 1660 TITLE
38160562

GENERAL WARRANTY DEED

HARRISBURG PROPERTIES, an Ohio general partnership for valuable consideration paid, grant(s) with general warranty covenants, to NAEL M. YASIN whose tax-mailing address is 5012 Baycroft Drive, Hilliard, OH 43026

the following **REAL PROPERTY**:

See Exhibit A attached

PARCEL NO. 010-263080 and 570-268727

Subject to all easements, conditions, restrictions and limitations of record and all legal highways, and excepting from the warranty hereof taxes due and payable January, 2017 and thereafter.

Prior instrument reference: INSTRUMENT NO. 200201180016003 AND INSTRUMENT NO. 200404120081218 (AS TO PARCEL I) AND DEED RECORDED IN INSTRUMENT NO. 200311190370447 (AS TO PARCEL II), ALL OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Executed this 3RD day of November, 2016.


HARRISBURG PROPERTIES
an Ohio general partnership

By: Jeffrey A. Myers
Jeffrey A. Myers, Partner

By: Gary L. Schulte
Gary L. Schulte, Partner

STATE OF OHIO, COUNTY OF FRANKLIN SS:

The foregoing instrument was acknowledged before me this 3RD day of November, 2016 by Jeffrey A. Myers and Gary L. Schulte as partners of the Harrisburg Properties, an Ohio general partnership on behalf of the partnership, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.



Jill E. Newcome
Notary Public-State of Ohio
My Commission Expires
August 19, 2018

Jill E. Newcome
Notary Public

This instrument prepared by: William H. Frapwell, Attorney at Law
*See Sections 5302.05 and 5302.06 Ohio Revised Code

LOTS 7-13 SHEET 3 OF 9

FRANKLIN COUNTY, OH

Recorded: 11/04/2016 01:45:27 PM

Instrument # 201611040153037

Page: 3 of 9

EXHIBIT A

PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF JOHN KNIGHT'S SURVEY NO. 717 IN THE VIRGINIA MILITARY DISTRICT, AND BEING ALL OF THE 3 ACRE TRACT CONVEYED TO HARRISBURG PROPERTIES AS SHOWN OF RECORD ON INSTRUMENT NUMBER 200201180016003, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 3 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A 0.9756 ACRE TRACT CONVEYED TO KFC U.S. PROPERTIES, INC. (INST. NO. 200306260194986) AND BEING ON THE CENTERLINE OF HARRISBURG PIKE (60 FEET WIDE) (U.S. ROUTE 62/S.R. 3);

THENCE, ALONG THE NORTH LINE OF SAID 3 ACRE TRACT, THE SOUTH LINE OF SAID 0.9756 ACRE TRACT AND ALONG PART OF THE SOUTH LINE OF A 1.3476 CONVEYED TO HARRISBURG PROPERTIES (INST. NO. 200311190370447), SOUTH 76° 08' 13" EAST, 630.71 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 3 ACRE TRACT . (PASSING AN IRON PIPE SET ON THE EAST RIGHT-OF-WAY AT 41.08 FEET AND AT THE SOUTHEAST CORNER OF SAID 0.9756 ACRE TRACT AT 387.61 FEET);

THENCE, ALONG THE EAST LINE OF SAID 3 ACRE TRACT, SOUTH 13° 47' 37" WEST, 191.73 FEET TO AN 1" DIAMETER PINCHTOP IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 3 ACRE TRACT, (PASSING A 1" DIAMETER IRON PIPE CAPPED "HOY SURVEYING" AT THE NORTHWEST CORNER OF LOTS 21 AND 22 OF SENECA WOODS SECTION 1 (PLAT BOOK 75, PAGE 91) AT 0.71 FEET); SOUTHWEST CORNER OF SAID LOT 21, THE NORTHWEST CORNER OF LOT 20 AND THE NORTHEAST CORNER OF LOT 7 OF SAID SENECA WOODS SECTION 1;

THENCE, ALONG PART OF THE SOUTH LINE OF SAID 3 ACRE TRACT, ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 6 AND 5 OF SENECA WOODS SECTION 1, ALONG THE NORTH LINE OF A 0.50 ACRE TRACT CONVEYED TO L & N BIDWAN, LLC, (INST. NO. 200305190148469), AND ALONG PART OF THE NORTH LINE OF A 0.516 ACRE TRACT CONVEYED TO JOHN R. SCHUMAN (PARCEL TWO) (ORV 13661, PAGE D09), NORTH 76° 12' 41" WEST, 618.91 FEET TO A MAG NAIL SET;

THENCE ALONG PART OF THE SOUTH LINE OF SAID 3 ACRE TRACT, ALONG PART OF THE NORTH LINE OF SAID 0.516 ACRE TRACT, NORTH 42° 57' 15" WEST, 142.41 FEET (PASSING AN IRON PIPE SET ON THE EAST RIGHT-OF-WAY LINE AT 111.96 FEET) TO A MAG NAIL SET ON THE CENTERLINE OF SAID HARRISBURG PIKE, THE SOUTHWEST CORNER OF SAID 3 ACRE TRACT;

THENCE, ALONG THE CENTERLINE OF SAID HARRISBURG PIKE, ALONG THE WEST LINE OF SAID 3 ACRE TRACT, NORTH 56° 57' 17" EAST, 156.92 FEET TO THE PLACE OF BEGINNING CONTAINING 3.009 ACRES.

