

**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 #: 217-030 Date Received: 8/25/17

Application Accepted By: TD+mm Fee: \$1,800

Assigned Planner: Tim Dietrich; 614-645-6665; tdietrich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: 21 E ARCADIA AVE COLUMBUS OH Zip 43202

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 010-066662

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

Current Zoning District(s) C4 Requested Zoning District(s) R2F

Area Commission Area Commission or Civic Association: UNIVERSITY AREA COMMISSION

Proposed Use or reason for rezoning request: Renovation of unused commercial property to primary residence (1-2 Family) (continue on separate page if necessary)

Proposed Height District: H-35 Acreage .23

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Dean Richard Monnin

Address 188 E Tulane Rd City/State Columbus / OH Zip 43202

Phone # 614 352 3600 Fax # N/A Email dmonnin@columbus.si.com

**PROPERTY OWNER(S):**

Name Ohio Power Company

Address 1 Riverside Plaza City/State Columbus / OH Zip 43215

Phone # 614 710 6869 Fax # N/A Email NCBURIGANA@AEP.COM

Check here if listing additional property owners on a separate page

(Note: Sale of Property to Dean Monnin pending re-zoning /variance approval)

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

Attorney  Agent

Name N/A

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE DEAN MONNIN

PROPERTY OWNER SIGNATURE OHIO POWER CO.

ATTORNEY / AGENT SIGNATURE N/A

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 #: 217-030

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dean Richard Monnin  
of (1) MAILING ADDRESS 168 E Tulane Rd Columbus, OH 43202

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 21 E Arcadia Ave Columbus, OH 43202  
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) 8/25/17

(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) Ohio Power Company  
1 Riverside Plaza  
Columbus, OH 43215

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

Dean Richard Monnin  
614 352 3600

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

(5) UAC  
UNIVERSITY IMPACT DISTRICT (UARB)

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

Sworn to before me and signed in my presence this 21<sup>st</sup> day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Heather J. Bishop  
No expires

My Commission Expires:



Heather J. Bishop, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date

Sec. 147.03 B.C.

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

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**APPLICANT**

Dean R. Monnin  
 188 E. Tulane Rd  
 Columbus, OH 43202

**PROPERTY OWNER**

Ohio Power Company  
 1 Riverside Plaza  
 Columbus, OH 43215

**ATTORNEY**

N/A

Susan Keeny  
 Zoning Chair  
 University Area Commission  
 358 King Avenue  
 Columbus, OH 43201

Dan Ferdelman  
 University Impact District Review Board  
 50 West Gay Street; Floor 4  
 Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

EMOGENE ANDERSON  
 4121 MAIZE RD  
 COLUMBUS, OH 43224

JASON A FABIAN  
 Or Current Occupant  
 40 E DODRIDGE ST  
 COLUMBUS ,OH 43202

Ohio Power Company  
 1 Riverside Plaza  
 Columbus, OH 43215

GALAL M RADWAN  
 3684 ROYAL CRES  
 COLUMBUS, OH 43219

TIMOTHY R FULTON  
 Or Current Occupant  
 2695 EAST AVE  
 COLUMBUS, OH 43202-2669

RICHARD C NORTHRUP &  
 PAMELA NORTHRUP  
 Or Current Occupant  
 35 ARCADIA AV  
 COLUMBUS, OH 43202

THEODORE NEDELKOFF & VANCHO  
 JANAKIEVSKI & DONNA JANAKIEVSKI  
 Or Current Occupant  
 PO BOX 460389  
 HOUSTON, TX 77056

CHRISTOPHER J CONTI  
 Or Current Occupant  
 32 ARCADIA AV  
 COLUMBUS, OH 43202

MICHAEL R LEMAY  
 Or Current Occupant  
 45 E ARCADIA AVE  
 COLUMBUS, OH 43202

DAWN PARKER  
 Or Current Occupant  
 30 E DODRIDGE ST  
 COLUMBUS, OH 43202

MXV PROPERTIES LLC  
 Or Current Occupant  
 3 S SPRING RD  
 WESTERVILLE, OH 43081

