

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

Application #: Z17-039 Date Received: 11/10  
Application Accepted By: KP Fee: \$ 2340 (Paid - application update)  
Assigned Planner: Kelsey Priene; Kpriene@columbus.gov; 614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 158 North Wheatland Avenue, Columbus, Ohio Zip 43204

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 010-267201 (Part of)

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

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

Area Commission Area Commission or Civic Association: Greater Hilltop Area Commission

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

Proposed Height District: H-35 (continue on separate page if necessary)  
Acreage 3.499 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name The WODA Group, LLC c/o Dave Perry (David Perry Company, Inc.)

Address 411 East Town Street, 2nd Floor City/State Columbus, OH Zip 43215

Phone # 614-228-1727 Fax # \_\_\_\_\_ Email dave@daveperryco.net

**PROPERTY OWNER(S):**

Name City of Columbus c/o John Turner

Address 50 West Gay Street, FL 4 City/State Columbus, OH Zip 43215

Phone # 614-645-2551 Fax # 614-645-3092 Email jmtturner@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, OH Zip 43215

Phone # 614-947-8600 Fax # \_\_\_\_\_ Email: dplank@planklaw.com

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

APPLICANT SIGNATURE The Woda Group LLC by David B Perry, Agent

PROPERTY OWNER SIGNATURE John Turner, Administrator

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**

**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 #   Z17-039  

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME   Dave Perry (David Perry Company, Inc.)    
of (1) MAILING ADDRESS   411 East Town Street, 1st Floor, Columbus, Ohio 43215  

deposed and states that   he   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   158 N Wheatland Avenue, Columbus, Ohio 43204    
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 Ohio    
  c/o John Turner    
  50 W Gay Street, FL 4    
  Columbus, Ohio 43215  

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

  The WODA Group, LLC c/o Dave Perry    
  614-228-1727  

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

(5)   Greater Hilltop Area Commission    
  c/o Daryl Hennessey    
  PO Box 28052, Columbus, Ohio 43228  

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  

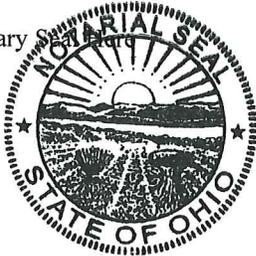
Sworn to before me and signed in my presence this   3rd   day of   November  , in the year   2017  

SIGNATURE OF NOTARY PUBLIC

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

My Commission Expires:

Notary Seal



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

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Please make all checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**158 N. Wheatland Avenue**  
**Z17-039**  
**November 1, 2017**

**APPLICANT**

The WODA Group, LLC  
c/o David Perry  
David Perry Company, Inc.  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 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, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**COMMUNITY GROUP:**

Greater Hilltop Area Commission  
C/o Daryl Hennessey  
PO Box 28052  
Columbus, Ohio 43228

State of Ohio (*or current occupant*)  
1960 West Broad Street  
Columbus, Ohio 43223-1206

Frank J Oestreicher, Jr.  
Mary E Oestreicher (*or current occupant*)  
207 N Wheatland Avenue  
Columbus, Ohio 43204-3777

Waytorom, LLC (*or current occupant*)  
5020 Crockett Drive  
Hilliard, Ohio 43026-9113

Homes on the Hill Community  
Development Corp. (*or current occupant*)  
3659 Soldano Boulevard  
Columbus, Ohio 43228-1423

Karen S Vidnanski (*or current occupant*)  
251 N Wheatland Avenue  
Columbus, Ohio 43204-3777

**PROPERTY OWNERS WITHIN 125 FEET**

City of Columbus Ohio (*or current occupant*)  
50 West Gay Street, FL 4  
Columbus, Ohio 43215-9000

Shekinah Glory Properties, LLC (*or current occupant*)  
PO Box 1175  
Hilliard, Ohio 43026-6175

Ronda Jo Adkins (*or current occupant*)  
225 N Wheatland Avenue  
Columbus, Ohio 43204-3777

Gale E Budlong (*or current occupant*)  
241 N Wheatland Avenue  
Columbus, Ohio 43204-3777

Judy K Kackley (*or current occupant*)  
255 N Wheatland Avenue  
Columbus, Ohio 43204

Wheatland Crossing Limited  
Partnership (*or current occupant*)  
229 Huber Village Blvd., Suite 100  
Westerville, Ohio 43081-8075

