

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 #: 216-040

Date Received: 7/5/16

Application Accepted By: SP Fee: \$3,200 -

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

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1680 GENESSEE AVE. CD.OH Zip 43211

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 010-059457, 010-060100

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

Current Zoning District(s) Z 78-052 H-35 R-3 Requested Zoning District(s) _____

Area Commission Area Commission or Civic Association: NORTH LINDEN ARBA

Proposed Use or reason for rezoning request: CONSTRUCT NEW PARKING LOT TO IMPROVE THE CURRENT PARKING SITUATION (continue on separate page if necessary)

Proposed Height District: H-35 Acreage .21

[Columbus City Code Section 3309.14]

APPLICANT:

Name DDP AND ASSOCIATES - DANNY POPP

Address 855 EAST COOKE RD City/State COLUMBUS OH Zip 43224

Phone # 614-262-7973 Fax # 614-262-7963 Email DDPARCHS@AOL.COM

PROPERTY OWNER(S):

Name AS-SAHAB - SAMEN AYDUB

Address 2533 CLEVELAND AVE. City/State COLUMBUS OH Zip 43211

Phone # 614-439-3829 Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name DDP AND ASSOCIATES DANNY POPP

Address 855 E. COOKE RD City/State COLUMBUS OH Zip 43224

Phone # 614-262-7973 Fax # 614-262-7963 Email: DDPARCHS@AOL.COM

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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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DANNY D POPP
of (1) MAILING ADDRESS 855 E. COOKE RD. COLUMBUS OH. 43224

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 1680 GENESSEE AVE. COL. OH. 43211
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) 7-5-16

(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) SAMEN AYDUB
2533 CLEVELAND AVE.
COLUMBUS OH. 43211

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

DANNY POPP
614-262-7973

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

(5) NORTH LINDEN AREA
WALT REINER
5030 WESTERVILLE RD COL. OH. 43231

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 5th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Pamela J. Dawley
4-28-19

My Commission Expires:



My Commission Expires six months after date of notarization.
PAMELA J. DAWLEY

**NOTARY PUBLIC
STATE OF OHIO**

**RECORDED IN
FRANKLIN COUNTY**

**My Commission Expires
April 28, 2019**

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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 # 216-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANNY POPP
of (COMPLETE ADDRESS) 855 E. COOKE RD COLUMBUS OH 43224
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. <u>AS-SAHAB - SAMEN AYDUB</u> <u>2533 CLEVELAND AVE</u> <u>COLUMBUS OH 43211</u> <u>SAMEN AYDUB 614-439-3829</u>	2.
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 5th day of JULY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley



PAMELA J. DAWLEY

NOTARY PUBLIC
STATE OF OHIO

RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

Project Disclosure Statement expires six months after date of notarization.

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



200810200154965

Pgs: 2 \$28.00 T20080068669
10/20/2008 2:56PM BXGERNER BOX
Robert G. Montgomery
Franklin County Recorder

File#: 087681
Loan#: 40165045
Parcel#: 010-059457-00
Property Address: 1680 Genessee Ave., Columbus, OH 43211

Return to:
Gerner REO
One Riverfront Place, Sixth Floor
300 Dave Cowens Drive
Newport, Kentucky 41071

LIMITED WARRANTY DEED

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of August 1, 2006, Fremont Home Loan Trust 2006-B., a Delaware corporation ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty of any kind, except as expressed herein, to Masjid-As-Sahaba ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 1680 Genessee Ave., Columbus, OH, 43211 and situated in the County of Franklin, State of Ohio, described as follows (the "Premises"):

Situated in Franklin County and the State of Ohio, to-wit:
Located in the City of Columbus and further described as being Lots Numbered Seven Hundred Sixteen (716) and Seven Hundred Seventeen (717), in Simon's Neil and Simon's Linden Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 354, Recorder's Office, Franklin County, Ohio. Be the same more or less.

Permanent Parcel #: 010-059457-00

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Prior Instrument Reference: Quit Claim Deed recorded simultaneously herewith

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, and Grantee's successors, heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

TRANSFERRED

OCT 20 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

1976 2
Conveyance
Mandatory- 14.00
Permissive- 14.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND LOCATED IN THE CITY OF COLUMBUS. BEING LOT NUMBER SEVEN HUNDRED EIGHTEEN (718) OF SIMONS, NEIL AND SIMONS' LINDEN ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 5, PAGE 354, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AS APPEARS BY SAID PLAT.