JOHN M WADE  
 Or Current Occupant  
 42 ARCADIA AV  
 COLUMBUS, OH 43202

DALE R RAUN  
 Or Current Occupant  
 7751 HARLEM RD  
 WESTERVILLE, OH 43081

CRI OUTPARCELS LLC  
 250 CIVIC CENTER DR #500  
 COLUMBUS, OH 43215

CITY OF COLUMBUS OHIO  
 90 W BROAD ST #425  
 COLUMBUS, OH 43215

VARUN KUMAR REDDY GADE  
 Or Current Occupant  
 34 E ARCADIA AVE  
 COLUMBUS, OH 43202

RICHARD J MCCLOSKEY JR  
 Or Current Occupant  
 30 ARCADIA AV  
 COLUMBUS, OH 43202

INTENTIONALLY LEFT BLANK

**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 #: 217-030

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dean Richard Monnin  
of (COMPLETE ADDRESS) 100 E Tulane Rd Columbus, OH 43202  
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

**OWNERS:**

<p>1. <u>Ohio Power Company</u> <u>1 Riverside Plaza</u> <u>Columbus, OH 43215</u> <u>Nicole C Burigana 614.716.6869</u></p>	<p>2. <u>Dean Richard Monnin</u> <u>100 E. Tulane Rd</u> <u>Columbus, OH 43202</u> <u>614 352 3600</u></p>
<p>3. <u>N/A</u></p>	<p>4. <u>N/A</u></p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature] 08/21/2017

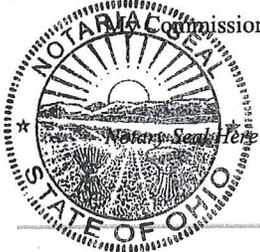
Subscribed to me in my presence and before me this 21st day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]  
No expiration

My commission Expires:

This Project Disclosure Statement expires six months after date of notarization.  
Heather J. Bishop, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.



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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: 010066662

