

**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 #: 216-014

Date Received: 3/1/16

Application Accepted By: Michael Maret Fee: \$1800<sup>00</sup>

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

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 882 S. Front Street Zip 43206

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 010-051713

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

Current Zoning District(s) M, Manufacturing Requested Zoning District(s) AR-1

Area Commission Area Commission or Civic Association: Brewery District Commission

Proposed Use or reason for rezoning request: Residential redevelopment of property

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.991

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name 876 S. Front LLC c/o David 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

**PROPERTY OWNER(S):**

Name 876 S. Front LLC c/o David 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 Street, FL 3 City/State Columbus, Ohio 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 876 S. Front LLC by David B. Perry, Agent

PROPERTY OWNER SIGNATURE 876 S. Front LLC by David B. 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

# SUPPLEMENTAL LIST OF PARCEL NUMBERS

Z16- 014

882 S. Front Street

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010-023789	010-000598	010-013231	010-000576	010-021241	010-051713
010-033017	010-002482	010-051330	010-023160	010-023111	010-057698

**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 # 216-014

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, Ohio  
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 43215

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 882 S. Front Street  
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) 876 S Front 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)

876 S Front LLC  
c/o Dave Perry, 614-228-1727

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

(5) Brewery District Commission  
c/o James Goodman  
50 West Gay Street  
Columbus, Ohio 43215

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 26th 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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**EXHIBIT A, Public Notice**  
**882 S. Front Street**  
**Z16-014**  
**February 18, 2016**

**APPLICANT**

876 S. Front LLC  
c/o Dave Perry  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

876 S. Front 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**

Brewery District Commission  
C/o James Goodman  
50 W Gay Street  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Douglas P. Brownfield  
902 S. Wall Street  
Columbus, Ohio 43206

James L. Widmaier  
1210 N. Via Donna  
Palm Springs, CA 92262

Hudnich LLC  
138 Oak Canyon Drive  
Pataskala, Ohio 43062

DJM Equities Ltd  
887 S High Street  
Columbus, Ohio 43206

Gary Paul Price, TR  
23 W Whittier Street  
Columbus, Ohio 43206

Martin Management Co., Inc.  
795 S Wall Street  
Columbus, Ohio 43206

Deen Spade LLC  
871 S High Street  
Columbus, Ohio 43215

David Lapczynski  
298 Rumsey Road  
Columbus, Ohio 43207

Mukhdomi Properties, LLC  
4215 Gantz Road  
Grove City, Ohio 43123

Joann A. Blum  
7233 River Knolls Place  
Dublin, Ohio 43016

876 S Front Street  
10848 Weyomouth Avenue  
Powell, Ohio 43065

**882 S. Front Street**  
**Z16-014**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 02/18/2016**

Andrew C Hinton  
909 S Wall Street  
Columbus, Ohio 43206

Martin Management Co., Inc.  
795 S Wall Street  
Columbus, Ohio 43206

C&D Holdings, LLC  
918 S Front street  
Columbus, Ohio 43206

Peggy S Edwards  
924 S Front Street  
Columbus, Ohio 43206

William B. Thompson  
6310 Linworth Road  
Worthington, Ohio 43085

Pops Holding LLC  
1925 Edgemont Road  
Columbus, Ohio 43212

Philip H. Sheridan, Jr.  
915 S High Street  
Columbus, Ohio 43206

Jacquelyn L. Risner  
885 S Front Street  
Columbus, Ohio 43206

George Huntley  
907 S Front Street  
Columbus, Ohio 43206

Benjamin B Webb  
891 South Front Street  
Columbus, Ohio 43206

Alan D. Hampton  
915 S Wall Street  
Columbus, Ohio 43206

KJ Restoration LLC  
897 S Front Street  
Columbus, Ohio 43206

RAJ Hospitality LLC  
919 S High Street  
Columbus, Ohio 43206

Bonnie L. Elliott  
915 S. Front Street  
Columbus, Ohio 43206

Angelina M Weimer  
1128 Black Gold Place  
Columbus, Ohio 43230

Jacquelyn Bardosi  
903 S Front Street  
Columbus, Ohio 43206

Miller Special Projects  
4641 Northwest Parkway  
Hilliard, Ohio 43026

Douglas P Brownfield  
902 S Wall Street  
Columbus, Ohio 43206

**ALSO NOTIFY**

876 S. Front, LLC  
10848 Weyomouth Avenue  
Powell, Ohio 43065

882 S. Front Street  
Z16-014  
Exhibit A, Public Notice  
Page 2 of 2, 02/18/2016

**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 # 216-014

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, 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

