

### 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 #: 216-080  
Date Received: 11/9/14  
Application Accepted By: TD + KP Fee: \$ 5,040  
Comments: Assigned to Kelsey Priebe; Kpriebe@columbus.gov  
614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 3241 McKinley Avenue Zip 43204  
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 010-261452-00, 010-261453-00, 010-261454, 010-261455 and 010-261456  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) M2 - Manufacturing Requested Zoning District(s) AR-1  
Area Commission Area Commission or Civic Association: N/A  
Proposed Use or reason for rezoning request: Apartment residential, accessory uses and amenities.  
*(continue on separate page if necessary)*  
Proposed Height District: 35' Acreage 18.9 +/- acres  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Preferred Living  
Address 750 Communications Parkway City/State Columbus, Ohio Zip 43214  
Phone # (614) 901-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

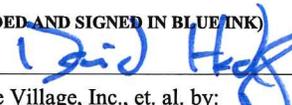
**PROPERTY OWNER(S):**

Name Dallas Mobile Home Village, Inc., et. al.  
Address 1673 North Hague Avenue City/State Columbus, Ohio Zip 43204  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name David Hodge, Underhill & Hodge LLC  
Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054  
Phone # 614-335-9324 Fax # 614-335-9329 Email: david@uhlawfirm.com

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

APPLICANT SIGNATURE Preferred Living by:   
PROPERTY OWNER SIGNATURE Dallas Mobile Home Village, Inc., et. al. by:   
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 # 210-080

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge  
of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 3241 McKinley Avenue  
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) 11/9/16

(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) Dallas Mobile Home Village, Inc.  
1673 North Hague Avenue  
Columbus, Ohio 43204

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

Preferred Living  
(614) 901-2400

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

(5) Not applicable

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 4th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

1-11-2021

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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**PROPERTY OWNER(S):**

Dallas Mobile Home Village, Inc.  
1673 North Hague Avenue  
Columbus, Ohio 43204

Joseph Dallas, Tr.  
1673 North Hague Avenue  
Columbus, Ohio 43204

Angelo Dallas, Jr., Tr.  
1673 North Hague Avenue  
Columbus, Ohio 43204

John G. Damico  
1673 North Hague Avenue  
Columbus, Ohio 43204

**APPLICANT:**

Preferred Living  
750 Communications Parkway  
Columbus, Ohio 43214

**ATTORNEY:**

David Hodge, Esq.  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

Arroyo Builders Place LLC  
815 Grandview Avenue  
Columbus, Ohio 43215

Spyros and Phyllis, Co-Tr  
3986 Saint Mary Court  
Columbus, Ohio 43213

Anthony Tiberi and  
Margherita Filichia  
1583 Linkhorn Drive  
Grove City, Ohio 43123

City of Columbus  
90 West Broad Street, Suite 425  
Columbus, Ohio 43215

Jeffrey and Deborah Ferrelli  
124 Clover Meadow Lane  
Galloway, Ohio 43119

Norma J. Ackerman, Tr.  
1744 North Hague Avenue  
Columbus, Ohio 43204

Guy Amicon  
3548 Scioto Run Boulevard  
Hilliard, Ohio 43026

Cynthia Gudel  
1475 London Drive  
Columbus, Ohio 43221

Ciotola Family Limited  
Partnership II  
10803 Buckingham Place  
Powell, Ohio 43065

Richard Capuano, Tr.  
5384 Haughn Road  
Grove City, Ohio 43123

William J. Shaffer, Tr.  
10731 Campden Lakes Blvd.  
Dublin, Ohio 43016

Ida Q. Tiberi, Tr.  
1068 South High Street  
Columbus, Ohio 43206

Joseph and Rebecca Castorano  
3445 Trabue Road  
Columbus, Ohio 43204

John M. Lombardi  
3333 Brendan Drive  
Columbus, Ohio 43221

Arroyo Pinon Ltd.  
P.O. Box 12187  
Columbus, Ohio 43212

Vincent Vohnout  
3448 Trabue Road  
Columbus, Ohio 43204

Daniel Disanto  
4318 Oakview Drive  
Columbus, Ohio 43204

New Leaf Fund Two LLC  
4000 West 106<sup>th</sup> St., Suite 125  
Carmel, Indiana 46032

