

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 #: 216-023

Date Received: 4-5-16

Application Accepted By: mm + TD Fee: \$1,800

Comments: Assigned to James Burdin; jeburdin@columbus.gov; 614-645-1341
Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1124 North 4th Street Zip 43201

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 010-038134, 010-007725

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

Current Zoning District(s) R-4 Requested Zoning District(s) AR-3

Area Commission Area Commission or Civic Association: Italian Village

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

Proposed Height District: H-35 (continue on separate page if necessary)
Acreage 0.40 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Damado 1 LLC, c/o Dave Perry, David Perry Company, Inc.

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

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

PROPERTY OWNER(S):

Name Damado 1 LLC, c/o Dave Perry, David Perry Company, Inc.

Address 145 East Rich Street, 3rd Floor City/State Columbus, OH 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 East Rich Street, 3rd Floor 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 Damado 1 LLC by Dave B. Perry, Agent

PROPERTY OWNER SIGNATURE Damado 1 LLC by Dave 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

REZONING APPLICATION

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

**DEPARTMENT OF BUILDING
AND ZONING SERVICES**

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-073

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry, David Perry Company, Inc.
of (1) MAILING ADDRESS 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215

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

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1124 North 4th 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) 4-5-16

(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) Damado 1 LLC, c/o Dave Perry
David Perry Company, Inc.
145 E Rich Street, 3rd Floor
Columbus, OH 43215

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

Damado 1 LLC
c/o Dave Perry (614) 228-1727

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

(5) Italian Village Commission
c/o Connie Torbeck
Historic Preservation Office
50 W. Gay St., 4th FL, Columbus, OH 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 15th day of APRIL, 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
Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the application being returned. Applications must be submitted by appointment. Call 614-645-7433 for more information. Please make all checks payable to the Columbus Public Works Department.

EXHIBIT A, Public Notice
1124 North Fourth Street
Z16-023
March 25, 2016

APPLICANT

Damado 1 LLC
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Damado 1 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

Italian Village Commission
C/o Connie Torbeck
Historic Preservation Office
50 W Gay Street, 4th Floor
Columbus, Ohio 43215

PROPERTY OWNERS WITHIN 125 FEET

FK IV LP
2362 N High Street
Columbus, OH 43202

Jesse Cyrus Jr
3495 Hevensport Road
Carroll, OH 43112

New Victorians
c/o New Victorians Inc.
455 3rd Avenue
Columbus, OH 43201-3363

New Victorians Inc.
455 3rd Avenue
Columbus, OH 43201-3363

Shirley Waller et al
236 E 4th Avenue
Columbus, OH 43201

Patrick Walsh
242 E Fourth Avenue
Columbus, OH 43201

Thelma Black
1275 E 15th Avenue
Columbus, OH 43211

The New Victorians Inc.
455 3rd Avenue
Columbus, OH 43201-3363

1086 North Fourth ST LS
1020 Dennison Avenue
Columbus, OH 43201

Green Room Brewing LLC
1101 N Fourth Street
Columbus, OH 43201

Columbia Gas of Ohio Inc.
200 Civic Center Drive
7815 Walton Pkwy
New Albany, OH 43054-8233

1124 North Fourth Street
Z16-023
Exhibit A, Public Notice
Page 1 of 2, 03/25/2016

Heidi Koestner
C/o Revisions Remodeling Ltd.
PO Box 16142
Columbus, OH 43216-6142

Absolute Properties LLP
6434 Scioto Court
Westerville, OH 43082

ALSO NOTIFY

Damado 1, LLC
C/o Kevin Lykens
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

Shremshock Architects
c/o Karrick Sherrill
7400 W Campus Road, #150
New Albany, OH 43054

1124 North Fourth Street
Z16-023
Exhibit A, Public Notice
Page 2 of 2, 03-25-2016

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 # 216-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Floor, 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

| | |
|--|-----------------|
| <p>1. Damado 1 LLC 375 E Fifth Avenue Columbus, Ohio 43201 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209</p> | <p>2. _____</p> |
| <p>3. _____</p> | <p>4. _____</p> |

