

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 #: 216-066

Date Received: 10/5/16

Application Accepted By: TD+mn Fee: \$3,060

Comments: Assigned to Planner Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 871 Ingleside Avenue, Columbus, Ohio Zip 43215

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 010-005889

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

Current Zoning District(s) M - Manufacturing Requested Zoning District(s) AR-2

Area Commission Area Commission or Civic Association: Harrison West Society

Proposed Use or reason for rezoning request: Multi-family

(continue on separate page if necessary)

Proposed Height District: H-60 Acreage 7.027 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Pickett Companies c/o Dave Perry (David Perry Company, Inc.)

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

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

PROPERTY OWNER(S):

Name Barley Equities III, LLC c/o John Berry

Address 11150 Santa Monica Boulevard, Suite 1425 City/State Los Angeles, CA Zip 90025

Phone # 972-982-8652 Fax # ----- Email jberry@ironpointpartners.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent (FOR APPLICANT)

Name Donald Plank (Plank Law Firm)

Address 423 East Town Street, 2nd Floor 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 Pickett Companies by Dave B. Perry, Agent

PROPERTY OWNER SIGNATURE Barley Equities III, LLC by John Berry

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.

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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: 010005889

Zoning Number: 871

Street Name: INGLESIDE AVE

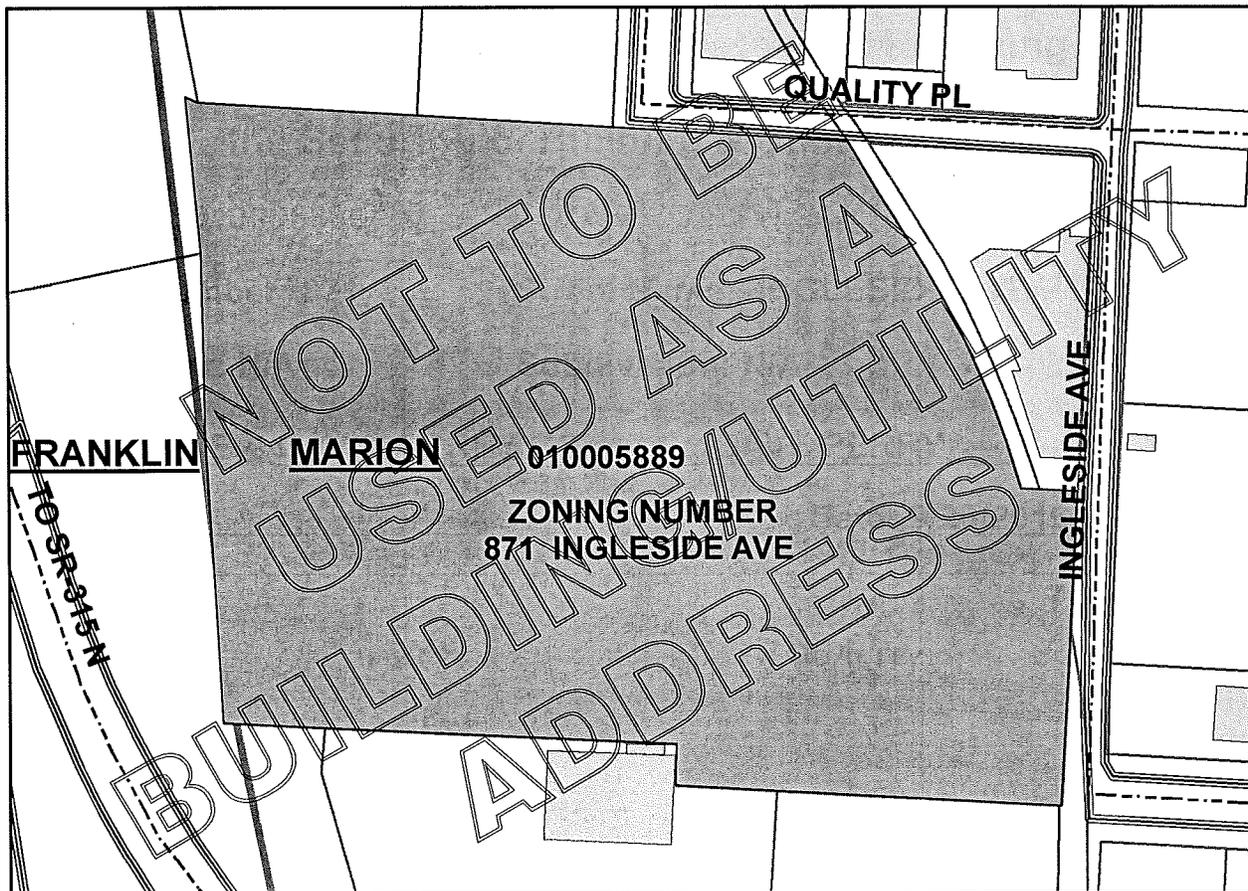
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO., LLC. (DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 9/20/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 73397

