

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 #: 216-073
Date Received: 11/1/16
Application Accepted By: TD Fee: \$1,800
Comments: Assigned to Michael Maret; mjmaret@columbus.gov; 614-645-2749

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 868 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 010-009443

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

Proposed Height District: H-35 Acreage 0.98 +/- (continue on separate page if necessary)
[Columbus City Code Section 3309.14]

APPLICANT:

Name Pickett Companies c/o Dave Perry (David Perry Company, Inc.)
Address 423 East Rich Street, 2nd 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

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 David B. Perry, Agent
PROPERTY OWNER SIGNATURE Barley Equities III 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

REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-073

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 423 East Town Street, 2nd 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 868 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) 11/1/14

(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, Inc.
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 1st day of November, 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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Please make all checks payable to the Columbus City Treasurer
Stacey L. Danza

Notary Public, State of Ohio
My Commission Expires 11-05-2018

EXHIBIT A, Public Notice
868 Ingleside Avenue
Z16-073
October 18, 2016

APPLICANT

Pickett Companies
c/o Donald Plank
Plank Law Firm
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

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

840 Michigan Avenue, LLC
Mulberry Design-Build, LLC
170 Brickel Street, Suite E
Columbus, Ohio 43215-1508

Melmat LLC
839 Michigan Avenue
Columbus, Ohio 43215-1108

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

Elytra Properties, LLC
850 Michigan Avenue
Columbus, Ohio 43215-1920

Jack Jang Properties, LLC
870 Michigan Avenue
Columbus, Ohio 43215-1920

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

868 Ingleside Avenue
Z16-073, October 18, 2016
Exhibit A, Public Notice
Page 1 of 2

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

David Perry
David Perry Company
423 E Town Street, 2nd Floor
Columbus, Ohio 43215

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 # 216-073

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 1st day of November, 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



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Notary Public, State of Ohio
My Commission Expires 11-05-2018



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: 010009443

Zoning Number: 868

Street Name: INGLESIDE AVE

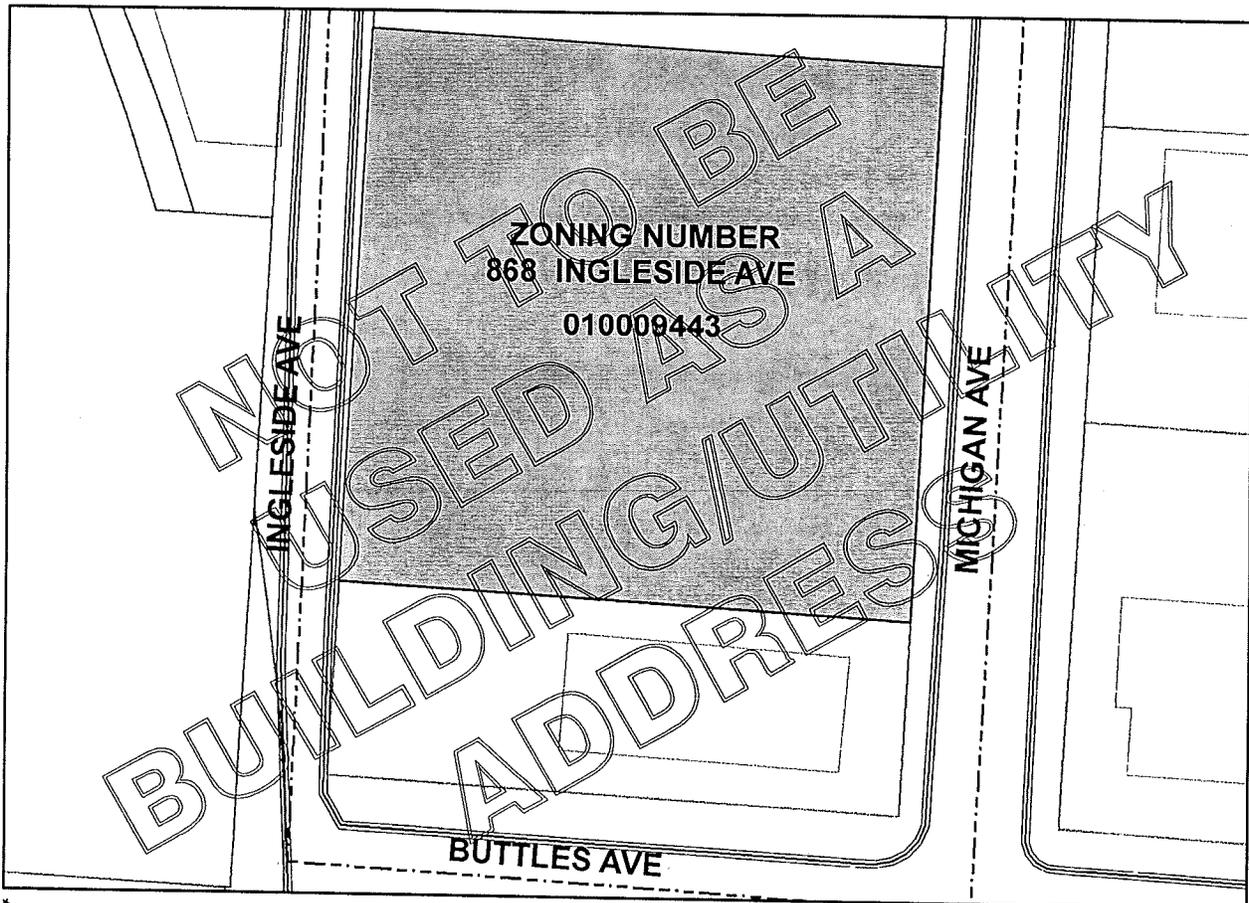
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Amarian*