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 APRIL, 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 your application.
Applications must be submitted by appointment. Call 614-645-7433
Please make all checks payable to the Columbus City Auditor

**Zoning Description ~ 0.40+/- Acre
East of N. Fourth Street
North of E. 4th Avenue**

216-023

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 4 and 5, Township 5, Range 22, Refugee Lands, being part of Lots 6-13 of Wakefield Hughes and Samuel's Subdivision of record in Plat Book 2, Page 220, part of Lots 1, 2, 8, 9 and 10 of Lizzie and Frederick Wheeldon's Subdivision of record in Plat Book 2, Page 212, part of Lots 29-30 of Wm. G. Deshler's Amended Addition to Phelans Mount Pleasant Addition of record in Plat Book 1, Page 302 and all of the tracts conveyed to Damado 1 LLC of record in Instrument Number 201501160007225 and more particularly described as follows:

Beginning at the southwesterly corner of said Damado tracts, being in the southerly line of said Lot 11 and northeasterly right-of-way intersection of N. Fourth Street and E. 4th Avenue;

Thence **N 08° 55' 30" W**, along the westerly line of said Damado tracts and being the easterly right-of-way line of said N. Fourth Street, **183.7 feet+/-** to the northwesterly corner of said Damado tracts, being in the northerly line of said Lot 6 and the southeasterly right-of-way intersection of said N. Fourth Street and E. Greenwood Avenue;

Thence **S 87° 30' 00" E**, along the northerly line of said Damado tracts, being the northerly line of said Lot 6 and Lot 13 and along the southerly right-of-way line of said E. Greenwood Avenue, **95.6 feet+/-** to the northeasterly corner of said Damado tracts, being the northeasterly corner of said Lot 13 and being the southwesterly right-of-way intersection of said E. Greenwood Avenue and a 15 foot Alley;

Thence **S 09° 22' 00" E**, along the easterly line of said Damado tracts, being the easterly line of said Lots 12 and 13 and being the westerly right-of-way line of said 15 foot Alley, **184.0 feet+/-** to the southeasterly corner of said Damado tracts, being the southeasterly corner of said Lot 12 and being the northwesterly right-of-way intersection of said 15 foot Alley and said E. 4th Avenue;

Thence **N 87° 30' 00" W**, along the southerly line of said Damado tracts, being the southerly line of said Lots 11 and 12 and being the northerly right-of-way line of said E. 4th Avenue, **97.1 feet+/-** to the **Point of Beginning**. Containing **0.40+/- acre**.

This exhibit was prepared on March 31, 2016 and is based on information obtained from the Franklin County Auditor's Office and Franklin County Recorder's Office and is not intended to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.

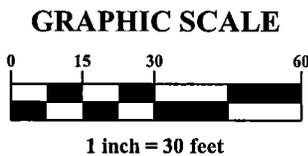
Zoning Exhibit

City of Columbus, Franklin County, Ohio
 Section 4 & 5, Township 5, Range 22
 Refugee Lands



Z:\16-0001-725\DWG\PRODUCTION DRAWINGS\SURVEY\0001-725 zoning exhibit.dwg Layout 1 Mar 31, 2016 - 2:30:00pm dbickham

This exhibit is based on information obtained from the Franklin County Auditor's Office and Franklin County Recorder's Office and is not intended to be used for the transfer of land.



| | |
|------------------|----------------------|
| DRAWN BY: DRB | JOB NO.: 16-0001-725 |
| DATE: 03/31/2016 | CHECKED BY: |

