

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: 216-002 Date Received: 1-9-16
Application Accepted by: JB + TD + MM Fee: \$2,340
Comments: Application assigned to James Burdick; JBurdick@columbus.gov; 614-645-1341
Shannon Pine; SPine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 8240 Sancus Boulevard, Columbus, OH Zip 43081

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: 610-218056

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

Current Zoning District(s): C-2 (Z75-010) and Requested Zoning District(s): AR-12

Area Commission or Civic Association: L-C3 (Z96-085) Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Multi-family

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 3.487 Ac.

APPLICANT:

Name: Akidel Investment Company, LLC Phone Number: 614-228-1727 Ext.: ----

C/o David Perry, David Perry Company, Inc.

Address: 145 E Rich Street, 3rd Floor City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: 614-228-1790

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

Name: Lazelle Columbus Partners LP Phone Number: 614-947-8600 Ext.: ---

c/o Donald Plank, Plank Law Firm

Address: 145 E Rich Street, 3rd FL City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: --

Address: 145 E Rich Street, Floor 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE Akidel Investment Company LLC by David B. Perry, Bart

PROPERTY OWNER SIGNATURE Donald Plank, Atty

ATTORNEY / AGENT SIGNATURE Donald Plank

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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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 216-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc. 145 E Rich St., 3rd FL, Columbus, OH
deposes and states that (he/she) is the applicant (agent), or duly authorized attorney for same and the following is a list of the 43215
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 8240 Sancus Boulevard
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 1-4-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Lazelle Columbus Partners, LP
c/o Donald Plank, Plank Law Firm
145 E Rich Street, 3rd Floor
Columbus, OH 43215

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

AKidel Investment Company, LLC
C/o Dave Perry, 614-228-1727

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

(5) Far North Columbus Communities Coalition
c/o Mr. Jim Palmisano
7984 Brookpoint Place
Westerville, OH 43081

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

David B. Perry

Sworn to before me and signed in my presence this 30TH day of DECEMBER, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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EXHIBIT A, Public Notice
8240 Sancus Boulevard
Z16-002
December 29, 2015

APPLICANT

Akidel Investment Company, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Lazelle Columbus Partners, LP
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

FNCCC
c/o Mr. Jim Palmisano
7984 Brookpoint Place
Westerville, Ohio 43081

PROPERTY OWNERS WITHIN 125 FEET

Mark R & Joseph A Ciminello
567 Lazelle Road
Westerville, Ohio 43081

Jon S & Paula D Garabadian
8236 Baltimore Avenue
Westerville, Ohio 43081

Utpal K Bhattacharya
Sriparna Bhattacharya
1394 Worthington Woods Blvd
Columbus, Ohio 43085

Brandie J Onofrio
8232 Baltimore Avenue
Westerville, Ohio 43081

Lauren A Nakonecznyj
Ian McPeck
8230 Baltimore Avenue
Westerville, Ohio 43081

Mohamad Shaheen
Khirieh M Sharif
8224 Baltimore Avenue
Westerville, Ohio 43081

Alexandra Kruglyak
8222 Baltimore Avenue
Westerville, Ohio 43081

2WDLZ LLC
10 N High Street Suite 401
Columbus, Ohio 43215

Qingguo Shang
Hua Zhang
1054 Syracuse Lane
Westerville, Ohio 43081

Jennifer L Owens
1056 Syracuse Lane
Westerville, Ohio 43081

Richard G Swails III
1058 Syracuse Lane
Westerville, Ohio 43081

8240 Sancus Boulevard
Z16-_____
Exhibit A, Public Notice
Page 1 of 2, 12/29/2015

Irene Lane
1060 Syracuse Lane
Westerville, Ohio 43081

Derek Keisel
1040 Syracuse Lane
Westerville, Ohio 43081

Paula Firstenberger
1042 Syracuse Lane
Westerville, Ohio 43081

Mary S Durrett
1044 Syracuse Lane
Westerville, Ohio 43081

Sally A Brenner
1046 Syracuse Lane
Westerville, Ohio 43081

Sancus Enterprises, LLC
PO Box 3416
Dublin, Ohio 43016

James Hassey
6499 Hermitage Drive
Westerville, Ohio 42082

Alisa A Burdette
645 Lazelle Road
Westerville, Ohio 43081

Worthington Glen North Condominium
Association c/o
Apogee Property Management
1625 Bethel Road, Suite 206
Worthington, OH 43221

