

**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 #: 217-026 Date Received: 6/29/2017  
Application Accepted By: SP + TD Fee: \$2340  
Assigned Planner: Assigned to Shannon Pine, 614-645-2208, spmc@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: Multiple, See Attached 1281 Mt Vernon Ave Zip 43203  
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 Multiple, See Attached  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C4 Requested Zoning District(s) ARLD

Area Commission Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for rezoning request: Multi-family homes to be installed on subject parcel

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 2.93 3.004  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name BRYAN BROWN, COO OF COLUMBUS METROPOLITAN HOUSING AUTHORITY  
Address 860 E. 11th AVE City/State COLUMBUS OH Zip 43211  
Phone # 614-421-6006 Fax # \_\_\_\_\_ Email RBITZENHOFFER@CMHANET.COM

**PROPERTY OWNER(S):**

Name Columbus Holding Group, LLC  
Address 1393 E Broad St City/State Columbus, OH Zip 43205  
Phone # 614-824-5295 Fax # \_\_\_\_\_ Email Boyce.safford@columbusnextgen.org

Check here if listing additional property owners on a separate page

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

Attorney  Agent

Name Travis J. Eifert, PE c/o EMH&T, Inc  
Address 5500 New Albany Road City/State Columbus, Ohio Zip 43215  
Phone # 614-775-4615 Fax # 614-775-4806 Email: TEifert@emht.com

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

APPLICANT SIGNATURE Bryan Brown  
PROPERTY OWNER SIGNATURE Boyce Safford  
ATTORNEY / AGENT SIGNATURE Travis J. Eifert

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

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[Columbus City Code Section 3309.14]

**APPLICANT:**

Name BRYAN BROWN, COO OF COLUMBUS METROPOLITAN HOUSING AUTHORITY  
Address 880 E. 11th Ave. City/State COLUMBUS, OH Zip 43211  
Phone # 614-421-6066 Fax # \_\_\_\_\_ Email RBLITZENHOFFER@CMHA.NET.COM

**PROPERTY OWNER(S):**

Name City of Columbus  
Address 50 W Gay Street City/State Columbus, OH Zip 43215  
Phone # 614-645-7125 Fax # 614-645-6675 Email HRJones@Columbus.gov  
 Check here if listing additional property owners on a separate page

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

Name Travis J. Eifert, PE c/o EMH&T, Inc  
Address 5500 New Albany Road City/State Columbus, Ohio Zip 43215  
Phone # 614-775-4615 Fax # 614-775-4806 Email: TEifert@emht.com

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE [Signature]

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217-026

010-019138-00, 1281 Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-137528-00, N. Champion Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-110893-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-005140-00, 1287 Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-017978-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-023283-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-017975-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-050266-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-010918-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-023985-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-041168-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-036956-00, Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-036957-00, 1327-1329 Mt Vernon Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-000429-00, 310 N. Champion Ave, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-041948-00, Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-007867-00, E Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-072494-00, 1302 E Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-007628-00, 1304 E Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-016409-00, 1315 E Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-037843-00, Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-023667-00, 1318 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-025325-00, 1324 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-031360-00, 1328 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-009240-00, 1336 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-017909-00, 1340 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-042927-00, 1344 Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-047101-00, E Granville Street, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-055530-00, N Winner Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC  
010-019333-00, Winner Avenue, Columbus Ohio 43203, City of Columbus, Ohio  
010-042169-00, Winner Avenue, Columbus Ohio 43203, Columbus Holding Group, LLC

**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 #: 217-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Travis J. Eifert, PE  
of (1) MAILING ADDRESS EMH&T, Inc., 5500 New Albany Road, Columbus, OH 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 Multiple, See Attached  
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) City of Columbus, 50 W. Gay Street, Columbus, OH 43215  
Columbus Holding Group, LLC, 1393 E Broad St, Columbus OH 43205

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

Bryan Brown, 614-421-6066

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

(5) Near East Area Commission  
Annie Ross-Wornack, 874 Oakwood Avenue, Columbus, OH 43206

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]  
Sworn to before me and signed in my presence this 26<sup>th</sup> day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Bernice J. Daniels  
09-27-2019

My Commission Expires:

Notary Seal Here



**BERNICE J. DANIELS**  
Notary Public, State of Ohio  
My Commission Expires  
**09-27-2019**

six (6) months after date of notarization.

