

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 #: Z18-011 Date Received: 2/20/2018

Application Accepted By: MM Fee: \$1,800

Assigned Planner: Michael Maret; 614-645-2749; mj Maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1660 Neil Avenue Zip 43210

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 010-054890, 010-010675, 010-037357

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

Current Zoning District(s) C-4, LUCRPD Requested Zoning District(s) UCRPD

Area Commission Area Commission or Civic Association: University Area Commission

Proposed Use or reason for rezoning request: Match zoning of the surrounding University properties.

(continue on separate page if necessary)

Proposed Height District: 110 Acreage _____
[Columbus City Code Section 3309.14]

APPLICANT:

Name State of Ohio c/o Physical Planning and Real Estate
Address 2003 Millikin Road City/State Columbus, OH Zip 43210-1268
Phone # 614-247-5958 Fax # _____ Email prosser.20@osu.edu

PROPERTY OWNER(S):

Name State of Ohio c/o Physical Planning and Real Estate
Address 2003 Millikin Road City/State Columbus, OH Zip 43210-1268
Phone # 614-247-5958 Fax # _____ Email prosser.20@osu.edu
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Michael Maret
PROPERTY OWNER SIGNATURE by Jeffrey L. Brown
ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown
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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 218-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 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 1660 Neil Avenue
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) State of Ohio
c/o Physical Planning & Real Estate
2003 Millikin Road
Columbus, OH 43210-1268

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

State of Ohio
614-247-5958

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

(5) University Area Commission
Susan Keeny
358 King Avenue
Columbus, OH 43201

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 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
9/4/2020

My Commission Expires:

Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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PROPERTY OWNER

State of Ohio
c/o Physical Planning & Real Estate
2003 Millikin Road
Columbus, OH 43210-1268

APPLICANT

The Ohio State University
c/o Physical Planning & Real Estate
2003 Millikin Road
Columbus, OH 43210-1268

ATTORNEY

Jeffrey L. Brown
Smith & Hale, LLC
37 W. Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

University Area Commission
c/o Susan Keeny
358 King Avenue
Columbus, OH 43201

ABUTTING PROPERTY OWNERS

Oxford Ross of Ohio LLC
Or current occupant
68 South High Street
Columbus, OH 43215

Solomon Family Properties, LLC
or Current occupant
68 S. 4th Street
Columbus, OH 43215-4315

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 #: 218-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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

1. State of Ohio c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958	2. The Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958
3. prosser.20@osu.edu	4. 43,883 employees

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

9/4/2020

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

Notary Seal Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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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: 010054890

