

THE CITY OF
COLUMBUS

ANDREW J. CANTHER, 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 #: 216-030

Date Received: 5-16-16

Application Accepted By: TD + JB

Fee: \$1,800

Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 920 East Long Street, Columbus, Ohio Zip 43203

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 010048889

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

Current Zoning District(s) Z73-197 Residential R2F

Requested Zoning District(s) C3 COMMERCIAL

Area Commission Area Commission or Civic Association: Near East Area

Proposed Use or reason for rezoning request: This is a commercial building located in a 1974 rezoning of the area to

residential. However, this is an existing mix use building. Commercial-3 tenant (continue on separate page if necessary)

Proposed Height District: Existing Building H-35

(Columbus City Code Section 3309.14)

Acreage 0.04

APPLICANT:

Name Abbas Eltilib

Address 8309 Orange Station Loop

City/State Lewis Center

Zip 43035

Phone # 614-702-5257

Fax #

Email

PROPERTY OWNER(S):

Name Clemya E Matthews

Address 223 North 20th Street

City/State Columbus

Zip 43203

Phone # 614-582-5396

Fax #

Email clemya1@gmail.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☐ Agent

Name

Address

City/State

Zip

Phone #

Fax #

Email:

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

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-030

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ABBAS ELTULIB
of (1) MAILING ADDRESS 8309 ORANGE STATION LOOP LEWIS CENTER OH 43081
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 _____

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) Clemya E Matthews
223 North 20th Street, Columbus, Ohio 43203

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

614-702-5257

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

(5) Near East Area Commission
Amie Ross-Womack 614-531-2700
Mark Dravillus

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

Subscribed to me in my presence and before me this 12 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Trishaa A. Chaney
2-6-2018

This Affidavit expires six months after date of notarization.

Notary Seal Here



TRISHAA. CHANEY
Notary Public, State of Ohio
My Comm. Expires Feb. 6, 2018

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MO 1/16/16

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

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 # 216-030

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ABBAS ELTILIB

of (COMPLETE ADDRESS) 8309 ORANGE STATION LOOP LEWIS CENTER OHIO 43035

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. Clemya E Matthews 223 North 20th Street Columbus, Ohio 43203	2. Abbas Eltilib 8309 Orange Station Loop Lewis Center, Ohio 43035
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

TRISHAA. CHANEY

Notary Public, State of Ohio

My Comm. Expires Feb. 6, 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

APPLICANT

Abbas Eltilib
8309 Orange Station Loop
Lewis Center, OH 43035

PROPERTY OWNER

Clemya E. Matthews
223 North 20th Street
Columbus, OH 43203

AREA COMMISSION

Near East Area Commission
c/o Annie Ross-Womack
874 Oak Avenue
Columbus, OH 43206

**SURROUNDING PROPERTY
OWNERS**

Second Baptist Church
242 North 17th Avenue
Columbus, OH 43203

Unity Investment Holdings, LLC
225 N. 4th Street, Suite 303
Columbus, OH 43215

Summerfield Homes, LLC
17174 Main Street, 10th Floor
Dallas, TX 75201

Capital City Holdings, LLC
88 E. Broad Street, Suite 1500
Cincinnati, OH 45215

Affordable Housing Trust, et al
110 N. 17th Street
Columbus, OH 43203

QUITCLAIM DEED

Instn 200312240402758 12/24/2003
Pages 3 F 136.00 11:04AM
Robert G. Montgomery T20030148834
Franklin County Recorder MLOLEMYA E

THIS QUITCLAIM DEED, executed this by _____ day of _____, 20____
first party, Grantor, **Louis A Matthews**
whose post office address is **223 North 20th Street, Columbus, Ohio 43203**
to second party, Grantee, **Clemya E Matthews**
whose post office address is **223 North 20th Street, Columbus, Ohio 43203**

WITNESSETH, That the said first party, for good consideration and for the sum of
One Dollar

Dollars (\$1.00)

paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of **Franklin**, State of **Ohio**, City of **Columbus** to wit:

First Tract: Being 50 feet of the east end of Lot No. 1 of Dewitt and Hoffman's Subdivision of 13 ½ #59
acres of land, being part of Half Section 13, Township 5, Range 22, Refugee Lands, as the same is A1 of
numbered and delineated on the recorded plat thereof, of record in Plat Book 2, page 197, (010)
Recorder's Office Franklin County, Ohio. 48888

Second Tract: Being also part of Half Section No. 13 aforesaid and bounded and described as
follows: Being at a point in the north line of Long Street where the east line of John W Baker's
Australia Addition to said City Intersect the same: thence northwardly along the east line of said
Australia Addition 49.03 feet of the northwest corner of the east half of a parcel of land conveyed by
Jeremiah Armstrong to Henery Miller and Gottlieb Hinderer by deed recorded in D.B. 12 Page 352
Franklin, County Recorder's Office,

SEE SCHEDUEL A

KNOW AS: 920-924-924 ½ East Long Street, Columbus, Ohio 43203
Prior Instrument Reference Vol. #27055 F12 of the Deed Records of Franklin County
Parcel # 10-48889-9

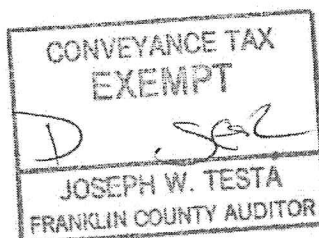
@ 1992-2001 M, de E-Z Pmducts, Inc.