217-026

Eyob S Abera  
Or Current Occupant  
1232 Mt. Vernon Ave  
Columbus, OH 43203

Board of Education Columbus City  
School District, Real Estate Coordinator  
270 E State St  
Columbus, OH 43215

Lois Johnson  
5970 Little Brook Way  
Columbus, OH 43232

Khari Enaharo  
Or Current Occupant  
1433 Linwood Ave  
Columbus, OH 43206

Joan Robinson  
Or Current Occupant  
62 N 17<sup>th</sup> St  
Columbus, OH 43203

Ahmad Salamah Rawahneh  
Or Current Occupant  
1432 Mount Vernon Ave  
Columbus, OH 43203

Greater Mt Calvary Holy Church  
610 Rhode Island Ave NE  
Washington, DC 20002

Mount Calvary Holy Church Of America  
PO Box 83254  
Columbus, OH 43203

Armando Campa  
PO Box 30823  
Columbus, OH 43230

Willa M Harris  
Or Current Occupant  
169 N Ohio Ave  
Columbus, OH 43203

Gospel Tabernacle Church  
PO Box 13554  
Columbus, OH 43213

Peoples Investment Group LLC  
479 Fairfield Ave  
Columbus, OH 43203

IRA Nutis Su Tr  
3540 E Fulton St  
Columbus, OH 43227

Paul & Laura Craft  
Or Current Occupant  
195 N Ohio Ave  
Columbus, OH 43203

Bettye and Garold Beim  
PO Box 9743  
Columbus, OH 43209

Five Brothers Market Corp  
1228 E Long St., Ste 30  
Columbus, OH 43203

Janice Thomas  
2920 Berwick Blvd  
Columbus, Oh 43209

Orinda Smith  
2242 Bildad Dr  
Henderson, NV 89044-8784

Joseph L Valentine and Tyrrike Davis  
479 Fairfield Ave  
Columbus, OH 43203

Daisy A Flowers  
Or Current Occupant  
46 N Ohio Ave  
Columbus, OH 43203

Lucita Ferris  
Or Current Occupant  
1727 E Long St  
Columbus, OH 43219

Rolonda R Warren  
1210 E Rich Street  
Columbus OH 43205

Jonathan V Robinson  
1457 Briarwood Ave  
Columbus, OH 43211

Janet Odriscoll  
PO Box 127  
Twinsburg, OH 44087

Steven Napper  
128 Hawkes Ave  
Columbus, OH 43222

SIJ Partnership LLC  
3540 E Fulton St  
Columbus, OH 43227

West side & Ohio Ave Day Nurseries  
Assn  
40 n Grubb St  
Columbus, OH 43215

L&N-Up Alum Creek LLC  
3540 E Fulton St  
Columbus, OH 43227

Union Grove Baptist Church  
Or Current Occupant  
266 N Champion Ave  
Columbus, OH 43203

Deborah Neff  
6199 Emberwood Road  
Dublin, OH 43017

217-026

Columbus Metropolitan Housing Authority  
880 E 11<sup>th</sup> Ave  
Columbus, OH 43211

City of Columbus, Land Bank  
Or Current Occupant  
50 W Gay Street, 4<sup>th</sup> Floor  
Columbus, OH 43215

SR 2006 LLC  
C/O States Resource Corp  
4848 S 131<sup>st</sup> St  
Omaha, NE 68137

City of Columbus  
Real Estate Management  
90 W Broad St, Room 425  
Columbus, OH 43215

