



DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

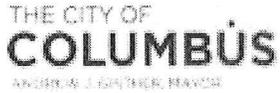
Address	827 CITY PARK AVE, COLUMBUS, OH
Mailing Address	465 BRIARCLIFF DR NAPOLEON OH 43545-2326
Owner	LYMANSTALL JOHN P
Parcel Number	010010390
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-055, Residential, R2F, 6/21/1972, H-35
Historic District	German Village
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



Board of Zoning Adjustment Application

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

OFFICE USE ONLY

Application Number: BZA17-111 Date Received: 9/11/17
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: German Village
Existing Zoning: R-2F
Comments: 11/28/17

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

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

See attached Exhibit A

LOCATION

Certified Address: 827 City Park Ave. City: Columbus Zip: 43206

Parcel Number (only one required): 010-010390-00

APPLICANT (If different from Owner):

Applicant Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.:
Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202
Email Address: edm@wowway.com Fax Number: 614/297-6378

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

Name: Evan & Kimberley Sauer Phone Number: 856/979-8262 Ext.:
Address: 792 Bank St. City/State: Columbus, OH Zip: 43206
Email Address: evan@Rdlawyers.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): [X] Attorney [] Agent

Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.:
Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202
Email Address: edm@wowway.com Fax Number: 614/297-6378

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

APPLICANT SIGNATURE: [Signature] ERIC D. MARTINEAU
PROPERTY OWNER SIGNATURE: [Signature] EVAN SAUER
ATTORNEY / AGENT SIGNATURE: [Signature] ERIC D. MARTINEAU

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Board of Zoning Adjustment Application

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 Eric D. Martineau
of (1) MAILING ADDRESS 3006 N. High St., Suite 1A, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 827 City Park Ave., Columbus, OH 43206

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) Evan Sauer & Kimberley Sauer
792 Bank St.
Columbus, OH 43206

APPLICANT'S NAME AND PHONE # (same as listed on front application) Eric D. Martineau
614/297-6488

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) German Village Commission
James A. Panzer, Chair
50 W. Gay St., 1st Fl. Cols. OH 43215

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

See attached Exhibit C

(7) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 8th day of September, in the year 2017

Jennica Justice
Notary Public

01/20/21
My Commission Expires
Notary Seal Here



JENNICA JUSTICE
Notary Public, State of Ohio
My Commission Expires 01/20/21

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

EXHIBIT C

BZA17-111
827 City Park Avenue

APPLICANT Eric D. Martineau, Atty for
Evan & Kimberley Sauer
3006 N. High St., Suite 1A
Columbus, OH 43202

PROPERTY OWNER Evan & Kimberley
Sauer
827 City Park Ave.
Columbus, OH 43201

ATTORNEY Eric D. Martineau
3006 N. High St., Suite 1A
Columbus, OH 43202

AREA COMMISSION German Village
Commission, c/o Zoning Chairperson
50 W. Gay St., First Floor
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Aaron Moses & Daniel Brownsner, or
Current Occupant
819 City Park Ave.
Columbus, OH 43206

Jennifer Li, or Current Occupant
833 City Park Ave.
Columbus, OH 43206

D & S Properties or Current Occupant
753 E. Broad St.
Columbus, OH 43205

James Coleman III or Current Occupant
842 Pearl St.
Columbus, OH 43206

Everyday Investments SGI LTD Or
Current Occupant
3663 W. Mason Rd.
Sidney, OH 45365

John Saunders & Julie Bango or Current
Occupant
43 E. Kossuth St.
Columbus, OH 43206

Fred Fallon or Current Occupant
830 Pearl St.
Columbus, OH 43206

Evan & Kimberley Sauer or Current
Occupant
827 City Park Ave.
Columbus, OH 43206

Vicki Pierpont or Current Occupant
843 City Park Ave.
Columbus, OH 43206

Mary E. Gill, Jennifer Sauter & John
Sauter, or Current Occupant
846 City Park Ave.
Columbus, OH 43206

Jeanette Held, or Current Occupant
841 City Park Ave.
Columbus, OH 43206

David Wible & Mary Cusick, or Current
Occupant
158 Jackson St.
Columbus, OH 43206

John & Robin Barr, or Current Occupant
31 E. Kossuth St.
Columbus, OH 43206

Denton Hewitt Jr. & David Taylor, or
Current Occupant
807 City Park Ave.
Columbus, OH 43206

Geldis Properties LLC. or Current
Occupant
2703 Sherwood Rd.
Bexley, OH 43209

Richard Chang, c/o Connie Garcia, POA,
or Current Occupant
915 Old Farm Rd.
Columbus, OH 43213

Robert & Amy Borman, or Current
Occupant
37 E. Kossuth St.
Columbus, OH 43206

James T. Moll, or Current Occupant
838 City Park Ave.
Columbus, OH 43206

Robert & Mary Stedman, or Current
Occupant
824 City Park Ave.
Columbus, OH 43206

John & Jan Clark, or Current Occupant
835 City Park Ave.
Columbus, OH 43206

Lieselotte Kuehn & Lieselotte Koss
Keuhn, or Current Occupant
828 City Park Ave.
Columbus, OH 43206

