

**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 #: 217-040 Date Received: 9/26/17  
Application Accepted By: TD Fee: \$2,160  
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 5275 East Main Street, Columbus, Ohio Zip 43213

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 010-099188

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

Current Zoning District(s) Commercial, L-C-4 Requested Zoning District(s) AR-0

Area Commission Area Commission or Civic Association: Mideast Area Community Collaborative

Proposed Use or reason for rezoning request: Multi-family residential

Proposed Height District: H-35 (continue on separate page if necessary)  
Acreage 2.617 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Community Housing Network c/o David Perry (David Perry Company, Inc.)  
Address 411 East Town Street, 1st Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-228-1727 Fax # N/A Email dave@daveperryco.net

**PROPERTY OWNER(S):**

Name City of Columbus Ohio c/o John Turner (Land Development Office)  
Address 50 West Gay Street City/State Columbus, Ohio Zip 43215  
Phone # (614) 645-2551 Fax # (614) 645-3092 Email jmturner@columbus.gov  
 Check here if listing additional property owners on a separate page

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

Name Donald Plank (Plank Law Firm)  
Address 411 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Community Housing Network by David B. Perry, Agent  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE Donald 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**

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Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry (David Perry Company, Inc.)  
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 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 5275 East Main Street, Columbus, Ohio 43213  
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) 9/26/17

(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) City of Columbus Ohio  
c/o John Turner (Land Redevelopment Office)  
50 West Gay Street  
Columbus, Ohio 43215-9030

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

Community Housing Network  
c/o Dave Perry, Agent (614) 228-1727

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

(5) Mideast Area Community Collaborative  
c/o Quay Barnes  
2500 Park Crescent, Columbus, Ohio 43232

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) David B. Perry

Sworn to before me and signed in my presence this 25th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza  
11-5-2018

My Commission Expires:



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018 six (6) months after date of notarization.

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**EXHIBIT A, Public Notice**  
5275 East Main Street  
Z17- 040  
9/25/17

**APPLICANT**

Community Housing Network  
c/o Dave Perry  
David Perry Company, Inc.  
411 East Town Street, FL 1  
Columbus, OH 43215

**PROPERTY OWNER**

City of Columbus Ohio  
c/o John Turner  
845 Parsons Avenue  
Columbus, Ohio 43206

**ATTORNEY FOR APPLICANT**

Donald Plank  
Plank Law Firm  
411 East Town Street, FL 2  
Columbus, OH 43215

**COMMUNITY GROUP**

Mideast Area Community Collaborative  
c/o Quay Barnes  
2500 Park Crescent  
Columbus, Ohio 43232

**PROPERTY OWNERS WITHIN 125 FEET**

Raymond E Baker, III  
Cheryl Baker (*or current occupant*)  
3265 Darracq Circle  
Columbus, Ohio 43223-3442

Wyandotte Athletic Club, LLC (*or current occupant*)  
5198 Riding Club Lane  
Columbus, Ohio 43213-3202

RBC Services, Ltd (*or current occupant*)  
318 S. Columbia Avenue  
Columbus, Ohio 43209-1627

Beacon Realty Plus, LLC (*or current occupant*)  
3082 Elbern Avenue  
Columbus, Ohio 43209-2030

5300 East Main Street, LLC  
(*or current occupant*)  
300 Spruce Street, Suite 110  
Columbus, Ohio 43215-1173

**ALSO NOTIFY:**

Community Housing Network  
c/o Walt Whitmyre  
1680 Watermark Drive  
Columbus, Ohio 43215

Community Housing Network  
c/o Laurie Sutherland  
1680 Watermark Drive  
Columbus, Ohio 43215

5275 East Main Street  
Z17- 040  
Exhibit A, Public Notice  
Page 1 of 1, 9/25/17

**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 # 217-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----  
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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

<p>1. City of Columbus Ohio 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner (614) 645-2551</p>	<p>2. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Walt Whitmyre: (614) 487-6745</p>
<p>3. _____</p>	<p>4. _____</p>