Zoning Number: 1660

Street Name: NEIL AVE

Lot Number: 2

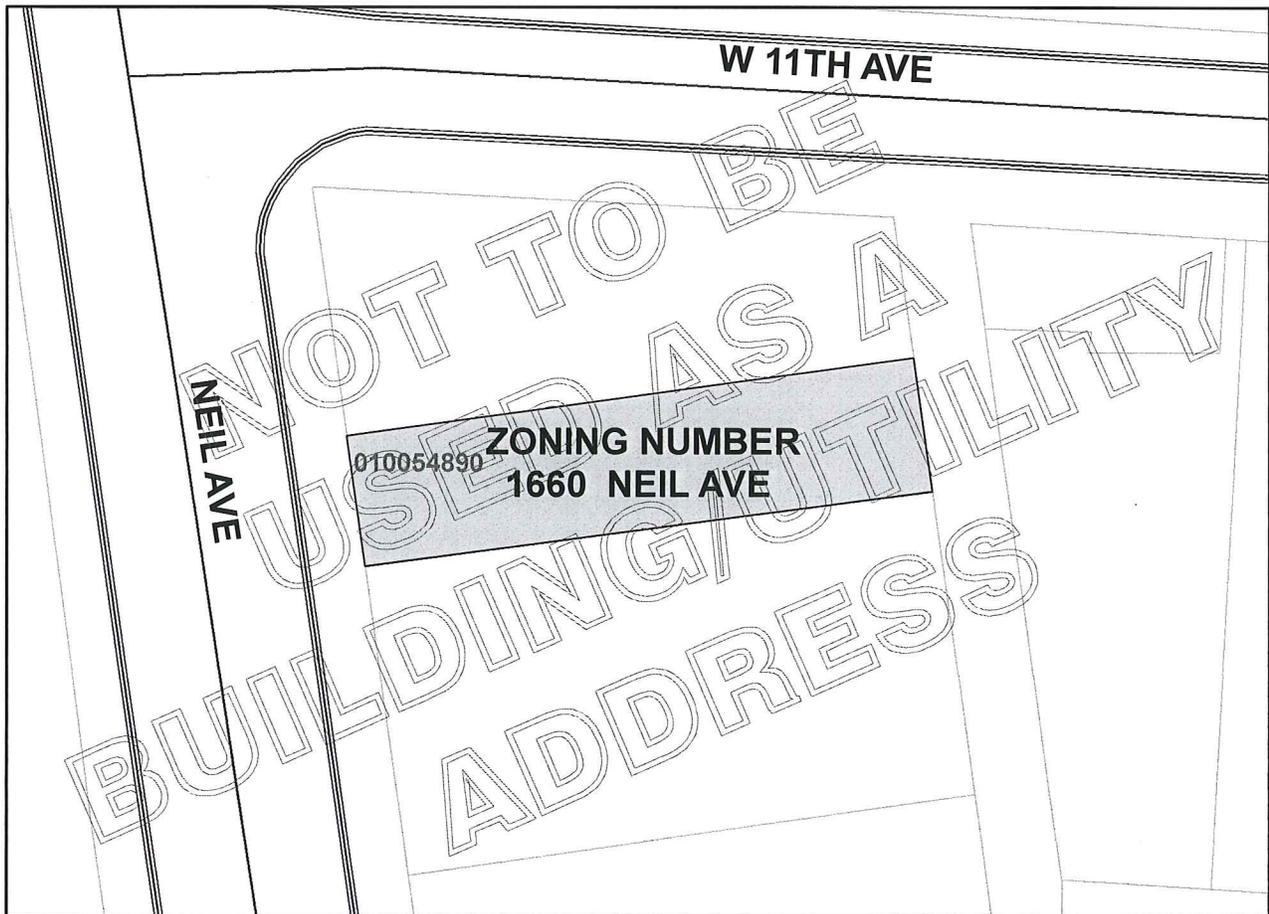
Subdivision: UNIVERSITY HTS

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By:

Regina Williams

Date: 9/22/2017



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 102539

218-011



Our Office

Your Property

Search

On-Line Tools

Reference

Contact Us

Summary

ParcelID: 010-054890-00
STATE OF OHIO FBO OSU

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

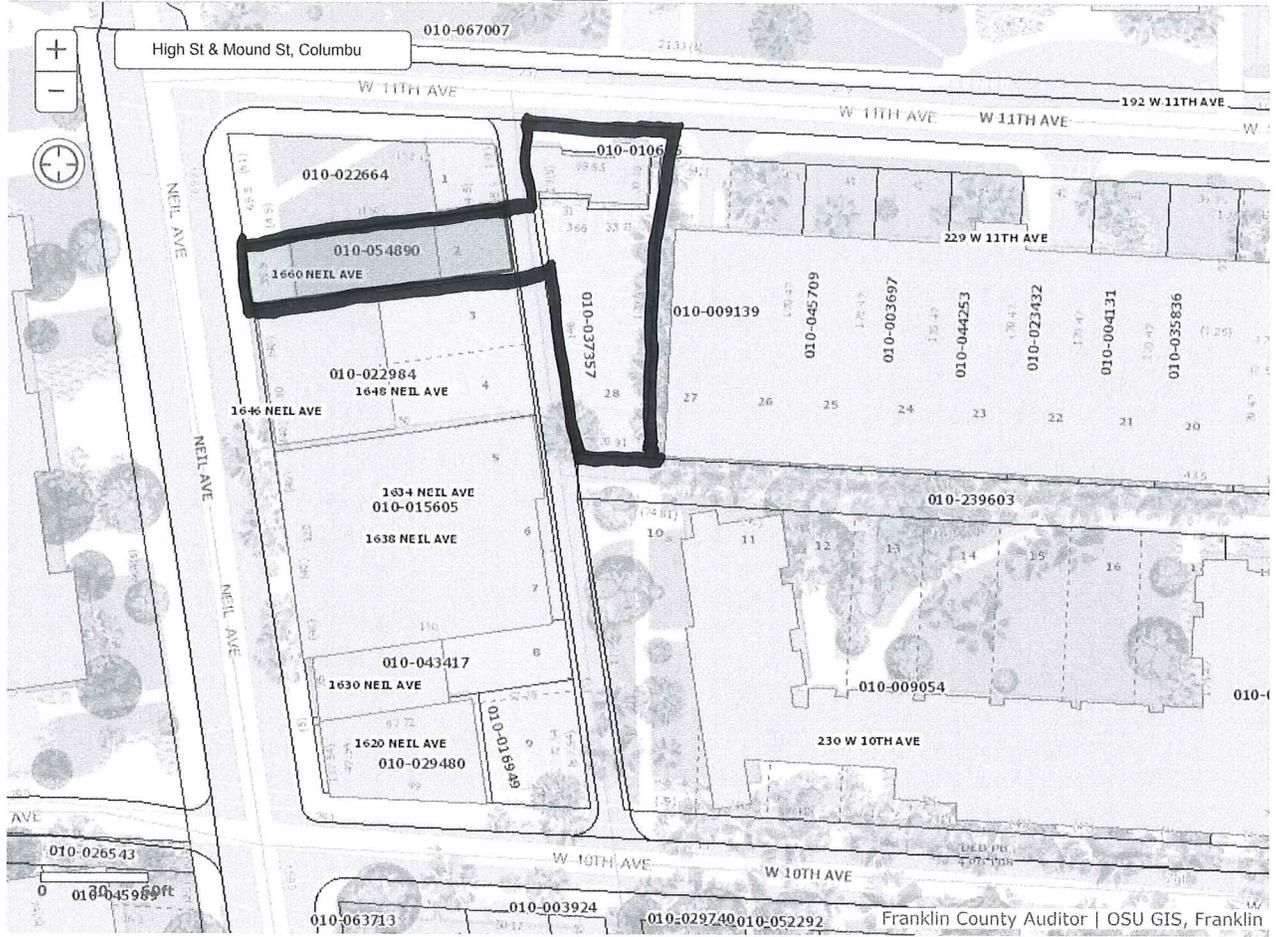
Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links



218-011

Being Lot 28 of Theodore Rhoades University Heights Addition, as the same is of record in Plat Book No. 4, page 255, Recorder's Office Franklin County, Ohio, saving and excepting and reserving unto the grantor, his heirs and assigns all the land on which the commercial building of grantors is now located and described as follows: Being a part of said Lot 28 and further bounded and described as follows: Beginning at the northeast corner of said Lot, measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot 28 as the place of beginning; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east Lot line, to a point; thence in a westerly direction thirty-three feet eight and one-half inches (33' 8 1/2") parallel to the north Lot line, to a point; thence in a northerly direction three feet eight inches (3' 8") parallel to the east Lot line, to a point; thence in a westerly direction thirty-one feet (31') parallel to the north Lot line, to a point; thence in a northerly direction along the west Lot line, to a point; which is the northwest corner of said Lot 28; thence along the north Lot line of said Lot 28 to the place of beginning; Also saving, excepting and reserving to said grantor, his heirs and assigns, full and free right and liberty at all times hereafter, in common with other persons who may hereafter have the like right, to use a passage way line immediately adjacent to the east line of the premises described above which has been retained and reserved by said grantor, said passage way being further described as follows: Beginning at the northeast corner of said Lot 28 measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east line, to a point; thence in an easterly direction, three feet nine inches (3' 9") to a point in the east Lot line of said Lot 28; thence northerly thirty feet one inch (30' 1") to the place of beginning.

