

**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 #: 216-074  
Date Received: 11/1/16  
Application Accepted By: mm Fee: \$3200  
Comments: Assigned to Michael Messer, m.messer@columbus.gov; 614-645-2749

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 49 East Third 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 010-015099, 010-016532

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

Current Zoning District(s) R-4, Residential Requested Zoning District(s) CPD, Commercial Planned Dev.

Area Commission Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for rezoning request: Office use and shared parking

Proposed Height District: H-35 (continue on separate page if necessary)  
Acreage 0.52 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Fireproof Partners, LLC c/o Michael J. Fitzpatrick  
Address 1220 Dublin Road City/State Columbus, Ohio Zip 43215  
Phone # 614-488-4000 Fax # \_\_\_\_\_ Email mbf@elford.com

**PROPERTY OWNER(S):**

Name Columbus First Free Will Baptist Church, Inc.  
Address 49 East Third Avenue City/State Columbus, Ohio Zip 43215  
Phone # 614-299-1578 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 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 [Signature]  
PROPERTY OWNER SIGNATURE by Pastor, Billy D. [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**

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 # 216-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael B. Fitzpatrick  
of (1) MAILING ADDRESS Fireproof Partner, LLC, 1220 Dublin Road, 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 49 East Third 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) 11/11/16  
(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) Columbus First Free Will Baptist Church, Inc.  
49 East Third Avenue  
Columbus, Ohio 43215

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

Fireproof Partners, LLC  
c/o Michael J Fitzpatrick (614) 488-4000

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

(5) Italian Village Commission, Historic Preservation Office  
c/o James Goodman  
50 W Gay Street, 4th Floor, Columbus, Ohio 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) [Handwritten Signature]

Subscribed to me in my presence and before me this

1st day of November in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Marianne E. Collins  
1-15-2021

My Commission Expires:

Affidavit expires six months after date of notarization.



MARIANNE E. COLLINS  
NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JANUARY 15, 2021

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**EXHIBIT A, Public Notice**  
**49 East Third Avenue**  
**Z16- 074**  
**October 31, 2016**

**APPLICANT**

Fireproof Partners, LLC  
c/o Michael B. Fitzpatrick  
1220 Dublin Road  
Columbus, Ohio 43215

**PROPERTY OWNER**

Columbus First Free Will Baptist  
Church, Inc. c/o Billy Parsons  
49 East Third Avenue  
Columbus, Ohio 43215

**ATTORNEY FOR APPLICANT**

N/A

**COMMUNITY GROUP:**

Italian Village Commission  
c/o James Goodman  
Historic Preservation Office  
50 West Gay Street, 4<sup>th</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Nancy C Patzer  
50 E Third Avenue  
Columbus, Ohio 43201

Carol A Wengerd  
2817 Woodgrove Drive  
Grove City, Ohio 43123-3522

Philip G Armbruster  
60 East Third Avenue  
Columbus, Ohio 43201-3533

Spruce Bough Homes, LLC  
562 East Main Street  
Columbus, Ohio 43215

Roger D Farrell  
76 East Third Avenue  
Columbus, Ohio 43201-3533

M Arthur Investments, LLC  
964 Wake Drive  
Westerville, Ohio 43082

Citrine Rentals, LLC  
10 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43201

Scott M Adams, TR  
42 East Third Avenue  
Columbus, Ohio 43201

Philip E Herren  
Maria L Herren  
6667 Olentangy River Road  
Worthington, Ohio 43085-2992

Kevin T Pendleton  
25 East Third Avenue  
Columbus, Ohio 43201-3531

Fireproof Partners, LLC  
1220 Dublin Road  
Columbus, Ohio 43215

City of Columbus  
Board of Education  
Real Estate Coordinator  
270 East State Street  
Columbus, Ohio 43215-4312

Northwood Properties, Inc.  
3145 North High Street  
Columbus, Ohio 43202

**49 East Third Avenue**  
**Z16-074, October 31, 2016**  
**Exhibit A, Public Notice**  
**Page 1 of 2**

**ALSO NOTIFY:**

Dave Perry  
David Perry Company, Inc.  
423 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Fireproof Partners, LLC  
c/o Jeffrey E. Meacham  
1220 Dublin Road  
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 # 216-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael J Fitzpatrick  
of (COMPLETE ADDRESS) Fireproof Partners, LLC 1220 Dublin Road, 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