Page 1

Rev.10102

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law, vary, to consult with a lawyer on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

apak



916855
TRANSFERRED

DEC 24 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

216-030

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Darlene L. Newton
Signature of Witness

Darlene L. Newton
Print name of Witness

Signature of Witness

Print name of Witness

Yoon & Yoon
Signature of First Party

Louis A. Matthews
Print name of First Party

Signature of First Party

Print name of First Party

State of OHIO

County of Franklin

On December 24, 03 before me, ~~Louis A. Matthews~~ Darlene L. Newton
appeared Louis A. Matthews

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Darlene L. Newton
Signature of Notary



DARLENE L. NEWTON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 12-15-04

Affiant Known Produced ID

Type of ID

(Seal)

State of

County of

On

appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID

Type of ID

(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

SCHEDULE A

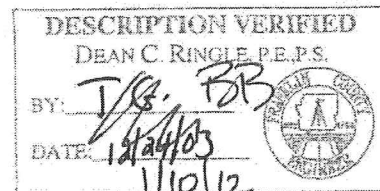
thence easterly with said north line 50.20 feet to the west line of the first alley east of 17th Street in the said City; thence southerly with the line of said alley to the north line of Long Street; thence westwardly with the north line of Long Street to the place of beginning.

Excepting there from the part sold off the east said thereof, for an alley, to the City of Columbus, Ohio which said alley is described as follows: Being part of the Hinderer tract and beginning at a point in the north line of said tract, also being the southeast corner of Lot No. 1 of Dewitt and Hoffman's Subdivision; thence eastwardly with the north line of said tract for a distance of 8.625 feet more or less, to the northeast corner of the premises owned by William F Steininger, thence southwestwardly with the east line of said premises to the north line of Long Street to a point westwardly with the north line of Long Street to a point where the West line of the alley west of 18th Street if extended southwardly would intersect the same; thence northwardly on a line which is the west line of the alley west of 18th Street extended southwardly to a point in the north line Long Street, to the place of beginning.

KNOWN AS: 920-924-924 ½ East Long Street

Parcel#10-48889-9

Prior Instrument Reference: Vol #27055 F12

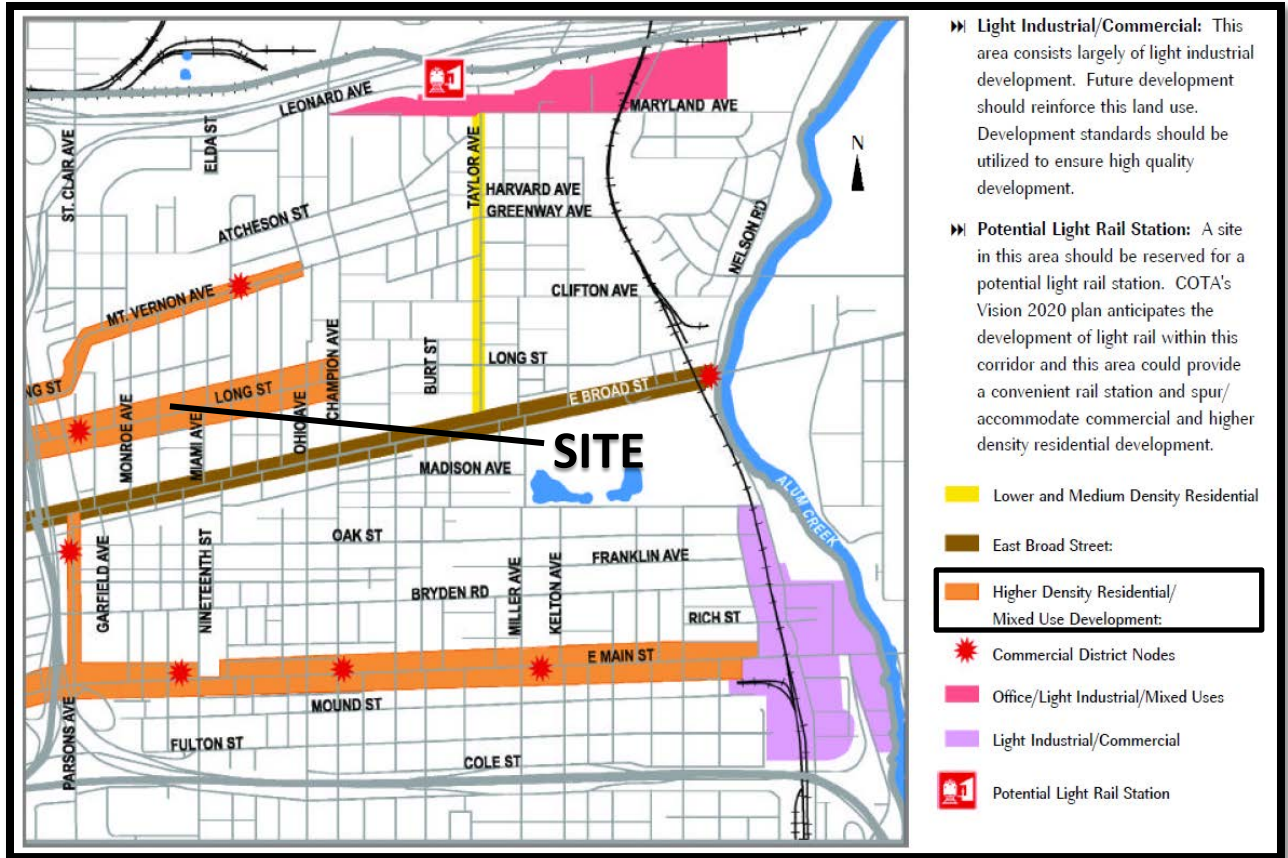


14059

ALL of (010) 48889



Z16-030
920 East Long Street
Approximately 0.04 acres
R-2F to C-3



Z16-030
 920 East Long Street
 Approximately 0.04 acres
 R-2F to C-3



Z16-030
920 East Long Street
Approximately 0.04 acres
R-2F to C-3