Gregory L Smith  
Angela P Smith (*or current occupant*)  
1136 Forest Drive  
Columbus, Ohio 43223-2816

Robert A Jewett (*or current occupant*)  
231 N Wheatland Avenue  
Columbus, Ohio 43204

David Lille (*or current occupant*)  
247 N Wheatland Avenue  
Columbus, Ohio 43204-3777

**158 N. Wheatland Avenue**  
**Z17-039, November 1, 2017**  
**Exhibit A, Public Notice**  
**Page 1 of 3**

Paradise 4U Properties Ltd, LLC (*or current occupant*)  
7355 Lancaster Circleville Rd. SW  
Lancaster, Ohio 43130-9203

John C Farra  
Sharon A Farra (*or current occupant*)  
273 N Wheatland Avenue  
Columbus, Ohio 43204

Joseph P Sarvino  
Mary Jo Sarvino (*or current occupant*)  
2522 Regina Avenue  
Columbus, Ohio 43204-2860

Christopher R Baker  
Rachel E Upton (*or current occupant*)  
PO Box 44142  
Columbus, Ohio 43204-0946

Central Ohio Community  
Improvement Corp. (*or current occupant*)  
373 S High Street, 15th Floor  
Columbus, Ohio 43215-6318

Daniel F Hoy  
Joan C Hoy (*or current occupant*)  
203 N Wheatland Avenue  
Columbus, Ohio 43204

Christopher L Tope  
Cathleen Tope (*or current occupant*)  
115 N Wheatland Avenue  
Columbus, Ohio 43204-3775

Lee W Hennick (*or current occupant*)  
2539 Regina Avenue  
Columbus, Ohio 43204

Ana Rubiel Salinas (*or current occupant*)  
147 N Wheatland Avenue  
Columbus, Ohio 43204-3776

Mihai Jipa  
Daniela Jipa (*or current occupant*)  
2666 Sandover Road  
Columbus, Ohio 43220-2870

Lee Spector (*or current occupant*)  
1400 Dublin Road  
Columbus, Ohio 43215

Chad L Frost  
Terri Frost (*or current occupant*)  
2385 Cherokee Drive  
London, Ohio 43140-8762

Richard C Bartholomew Jr  
Rebecca J Bartholomew  
(*or current occupant*)  
2308 Glenview Boulevard  
Columbus, Ohio 43204

Allie Jeffrey (*or current occupant*)  
181 N Wheatland Avenue  
Columbus, Ohio 43204-3794

Tri-Medical Transportation Services,  
LLC (*or current occupant*)  
1661 Geranium Drive  
Lewis Center, Ohio 43035-7183

Eugenie M Klingler (*or current occupant*)  
105 N Wheatland Avenue  
Columbus, Ohio 43204-3775

Thomas J Mullen  
Yvonne E Mullen (*or current occupant*)  
138 Center Street  
Chardon, Ohio 44024-1120

Lisa A Orsini-Trapasso (*or current occupant*)  
6874 Big Walnut Road  
Galena, Ohio 43021-9327

Bruce D Cutlip, Tr  
Edna Cutlip Tr (*or current occupant*)  
151 N Wheatland Avenue  
Columbus, Ohio 43204-3776

Property Privacy Services Tr (*or current occupant*)  
1050 Perry Street  
Columbus, Ohio 43201-3340

Virginia A Black-Woods  
Michael W Murphy (*or current occupant*)  
269 N Wheatland Avenue  
Columbus, Ohio 43204

Moreales Leonor De Marcos (*or current occupant*)  
283 N Wheatland Avenue  
Columbus, Ohio 43204

James C Osborn (*or current occupant*)  
2317 Glenview Boulevard  
Columbus, Ohio 43204-3753

Christopher V Flores (*or current occupant*)  
592 E Como Avenue  
Columbus, Ohio 43202-1322

Lorraine C Pastore (*or current occupant*)  
199 N Wheatland Avenue  
Columbus, Ohio 43204-3794

Lee W Hennick (*or current occupant*)  
2539 Regina Avenue  
Columbus, Ohio 43204-2861

Irwin Estates LLC (*or current occupant*)  
1570 N Hague Avenue  
Columbus, Ohio 43204-1604

Eli Salinas  
Myriam Salinas (*or current occupant*)  
145 N Wheatland Avenue  
Columbus, Ohio 43204-3776

Alberta E Stuckey (*or current occupant*)  
155 N Wheatland Avenue  
Columbus, Ohio 43204-3776

