BZA16-153
1570 S. High Street

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Nov 21 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1570 S HIGH ST COLUMBUS OH 43207
Mailing Address: 6945 MORSE RD
NEWALBANY OH 43054-9571

Owner: GERMAN VILLAGE MUSIC CENTER LL
Parcel Number: 010030009

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-60
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO
Graphic Commission: N/A
Area Commission: Columbus Southside Area Commission
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A

BZA16-153
1570 S. High Street

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-153 Date Received: 11/21/16
Application Accepted by: D. Reiss Fee: $1,900.00
Commission/Civic: South Side
Existing Zoning: C-4
Comments: 1/24/17

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:
PER SECTION 3312.49, TABLE #2; A MINIMUM OF 1/75 PARKING SPACES IS REQUIRED FOR THE FACILITY FOR A TOTAL OF 64 SPACES. SECTION 3372.609 ALLOWS A 25% REDUCTION REQUIRING 48 SPACES. A MERCANTILE CREDIT OF 20 SPACES, REDUCES COUNT TO 28 SPACES. SEEKING VARIANCE TO PROVIDE 0 SPACES

LOCATION

Certified Address: 1570 S. High Street City: Columbus Zip: 43207

Parcel Number (only one required): 010-030009-00

APPLICANT (If different from Owner):

Applicant Name: Dan Mayer Phone Number: 614-221-1110 Ext.: 135

Address: 1398 Goodale Blvd City/State: Columbus / Ohio Zip: 43212

Email Address: dmayer@berardipartners.com Fax Number: 614-221-0831

PROPERTY OWNER(S) ☐ *Check here if listing additional property owners on a separate page*

Name: GERMAN VILLAGE MUSIC CENTER Phone Number: 614-774-8717 Ext.: n/a

Address: 6945 MORSE RD City/State: COLUMBUS, OHIO Zip: 43054

Email Address: n/a Fax Number: n/a

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: DAN MAYER Phone Number: 614-221-1110 Ext.: 135

Address: 1398 GOODALE BLVD City/State: COLUMBUS, OHIO Zip: 43212

Email Address: dmayer@berardipartners Fax Number: 614-221-0831

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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 checks payable to the Columbus City Treasurer

tmt 12/15

BZA16-153
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THE CITY OF
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757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Dan Mayer
of **(1)** MAILING ADDRESS 1398 Goodale Blvd, Columbus, Ohio 43212
deposes 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) per ADDRESS CARD FOR PROPERTY 1570 South High Street, Columbus, Ohio 43207
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)**
German Village Music Center LLC
6945 Morse Road
New Albany, Ohio 43054

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
Dan Mayer (Berardi + Partners)
614-221-1110 x135

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)**
Southside Area Commission - Curtis Davis (Zoning Chair)
584 E. Moler Street, Columbus, Ohio 43207
614-332-3355

and that the following 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:

(6) PROPERTY OWNER NAME	**(6a)** PROPERTY ADDRESS	**(6b)** PROPERTY OWNER MAILING ADDRESS
Nellie Barr	1572 South High Street	842 S Roosevelt Ave, Columbus, Ohio 43209
Nellie Barr	1584 South High Street	842 S Roosevelt Ave, Columbus, Ohio 43209
Nellie Barr	1586 South High Street	842 S Roosevelt Ave, Columbus, Ohio 43209
Primary Care Network of Ohio, Inc	1560 South High Street	6150 E Broad St, Fl #2, Columbus, Ohio 43213
Lena Osborne	1571 South 3rd Street	1571 S Third St, Columbus, Ohio 43207

[X] **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 21 day of November, in the year 2016

_____
(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC STATE OF OHIO

Seal Here

LISA M. PLAISTED
Notary Public, State of Ohio
My Comm. Expires Oct. 10, 2021

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tmt 12/15

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BZA16-153
1570 S. High Street

