

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 #: 216-079
Date Received: 11/1/16
Application Accepted By: TD + KP Fee: \$1,800
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1493 N 4th St Zip 43201
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 010-025259, 010-030575 & 010-038136
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C-4 Requested Zoning District(s) AR-1
Area Commission Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for rezoning request: Town homes. (continue on separate page if necessary)

Proposed Height District: 35' Acreage 0.39
[Columbus City Code Section 3309.14]

APPLICANT:

Name 4x5 Acquisitions, LLC
Address 1349 Dennison Avenue City/State Columbus, OH Zip 43201
Phone # 614-563-3533 Fax # _____ Email bhiggins@archcitydevelopment.com

PROPERTY OWNER(S):

Name New Victorians, Inc
Address 455 West Third Avenue City/State Columbus, OH Zip 43201
Phone # 614-294-0550 Fax # _____ Email joe@remaxcitycenter.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name NATHAN SAMPSON (BEHAL SAMSON DIETZ)
Address 990 West Third Avenue City/State Columbus, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email: nsampson@bsdarchitects.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature] THE NEW VICTORIANS INC
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 # 216-07a

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian Higgins
of (1) MAILING ADDRESS 1349 Dennison Avenue

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 1453 North 4th Street
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) 11/1/16

(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) New Victorians, Inc.
455 West Third Avenue
Columbus, OH 43201

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

4x5 Aquisitions, LLC
614-563-3533

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

(5) Italian Village Commission
50 West Gay Street
Columbus, OH 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) [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]
01-01-20

My Commission Expires:

This Affidavit expires six months after date of notarization.

CHRISTINA L HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

Notary Seal Here

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Lakshmi 200 E 5th
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

Sequence One, LLC
855 Grandview Avenue, Suite 2015
Columbus, OH 43212

New Victorians Inc.
455 West Third Avenue
Columbus, OH 43201

Andrew Losinske
1150 Millcreek Court
Columbus, OH 43220

Heidi Koestner
3175 Tremont Road
Columbus, OH 43221

James Toland
4459 Snowy Meadow Drive
Grove City, OH 43123

Adnan Mouneimne
185 East Fifth Avenue
Columbus, OH 43201

Nathan Sampson
Behal Sampson Dietz
990 W. 3rd Avenue
Columbus, OH 43212

4x5 Acquisitions, LLC
1349 Dennison Avenue
Columbus, OH 43201

New Victorians, Inc.
455 West Third Avenue
Columbus, OH 43201

Italian Village Commission
50 West Gay Street
Columbus, OH 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 # 216-079

STATE OF OHIO
COUNTY OF FRANKLIN

Brian Higgins

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, OH 43201
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. MDB Lakeshore Holdings, LLC 1555 Lake Shore Drive Columbus, OH 43204 | 2. VHS 4x5, LLC 823 East Long Street, 2nd Floor Columbus, OH 43203 |
| 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 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

01-01-20

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

Notary Seal Here

CHRISTINA L. HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

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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: 010030575, 010038136, 010025259