Ted & Janet Tobler, or Current
Occupant
88 Thurman Ave.
Columbus, OH 43206

Note: All labels fit.

taxid	legal1	ownername1	ownername2	address1
010-010390-00	827 CITY PARK AVE	SAUER EVAN	SAUER KIMBERLEY G	827 CITY PARK AV
010-048900-00	824 CITY PARK AVE	STEDMAN ROBERT	STEDMAN MARY B	824 CITY PARK AV
010-000521-00	819-21 CITY PARK AVE	MOSES AARON B	BROWNSHER DANIEL B	819 821 CITY PARK A)
010-057882-00	828 CITY PARK AVE	KUEHN LIESELOTTE	KUEHN LIESELOTTE KOSS	828 CITY PARK AV
010-045078-00	838 CITY PARK AVE	MOLL JAMES T		838 CITY PARK AV
010-030094-00	807 CITY PARK AVE	HEWITT DENTON F JR	TAYLOR DAVID P	807 CITY PARK AV
010-048968-00	835 CITY PARK AVE	CLARK JOHN M	CLARK JAN E	835 CITY PARK AV
010-027115-00	830 CITY PARK AVE	WIBLE DAVID C	CUSICK MARY	830 832 CITY PARK A)
010-001679-00	833 CITY PARK AVE	LI JENNIFER E		833 CITY PARK AV
010-039111-00	36 E KOSSUTH ST	CHANG RICHARD D R		32 36 1/2 KOSSUTH S
010-044163-00	37 E KOSSUTH ST	BORMAN ROBERT D	BORMAN AMY J	37 E KOSSUTH ST
010-030093-00	31 E KOSSUTH ST	BARR JOHN M	BARR ROBIN	31 E KOSSUTH ST
010-017138-00	843 CITY PARK AVE	PIERPONT VICKI	BANGO JULIE L	843 CITY PARK AV
010-007950-00	43 E KOSSUTH ST	SAUNDERS JOHN A		43 E KOSSUTH ST
010-035897-00	67 E KOSSUTH ST	GELDIS PROPERTIES LLC		67 E KOSSUTH ST
010-064978-00	842-44 CITY PARK AVE	TOBLER TED	TOBLER JANET	842 844 CITY PARK A)
010-017279-00	846 S PEARL STREET	GILL MARY ELIZABETH	SAUTER JENNIFER T, SAUTER JOHN K	846 S PEARL ST
010-025967-00	841 CITY PARK AVE	HELD JEANETTE M		841 CITY PARK AV
010-007949-00	825 CITY PARK AVE	EVERYDAY INVESTMENTS SGI LTD		825 CITY PARK AV
010-009421-00	830 PEARL ST	FALLON FRED B		830 PEARL ST
010-002506-00	836 S PEARL	D & S PROPERTIES		836 S PEARL ST
010-007041-00	842 S PEARL ST	COLEMAN JAMES O III		842 PEARL ST

Exhibit A – 827 City Park Ave.

Proposal and List of Applicable Code Sections.

Summary: Construction of addition to a single-family home in German Village historic district.

Zoning variances for this project include the following:

3332.18[D] Lot Coverage. Section D limits lot coverage to 50% of the calculated area. Applicant seeks permission to build up to 54.2% of the calculated lot area.

3332.25 Maximum Side Yard. Zoning code provides that the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot. The lot in question is 31.3' wide. Applied, any construction should have a maximum side yard of 6.26'. The existing non-conforming structure is 1.1' from the northern property line, and the new construction would be 3' from the southern property line, for a total maximum side yard calculation of 4.1', which equals 13.1%.

3391.05 – Limits to modifications of non-conforming structures. Section (A)(1)(b) limits the expansion of a nonconforming structure having floor area to a maximum of 50% of the original floor area. As a traditional German Village home constructed prior to the enactment of the Zoning Code, the house is a non-conforming structure. Existing floor area of the existing non-conforming structure is 1,102 square feet. Total floor area under proposed addition will be 2,066 square feet, an expansion of 924 square feet or 87% of the existing structure floor area.

Exhibit B – 827 City Park Ave.

Statement of Hardship

The owners seek to renovate and construct an addition to a single-family home located at 827 City Park Avenue, Columbus, Ohio. The parcel is located in the German Village historic district, which was developed prior to enactment of the zoning code.

Many of the adjacent parcels contain existing houses that are non-conforming and which exceed the 50% lot coverage and maximum side-yard zoning provisions. As is shown by the adjacent historic houses, buildings of the size and scale of the proposed construction are common in the area.

The requested variances are also in conformity with development patterns permitted on other properties in the area. Variances to allow greater than 50% lot coverage have been granted repeatedly in the recent past (61.98% and 53%) 10 of 16 houses located on the same block as applicant's property have greater than 50% lot coverage. Granting Applicant's request will preserve a substantial property right- the right to develop the parcel in the manner required by and consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners already enjoy in the same historic zoning district.