1. 876 S Front LLC 10848 Weyomouth Avenue Powell, Ohio 43065 # Columbus Based Employees: 0 Contact: Denis King 614-313-7881	2. -----
3. -----	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 26th day of February, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

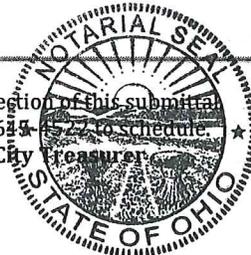
My Commission Expires:

11-5-2018

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

Notary Seal Here

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**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018  
Revised 12/15 slp



# City of Columbus Zoning Plat



## 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: 010023160 + 12 OTHER PARCELS

Zoning Number: 882

Street Name: S FRONT ST

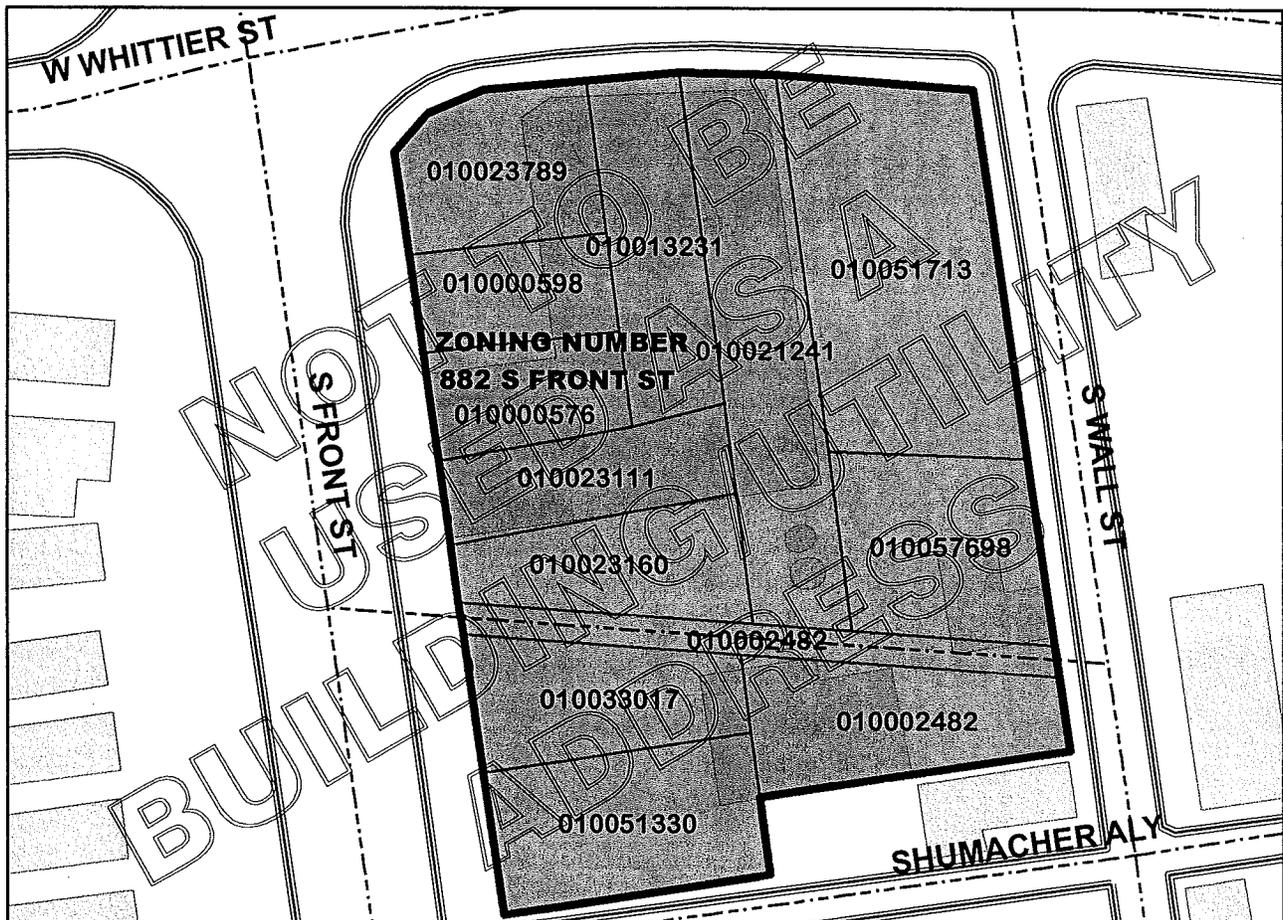
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Amariam*