Donald Caldwell
1570 S. High Street
Columbus, OH 43207

German Village Music Center
6945 Morse Road
Columbus, OH 43054

Dan Mayer
Berardi + Partners
1398 Goodale Blvd
Columbus, OH 43212

Curtis Davis
Southside Area Commission
584 E. Moler Street
Columbus, OH 43207

Gregory Krahn
1565 S. High Street
Columbus, OH 43207

William Ballenger
PO Box 07762
Columbus, OH 43207

Nellie Barr
842 S. Roosevelt Avenue
Columbus, OH 43209

Green Tree Servicing
345 St Peter Street L800
St. Paul, MN 55102

Clyde Friesland
31 E. Welch Avenue
Columbus, OH 43207

Marlin Ellis
1569 S. High Street
Columbus, OH 43207

Carolyn Cutler
39 E. Welch Avenue
Columbus, OH 43207

Wells Fargo Real Estate
MAC X2302-04D
1 Home Campus
Des Moines, IA 50328

Union Savings Bank
Escrow Dept.
8534 E. Kemper Rd, FL 2
Cincinnati, OH 45249

Third Federal Savings
7007 Broadway Avenue
Cleveland, OH 44105

Epic Development Group
LLC Et Al
602 Switzer Lane
Thousand Oaks, CA 91360

Mount Carmel Health
Chief Financial Officer
6150 E. Broad St, FL 3
Columbus, OH 43213

Dashnor Kodhelaj
4991 Mengel Lane
Hilliard, OH 43026

JP Faulkner
3003 N. High Street
Columbus, OH 43202

Chase Home Finance LLC
1 Corelogic Drive
Westlake, TX 76262

Huntington Mortgage Corp
PO Box 182661
Columbus, OH 43218

US Bancorp Srv Providers
6053 S. Fashion Square Drive
Murray, UT 84107

BZA16-153
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THE CITY OF
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DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

A. The Board of Zoning Adjustment shall have the power. upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance br granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The requested variance is to allow the requirement of 28 parking spaces (after credit / and zoning overly reduction) to be reduced to 0 parking spaces due to the following hardships / restrictions: to provide the 28 spaces would require demolition of existing buildings due to land occupation restrictions; the assembly use will be a drinking establishment and provides contracted parking adjacent to the property during operating hours when compared to similar uses in the same neighborhood; reducing parking will aid in encouraging other modes of transportation to access the drinking establishment and could benefit neighboring properties by reducing potential impaired drivers; upon executing the lease agreement, the tenant was not made aware of the parking requirment and has to now incur the variance requirement as well as the incurred costs to apply for the variance, even though the tenant is providing no on-site parking, the surrounding area provides many opportunities for available on-street parking along High Street that will be able to supply additional parking spaces as needed/available. Since most uses for the existing building would require a variance due to site limitations, the economic value of the building and the ability for the owner to lease are greatly restricted.

Signature of Applicant _____ **Date** 11-20-16

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tmt 12/15

SITE DEVELOPMENT AND DATA

ADDRESS:
1570 SOUTH HIGH ST

TOTAL AREA:
±0.18 ACRES

PARCEL IDENTIFICATION:
010-030009-00

EXISTING ZONING:
C4-COMMERCIAL*

*PER ZONING CODE CHAPTER 3356.03; BARS, CABERETS, AND NIGHTCLUBS ARE INCLUSIVE

HEIGHT DISTRICT:
H-60

PREVIOUS USE:
RELIGIOUS INSTITUTION (A-3)

PROPOSED USE:
BAR/RESTARAUNT (A-2)

SETBACKS:
EXISTING TO REMAIN

LOT COVERAGE:
EXISTING TO REMAIN

REAR YARD:
EXISTING TO REMAIN

PARKING:
AREA CALCULATION: 4,827 SF
COLUMBUS ZONING CODE: 1/75 SF
CARS: 64 SPACES REQUIRED
-URBAN COMMERCIAL OVERLAY ORDINANCE # 2372.215 ALLOWS FOR A 25% REDUCTION IN REQUIRED PARKING
48 SPACES REQUIRED PER REDUCTION
-PRIOR MERCANTILE USE REQUIRED 20 SPACES BE PROVIDED SO AN APPLIED CREDIT IS USED
28 SPACES REQUIRED PER CREDIT
0 SPACES PROVIDED*