**158 N. Wheatland Avenue  
Z17-039, November 1, 2017  
Exhibit A, Public Notice  
Page 2 of 3**

Vicki Lopes (*or current occupant*)  
67 N Wheatland Avenue  
Columbus, Ohio 43204

Lee Hennick (*or current occupant*)  
2539 Regina Avenue  
Columbus, Ohio 43204

Wake Up America (*or current occupant*)  
PO Box 10072  
Columbus, Ohio 43201-0571

Rodney Lee Hall, II (*or current occupant*)  
11342 Gore Greendale Road  
Logan, Ohio 43138-9189

David C Martin (*or current occupant*)  
8215 M V High Road  
Plain City, Ohio 43064-8819

**ALSO NOTIFY**

The WODA Group, LLC  
c/o Joseph McCabe  
229 Huber Village Blvd., Suite 100  
Westerville, Ohio 43081

**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 #       Z17-039      

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, FL 4 Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner 614-645-2551</p>	<p>2. The WODA Group, LLC 229 Huber Village Boulevard, Suite 100 Westerville, Ohio 43081 # of Columbus Based Employees: 0 Contact: Joseph McCabe 614-396-3200</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

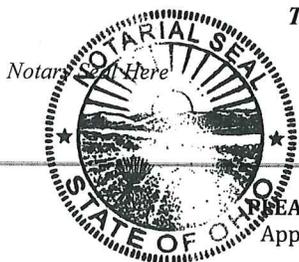
Subscribed to me in my presence and before me this 3rd day of November, in the year 2017

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: PORTION OF 010267201

Zoning Number: 158

Street Name: N WHEATLAND AVE

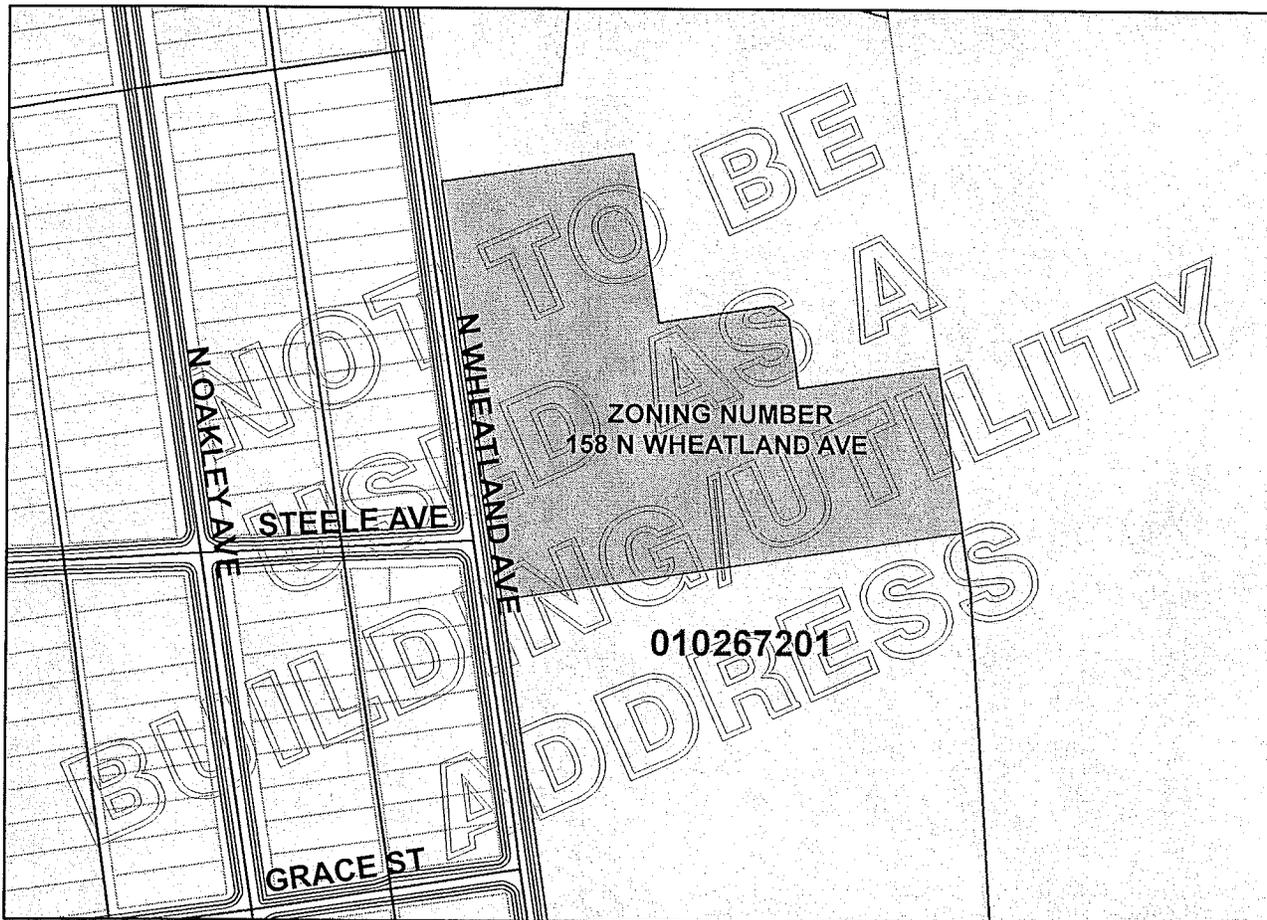
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Regina Amarian*

