

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-065 Date Received: 12/29/15

Application Accepted by: SP Fee: \$200 due

Comments: Assigned to Shannon Pine, 645-2208 (@1600 received under
spine@columbus.gov CV15-001)

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2860 Cleveland Avenue Zip: 43224

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-073077-00

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

Current Zoning District(s): Residential R4 Requested Zoning District(s): C1

Area Commission or Civic Association: North Linden Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):
Rezone for office use and commercial/uses listed in 3351.03

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage 0.172

APPLICANT:

Name: Latif Jaf Phone Number: (614) 269-7539 Ext.:

Address: 2303 Northtowne Pl. City/State: Columbus, Ohio Zip: 43229

Email Address: ljaf@sbcglobal.net Fax Number:

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

Name: Latif & Halima Jaf Phone Number: (614) 269-7539 Ext.:

Address: 2303 Northtowne Pl. City/State: Columbus, Ohio Zip: 43229

Email Address: ljaf@sbcglobal.net Fax Number:

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

Name: Brian S. Artz Phone Number: (614) 221-0944 Ext.:

Address: 560 E. Town Street City/State: Columbus, Ohio Zip: 43215

Email Address: bartz@adwllp.com Fax Number: (614) 221-2340

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Latif Jaf

PROPERTY OWNER SIGNATURE Latif Jaf

ATTORNEY / AGENT SIGNATURE Brian S. Artz

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Rezoning Application

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AFFIDAVIT (See instruction sheet)

Application Number: 215-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim
of (1) MAILING ADDRESS 560 E. Town Street, Columbus, Ohio 43215

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 ADDRESS CARD FOR PROPERTY 2860 Cleveland Avenue, Columbus, Ohio 43224
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12/29/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Latif é Halima Jaf
2303 Northtowne Pl.
Columbus, Ohio 43229

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

Latif Jaf (614)-269-7539

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

(5) North Linden Area Commission
Attn: Walt Reiner
5030 Westerville Rd., Columbus, OH 43231

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Chad M. Draheim

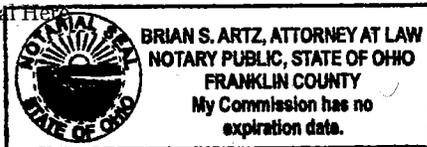
Sworn to before me and signed in my presence this 22nd day of December, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Brian S. Artz

My Commission Expires _____

Notary Seal Here



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

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215-065

<u>Name:</u>	<u>Property Address:</u>	<u>Property Owner's Mailing Address:</u>
Mai & James Cooley	2868 Cleveland Ave. Columbus, OH 43224	3875 Sunbury Road Columbus, OH 43219
Diversified Commercial & Investment	1817 Robert St. Columbus, OH 43224	PO Box 2114 Westerville, OH 43086
Rebecca Davis-Dixon	1811 E. Lakeview Ave. Columbus, OH 43224	PO Box 16246 Columbus, OH 43216
Adam Proehl & Rachel Baransi	1808 E. Lakeview Ave. Columbus, OH 43224	155 S. Westgate Ave. Columbus, OH 43204
Grace Apostolic Church	2837 Cleveland Ave. Columbus, OH 43224	1743 E. Lakeview Ave. Columbus, OH 43224
Nickalaus V. Grotzky	1811 Robert St. Columbus, OH 43224	1811 Robert St. Columbus, OH 43224
Jacqueline M. Hemphill	2861-2863 Cleveland Ave. Columbus, OH 43224	2853 Cleveland Ave. Columbus, OH 43224
New Salem Baptist Church	2830 Cleveland Ave. Columbus, OH 43224	2956 Cleveland Ave. Columbus, OH 43224
Muzetta S. Roberts	2872 Cleveland Ave. Columbus, OH 43224	2872 Cleveland Ave. Columbus, OH 43224
Charles H. Rogers, Jr.	2851-2857 Cleveland Ave. Columbus, OH 43224	1073 Woodglen Rd. Westerville, OH 43081
Rosie M. Rogers	2873 Cleveland Ave. Columbus, OH 43224	2873 Cleveland Ave. Columbus, OH 43224
A. Picazo	2867 Cleveland Ave. Columbus, OH 43224	2867 Cleveland Ave. Columbus, OH 43224

