



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

PROPERTY OWNER

Name OTP Holdings LLC

Address 100 Winchester Cemetery Road, Canal Winchester, OH 43110

Daytime Phone 614-657-7808

Email grant.a.wright@gmail.com

APPLICANT

Name LN + MK Holdings, LLC

Address 4031 Groveport Road, Obetz, OH 43207

Daytime Phone 614-202-1893

Email ht32006@yahoo.com

Address or Location of Subject Property 100 Winchester Cemetery Road, Canal Winchester, OH 43110

Requested use for bakery and general Retail. Requesting zoning change from PCD to NCD for 1.03 Acres located at Cemetery Road

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Melissa Kinder
Property Owner's or Authorize Agent's Signature

1/22/2018
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 1/22/18

Fee: \$ 275.00
Paid

Tracking Number: ZA - 18-001

P&Z Public Hearing: 2/12/18
Recommendation Approval Denial

Council Public Hearing: / /
Action Approval Denial

Expiration Date: / /

Council Ordinance No.:

EXHIBIT 'A'

130539-TTA

LEGAL DESCRIPTION

Situated in the City of Canal Winchester, County of Franklin, State of Ohio, and is described as follows:

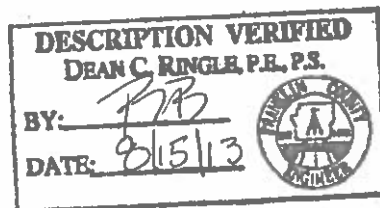
Being in the Southwest Quarter Section 19, Township 15, Range 20 Congress Lands, and being a part of a tract of land conveyed by deed of Lylle G. and Lena E. King to Douglas F. and Myrtle M. Dye, as the same is recorded in Deed Book 1231, page 517, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a concrete monument at the Southwest corner of Section 19; thence with the West line of Section 19 North $0^{\circ} 18 \frac{1}{2}'$ West, a distance of 179.92 feet to an iron pipe; thence North $86^{\circ} 40'$ East, a distance of 227.34 feet to an iron pipe; thence South $03^{\circ} 36'$ East, a distance of 193.30 feet to an iron pipe in the South line of Section 19; thence along the South line of Section 19, South $89^{\circ} 57'$ West, a distance of 238.13 feet to the Place of Beginning, containing 1.03 acres.

For informational Purposes only:

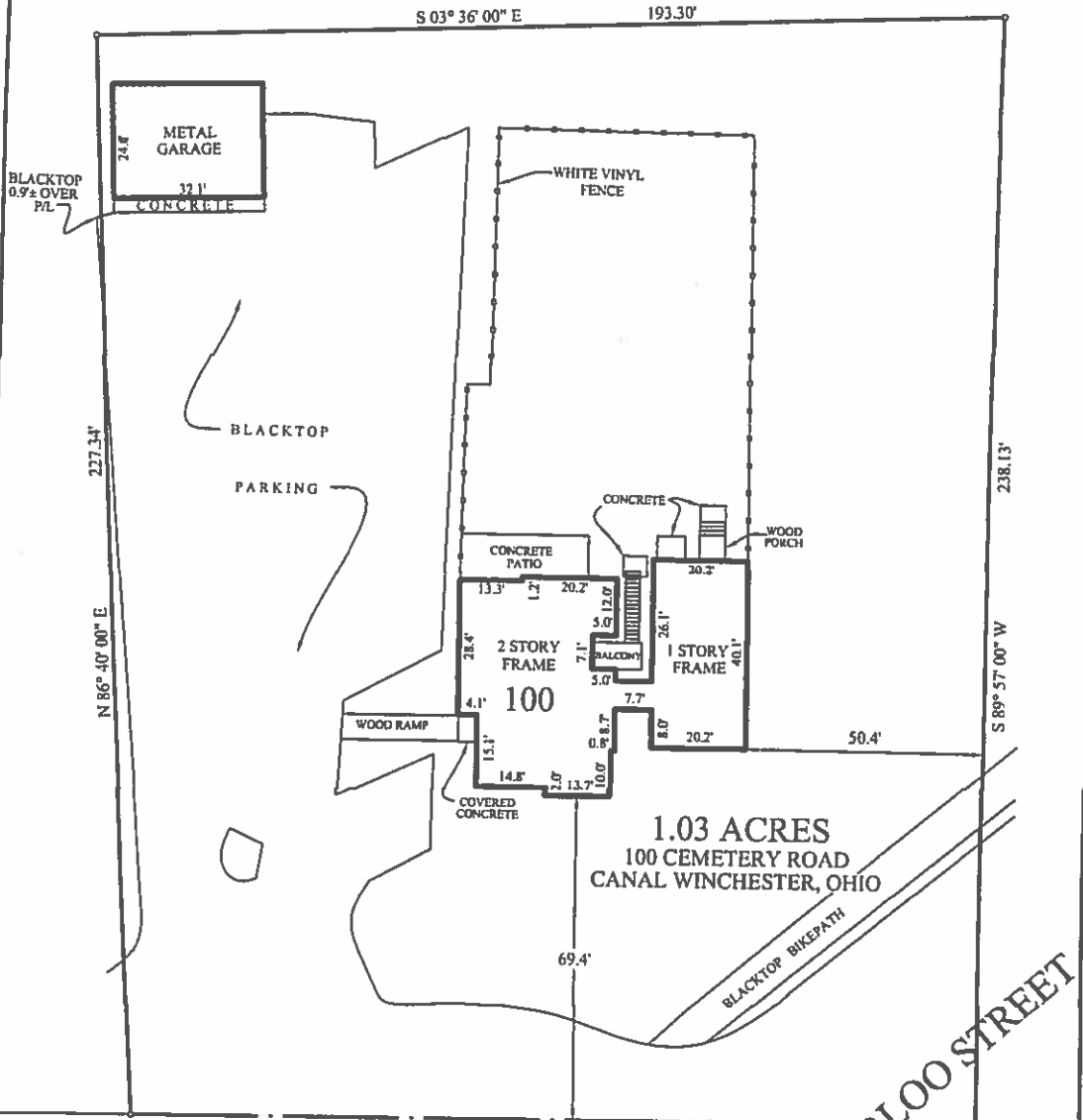
Property Address: 100 Winchester Cemetery Road Canal Winchester, Ohio 43110