Zoning Number: 21

Street Name: ARCADIA AVE

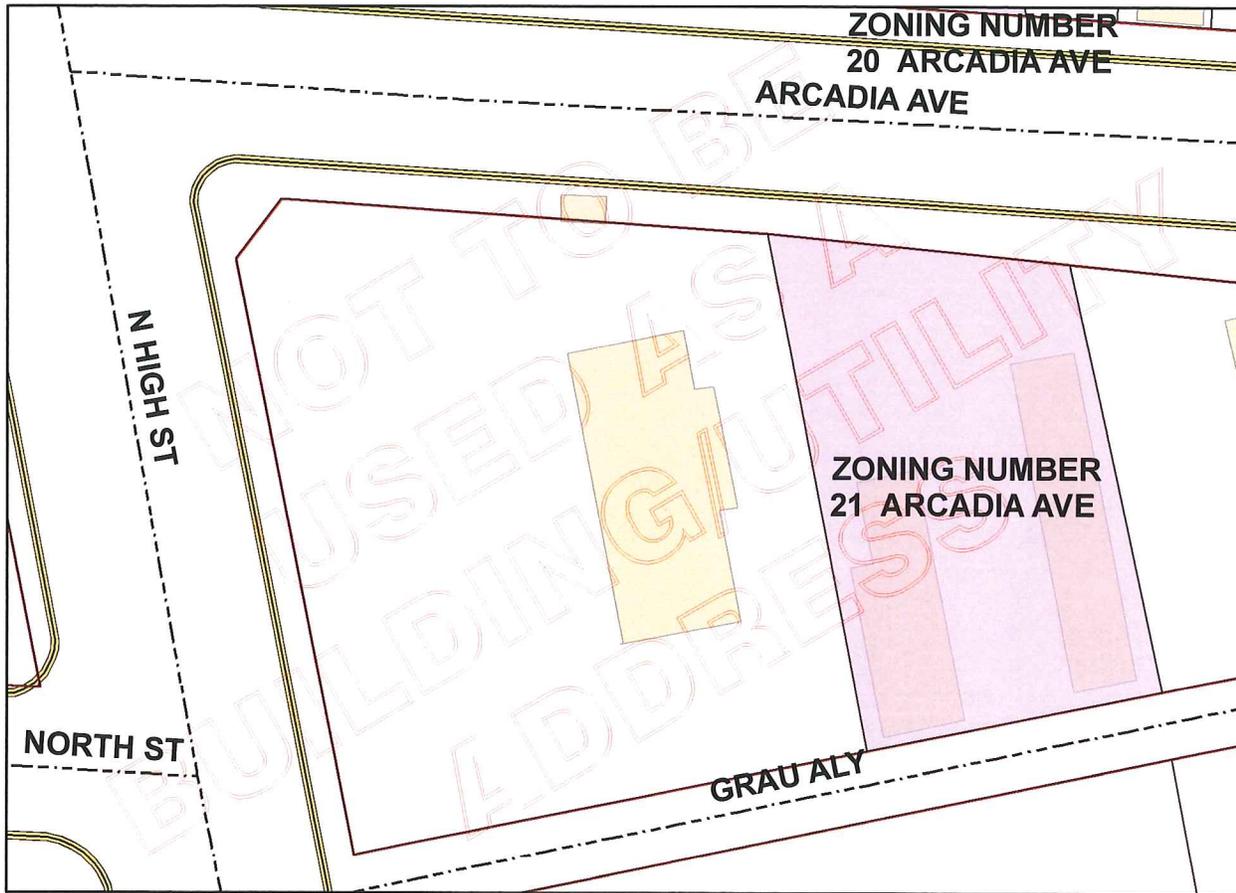
Lot Number: N/A

Subdivision: N/A

Requested By: DEAN MONNIN (PROSPECTIVE BUYER)