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 # 216-060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave 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 871 Ingleside Avenue, Columbus, Ohio 43215
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) 10/5/16

(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) Barley Equities III, LLC
c/o John Berry
11150 Santa Monica Boulevard, Suite 1425
Los Angeles, CA 90025

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

Pickett Companies
c/o Dave Perry (614) 228-1727

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

(5) Harrison West Society c/o Jacob Sukosd
PO Box 163442
Columbus, Ohio 43216

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) [Signature]

Subscribed to me in my presence and before me this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

11-5-2018

This Affidavit 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

EXHIBIT A, Public Notice
871 Ingleside Avenue
Z16-_____
October 5, 2016

APPLICANT

Pickett Companies
c/o Dave Perry
David Perry Company, Inc.
423 E Town Street, 2nd Floor
Columbus, Ohio 43215

PROPERTY OWNER

Barley Equities III, LLC
c/o John Berry
11150 Santa Monica Blvd., Suite 1425
Los Angeles, CA 90025

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
423 E Town Street, 2nd Floor
Columbus, OH 43215

COMMUNITY GROUP:

Harrison West Society
C/o Jacob Sukosd
PO Box 163442
Columbus, Ohio 43216

PROPERTY OWNERS WITHIN 125 FEET

OK Investment Company
PO Box 163216
Columbus, Ohio 43216-3216

City of Columbus Ohio
Real Estate Management
90 W Broad Street, Room 425
Columbus, Ohio 43215-9000

AD Investors PLL
447 Briarwood Drive
Columbus, Ohio 43213-4048

Melmat LLC
839 Michigan Avenue
Columbus, Ohio 43215-1108

Bunn-Minnick Co
875 Michigan Avenue
Columbus, Ohio 43215-1108

City Pointe North Ltd.
76 4th Street N Unit 2058
Saint Petersburg, FL 33731-7003

APRO II – Harrison Park Columbus LLC
1004 Farnam Street
Omaha, NE 68102

Joshua G Gaudio
546 Quality Place
Columbus, Ohio 43215

Jeffrey N Bing
542 Quality Place
Columbus, Ohio 43215

Jessica M Liddil
6679 Warriner Way
Canal Winchester, Ohio 43110

Allison M Wehr
936 Perry Street, Apt. 112
Columbus, Ohio 43215-1274

Aaron Wallace
Toni M Wallace
936 Perry Street, Apt. 116
Columbus, Ohio 43215-1274

John W Spencer, Jr
936 Perry Street, Apt. 202
Columbus, Ohio 43215-1274

Ryan C Nordhoff
936 Perry Street, Apt. 308
Columbus, Ohio 43215-1274

871 Ingleside Avenue
Z16-_____, October 5, 2016
Exhibit A, Public Notice
Page 1 of 2

Virk Schrab
936 Perry Street, Apt. 306
Columbus, Ohio 43215-1274

ALSO NOTIFY:

Snyder-Barker Investments
c/o Jason Snyder
100 W Third Street, Suite 100
Columbus, Ohio 43201

Snyder-Barker Investments
c/o Brian Barker
100 W Third Street, Suite 100
Columbus, Ohio 43201

Snyder-Barker Investments
c/o Paul Pardi
100 W Third Street, Suite 100
Columbus, Ohio 43201

Pickett Companies
c/o Scott Pickett
88 E Broad Street, Suite 1740
Columbus, Ohio 43215

Preferred Living
c/o Jared Smith
470 Old Worthington Rd, Suite 470
Westerville, Ohio 43082

REZONING APPLICATION

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COUNTY OF FRANKLIN

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of (1) MAILING ADDRESS 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215

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SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
11-5-2018

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Stacey L. Danza
Notary Public, State of Ohio
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871 Ingleside Avenue
Z16-_____
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871 Ingleside Avenue
Z16-_____, October 5, 2016
Exhibit A, Public Notice
Page 1 of 2

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936 Perry Street, Apt. 306
Columbus, Ohio 43215-1274

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Columbus, Ohio 43201

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c/o Scott Pickett
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Westerville, Ohio 43082

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 # 216-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----
of (COMPLETE ADDRESS) 423 East Town Street, 2nd 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. Pickett Companies 88 E. Broad Street, Suite 1740 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Scott Pickett (614) 264-4400</p>	<p>2. Barley Equities III, LLC 11150 Santa Monica Boulevard, Suite 1425 Los Angeles, CA 90025 # of Columbus Based Employees: 0 Contact: John Berry (972) 982-8652</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 3rd day of October, 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.