Date: 10/30/2017



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 106051

#### DESCRIPTION OF 3.499 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 2668, and being 3.037 acres out of that original 20.098 acre tract conveyed to **City of Columbus** by a Governor's Deed of record in Instrument Number 200307020202150, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at a ¾ inch iron pipe found at the intersection of the west right-of-way line for Wheatland Avenue (40 feet wide) and the south right-of-way line for Steele Avenue (40 feet wide), both as established by the Highland Park Subdivision, of record in Plat Book 4, page 326, and being the northeast corner of Lot 42 of said Highland Park Subdivision;

Thence **North 81 degrees 36 minutes 13 seconds East**, along a line perpendicular to the right-of-way lines for said Wheatland Avenue, a distance of **40.00 feet** to a point on the east right-of-way line for said Wheatland Avenue, being on the west line of said 20.098 acre tract;

Thence **South 08 degrees 23 minutes 47 seconds East**, along the east right-of-way line for said Wheatland Avenue, along the west line of said 20.098 acre tract, a distance of **43.18 feet** to an iron pin set at the **TRUE POINT OF BEGINNING** for this description;

Thence **North 08 degrees 23 minutes 47 seconds West**, along the east right-of-way line for said Wheatland Avenue, along the west line of said 20.098 acre tract, a distance of **442.24 feet** to an iron pin set at the southwest corner of that 3.098 acre tract described in a deed to Wheatland Crossing Limited Partnership, of record in Instrument Number 201611070153952;

Thence crossing said original 20.098 acre tract along property line for said 3.098 acre tract along the following six (6) described courses:

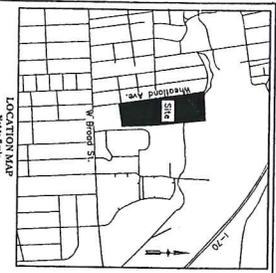
1. **North 81 degrees 36 minutes 13 seconds East**, a distance of **204.65 feet** to an iron pin set;
2. **South 08 degrees 23 minutes 47 seconds East**, a distance of **178.91 feet** to an iron pin set;
3. **North 81 degrees 36 minutes 13 seconds East**, a distance of **120.97 feet** to an iron pin set;
4. **South 53 degrees 26 minutes 57 seconds East**, a distance of **21.23 feet** to an iron pin set;
5. **South 08 degrees 23 minutes 47 seconds East**, a distance of **74.38 feet** to an iron pin set;
6. **North 81 degrees 36 minutes 13 seconds East**, a distance of **150.77 feet** to an iron pin set at the southeast corner of said 3.098 acre tract, being on the east line of said original 20.098 acre tract, and being on the west line of the remainder of that original 300 acre tract described in a deed to State of Ohio, of record in Deed Book 101, Page 390;

Thence **South 08 degrees 23 minutes 47 seconds East**, along the east line of said original 20.098 acre tract, along the west line of the remainder of said original 300 acre tract, a distance of **173.95 feet** to an iron pin set;

