

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 #: 217-050 Date Received: 11/29/2017
Application Accepted By: SP & MM Fee: \$3200
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 879 E. LONG ST. 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 010-052142

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

Current Zoning District(s) R 2F Requested Zoning District(s) CPD

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

Proposed Use or reason for rezoning request: CPD MIXED COMMERCIAL

(continue on separate page if necessary)

Proposed Height District: H-80 60 Acreage 0.27 (combined)

[Columbus City Code Section 3309.14]

APPLICANT:

Name Tim Lai
Address 401 W Town Street City/State Columbus, OH Zip 43215
Phone # 614 321 5128 Fax # _____ Email tim@laiarchitect.com

PROPERTY OWNER(S):

Name City of Columbus, Land Bank, John Turner
Address 845 Parson Ave. City/State Columbus, OH Zip 43206
Phone # (614) 645-2551 Fax # _____ Email JMTurner@columbus.gov
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Tim Lai
Address 401 W Town Street City/State Columbus, OH Zip 43215
Phone # 614 321 5128 Fax # _____ Email: tim@laiarchitect.com

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

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

OFFICE USE ONLY

Application #: 217-050 Date Received: 11/28/2017
Application Accepted By: SP & MM Fee: \$3200
Assigned Planner: _____

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 879 E. LONG ST 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 010-050498

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

Current Zoning District(s) R 2 F Requested Zoning District(s) CPD

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

Proposed Use or reason for rezoning request: CPD MIXED COMMERCIAL
(continue on separate page if necessary)

Proposed Height District: H-8060 Acreage 0.27 (combined)
[Columbus City Code Section 3309.14]

APPLICANT:

Name Timothy Y Lai
Address 401 W Town Street City/State Columbus, OH Zip 43215
Phone # 614 321 5128 Fax # _____ Email tim@laiarchitect.com

PROPERTY OWNER(S):

Name Timothy Y Lai
Address 401 W Town Street City/State Columbus, OH Zip 43215
Phone # 614 321 5128 Fax # _____ Email tim@laiarchitect.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

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PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

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REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION #: 217-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Timothy Y Lai
of (1) MAILING ADDRESS 2576 Summit Street, Columbus Ohio 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 879 E Long Street, Columbus, Ohio 43203
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) 11/28/2017
(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) Timothy Y Lai
2576 Summit Street, Columbus Ohio 43202

City of Columbus, Land Bank, John Turner
845 Parson Ave. Columbus, Ohio 43206

Timothy Y Lai, 614 378 9662

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

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

(5) Near East Area Commission
Annie Ross-Womack
874 Oakwood Ave, 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

Sworn to before me and signed in my presence this 28 day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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

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APPLICANT
Tim Lai
401 W Town Street
Columbus, OH 43215

PROPERTY OWNER
City of Columbus, John Turner
845 Parson Ave.
Columbus, OH 43206

NEAR EAST AREA COMMISSION
Kathleen Bailey
489 Linwood Avenue
Columbus, OH 43205

NEAR EAST AREA COMMISSION
Annie Ross-Womack
874 Oakwood Avenue
Columbus, OH 43206

SURROUNDING PROPERTY
OWNERS

F & L Real Estate Inc
5612 Echo Rd
Columbus OH 43230

Castellanos Adriana
87 N Monroe Ave
Columbus OH 43203

City of Columbus
50 W Gay St Floor 4
Columbus OH 43215

Golden Lion Investments LLC
116 Granville St
Gahanna OH 43230

Alexander, Jonathan P
106 North Monroe Ave
Columbus OH 43203

Columbus Metropolitan Housing
Authority
880 E 11th Ave
Columbus OH 43211

Myriad Group LLC
5740 Chukar Dr
Huber Heights, OH 45424

Fisher, Anthony L & Gail A
855 E Long St
Columbus OH 43203

Barnett, George W Jr
116 Monroe Ave
Columbus OH 43203

Shelby, Suzanne M
1591 Hawthorne Park
Columbus OH 43203

Mason, Vergie C
92 N Monroe Ave
Columbus OH 43203

Rutkowski, James V
100 N Monroe Av
Columbus OH 43203

W On Main LLC
139 E Main Unit 103
Columbus OH 43215

217-050

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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 #: 217-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy Y Lai
of (COMPLETE ADDRESS) 2576 Summit Street, Columbus Ohio 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