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 25<sup>th</sup> day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*  
11-5-2018

My Commission Expires:

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

**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018



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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: 010099188

Zoning Number: 5275

Street Name: E MAIN ST

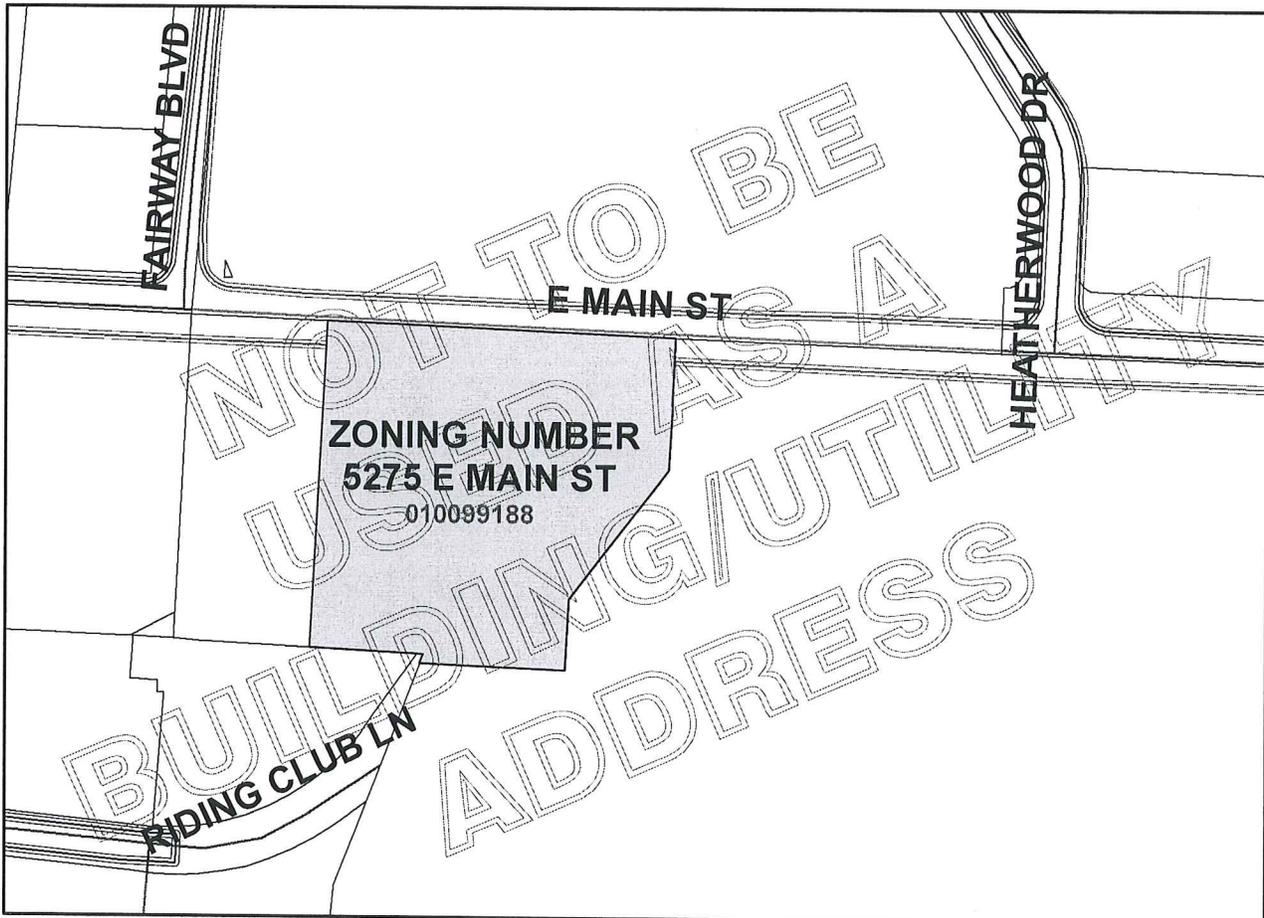
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY INC (DAVE PERRY)