Issued By: *Adyana Amarian*

Date: 10/31/2016



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 77882

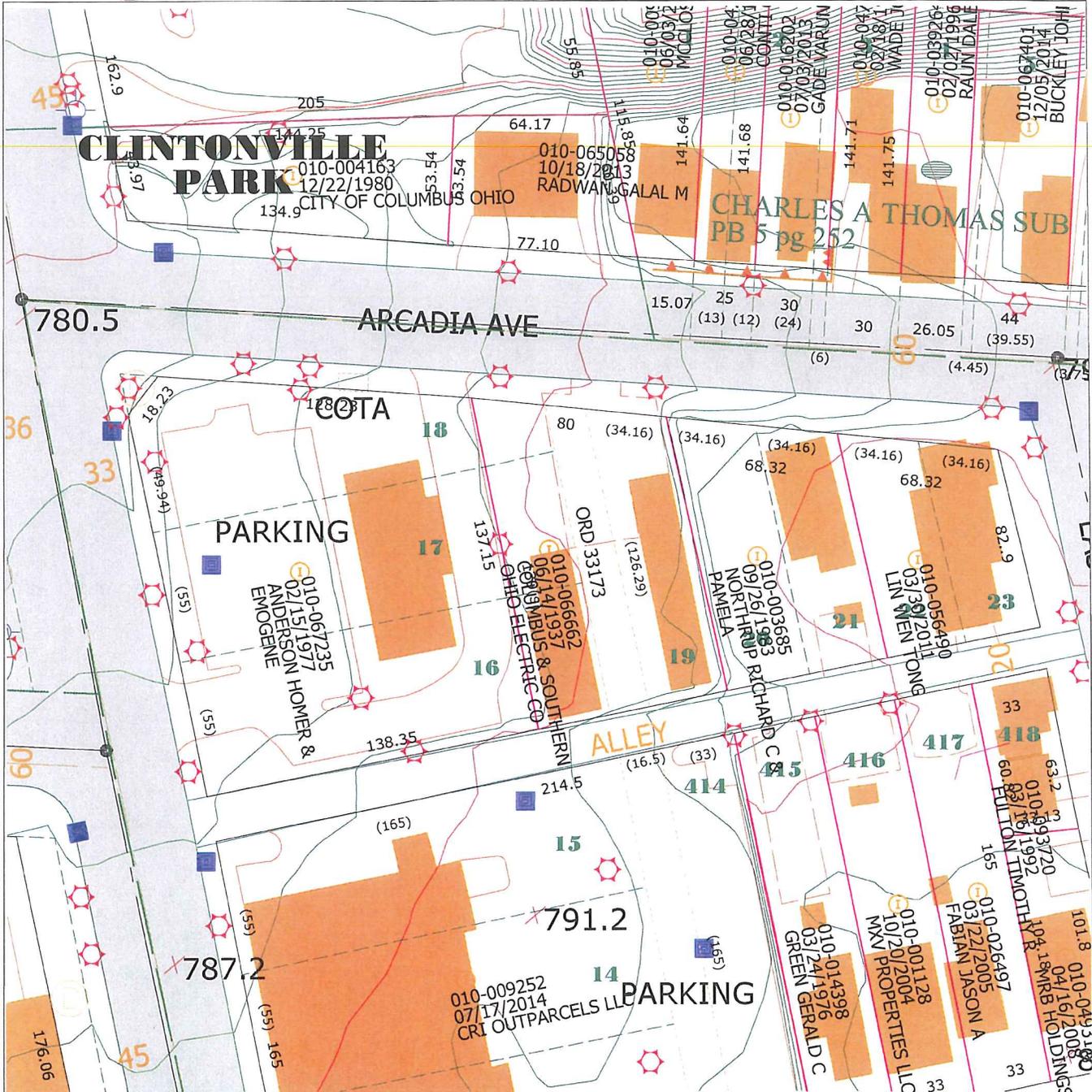
217-030



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 10/31/16



Disclaimer

Scale = 60



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

217-030

LEGAL DESCRIPTION (PER TITLE COMMITMENT)  
PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER NINETEEN (19) IN GEORGE WILLIAMS' AMENDED SUBDIVISION OF HIS NORTHWOOD HEIGHTS ADDITION AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2 PAGE 270, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST THE GRANTOR(S) MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF COLUMBUS BY ORDINANCE NO. 33173.

PARCEL II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

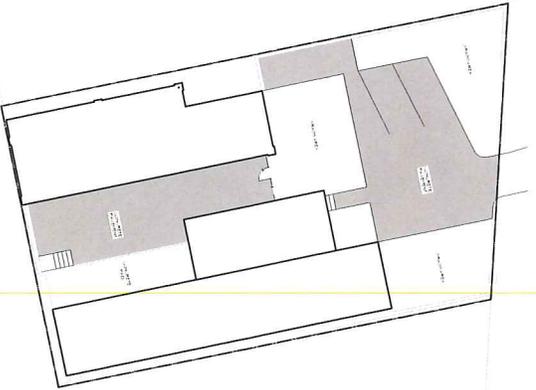
BEING LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN GEORGE WILLIAMS' NORTHWOOD HEIGHTS ADDITION TO SAID CITY AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2 PAGE 121, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LESS AND EXCEPTING THEREFROM THE TRACT AS CONVEYED BY COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY TO THE SPOONER COMPANY BY DOCUMENT RECORDED ON JULY 6, 1956 OF RECORD IN DEED BOOK 1968 PAGE 443.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN GEORGE WILLIAMS NORTHWOOD HEIGHTS ADDITION EXCEPT 26.26 FEET OFF OF THE EAST END OF SAID LOTS, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF OF RECORD IN PLAT BOOK 2 PAGE 121, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST THE GRANTOR(S) MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF COLUMBUS BY ORDINANCE NO. 33173.