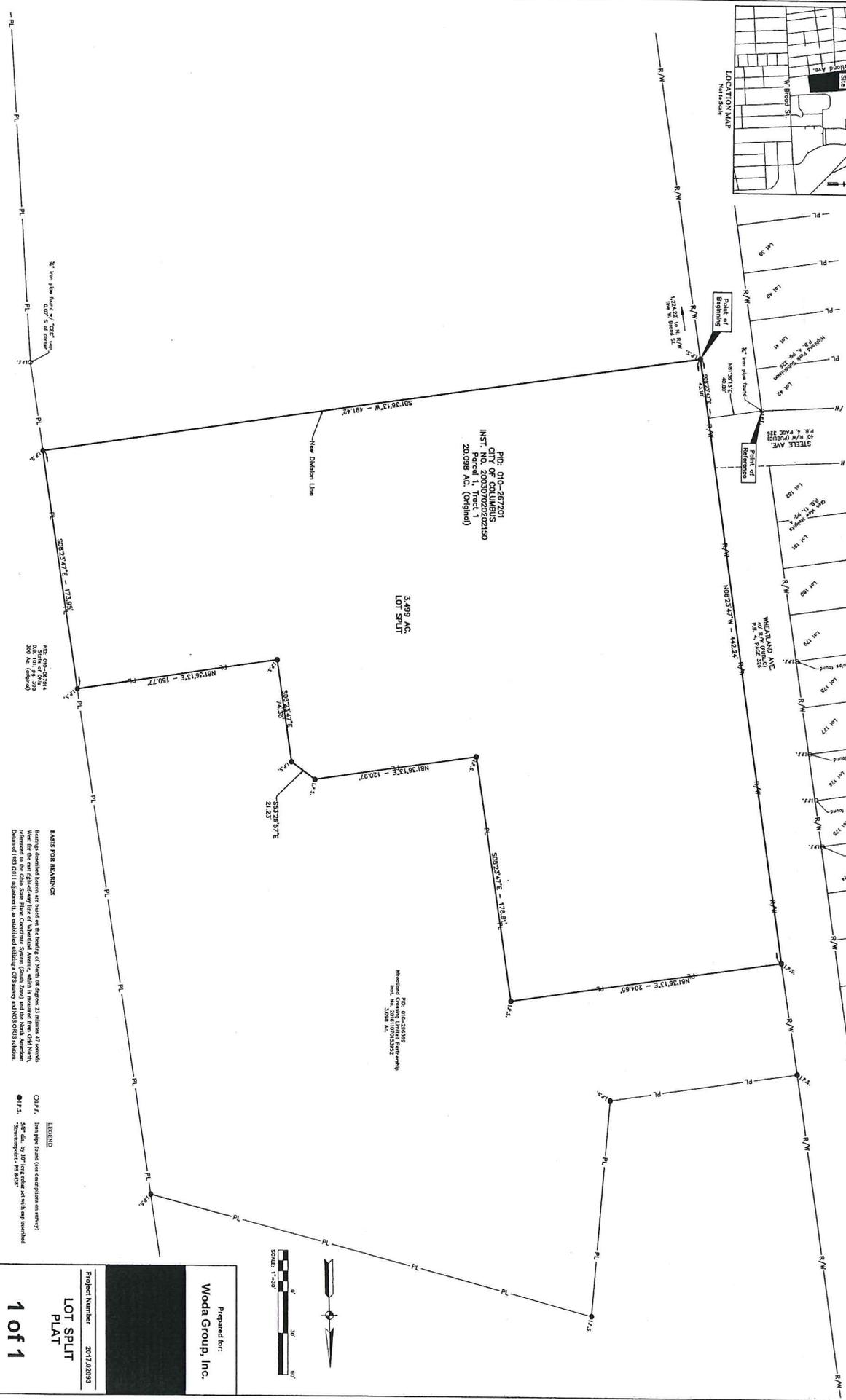
Thence **South 81 degrees 36 minutes 13 seconds West**, across said original 20.098 acre tract along a new division line, a distance of **491.42 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **3.499 acres** out of Franklin County Auditor's parcel number 010-267201.

The bearings described herein are based on the bearing of North 08 degrees 23 minutes 47 seconds West for the east right-of-way line for Wheatland Avenue, which is measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.



**State of Ohio, County of Franklin,**  
**City of Columbus,**  
**Virginia Military Survey No. 2668**

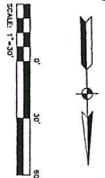


P.O. 010-023704  
 CITY OF COLUMBUS  
 INST. NO. 200307020202150  
 Parcel 1, Tract 1  
 20,099 Ac. (Original)

3,469 A.C.  
 LOT 301T

**BAIS FOR BEARINGS**  
 Bearings furnished herein are based on the bearing of the line of reference, 27 degrees 17 minutes West for the east-south-west line of Wheeling Avenue, which is measured from Old North Chalmers Street, Columbus, Ohio, to the intersection of the line of reference and the line of reference.