<p>1. Timothy Y Lai 2576 Summit Street, Columbus Ohio 43202 # of Columbus Based Employees: n/a 614 378 9662</p>	<p>2. City of Columbus, Land Bank, John Turner 845 Parson Ave. Columbus, Ohio 43206 # of Columbus Based Employees: n/a 614 645 2551</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 28 day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

6/17/19



ANTIONETTE M. GILLUM
This Project Disclosure Statement expires six months after date of notarization.
MY COMMISSION EXPIRES JUNE 17, 2019

Notary Seal Here

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Legal Descriptions:

Parcel 1 number: 010-052142
879 East Long Street, Columbus, OH

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

Being Lot Number One Hundred Twenty-six (126) of MITCHELL AND WATSON'S EAST GROVE ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 172, Recorder's Office, Franklin County, Ohio.

Parcel 2 number: 010-050498

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

Being Lot Number Thirty-Three (33) of JOHH W. BAKER'S AUSTRALIA ADDITION to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 59, Recorder's Office Franklin County, Ohio

217-050

Commercial Planned Development Text

Existing district: R2F

Proposed district: CPD, Commercial Planned Development

Property Addresses:

879 E. Long Street, Columbus Ohio 43203

107 N. Seventeenth Street, Columbus Ohio 43203

Owners:

City of Columbus

Timothy Yu Fung Lai

Applicant: Tim Lai

Date of Text: 11/28/ 2017

Application number:

Introduction:

The subject site is comprised of two (2) separate parcels located at the southeast corner of E. Long Street and Australia Alley and west side of Seventeenth Avenue. One parcel (parcel no. 010-052142-00), on E. Long Street, is zoned R2F and the second parcel, on N. Seventeenth Street, (parcel no. 010-050498-00) is also zoned R2F. The combined acreage is approximately 0.27 acre. The applicant proposes to combine the two parcels and redevelop The Edna building on 879 E. Long Street, which has stood on parcel one since 1906 and left vacant since 1980s, into a mixed-use property with first floor restaurant and second and third floors offices. The lot on N. Seventeenth Street is proposed to become a parking lot to provide a total of 14 spaces for The Edna's tenants and customers' use. The applicant's architectural firm, Tim Lai Architect, will occupy the entire second floor. The third floor will also be used as offices and a community space.

The re-zoning request is to restore The Edna's original use as a mixed-use since its inception in 1906. The Site Plan, dated 11-28-2017 and referenced in this text, depicts the proposed site development.

1. Permitted Uses: All uses permitted in Section 3355.03, C-3. Those uses also include dwellings above parking garage and parking lots, Section 3355.05.

2. Development Standards:

Except as specified herein, the applicable development standards of the Planning Overlay, Chapter 3372, Off-street parking, Chapter 3312.49 and General site development standards, Chapters 3321 and 3355 of the Columbus City Code shall apply.

A. Density, Height, Lot and /or Setback Commitments:

The Edna building's setbacks are existing and as shown on the Site Plan.