Zoning Number: 1453

Street Name: N 4TH ST

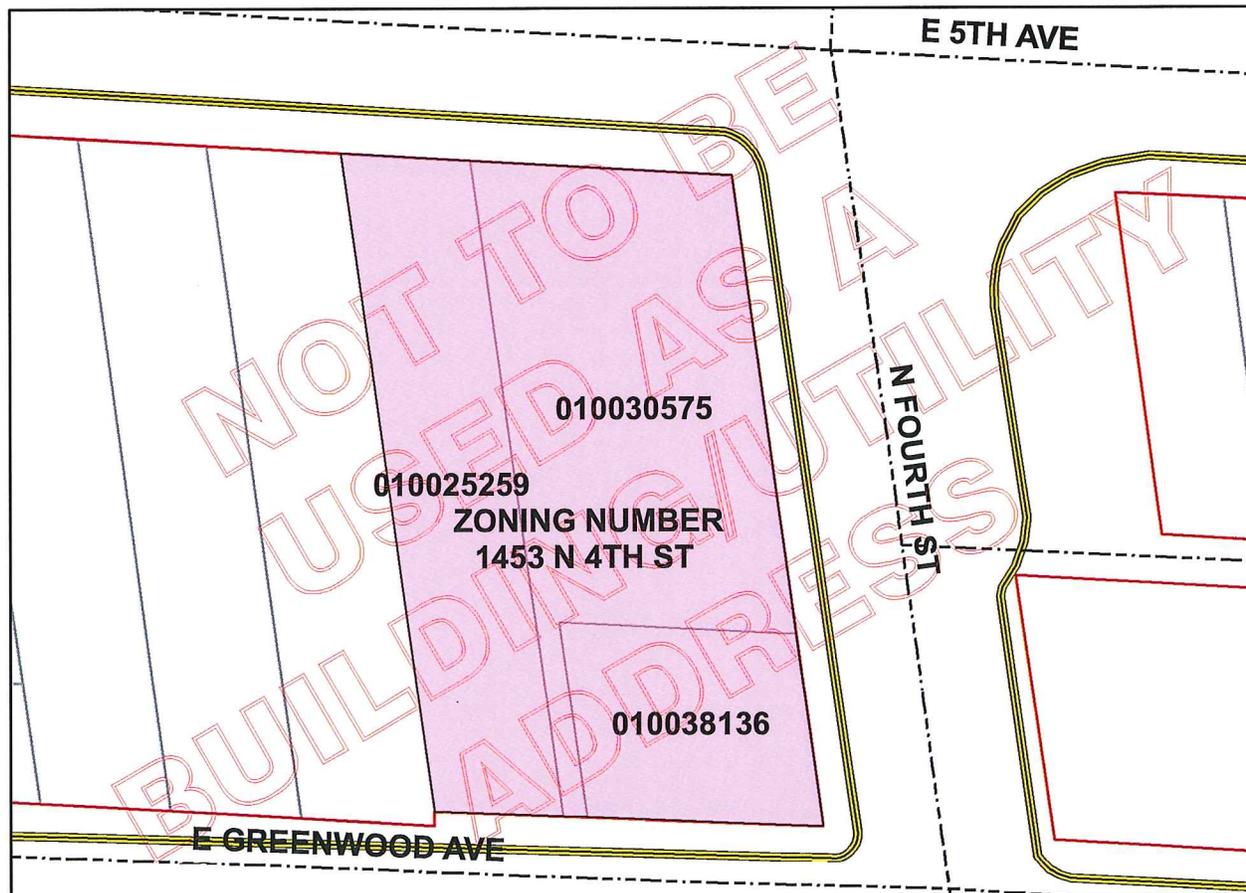
Lot Number: N/A

Subdivision: N/A

Requested By: BEHAL SAMPSON DIETZ (MARK OSWANSKI)

Issued By: *Adyana Umariani*

Date: 10/28/2016



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 77566

EXHIBIT A - LEGAL DESCRIPTION

Taxing Authority's Number: 010-025259-00

Taxing Authority's Address: 455 W Third St, Columbus OH 43201

Taxing Authority's Number: 010-030575-00

Taxing Authority's Address: 0 North Fourth St, Columbus OH 43201

Taxing Authority's Number: 010-038136-00

Taxing Authority's Address: 1145 N Fourth St, Columbus OH 43201

Legal Description: Parcel I:

Parcel No. 010-025259-00

Street Address: 197 East Fifth Avenue, Columbus OH 43201

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

Being thirty-four and one-third (34 1/3) feet off the West side of Lot Number Four (4) of EDWIN AND ELIZABETH DOMONEY'S SUBDIVISION of Lot Number Thirty-one (31) of WILLIAM G. DESHLER'S AMENDED ADDITION of WILLIAM PHELAN'S MT. PLEASANT ADDITION to the City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 321, Recorder's Office, Franklin County, Ohio.

Prior Instrument: 200404160085690

Parcel II:

Parcel No. 010-030575-00

Street Address: Corner of East Fifth and North Fourth, Columbus OH 43201

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

Being a part of Lot No. 4 in the Edwin and Elizabeth Domoney's Subdivision of Lot No. 31, in William G. Deshler's Addition to William Phelan's Mount Pleasant Addition to said city, as said Lot No. 4 is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, page 321, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin located at the southwest corner of Fifth Avenue and Fourth Street (formerly Lazelle Street) as the same are now established in said city; thence in a southerly direction along the West line of Fourth Street, as the same is now established, 122.25 feet to a stake; thence in a westerly direction and parallel to the south line of Fifth Avenue 63.66 2/3 feet to a stake; thence in a southerly direction parallel to the West line of said Lot No. 4, 53.25 feet, more or less, to a stake in the South line of said Lot No. 4; thence in a westerly direction along the South line of said lot, 5 feet to a stake located 34.33 feet East of the West line of said lot; thence in a northerly direction and parallel to the West line of said lot, 175.50 feet, more or less, to a stake in the South line of said Fifth Avenue, as the same is now established, located 34.33 feet East of the West line of said lot; thence in an easterly direction along the South line of Fifth Avenue, as now established, 68.66 feet to the place of beginning.

