

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application #: 216-008

Date Received: 2/2/16

Application Accepted By: JB TD Fee: \$2,160

Comments: Assigned to Michael Maret; 645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1341 Norton Avenue Zip 43212

Is this application being annexed into the City of Columbus Yes No (circle one)

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 010-068131

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

Current Zoning District(s) M, Manufacturing Requested Zoning District(s) AR-3, Apartment

Area Commission Area Commission or Civic Association: 5th by Northwest Residential

Proposed Use or reason for rezoning request: Multi-family residential

(continue on separate page if necessary)

Proposed Height District: H-60 Acreage 2.82 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name 1341 Norton Partners LLC c/o Dave Perry, David Perry Company, Inc.

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

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Grandview 1341, LLC c/o Dave Perry, David Perry Company, Inc.

Address 145 E. Rich Street, FL 3 City/State Columbus, Ohio Zip 43215

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

ATTORNEY AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank, Plank Law Firm

Address 145 E. Rich St., FL 3 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE 1341 Norton Partners LLC by Dave Perry, Agent

PROPERTY OWNER SIGNATURE Grandview 1341, LLC by Dave Perry, Agent

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 all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-008

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, FL 3, Columbus,

deposed 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 Ohio 43215

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1341 Norton Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) Grandview 1341 LLC
c/o Dave Perry, David Perry Company, Inc
145 E. Rich Street, FL 3
Columbus, Ohio 43215

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

1341 Norton Partners LLC
c/o Dave Perry, 614-228-1727

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

(5) 5th by Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Road
Columbus, Ohio 43212

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).

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this 1ST day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza

My Commission Expires:

11-5-2018

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
1341 Norton Avenue
Z16- 008
January 19, 2016

APPLICANT

1341 Norton Partners, LLC
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Grandview 1341 LLC
c/o Dave Perry
David Perry Company, Inc.
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

5th By Northwest Area Commission
c/o Bruce McKibben, Zoning Chair
1094 Lincoln Road
Columbus, Ohio 43212

5th By Northwest Area Commission
c/o Rebecca Obester, Chair Person
1802 Kings Court, Unit C
Columbus, Ohio 43212

PROPERTY OWNERS WITHIN 125 FEET

Holly Avenue Living, LLC
470 Old Worthington Road
Westerville, Ohio 43082

Grimesbach Properties, Ltd.
1390 Holly Avenue
Columbus, Ohio 43212

990 West Third Avenue LLC
990 West 3rd Avenue
Columbus, Ohio 43212

Christopher R. Kern
Kathy Schmidt
900 West 3rd Avenue
Columbus, Ohio 43212

Centro Inc. Highpearl Inc.
3363 Tremont Road, Suite 305
Columbus, Ohio 43221

Commons at Third Housing Limited
Partnership
2335 N Bank Drive
Columbus, Ohio 43220

Goodwill Industries of Central Ohio, Inc
1331 Edgehill Road
Columbus, Ohio 43212

Fifth Avenue Design Center LLC
4844 Adele Court
Woodland Hills, CA 91364

RTR of Columbus Ltd
1356 Norton Avenue
Columbus, Ohio 43212

Edgehill, LLC
1200 Glenn Avenue
Columbus, Ohio 43212

Sarah Smith, TR
1160 Millcreek Lane
Columbus, Ohio 43220

1341 Norton Avenue
Z16- 008
Exhibit A, Public Notice
Page 1 of 2, 01/19/2016

Third & Norton Properties, LLC
1480 Dublin Road
Columbus, Ohio 43215

Banner Die Tool & Stamping Co.
1308 Holly Avenue
Columbus, Ohio 43212

ALSO NOTIFY

Michael Amicon
1341 Norton Partners, LLC
1298 Grandview Avenue
Columbus, Ohio 43212

Grandview 1341 LLC
c/o Edward Friedman
536 S Wall Street, Suite 300
Columbus, Ohio 43215

