

OFFICE USE ONLY

Application #: 217-013 Date Received: 4/25/17  
Application Accepted By: SP & MM Fee: \$1800  
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 1200 HAMLET ST. Columbus Zip 43201

Is this application being annexed into the City of Columbus  Yes  No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

010-009417, 010-290502, 010-037308

Parcel Number for Certified Address 1200 HAMLET ST. Columbus

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

Current Zoning District(s) R-4 & C-4 Requested Zoning District(s) R-4 WITH CV

Area Commission Area Commission or Civic Association: UNIVERSITY AREA COMMISSION

Proposed Use or reason for rezoning request: TO HAVE 4 SINGLE FAMILY LOTS AND 4 SINGLE FAMILY HOMES (continue on separate page if necessary)

Proposed Height District: 35' Acreage 0.212 ACRES

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Connie J. Klema ATTORNEY  
Address P.O. Box 991 City/State PATASKALA Zip 43062  
Phone # 614 374 8488 Fax # N/A Email cklemaattorney@gmail.com

**PROPERTY OWNER(S):**

Name URBAN RESTORATIONS LLC  
Address 815 N. HIGH ST. SUITE R City/State COLUMBUS Zip 43215  
Phone # 614 580 5272 Fax # N/A Email JULIO@URBANR1.COM  
 Check here if listing additional property owners on a separate page

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

Name Connie J. Klema ATTORNEY  
Address P.O. Box 991 City/State PATASKALA OH Zip 43062  
Phone # 614 378 8488 Fax # N/A Email: CKLEMAATTORNEY@gmail.com

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

APPLICANT SIGNATURE Connie J. Klema ATTORNEY  
PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of URBAN RESTORATIONS  
ATTORNEY / AGENT SIGNATURE Connie J. Klema attorney

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 # 217-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klema  
of (1) MAILING ADDRESS P.O. Box 991 PATASKAIA OH 43062

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 1200 HAMLET STREET Columbus  
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) \_\_\_\_\_

(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) URBAN RESTORATIONS LLC  
815 N. HIGH ST STE R  
COLUMBUS OH 43215

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

CONNIE J. KLEMA ATTORNEY  
614 374 8488

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

(5) UNIVERSITY AREA COMMISSION  
DOREEN UHAUS - SAUER  
2111 IUKA AVE., COLUMBUS OH 43202

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) Conn J. Klema  
Sworn to before me and signed in my presence this 24th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Nicole L. Mayabb  
9-28-2020

My Commission Expires:

**NICOLE L. MAYABB**  
Notary Public, State of Ohio  
My Commission Expires  
September 28, 2020



*This Affidavit expires six (6) months after date of notarization.*

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Please make all checks payable to the Columbus City Treasurer

Connie J. Klema Attorney  
P.O. Box 991  
Pataskala, Ohio 43062

University Area Commission  
c/o Doreen Uhaus-Sauer, Chair  
2111 Iuka Avenue  
Columbus, Ohio 43202

Urban Restorations, LLC  
815 N. High Street Suite R  
Columbus, Ohio 43215

CDG Holdings LLC  
1787 Stemwood Dr.  
Columbus, Ohio 43228-9551

John Erwin  
10169 S Crosset Hill Dr.  
Pickerington, Ohio 43147-8949

Lakshmi 200 E 5<sup>th</sup>  
1020 Dennison Ave Ste 102  
Columbus, Ohio 43201-3497

Thomas Zipf  
9740 Covan Dr  
Westerville, Ohio 43082-9294

1461 North Sixth Thompson  
Holdings LLC  
4272 Vista Walk Ln  
Powell, Ohio 43065

Lori Wallace  
Dawn Berry  
Or Current Occupant  
1210 Hamlet St  
Columbus, Ohio 43201

Ruby & Lacy Pauley  
Or Current Occupant  
1214 Hamlet St  
Columbus, Ohio 43201-2837

Jann Williamson  
Or Current Occupant  
1218 Hamlet St  
Columbus, Ohio 43201-2837

Victoria Heritage Homes LLC  
c/o David Phillips  
407 E. Livingston Ave  
Columbus, Ohio 43215-5587

Jeff Bernath  
1348 Summit St  
Columbus, Ohio 43201

Matthew & Ashley Martin  
Or Current Occupant  
1209 Hamlet St  
Columbus, Ohio 43201

Petrohilos Properties LLC  
497 Springs Dr  
Columbus, Ohio 43214-2827

Bradley & Courtney Snyder  
Or Current Occupant  
1217 Hamlet St  
Columbus, Ohio 43201