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

LOTS 7-13 SHEET 4 OF 9
LOTS 7-13 SHEET 6 OF 9

FRANKLIN COUNTY, OH

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Instrument # 201611040153037

Page: 4 of 9

IRON PIPES SET ARE 1" O.D. X 30" LONG WITH AN ORANGE PLASTIC CAP INSCRIBED "P.S. 6579." BASIS OF BEARING IS THE CENTERLINE OF HARRISBURG PIKE HELD AS NORTH 56° 57' 17" EAST PER INST. NO. 200003280059811. THE FOREGOING DESCRIPTION WAS PREPARED FROM A BOUNDARY SURVEY BY MYERS SURVEYING COMPANY ON MARCH, 2004.

LESS AND EXCEPT 0.140 ACRES DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF JOHN KNIGHT'S SURVEY NO. 717 IN THE VIRGINIA MILITARY DISTRICT, AND BEING PART OF THE 3.009 ACRE TRACT CONVEYED TO HARRISBURG PROPERTIES AS SHOWN OF RECORD ON INSTRUMENT NO. 200404120081218, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 3.009 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A 0.9756 ACRE TRACT CONVEYED TO KFC U.S. PROPERTIES, INC. (INST. NO. 200306260194986) AND BEING ON THE CENTERLINE OF HARRISBURG PIKE (60 FEET WIDE) (U.S. ROUTE 62/S. R. 3);

THENCE, ALONG PART OF THE NORTH LINE OF SAID 3.009 ACRE TRACT, THE SOUTH LINE OF SAID 0.9756 ACRE TRACT, SOUTH 76° 08' 13" EAST, 387.61 FEET TO AN IRON PIPE SET AT THE SOUTHEAST CORNER OF SAID 0.9756 ACRE TRACT, THE SOUTHWEST CORNER OF A 1.3476 ACRE TRACT CONVEYED TO HARRISBURG PROPERTIES (INST. NO. 200311190370447), (PASSING AN IRON PIPE SET ON THE EAST RIGHT-OF-WAY AT 41.08 FEET) AND BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG PART OF THE NORTH LINE OF SAID 3.009 ACRE TRACT, PART OF THE SOUTH LINE OF SAID 1.3476 ACRE TRACT, SOUTH 76° 08' 13" EAST, 243.10 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 3.009 ACRE TRACT;

THENCE, ALONG PART OF THE EAST LINE OF SAID 3.009 ACRE TRACT, AND ALONG PART OF THE WEST LINE OF LOT 21 OF SENECA WOODS SECTION 1 (P.B. 75, P. 91), SOUTH 13° 48' 37" WEST, 25.00 FEET TO AN IRON PIPE SET (PASSING A 1" DIAMETER IRON PIPE CAPPED "HOY SURVEYING" AT THE NORTHWEST CORNER OF LOTS 21 AND 22 OF SAID SENECA WOODS SECTION 1 AT 0.71 FEET);

THENCE, ACROSS SAID 3.009 ACRE TRACT, ALONG A LINE PARALLEL WITH AND 25 FEET SOUTH OF THE NORTH LINE OF SAID 3.009 ACRE TRACT, NORTH 76° 08' 13" WEST, 243.12 FEET TO AN IRON PIPE SET;

THENCE, ACROSS SAID 3.009 ACRE TRACT, NORTH 13° 51' 32" EAST, 25.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.140 ACRES. IRON PIPES SET ARE 1" O.D. X 30" LONG WITH AN ORANGE PLASTIC CAP INSCRIBED "P.S. 6579." BASIS OF BEARING IS THE CENTERLINE OF HARRISBURG PIKE HELD AS NORTH 56° 57' 17" EAST PER INST.

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

LOTS 7-13 SHEET 7 OF 9
LOTS 7-13 SHEET 8 OF 9

FRANKLIN COUNTY, OH

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Instrument # 201611040153037

Page: 7 of 9

DESCRIPTION PREPARED FROM AN ACTUAL FIELD SURVEY BY JONES-STUCKEY LTD., INC. UNDER THE SUPERVISION OF DWIGHT D. STUCKEY, OHIO REGISTERED SURVEYOR NUMBER 4992.