215-065

APPLICANT:

Latif Jaf
2303 Northtowne Pl.
Columbus, OH 43229

SUBJECT PROPERTY OWNERS:

Latif & Halima Jaf
2303 Northtowne Pl.
Columbus, OH 43229

AREA COMMISSION/CIVIC GROUP:

North Linden Area Commission
Walt Reiner
5030 Westerville Rd.
Columbus, OH 43231

SURROUNDING PROPERTY OWNERS:

Rebecca Davis-Dixon
PO Box 16246
Columbus, OH 43216

Mai & James Cooley
3875 Sunbury Road
Columbus, OH 43219

Diversified Commercial & Investment
PO Box 2114
Westerville, OH 43086

Nickalaus V. Grotzky
1811 Robert St.
Columbus, OH 43224

Adam Proehl & Rachel Baransi
155 S. Westgate Ave.
Columbus, OH 43204

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 215-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian S. Artz
of (COMPLETE ADDRESS) 560 E. Town Street, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Latif Jaf</u> <u>2303 Northtowne Pl.</u> <u>Columbus, Ohio 43229</u>	2.
3.	4.

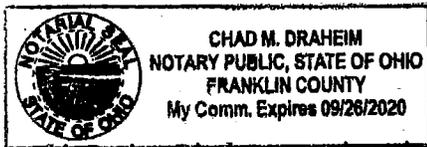
SIGNATURE OF AFFILIANT Brian S. Artz, Attorney

Sworn to before me and signed in my presence this 22nd day of December, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/26/2020
My Commission Expires

Notary Seal Here



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

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City of Columbus Zoning Plat



215-065

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010073077

Zoning Number: 2860

Street Name: CLEVELAND AVE

Lot Number : 12

Subdivision: CLINTON HTS

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (CHAD DRAHEIM)

Issued By: *Richard Harrison*

Date: 11/20/2014



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 24758



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

215-065

Legal Description

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being Lot Number Twelve (12) of CLINTON HEIGHTS ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 214, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-073077-00