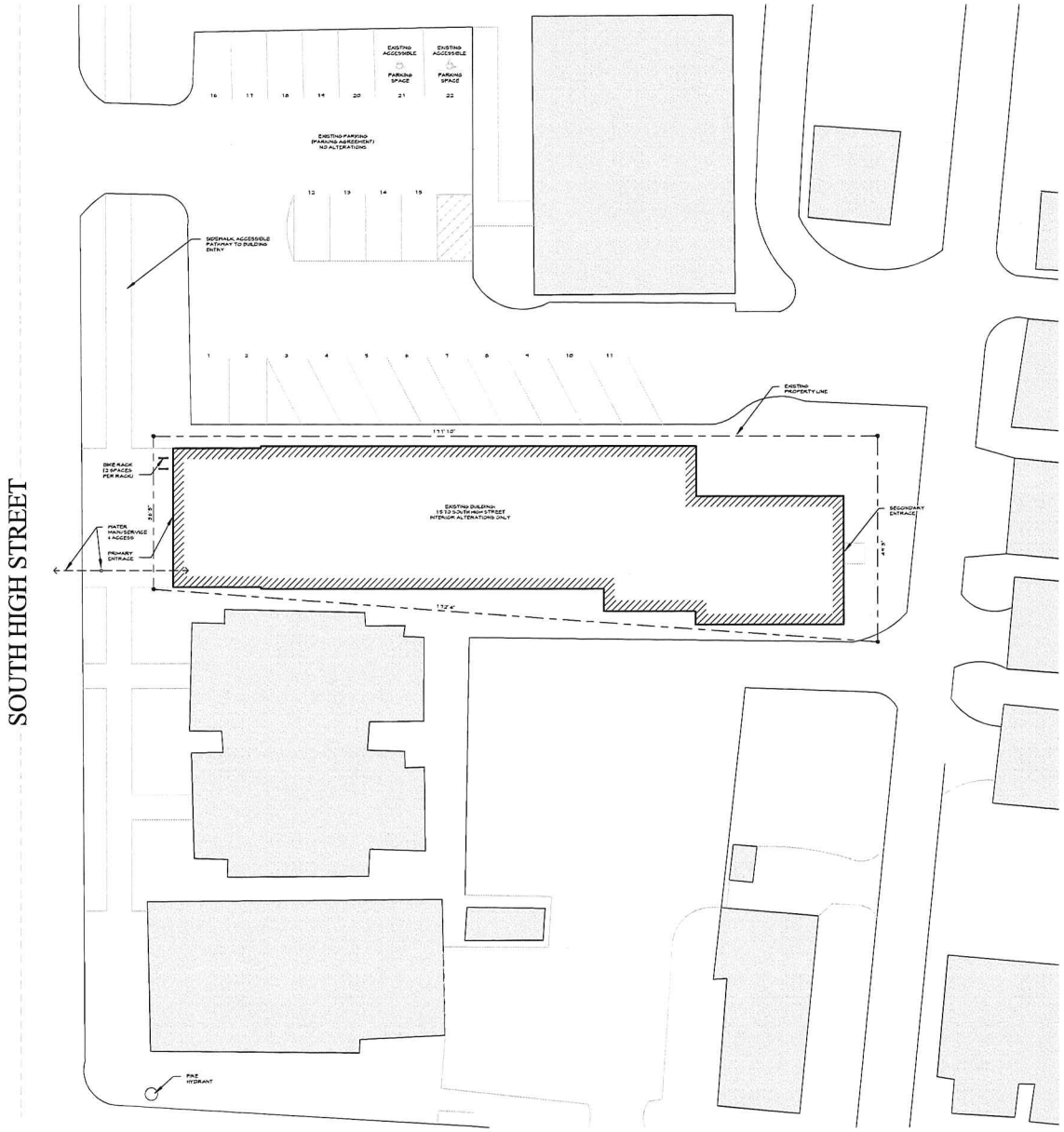
*SEEKING VARIANCE FROM BOARD OF ADJUSTMENTS TO REDUCE REQUIRED PARKING TO 0 SPACES
**TENANT HAS A LEGAL AGREEMENT TO PROVIDE 22 SPACES WITH ADJACENT PROPERTY OWNER

BICYCLE: 4 SPACES REQUIRED
4 SPACES PROVIDED

REFUSE:
4 CUBIC YARDS REQUIRED
4 CUBIC YARDS PROVIDED*

*PRIVATE HAULER SERVICE TO BE PROVIDED BY THE OWNER.