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



City of Columbus Zoning Plat

216-023



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: 010007725, 010038134

Zoning Number: 1124

Street Name: N 4TH ST

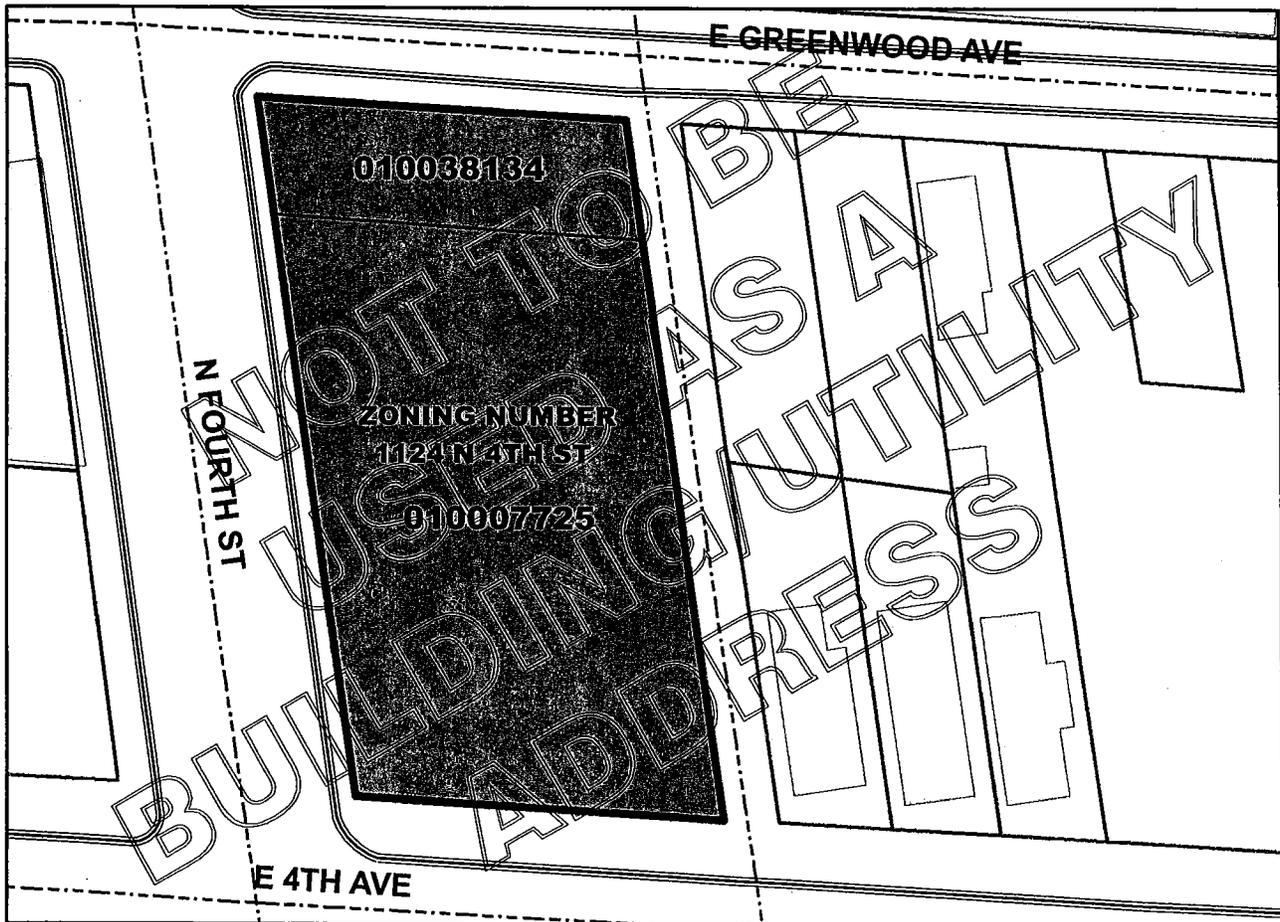
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Edyana Amarian*

