

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: Z22-019 Date Received: 3/29/22  
Application Accepted by: SS Fee: \$1425  
Assigned Planner: Tim Dietrich; tedietrich@columbus.gov; 614-645-6665

## LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 3163 S. High St, Columbus, OH Zip: 43207

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 010-193320-00

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

Current Zoning District(s): R2 Residential Requested Zoning District(s): C3 Commercial

Neighborhood Group: Far South Columbus Area Commission

Proposed Use or reason for request: Attorney's office - has been for 11 years. Want updated signage

Proposed Height District: H-35 Acreage: .499

(Columbus City Code Section 3309.14)

## APPLICANT:

Applicant Name: Vicki L. Rathburn Phone Number: 614-497-9918 Ext.: \_\_\_\_\_

Address: 5622 SR 752 City/State: Ashville, OH Zip: 43103

Email Address: vicki@rathburnassociates.com

**PROPERTY OWNER(S):** ☐ Check here if listing additional property owners on a separate page

Name: Vicki L. Rathburn Phone Number: 614-497-9918 Ext.: \_\_\_\_\_

Address: 5622 SR 752 City/State: Ashville, OH Zip: 43103

Email Address: vicki@rathburnassociates.com

**ATTORNEY / AGENT:** (Check one if applicable) ☐ Attorney ☐ Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

## SIGNATURES:

APPLICANT SIGNATURE Vicki L. Rathburn

PROPERTY OWNER SIGNATURE Vicki L. Rathburn

ATTORNEY / AGENT 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.*

# Rezoning Application

Z22-019

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Vicki L. Rathburn  
of (1) MAILING ADDRESS 5622 SR 752, Ashville, OH 43103

deposes 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) per PROPERTY ADDRESS or ZONING NUMBER 3163 S. High St, Columbus, OH 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

☐ Check here if listing additional  
property owners on a separate page.

(3) Vicki L. Rathburn

5622 SR 752

Ashville, OH 43103

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

Vicki L. Rathburn

614-497-9918

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission

Michael Walker

Robert Patterson

m\_walker\_sr@yahoo.com

bobpatterson45@yahoo.com

and that the attached document (5) 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.

SIGNATURE OF AFFIANT

Vicki L. Rathburn

Sworn to before me and signed in my presence this 23 day of MARCH, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DENNIS A. RATHBURN  
ATTORNEY AT LAW  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**This Affidavit expires six (6) months after date of notarization.**

# Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-019

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

Being first duly cautioned and sworn (NAME) Vicki L. Rathburn

of (COMPLETE ADDRESS) 5622 SR 752, Ashville, OH 43103

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. Rathburn Law Dennis A. Rathburn 614-497-9918 3163 S High St, Columbus, OH 43207	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Vicki L Rathburn

Sworn to before me and signed in my presence this

23

day of

MARCH

, in the year

2022

[Signature]

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

NONE  
**DENNIS A. RATHBURN**

**ATTORNEY AT LAW**

**NOTARY PUBLIC - STATE OF OHIO**

My commission has no expiration date

Sec. 147.03 R.C.

Notary Seal Here

***This Project Disclosure Statement expires six (6) months after date of notarization.***

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Section 9, Township 4, Range 22, Congress Lands, and being part of a 14.70 acre tract conveyed to Lavonne B. Goodfleisch shown of record in Official Records Volume 2560, Page C01, Recorder's Office Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike on the centerline of South High Street (U.S. #23) (80 feet wide), at the northeasterly corner of said 14.70 acre tract, and the Southeasterly corner of a 1.889 acre tract conveyed to Payless Stations, Inc. shown of record in Deed Book 2406, Page 19;

Thence South 0 deg 18' West, along the centerline of said South High Street (Easterly line of said 14.70 acre tract), a distance of 109.00 feet to a spike;