Property Known As: 2860 Cleveland Ave. Columbus, OH 43224

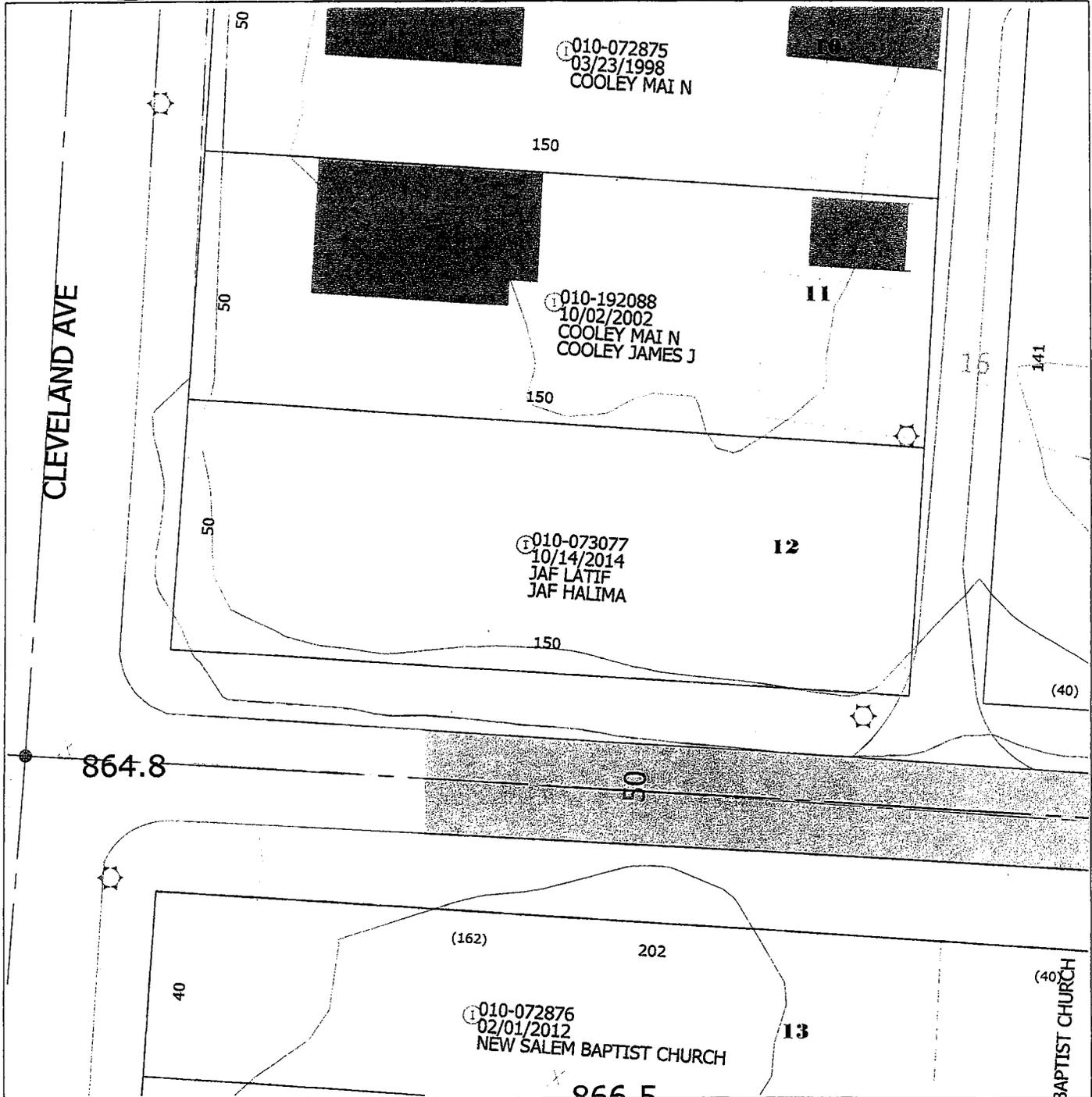
215-065



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