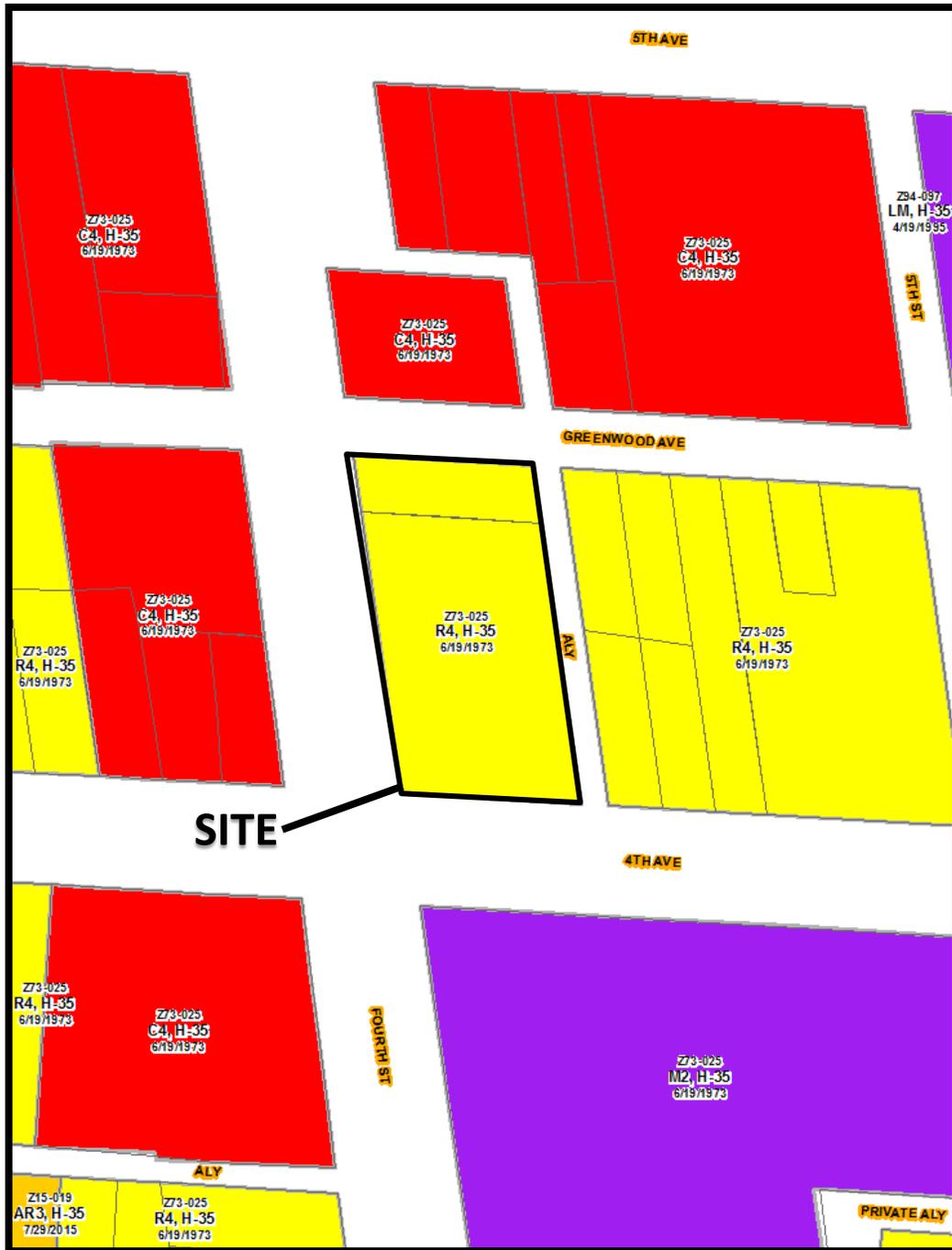
Date: 3/25/2016



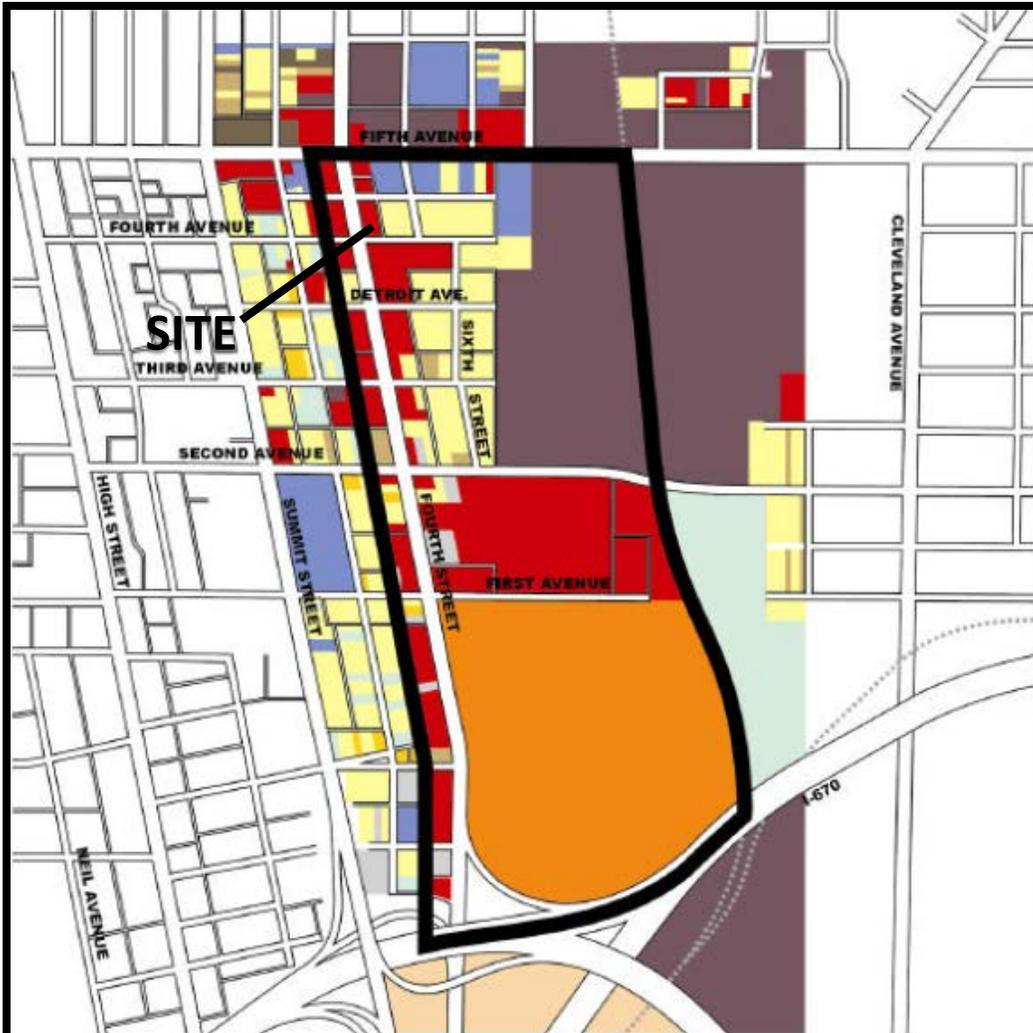
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 60279