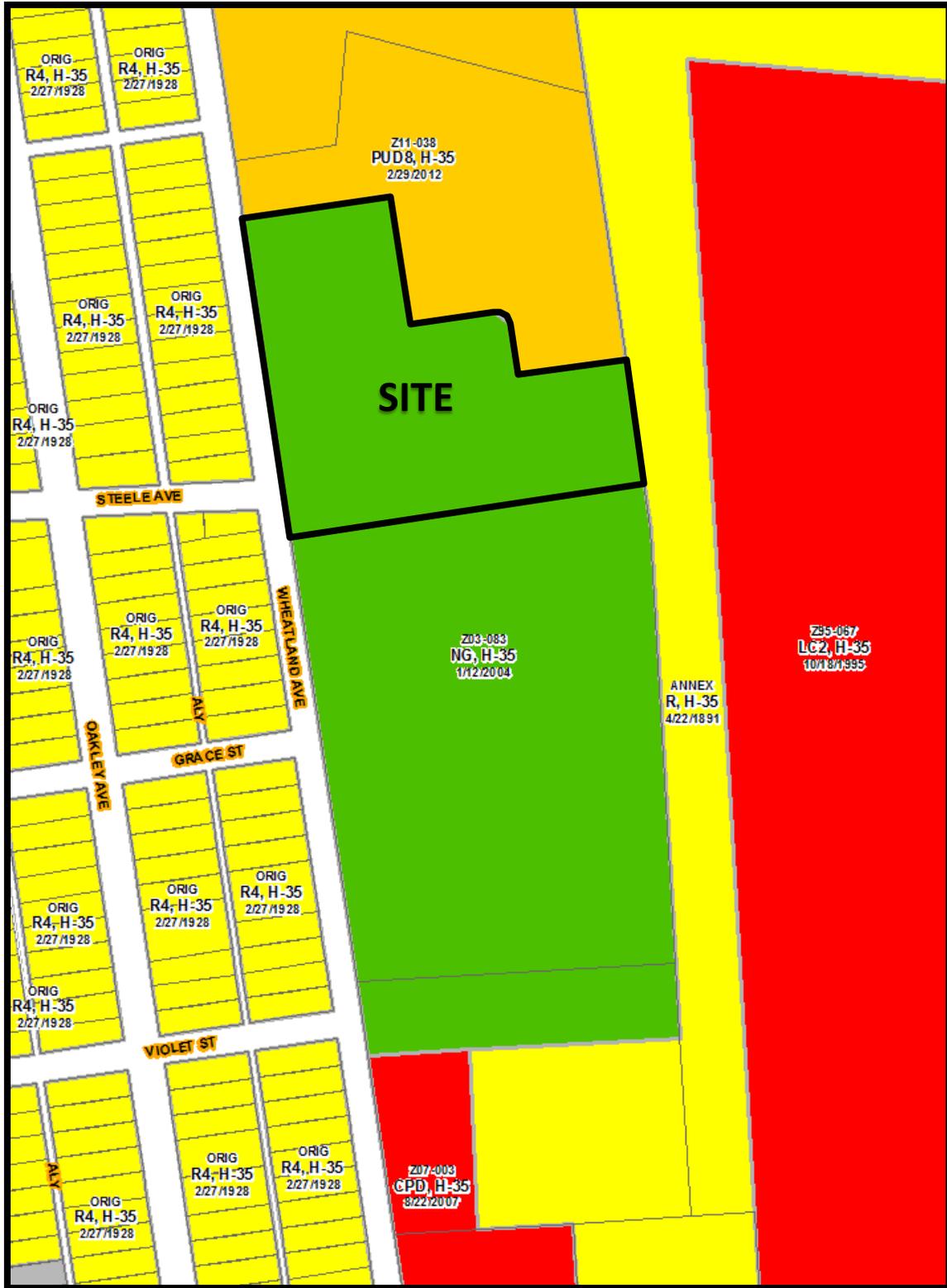
**LEGEND**  
 O.P.L. - Iron pipe found (see description on entry)  
 P.L. - 3/4\"