Stacey L. Danza
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Notary Public, State of Ohio
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My Commission Expires 11-05-2018
Please make all checks payable to the Columbus City Treasurer

871 Ingleside Avenue, Columbus, Ohio 43215

Legal Description

Z16- 066

CV16- 066

Being Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of half Sections 8,9, Township 5, Range 22, Refugee Lands, AND BEING ALL OF A 2.10 acre tract (Tract #1), all of a 0.143 acre tract (Tract #2), all of a 0.927 acre tract (Tract #3), all of a 1.13 acre tract (Tract #17), conveyed to Dresser Industries, Inc., shown of record in Deed Book 2139, Pages 466, 456, and all of a 2.26 acre tract conveyed to Dresser Industries, Inc. shown of record in Deed Book 2148, Page 370 (99 year lease, lease Record 141, Page 83), Recorder's office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin of the westerly line of Ingleside Avenue (40 feet wide) at the southeasterly corner of said 0.092 acre tract, and a corner of said 1.13 acre tract, said point being at the intersection of the westerly line of said Ingleside Avenue, with the centerline of a Buttles Avenue (70 feet wide), procedure westerly;

Thence, south 2° 45' 27" west, along the westerly line of said Ingleside Avenue, and along the easterly line of said 1.13 acre tract, a distance of 7.40 feet to an iron pin at the southeasterly corner of said 1.13 acre tract, and the northeasterly corner of a 1.045 acre tract conveyed to the Jennings-Lawrence Company shown of record in Deed Book 2493, Page 659;

Thence north 87° 11' 03" west, along the southerly line of said 1.13 acre tract, and along the northerly line of said 1.045 acre tract, and along the northerly line of a 1.169 acre tract conveyed to Summer and Company shown of record in Deed Book 1998, Page 362, a distance of 305.22 feet to an iron pin at a corner of said 1.13 acre tract, and a corner of said 1.169 acre tract;

Thence, north 2° 45' 27" east along a line of said 1.13 acre tract, and a line of said 1.169 acre tract, and along a line parallel with the westerly line of said Ingleside Avenue, a distance of 33.20 feet to an iron pin at a corner of said 1.13 acre tract, and a corner of said 1.169 acre tract;

Thence north 87° 11' 03" west, along the southerly line of said 1.13 acre tract and along the northerly line of said 1.169 acre tract, passing iron pins on a line at 120.35 feet, 270.13 feet, a total distance of 357.13 feet to a point in the center of the Olentangy River at the southwesterly corner of said 1.13 acre tract, and the northwesterly corner of said 1.169 acre tract;

Thence north 4° 03' 13" west along the center of the Olentangy River, and along the westerly line of said 1.13 acre tract, and along the westerly line of said 2.10 acre tract, a distance of 223.55 feet to a point at the northwesterly corner of said 2.10 acre tract, and the southwesterly corner of said 2.26 acre tract;

Thence north 1° 11' 10" west, along the center of the Olentangy River, and along the westerly line of said 2.26 acre tract, and along the westerly line of said 0.927 acre tract, a distance of 254.27 feet to a point of the northwesterly corner of said 0.927 acre tract, and the southwesterly corner of a 1.056 acre tract conveyed to the Columbus Forge and Iron Company shown of Record in Deed Book 346, Page 39;

Thence south $87^{\circ} 11' 03''$ east, along the northerly line of said 1.13 acre tract, and along the southerly line of said 4.056 acre tract, a distance of 504.03 feet to an iron pin on the westerly line of Neil Factory Switch at the northeasterly corner of said 0.927 acre tract;

Thence, in a southerly direction, along the westerly line of Neil Factory Switch, and along the easterly line of said 0.927 acre tract, and along the ARC of a curve to the left having a radius of 915 feet, more or less, along Chord Bearing and distance of south $^{\circ} 33'$ east; 11.55 feet to an iron pin at a point of reverse curvature;