Parcel No.:184-000752-00



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All of
(184)
752

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER KEMBA FINANCIAL CREDIT UNION P.B. _____ PG. _____ OR./D.B. _____ PG. _____
 BUYER OAK TREE PARTNERS II LLC SCALE 1" = 30' DATE 8-8-13 DRN KB CH SJH



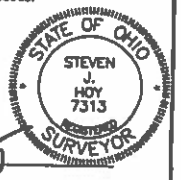
1.03 ACRES
 100 CEMETERY ROAD
 CANAL WINCHESTER, OHIO

POINT OF BEGINNING

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE X
 COMMUNITY PANEL 39049C
 PAGE 0452-K DATE 6-17-08

By *Steven J. Hoy*

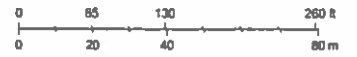


1840046D 02300



January 19, 2018

1:987



Source: Esri, HERE, DeLorme, Swmap, Inramon P Corp., GEBCO, USGS, FAD, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swastika, Mapbox, © OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
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The present use of the property located at 100 Cemetery Road, Canal Winchester, Ohio 43110 is a retail floral shop.

The present zoning district of 100 Cemetery Road, Canal Winchester, Ohio 43110 is Planned Commercial Development.

**List of Property Owners within and directly across the property
at 100 Cemetery Road, Canal Winchester, OH 43110**

184-000764	458 W. Waterloo Street, Canal Winchester, OH 43110	Kevin & Kyle Heiberger
184-000750	468 W. Waterloo Street, Canal Winchester, OH 43110	Kevin & Kyle Heiberger
184-002075	200 Cemetery Road, Canal Winchester, OH 43110	KC Bailey LLC
184-001274	202 Cemetery Road, Canal Winchester, OH 43110	202 Cemetery Road LLC
184-000757	610 Waterloo Street, Canal Winchester, OH 43110	Susan R. Stedman
184-000799	485 W. Waterloo Street, Canal Winchester, OH 43110	Beth E. Bayless
184-001267	501 W. Waterloo Street, Canal Winchester, OH 43110	Thomas B. Rhoads
184-000753	612 W. Waterloo Street, Canal Winchester, OH 43110	Frederick J. & Margaret P. Smith
184-000740	620 W. Waterloo Street, Canal Winchester, OH 43110	Gale L Taylor TR
184-000734	209-229 Winchester Cemetery Road, Canal Winchester 43110	William & Diana Haynes
184-002763	6832 Lakeview Circle, Unit 6850, Canal Winchester, OH 43110	Berwin Miller
184-002761	6844 Lakeview Circle, Canal Winchester, OH 43110	Warren Myers
184-002762	4623 Wilson Road NW, Lancaster, OH 43130 - RE: Bldg 6, Unit 6844	Herbert Hommel
184002760	6850 Lakeview Circle, Canal Winchester, OH 43110	Alan & Beth Alten
184-000755	460 W. Waterloo Street, Canal Winchester, OH 43110	Kenneth Heiberger

We are hereby requesting zoning change for 100 Cemetery Road, Canal Winchester, Ohio 43110 from the current zoning of Planned Commercial District (PCD) to the Neighborhood Commercial District (NCD). Under the current zoning of PCD a retail bakery is a permitted use, although no exterior changes can be made under this zoning. By changing the zoning to NCD we will be able to add a walk-in freezer to the bakery area allowing for a more efficient use of the space. We also understand, and will submit to the building department, the required screening of said freezer with our renovation plans.