LESS AND EXCEPT 0.7870 ACRES DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING PART OF JOHN KNIGHT'S SURVEY NO. 717 IN THE VIRGINIA MILITARY DISTRICT AND BEING A 0.7870 ACRE TRACT OF LAND IN PART OF THE LANDS OF HARRISBURG PROPERTIES AS RECORDED IN INST. NO. 200404120081218 OF THE FRANKLIN COUNTY, OHIO RECORDER'S OFFICE AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM AN EXISTING 3/4" PINCHED IRON PIPE AT THE NORTHEAST CORNER OF LOT #7 OF SENECA WOODS, SECTION ONE AS RECORDED IN PLAT BOOK 75, PAGE 92 OF THE FRANKLIN COUNTY OHIO RECORDS, ALONG THE NORTHERLY BOUNDARY EXTENDED OF SAID SENECA WOODS, SECTION ONE, NORTH 77°58'10" WEST, 434.85 FEET TO A SET 5/8" IRON PIN ON THE NORTHERLY BOUNDARY OF NAEL M. YASIN PROPERTY AS RECORDED IN INST. NO. 200606200120413 OF THE FRANKLIN COUNTY OHIO RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING THUS FOUND, ALONG THE NORTHERLY BOUNDARY EXTENDED OF SAID NAEL M. YASIN AS RECORDED IN INST. NO. 200606200120413, NORTH 77°58'10" WEST, 184.00 FEET TO A FOUND MAG NAIL ON THE NORTHERLY BOUNDARY OF JOHN R. SCHUMAN AS RECORDED IN OFFICIAL RECORD 13661 D09 OF THE FRANKLIN COUNTY, OHIO RECORDS;

THENCE LEAVING THE NORTHERLY BOUNDARY EXTENDED OF SAID NAEL M. YASIN, ALONG THE NORTHERLY BOUNDARY OF SAID JOHN R. SCHUMAN, NORTH 45°17'19" WEST, 103.07 FEET TO A FOUND CAPPED 5/8" O.D.O.T RIGHT-OF-WAY PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF HARRISBURG PIKE (U.S.R. #62);

THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID JOHN R. SCHUMAN AS RECORDED IN OFFICIAL RECORD 13661 D09 OF THE FRANKLIN COUNTY RECORDS, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HARRISBURG PIKE (U.S.R. #62), NORTH 55°08'28" EAST, 131.04 FEET TO A SET 5/8" IRON PIN;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 78°04'37" EAST, 180.92 FEET TO A SET 5/8" IRON PIN;

THENCE SOUTH 11°55'26" WEST, 151.65 FEET TO THE POINT OF BEGINNING CONTAINING 34,280.36 SQUARE FEET OR 0.7870 ACRES OF LAND AND BEING SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED FROM A FIELD SURVEY DATED JUNE 19, 2007 UNDER THE DIRECTION OF TODD K. TURNER, REGISTERED SURVEYOR #7684 IN THE STATE OF OHIO.

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

LOTS 7-13 SHEET 9 OF 9

FRANKLIN COUNTY, OH

Recorded: 11/04/2016 01:45:27 PM

Instrument # 201611040153037

Page: 9 of 9

LESS AND EXCEPT 0.725 ACRES DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF JOHN KNIGHT'S SURVEY NO. 717 IN THE VIRGINIA MILITARY DISTRICT, AND BEING PART OF THE 1.3476 ACRE TRACT CONVEYED TO HARRISBURG PROPERTIES AS SHOWN OF RECORD ON INSTRUMENT NO. 200311190370447, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF A 3 ACRE TRACT CONVEYED TO HARRISBURG PROPERTIES (INST. NO. 200201180016003), ALSO BEING THE SOUTHWEST CORNER OF A 0.9756 ACRE TRACT CONVEYED TO KFC U.S. PROPERTIES, INC. (INST. NO. 200306260194986) AND BEING ON THE CENTERLINE OF HARRISBURG PIKE (60 FEET WIDE) (U.S. ROUTE 62/S.R. 3);

THENCE, ALONG PART OF THE NORTH LINE OF SAID 3 ACRE TRACT, THE SOUTH LINE OF SAID 0.9756 ACRE TRACT, SOUTH 76° 08' 13" EAST, 387.61 FEET TO AN IRON PIPE SET (PASSING AN IRON PIPE SET ON THE EAST RIGHT-OF-WAY AT 41.08 FEET) AT THE SOUTHEAST CORNER OF SAID 0.9756 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 1.3476 ACRE TRACT AND BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE WEST LINE OF SAID 1.3476 ACRE TRACT, THE EAST LINE OF SAID 0.9756 ACRE TRACT, NORTH 13° 51' 32" EAST, 130.01 FEET TO A FOUND 5/8 REBAR ON THE NORTHWEST CORNER OF SAID 1.3476 ACRE TRACT, THE NORTHEAST CORNER OF SAID 0.9756 ACRE TRACT AND ON THE SOUTH LINE OF THE REMAINING TRACT II (8.50 ACRES) CONVEYED TO ZBP PARTNERSHIP (199707170049269);