Craig Starr  
Or Current Occupant  
1221 Hamlet St  
Columbus, Ohio 43201

# 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 # 217-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. KLEMA ATTORNEY  
of (COMPLETE ADDRESS) P.O. Box 991 PATASKAIA OH 43062  
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. <u>URBAN RESTORATIONS LLC</u> <u>815 N. HIGH ST. STER.</u> <u>COIS OH 43215</u> <u># 3 Columbus based employees</u> <u>Julio VALENZUELA 614 580 5272</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klem

Subscribed to me in my presence and before me this 24<sup>th</sup> day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Nicole L Mayabb  
9-28-2020

My Commission Expires:



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

**NICOLE L. MAYABB**  
Notary Public, State of Ohio  
My Commission Expires  
September 28, 2020

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer

# City of Columbus Zoning Plat

217-013



## 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: 010037308, 010290502, 010037308

Zoning Number: 1200

Street Name: HAMLET ST

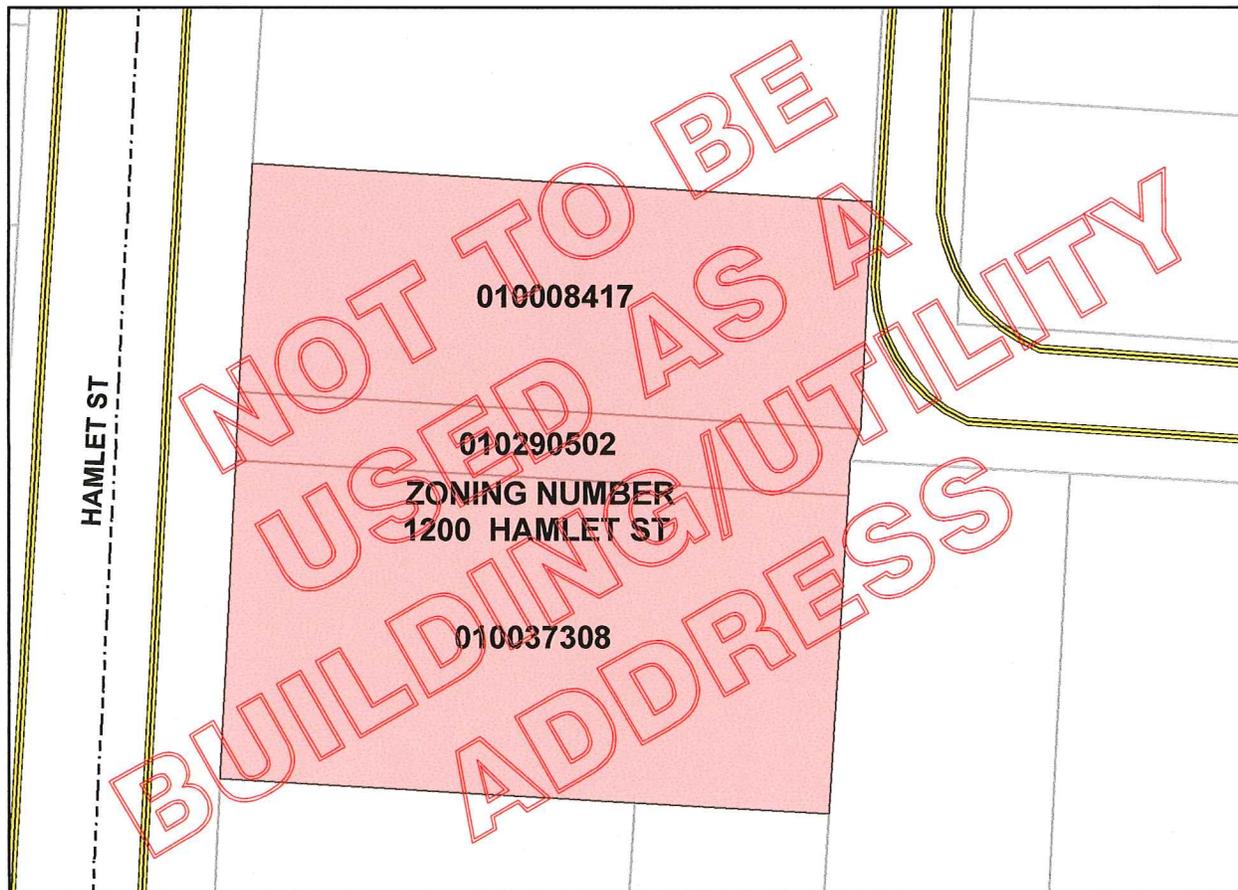
Lot Number: 53-54

Subdivision: RIDDLES

Requested By: CONNIE KLEMA (ATTORNEY)