The size and configuration of this parcel and the original structure were not the result of any action by Owner and granting the variances will allow this parcel to be developed in a manner consistent with the residential character of the lot and in a manner similar to other properties in the German Village historic district.

The specific variances required relate to 1. Lot coverage, 2. Maximum side yard, and 3. Modification of Existing Non-conforming structures.

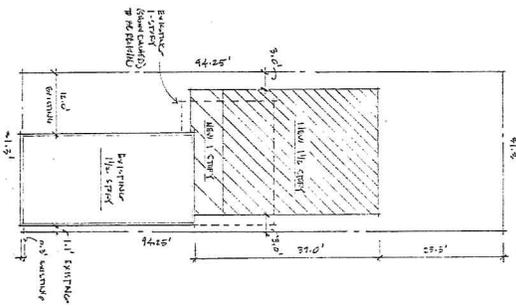
The lot coverage as proposed totals 54.2% of the lot as calculated. CC 3332.18[D] limits lot coverage to 50%. This 4.2% deviation is both de minimis and is also less than many of the surrounding properties and so is historically appropriate for this lot. With respect to the Maximum Side Yard, CC 3332.25 requires 20% of lot width for Maximum Side Yard dimensions. The lot in this application is 31.3' wide, and 20% would require a total combined north + south side yard of 6.26'. The existing non-conforming structure is only 1.1' from the northern property line. The proposed new construction is 3' from the southern property line (which is per Code), making the total combined side yard as proposed equal 4.1', which is 13.1% of the lot width. This is not an unusual feature of properties in German Village.

Finally, Zoning Code generally restricts expansion of any non-conforming structure to a maximum of 50% of the floor area of the original structure. See CC 3391.05. This provision is to help ensure undesirable structures and uses are not expanded to the detriment of the neighborhoods. However, German Village is a historic district and its Commission actively seeks to preserve the use of the non-conforming structures built prior to enactment of the zoning code. This renovation and expansion ensures the house's original character is maintained while also allowing it to meet modern expectations for living area. As with the other variances, this sized lot is historically appropriate and common in the German Village historic district.

The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally,

granting applicant's request will not be contrary to the public interest or the purpose of the Zoning Code as the requested variances will increase the value of the applicant's property and the value of neighboring properties; still provide for adequate light, air and open space; reinforce the residential nature of the district and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the historic location and the surrounding houses, and; would not prove a fire hazard as the new construction is not within 3' of any property boundary and is not unusual in the German Village historical district.

CITY PARK AVENUE (60')
 SITE PLAN
 SCALE 1" = 10'-0"



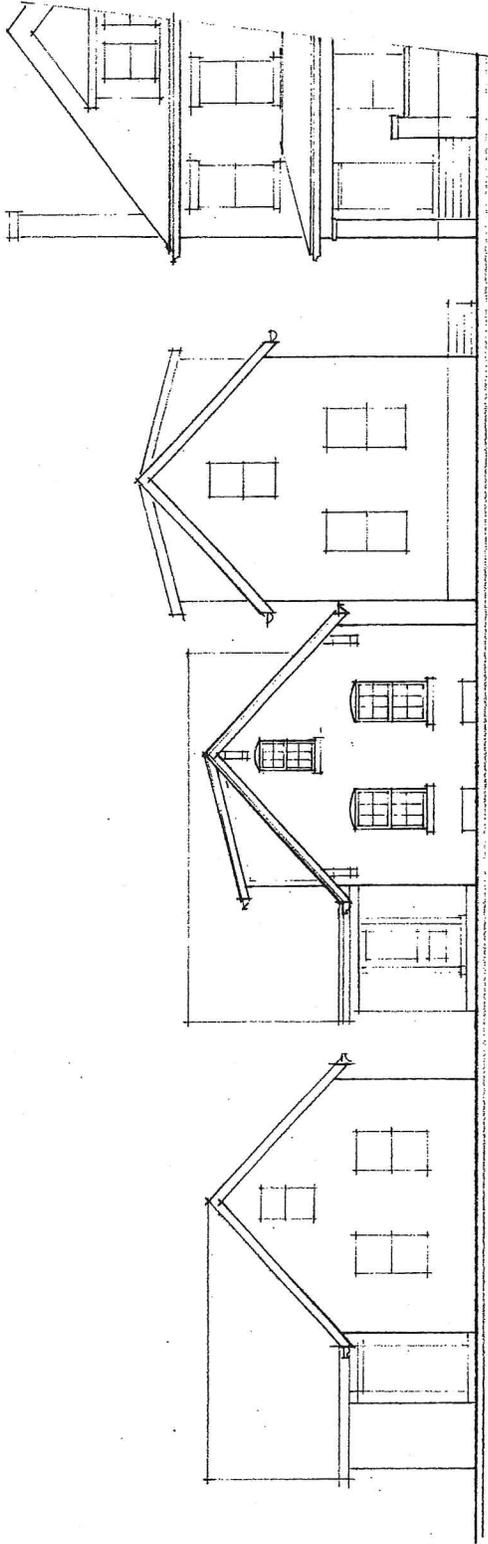
Project Scope
 Additions to existing 1.5-story residence
 one original 1.5-story residence house.