1. Fireproof Partners, LLC 1220 Dublin Road Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Michael J. Fitzpatrick, 614-488-4000	2. Columbus First Free Will Baptist Church, Inc. 49 East Third Avenue Columbus, Ohio 43201 # of Columbus Based Employees: Contact: Billy Parsons (614) 299-1578
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Marianne E. Collins]*

My Commission Expires:

1-15-2021



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

**MARIANNE E. COLLINS**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JANUARY 15, 2021

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# 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: 010015099, 010016532

Zoning Number: 49

Street Name: E 3RD AVE

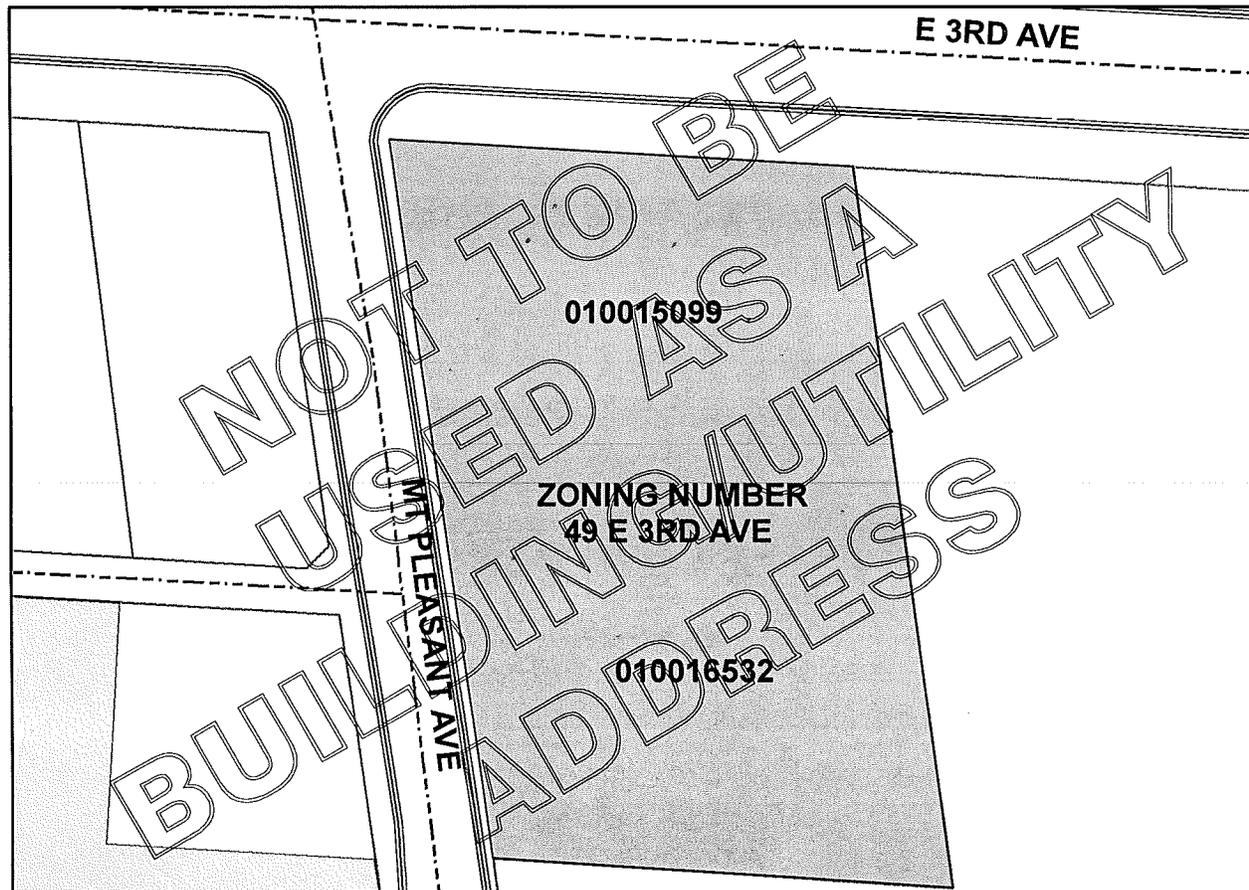
Lot Number: N/A

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 = 50 feet

GIS FILE NUMBER: 76597

*216-074*

**Legal Description**

**Z16- ~~074~~**

**49 East Third Avenue**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus bounded and described as follows:

Being the north half of Lot Numbered Forty-one (41) of William Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 9, Recorder's Office, Franklin County, Ohio excepting therefrom a strip twenty (20) feet wide off the west side of said north half of said lot leaving a parcel having one hundred twenty (120) feet front, (more or less) on the south side of Third Avenue and extending south between the east line and a line parallel to the east line of said lot 192.50 feet.