Issued By: *Rodriguez Amarian*

Date: 9/18/2017



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 102536

217-040

REZONING DESCRIPTION  
AR-O DISTRICT

2.617 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Half Section 23, Section 15, Township 12, Range 21, Refugee Lands, and containing 2.617 acres of land, more or less, and being all out of that tract of land conveyed to City of Columbus, Ohio, of record in Instrument Number 201708240117384, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 2.617 acre AR-O District being more particularly described as follows:

Beginning, for reference, at the centerline intersection of East Main Street (U.S. Route 40 ~ R/W varies) with Fountain Lane (60 feet in width);

Thence with the centerline of said East Main Street, North 90°00'00" East, a distance of 620.93 feet to the northeasterly corner of that 1.131 acre tract of land conveyed to Beacon Realty Plus, LLC, of record in Instrument Number 201207310109407, said corner marking the true point of beginning of the herein described 2.617 acre AR-O District;

Thence continuing with the centerline of said East Main Street, North 90°0'00" East, a distance of 370.13 feet to the northwesterly corner of that 111.090 acre City of Columbus Parcel # 010-099211;

Thence with westerly lines of said 111.090 acre City of Columbus parcel, the following four (4) courses:

- 1) South 0°00'00" East, a distance of 140.00 feet to a point;
- 2) South 37°53'46" West, a distance of 171.08 feet to a point;
- 3) South 0°00'00" East, a distance of 75.00 feet to a point;
- 4) North 90°00'00" West, a distance of 150.00 feet to a point in the easterly line of that 0.939 acre tract of land conveyed to Raymond E. & Cheryl Baker, of record in Instrument Number 199911040277890;

Thence with the westerly line of said 0.939 acre Baker tract, North 18°20'23" East, a distance of 10.54 feet to the northeasterly corner of said 0.939 acre Baker tract;

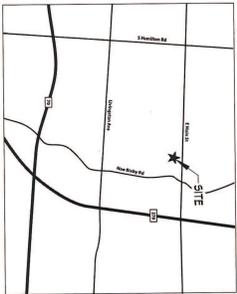
Thence with the northerly line of said 0.939 acre Baker tract, South 89°59'55" West, a distance of 121.84 feet to the southeasterly corner of the aforesaid 1.131 acre Beacon Realty Plus tract;

Thence with the easterly line of said 1.131 acre Beacon Realty Plus tract, North 0°35'10" East, a distance of 340.02 feet to the point of beginning, and containing 2.617 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of East Main Street (U.S. Route 40) was assigned a bearing of North 90°00'00" East, as described in Instrument Number 201708240117384, Recorder's Office, Franklin County, Ohio.





<b>SITE DATA</b>	
<b>ADDRESS:</b>	5215 E MAIN STREET COLUMBUS OH 43213
<b>PID:</b>	010-009189
<b>SITE AREA:</b>	2.611 ACRES (116,305 SF)
<b>GROSS:</b>	.0464 ACRES (41,941 SF)
<b>NET DEVELOPMENT AREA:</b>	
<b>ZONING:</b>	L-C-4, LIMITED COMMERCIAL (Z95-091)
<b>CURRENT:</b>	AR-O, APARTMENT RESIDENTIAL -OFFICE (CV17-_____)
<b>PROPOSED:</b>	
<b>HEIGHT:</b>	H-35 (40 FEET (CV17-_____))
<b>PROPOSED USE:</b>	31 DWELLING UNITS
<b>PARKING:</b>	23 SPACES (14 SPACES/DU) (CV17-_____)
<b>SETBACKS:</b>	AS SHOWN