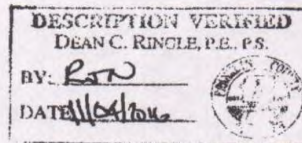
THENCE, ALONG PART OF THE NORTH LINE OF SAID 1.3476 ACRE TRACT, ALONG A LINE PARALLEL WITH AND 130.00 NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID 1.3476 ACRE TRACT, ALSO ALONG PART OF THE SOUTH LINE OF THE REMAINING TRACT II (8.50 ACRES), SOUTH 76° 08' 13" EAST, 242.99 FEET TO AN IRON PIPE SET;

THENCE, ACROSS SAID 1.3476 ACRE TRACT, SOUTH 13° 48' 37" WEST, 130.00 FEET TO AN IRON PIPE SET ON THE SOUTH LINE OF SAID 1.3476 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID 3 ACRE TRACT;

THENCE ALONG PART OF THE SOUTH LINE OF SAID 1.3476 ACRE TRACT, PART OF THE NORTH LINE OF SAID 3 ACRE TRACT, NORTH 76° 08' 13" WEST, 243.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.725 ACRES. IRON PIPES SET ARE 1" O.D. X 30" LONG WITH AN ORANGE PLASTIC CAP INSCRIBED "P.S. 6579." BASIS OF BEARING IS THE CENTERLINE OF HARRISBURG PIKE HELD AS NORTH 56° 57' 17" EAST PER INST. NO. 200003280059811. THE FOREGOING DESCRIPTION WAS PREPARED FROM A BOUNDARY SURVEY BY MYERS SURVEYING COMPANY ON MARCH 2004.

PARCEL I
0.022.E
ALLOF
(610)
2630880

PARCEL II
0.022.E
ALLOF
(570)
268727



AUDITOR'S SUMMARY LOTS 7-13
SUMMARY LOT 7-1

3/1/2017 Franklin County Auditor

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Summary | Land Profile | Residential | Commercial | Improvements | Permits | Mapping | Sketch | Photo | Aerial Photos | Transfers | BOR Status | CAUV Status | Tax & Payments | Tax Distribution | Value History | Rental Contact | Quick Links

ParcelID: 140-001679-00
YASIN NAEL

Map-Rt: 140-M208 -172-00
1929 BROWN RD

1 of 1
[Return to Search Results](#)

Owner: **YASIN NAEL**

Owner Address

Legal Description: 1929 BROWN RD
 MARSDALE LOT 7

Calculated Acres: .26
 Legal Acres: 0

Tax Bill Mailing: NAEL YASIN
 C&N BIDWAN PROPERTIES
 1429 HARRISBURG PIKE
 COLUMBUS OH 43223-3230

[View Google Map](#)

Most Recent Transfer

Transfer Date: JUL-29-1994
 Transfer Price: \$375,000
 Instrument Type: QC

2016 Tax Status

Property Class: C - Commercial
 Land Use: 437 - OTHER FOOD SERVICE STRUCTURE
 Tax District: 140 - FRANKLIN TOWNSHIP
 School District: 2511 - SOUTH WESTERN CSD
 City/Village: FRANKLIN TWP
 Township: FRANKLIN TWP
 Appraisal Neighborhood: X9200
 Tax Lien: No
 CAUV Property: No
 Owner Occ. Credit: 2016: No 2017: No
 Homestead Credit: 2016: No 2017: No
 Rental Registration: No
 Board of Revision: No
 Zip Code: 43223

2016 Current Market Value

	Land	Improvements	Total
Base	39,000	14,000	53,000
TIF			
Exempt			
Total	39,000	14,000	53,000
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	13,650	4,900	18,550

Actions:
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[Proximity Search](#)
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[Custom Report Builder](#)

Reports:
[Proximity Report](#)
[Map Report](#)
[Parcel Summary](#)
[Parcel Detail](#)

Social Media Links
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http://property.franklincountyauditor.com/_web/Datalets/Datalet.aspx?sindex=2&idx=1

1/2

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

SUMMARY LOT 7-2

SUMMARY LOT 8-1

3/4/2017		Franklin County Auditor	
TIF			
Exempt			
Total	28,000	0	28,000
CAUV	0		
2016 Taxable Value			
	Land	Improvements	Total
Base	9,800	0	9,800
TIF			
Exempt			
Total	9,800	0	9,800
2016 Taxes			
Net Annual Tax	Taxes Paid	CDQ	
1,084.12	542.06		
Site Data			
Frontage	Depth	Acres	Historic District
		.1837	
http://property.franklincountyauditor.com/_web/Datalets/PrintDatalet.aspx?pin=140M208%20%20%20%20%2016900&gsp=PROFILEALL&taxyear=2017&jur=02.. 2/2			

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SUMMARY LOT 8-2
SUMMARY LOT 9-1

3/4/2017 Franklin County Auditor

ParcelID: 140-001681-00 **Map-Rt: 140-M208 -169-00**
YASIN NAEL **FRANK RD**

Owner

Owner YASIN NAEL

Owner Address

Legal Description FRANK RD
MARSDALE LOT 9

Calculated Acres .18
 Legal Acres 0

Tax Bill Mailing NAEL YASIN
C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

[View Google Map](#)