Thence, in a southerly direction, continuing along the westerly line of Neil Factory Switch and along the easterly line of said 0.927 acre tract, and along the easterly line of said 2.26 acre tract, and along the arc of a curve to the right having a radius of 940 feet, more or less, along Chord Bearing and distance of south $26^{\circ} 21' 15''$ east, 279.93 feet to an iron pin on the northerly line of said 2.10 acre tract, and at southeasterly corner of said 2.26 acre tract;

Thence south $87^{\circ} 11' 03''$ east, along the northerly line of said 2.10 acre tract, a distance of 59.13 feet to an iron pin on the westerly line of said Ingleside Avenue at the northeasterly corner of said 2.10 acre tract;

Thence south $2^{\circ} 45' 27''$ west along the westerly line of said Ingleside Avenue, and along the easterly line of said 2.10 acre tract, and along the easterly line of said 0.092 acre tract, a distance of 247.75 to the place of beginning, containing 7.027 acres.

9/21/2016



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: 010005889

Zoning Number: 871

Street Name: INGLESIDE AVE

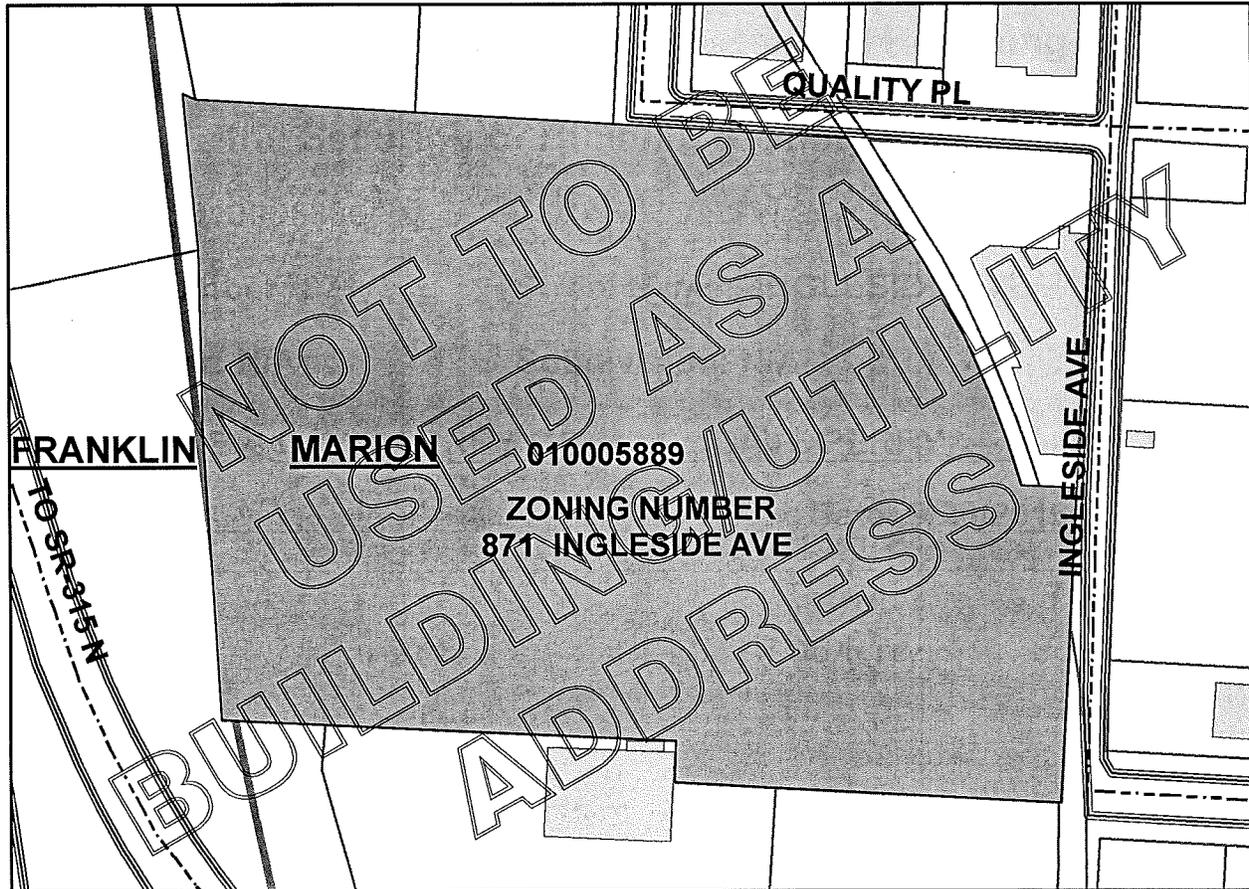
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO., LLC. (DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 9/20/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 73397



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 9/22/16



Disclaimer

Scale = 550



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.