Issued By: *Adyana Amarian*

Date: 4/5/2017



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 89077

**EXHIBIT 'A'**

211814-TTA

**LEGAL DESCRIPTION**

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

**PARCEL ONE:**

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

Being 50.50 feet off of the north end of 160.50 feet off of the south end of Lot No. 22 of John Hyer's Amended Subdivision of Lot No. 6 of Stevenson's Heirs Subdivision in Section 4, Township 1, Range 18, United States Military Lands, also known as Parcel 53 as shown, numbered and delineated by the certain "Parcel Plat" recorded with and as a part of the certain deed from John Riddle and wife to The North Side Land and Improvement Company in Deed Book 465, Page 9, Recorder's Office, Franklin County, Ohio.

**PARCEL TWO:**

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

Being Lot Number Fifty-four (54) of Riddle's Parcel Subdivision of Lot Number Twenty-two (22) of John Hyer's Amended Subdivision of Lot Number Six (6) of Stevenson's Heirs Subdivision of Section 4, Township 1, Range 18, United States Military Lands, as said parcel is numbered and delineated upon the recorded parcel plat as recorded in Record of Deeds Volume 465, page 9, Recorder's Office, Franklin County, Ohio.

**PARCEL THREE:**

Situated in City of Columbus, Franklin County, Ohio, and being a the platted "Private Alley" Between Parcels 53 & 54 of Riddle's Parcel Subdivision of Lot Number 22 of John Hyer's Amended Plat of his Subdivision of Lot 6 of Stevenson Heirs' Subdivision of Quarter Township 4, Township No 1, Range 18, USML as Shown in D.B. 465, pg. 9, and being all of the "Second Parcel" as conveyed to the City of Columbus in Deed Book 1012 page 395 and as dedicated by the City of Columbus in Ordinance No. 306-33 and being bounded and described as Follows:

Commencing at a Point at the centerline intersection of Fifth Avenue, (60' Right of Way), and the centerline of Hamlet St. (35' Right of Way) Thence N.0°06'32"W. a Distance of 180.52', with the Centerline of Hamlet St. to a Point;

Thence N.89°53'28" E. a Distance of 22.5' Leaving Said Centerline and Crossing a 10' Reserve as shown in D.B. 465, pg. 9, conveyed to the City of Columbus in Deed Book 1012 page 395 and as dedicated by the City of Columbus in Ordinance No. 306-33, to an Iron Pin Set at the North West Corner of Parcel 53, as Conveyed to Lori A. Wallace and Dawn N. Barry in Inst # 200908190121350, Being the True Point of Beginning;

Thence N.0°06'32"W, a Distance of 10.0', With the East Line of Said 10' Reserve, to an 3/4" Iron Pin Found at the South West Corner of Parcel 54, as Conveyed to Lori A. Wallace and Dawn N. Barry in Inst. #200908190121350;

Thence N.89°54'21"E. a Distance of 95.82', With the South Line of Parcel 54, to an 3/4" Iron Pin Found at the South East Corner of Parcel 54. Said Pin also being in the West Line a 16' alley as dedicated in Plat Book 3 page 88;

Thence S.01°13'53"W. a Distance of 10.04', With the West Line of Said Alley, to an 3/4" iron Pin Found at the North East Corner of Parcel 53;

Thence S.89°55'40"W. a Distance of 95.76', With the North Line of Said Parcel 53, to the Point of Beginning, Containing 0.022 Acres;

The Basis of Bearings is the Centerline of Hamlet St. N.0°06'32"W, and is to be Used to Denote Angles Only.  
Deed References and Documents as Recorded In the Franklin County Recorder's Office, Columbus, Ohio.

All Iron Pins set are 5/8" X 30" rebar with a yellow cap reading Ackison Surveying. All existing pins found to be good condition unless otherwise noted.

The above description was prepared by Ackison Surveying, LLC (614-466-4600) from the best available County Records. The information displayed was derived from an actual field survey performed in May 2011.