Diane Brown  
4229 E. Broad Street  
Apt 18  
Columbus, OH 43213

Buckeye Investors LLC  
Or Current Occupant  
1272 E. Long Street  
Columbus, OH 43203

David Hartgrove  
Or Current Occupant  
1276 E. Long Street  
Columbus, OH 43203

Karen Williams  
Or Current Occupant  
1280 E. Long Street  
Columbus, OH 43203

Kollie Sorsor  
Or Current Occupant  
1290 E. Long Street  
Columbus, OH 43203

Kollie Dweh-Nah  
Or Current Occupant  
1290 E. Long Street  
Columbus, OH 43203

JLP Investments LLC  
4621 E. Karsten Drive  
Chandler, AZ 85249

Edward and Stephanie Cahill  
710 S. Cassingham  
Bexley, OH 43209

Grace Hunter  
8083 Running Fox Road  
Apt 1 B  
Columbus, OH 43235

Carol Johnson, Lois Weaver,  
Betty Littleton  
1859 Clifton Avenue  
Columbus, OH 43219

Naima Amatur-Rahman  
Or Current Occupant  
1312 E. Long Street  
Columbus, OH 43203

Pauline Jackson  
Gina Green  
PO Box 307791  
Columbus, OH 43230

Clearview Property Management LLC  
PO Box 248263  
Columbus, OH 43224

Lee and Gloria Carter  
Or Current Occupant  
153 N. Winner Avenue  
Columbus, OH 43203

Benjamin Goodman  
1847 ½ Mildred Road  
Upper Arlington, OH 43221

James Krancevic  
36624 Ridge Road  
Willoughby, OH 44094

Columbus Holding Group, LLC  
1393 E Broad Street  
Columbus, OH 43205

Travis Eifert  
5500 New Albany Road  
Columbus, OH 43054

Annie Ross-Womack  
874 Oakwood Avenue  
Columbus, OH 43206

**REZONING APPLICATION**

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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 #: 217-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bryan Brown  
of (COMPLETE ADDRESS) 880 E 11th Avenue, Columbus Ohio 43211  
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. Columbus Metropolitan Housing Authority 880 E 11th Avenue, Columbus Ohio 43211 Bryan Brown 614-421-6066	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Bryan Brown

Subscribed to me in my presence and before me this 26th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Bethany O. Hahn-Ambrosius  
4/22/2020

My Commission Expires:

**Bethany O Hahn-Ambrosius**

*This Notary Public Statement expires six months after date of notarization.*

In and For the State of Ohio

My Commission Expires

**22 April 2020**



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DESCRIPTIONS FROM TITLE COMMITMENT NO. NCS-774198-STLO (As to Tracts I and II only):

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

Tract I:

Lots 1, 2, 3, 38, 40, 41, 42, 43, 44 and 50 as shown and delineated upon Plat of Benjamin Monett's Mount Vernon Avenue Addition, recorded in Plat Book 5, Page 133, Franklin County Records, and