Date: 2/19/2016



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 57736

882 S Front Street  
Legal Description  
Z16- 014  
CV16- 015

**DESCRIPTION OF  
0.991 ACRES**

Situated in the State of Ohio, County of Franklin, Half Section 28 and 29, Township 5, Range 22, Refugee Lands, being all of that 0.07 acres (PID 01002378900), 0.04 acres (PID 01000059800), 0.05 acres (PID 01000057600), 0.06 acres (PID 01002311100), 0.06 acres (PID 01002316000), 0.07 acres (PID 01003301700), 0.09 acres (PID 01005133000), 0.07 acres (PID 01001323100), 0.12 acres (PID 01002124100), 0.16 acres (PID 01005171300), 0.08 acres (PID 01005769800), 0.08 acres (PID 01000248200), as conveyed to 876 S. Front LLC, and a vacated alley (10 feet wide), all records obtained from the Auditor's Office, Franklin County, Ohio, being and being more particularly described as follows:

**BEGINNING** at the northeast corner of said 0.16 acres (PID 01005171300), being the intersection of the southerly right of way of West Whittier Street (54 feet wide) and the westerly right of way of South Wall Street (33 feet wide);

Thence South 08°16'24" East, with the westerly right of way of said South Wall Street, a distance of 209.18 feet, to a point in the easterly common corner of said 0.08 acres (PID 01000248200) and that 0.06 acres (PID 01003828000), as conveyed to Andrew C. Hinton;

Thence South 81°18'26" West, with the common line of said 0.08 acres (PID 01000248200) and said 0.06 acres (PID 01003828000), a distance of 97.92 feet, to a point in the westerly common corner of said tracts;

Thence South 07°31'57" East, with the common line of said 0.06 acres (PID 01003828000) and said 0.09 acres (PID 01005133000), a distance of 24.41, to a point in the southerly common corner of said tracts, being in the northerly right of way of Shumacher Alley (20 feet wide);

Thence South 81°33'21" West, with the common line of said 0.09 acres (PID 01005133000) and said northerly right of way of Schumcher Alley, a distance of 85.12 feet, to a point in the southwestly corner of said 0.09 acres (PID 01005133000);

Thence North 08°14'52" West, with the easterly right of way of South Front Street (82.5 feet wide), a distance of 241.19 feet, to a point in intersection of said easterly right of way of South Front Street and the southerly right of way of West Whittier Street;

Thence with the southerly right of way of West Whittier Street, the following courses:

North 41°15'08" East, a distance of 16.23 feet, to a point;

North 67°18'40" East, a distance of 19.18 feet, to a point;

North 84°56'58" East, a distance of 61.34 feet, to a point;