PAVING/LANDSCAPING PLAN  
1/8"=1'-0"  
1

**LIST OF REQUESTED VARIANCES**

3929.201, A	VARIANCE TO ALLOW PARKING BETWEEN PRINCIPAL BUILDING AND STREET FRONT-OF-YARD LOT.
3929.241, D	VARIANCE TO ALLOW BUILDING PROVIDED WITH ONE PARKING SPACES.
3929.241	VARIANCE TO ALLOW EXISTING DRIVEWAY FOR LANDSCAPING AND SCREENING AT FRONT YARD PARKING.
3929.201, B, 9	VARIANCE TO REMOVE REQUIREMENT FOR BI-CYCLE PARKING.
3929.201, B, 10	VARIANCE TO ALLOW TWO SINGLE-FAMILY DWELLINGS.
3929.241, B	VARIANCE TO USE A TRUCK OTHER THAN THE TRUCK TYPE THAT IS ALLOWED IN 3929.241, B.
3929.14	VARIANCE TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL.
3929.29	VARIANCE TO ALLOW FOR A HANDBIKER SIDE YARD OF 5 FT INSTEAD OF 10 FT.
3929.29	VARIANCE TO ALLOW FOR A HANDBIKER SIDE YARD OF 2 FEET TO THE HEIGHT OF 4 FT.
3929.27	VARIANCE TO REMOVE THE REQUIREMENT FOR REAR YARD.



GRAU ALLEY ~ 20' (PUBLIC)  
SITE PLAN  
1/8"=1'-0"  
1

E. ARCADIA AVE. ~ 60' (PUBLIC)



**SITE DATA INFORMATION**

<b>FORM INFORMATION</b>	019-044442
<b>APPLICANT</b>	MR. BRENT FOLEY
<b>CURRENT ZONING DISTRICT</b>	RESIDENTIAL R-2P
<b>PROPOSED ZONING DISTRICT</b>	RESIDENTIAL R-2P
<b>OWNER</b>	NEIGHBORHOOD COMMERCIAL INC.
<b>PREPARED BY</b>	TRAD
<b>DATE</b>	11/11/2017
<b>PROJECT ADDRESS</b>	21 EAST ARCADIA AVENUE
<b>PROJECT TYPE</b>	2 SINGLE-FAMILY DWELLINGS
<b>PERMITS</b>	5,204 SF
<b>SPACE REQUIRED</b>	3
<b>SPACE PROVIDED</b>	3
<b>EXISTING 1 STORY BRICK BUILDING</b>	11'-4"
<b>EXISTING 2 STORY BRICK BUILDING</b>	21'-0"
<b>1 STORY ADDITION</b>	18'-0"
<b>ALLOWABLE HEIGHT</b>	45'-0"
<b>FEES</b>	14
<b>ALLOWABLE</b>	55
<b>ACTUAL</b>	36.75%