Most Recent Transfer

Transfer Date JUL-29-1994
 Transfer Price \$375,000
 Instrument Type QC

2016 Tax Status

Property Class C - Commercial
 Land Use 467 - USED CAR LOT
 Tax District 140 - FRANKLIN TOWNSHIP
 School District 2511 - SOUTH WESTERN CSD
 City/Village
 Township FRANKLIN TWP
 Appraisal Neighborhood X9200
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: No 2017: No
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43223

2016 Current Market Value

	Land	Improvements	Total
Base	28,000	0	28,000

http://property.franklincountyauditor.com/_web/Datalets/PrintDatalet.aspx?pin=140M208%20%20%20%20%2016900&gsp=PROFILEALL&taxyear=2017&jur=02... 1/2

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(614) 565-5729
RGBUTZARCHINC@MSN.COM

SUMMARY LOT 9-2

SUMMARY LOT 10-1

3/4/2017 Franklin County Auditor

ParcelID: 140-001682-00 **Map-Rt: 140-M208 -168-00**
YASIN NAEL **FRANK RD**

Owner

Owner YASIN NAEL

Owner Address

Legal Description FRANK RD
MARSDALE LOT 10

Calculated Acres .18
 Legal Acres 0

Tax Bill Mailing NAEL YASIN
C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

[View Google Map](#)

Most Recent Transfer

Transfer Date JUL-29-1994
 Transfer Price \$375,000
 Instrument Type QC

2016 Tax Status

Property Class C - Commercial
 Land Use 400 - VACANT COMMERCIAL LAND
 Tax District 140 - FRANKLIN TOWNSHIP
 School District 2511 - SOUTH WESTERN CSD
 City/Village

Township FRANKLIN TWP
 Appraisal Neighborhood X9200
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: No 2017: No
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43223

2016 Current Market Value

	Land	Improvements	Total
Base	16,800	0	16,800

http://property.franklincountyauditor.com/_web/Datalets/PrintDatalet.aspx?pin=140M208%20%20%20%20%2016800&gsp=PROFILEALL&taxyear=2017&jur=02... 1/2

http://property.franklincountyauditor.com/_web/Datalets/PrintDatalet.aspx?pin=140M208%20%20%20%20%2017000&gsp=PROFILEALL&taxyear=2017&jur=02... 2/2

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SUMMARY LOT 10-2

3/4/2017

Franklin County Auditor

TIF

Exempt

Total

16,800

0

16,800

CAUV

0

2016 Taxable Value

	Land	Improvements	Total
Base	5,880	0	5,880
TIF			
Exempt			
Total	5,880	0	5,880

2016 Taxes

Net Annual Tax	Taxes Paid	CDQ
650.48	325.24	

Site Data

Frontage	Depth	Acres	Historic District
		.1837	

SUMMARY LOT 1 1-1

3/4/2017 Franklin County Auditor

ParcelID: 140-001683-00 **Map-Rt: 140-M208 -167-00**
YASIN NAEL **FRANK RD**

Owner

Owner **YASIN NAEL**

Owner Address

Legal Description **FRANK RD**
MARSDALE LOT 11

Calculated Acres **.18**
 Legal Acres **0**

Tax Bill Mailing **NAEL YASIN**
C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

[View Google Map](#)

Most Recent Transfer

Transfer Date **JUL-29-1994**
 Transfer Price **\$375,000**
 Instrument Type **QC**

2016 Tax Status

Property Class **C - Commercial**
 Land Use **400 - VACANT COMMERCIAL LAND**
 Tax District **140 - FRANKLIN TOWNSHIP**
 School District **2511 - SOUTH WESTERN CSD**
 City/Village
 Township **FRANKLIN TWP**
 Appraisal Neighborhood **X9200**
 Tax Lien **No**
 CAUV Property **No**
 Owner Occ. Credit **2016: No 2017: No**
 Homestead Credit **2016: No 2017: No**
 Rental Registration **No**
 Board of Revision **No**
 Zip Code **43223**

2016 Current Market Value

	Land	Improvements	Total
Base	16,800	0	16,800

http://property.franklincountyauditor.com/_web/Datalets/PrintDatalet.aspx?pin=140M208%20%20%20%20%20%2016700&gsp=PROFILEALL&taxyear=2017&jur=02... 1/2

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WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

[SUMMARY LOT 1 1-2](#)

[SUMMARY LOT 1 2-1](#)

3/4/2017 Franklin County Auditor

ParcelID: 140-001684-00 **Map-Rt: 140-M208 -166-00**
YASIN NAEL **1200 FRANK RD**

Owner

Owner YASIN NAEL

Owner Address

Legal Description FRANK RD
MARSDALE LOT 12

Calculated Acres .18
 Legal Acres 0

Tax Bill Mailing NAEL YASIN
C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

[View Google Map](#)