Prior Instrument References: 199804200092547 and 199804200092549

Parcel III:

Parcel No. 010-038136-00

Street Address: 1145 North Fourth Street, Columbus OH 43201

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

Being a part of Lot Number Four (4) in EDWIN AND ELIZABTEH DOMONEY'S SUBDIVISION of Lot Number Thirty-one (31) in William G. Deshler's Amended Addition to William Phelan's Mount Pleasant Addition to said City of Columbus, bounded and described as follows:

Commencing at a point in the East line of said Lot Four (4) (West line of Laxell now Fourth Street); thence westerly by a line parallel with the North line of said Lot 4, South line of Fifth Avenue, except 11 5/8 inches taken off for widening of Fourth Street, Sixty-three (63) feet and Eight (8) inches; thence southerly by a line parallel with the East line of said Lot Four (4)(West line of Fourth Street) about Fifty-three (53) feet and Two (2) inches to the South line of said Lot Four (4); thence eastward on the South line of said Lot Four (4), Sixty-three (63) and Eight (8) inches, except One and 39/100ths feet taken off for widening of Fourth Street (1.39 ft. per Inst. 198401090043882), to the southeast corner of said Lot; thence northward on the East line of said Lot Four (4) about Fifty-three (53) feet and Two (2) inches to the place of beginning.

Prior Instrument Reference: 200001120008400

Easements, restrictions, etc.: Subject to easements, conditions, and restrictions of record.

Being the same property conveyed to **The New Victorians**, a Corporation, organized under the laws of Ohio, by Deed from **Marvin Glassman**, a.k.a. Marvin L. Glassman and **Amelia Glassman** (the latter who executed only for the purpose of releasing dower), husband and wife, dated April 1, 1998, and recorded April 2, 1998 at 09:13 a.m. in Instrument Number 199804200092547 of the Franklin County Recorder's Office in Columbus, Ohio; being the same property conveyed to **The New Victorians**, a Corporation, organized under the laws of Ohio, by Deed from **Diane G. Witt** and **Robert Witt** (the latter who executed only for the purpose of releasing dower), wife and husband, dated April 1, 1998, and recorded April 20, 1998 at 09:13 a.m. in Instrument Number 199804200092549 of the Franklin County Recorder's Office in Columbus, Ohio; being the same property conveyed to by Deed from **Frieda Kauffman**, Deceased, by and through **National City Bank**, Executor of said decedent's Estate, dated April 1, 1998, and recorded April 20, 1998 at 09:13 a.m. in Instrument Number 199804200092551 of the Franklin County Recorder's Office in Columbus, Ohio; and being the same property conveyed to **The New Victorians**, a Corporation, organized under the laws of Ohio, by Deed from **Nettie E. Baxton** and **Edgar B. Baxton** (the latter who executed only for the purpose of releasing dower), wife and husband, dated April 15, 2004, and recorded April 16, 2004 at 2:12 p.m. in Instrument Number 200404160085690 of the Franklin County Recorder's Office in Columbus, Ohio.

216-079



Z16-079
 1453 North Fourth Street
 Approximately 0.39 acres
 C-4 to AR-1



Italian Village East

Proposed Land Use



January 2000



| | |
|--|---------------------------|
| | Residential (1 - 2 units) |
| | Residential (3 - 4 units) |
| | Residential (> 4 units) |
| | Mixed Use |
| | Commercial |
| | Manufacturing |
| | Institutional |
| | Parks/Open Space |
| | Vacant Lots/Buildings |
| | Parking |
| | Downtown District |



City of Columbus
 Michael B. Coleman, Mayor
 Department of Trade and Development
 Mark Barbois, Director
 Planning Office
 Stephen R. McClurg, Administrator
 Urban Design Section
 Larry D. Lewis, Graphic Designer

Z16-079
 1453 North Fourth Street
 Approximately 0.39 acres
 C-4 to AR-1



Z16-079
1453 North Fourth Street
Approximately 0.39 acres
C-4 to AR-1