Prepared for:  
**Woda Group, Inc.**  
 Project Number: 2017-0393  
**LOT SPLIT PLAT**  
**1 OF 1**

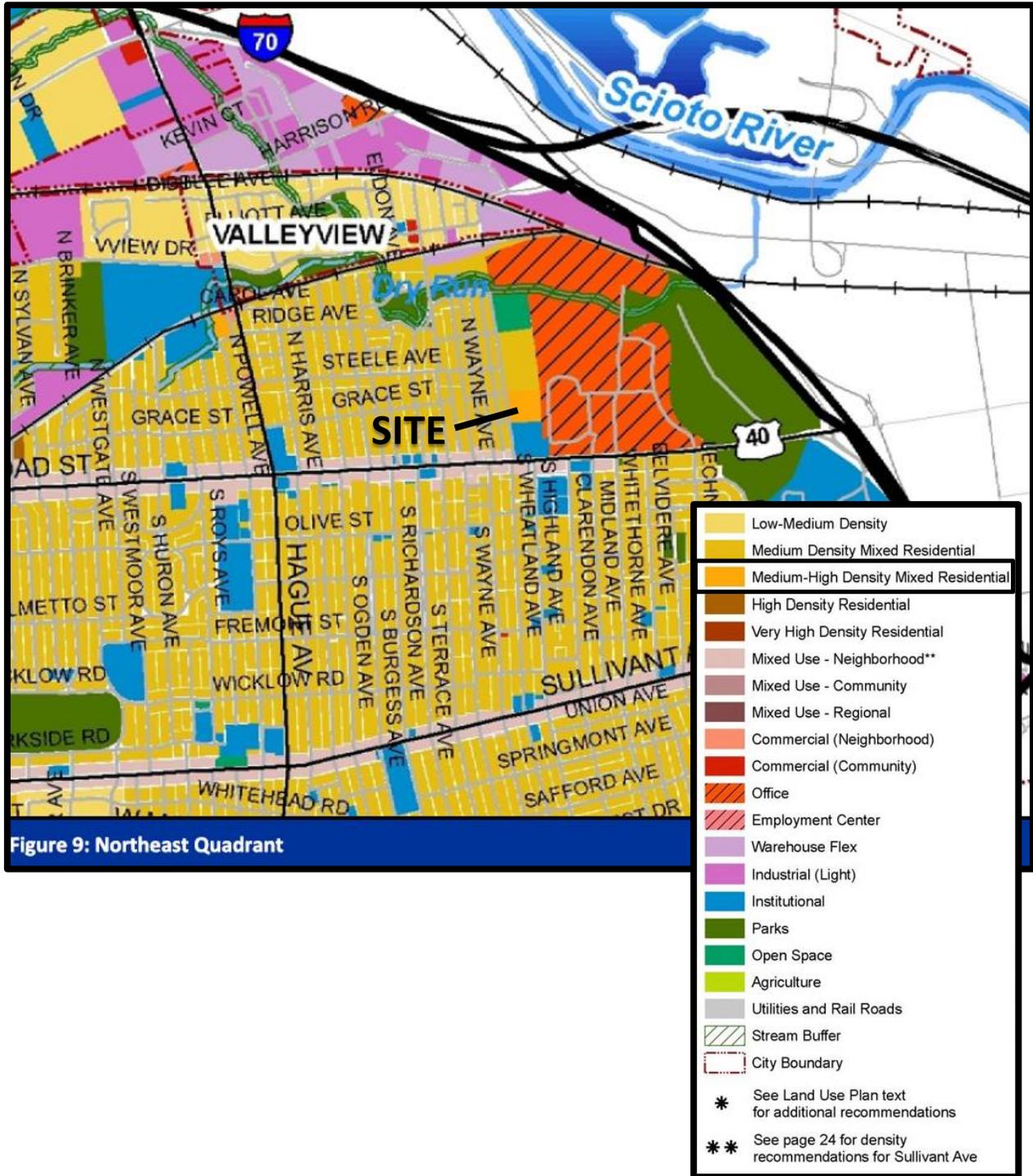
217-039





Z17-039  
 1) , North Wheatland Avenue  
 Approximately 3.50 acres  
 NG to AR@8

Greater Hilltop Plan (2010)



Z17-039  
 1) , North Wheatland Avenue  
 Approximately 3.50 acres  
 NG to AR@8



Z17-039  
1) , North Wheatland Avenue  
Approximately 3.50 acres  
NG to AR@8