For informational Purposes only:

Property Address: 1200 Hamlet Street Columbus, Ohio 43201

Parcel No.:010-037308-00 and 010-008417-00 and 010-290502-00

JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944

NEW  
SITE PLAN

SCALE: 1" = 20'-0"

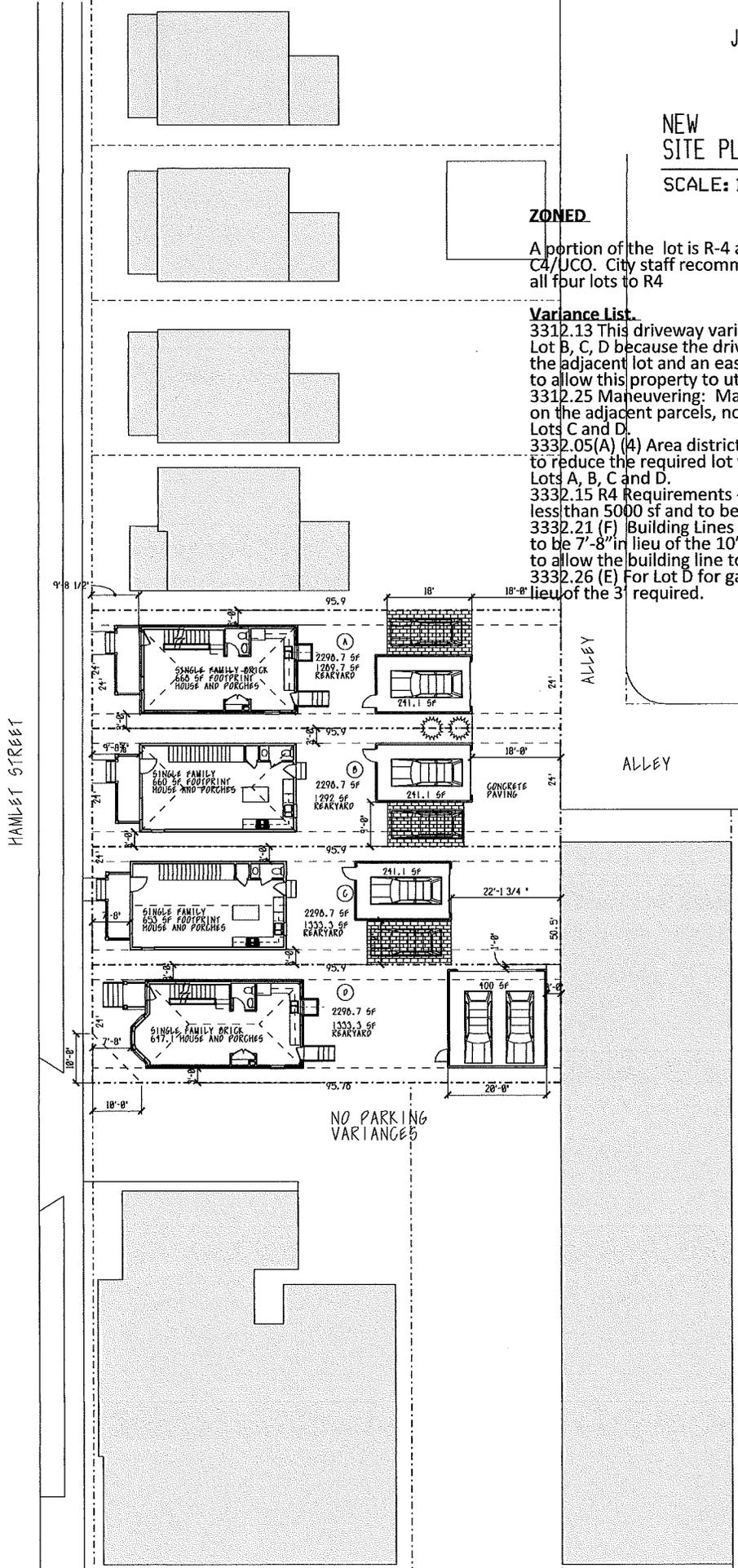


**ZONED.**

A portion of the lot is R-4 and the rest is C4/UCO. City staff recommends rezoning all four lots to R4

**Variance List.**

- 3312.13 This driveway variance is required for Lot B, C, D because the drive way continues on to the adjacent lot and an easement will be required to allow this property to utilize the drive.
- 3312.25 Maneuvering: Maneuvering is required on the adjacent parcels, not on this property for Lots C and D.
- 3332.05(A) (4) Area district lot width requirements: to reduce the required lot width from 50' to 24' for Lots A, B, C and D.
- 3332.15 R4 Requirements - to allow for a lot to be less than 5000 sf and to be 2298.7 sf for Lot A, B, C, and D
- 3332.21 (F) Building Lines : To allow the building line to be 7'-8" in lieu of the 10' required for lot C,D and to allow the building line to be 9'-8" for lots A and B.
- 3332.26 (E) For Lot D for garage setback to be 1' in lieu of the 3' required.