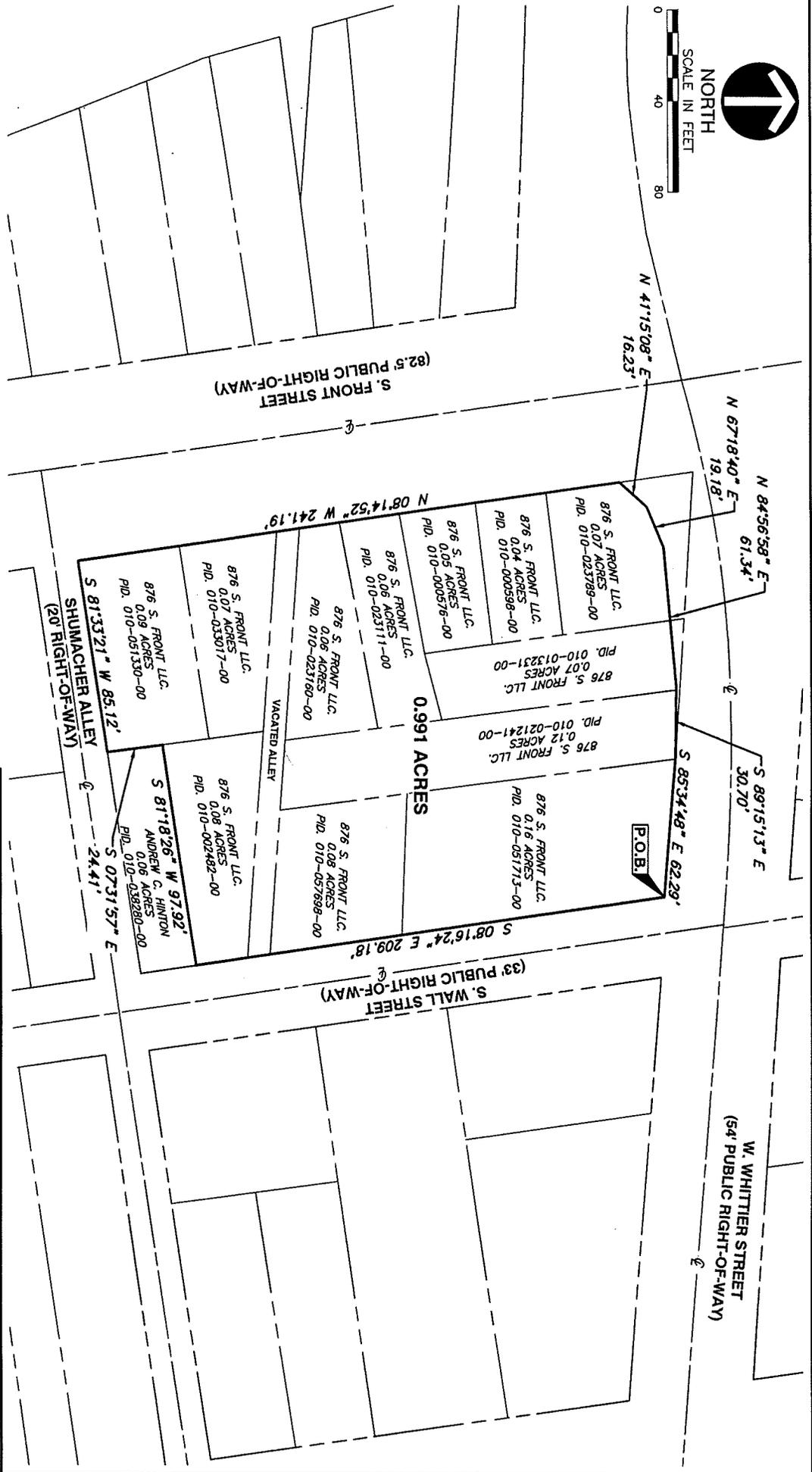
South 89°15'13" East, a distance of 30.70 feet, to a point;

South 85°34'48" East, a distance of 62.29 feet, to the **POINT OF BEGINNING**, containing 0.991 acres, more or less.

The above description is based on linework obtained from the Franklin County Auditor's Office and the content is intended for zoning purposes only.