**LEGEND**

SHADING	EXISTING EXISTENT
---------	-------------------

**MONNIN RESIDENCE**  
21 EAST ARCADIA AVENUE  
Columbus, OH 43202

COMMISSION NUMBER: 1714

463 N High Street, Suite 28  
Columbus, Ohio 43215  
Phone: (614) 942-1050  
Fax: (614) 942-1059  
www.tradchitect.com

DATE: 02/12/2017  
SCALE:  
BRENT FOLEY  
14892  
BRENT FOLEY, LLC 1482  
EP: DEC 31, 2017

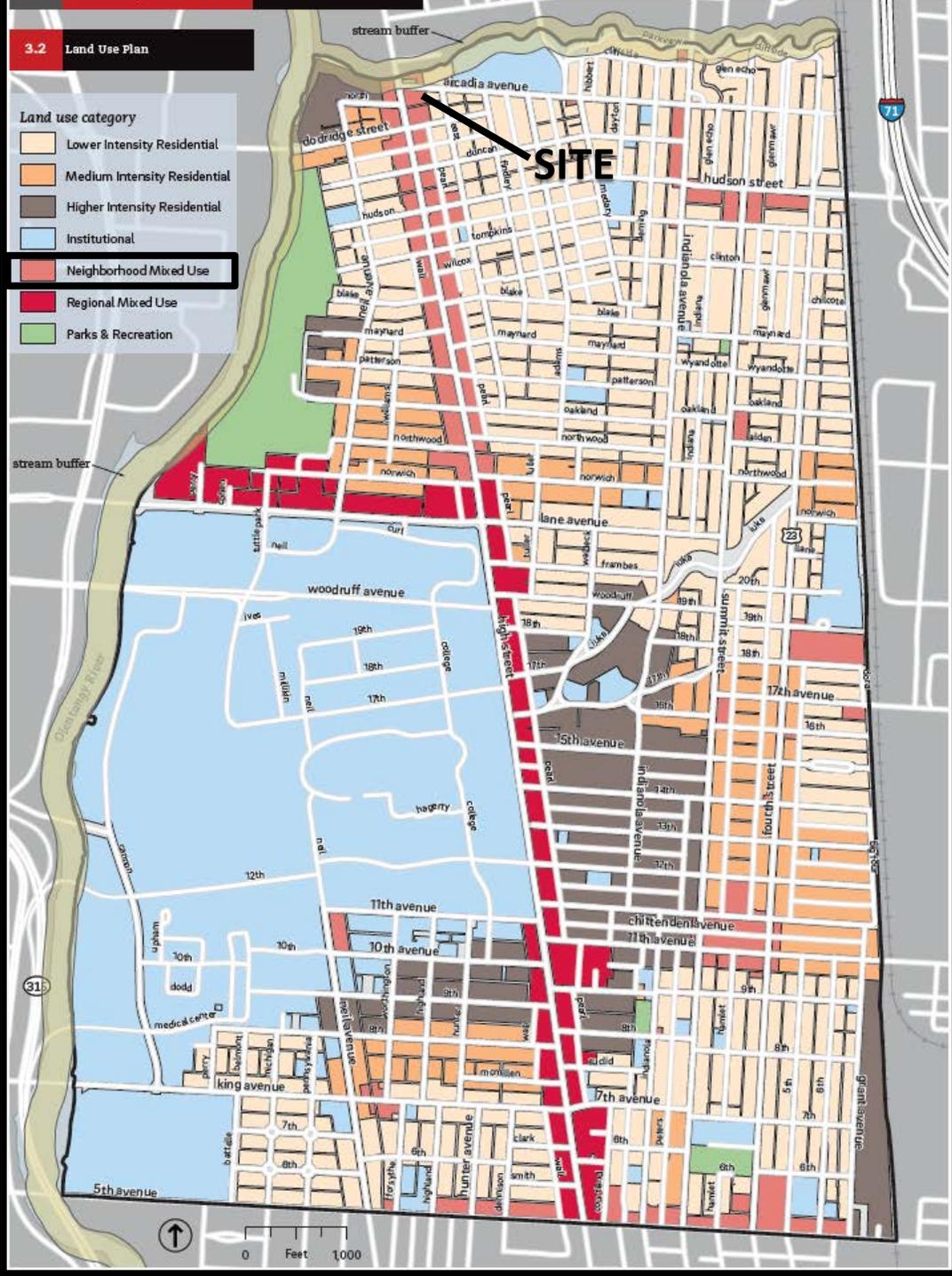
DRAWN BY: SM  
CHECKED BY: BT  
A-1.0  
217-030