SITE SCOPE OF WORK:
WITH THE EXCEPTION OF A BIKE RACK INSTALLATION, NO ADDITIONAL SITE WORK WILL BE PERFORMED AND NO ADDITIONAL MODIFICATIONS TO THE EXTERIOR ENVELOPE WILL BE EXECUTED.



SITE PLAN

1 : 200

BAR RENOVATION

1570 SOUTH HIGH

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ARCHITECTS AND ENGINEERS
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NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THOSE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HOLD, ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THEREFORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEPICT EXACT QUANTITIES, LOCATIONS OR DESIRED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PERMIT

PROJECT DATE: 11/16/16
PROJECT #: 16139

SITE PLAN

A1

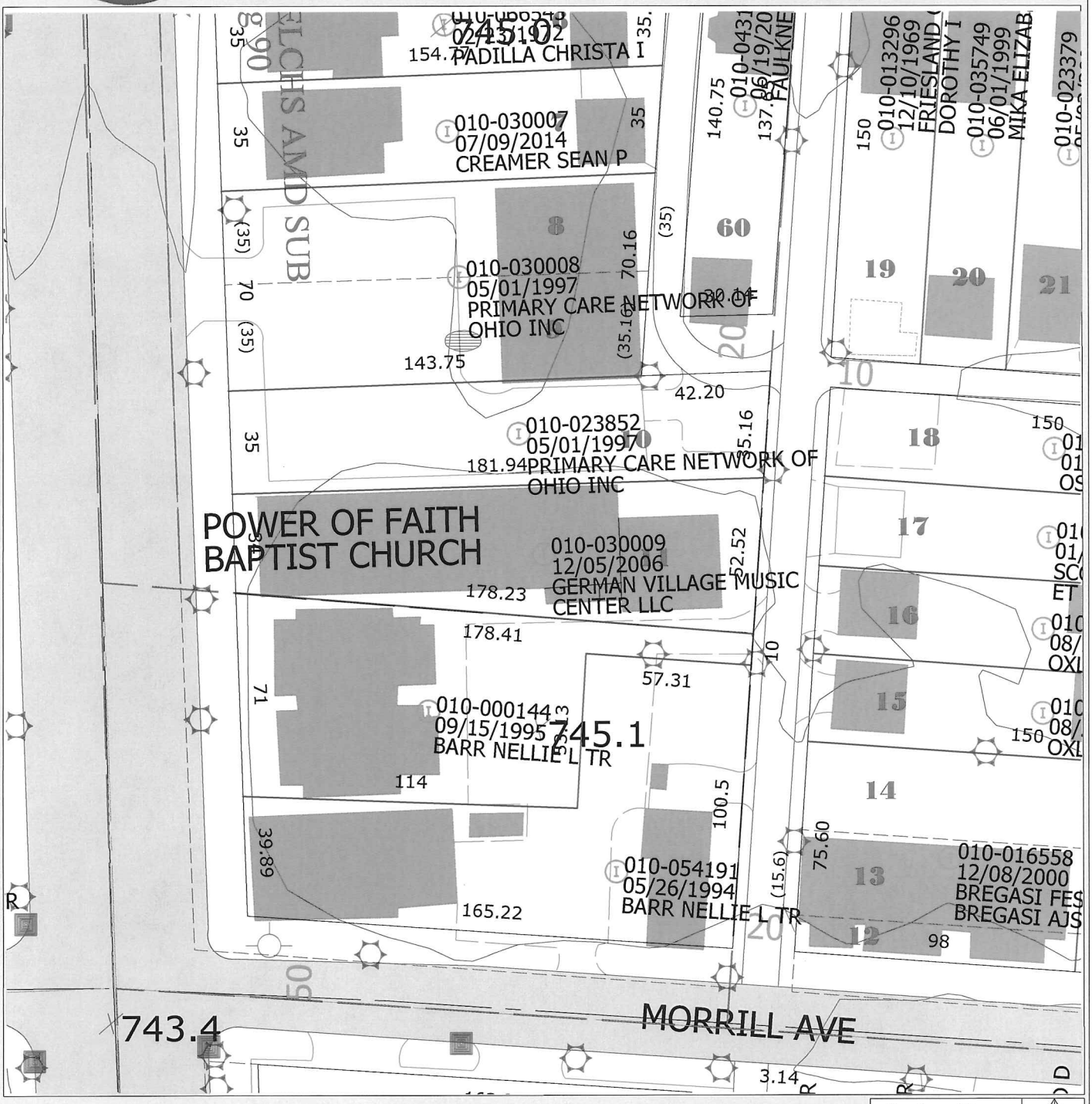
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0631
www.berardipartners.com