1341 Norton Avenue
Z16- 008
Exhibit A, Public Notice
Page 2 of 2, 01/19/2016

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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 # 216-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank -----
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St, FL 3 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. 1341 Norton Partners LLC 1289 Grandview Avenue Columbus, Ohio 43212 # Columbus Based Employees: 0 Contact: Mike Amicon 614-286-2143	2. Grandview 1341, LLC 536 S. Wall Street, Suite 300 Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Edward Friedman 614-419-1383
3. _____ and Mark Inks	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 1ST day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



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

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 all checks payable to the Columbus City Treasurer

1341 Norton Avenue

Z16- 008

CV16- 011

Legal Description, 2.82 +/- acres

PARCEL 1

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

Being two parcels of land out of the "6.7475 acre tract of land" formerly owned by Catherine Murphy, lying south of West Fifth Avenue in said City of Columbus, Ohio, and being a part of Half Section No. 6, Township No. 5, Range No. 22, Refugee Lands, and being more particularly bounded and described as follows:

Parcel No. 1: Beginning at an iron pin at the intersection of the southerly line of the property of Hoadley Cut Stone Company, Inc., with the westerly line of Norton Avenue, said iron pin being located South 0 deg. 10 min East, (old bearing S. 0 deg. 06'E), a distance of 292.70 feet from an iron pin marking the intersection of the southerly line of Fifth Avenue with the westerly line of said Norton Avenue, which last mentioned iron pin is, in turn located South 89 deg. 17' East (old bearing S. 89 deg. 13' E), a distance of 421.59 feet from the intersection of the southerly line of Fifth Avenue with the westerly line of said '6.7475 acre tract of land'; thence from said point of beginning, with the westerly line of said Norton Avenue, and parallel to and 25 feet distance westwardly at right angles from the easterlyline of said '6.7475 acre tract of land', South 0 deg. 10' East (old bearing South 0 deg. 06' East), a distance of 255.30 feet to an iron pin; thence South 89 deg. 50' West (old bearing S. 89 deg. 54' West) a distance of 201.55 feet to an iron pin in the easterly line of the 20 foot railroad right-of-way conveyed by The Northwest Boulevard Company to The Hocking Valley Railway Company by deed dated January 5, 1928, and recorded in Deed Book 882, Page 131, Recorder's Office, Franklin County, Ohio: thence with the easterly line of said 20 foot railroad right-of-way, North 0 deg. 10' West, (old bearing N. 0 deg. 06' West), a distance of 136.30 feet to an iron pin at the south end of "Parcel

No. 2" as described in the deed from The Northwest Boulevard Company to Hoadley Cut Stone Company, Inc., dated June 23, 1927 and recorded in Deed Book 864, Page 149, Recorder's Office, Franklin County, Ohio; thence, with the easterly line of said "Parcel No. 2", North 11 deg. 51' East (old bearing North 11 deg. 55' East) a distance of 94.31 feet to an iron pin; thence with the easterly line of said "Parcel No. 2", North 7 deg. 28 min. East (old bearing N 7' deg. 32'E) a distance of 26.95 feet to an iron pin, (said last mentioned iron pin being 23.2 feet distance North 89 deg. 50k' east from an iron pin at the intersection of the easterly line of said 20 foot railroad right-of-way with the northwesterly corner of said "Parcel No. 2", thence with the southerly line of the property of Hoadley Cut Stone Company, Inc., (described as "Parcel No. 1" in said deed recorded in Deed Book 864, Page 149), North 89 deg. 50' East (old bearing No. 89 deg. 54 E), a distance of 178.35 feet to the point of beginning, containing an area of **1.147 acres.**

PARCEL II

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

Parcel No. 2: Beginning at the iron pin marking the southwesterly corner of the above described 1.147 acre tract designated as Parcel No. 1: thence with the southerly line of said Parcel No. 1, North 89 deg. 50' East a distance of 13.0 feet; thence South 9 deg. 04' West a distance of 81.05 feet to an iron pin in the Easterly line of said 20 foot railroad right-of-way; thence with the easterly line of said 20 foot railroad right-of-way, North 0 deg. 10' West a distance of 80 feet to the point of beginning containing an area of **0.012 acres.**