We believe that the rezoning would allow our bakery to be efficient and effective in running our business. We are family focused and we believe that the bakery would be great for the community and blend well with the overall character of the neighborhood. We believe that this would help increase foot traffic and encourage people to linger in the Canal Winchester District.

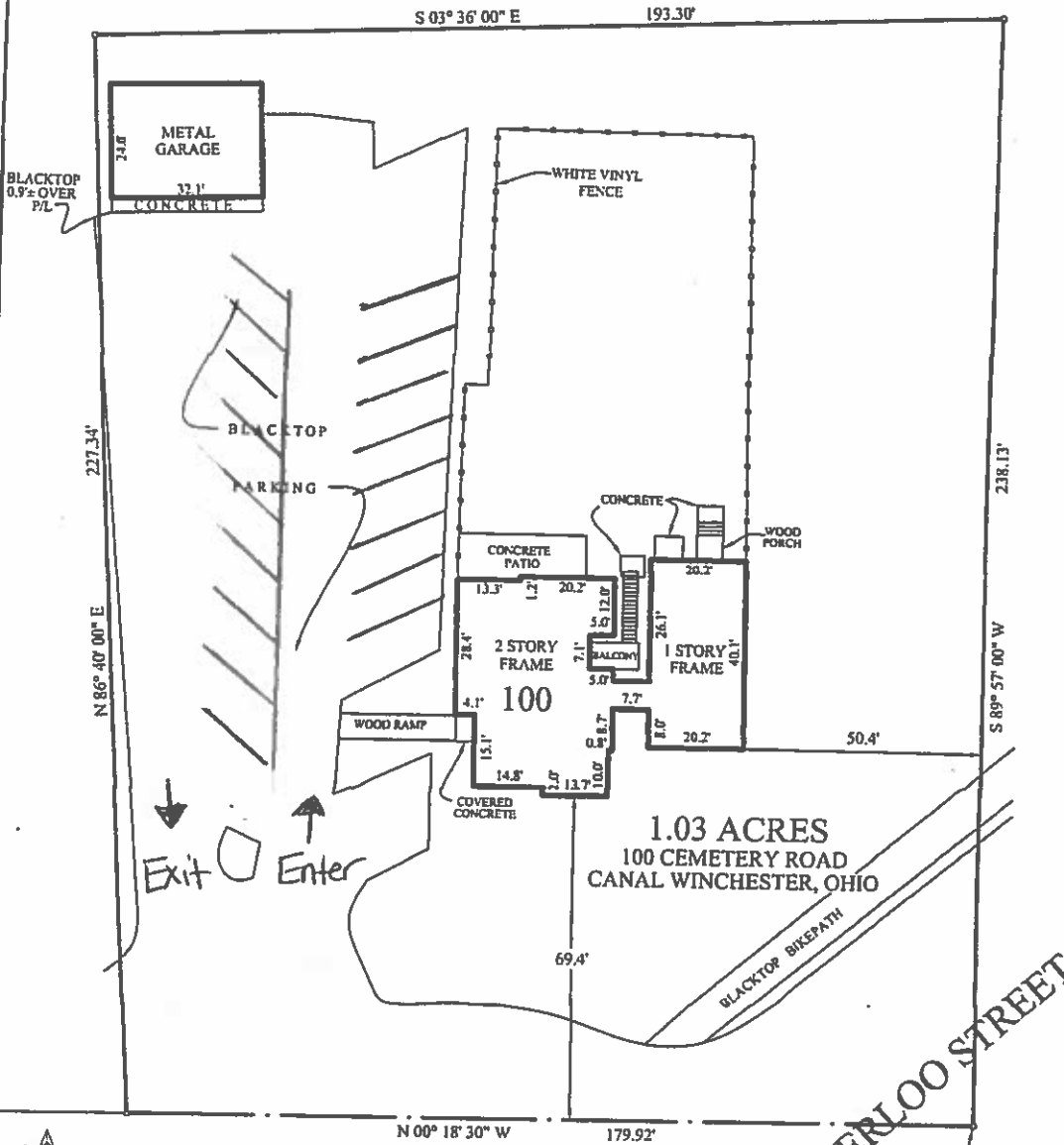
100 Cemetery Road



12/02/2017

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 LENDER KEMBA FINANCIAL CREDIT UNION P.B. _____ PG. _____ OR./D.B. _____ PG. _____
 BUYER OAK TREE PARTNERS II LLC SCALE 1" = 30' DATE 8-8-13 DRN KB CH SJH



CEMETERY ROAD

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