Situated in the State of Ohio, County of Franklin and the City of Columbus and bounded and described as follows:

Being a part of Lot Number Twenty-Eight (28) in University Heights Addition to said city, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 255, Recorder's Office, Franklin County, Ohio and further bounded and described as follows:

Beginning at the northeast corner of said Lot, measure in a westerly direction three feet nine inches (3' 9") to a point thence in a southerly direction thirty feet one inch (30' 1") parallel to the east Lot line, to a point; thence in a westerly direction thirty-three feet eight and one-half inches (33' 8 1/2") parallel to the north Lot line, to a point; thence in a northerly direction three feet eight inches (3' 8") parallel to the east Lot line, to a point; thence in a westerly direction thirty one feet (31') parallel to the north Lot line, to a point; thence in a northerly direction along the west Lot line, to a point; which is the northwest corner of said Lot 28; thence along the north lot line of said Lot 28 to the place of beginning.

Also, full and free right and liberty at all times hereafter, in common with other persons who may hereafter have the like right, to use a passageway line immediately adjacent to the east line of the premises described above, said passage way being further described as follows:

Beginning at the northeast corner of said Lot 28 measure in a westerly direction three feet nine inches (3' 9") to a point in the north Lot line of said Lot; thence in a southerly direction thirty feet one inch (30' 1") parallel to the east line, to a point; thence in an easterly direction three feet nine inches (3' 9") to a point in the east lot line of said Lot 28; thence northerly thirty feet one inch (30' 1") to the place of beginning.

Situated in the City of Columbus, County of Franklin and State of Ohio, being the southerly 35.5 feet of Lot 2 as same is designated and delineated on the recorded plat of "UNIVERSITY HEIGHTS ADDITION" in Plat Book 4, Page 255 in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 2, the northwesterly corner of Lot 3 of said addition, being located North 11 deg. 30' 00" West 80.00 feet from an iron pin found capped #3352 at the southwesterly corner of Lot 4;

Thence North 11 deg. 30' 00" West 35.50 feet, along the westerly line of said Lot 2, the easterly right-of-way line of Neil Avenue to a P.K. nail set in the sidewalk;

Thence North 78 deg. 37' 04" East 150.06 feet, being 4.50 feet southerly from (as measured at right angles) and parallel to the northerly line of said Lot 2, to a P.K. nail set in the concrete pad;

Thence South 11 deg. 30' 00" East 35.50 feet, along the easterly line of said Lot 2, the westerly right-of-way of a 20 foot wide Alley, to a 5/8" rebar set on the northwesterly side of a 4" pipe ballard, the southeasterly corner of said Lot 2, and located North 11 deg. 30' 00" West 80.00 feet from an iron pin found capped #3352;

Thence South 78 deg. 37' 04" West 150.06 feet, along the common line between said Lot 2 and 3, to the Point of Beginning, containing 0.122 acres of land, more or less.