SITUATED IN FRANKLIN COUNTY, STATE OF OHIO AND LOCATED IN THE CITY OF COLUMBUS. BEING LOT NUMBER SEVEN HUNDRED EIGHTEEN (718) OF SIMONS, NEIL AND SIMONS LINDEN ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 5, PAGE 354, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AS APPEARS BY SAID PLAT.

PARCEL# 010-059457

SITUATED IN FRANKLIN COUNTY AND STATE OF OHIO, TO WIT:

LOCATED IN THE CITY OF COLUMBUS AND FURTHER DESCRIBED AS BEING LOTS NUMBERED SEVEN HUNDRED SIXTEEN (716) AND SEVEN HUNDRED SEVENTEEN (717), IN SIMONS NEIL AND SIMONS LINDEN ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 5, PAGE 354, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. BE THE SAME MORE OR LESS.

216-040

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1680 Genessee Ave., Columbus OH 43211
OWNER: Samen Ayoub / As-Sahab
APPLICANT: Danny Popp, Architect
DATE OF TEXT: June 30, 2016
APPLICATION NUMBER:

1. INTRODUCTION:

This subject property consists of approximately 0.21 acres located directly north of Genessee Ave. and directly west of Cleveland Ave. The subject property is zoned R3 and is currently vacant with 1 vacant structure.

Owner owns the Mosque at 2533 Cleveland Ave., the commercial property directly to the east of the above site. The owner is seeking to build a parking lot consisting of 32 spaces to alleviate the congestion at 2533 Cleveland Ave. during their weekly prayer gathering.

2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Private Parking District as set forth in Columbus Zoning Code §.

3. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback Commitments:

The density, height and setback commitments will be shown on the Site Plan. The subject property shall include thirty two (32) parking spaces, each nine (9) feet wide and eighteen (18) feet long.

The parking setback along Genessee Ave. shall be a minimum of twenty five(25) feet from the Genessee Ave. right-of-way. The parking setback along the east property line shall be five (5). The parking setback along the north property line shall be a minimum of five (5) feet from the northern alley. The parking setback along the west property line shall be a minimum of five (5) feet.

B. Access, Loading, Parking and/or Other Traffic-Related Commitments:

Access will be as shown on the Site Plan. No direct access will be permitted to Genessee Ave; direct access will be from east alley only.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

The buffering, landscaping, and screening commitments will be shown on the Site Plan. Fully opaque, six foot, privacy wood fencing, including a minimum five (5) foot buffer shall be provided along the north and west property line. Landscape screening at least 3 feet tall at time of planting, within a minimum of a five (5) foot wide buffer, shall be provided along the remaining property lines as shown on the site plan.

D. Building Design and/or Interior/Exterior Treatment Commitments:

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

No additional lighting fixtures will be installed at the property.

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment:

The subject property is located at the northwest corner of Genessee Ave. and Cleveland Ave's. alley. The development of this subject property into parking will support the Mosque at 2533 Cleveland Ave, which is also owned by owner.

B. Existing Land Use:

The subject property is currently vacant and unimproved. The surrounding area is fully developed and consists of residential uses to the west, north and south with commercial use to the east.

C. Proposed Use:

The proposed use of the subject property is as a parking lot serving the Mosque across/east of the alley at 2533 Cleveland Ave.

D. Transportation and Circulation:

Access will be as shown on the Site Plan. No direct access will be permitted to/from Genessee Ave.

E. Visual Form of the Environment:

The subject property will be developed as a parking lot to support the property at 2533 Cleveland Ave., which is also owned by Owner.

F. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

216-040

H. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

5. **VARIANCES:**

A. Interior Landscaping. Columbus City Code §3312.21(A) contains a requirement that interior landscaping be provided for any lot containing ten (10) parking spaces or more. Due to the size and nature of the subject property, there will not be any interior landscaping provided.

B. Landscaping, Screening and Fencing Requirements: Columbus City Code §3371.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

SIGNATURE:

DATE:

SITE STATISTICS

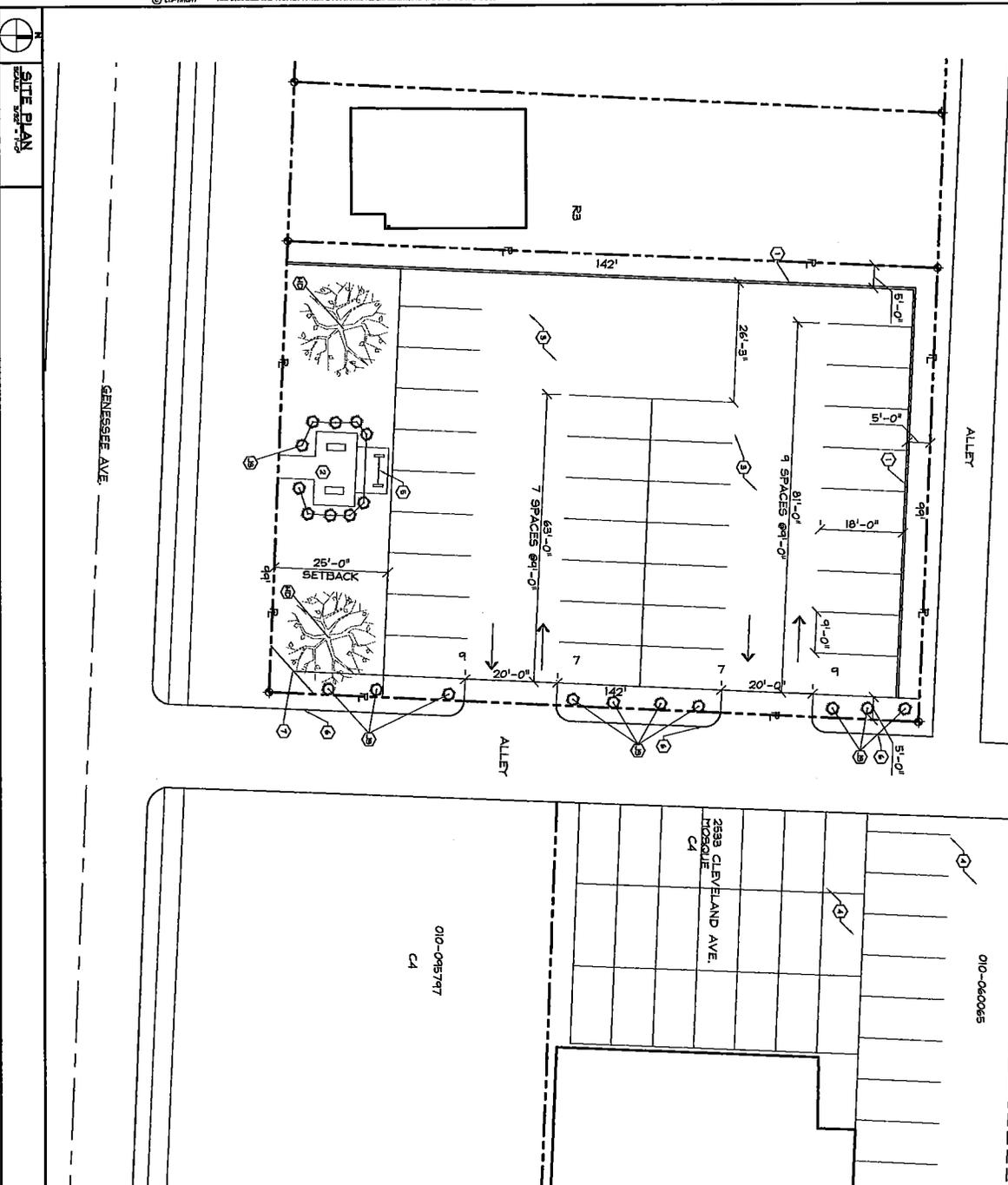
160 GENESSEE AVE. 3 010-663457/010-660102
(VACANT PROPERTY)

TOTAL ACRES: 21 (4,888 SF)
(1,344 SF ADJACENT)
(1,172 SF GREEN SPACES)

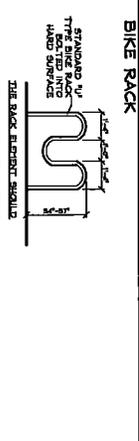
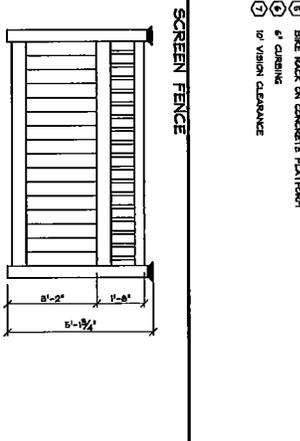
ZONING CLASSIFICATION: R3
20' PARKING SPACES PROVIDED

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	CONDI.	REMARKS
(Symbol)	SHADE TREES	13" DBH @ 4.8'		
(Symbol)	WOODS			
(Symbol)	SHRUBS	100000/200000	NO. 3	CONDI. 3 MINIMUM