Real Estate / GIS Department

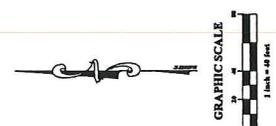
216-0610



VICINITY MAP
SCALE: NTS

SITE DATA TABLE:

DEVELOPING UNIT:	245 + 1 LOGGING OFFICE
ADDRESS:	INGLESIDE AVENUE
ZONING:	M-2 (2-18) AND CVD-1
PROPOSED ZONING:	08-00000-00
NO. OF UNITS:	7,027 AC
TOTAL SITE AREA:	4.81 AC
PRELIMINARY DEVELOPABLE AREA:	3.85 AC (81% DEGREE)
POST-DEVELOPED IMPROVEMENT AREA:	2
NO. BUILDINGS:	2
PARKING SPACES:	15 SPACES/UNIT = 308
TOTAL SPACES REQUIRED:	315 SURFACE SPACES
TOTAL SPACES PROVIDED:	315 SPACES (INCLUDING 2 VAN ACCESSIBLE SPACES)
HANDICAP SPACES PROVIDED:	2
BICYCLE PARKING REQUIRED:	1 BICYCLE/20 VEHICLES SPACES (1/2 VAN OF 20)
BICYCLE PARKING PROVIDED:	333 X 4 (20) = 18 BICYCLE SPACES
STREET TREE (40' SPACING):	1 PER 10 PARKING SPACES = 31 TREES
DEVELOPING UNIT SHADE TREES PROVIDED:	1 PER 10 DWELLING UNITS = 25 TREES