PARCEL III

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

Parcel No. 3: Being a parcel of land partly out of the '6.7475 acre tract of land' conveyed by Catherine Murphy to The Northwest Boulevard Company by deed dated April 14, 1927 and recorded in Deed Book 857, Page 299, Recorder's Office, Franklin County, Ohio, and partly out of the "Eliza Steitz ten acre tract of land", conveyed by Mabel Steitz et al., to The Northwest Boulevard Company by deed dated April 10, 1926, and recorded in Deed Book 825, Page 1, Recorder's Office, Franklin County, Ohio, said parcel of land lying between West Third Avenue and West Fifth Avenue in said City of Columbus, Ohio, and being part of Half Section No. 6, Township No. 5, Range No. 22, Refugee Lands, and being more particularly bounded and described as follows:

Beginning at an iron pin in the westerly line of Norton Avenue, which iron pin marks the southeasterly corner of the 1.147 acre tract of land conveyed by The Northwest Boulevard Company to Sinclair B. Nace and Edward E. Nace by deed dated May 23, 1930, and recorded in Deed Book 921, Page 523, Recorder's Office, Franklin County, Ohio, which 1.147 acre tract is designated in said deed as "Parcel No. 1", said point of beginning is located South 0 deg. 10' East, a distance of 548.0 feet from an iron pin marking the intersection of the southerly line of Fifth Avenue with the westerly line of said Norton Avenue, which last mentioned iron pin is, in turn, located South 89 deg. 17' East, a distance of the 421.59 feet from the intersection of the southerly line of Fifth Avenue with the westerly line of said '6.7475 acre tract of land', thence from said point of beginning with the westerly line of said Norton Avenue, South 0 deg. 10' East, a distance of 78.90 feet to an iron pin in the south line of said '6.7475' acre tract of land, and marking an angle in the westerly line of said Norton Avenue; thence, continuing with the said westerly line of said Norton Avenue, South 0 deg. 23' East a distance of 382.73 feet to an iron pin marking the intersection of the said westerly line of said Norton Avenue with the northeasterly line of a 20 foot railroad right-of-way conveyed by The Northwest Boulevard Company to The Hocking Valley Railway Company by deed dated January 5, 1928 and recorded in Deed Book 882, Page 131, Recorder's Office, Franklin County, Ohio; thence, with the northeasterly line of the above described 20 foot railroad right-of-way, with a curve to the right having a radius of 400.275 feet, through an angle of 60 deg. 28' 20", to an iron pin marking a 'point of tangent', the above described are being measured by a long chord whose course is

North 30 deg. 24' 10" west and whose length is 403.12 feet; thence continuing with the easterly line of said 20 foot railroad right-of-way North 0 deg. 10' West a distance of 33.39 feet to an iron pin, marking the southerly corner of a 0.012 acre parcel of land designated as "Parcel No. 2" in the above mentioned deed from The Northwest Boulevard Company to Sinclair B. Nace and Edward E. Nace, recorded in Deed Book 921, Page 523; thence with the easterly line of said 0.012 acre tract of land North 9 deg. 04' East a distance of 81.05 feet to an iron pin in the southerly line of the above described 1.147 acre tract of land, designated as "Parcel No. 1" in the said deed to Sinclair B. Nace and Edward E. Nace; thence with the said Southerly line of said 1.147 acre tract of land, North 89 deg. 50' East a distance of 188.55 feet to the point of beginning, containing an area of **1.660 acres**.

Being the same premises conveyed to Columbus Metal Products, Inc. by Deed from Columbus Metal Products, Inc. dated April 20, 1964, filed for record May 4, 1964 and recorded in Deed Book 2557, Page 265, Office of the Recorder, County of Franklin. Said Columbus Metal Products, Inc. by merger became Holophane Company, Inc. as evidenced by certificate of ownership filed June 15, 1964 in Deed Book 2836, Page 168, Office of the Recorder, County of Franklin, State of Ohio, together with all improvements thereon and all appurtenant right, privileges and easements thereunto belonging (all of the foregoing begin hereinafter referred to as the "Premises").

Parcel No.: 01-068131

Street Address: 1341 Norton Avenue, Columbus, Ohio 43212

1/29/16



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/19/16



Disclaimer

Scale = 250



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.