- CODED NOTES:**
- ① NON SCREEN FENCE BY TALL PINE/FLR. SEE DETAIL, THIS SHEET
 - ② NON 1/2" x 8" CONCRETE PAVING WITH 2' x 4" x 8" x 4" BENCHES
 - ③ NON ASPHALT PAVING AREAS FROM NON CONCRETE CURBING AND ALONG LOT
 - ④ EXISTING PAVING AND STRUCTURE
 - ⑤ BIKE RACK ON CONCRETE PLATFORM
 - ⑥ CURBING
 - ⑦ BIKE RACK ON CONCRETE PLATFORM
 - ⑧ VISION CLEARANCE



FOR THE DIVISION OF POWER AND WATER (POWER)

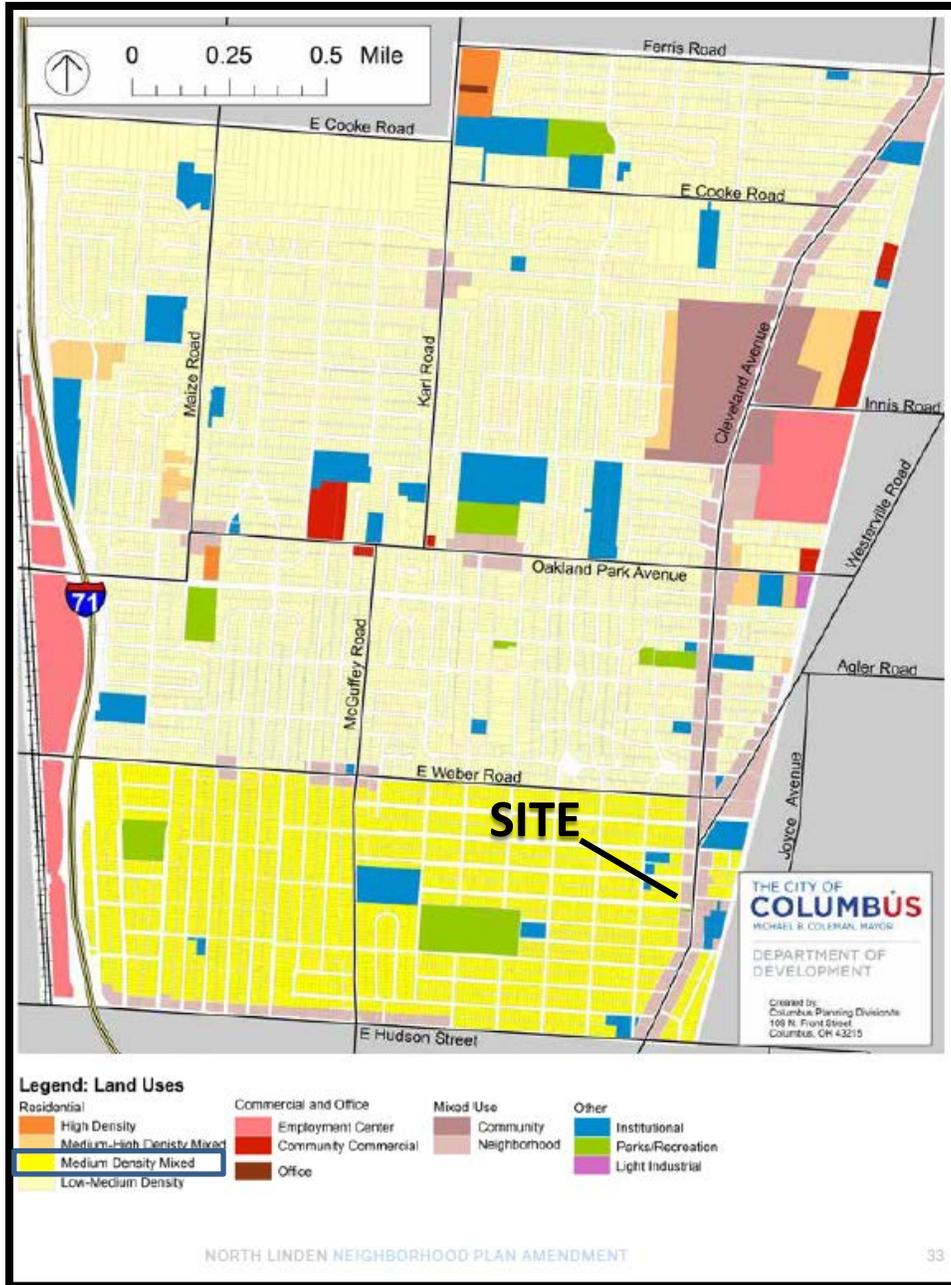
THE DIVISION OF POWER AND WATER HAS CONSIDERED THE PROPOSED AREA, INCLUDING THE BIKE RACK, AND HAS DETERMINED THAT THE PROPOSED BIKE RACK AND SCREEN FENCE ARE NOT SUBJECT TO CONSTRUCTION PERMITS OR REGULATIONS. THE DIVISION OF POWER AND WATER HAS REVIEWED THE PROPOSED BIKE RACK AND SCREEN FENCE AND HAS DETERMINED THAT THE PROPOSED BIKE RACK AND SCREEN FENCE ARE NOT SUBJECT TO CONSTRUCTION PERMITS OR REGULATIONS.