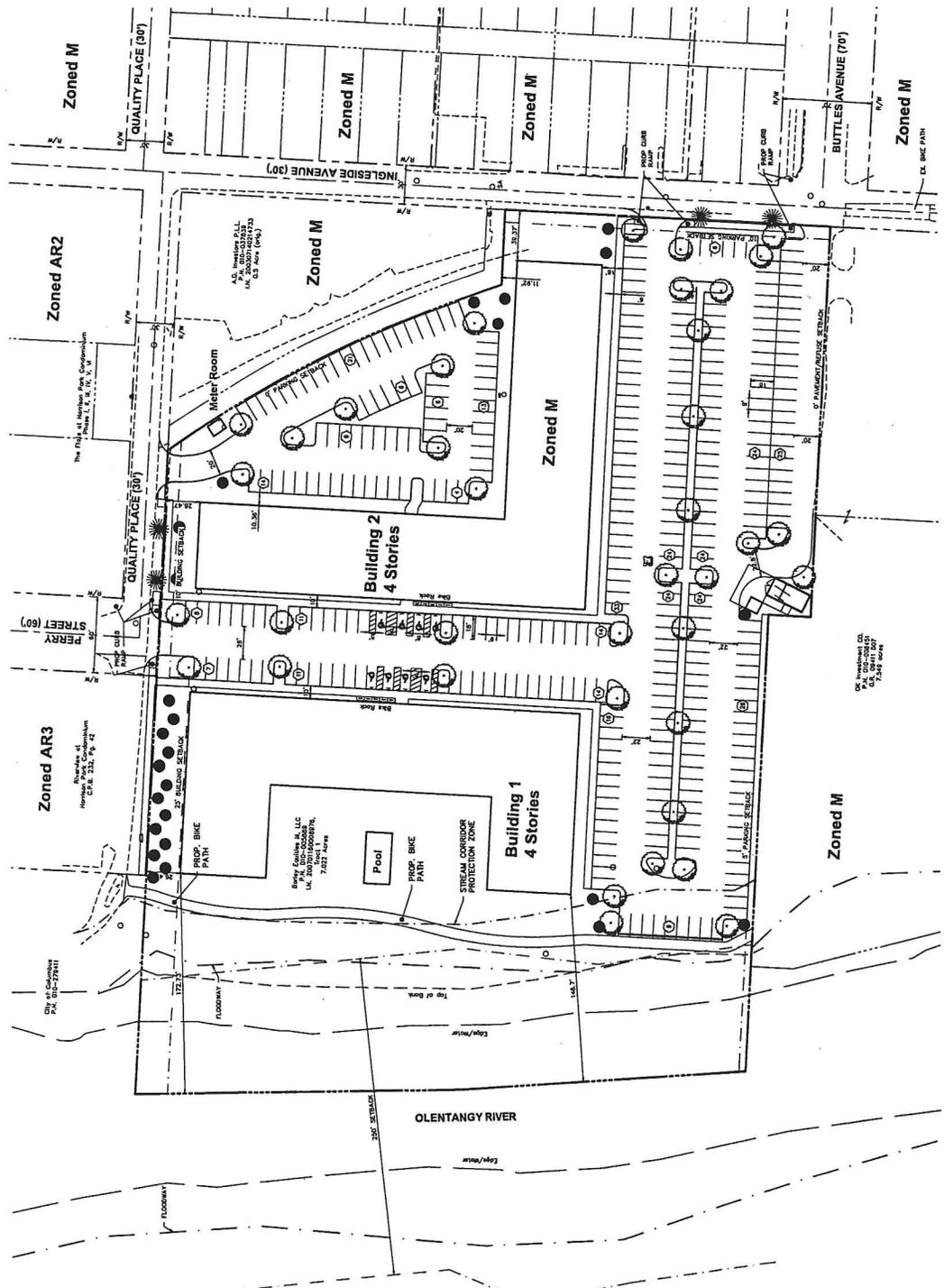


210-060
CV16-060

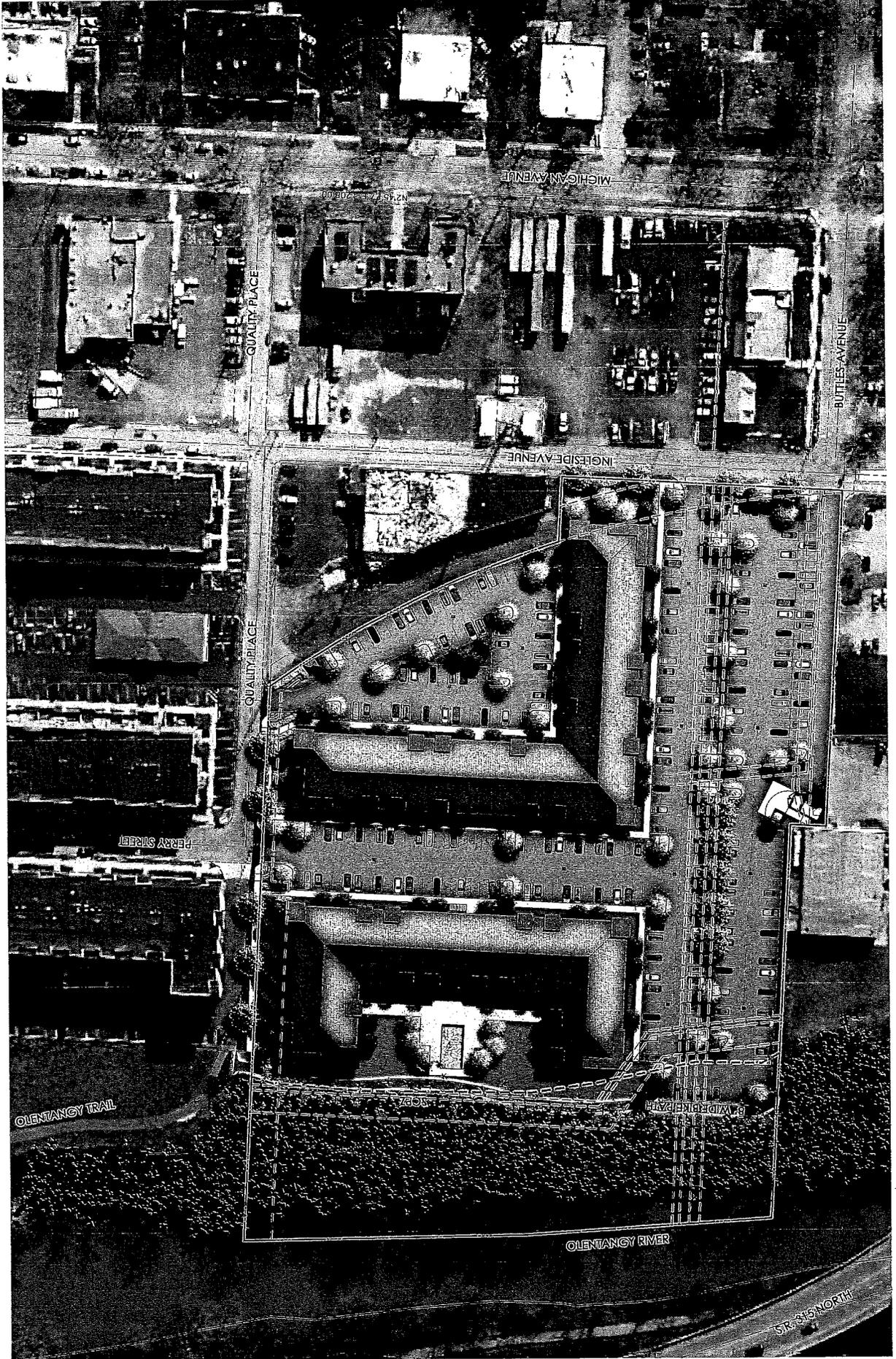
CITY OF COLUMBUS, OHIO
ZONING VARIANCE PLAN
FOR
INGLESIDE APARTMENTS

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ARCHITECTS