Zoning Information
 Zoning District: R2
 Address: 827 City Park Avenue
 Area Commission: Central Village
 City Council: 3993 SF
 City Engineer: 3993 SF
 Mayor: 3993 SF
 City Clerk: 3993 SF
 City Treasurer: 3993 SF
 City Auditor: 3993 SF
 City Assessor: 3993 SF
 City Recorder: 3993 SF
 City Clerk: 3993 SF
 City Treasurer: 3993 SF
 City Auditor: 3993 SF
 City Assessor: 3993 SF
 City Recorder: 3993 SF

PRELIMINARY (SEPTEMBER 8, 2017)
 CONSTRUCTION

Addition and Alterations to:
827 City Park Avenue
 The Sauer Residence Columbus, Ohio 43206

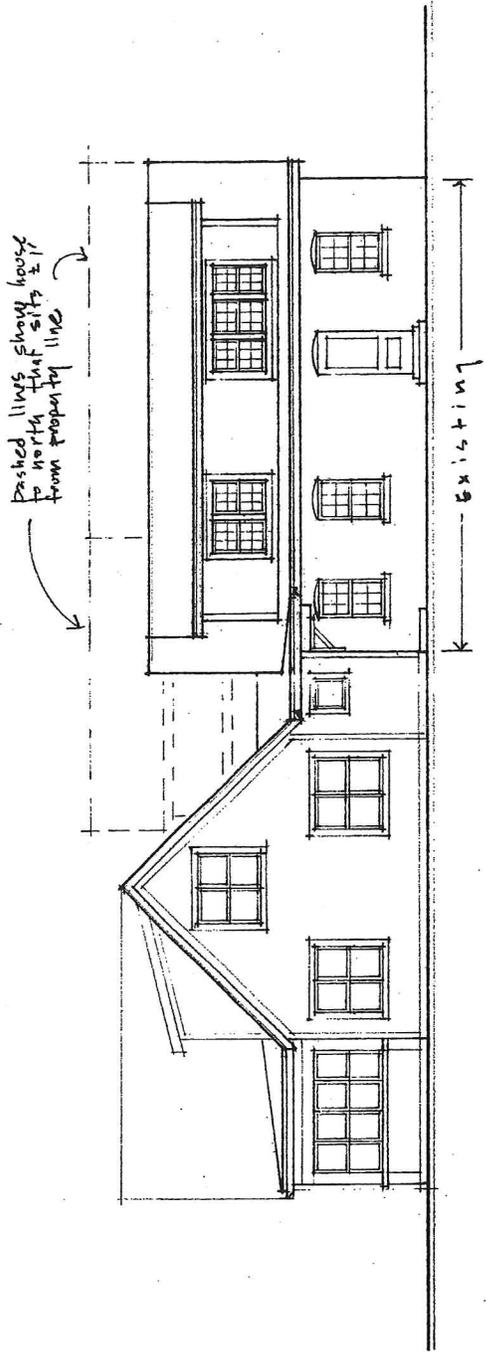
Urbanorder
 ARCHITECTURE
 797 summit street, columbus ohio 43215
 tel. 614-299-8026 urb.norder.com



East Elevation

Scale 1/8" = 1'-0"
August 10, 2017

The Sauer Residence
827 City Park - German Village - Urban order Architecture

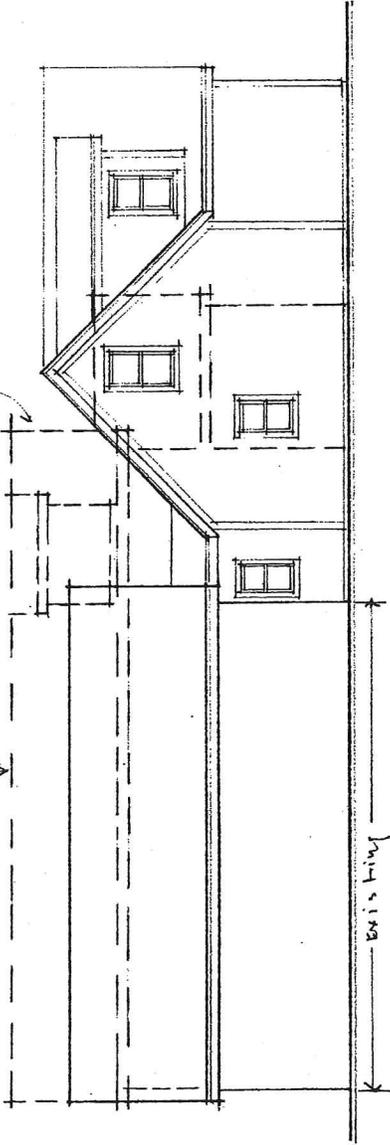


South Elevation

scale 1/8" = 1'-0"
August 10, 2017

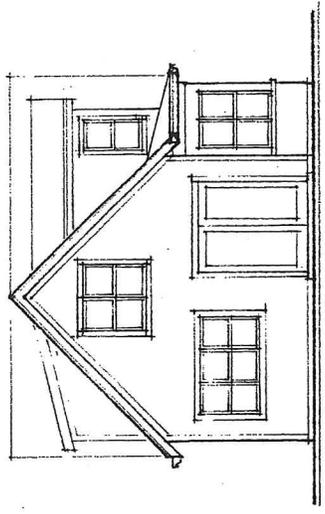
The Park - German Village - urban order architecture
Sauer Residence