Most Recent Transfer

Transfer Date JUL-29-1994
 Transfer Price \$375,000
 Instrument Type QC

2016 Tax Status

Property Class C - Commercial
 Land Use 499 - OTHER COMMERCIAL STRUCTURE
 Tax District 140 - FRANKLIN TOWNSHIP
 School District 2511 - SOUTH WESTERN CSD
 City/Village
 Township FRANKLIN TWP
 Appraisal Neighborhood X9200
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: No 2017: No
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43223

2016 Current Market Value

	Land	Improvements	Total
Base	14,400	7,500	21,900

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SUMMARY LOT 12-2
SUMMARY LOT 13-1

3/18/2017 Franklin County Auditor

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Summary **ParcelID: 140-001685-00** **Map-Rt: 140-M208 -165-00**
YASIN NAEL **1264 FRANK RD**

Land Profile **Owner** 8 of 14
 Return to Search Results

Residential **Owner** **YASIN NAEL**

Commercial **Owner Address**

Improvements **Legal Description** **FRANK RD**
LOT 13
MARSDALE

Permits **Calculated Acres** **.21**
Legal Acres **0**

Mapping **Tax Bill Mailing** **NAEL YASIN**
C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

Sketch **View Google Map**

Photo **Most Recent Transfer**

Aerial Photos **Transfer Date** **JUL-29-1994**
Transfer Price **\$375,000**
Instrument Type **QC**

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links

2016 Tax Status

Property Class **C - Commercial**
 Land Use **400 - VACANT COMMERCIAL LAND**
 Tax District **140 - FRANKLIN TOWNSHIP**
 School District **2511 - SOUTH WESTERN CSD**
 City/Village
 Township **FRANKLIN TWP**
 Appraisal Neighborhood **X9200**
 Tax Lien **No**
 CAUV Property **No**
 Owner Occ. Credit **2016: No 2017: No**
 Homestead Credit **2016: No 2017: No**
 Rental Registration **No**
 Board of Revision **No**
 Zip Code **43223**

2016 Current Market Value

	Land	Improvements	Total
Base	18,900	0	18,900
TIF			
Exempt			
Total	18,900	0	18,900
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	6,620	0	6,620

Actions
 Neighborhood Sales
 Proximity Search
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RICHARD G. BUTZ, ARCHITECT INC.
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WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

SUMMARY LOT 13 -2

3/4/2017		Franklin County Auditor	
TIF			
Exempt			
Total	6,620	0	6,620
2016 Taxes			
Net Annual Tax	Taxes Paid	CDQ	
732.34	366.17		
Site Data			
Frontage	Depth	Acres	Historic District
		.2066	
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http://property.franklincountyauditor.com/_web/Datalets/Datalet.aspx?sindex=0&dx=8			2/2

**RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM**

DEED LOT 17

DEED

TRANSFER TO NAEL YASIN HAS BEEN COMPLETED. TITLE PAPER WORK HAS NOT BEEN RELEASED TO THE PUBLIC AS OF 18 MARCH 2017

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
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SUMMARY LOT 17-1

3/1/2017 Franklin County Auditor

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Summary ParcelID: 570-201702-00 Map-Rt: 570-M208 -161-00
 CITY OF COLUMBUS OHIO 1284 FRANK RD

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[Return to Search Results](#)

Land Profile
Residential
Commercial
Improvements
Permits
Mapping
Sketch
Photo
Aerial Photos
Transfers
BOR Status
CAUV Status
Tax & Payments
Tax Distribution
Value History
Rental Contact
Quick Links

Owner
 Owner CITY OF COLUMBUS OHIO

Owner Address
 50 W GAY ST 4TH FL
 COLUMBUS OH 43215

Legal Description
 FRANK RD
 MARSDALE
 LOT 17

Calculated Acres
 .21



Legal Acres
 0

Tax Bill Mailing
 CITY OF COLUMBUS
 LAND BANK
 50 W GAY ST FL 4
 COLUMBUS OH 43215-9070

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Actions
[Neighborhood Sales](#)
[Proximity Search](#)
[Printable Version](#)
[Custom Report Builder](#)

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 Proximity Report
 Map Report
 Parcel Summary
 Parcel Detail

Social Media Links
 

Most Recent Transfer

Transfer Date OCT-16-2015
 Transfer Price \$0
 Instrument Type QE

2016 Tax Status

Property Class E - Exempt
 Land Use 640 - EXEMPT PROPERTY OWNED BY CITIES
 Tax District 570 - COLUMBUS-SOUTHWESTERN CSD
 School District 2511 - SOUTH WESTERN CSD
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood 09200
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: No 2017: No
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43223

2016 Current Market Value

	Land	Improvements	Total
Base			
TIF			
Exempt	11,000	24,800	35,800
Total	11,000	24,800	35,800
CAUV			

2016 Taxable Value

	Land	Improvements	Total
Base			

http://proptest.franklincountyauditor.com/_web/Datalets/Datalet.aspx?sIndex=2&idx=1 1/2

RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

SUMMARY LOT 17-2

3/1/2017

Franklin County Auditor

TIF			
Exempt	3,850	8,680	12,530
Total	3,850	8,680	12,530

2016 Taxes

Net Annual Tax	Taxes Paid	CDQ
0.00	0.00	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1951	708	4	2	1	