BZA16-153
1570 S. High Street

BZA16-153
1570 S. High Street

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 11/18/16**



Disclaimer

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

BZA16-153
1570 S. High Street

City of Columbus Zoning Plat

N
W E
S

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

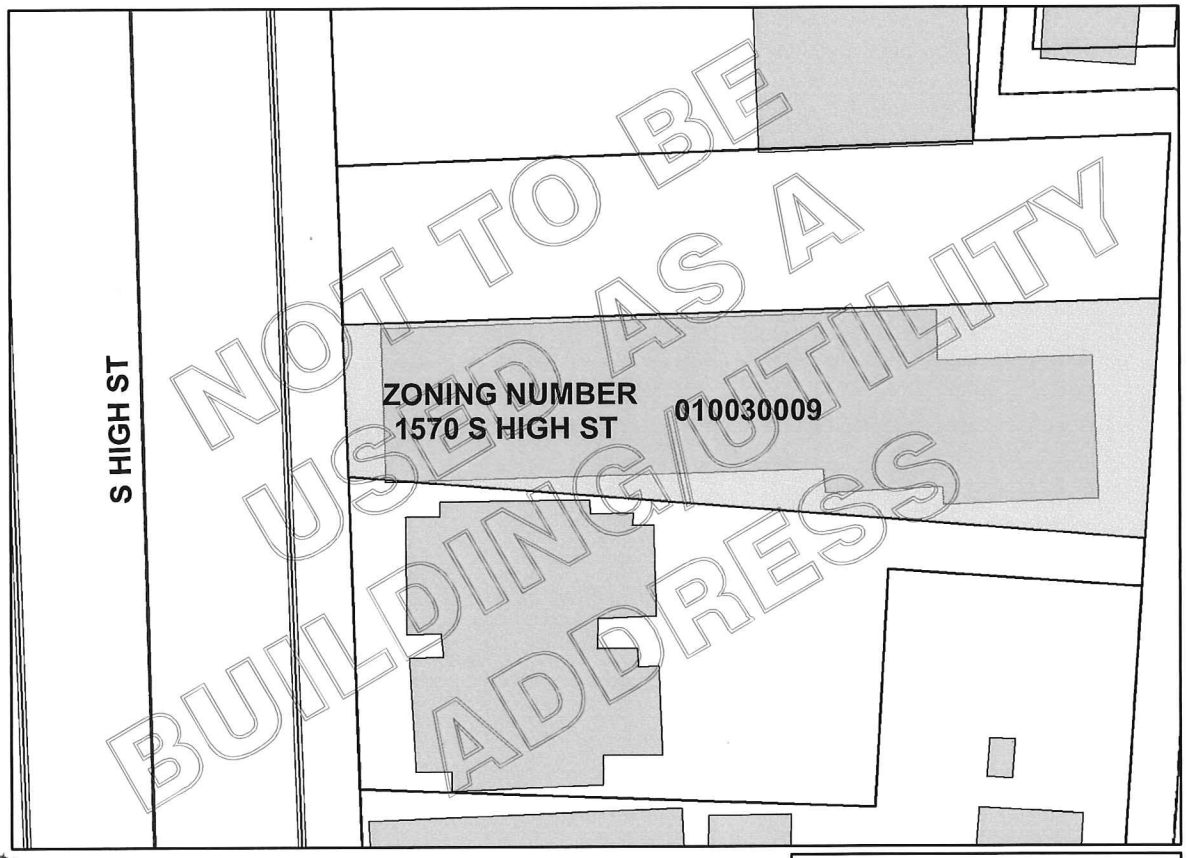
Parcel ID: 010030009

Zoning Number: 1570 **Street Name: S HIGH ST**

Lot Number: N/A **Subdivision: N/A**

Requested By: BERARDI & PARTNERS (DAN MAYER)