Dashed lines show house to North that sits ± 1' from property line



North Elevation

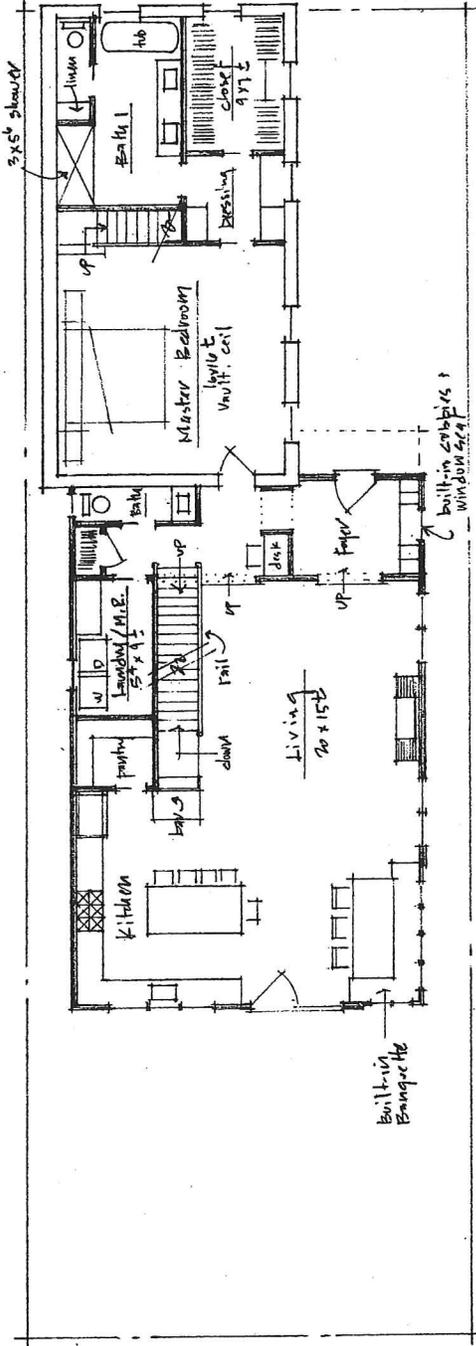
scale 1/8" = 1'-0"
August 10, 2017



West Elevation

scale 1/8" = 1'-0"

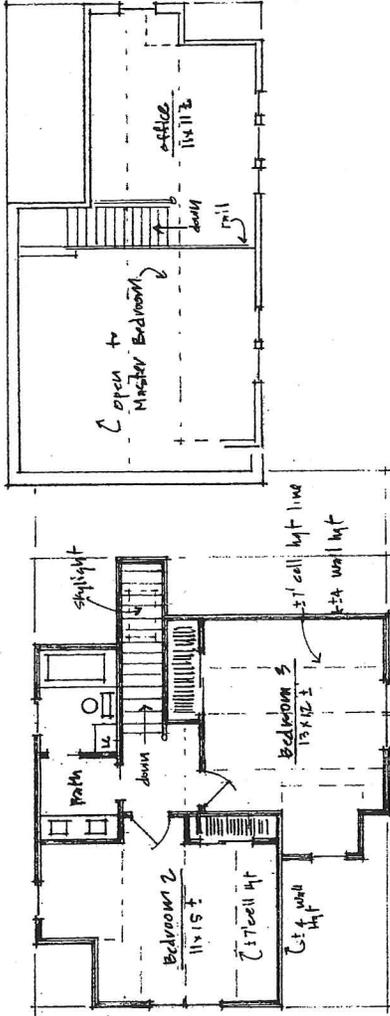
827 City Park - German Village - Utbam order architecture
The Sauer Residence



First Floor Plan 'E'

Scale 1/8" = 1'-0"
August 10, 2017

The Saver Residence - Urban order architecture
827 City Park - German Village



Second Floor Plan 'E'

Scale 1/8" = 1'-0"
August 10, 2017

The Sauer Residence - Urbanorder Architecture
827 City Park Avenue

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

AmeriTitle and/or Hallmark Home Mortgage LLC

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 62 C.F. Jaeger's Sixth Addition, Plat Book 1, Page 218