Date: 10/17/2016



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

SCALE: 1 inch = 70 feet

GIS FILE NUMBER: 76595

216-073

868 Ingleside Avenue, Columbus, Ohio 43215

Legal Description

Z16- 073

CV16- 073

Being Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 429, 430, 431, 432, 433, 434, 481, 482, 483, 484, 485, 486, and part of Lots 428, 435, 480, 487, and part of an alley 20 feet wide vacated by Ordinance 162-48 (2-16-1948), and part of an alley 20 feet wide vacated by Ordinance #10.512 (9-2-1885), and all of an alley 20 feet wide vacated by Ordinance #37786 (2-14-1927, of R.E. Neil's eight addition shown of record in Plat Book 2, Page 183, Recorder's office, Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the intersection of the westerly right-of-way line of Michigan Avenue (6 feet wide), with the southerly right-of-way line of Simpson Lane (30 feet wide) northerly corner of Lot 474;

Thence South $2^{\circ} 45' 27''$ west along the westerly right-of-way line of said Michigan Avenue, easterly line of Lots 474, 475, 476, 477, 478, 479, 480, a distance of 208.00 feet to an iron pin, and the true point of beginning of this description;

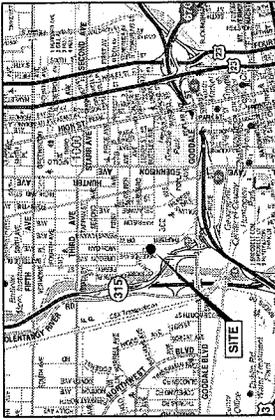
Thence South $2^{\circ} 45' 27''$ west, along the westerly right-of-way line of said Michigan Avenue, easterly line of Lots 481, 482, 483, 484, 485, 486, 487, a distance of 202.44 feet to an iron pin at the northeasterly corner of a 0.343 acre tract conveyed to Mary Evans Eyerman shown on record in Official Record 1463, Page G-13, said point being North $2^{\circ} 45' 27''$ east, along the westerly right-of-way line of said Michigan Avenue, a distance of 71.13 feet from the intersection of the westerly right-of-way line of said Michigan Avenue, with the northerly right-of-way line of Buttles Avenue, 70 feet wide, southeasterly corner of said 0.343 acre tract;