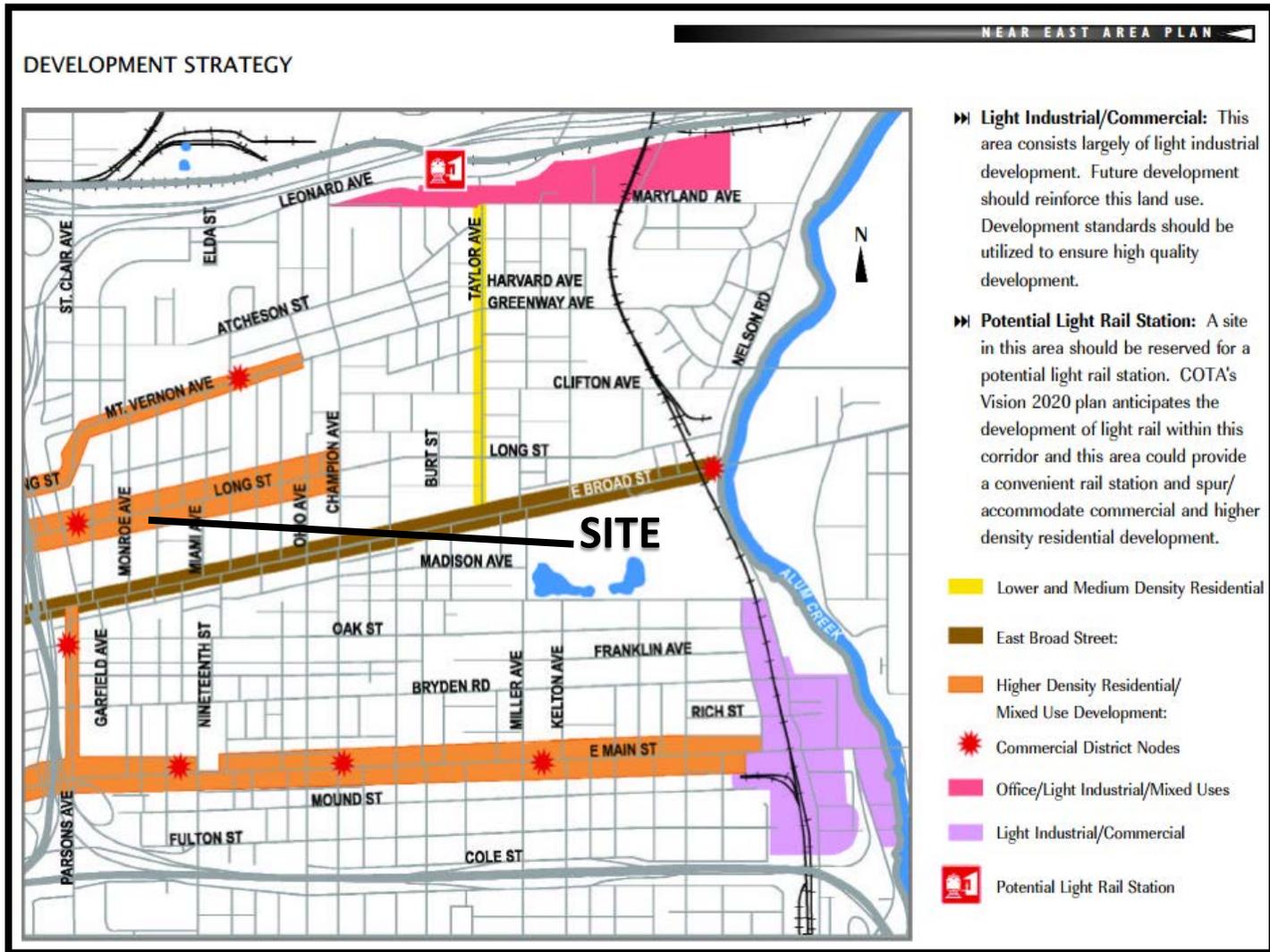
Height of the existing Edna building is 42 feet. A roof top garden or an addition may be constructed in the future.