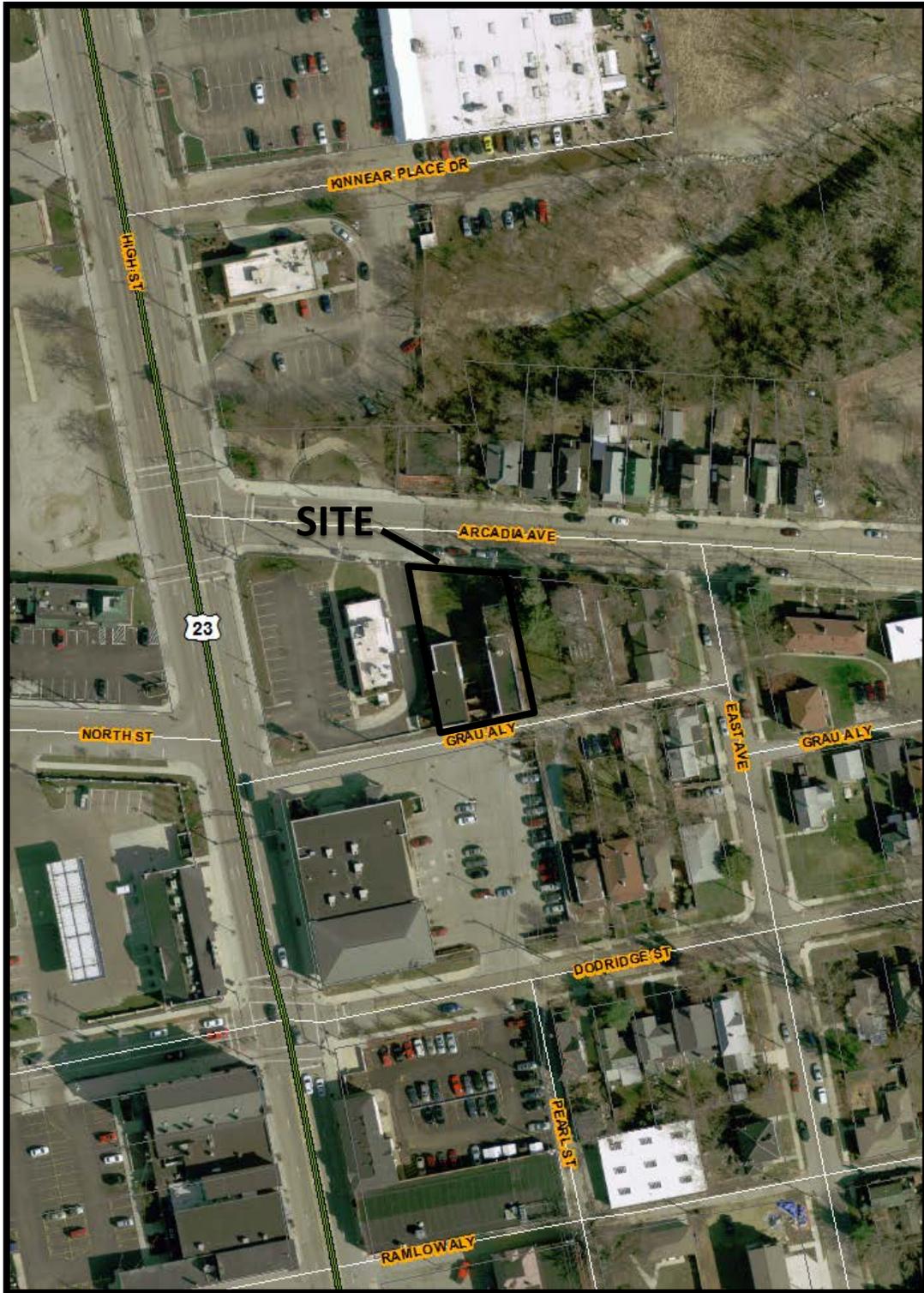
3.2 Land Use Plan

Land use category

-  Lower Intensity Residential
-  Medium Intensity Residential
-  Higher Intensity Residential
-  Institutional
-  Neighborhood Mixed Use
-  Regional Mixed Use
-  Parks & Recreation



Z17-030  
21 East Arcadia Avenue  
Approximately 0.23 acres  
From C-4 to R-2F



Z17-030  
21 East Arcadia Avenue  
Approximately 0.23 acres  
From C-4 to R-2F