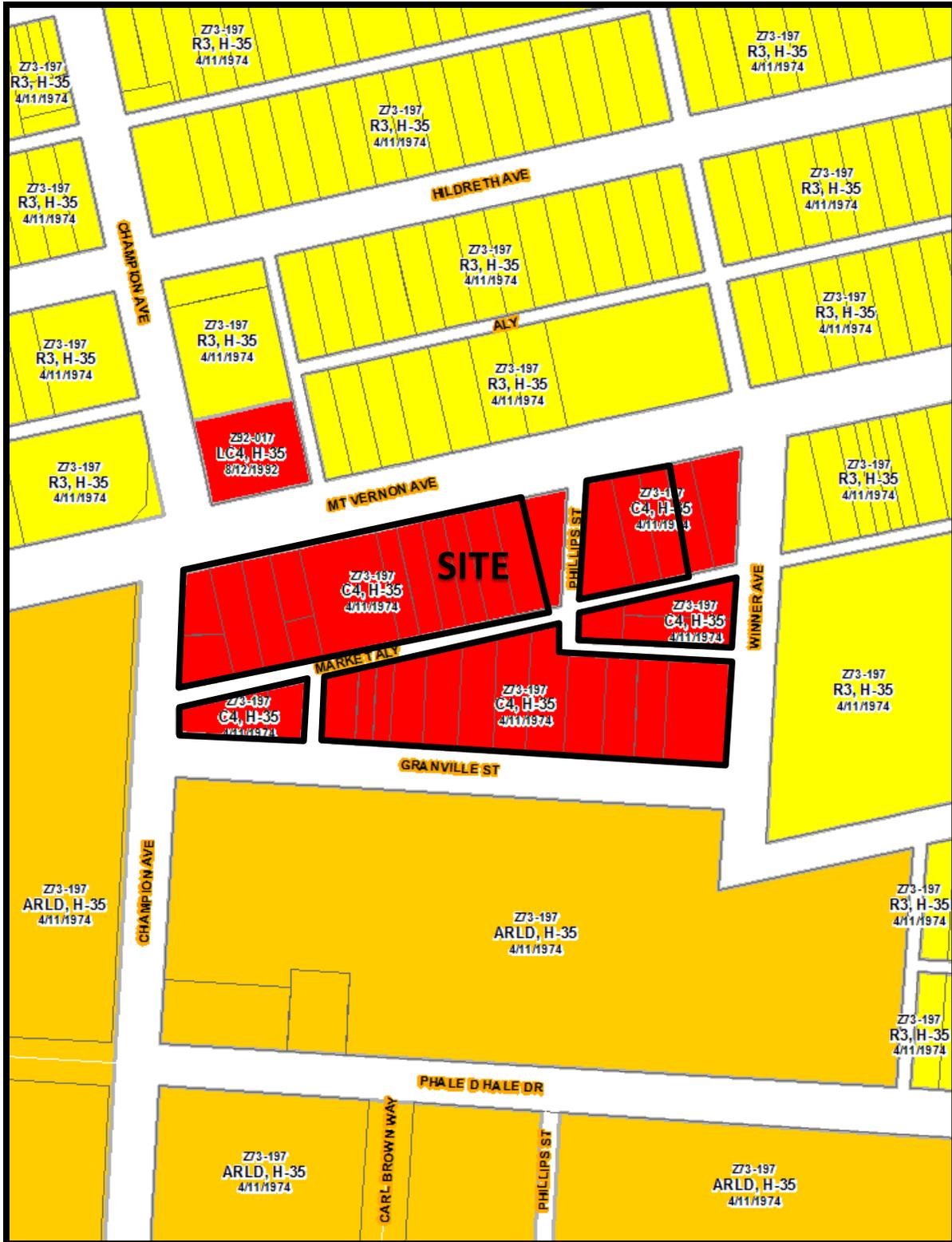
Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33 and 34 as shown and delineated upon Plat of Garner and Prentice's Addition, recorded in Plat Book 3, Page 25, Franklin County Records.

Together with any and all interest in that portion of right of way vacated by the City of Columbus by Ordinance No. 1390-70.

Also, together with that part of the vacated alley that was vacated by the City of Columbus by Ordinance No. 1205-70, that is adjacent to Lot 28 of Garner and Prentice's Subdivision and Lot 40 of Benjamin Monett's Mount Vernon Avenue Addition.