Thence North 85 deg 29' West, across said 14.70 acre tract, and along a line parallel with the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract), passing an iron pin on the Westerly right-of-way line of said South High Street at 40.11 feet, a total distance of 200.00 feet to an iron pin;

Thence North 0 deg 18' East, across said 14.70 acre tract, and along a line parallel with the centerline of said South High Street (Easterly line of said 14.70 acre tract), a distance of 109.00 feet to an iron pin on the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract);

Thence South 85 deg 29' East, along the Northerly line of said 14.70 acre tract (Southerly line of said 1.889 acre tract), passing an iron pin on the westerly right-of-way line of said South High Street at 159.89 feet, a total distance of 200.00 feet to the place of beginning, containing 21,740 square feet, 0.499 acres.

APPLICANT

Vicki L. Rathburn  
5622 SR 752  
Ashville OH 43103

PROPERTY OWNER

Vicki L. Rathburn  
5622 SR 752  
Ashville OH 43103

AREA COMMISSION OR  
NEIGHBORHOOD GROUP

Far South Columbus Area Commission  
Mike Walker  
926 Tellega Ave  
Columbus OH 43207

Far South Columbus Area Commission  
Robert Patterson  
2664 Diana Place  
Columbus, OH 43207

SURROUNDING  
PROPERTY OWNERS

AFN ABSPROP002 LLC  
Or Current Occupant  
38 Washington S  
Newport RI 02840

SS SOUTH HIGH LLC  
Or Current Occupant  
PO Box 320099 PTA-SI#2002  
Alexandria VA 22320-4099

Opal L. Collier  
Or Current Occupant  
3101 Eastern Ave  
Sciotoville OH 45662

Judah Tabernacle  
Or Current Occupant  
106 Delray Rd  
Columbus OH 43207

Thomas A. McDowell  
Or Current Occupant  
3050 S High St  
Columbus OH 43207

MACS Convenience Stores LLC  
Or Current Occupant  
315 The Commons  
Columbus IN 47201

City of Columbus  
Or Current Occupant  
50 W Gay St, 4<sup>th</sup> Floor  
Columbus OH 43215



# Chicago Title

South Ohio  
by Theatre

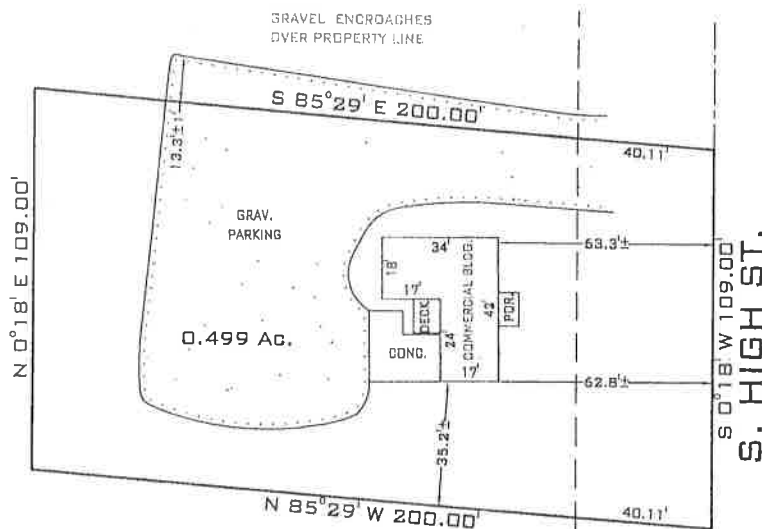


Advance  
Auto Parts



PROPERTY ADDRESS: 3163 SOUTH HIGH STREET, COLUMBUS, Ohio 43207

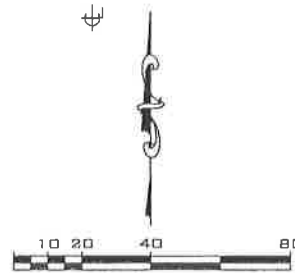
SURVEY NUMBER: 128075



*Scott D. Grundel*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSG#: 128075



SCALE: 1" = 40'

POINTS OF INTEREST: THE GRAVEL ENCROACHES OVER THE PROPERTY LINE.