Pomante Properties LLC  
3392 Trabue Road  
Columbus, Ohio 43204

Hugo Quint, Jr.  
3866 Tauton Court  
Columbus, Ohio 43221

Brooke Carnevale  
9440 Roberts Road SE  
West Jefferson, Ohio 43162

Lilda M. Delewese, Tr., et al.  
5573 Brickstone Place  
Hilliard, Ohio 43026

**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 # 216-080

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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. Preferred Living 750 Communications Parkway Columbus, Ohio 43214 (614) 901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*David Hodge*

Subscribed to me in my presence and before me this 4th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Kimberly R. Grayson*  
1-11-2021

My Commission Expires:



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

**KIMBERLY R. GRAYSON**

Notary Public, State of Ohio

My Commission Expires

January 11, 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: 010261455, 010261452, 010261453, 010261456

Zoning Number: 3241

Street Name: MCKINLEY AVE

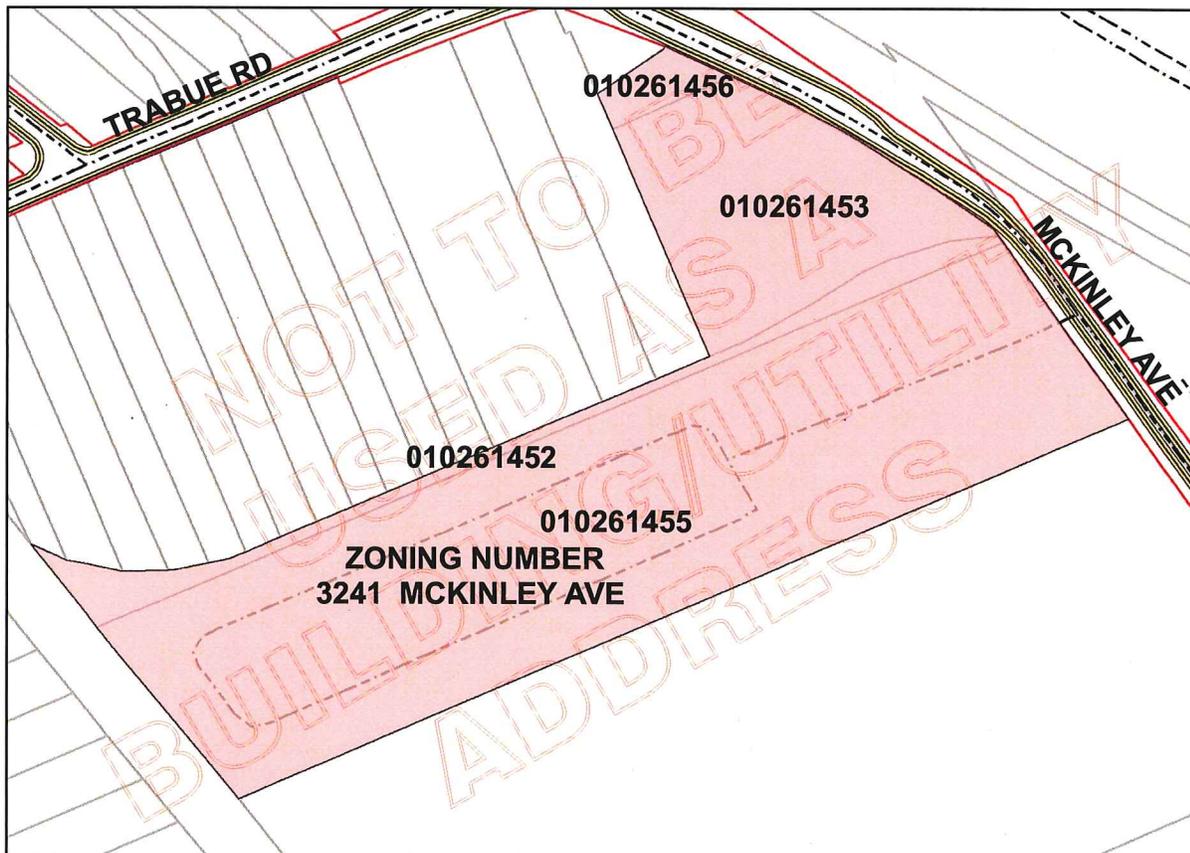
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID HODGE/UNDERHILL & HODGE LLC (DAVID HODGE)