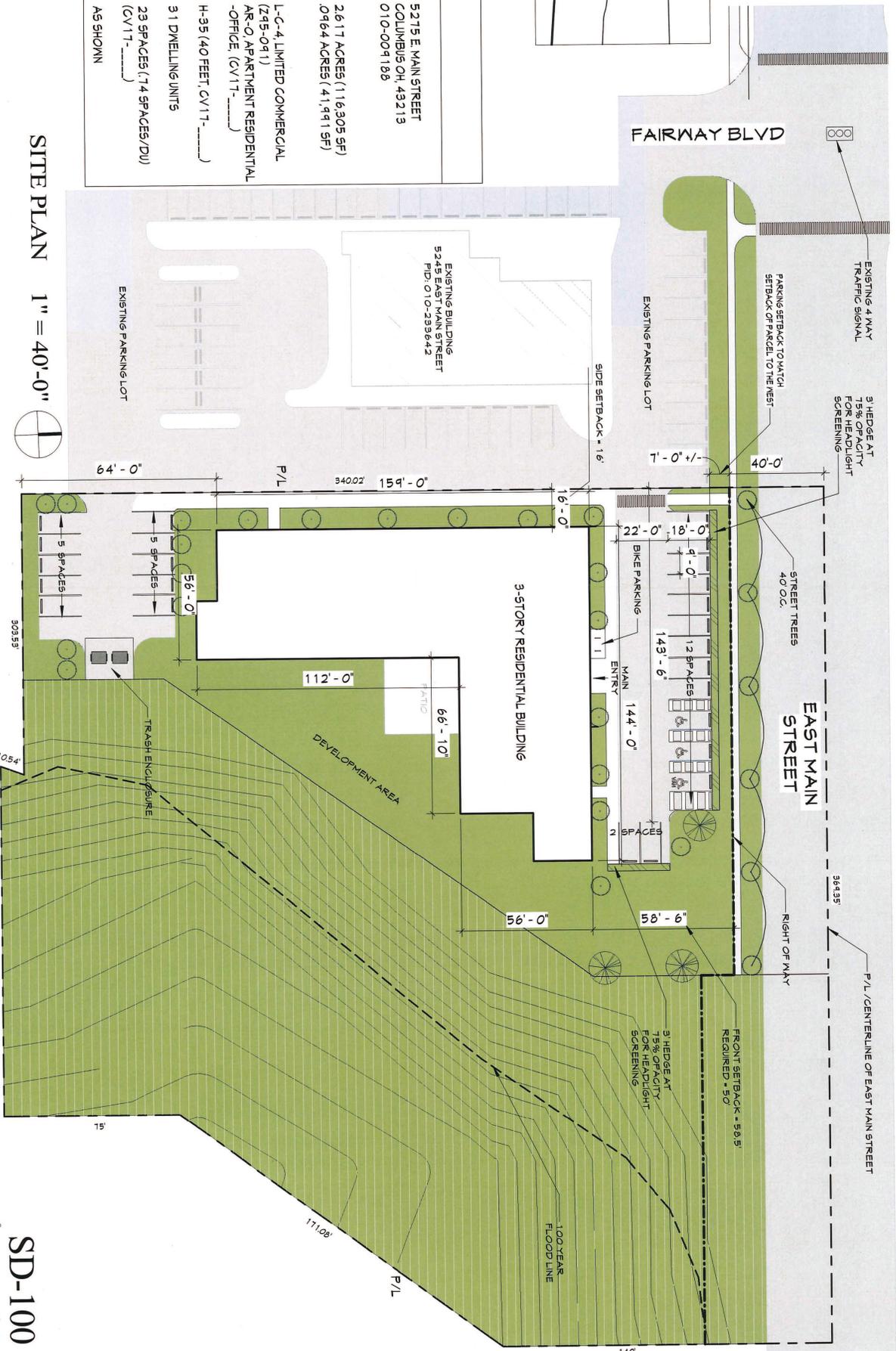