Site Data

Frontage	Depth	Acres	Historic District
50	180	.2066	

Photo

1 of 2 >



570-201702 05/28/2014

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RICHARD G. BUTZ, ARCHITECT INC.
5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

DEED
LOT 18

Conveyance
Mandatory: 140
Permissive: 140 50
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

16853
TRANSFERRED

AUG 21 2015

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

201508210117140
Pg: 1 \$28.00 T2015080821
08/21/2015 11:58AM KEPKATHLEEN J
Terry J. Brown
Franklin County Recorder

GENERAL WARRANTY DEED

Sheri J. Martindale, married, of Delaware County, Ohio; for valuable consideration paid, grant(s), with general warranty covenants, to:

Nael M. Yasin

Whose tax mailing address is: 1429 Harrisburg Pike, Columbus, OH 43223

The following described real property:

Situated in the County of Franklin, the State of Ohio and the City of Columbus, and bounded and described as follows:

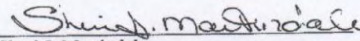
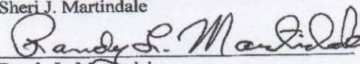
Being Lot No. Eighteen (18) of MARSDALE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 19, page 50, Recorder's Office, Franklin County, Ohio.

Street Address: 1286 Frank Road, Columbus, Ohio 43223

140-001690

Randy L. Martindale, spouse of the grantor, hereby releases all rights to dower therein.

Signed this 20th day of August, 2015.


Sheri J. Martindale

Randy L. Martindale

STATE OF OHIO
COUNTY OF DELAWARE, SS:

BE IT REMEMBERED, THAT ON THIS 20th DAY OF AUGUST, 2015: before me, the subscriber, a Notary Public, in and of said county and state, personally appeared Randy M. Martindale and Sheri J. Martindale, husband and wife, and acknowledged the signing hereof to be their voluntary act and deed.



KATHLEEN A. JOHNSON
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 Notary Public

This instrument prepared by:

Kathleen A. Johnson, Attorney at Law,
3615 State Route 605 South, Galena, OH 43021

SUMMARY LOT 18-1

3/4/2017 Franklin County Auditor

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Summary ParcelID: 140-001690-00 Map-Rt: 140-M208 -160-00
 Land Profile YASIN NAEL M 1286 FRANK RD
 Residential Owner
 Commercial Owner YASIN NAEL M
 Improvements Owner Address 1429 HARRISBURG PIKE
 Permits COLUMBUS OH 43223
 Mapping Legal Description 1286 FRANK RD
 Sketch MARSDALE LOT 18
 Photo
 Aerial Photos Calculated Acres .21
 Transfers Legal Acres 0
 BOR Status Tax Bill Mailing NAEL YASIN
 CAUV Status C&N BIDWAN PROPERTIES
 Tax & Payments 1429 HARRISBURG PIKE
 Tax Distribution COLUMBUS OH 43223-3230
 Value History View Google Map
 Rental Contact
 Quick Links

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 Neighborhood Sales
 Proximity Search
 Printable Version
 Custom Report Builder

Reports
 Proximity Report
 Map Report
 Parcel Summary
 Parcel Detail
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Social Media Links
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Most Recent Transfer

Transfer Date	AUG-21-2015
Transfer Price	\$14,000
Instrument Type	GW

2016 Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	140 - FRANKLIN TOWNSHIP
School District	2511 - SOUTH WESTERN CSD
City/Village	
Township	FRANKLIN TWP
Appraisal Neighborhood	09200
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2016: No 2017: No
Homestead Credit	2016: No 2017: No
Rental Registration	Yes
Board of Revision	No
Zip Code	43223

2016 Current Market Value

	Land	Improvements	Total
Base	11,000	29,900	40,900
TIF			
Exempt			
Total	11,000	29,900	40,900
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	3,850	10,470	14,320

http://property.franklincountyauditor.com/_web/Datalets/Datalet.aspx?sindex=0&idx=9

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5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

SUMMARY LOT 18—2

3/4/2017		Franklin County Auditor			
TIF					
Exempt					
Total	3,850	10,470			14,320
2016 Taxes					
Net Annual Tax	Taxes Paid	CDQ			
1,211.60	605.80				
Dwelling Data					
Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1950	990	5	3	1	
Site Data					
Frontage	Depth	Acres	Historic District		
50	180	.2066			
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5940 N. HIGH STREET
WORTHINGTON, OHIO 43085
(614) 565-5729
RGBUTZARCHINC@MSN.COM

LOT 18 ZONING DISCREPANCY COLUMBUS ZONING MAP
COLUMBUS ZONING MAP

2/26/2017 Columbus Zoning Map

THE CITY OF
 ANDREW J. GINTHER, MAYOR

US Columbus Zoning Map

Search by Parcel/Owner/Address

1100 Frank Road X Q

Zoning Report

Site Information

Address 1100 FRANK RD, FRANKLIN TWP, OH

Mailing Address 1429 HARRISBURG PIKE COLUMBUS OH 43222-3220

Search result

Owner 1100 FRANK RD, FRANKLIN TWP, OH

Parcel N

In Color: [Zoom to](#)