Tax Parcel Nos.: 010-015099 and 010-016532

**DEVELOPMENT TEXT**

**EXISTING DISTRICT:** R-4, Residential  
**PROPOSED DISTRICT:** CPD, Commercial Planned Development  
**PROPERTY ADDRESS:** 49 E. Third Avenue, Columbus, OH  
43215  
**OWNER:** Columbus First Free Will Baptist Church c/o  
Billy Parsons, 49 E Third Avenue, Columbus,  
OH 43215  
**APPLICANT:** Fireproof Partners, LLC c/o Michael B.  
Fitzpatrick, 1220 Dublin Road, Columbus, OH  
43215  
**DATE OF TEXT:** October 31, 2016  
**APPLICATION NUMBER:** Z16-674

**INTRODUCTION:**

The subject property is 0.52 +/- acres located at the southeast corner of E. Third Avenue and Mount Pleasant Avenue (30') and 340' +/- east of North High Street. The site is developed with a church and a 40 space parking lot. Applicant proposes to change the use of the church to office use and use the parking lot for both accessory and non-accessory commercial parking. The plan titled "Archall Office, 49 E. Third Avenue" , hereafter "Site Plan", dated \_\_\_\_\_, 2016, and referenced in Section 2.H. of this text, depicts the proposed site development.

**1.PERMITTED USES:** The following uses of Section 3355.03, C-3, Permitted Uses, shall be permitted: A church, all office uses and a Parking Lot.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of the C-3, Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

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

N/A

**B.Access, Loading, Parking and/or Traffic Related Commitments.**

The parking lot may be used as both accessory parking for on-site office uses and also for non-accessory parking for off-site commercial use(s).

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

N/A

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

N/A

**F. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-2, Commercial District. Any ground sign shall be monument – style. Any variance to the applicable sign requirements of the C-2, Commercial District shall be submitted to the Columbus Graphics Commission.

**G. Code Modifications.**

1.3212.13, Driveway, to reduce on-site driveway width for a two-way driveway from 20' to 4' (+/-) for the existing driveway on the south side of the site with a property line in the shared driveway used for access to both this site and the parking lot to the south.

2.3312.21(D), Landscaping and Screening, to reduce the width of the landscaped area adjacent to the east property line from four (4) feet to one (1) foot (+/-) for the existing parking lot abutting residentially zoned property (Columbus Board of Education playground/athletic fields) to the east for the existing parking lot, subject to a fence being provided for headlight screening (min 3' tall).

3.3312.49, Minimum Numbers of Parking Spaces Required, to permit shared use of the 40 space on-site parking lot for both accessory parking and non-accessory commercial parking for off-site commercial use(s).

**H. Miscellaneous.**

1. Chapter 3318, Parkland Dedication, Columbus City Code, is not applicable because this rezoning is for less than one (1) acre.

2. The plan titled "Archall Office, 49 E. Third Avenue", dated \_\_\_\_\_, 2016, and signed by Michael B. Fitzpatrick, depicts the site development. The site plan may be slightly adjusted to reflect engineering, architectural, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