Applicant: Sauer 17020033srm

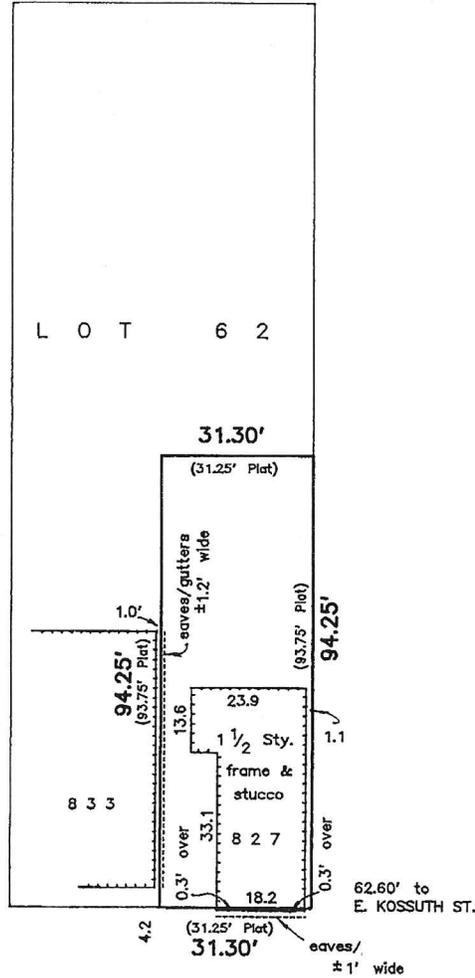
Posted Address: 827 City Park Ave., Columbus, Ohio

Apparent Encroachments: 1) House Over Property Line. 2) Eaves Over Property Line.

S. PEARL ST. 33' '



Scale 1" = 30'
Date: 05/11/2017



CITY PARK AVE. 66'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

Myers Order No. - 3-05/08/2017



201705083

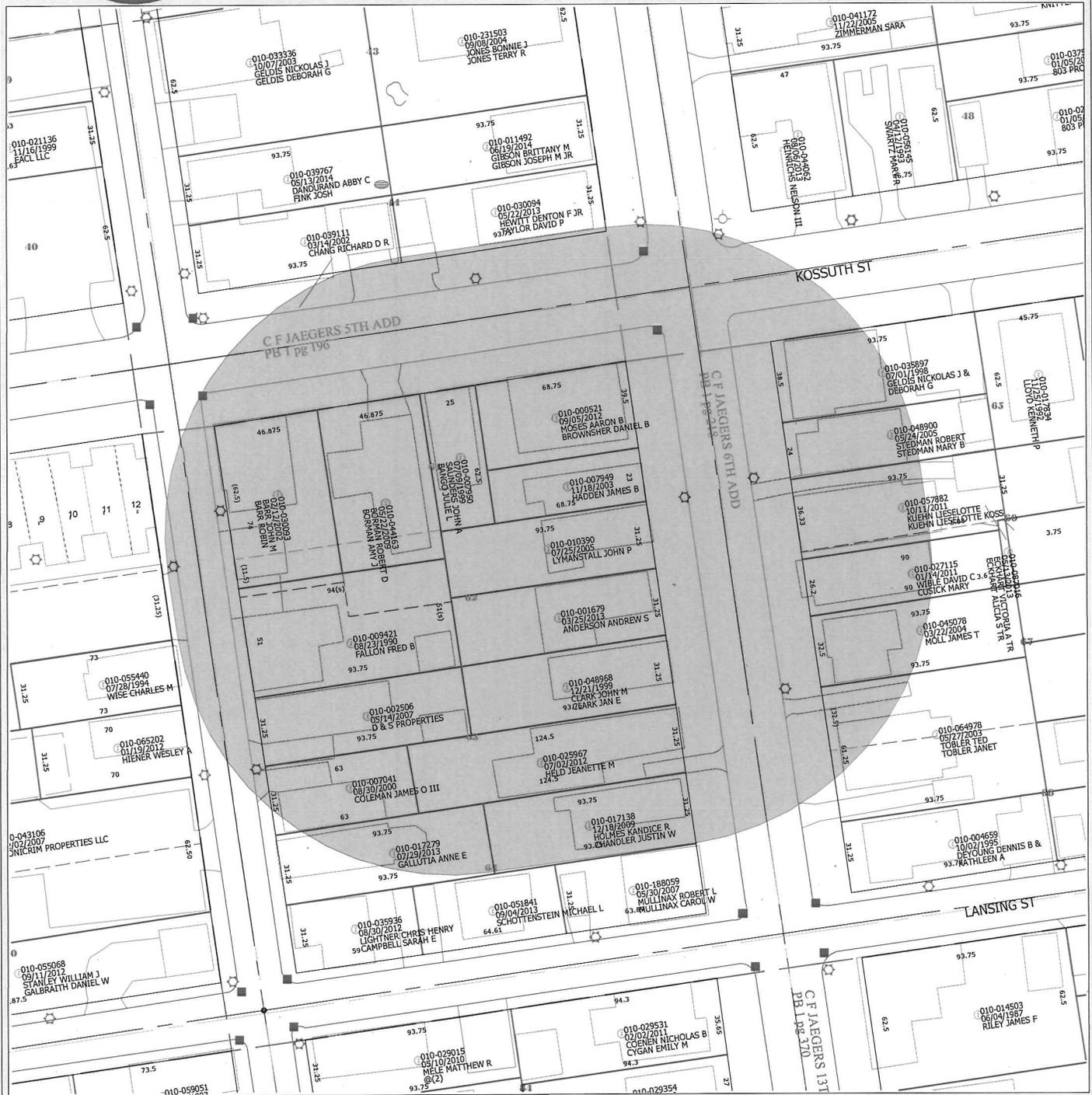
Rec.	Field	DWG	Ltr.	Ck.
ASM	IPM	DJU	DJU	



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: J

DATE: 7/31/17



Disclaimer

Scale = 66'



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.