Thence North $87^{\circ} 11' 03''$ west, across said Lots 487, 428, and along the northerly line of said 0.343 acre tract, and along a line parallel with, and 71.13 feet northerly of measured at right angles to the northerly right-of-way line of said Buttles Avenue, a distance of 210.19 feet to an iron pin on the easterly right-of-way line of Ingleside Avenue, 30 feet wide, westerly line of said Lot 428, northwesterly corner of said 0.343 acre tract;

Thence North $2^{\circ} 45' 27''$ east, along the easterly right-of-way line of said Ingleside Avenue, westerly line of said Lots 428, 429, 430, 431, 432, 433, 434, 435, a distance of 202.44 feet to an iron pin;

Thence South $87^{\circ} 11' 03''$ east, across said Lots 435, 480, and along a line parallel with the southerly right-of-way line of said Simpson Lane, a distance of 210.19 feet to the place of beginning, containing 0.977 acres (42,551 square feet).

Parcel No.: 010-09443



VICINITY MAP
SCALE: NTS

SITE DATA TABLE :

ADDRESS: 868 INGLESIDE AVENUE, COLUMBUS OH 43215
 PID: 010-109443
 SITE AREA: 42,889 SF (8.8R AC)
 PROPOSED USE: MULTI-FAMILY
 SETBACKS: AS SHOWN
 HEIGHT DISTRICT: H-35
 UNITS: 40
 DENSITY: 45 DU/ACRE
 PARKING: 40 SPACES PROVIDED
 TOTAL SPACES PROVIDED:
 15 SPACES/BIKELINE UNIT = 60
 20 SURFACE SPACES
 24 TOTAL SPACES PROVIDED = 84
 153 SPACES/BIKELINE UNIT
 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)
 HANDICAP SPACES PROVIDED:
 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)
 HANDICAP SPACES PROVIDED:
 BICYCLE PARKING REQUIRED: 1 SPACES/20 VEHICULAR SPACES (W/ A MAX OF 20)
 24 (12/3) = 3 BICYCLE SPACES
 BICYCLE PARKING PROVIDED = 3 BICYCLE SPACES (2=J SHARED BIKES)
 RECYCLE PARKING PROVIDED: 4 BICYCLE SPACES (2=J TIRE RACKS)
 PARKING SPACE SHADE TREES REQUIRED: 1 FOR 10 PARKING SPACES = 8 TREES
 PARKING SPACE SHADE TREES PROVIDED: 8 TREES
 UNIT SHADE TREES PROVIDED: 1 PER 10 DWELLING UNITS = 4 TREES
 UNIT SHADE TREES PROVIDED: 1 PER 10 DWELLING UNITS = 4 TREES