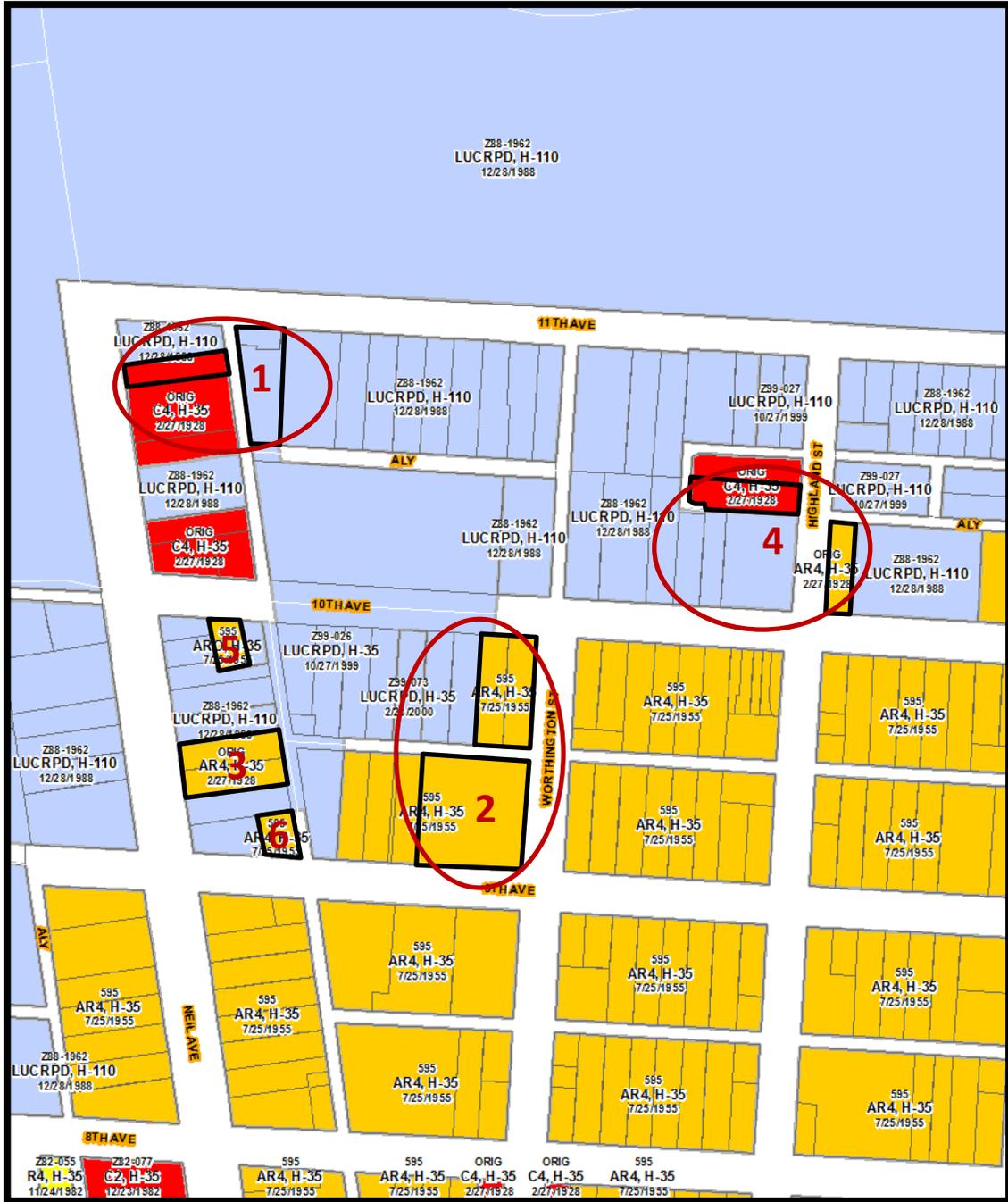
NOTE: Bearings shown are for the determination of angles only. For the purpose of this description, a bearing of North 11 deg. 30' 00" West was used on the east right-of-way line of Neil Avenue. The 5/8" rebars set are 30" long with plastic caps stamped Site Engineering, Inc.