4725 BROWN ROAD
COLUMBUS, OH 43237
PHONE: 614.437.7700
FAX: 614.437.7705

DATE: 10/05/2016
SHEET 1 / 1



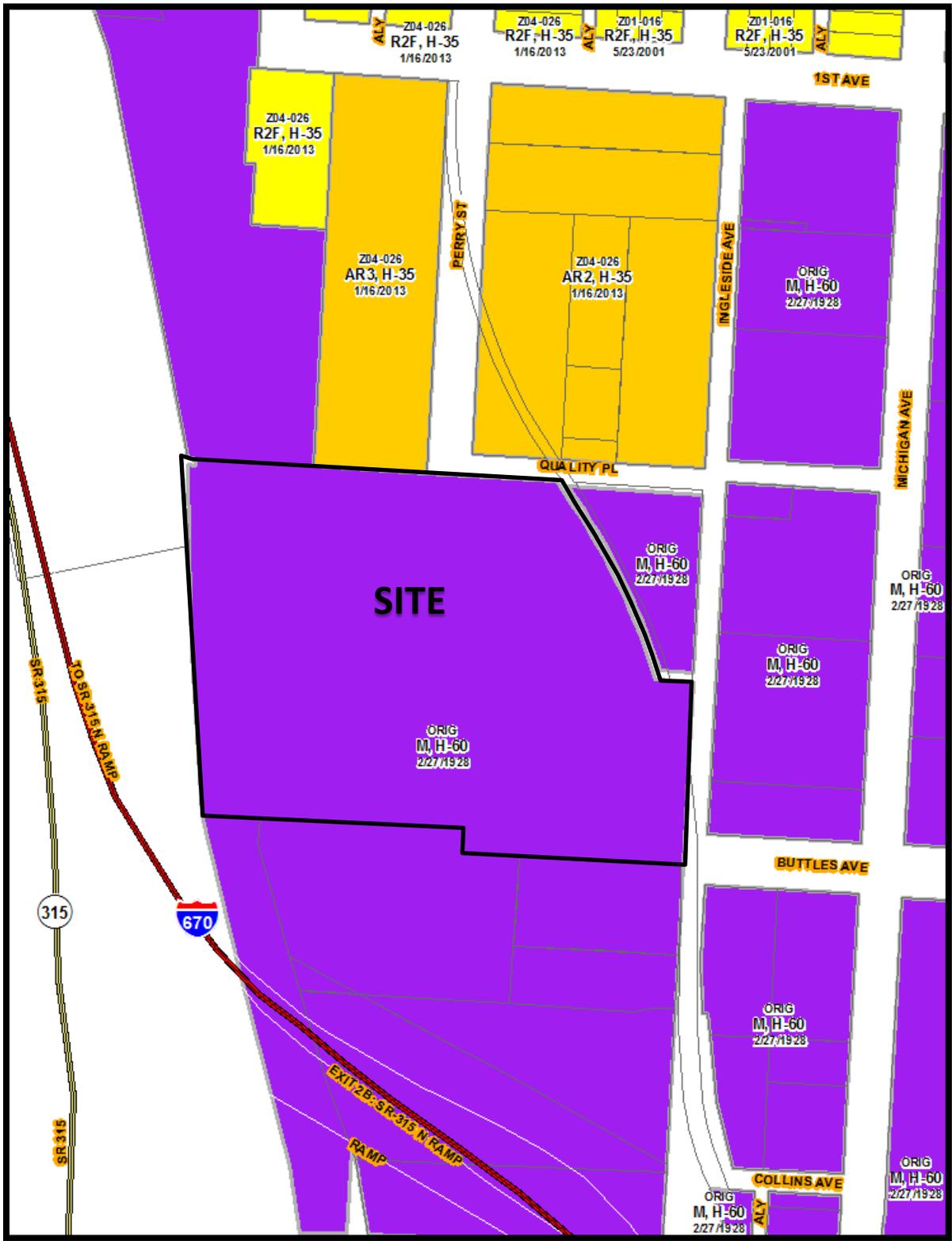
Ohio Utilities Protection Service
800-852-2764 or 614-437-7700
www.oups.org