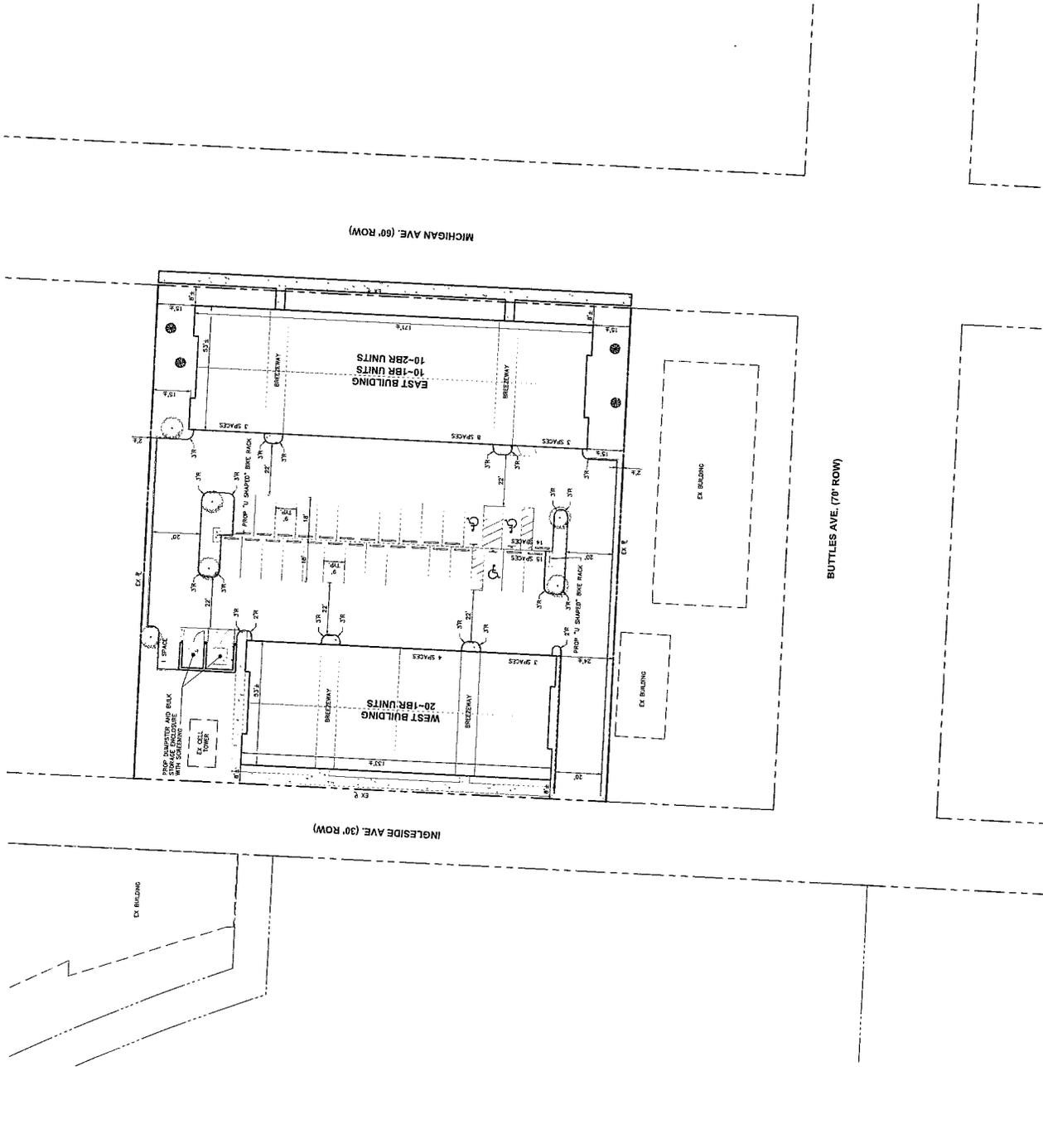
CITY OF COLUMBUS, OHIO
 PRELIMINARY SITE PLAN
 FOR
INGLESIDE APARTMENTS II
 868 INGLESIDE AVENUE