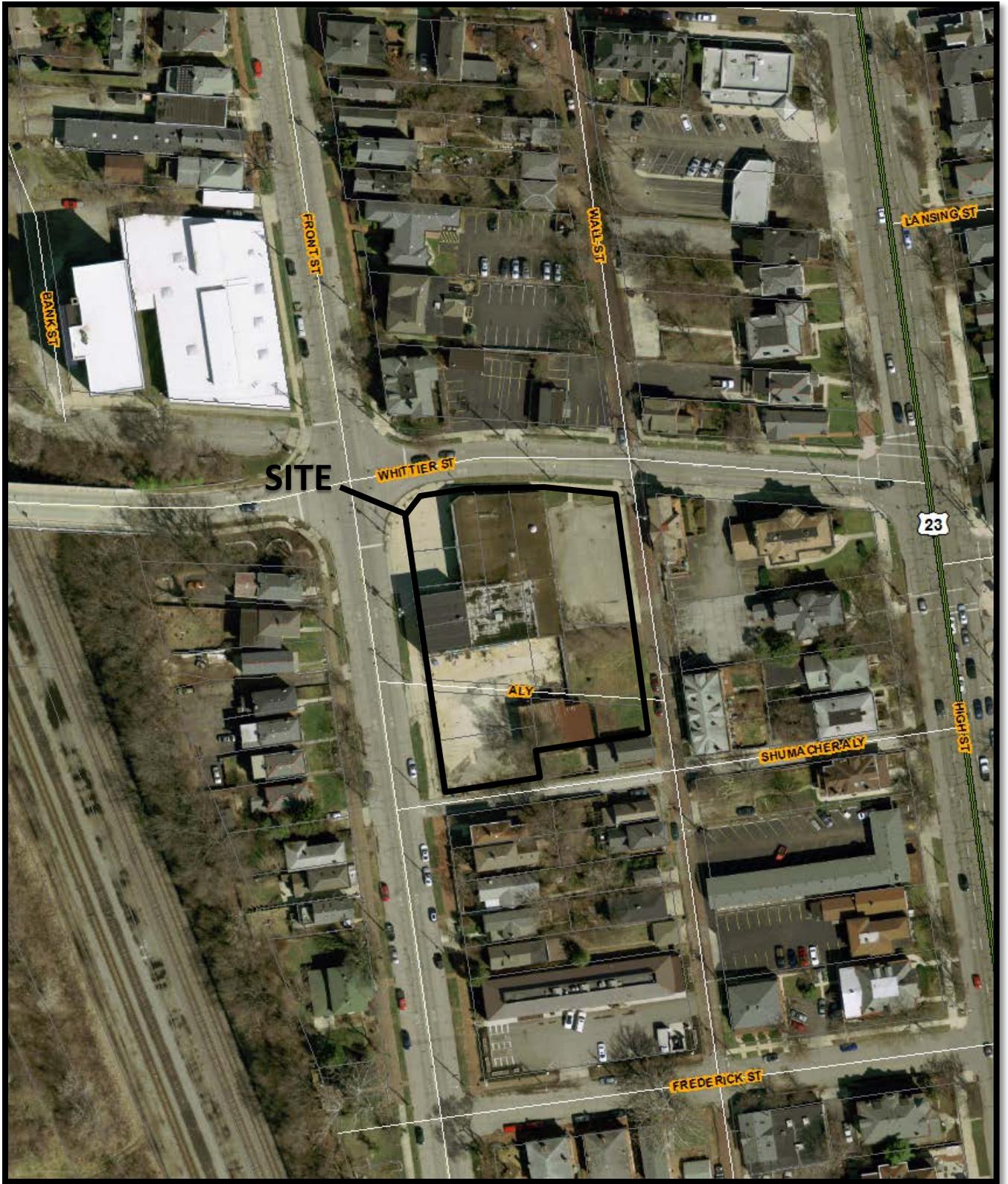
SCALE IN FEET  
0 40 80



 <p><b>Civil &amp; Environmental Consultants, Inc.</b> 250 Old Wilson Bridge Road, Suite 250, Worthington, OH 43085 614-540-6533 • 888-598-6808 www.cesinc.com</p>		<p>876 S. FRONT STREET CITY OF COLUMBUS FRANKLIN COUNTY, OHIO</p>	
<p>DRAWN BY: JEC DATE: FEBRUARY 2016 CHECKED BY: JEC DWG SCALE: 1"=40'</p>	<p>MAJ PROJECT NO.: 151-694</p>	<p>APPROVED BY: MAS DRAWING NO.: 10F1</p>	<p>ZONING EXHIBIT</p>



Z16-014  
 882 South Front Street  
 Approximately .991 acres  
 M to AR-1



Z16-014  
882 South Front Street  
Approximately .991 acres  
M to AR-1