SITE LOCATION MAP

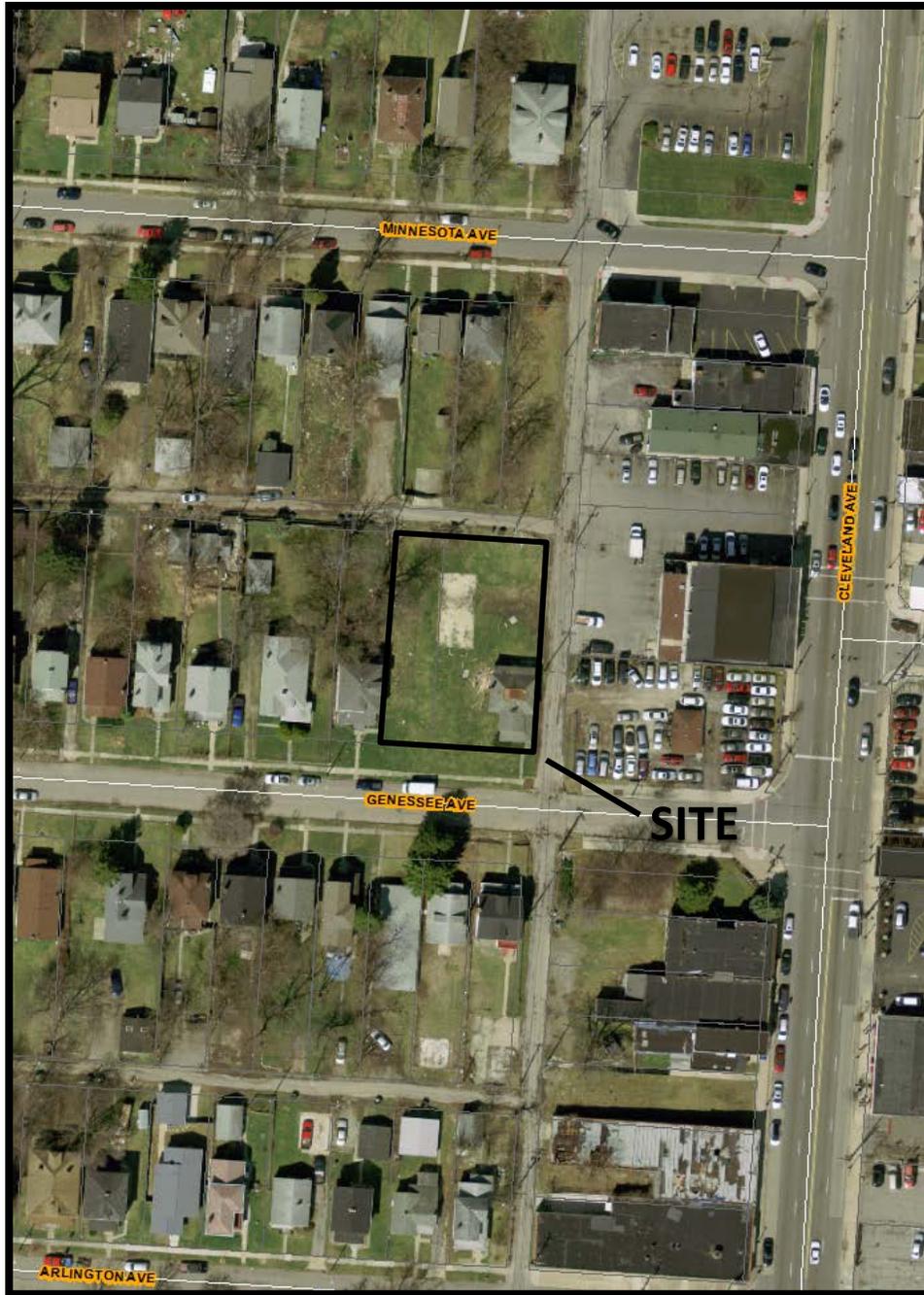
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Z16-040
 1680 Genessee Avenue
 Approximately 0.21 acres
 R-3 to CPD



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 Approximately 0.21 acres
 R-3 to CPD



Z16-040
1680 Genessee Avenue
Approximately 0.21 acres
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