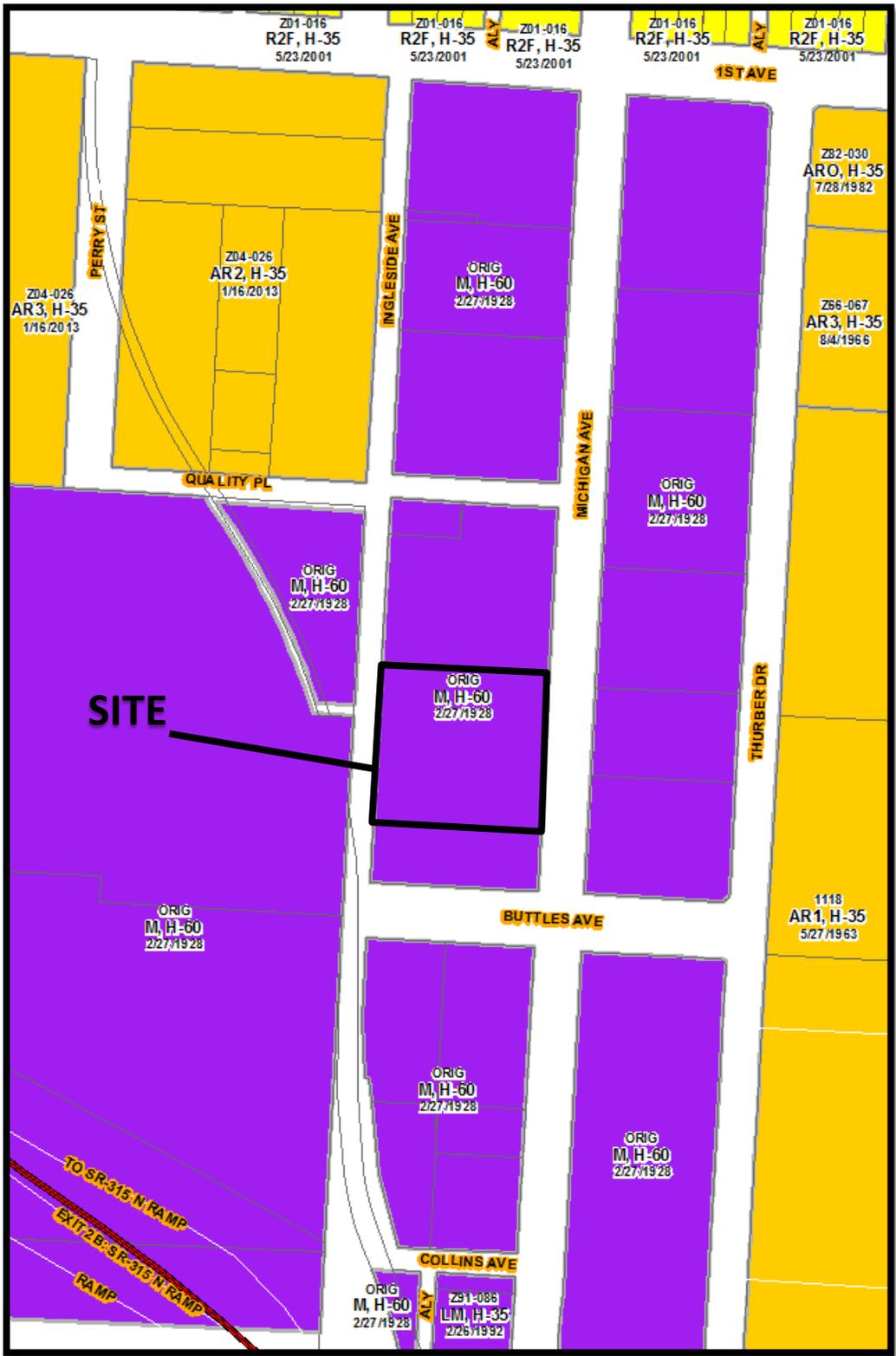
PLAN PROVIDED BY:

ADVANCED
 PLANNING & DESIGN
 10000 W. STATE ST., SUITE 100
 COLUMBUS, OHIO 43240
 TEL: 614.291.1111
 FAX: 614.291.1112
 WWW: WWW.ADVANCEDPD.COM

