

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 #: 217-016 Date Received: 5/18/17
Application Accepted By: TD+mm Fee: \$1,980
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2965 Lamb Ave. Zip 43219

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.

Parcel Number for Certified Address 010-158262

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

Current Zoning District(s) M-2 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: Uses of the M district

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage +/- 1.11 Acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name Madwil III, LLC, c/o Plank Law Firm, LPA

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email dtp@planklaw.com

PROPERTY OWNER(S):

Name Madwil III, LLC, c/o Plank Law Firm, LPA

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email dtp@planklaw.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald T. Plank, Plank Law Firm, LPA

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dtp@planklaw.com

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

APPLICANT SIGNATURE Madwil III, LLC; By: Donald T. Plank

PROPERTY OWNER SIGNATURE Madwil III, LLC; By: Donald T. Plank

ATTORNEY / AGENT SIGNATURE Donald T. Plank

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald T. Plank
of (1) MAILING ADDRESS Plank Law Firm, LPA, 411 E. Town St., FL 2, Columbus, OH 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 2965 Lamb Ave.
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) 5/18/17

(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) Madwil III, LLC c/o Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

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

Madwil III, LLC c/o Plank Law Firm, LPA
614-947-8600

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

(5) N/A

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) Donald Plank

Sworn to before me and signed in my presence this 15th day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

No Expiration

Notary Seal Here



Christopher R. Kessler, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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

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Public Notice
2965 Lamb Avenue
Z17-_____
May 15, 2017

APPLICANT

Madwil III, LLC
c/o Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

PROPERTY OWNER

Madwil III, LLC
c/o Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
411 E. Town St., FL 2
Columbus, OH 43215

COMMUNITY GROUP

N/A

PROPERTY OWNERS WITHIN 125 FEET

KDL Properties, LLC
(or current occupant)
4160 Randmore Ct.
Columbus, OH 43220

Wholesalers Property Company, LLC
(or current occupant)
3110 Kettering Blvd.
Dayton, OH 45439

JBE Properties LLC
(or current occupant)
7817 Jonell Sq.
New Albany, OH 43054

2977 Lamb LLC
(or current occupant)
2977 Lamb Ave.
Columbus, OH 43219

2920 Switzer LLC
(or current occupant)
14266 Robins Rd.
Westerville, OH 43082

Lamb Investment Co.
Attn: Barb Miller
PO Box 400
Lewis Center, OH 43035

Schwartz Rental
(or current occupant)
PO Box 13256
Columbus, OH 43213

Bread of Life Properties LLC
(or current occupant)
2651 Johnstown Rd.
Columbus, OH 43219

Cardinal Title Holding Co.
10 N. High St., Ste. 401
Columbus, OH 43215

Johnstown Road Development LLC
281 Southwest Ave.
Tallmadge, OH 44278

2965 Lamb Avenue
Z17-_____
Public Notice
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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 # 217-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 E. Town St., FL 2, Columbus, OH 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. Madwil III, LLC 4970 Timberlawn Ct. Greenville, OH 45331 # of Columbus based employees: 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 15th day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

No expiration



Christopher R. Kessler, Attorney At Law
This Project Disclosure Statement expires six months after date of notarization.
My commission has no expiration date
Sec. 147.03 R.C.

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LEGAL DESCRIPTION

Z17-_____

2965 Lamb Ave.

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

Being Lot Number One (1) of Elmhurst Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Pages 28 and 29, Recorder's Office, Franklin County, Ohio, together with the following: Being in Quarter Township 3, Township 1, Range 17 USML, being a 0.043 acre area of land, more or less, said 0.043 acre area being part of that 0.084 acre tract of land described in the deed to David T. Ray of record in Instrument No. 199705160001576, Recorder's Office, Franklin County, Ohio, (said 0.084 acre tract being part of a vacated alley by the city of Columbus Ordinance No. 573-97) said 0.043 acre area of land being more particularly described as follows:

Beginning, for reference, at a 1 inch (O.D.) iron pipe found at the northwesterly corner of said 0.084 acre tract, the same being northernmost corner of Lot No. 1 of Block "M" Elmhurst No. 2, the subdivision plat of same being shown of record in Plat book 11, Page 19, Recorder's Office, Franklin County, Ohio, at the intersection of the southeasterly right of way line of Johnstown Road (60.00 feet in width); thence N 49°32'18" E with the northerly line of said 0.084 acre tract and with the southeasterly right of way line of Johnstown Road, a distance of 13.64 feet to a ¾ inch (I.D.) iron pipe set at the true point of beginning; thence, from said true point of beginning N 49°32'18" E, with the northerly line of said 0.084 acre tract, the same being at the northwesterly corner of Lot No. 1, Block "A" as the same is numbered and delineated upon the recorded plat of Elmhurst Addition, of record in Plat Book 10, Pages 28 and 29, Recorder's Office, Franklin County, Ohio; thence S 2°24'18" W with the easterly line of said 0.084 acre tract and with the westerly line of said Lot No. 1, a distance of 192.21 feet to a ¾ inch (I.D.) iron pipe found in the southeasterly corner of said 0.084 acre tract, the southwest corner of said Lot No. 1 and located in the northerly line of a 20.00 foot wide alley; thence N 87°35'42" W with the southerly line of said 0.084 acre tract and with the northerly line of said alley, a distance of 10.00 feet to a ¾ inch (I.D.) iron pipe set; thence N 2°24'18" E, crossing said 0.084 acre tract, a distance of 182.93 feet to the true point of beginning and being 0.043 acre area of land, more or less.