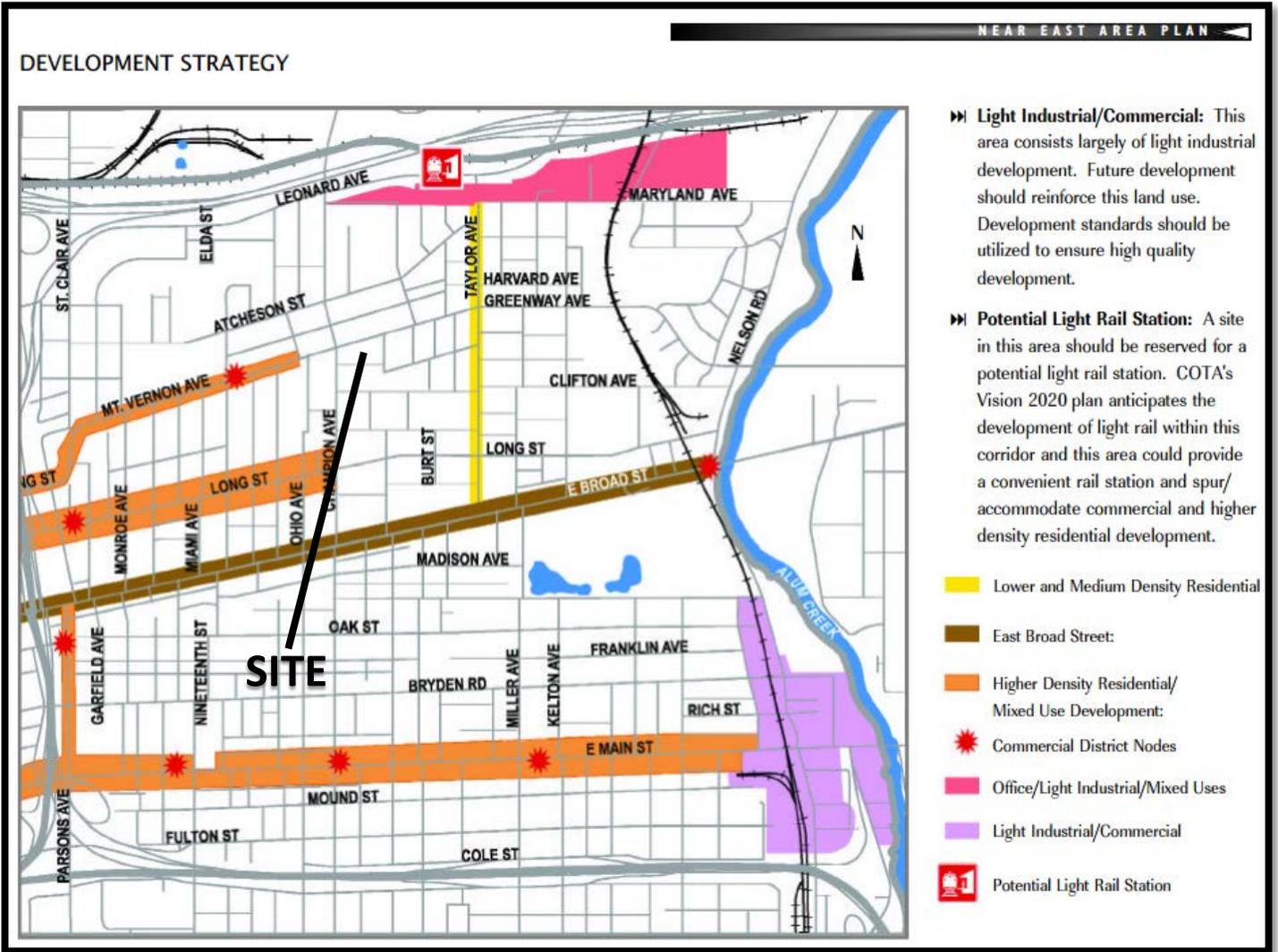
Tract II:

Lot 39 as shown and delineated upon Plat of Benjamin Monett's Mount Vernon Avenue Addition, recorded in Plat Book 5, Page 133, Franklin County Records.



Z17-026  
 1281 Mt. Vernon Avenue  
 Approximately 3.0 acres  
 From C-4 to ARLD

# Near East Area Plan (2005)



Z17-026  
 1281 Mt. Vernon Avenue  
 Approximately 3.0 acres  
 From C-4 to ARLD



Z17-026  
1281 Mt. Vernon Avenue  
Approximately 3.0 acres  
From C-4 to ARLD