Issued By: *Adyana Umariani*

Date: 10/28/2016



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 77567

**Zoning Description**  
**18.9+/- Acre**  
**South of Trabue Road**  
**West of McKinley Avenue**

-1-

Situated in the State of Ohio, County of Franklin, Township of Franklin, being in Virginia Military Survey No. 530 and being all of the remainder of an Original 0.408 acre tract of land as conveyed to Angelo J. Dallas, Trustee of record in Instrument No. 199804100085907, all of the remainder of an Original 3.31 acre tract of land of record in Instrument No. 199804100085907, part of that tract of land as conveyed to Joseph Dallas, Trustee of record in Instrument No. 200103260060473, part of that tract of land as conveyed to Dallas Mobile Home Village, Inc., of record in Official Record 2606, Page 331 and all of the remainder of an Original 1.477 acre tract of land as conveyed to Joseph S. Dallas and Angelo J. Dallas III, Trustees of record in Instrument No. 200103260060487, and more particularly described as follows;

**Beginning** at the northeasterly corner of the remainder of said 0.408 acre tract, said corner also being the southwesterly corner of Parcel 30WD as described in the deed to Franklin County Commissioners of record in Instrument No. 200207100169721 and in the westerly right-of-way line of McKinley Avenue;

Thence with the easterly lines of said Original 0.408 acre tract, 3.31 acre tract, said Joseph Dallas, Trustee tract, said Dallas Mobile Home Village tract and with the westerly line of said Parcel 30WD and said westerly right-of-way line, the following five (5) courses and distances:

**S 65° 37' 38" E, 200.0+/- feet;**

With a curve to the right having a central angle of **08° 12' 00"** and a radius of **1404.30+/- feet**, an arc length of **200.98+/- feet** and a chord bearing and distance of **S 61° 30' 00" E, 200.81+/- feet;**

**S 57° 27' 47" E, 109.8+/- feet;**

**S 55° 56' 05" E, 105.9+/- feet;**

**S 35° 47' 12" E, 385.1+/- feet** to a point in the southerly line of said Dallas Mobile Home Village tract, the northerly line of a tract of land as conveyed to City of Columbus, Ohio of record in Official Record 3357, Page 215 and in the said westerly right-of-way line;

Thence with the southerly line of said Dallas Mobile Home Village tract, **S 66° 49' 40" W, 1593.7+/- feet** to the southwesterly corner of said tract and in the easterly right of way line of the railroad;

Thence with the westerly line of said Dallas Mobile Home Village tract and said Joseph Dallas, Trustee tract, **N 39° 07' 05" W, 538.9+/- feet** to the northwesterly corner of said Joseph Dallas, Trustee tract;

Thence with the northerly lines of said Joseph Dallas, Trustee tract, the following five (5) courses and distances:

**S 65° 43' 26" E, 64.9+/- feet** to an angle point;

**S 79° 03' 20" E, 95.3+/- feet** to an angle point;

**N 88° 54' 09" E, 78.3+/- feet** to an angle point;

**N 78° 34' 59" E, 94.5+/- feet** to an angle point;

216-080

**Zoning Description  
18.9+/- Acre  
South of Trabue Road  
West of McKinley Avenue  
-2-**

**N 67° 05' 33" E, 762.5+/- feet** to the southwesterly corner of said Original 1.477 acre tract;

Thence with the westerly line of said Original 1.477 acre tract, **N 22° 59' 57" W, 641.4+/- feet** to the northwesterly corner of said Original 1.477 acre tract;

Thence with the northerly line and easterly lines of said Original 1.477 acre tract, the following four (4) courses and distances:

**N 73° 21' 32" E, 84.9+/- feet** to the northeasterly corner thereof;

**S 23° 29' 55" E, 52.7+/- feet** to an angle point;

**N 66° 22' 14" E, 8.7+/- feet** to an angle point;

**S 23° 13' 33" E, 110.6+/- feet** to the northwesterly corner of said 0.408 acre tract;

Thence with the northerly line of said 0.408 acre tract the following two (2) courses and distances:

**N 55° 59' 23" E, 129.1+/- feet** to an angle point;

**N 40° 25' 34" E, 7.1+/- feet** to the ***True Point of Beginning*** and containing **18.9+/- acre** more or less.

The above description was prepared by Advanced Civil Design Inc. on 11/03/2016 and is based on existing County Auditor records, County Recorder records and Franklin County GIS.