Polaris Crossing Holdings, LLC
470 Old Worthington Road, Suite 100
Westerville, OH 43082

ALSO NOTIFY

Lazelle Columbus Partners LP
2815 Townsgate Road, Suite 130
Westlake Village, CA 91361

Akidel Investment Company, LLC
365 Meadow Ash Drive
Lewis Center, OH 43035

8240 Sancus Boulevard
Z16-_____
Exhibit A, Public Notice
Page 2 of 2, 12/29/2015

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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 # 216-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 E Rich Street, 3rd FL Columbus, Oh 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

<p>1. Akidel Investment Company, LLC 365 Meadow Ash Drive Lewis Center, OH 43035 Contact: Yaw Agyekum 614-882-7782 # of Columbus Based Employees: 2</p>	<p>2. Lazelle Columbus Partners LP 2815 Townsgate Rd., Suite 130 Westlake Village, CA 91361 Contact: Stuart Schneider 805-777-1177 # of Columbus Based Employees: 0</p>
<p>3. _____</p>	<p>4. _____</p>

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 30TH day of DECEMBER, in the year 2015

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-05-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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City of Columbus Zoning Plat

216-002



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: 610218056

Zoning Number: 8240

Street Name: SANCUS BLVD

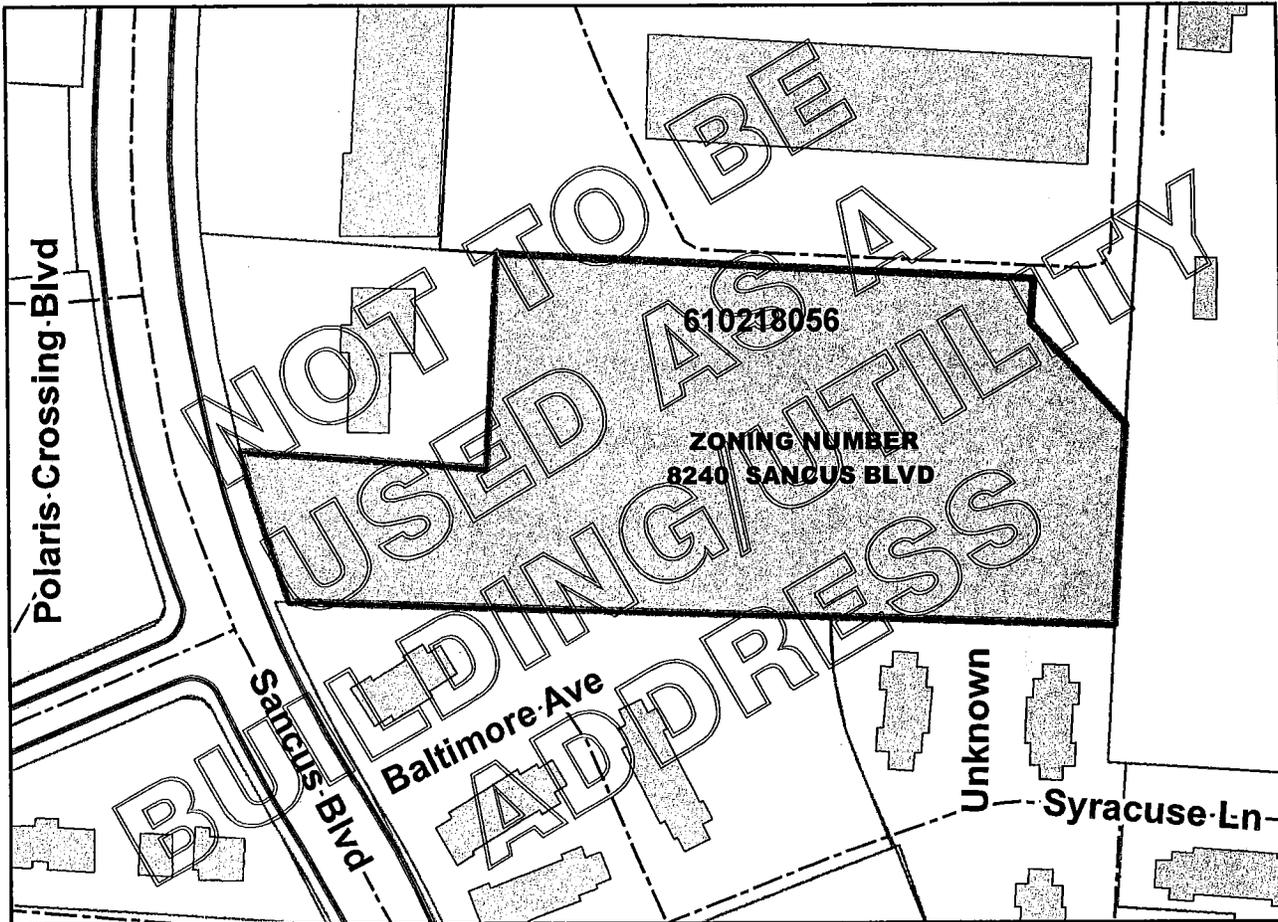
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Edyana Amarian*