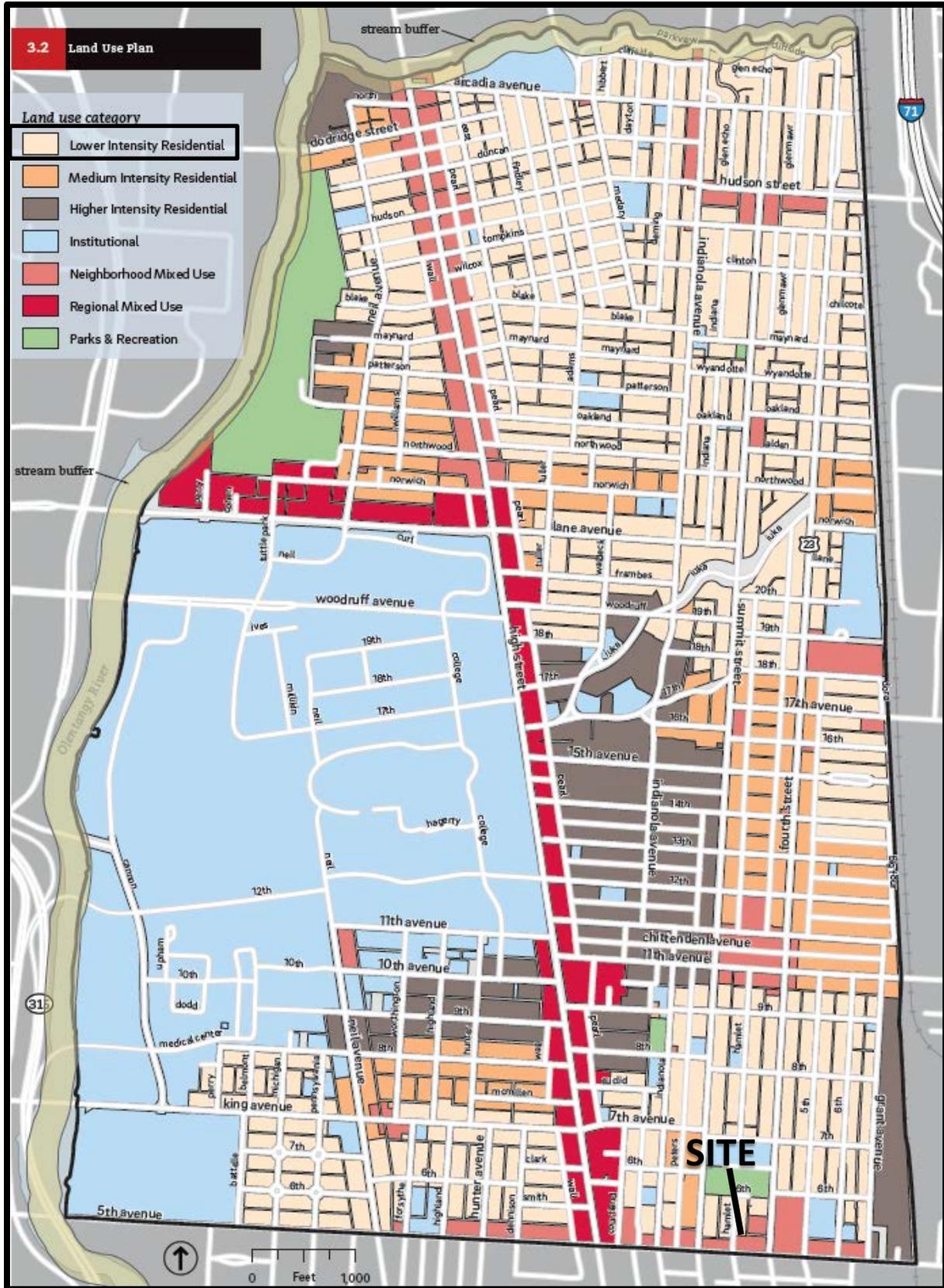


PARCEL NO.  
010-037308, 010-008417,  
010-290502

4/4/17

A NEW DEVELOPMENT  
AT  
1200 HAMLET  
COLUMBUS OHIO





Z17-013  
1200 Hamlet Street  
Approximately 0.21 acres  
R-4 & C-4 to C-4



Z17-013  
1200 Hamlet Street  
Approximately 0.21 acres  
R-4 & C-4 to C-4