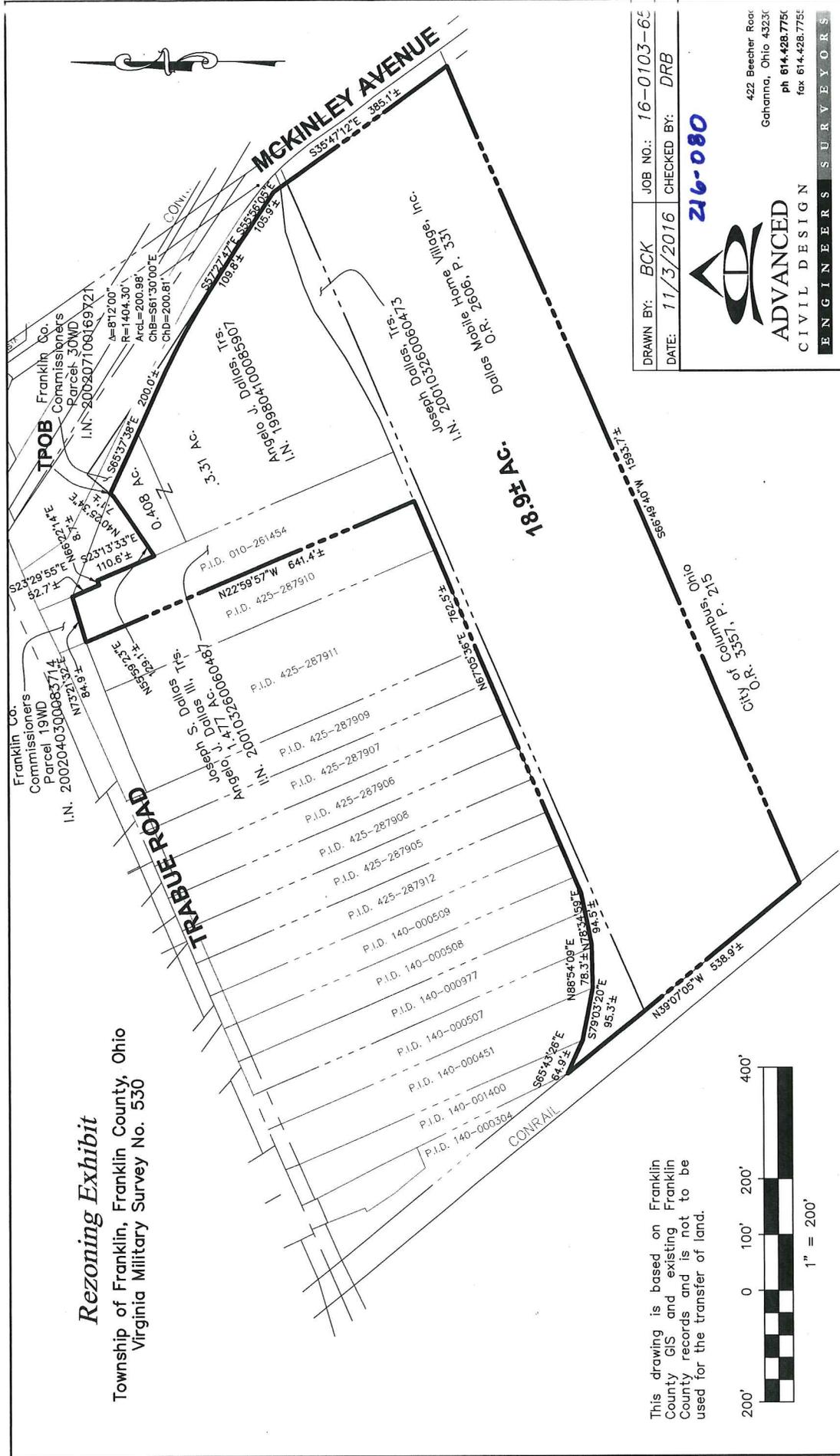
All references used in this description can be found at the Recorder's Office Franklin County Ohio.

This description is not to be used in the transfer of land.