CLIENT NUMBER: 16110036

DATE: 4/12/2011

BUYER: DENNIS RATHBURN

SELLER: BARBARA FABECK, TRUSTEE

SUBLOT / ORIGINAL LOT: 0.499 ACRES

SUBDIVISION: METES AND BOUNDS

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: CHICAGO TITLE + OHIO VALLEY BANK

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

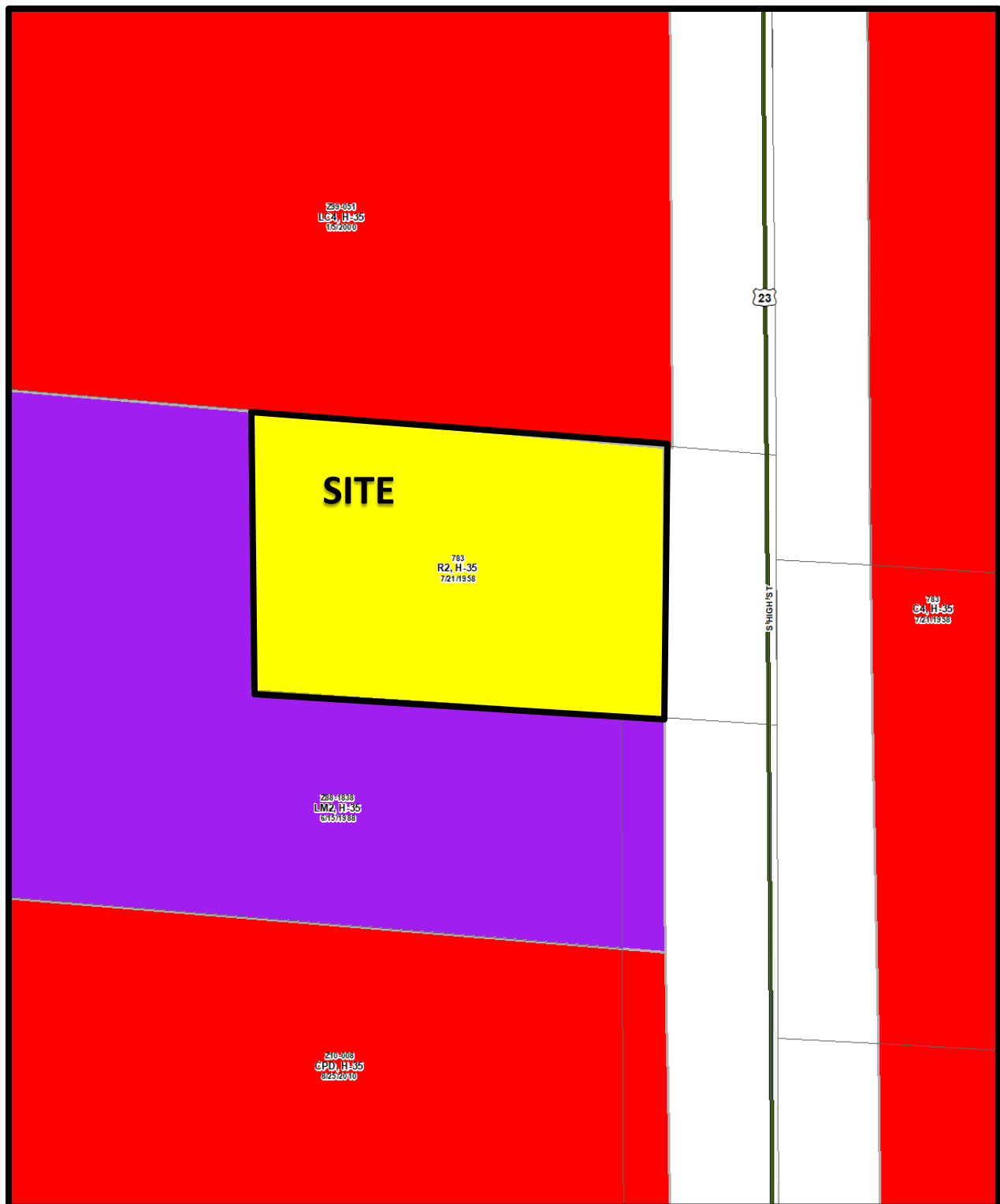
Landmark Survey  
is proud to support:



**LANDMARK**

This plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-38, Minimum Standards for Mortgage Surveys in the State of Ohio, and is not a boundary survey pursuant to Chapters 4733-37, Ohio Administrative Code.

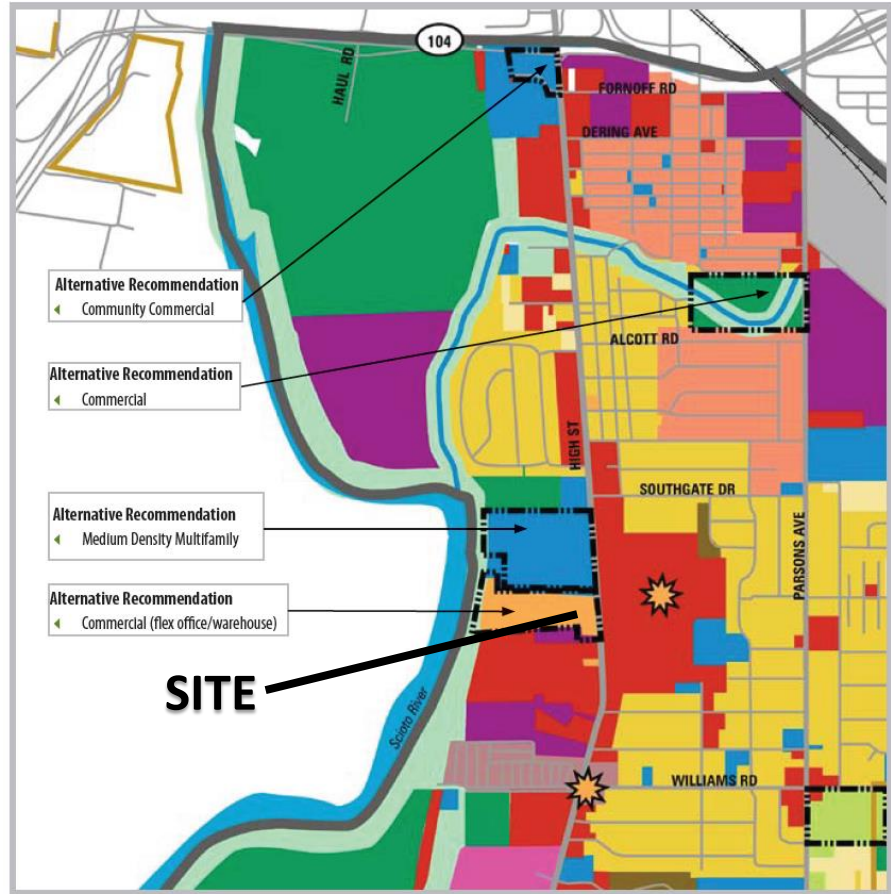
Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485-9003