Tax Parcel No. 010-054890

Prior Instrument References: Instrument 200012120250832

Lease Record Volume 36, Page 338

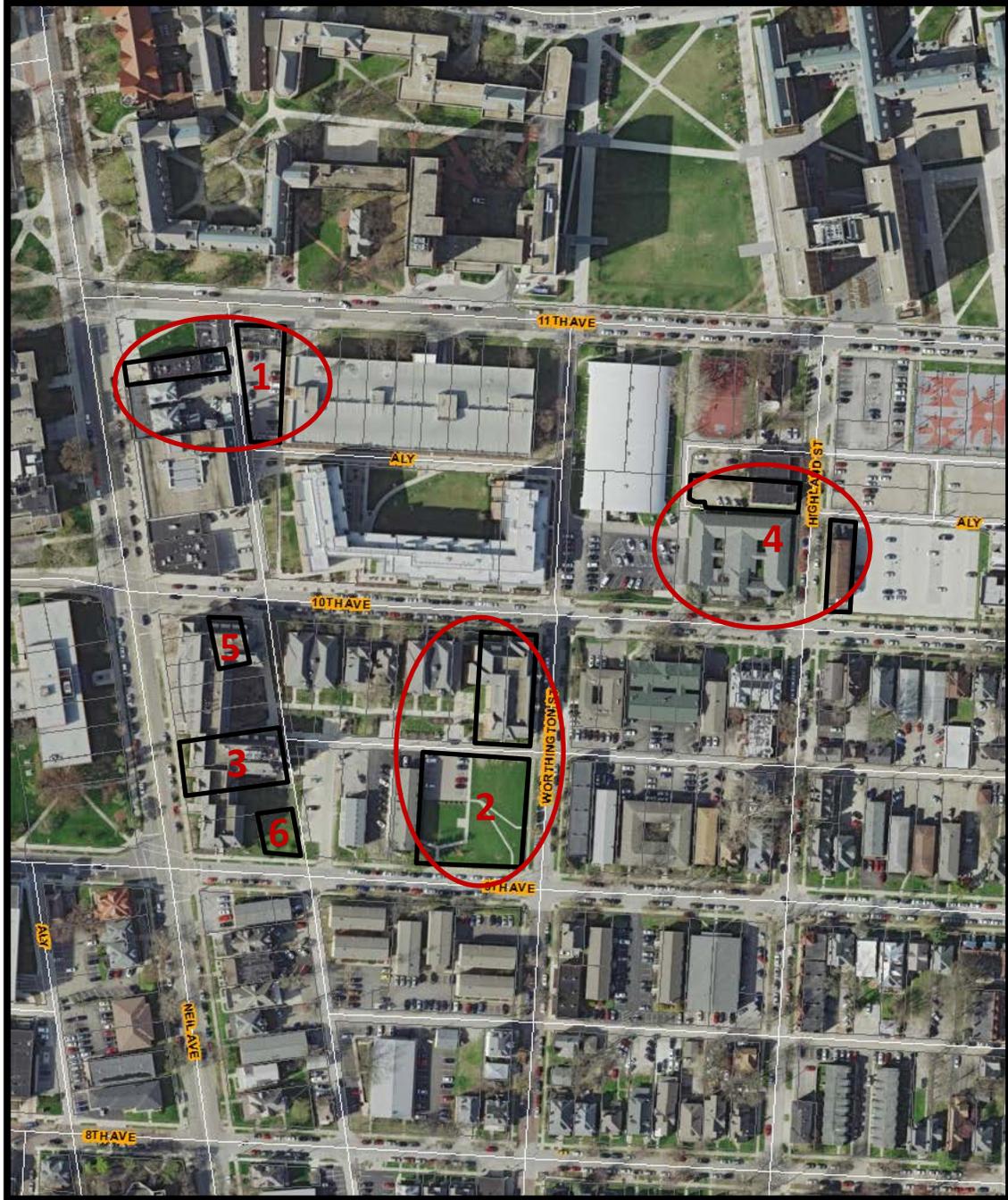
Recorder's Office, Franklin County, Ohio



(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
(4) Z18-016	(1613 Highland Ave)	0.28 acres	AR-4 & C-4 to UCRPD
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018	(248 West Ninth Ave)	0.08 acres	AR-4 to UCRPD



Z18-011
1660 Neil Avenue
Approximately 0.34 acres
From C-4 & L-UCRPD to UCRPD



(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
(4) Z18-016	(1613 Highland Ave)	0.28 acres	AR-4 & C-4 to UCRPD
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018	(248 West Ninth Ave)	0.08 acres	AR-4 to UCRPD