**ADVANCED CIVIL DESIGN INC.**

**Rezoning Exhibit**

Township of Franklin, Franklin County, Ohio  
Virginia Military Survey No. 530



DRAWN BY: BCK JOB NO.: 16-0103-6E  
DATE: 11/3/2016 CHECKED BY: DRB

216-080

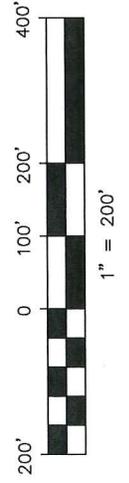


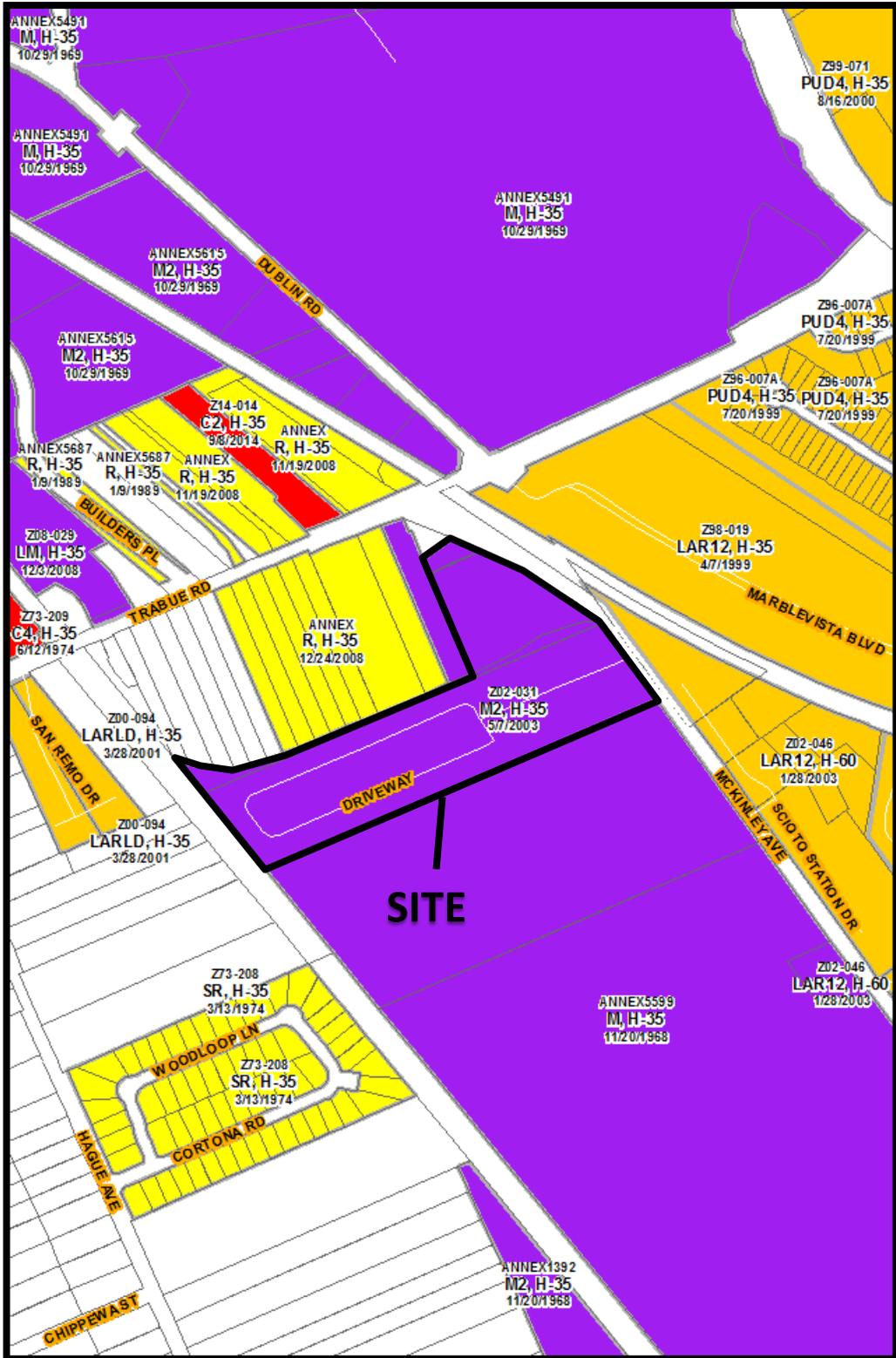