Z22-019  
3163 S. High St.  
Approximately .499 Acres  
R-2 to C-3

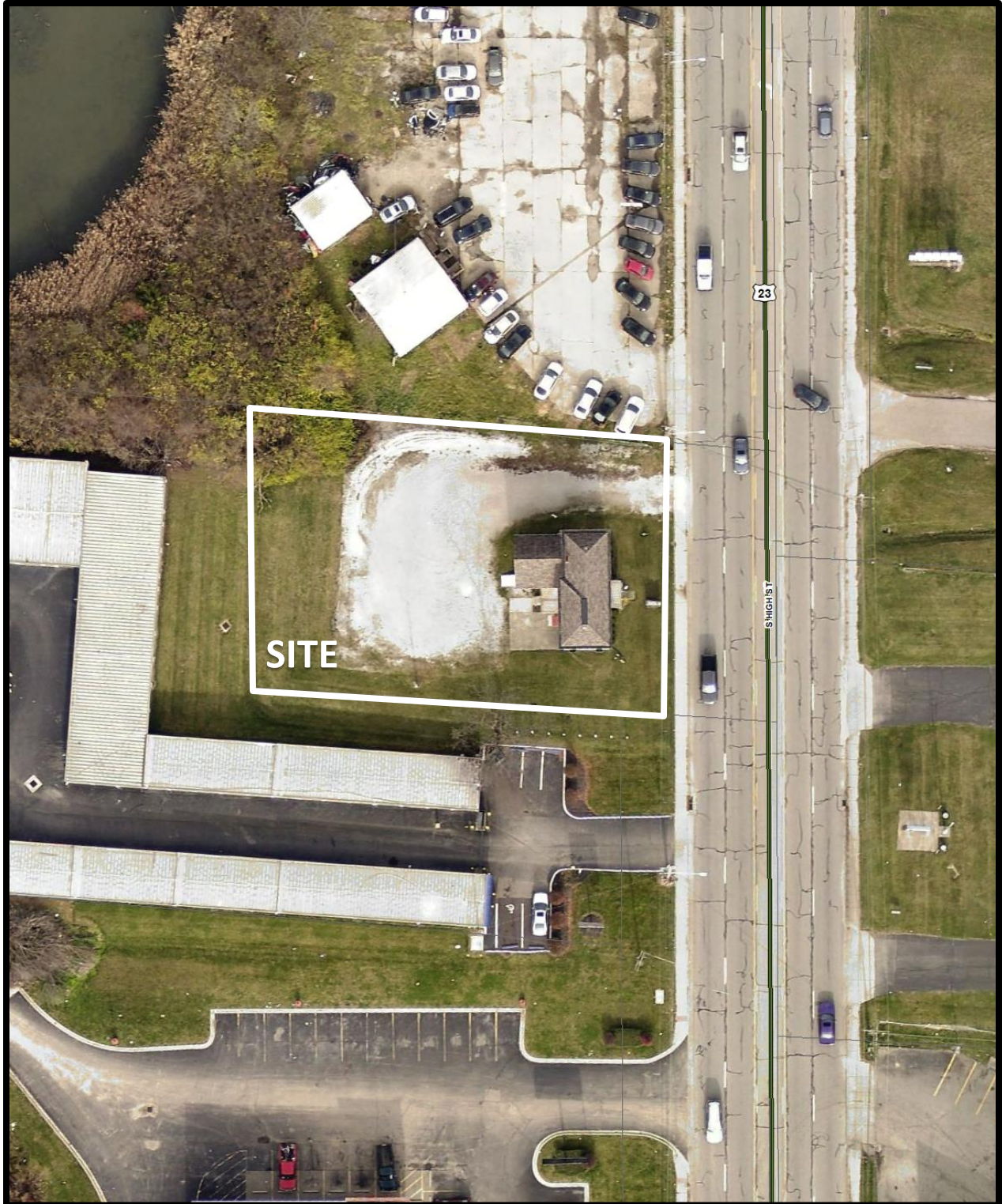


**Figure 14**  
**Land Use Plan - Northwest Quadrant**



Z22-019  
 3163 S. High St.  
 Approximately .499 Acres  
 R-2 to C-3





Z22-019  
3163 S. High St.  
Approximately .499 Acres  
R-2 to C-3