/20/14



Disclaimer

Scale = 30



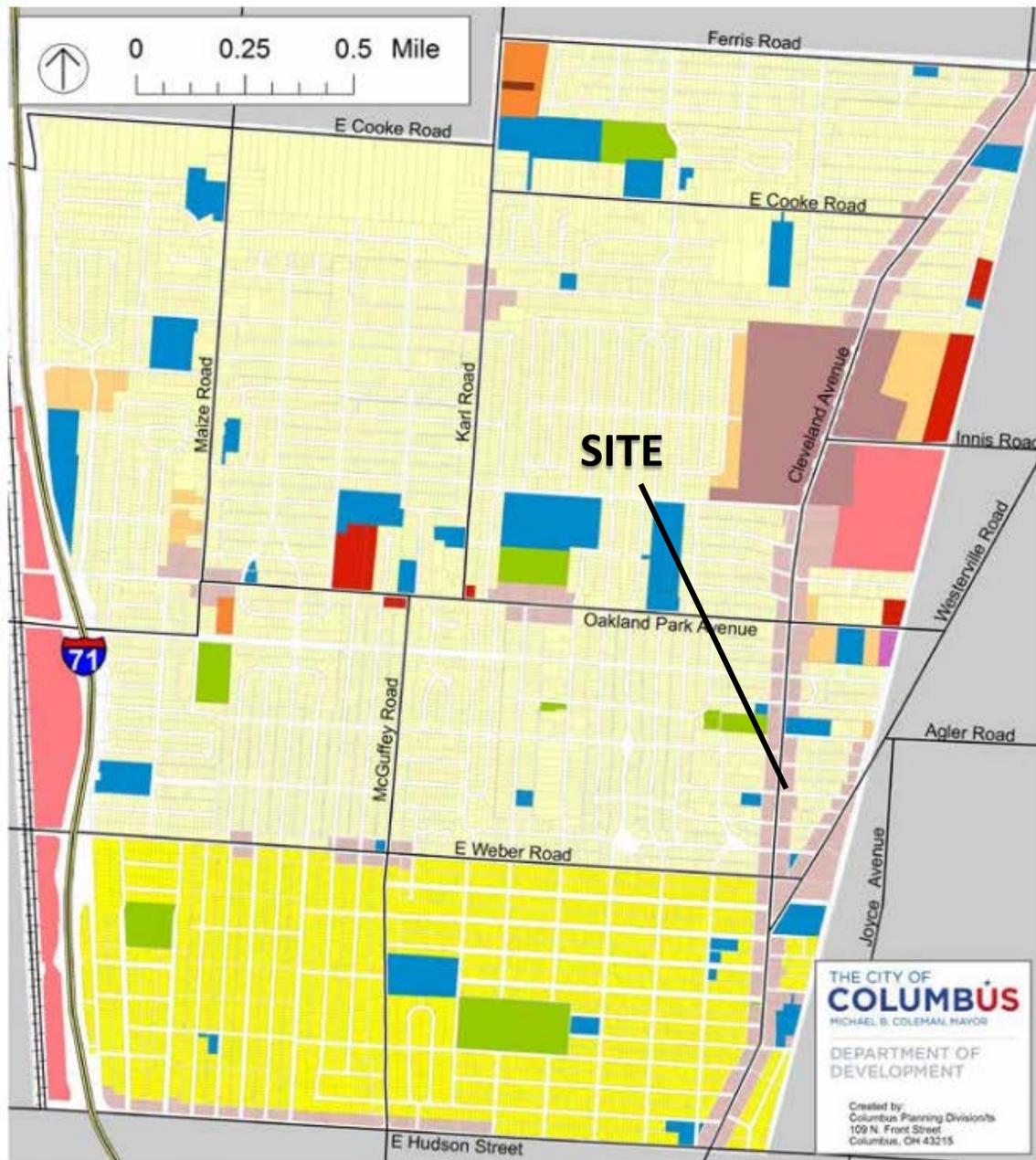
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