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

Being Lots Number Four (4), Five (5) and Six (6) of Block A of Elmhurst Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Pages 28 and 29, Recorder's Office, Franklin County, Ohio.

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

Being Lots Numbers Two (2) and Three (3) of Block A of Elmhurst Addition (sometimes known as Elmhurst Addition No. 1), as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Pages 29 and 29, Recorder's Office, Franklin County, Ohio.

Z17-016

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: 010158262

Zoning Number: 2965

Street Name: LAMB AVE

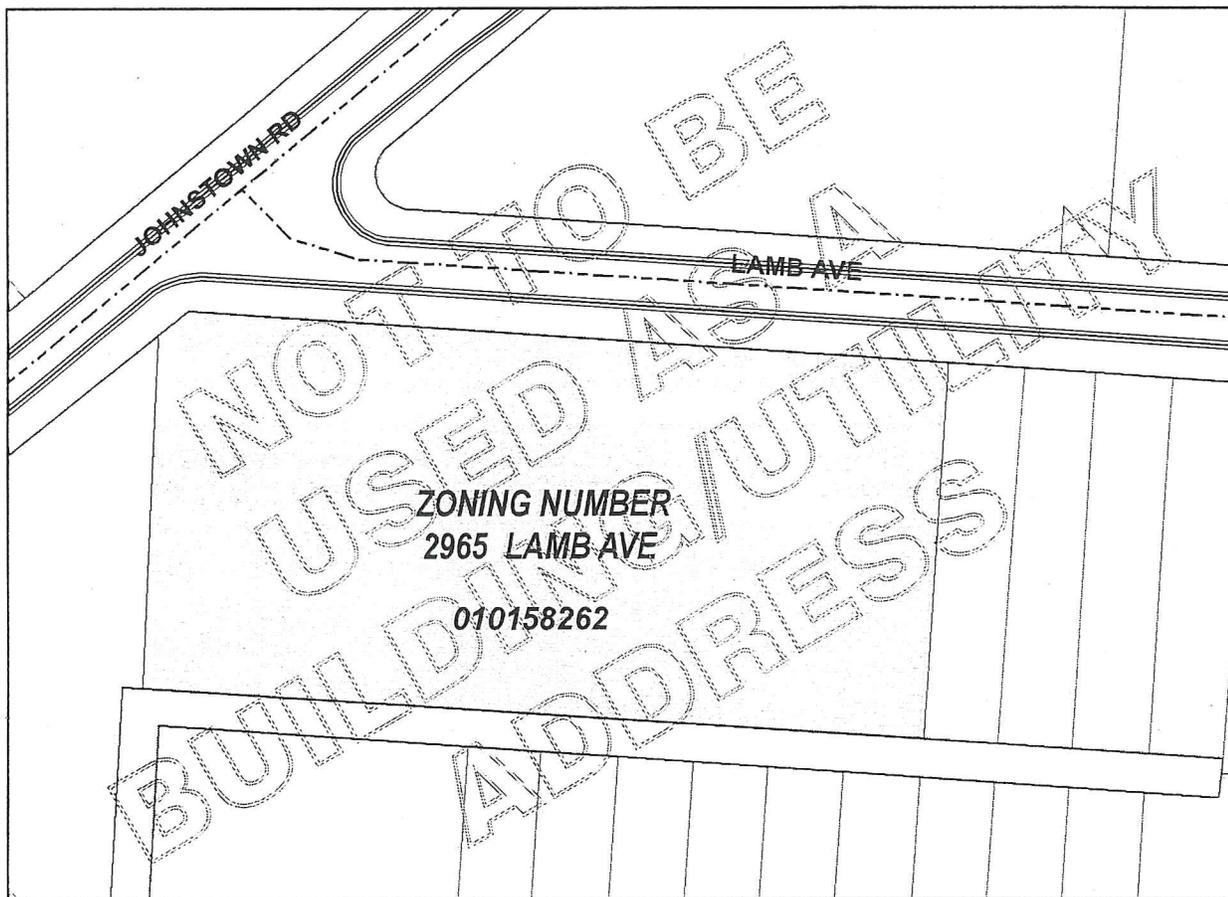
Lot Number: N/A

Subdivision: N/A

Requested By: PLANK LAW FIRM, LPA (CHRIS KESSLER)

Issued By: *Adyana Amarian*

Date: 5/3/2017



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 90690

217-016



Z17-016
 2965 Lamb Avenue
 Approximately 1.11 acres
 M-2 to M

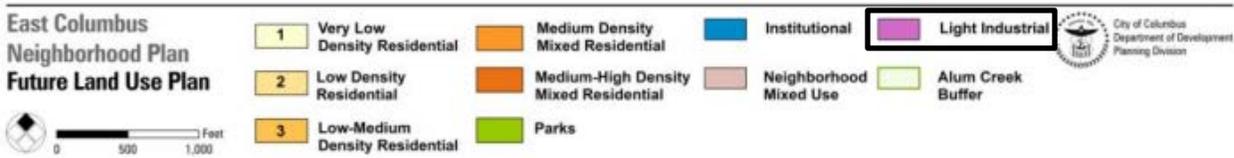


Figure 10

East Columbus Neighborhood Plan (2012) – “Light Industrial” Recommended

Z17-016
 2965 Lamb Avenue
 Approximately 1.11 acres
 M-2 to M



Z17-016
2965 Lamb Avenue
Approximately 1.11 acres
M-2 to M