CV16-027
 1124 North Fourth Street
 Approximately 0.40 acres
 R-4 to AR-3



Italian Village East

Proposed Land Use



January 2000

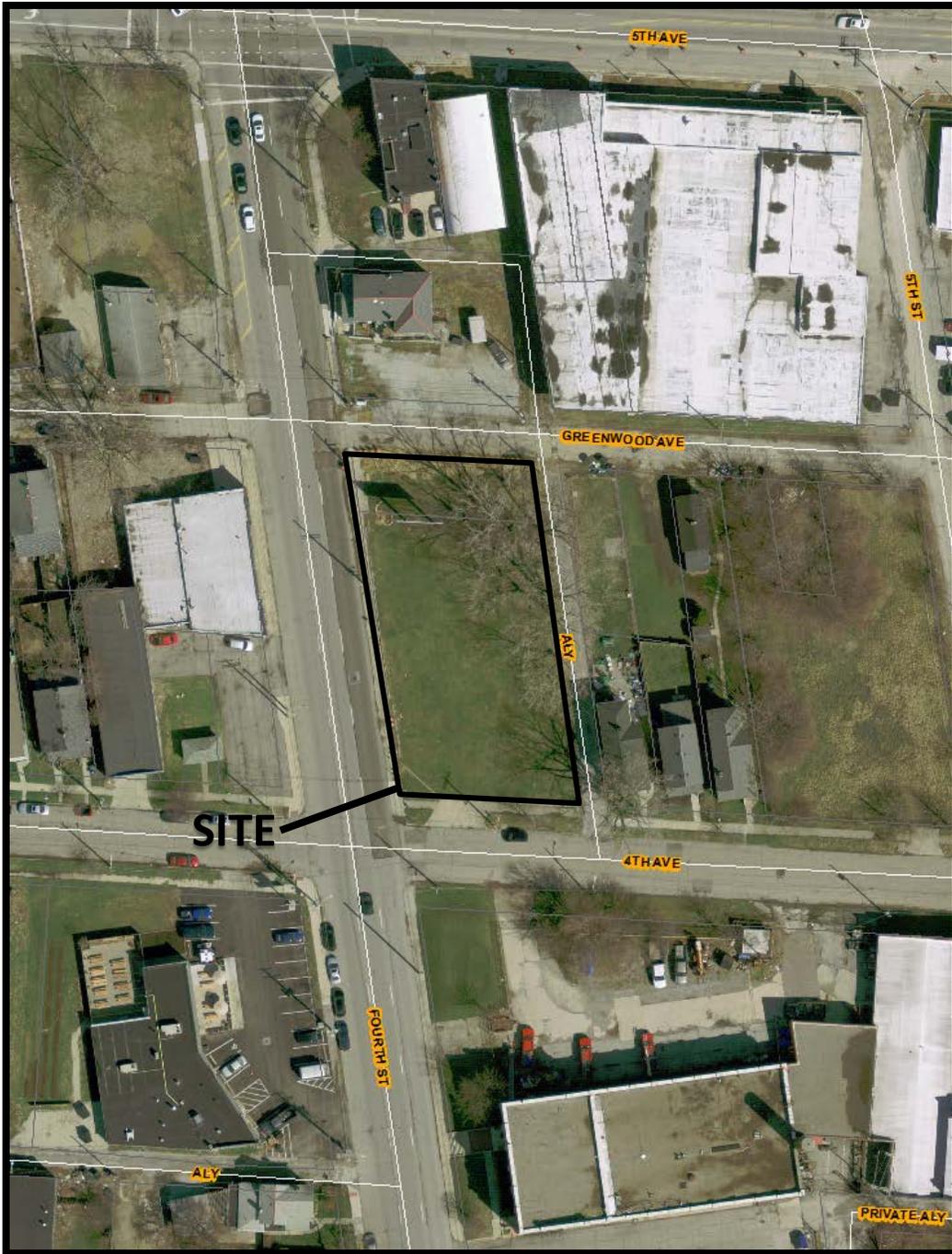


| | |
|--|---------------------------|
| | Residential (1 - 2 units) |
| | Residential (3 - 4 units) |
| | Residential (> 4 units) |
| | Mixed Use |
| | Commercial |
| | Manufacturing |
| | Institutional |
| | Parks/Open Space |
| | Vacant Lots/Buildings |
| | Parking |
| | Downtown District |



City of Columbus
 Michael B. Coleman, Mayor
 Department of Traffic and Development
 Mark Sarsoob, Director
 Planning Office
 Stephen R. McGary, Administrator
 Urban Design Section
 Larry D. Lewis, Graphic Designer

CV16-027
 1124 North Fourth Street
 Approximately 0.40 acres
 R-4 to AR-3



CV16-027
1124 North Fourth Street
Approximately 0.40 acres
R-4 to AR-3