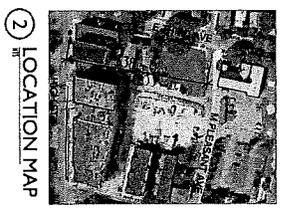
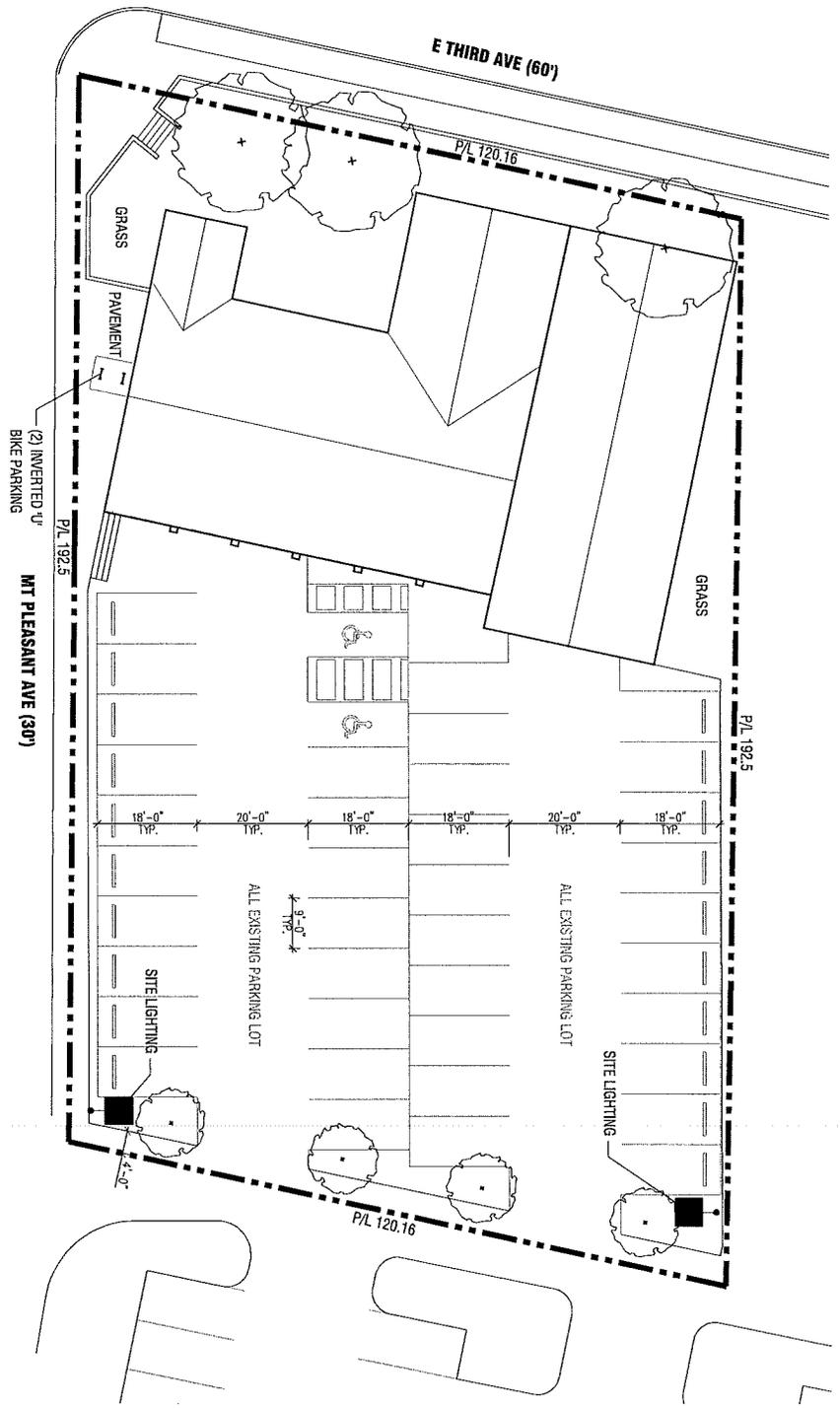
*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as itemized or depicted on the registered site plan.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Fireproof Partners, LLC by Michael B. Fitzpatrick, applicant

**SITE DATA:**  
**ADDRESS:** 49 E Third Avenue, Columbus, OH 43201  
**FILE:** 016-015589, 016-016182  
**DATE:** 02-27-2013  
**ZONING:** O-2C 4+ - zones (22,281 SF)  
**Existing Proposed:** R-4, Residential / Commercial Planned Development (C16)  
**USE:** Office  
**Site Plan Proposed:** Office and commercial parking lot

**PARKING:**  
**Change of Use:** 3,900 SF, required parking 139 spaces  
**Secondary area:** 10,701 SF, required parking 28 spaces  
**Non-secondary building area:** 10,701 SF, required parking 28 spaces  
**TOTAL (required parking, 2000 sq):** 133 spaces  
**General Office Use:** 14,601 SF, required parking 38 spaces  
**TOTAL (required parking, proposed use):** 33 spaces  
**TOTAL PARKING PROVIDED:** 40 spaces