Z15-065
 2860 Cleveland Avenue
 R-4 to C-1
 Approximately 0.17 acres

FIGURE 11: FUTURE LAND USE PLAN



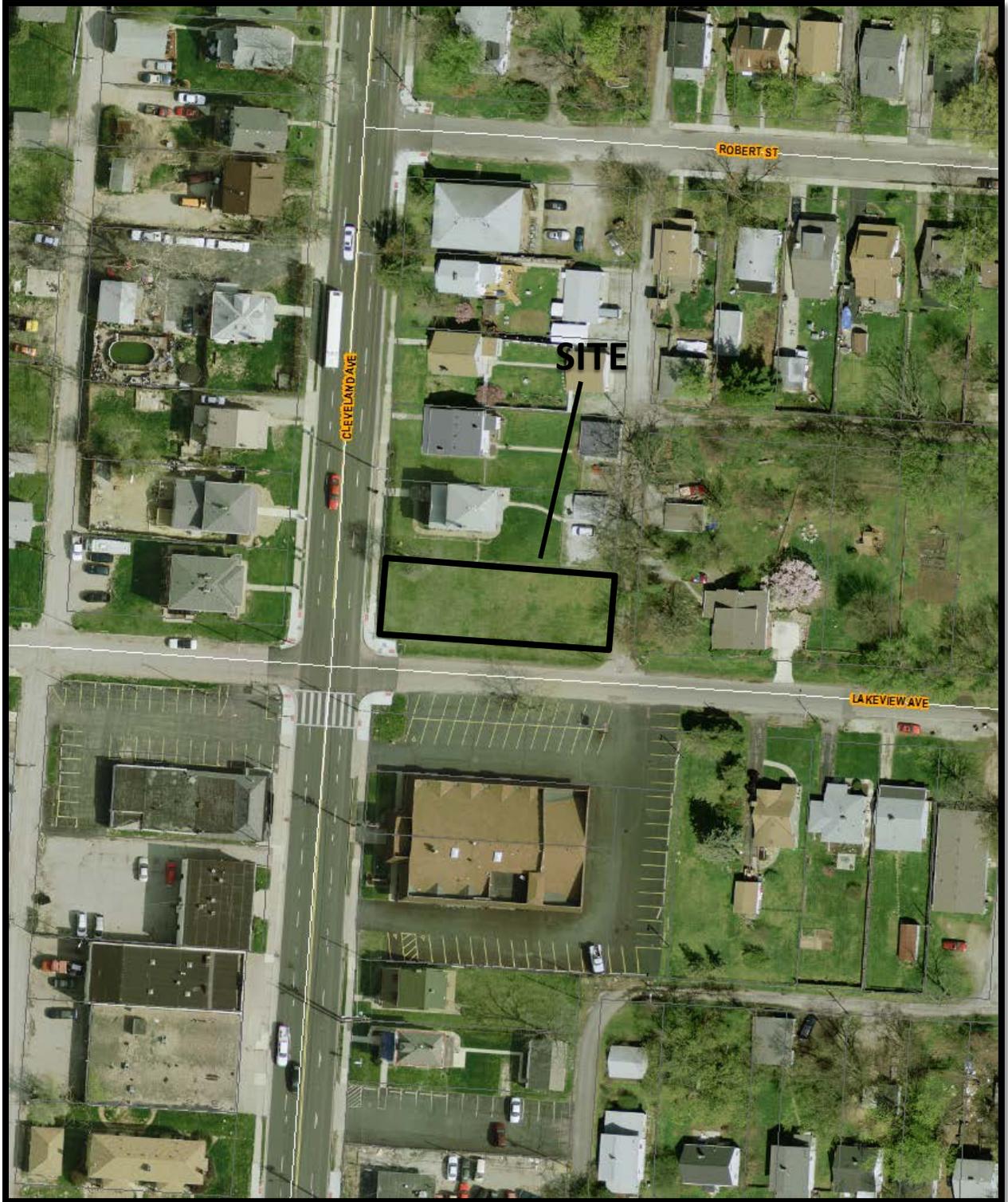
Legend: Land Uses

Residential	Commercial and Office	Mixed Use	Other
High Density	Employment Center	Community	Institutional
Medium-High Density Mixed	Community Commercial	Neighborhood	Parks/Recreation
Medium Density Mixed	Office		Light Industrial
Low-Medium Density			

Z15-065
 2860 Cleveland Avenue
 R-4 to C-1
 Approximately 0.17 acres

Table 3: Land Use Classifications

Subcategory	Map Color	Typical Density/Intensity	Description and Guidelines
High Density Residential		16–45 dwelling units per acre	This classification is intended for multi-story multifamily housing in specific areas where high density is considered appropriate, such as the primary corridors of older neighborhoods. Each development application must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should include structured parking, be located at primary intersections and particularly scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Medium–High Density Mixed Residential		10–16 dwelling units per acre	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. It exists in both older neighborhoods and suburban areas. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Medium Density Mixed Residential		6–10 dwelling units per acre	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Low–Medium Density Residential		4–6 dwelling units per acre	This classification is characterized by predominantly single-family development, with limited amounts (generally 10% or less) of two- to four-unit buildings interspersed - often at intersections or along larger streets. In suburban areas, this category may also include lower density townhouse and condominium development.
Employment Center		10,000–15,000 square feet per acre	This classification is intended for business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments, with retail only as a secondary use.
Community Commercial		12,500 square feet per acre	The Community Commercial classification supports retail, office, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported. Community commercial uses should be located along arterials and at key intersections.
Office		15,000 square feet per acre	Office uses should be located at major intersections, sites with freeway visibility, in mixed use buildings, or as a transition between residential and non-residential development. Office uses are also supported within Mixed Use and Commercial designations as secondary uses.
Community Mixed Use		12,500 square feet per acre; 10–16 dwelling units per acre	This classification is the same as the Community Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 10 to 16 dwelling units per acre. Community mixed uses should be located along arterials at key intersections and at interstate highway intersections.
Neighborhood Mixed Use		20,000 square feet per acre; 16–28 dwelling units/acre	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre. Neighborhood mixed uses should be located at key intersections and nodes along minor arterials and collectors that intersect with arterials, as appropriate.
Institutional		NA	Institutional uses include schools, government property, and houses of worship. These uses should be located on major arterials, in nodes of commercial activity, and within neighborhoods but only along arterials or collectors provided sites are sufficiently large to accommodate on-site parking.
Parks and Recreation		NA	Parks should be integrated into residential neighborhoods and/or located adjacent to preserved open spaces. Parks are either publicly- or privately-owned recreational facilities and include golf courses.
Light Industrial		12,500 square feet per acre	Light industrial uses should be located in older industrial areas, within industrial parks, and in limited locations on major arterials but not within close proximity of residential uses. Typical uses include light assembly, fabrication, and related uses.



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2860 Cleveland Avenue
R-4 to C-1
Approximately 0.17 acres