City of Columbus Zoning Plat



Z16-008

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: 010068131

Zoning Number: 1341

Street Name: NORTON AVE

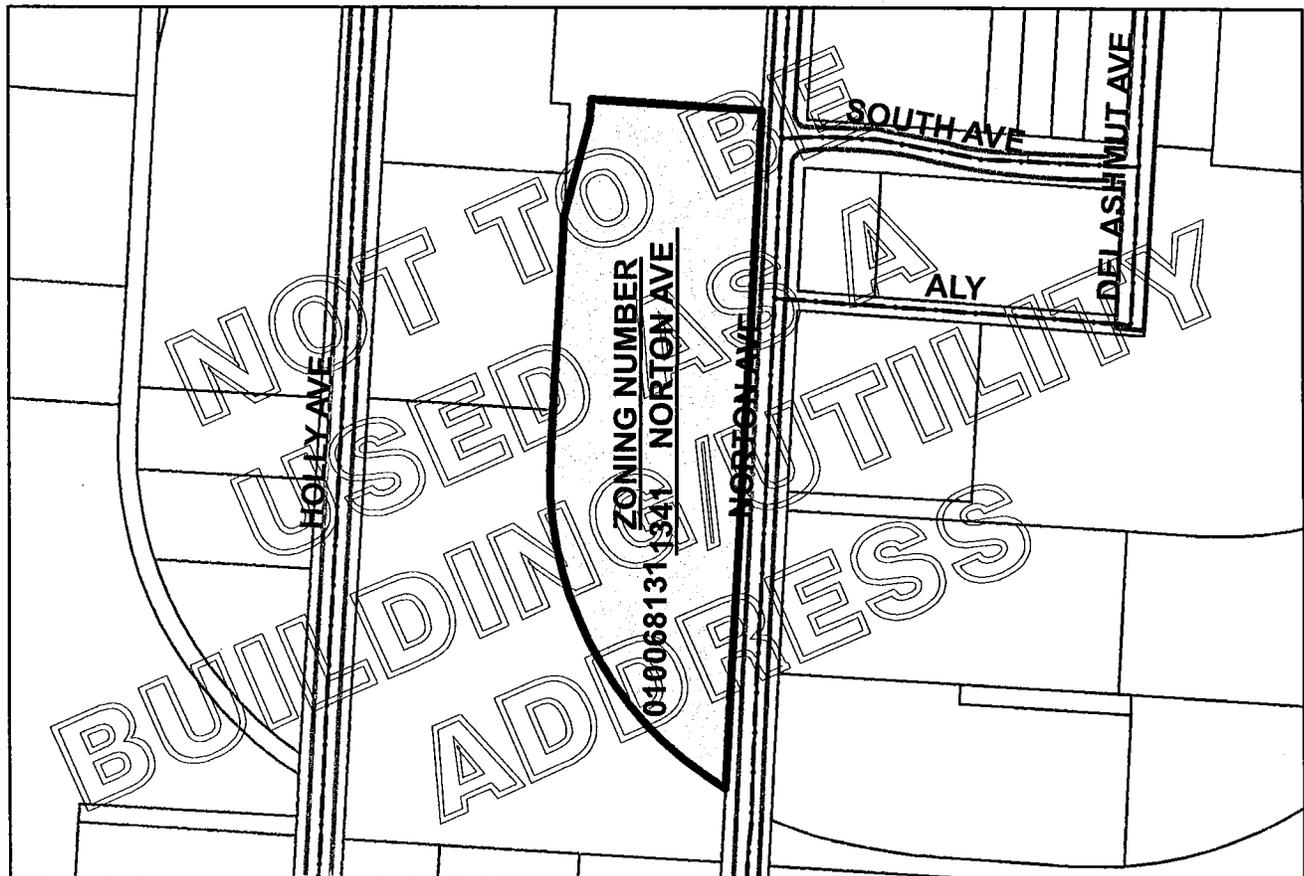
Lot Number N/A

Subdivision: N/A

Requested By: BEHAL SAMPSON DIETZ (KEITH WITT)