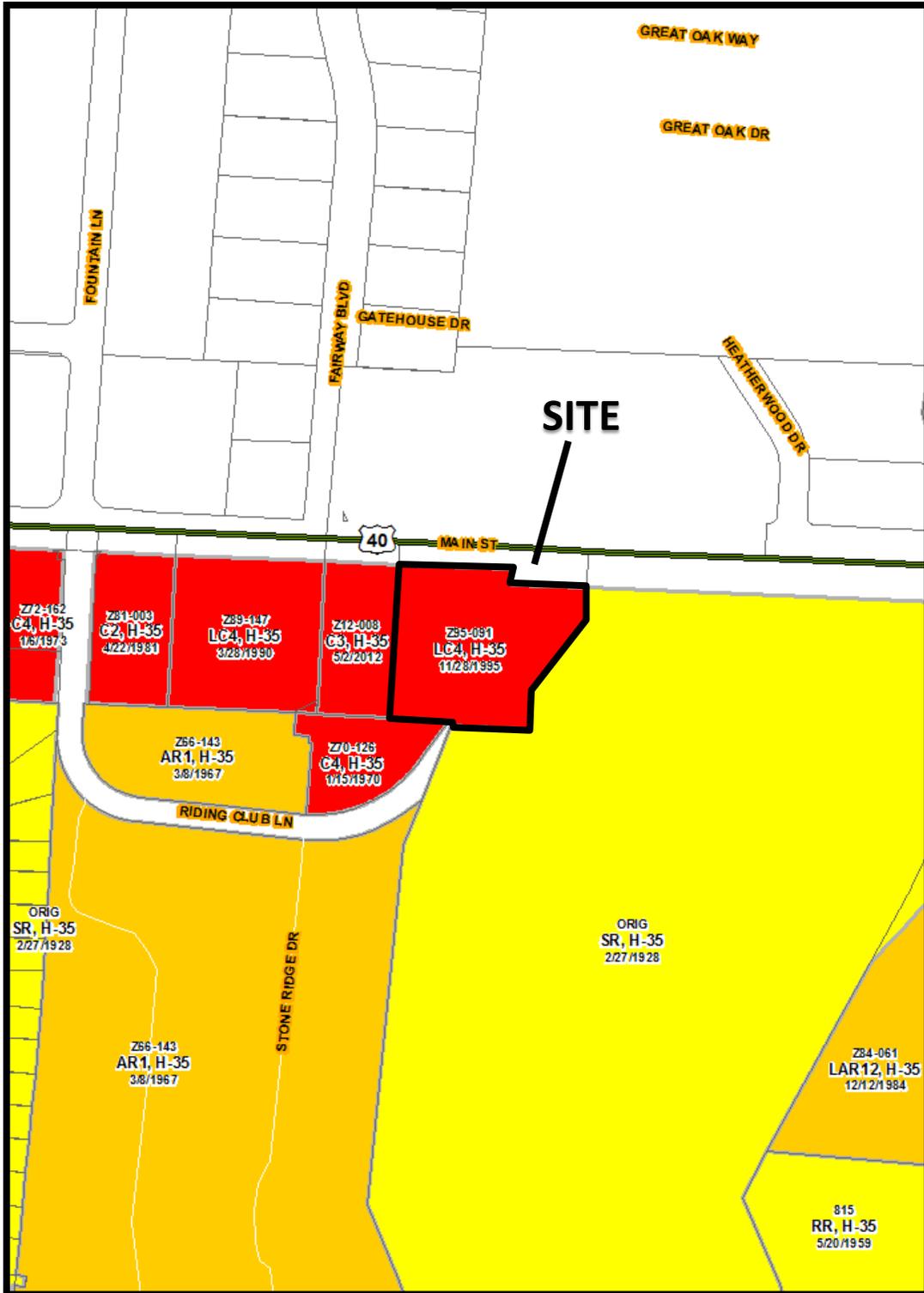
**SITE PLAN** 1" = 40'-0"