County FRANKLIN

Zoning Information

Zoning	None
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Southwest Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA)	None

200ft
 39.917 -83.036 Degrees
<http://gis.columbus.gov/zoning/>

1/1

RICHARD G. BUTZ, ARCHITECT INC.
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COLUMBUS ZONING MAP
LOT 18 COLUMBUS ZONING CLASSIFICATION

2/26/2017 Columbus Zoning Map

THE CITY OF **US** Columbus Zoning Map
 ANDREW J. GINTHER, MAYOR

Search by Parcel/Owner/Address

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County FRANKLIN

Zoning Information

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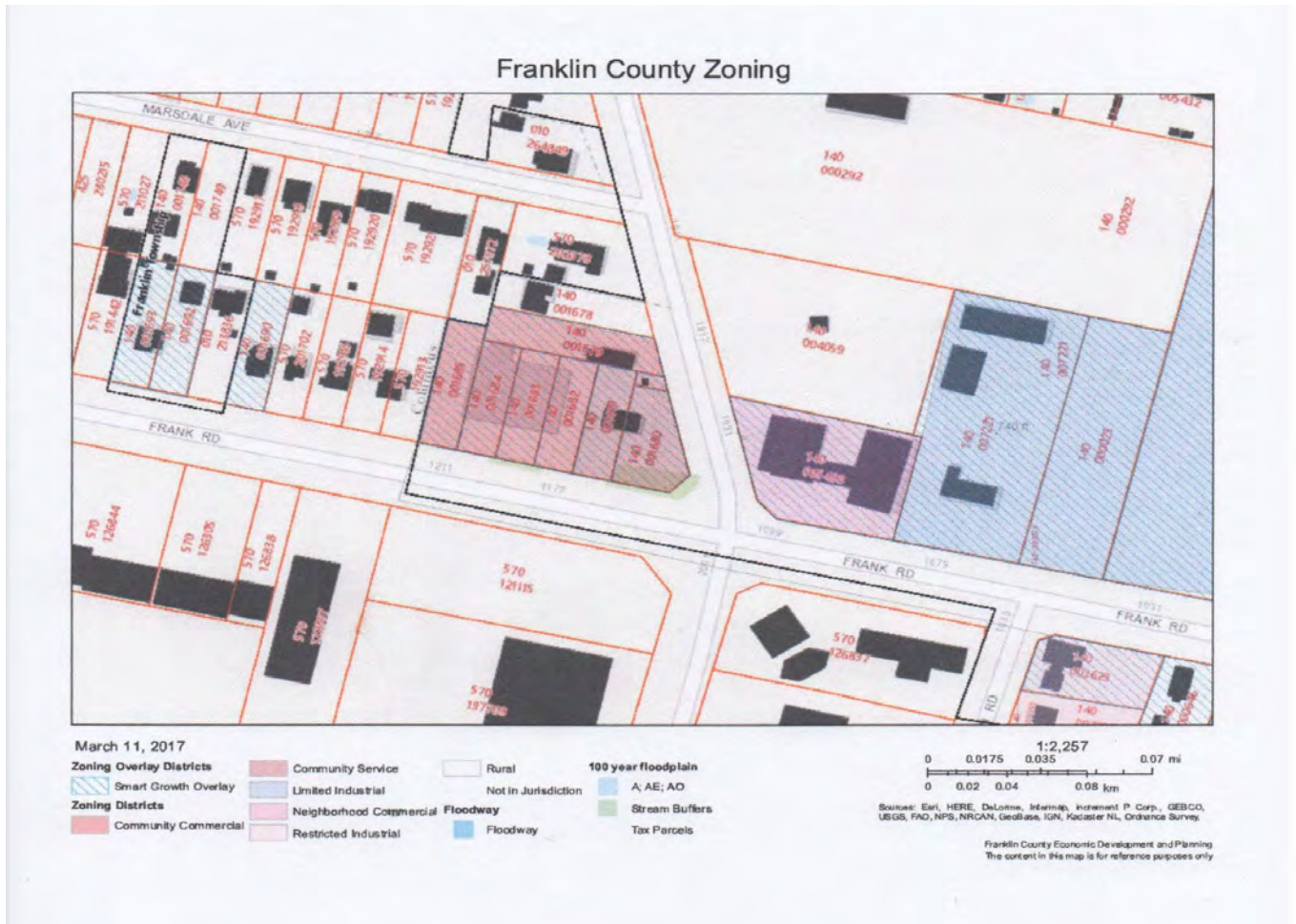
Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA)	None

200ft
 39.917 -83.036 Degrees
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1/1

FRANKLIN COUNTY ZONING MAP



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LOT 18 FRANKLIN COUNTY DESIGNATION