Issued By: *Patricia Austin*

Date: 3/7/2014



SCALE: 1 inch = 200 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 18031

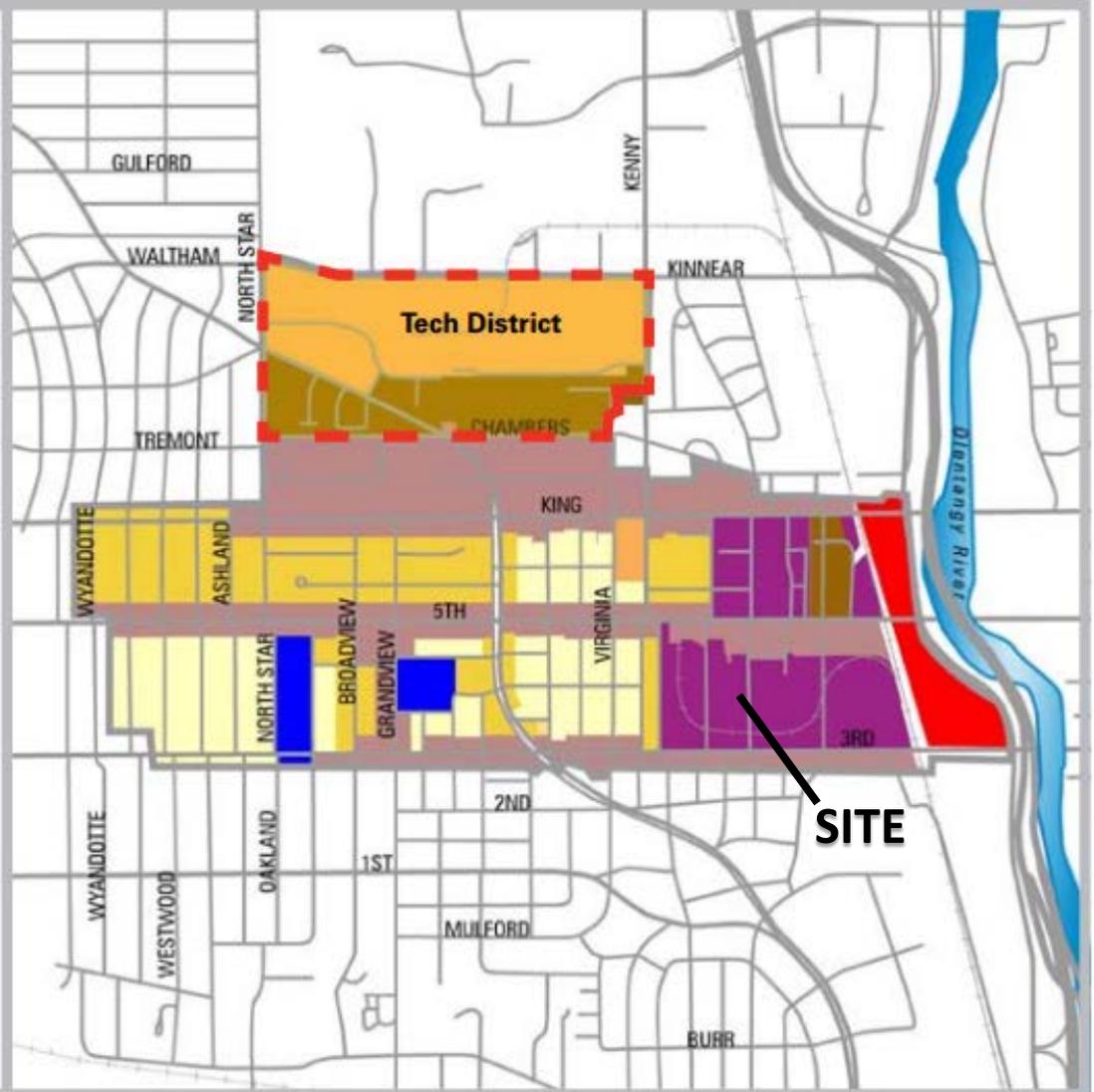




Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density
Mixed Residential
- Single/Two Family



Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3



Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3