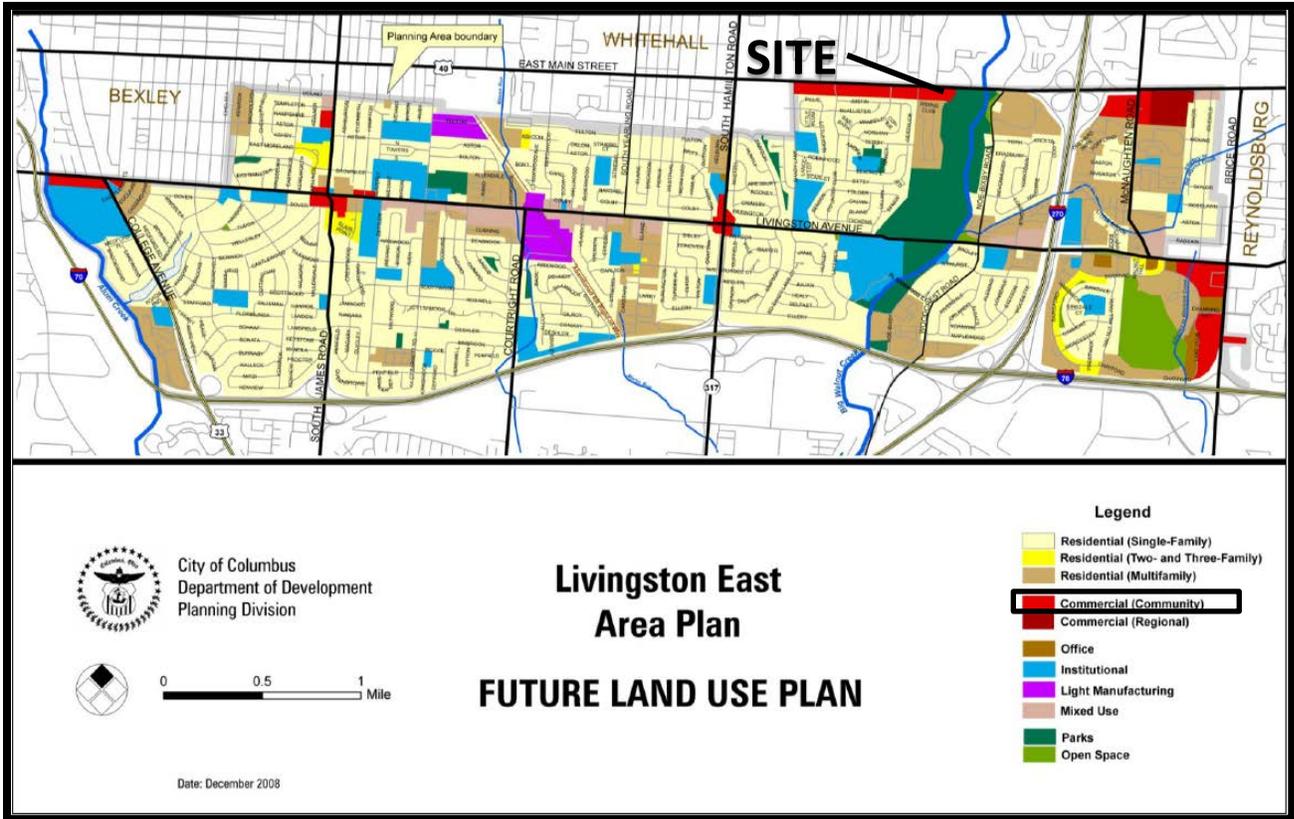
**PARKVIEW PLACE**  
5775 East Main Street

CV17-067





Z17-040  
 5275 East Main Street  
 Approximately 2.62 acres  
 L-C-4 to AR-O



Z17-040  
 5275 East Main Street  
 Approximately 2.62 acres  
 L-C-4 to AR-O



Z17-040  
5275 East Main Street  
Approximately 2.62 acres  
L-C-4 to AR-0