**ADVANCED**  
CIVIL DESIGN

ENGINEERS SURVEYORS

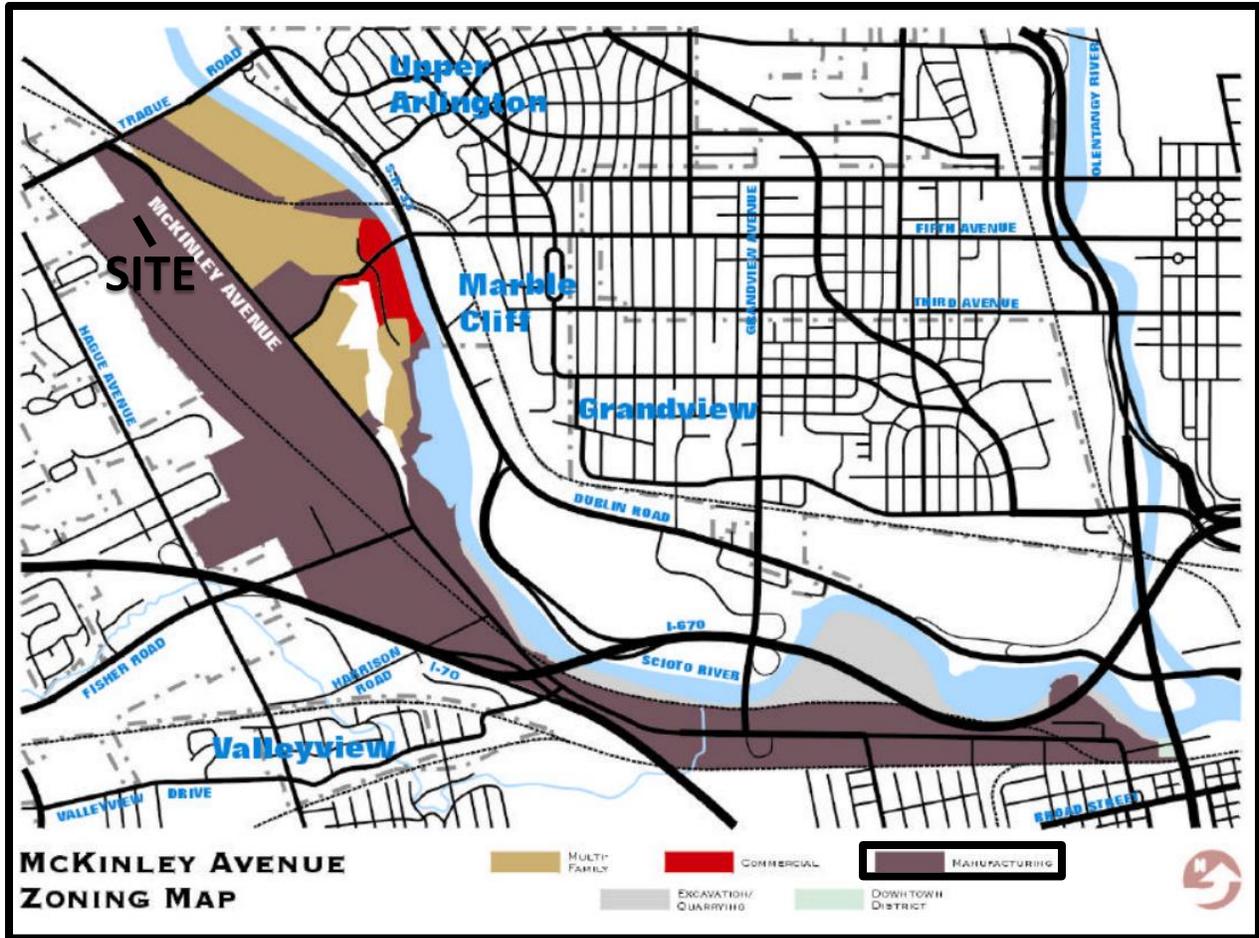
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7752

This drawing is based on Franklin County GIS and existing Franklin County records and is not to be used for the transfer of land.