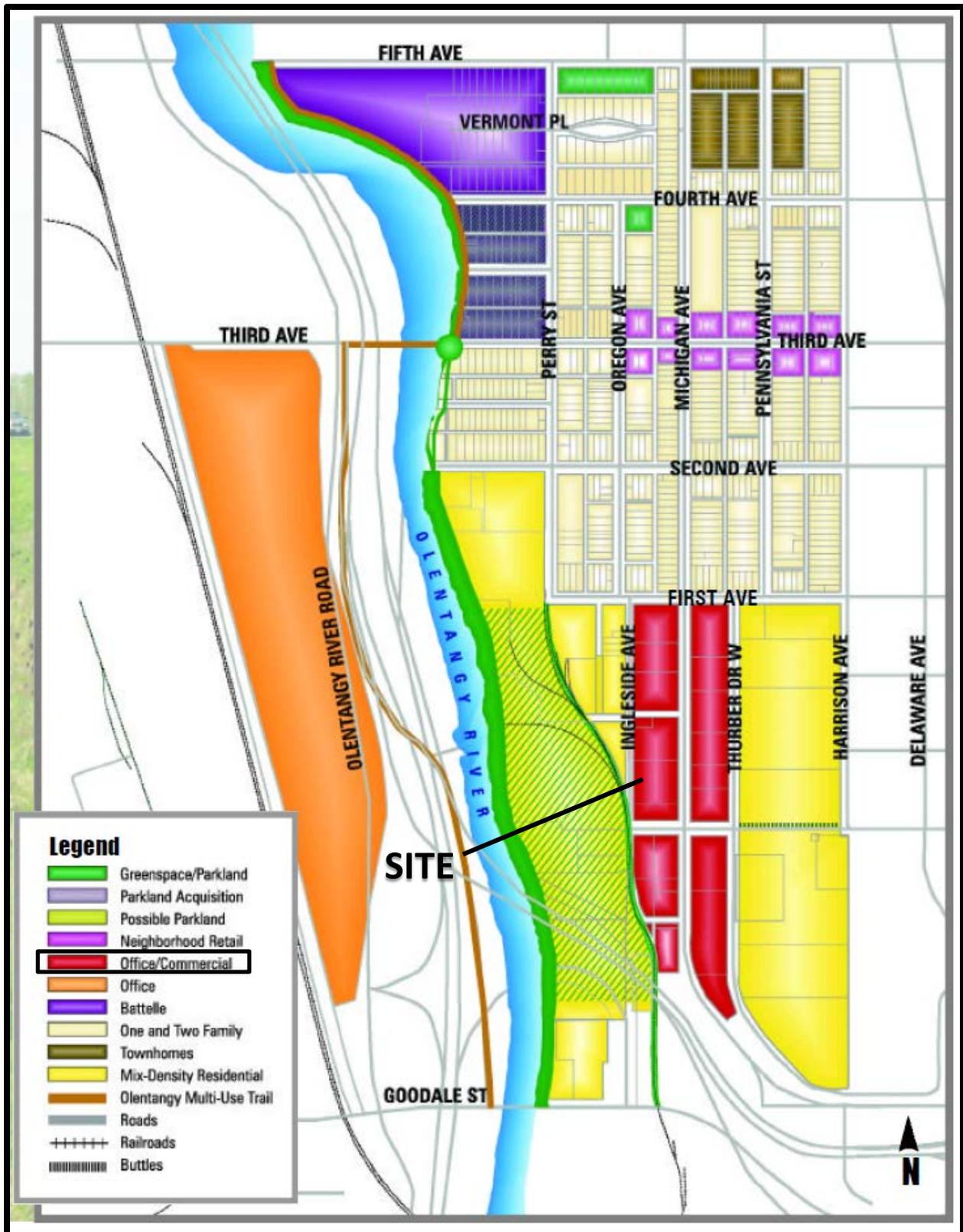
SCALE: 1" = 20'
 DATE: 10/7/2016
 SHEET 1 / 1

216-013





Z16-073
 868 Ingleside Avenue
 Approximately 0.98 acres
 M to AR-2



Z16-073
 868 Ingleside Avenue
 Approximately 0.98 acres
 M to AR-2



Z16-073
868 Ingleside Avenue
Approximately 0.98 acres
M to AR-2