Issued By: Tedyana Amariam **Date:** 11/18/2016



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 79491

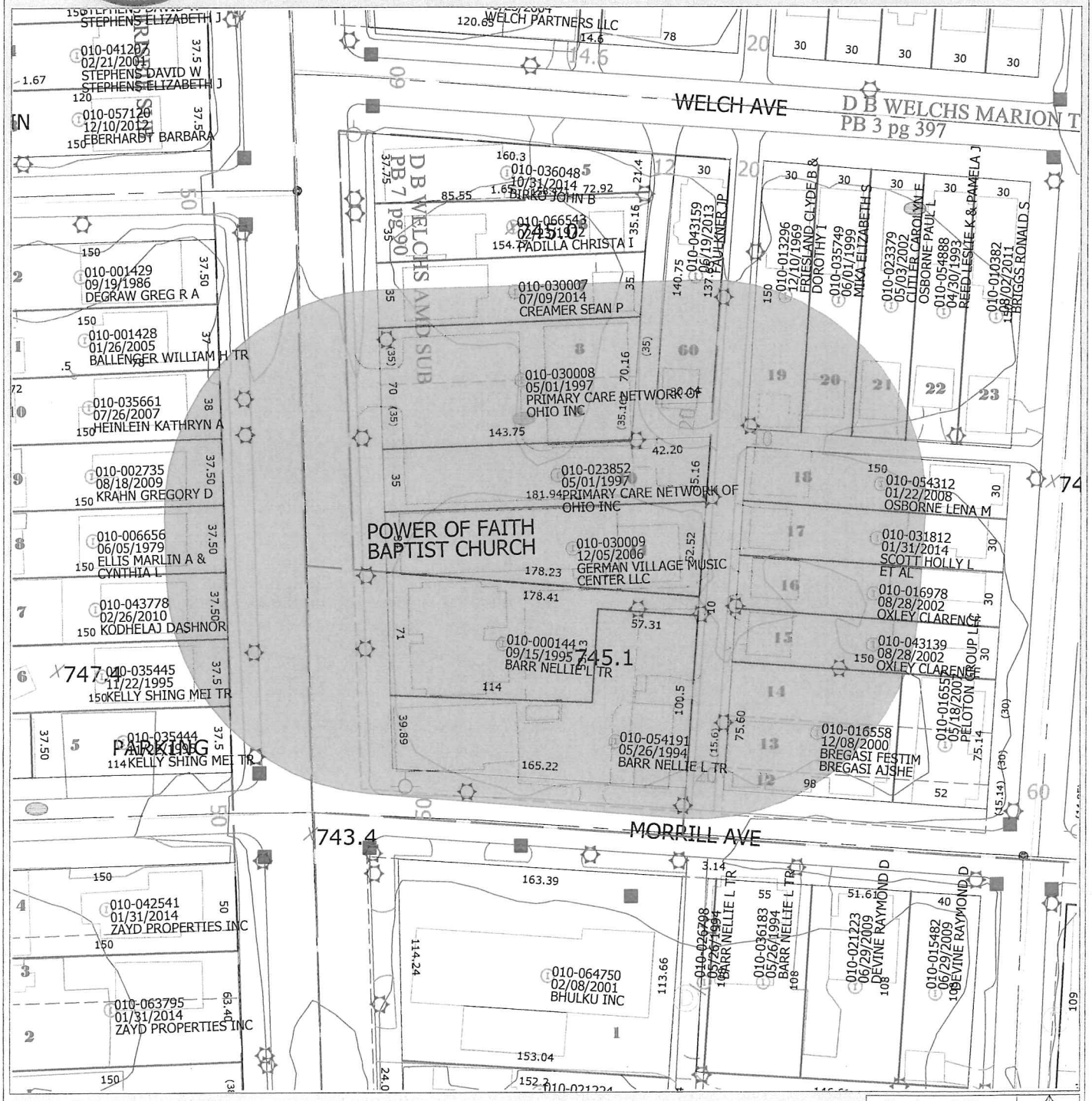
FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

Printed: 11/18/2016 11:31:53 AM - U:\ZONING_NUMBER_GIS_10.mxd, amwoldemariam

BZA16-153
1570 S. High Street

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 11/18/16**



Scale = 82'