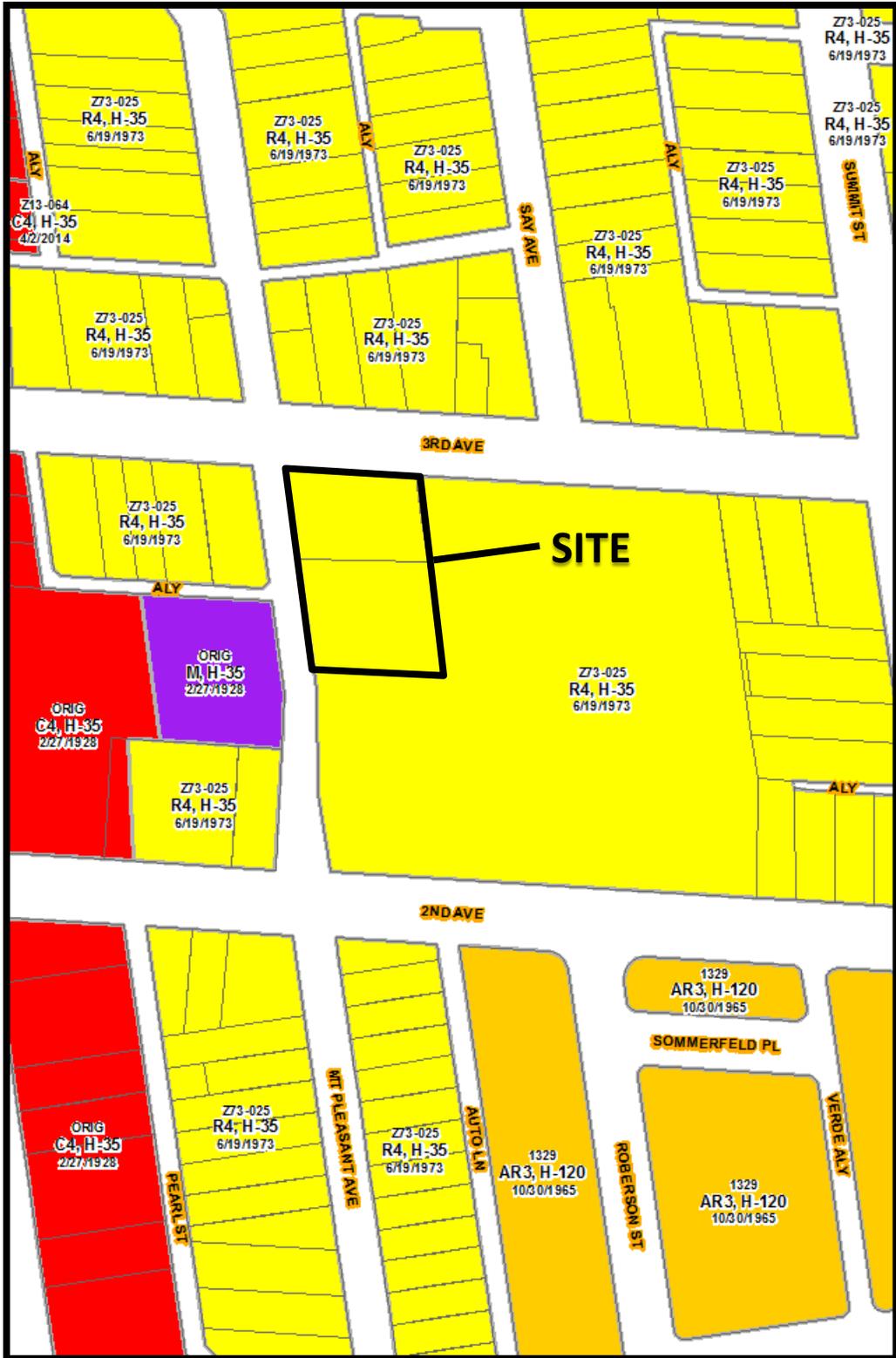
1 SITE PLAN



**archall**  
 ARCHITECTURE | INTERIORS | LANDSCAPE ARCHITECTURE  
 1000 N. HIGHWAY 101, SUITE 100, COLUMBUS, OH 43240  
 TEL: 614.266.1111 | WWW.ARCHALL.COM

**office space**  
 49 E THIRD AVE., COLUMBUS, OH  
 216-074

**ARCHITECT:** ARCHALL  
**DATE:** 02/27/13  
**SCALE:** AS SHOWN  
**SHEET NUMBER:** SITE PLAN  
**PROJECT NUMBER:** A1.01



Z16-074  
 49 East Third Avenue  
 Approximately 0.52 acres  
 R4 to CPD



Z16-074  
49 East Third Avenue  
Approximately 0.52 acres  
R4 to CPD