Our Office

Your Property

Search

On-Line Tools

Reference

Contact Us

Summary

ParcelID: 010-010390-00
SAUER EVAN

Map-Rt: 010-J033 -055-00
827 CITY PARK AV

1 of 1

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links

Owner

Owner SAUER EVAN
 SAUER KIMBERLEY G
 Owner Address 827 CITY PARK AVENUE
 COLUMBUS OH 43206
 Legal Description 827 CITY PARK AVE
 JAEGER
 LOT 62
 Calculated Acres .07
 Legal Acres 0
 Tax Bill Mailing HALLMARK HOME MORTGAGE
 7421 COLDWATER RD
 FORT WAYNE IN 46825-3401
 View Google Map

Most Recent Transfer

Transfer Date MAY-30-2017
 Transfer Price \$243,500
 Instrument Type SU

2016 Tax Status

Property Class R - Residential
 Land Use 520 - TWO-FAMILY DWLG ON PLATTED LOT
 Tax District 010 - CITY OF COLUMBUS
 School District 2503 - COLUMBUS CSD
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood 01601
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: Yes 2017: Yes
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43206

2016 Current Market Value

	Land	Improvements	Total
Base	80,600	142,000	222,600
TIF			
Exempt			
Total	80,600	142,000	222,600
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	28,210	49,700	77,910

Return to Search Results

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Social Media Links



DO NOT DETACH

 Instrument Number: 201705300072191 Recorded Date: 05/30/2017 4:13:15 PM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	Return To (Box): AMERITITLE - DOWNTOWN Box
Transaction Number: T20170034435 Document Type: DEED Document Page Count: 2	
Submitted By (Walk-In): AMERITITLE - DOWNTOWN Walk-In	
First Grantor: JOHN P LYMANSTALL , ESTATE OF	First Grantee: EVAN SAUER
Fees: Document Recording Fee: \$28.00 Total Fees: \$28.00 Amount Paid: \$28.00 Amount Due: \$0.00	Instrument Number: 201705300072191 Recorded Date: 05/30/2017 4:13:15 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

827 City Park Avenue

2
3/2

TRANSFERRED

MAY 30 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

10542

Conveyance
Mandatory- 243.50
Permissive- 243.50
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

AmeriTitle Box
17020033-SRM

② EXECUTOR DEED - FIDUCIARY DEED
(O.R.C. 5302.10 and 2113.39)

John P. Lymanstall aka John Porter Lymanstall, Deceased, by Rose Marie Lymanstall, the duly appointed and acting Executrix of the Estate of John P. Lymanstall aka John Porter Lymanstall in Probate Court Case No. 20171010 of Franklin County, Ohio, Grantor, in accordance with and pursuant to the authority granted to said Executrix by the Will of said John P. Lymanstall aka John Porter Lymanstall, including an unlimited power of sale, and by virtue of the power conferred thereby and by virtue of the statute in such cases made and provided, and the powers vested in said Executor, and for and in consideration of the premises and the purchase money to be paid to the Executor by said grantee(s), do hereby grant, bargain, sell and convey, with fiduciary covenants to Evan Sauer and Kimberley G. Sauer, for their joint lives, remainder to the survivor of them, Grantee(s), with tax mailing address of Hallmark Home Mortgage, LLC 7421 Coldwater Road Fort Wayne IN 46825, the following real estate:

For APN/Parcel ID(s): 010-010390-00

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

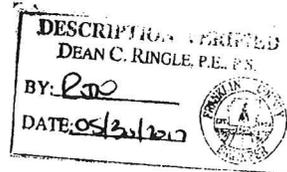
Being the east one-half of the north one-half of Lot Number Sixty-Two (62) in C.F. JAEGER'S SIXTH ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 218, Recorder's Office, Franklin County, Ohio.

Tax Parcel No.: 010-010390-00
Property Address: 827 City Park Avenue, Columbus, OH 43206

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

To have and to hold the said premises, with all the easements, privileges, and appurtenances thereto belonging to the said Grantee(s), heirs and assigns, as fully and completely as the undersigned, as the Executor of the said Estate by virtue of the Last Will and Testament, and of the Statute made and provided for in such cases, might or could sell and convey the same.