Grid North

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Real Estate / GIS Department

ParcelID: 010-030009-00
GERMAN VILLAGE MUSIC

Map-Rt: 010-K057 -022-00
1570 S HIGH ST

Owner

Owner	GERMAN VILLAGE MUSIC CENTER LLC
Owner Address	6945 MORSE RD NEW ALBANY OH 43054
Legal Description	1570 S HIGH ST WELSH AMD SUB 11
Calculated Acres	.18
Legal Acres	0
Tax Bill Mailing	GERMAN VILLAGE MUSIC CENTER LLC 6945 MORSE RD NEW ALBANY OH 43054-9571

View Google Map

Most Recent Transfer

Transfer Date	DEC-05-2006
Transfer Price	$255,000
Instrument Type	GW

2015 Tax Status

Property Class	C - Commercial
Land Use	499 - OTHER COMMERCIAL STRUCTURE
Tax District	010 - CITY OF COLUMBUS
School District	2503 - COLUMBUS CSD
City/Village	COLUMBUS CITY
Township	
Appraisal Neighborhood	X1605
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2015: No 2016: No
Homestead Credit	2015: No 2016: No
Rental Registration	No
Board of Revision	No
Zip Code	43207

2015 Current Market Value

	Land	Improvements	Total
Base	54,000	186,000	240,000
TIF			
Exempt			
Total	54,000	186,000	240,000
CAUV	0		

2015 Taxable Value

	Land	Improvements	Total
Base	18,900	65,100	84,000
TIF			
Exempt			
Total	18,900	65,100	84,000

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
6,787.12	7,126.48	

Building Data

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1923	1961	02	RETAIL SINGLE OCCUP	4,827	AVERAGE QUALITY
Total:				4,827	

Site Data

Frontage	Depth	Acres	Historic District
		.177	

Darrell E. Fawley, Jr.
Attorney at Law

520 East Rich Street
Columbus OH 43215-5318

(614)221-5151 (614)221-1778 FAX
defawley@sbcglobal.net

August 17, 2016

Lower Lights
1560 South High Street
Columbus OH

To Whom It May Concern:

The undersigned is counsel for DRMC Enterprises, LLC ("DRMC") the lessee of the real property at 1570 South High Street, Columbus, Ohio. My client has asked that I write this letter confirming the parties' agreement for the use by my client of the parking lot facility located on the north side of the property known as 1560 South High Street, Columbus, Ohio. My client has agreed to pay Lower Lights the sum of One Hundred Dollars ($100.00) per month for the use of this parking lot by its customers. In addition DRMC agrees to assist in maintaining the parking lot by litter removal and weed control and will pay one-half of the cost for snow removal in the winter months. Daily before 8:00am and general lot upkeep (i.e. sealing, striping) LS

I trust I have correctly set forth the parties' agreement. I am asking Don Caldwell, Managing Member of DRMC Enterprises, LLC, to sign this letter confirming his agreement with these terms and I have place another line at the bottom for a signature by an authorized representative of Lower Lights evidencing their agreement.

If there are any provisions that should be included in this letter agreement please let me know and I will be happy to amend it accordingly.

- Lot not used before 5:30pm M-F. LS
- Parking lot should be clear of patron and employee vehicles by 7:00 A.M. daily LS
- Agreement can be rescinded by either party within 30 day notice. LS
- Agreement effective 9-1-16 through 8-31-17, with possible renewals. LS

Very truly yours,

Darrell E. Fawley, Jr.

DEF/af

DRMC Enterprises, LLC

By: Donald Caldwell
Don Caldwell, Managing Member

Lower Lights

By: Lisa Stock - COCO

BZA16-153
1570 S. High Street

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.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 # 16345-455

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dan Mayer
of (COMPLETE ADDRESS) 1398 Goodale Blvd, Columbus, Ohio 43212
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Donald Caldwell	1570 S. High St.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 16 day of November, in the year 2016

Lisa Plaisted
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

NOTARY PUBLIC STATE OF OHIO
LISA M. PLAISTED
Notary Public, State of Ohio
My Comm. Expires Oct. 10, 202

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Please make checks payable to the Columbus City Treasurer

tmt 12/15