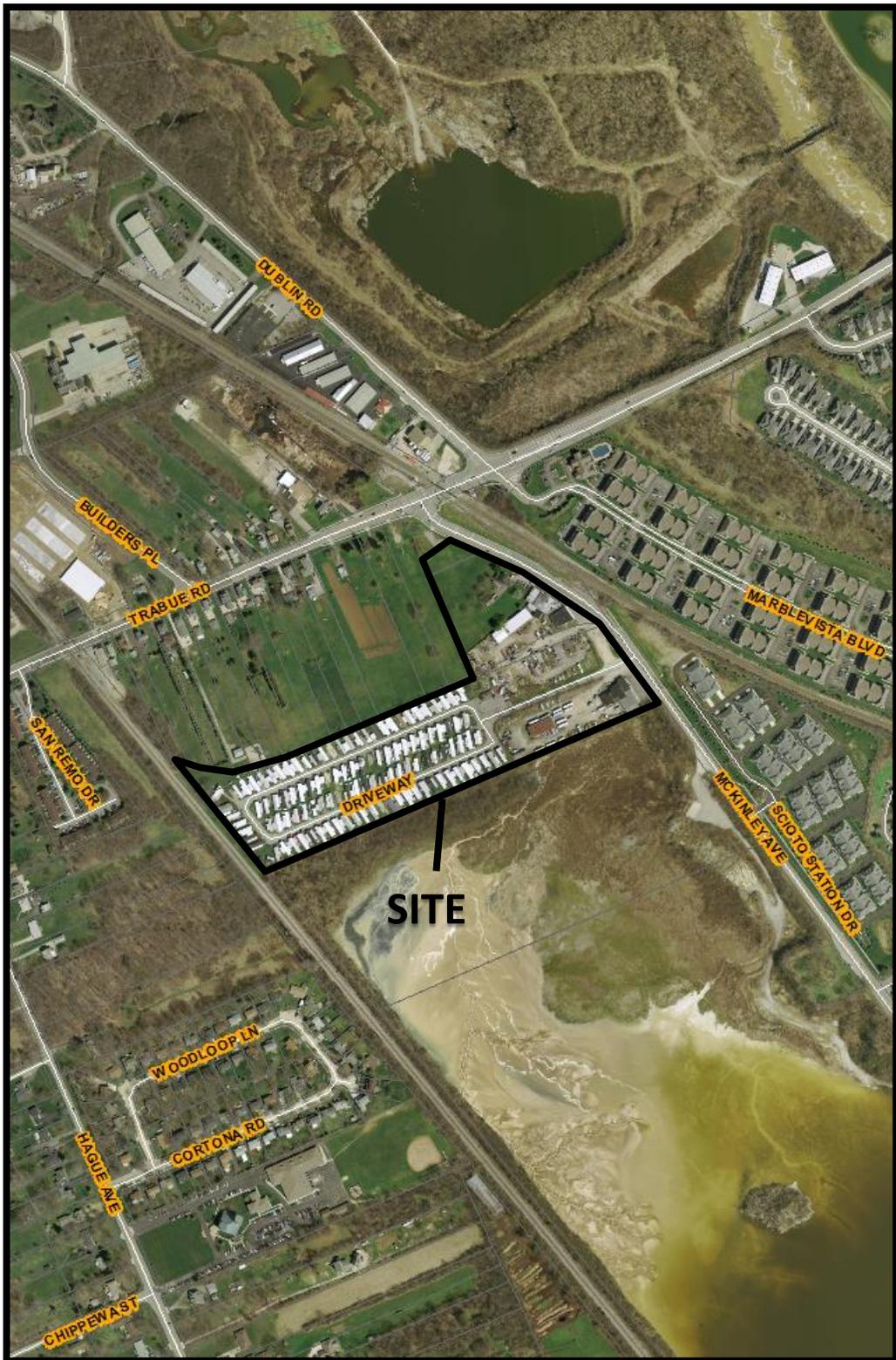




Z16-080  
 3241 McKinley Avenue  
 Approximately 18.9 acres  
 M-2 to AR-1



Z16-080  
 3241 McKinley Avenue  
 Approximately 18.9 acres  
 M-2 to AR-1



Z16-080  
3241 McKinley Avenue  
Approximately 18.9 acres  
M-2 to AR-1