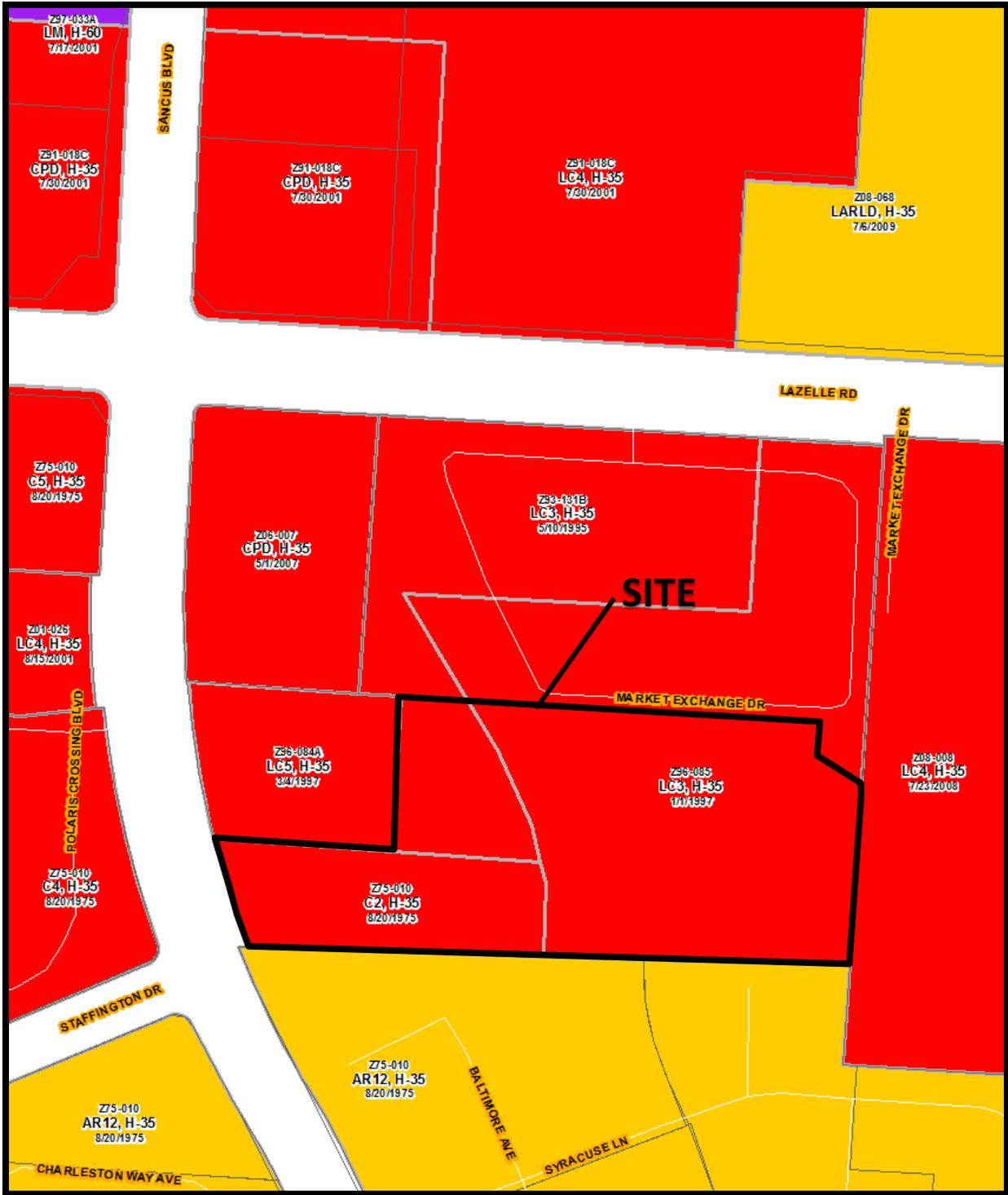
Date: 12/30/2015



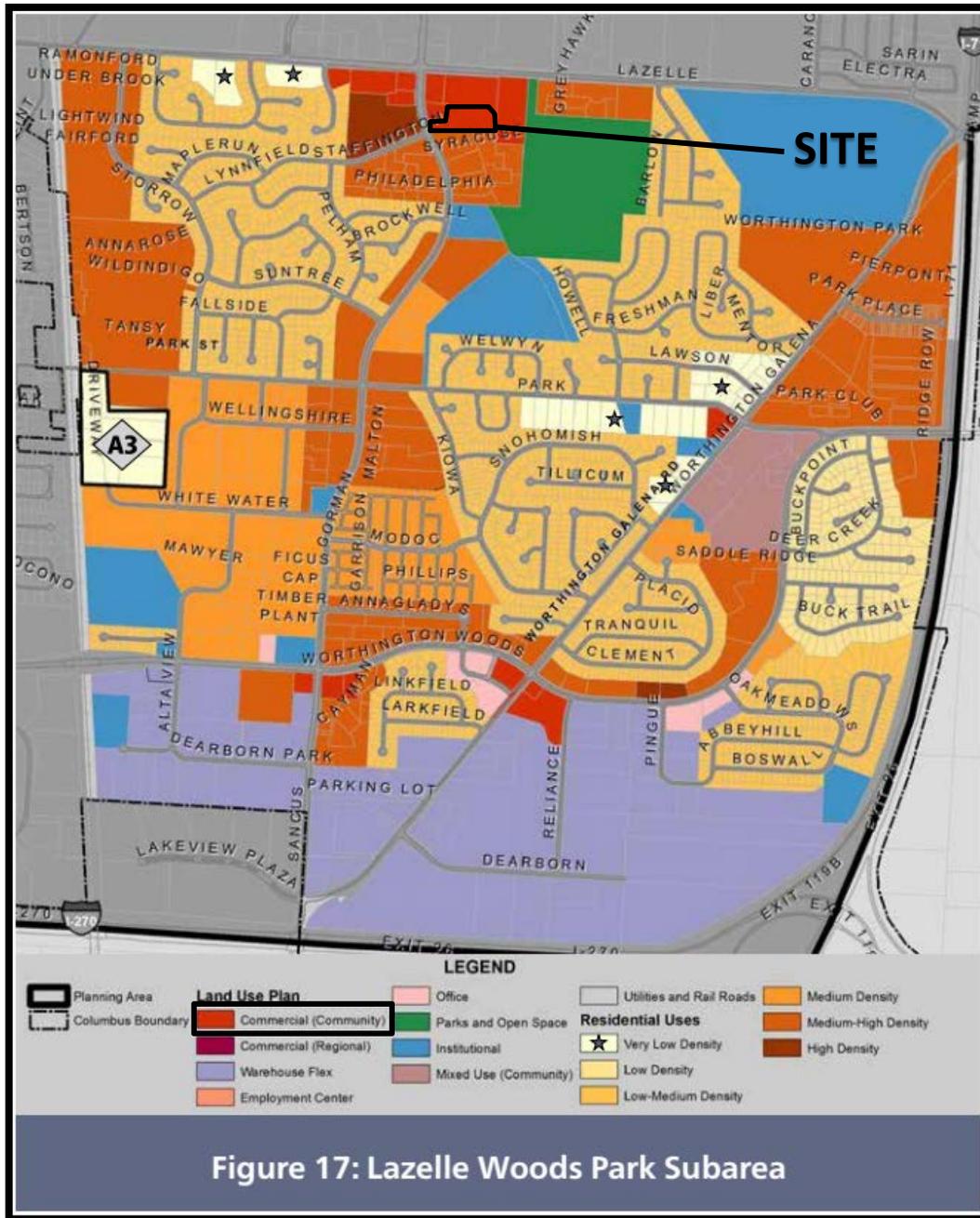
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 53571



Z16-002
 8240 Sancus Boulevard
 Approximately 3.487 acres
 C-2 & L-C-3 to AR-12



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 C-2 and LC-3 to AR-12



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