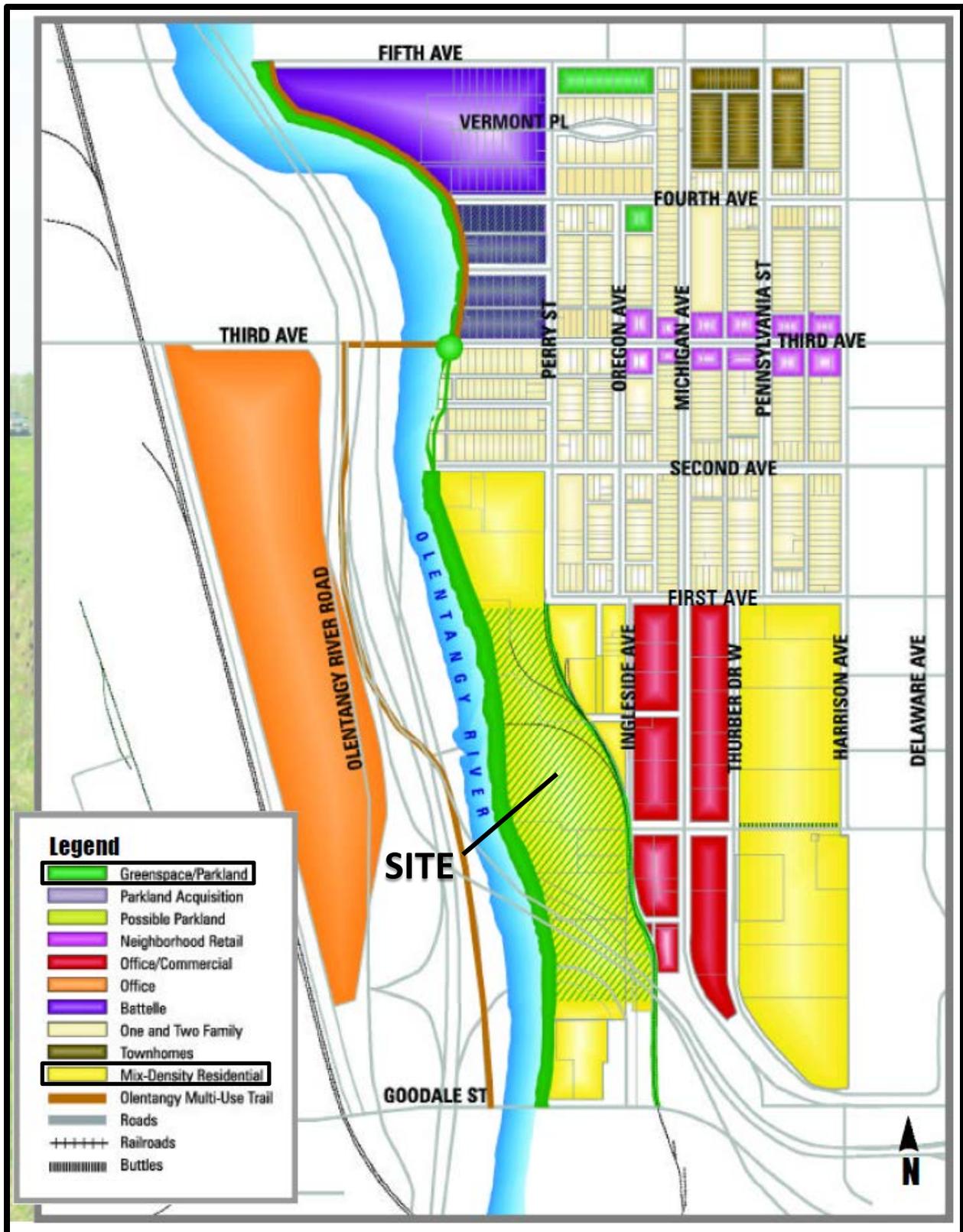
DEVELOPMENT PLAN
INGLESIDE AVENUE



210-060



Z16-066
 871 Ingleside Avenue
 Approximately 7.03 acres
 M to AR-2



Z16-066
 871 Ingleside Avenue
 Approximately 7.03 acres
 M to AR-2



Z16-066
871 Ingleside Avenue
Approximately 7.03 acres
M to AR-2