217-50

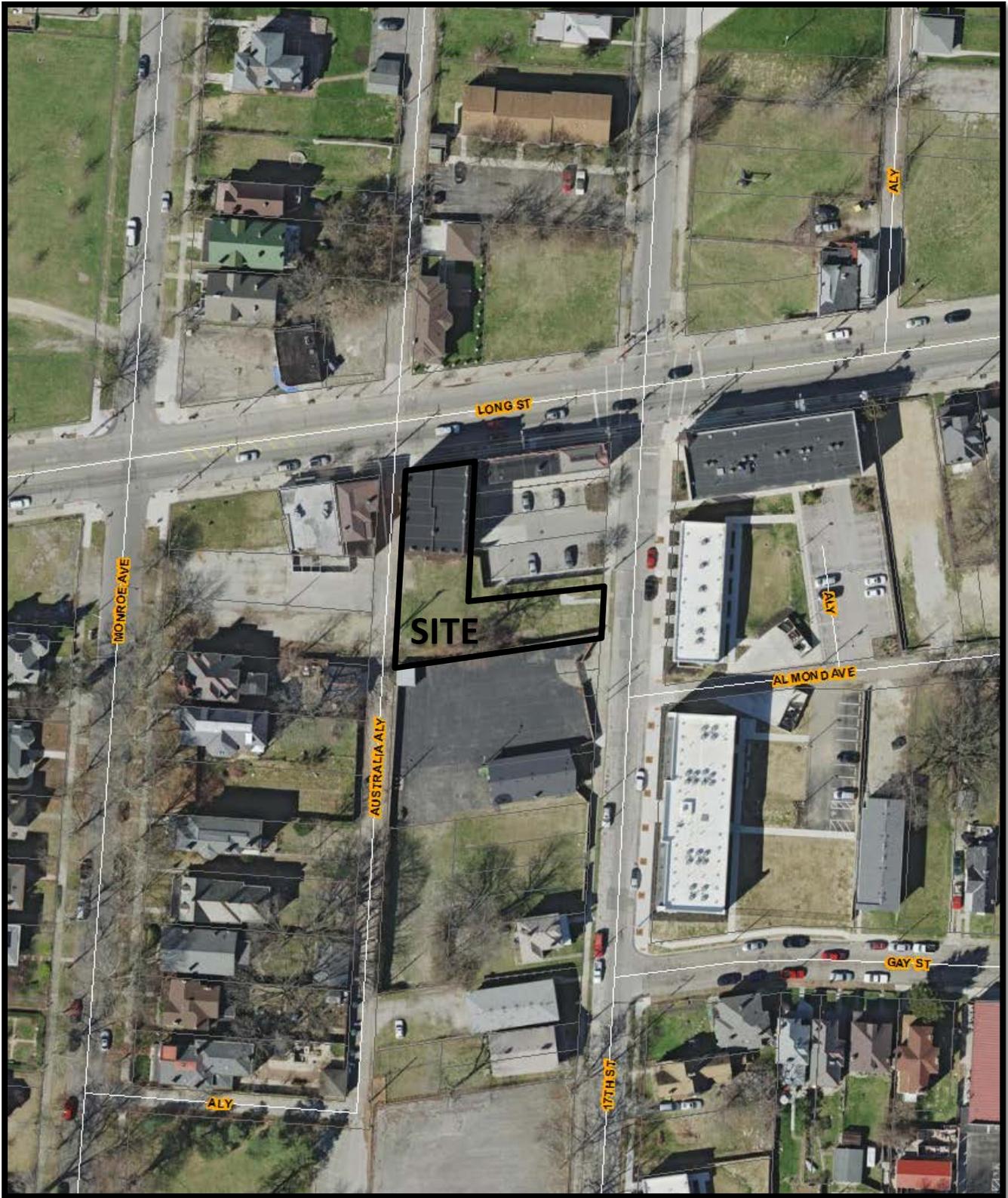


Z17-050
 879 East Long Street
 Approximately 0.27 acres
 R-2F to CPD

Near East Area Plan (2005)



Z17-050
 879 East Long Street
 Approximately 0.27 acres
 R-2F to CPD



Z17-050
879 East Long Street
Approximately 0.27 acres
R-2F to CPD