Prior Instrument Reference: Instrument Number 200507250146954, Recorder's Office, Franklin County, Ohio



J-033
AUOF
(010)
010390

EXECUTOR DEED - FIDUCIARY DEED
(O.R.C. 5302.10 and 2113.39)
(continued)

The said Rose Marie Lymanstall, Executor of the Estate of John P. Lymanstall aka John Porter Lymanstall, deceased, signed on this 25 day of May, 2017.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

The Estate of John Porter Lymanstall aka John P. Lymanstall

BY: Rose Marie Lymanstall
Rose Marie Lymanstall
Executrix

State of Ohio,

County of Franklin :ss

The foregoing instrument was acknowledged before me this 25 day of May, 2017, by Rose Marie Lymanstall, Executrix of The Estate of John Porter Lymanstall aka John P. Lymanstall, who is personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public
My Commission Expires: _____



Lisa J. Berger
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

This instrument was prepared by:
Lisa Berger, Esq.
150 E. Main St., Suite 1A
Columbus, OH 43215

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: 010010390

Zoning Number: 827

Street Name: CITY PARK AVE

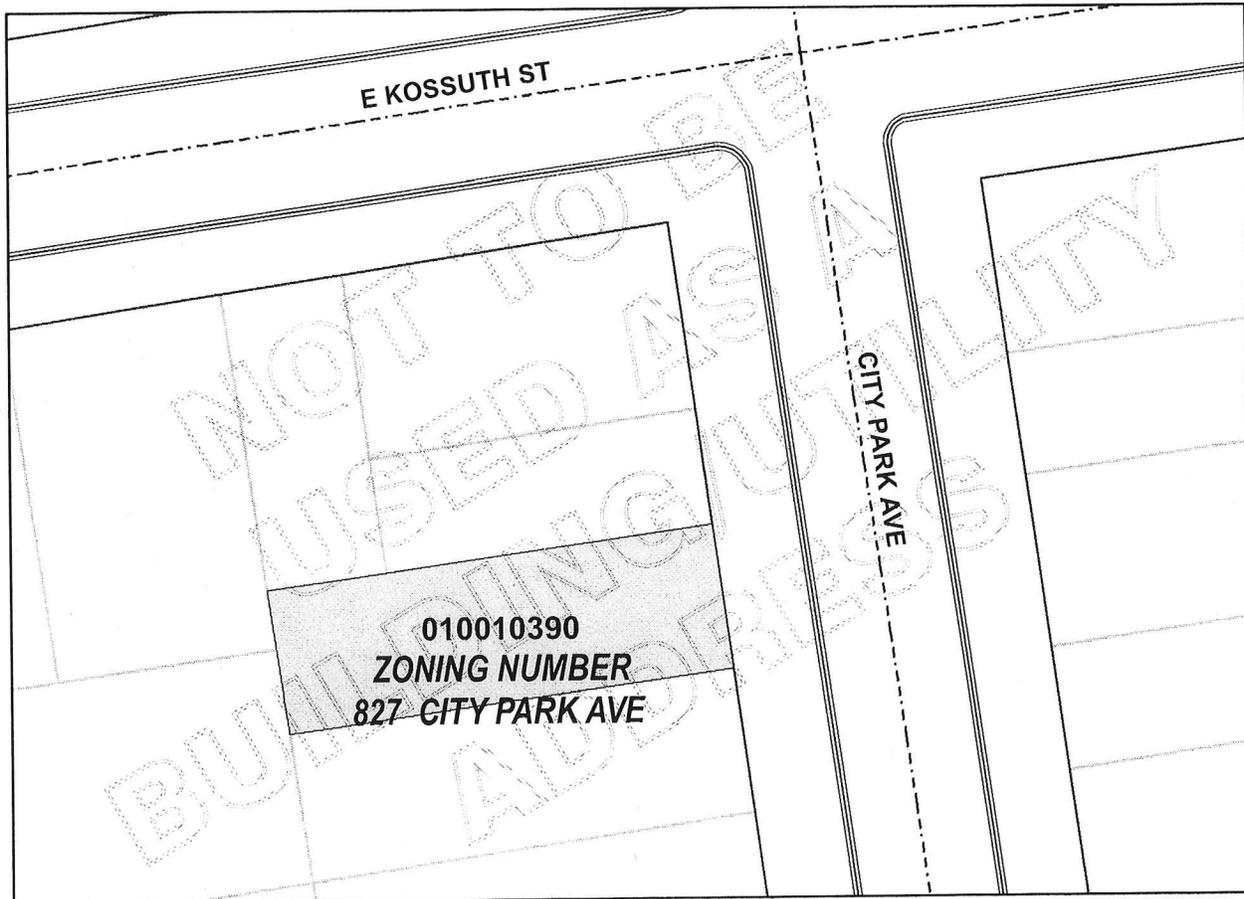
Lot Number: 62

Subdivision: JAEGER

Requested By: ERIC MARTINEAU CO. LPA (ERIC MARINEAU)

Issued By: *Regina Amarian*

Date: 8/3/2017



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 98675



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



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric D. Martineau
of (COMPLETE ADDRESS) 3006 N. High St., Suite 1A, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Evan Sauer	792 Bank St., Columbus, OH 43206
Kimberley Sauer	792 Bank St., Columbus, OH 43206

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

01/20/21
My Commission Expires

Notary Seal Here



JENNICA JUSTICE
Notary Public, State of Ohio
My Commission Expires 01/20/21

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.