

**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 #: 218-020 Date Received: 2/27/2018  
Application Accepted By: SP Fee: \$1800  
Assigned Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

1700 OLD LEONARD AVE

**LOCATION AND ZONING REQUEST:** Corner of Old Leonard Ave. and Parkwood Ave.

Certified Address or Zoning Number: 010005501/ 010005502/ 010032800/ 010022744/ 010033636 Zip 43219

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 010005501/ 010005502/ 010032800/ 010022744/ 010033636

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

Current Zoning District(s) CPD Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: North Central Area Commission

Proposed Use or reason for rezoning request: Would like to develop the property from a parking lot to a manufacturing property. To place an approx. 5,000 sq. ft. building with parking on the lot (continue on separate page if necessary)

Proposed Height District: H-35 Acreage .41  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Terry Traster  
Address 1655 Old Leonard Ave City/State Columbus, Ohio Zip 43219  
Phone # 614.732.0985 Fax # 614.732.0986 Email ttraster@ecdi.org

**PROPERTY OWNER(S):**

Name ECONOMIC AND COMMUNITY DEVELOPMENT INSTITUTE INC  
Address 1655 Old Leonard Ave. City/State Columbus Zip 43219  
Phone # 614.732.0985 Fax # 614.732.0986 Email ttraster@ecdi.org  
 Check here if listing additional property owners on a separate page

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

Name Chris Vallette with DSA Architects  
Address 72 Mill Street City/State Gahanna, Ohio Zip 43230  
Phone # 614.840.0986 ex 303 Fax # 614.840.0989 Email: chris@dsaarchitectsinc.com

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

APPLICANT SIGNATURE Terry Traster  
PROPERTY OWNER SIGNATURE Inna Kinney  
ATTORNEY / AGENT SIGNATURE Chris Vallette

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

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**AFFIDAVIT**

(See instruction sheet)

APPLICATION #: 218-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chris Vallette  
of (1) MAILING ADDRESS 72 Mill Street, Gahanna, Ohio 43230

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 21700 OLD LEONARD AVE

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 010005501/ 010005502/ 010032800/ 010022744/ 010033636  
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

(4) SAME AS BELOW

Check here if listing additional property owners on a separate page.

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

Terry Traster  
1655 Old Leonard Ave. Columbus, Ohio 43219

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

(5) North Central Area Commission  
Tiffany White  
1204 Woodnell Ave., Columbus, OH 43219

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) Terrance Traster

Sworn to before me and signed in my presence this 26th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Aaron E. Cornell

My Commission

Does not expire

Notary Seal



Aaron E. Cornell, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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

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DRAUGHON LATASHA C  
MCCRARY TAMLYN R  
1701 E FIFTH AVE  
COLUMBUS OH 43219

THE HOUSE OF REDEMPTION  
PO BOX 6644  
COLUMBUS OH 43206-0644

ROBERT LINSOTT  
1891 FERRIS RD  
COLUMBUS OH 43224-2263

1708 OLD LEONARD AVE LLC  
PO BOX 1255  
HILLIARD OH 43026-6255

HOPKINS PROPERTIES LLC  
PO BOX 821  
LA JOLLA CA 92038-0821

BROADVIEW REAL ESTATE  
SERVICES, LLC  
88 E BROAD ST STE 1560 OH  
COLUMBUS OH 43215-3178

MULBERRY HOLDING CO LTD  
C/O THERAN SELPH & ASSOCIATES  
PO BOX 341318  
COLUMBUS OH 43234-1318

RJL REALTY LLC  
1687 OLD LEONARD AVE  
COLUMBUS OH 43219-2510

ROBINSON ROBERT L JR  
ROBINSON JERRY D  
1687 OLD LEONARD AVE  
COLUMBUS OH 43219-2510

ECONOMIC AND COMMUNITY  
DEVELOPMENT INSTITUTE  
200 BETHEL RD STE D  
COLUMBUS OH 43220

TONI M WILLIAMS  
Or Current Occupant  
1672 OLD LEONARD AVE  
COLUMBUS OH 43219-4502

L&N-UP ALUM CREEK LLC  
139 E MAIN ST UNIT 103  
COLUMBUS OH 43215-5432

CITY OF COLUMBUS LAND BANK  
845 PARSONS AVE  
COLUMBUS OH 43206

CENTRAL OHIO COMMUNITY  
IMPROVEMENT CORPORATION  
845 PARSONS AVE  
COLUMBUS OH 43206-2396

DSA ARCHITECTS  
c/o CHRIS VALLETTE  
72 MILL STREET  
GAHANNA, OHIO 43230

NORTH CENTRAL AREA COMMISSION  
ATTN: TIFFANY WHITE  
1204 WOODNELL AVE.  
COLUMBUS, OHIO 43219

## 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 #: 218-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Vallette  
of (COMPLETE ADDRESS) 72 Mill Street, Gahanna, Ohio 43230  
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. Economic and Community Development Institute<br>1655 Old Leonard Ave.<br>Columbus, Ohio 43219<br>37 Employees<br>Terry Traster 614-732-0985 | 2. |
| 3.   | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Terrance Traster

Subscribed to me in my presence and before me this 26th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Aaron E. Cornell

My Commission Expires:

Does Not Expire



*This Project Disclosure Statement expires six months after date of notarization.*  
Aaron E. Cornell, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**WHEREAS**, application #Z01-093 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.41± acres R-3, Residential District to CPD, Commercial Planned Development District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District would bring an existing parking lot into zoning conformity. The use is consistent with established zoning and development patterns of the area, now, therefore;

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

**1700 LEONARD AVENUE (43213)**, being 0.41± acres located at the northeast corner of Leonard Avenue and Parkwood Avenue, and being more particularly described as follows:

**DESCRIPTION OF 0.41 ACRES  
LOCATED NORTH OF LEONARD AVENUE  
AND EAST OF PARKWOOD AVENUE**

Tract #1 Continued  
0.405 Acre Tract  
Lots Number 28 thru 32  
Effie M. Watterson's  
First Subdivision  
Plat Book 7, Page 140  
City of Columbus, County of Franklin  
State of Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus and being lot number Twenty-eight (28), lot number Twenty-nine (29), lot number Thirty (30), lot number Thirty-one (31), and lot number Thirty-two (32) in the Effie M. Watterson's First Subdivision, of record in plat book 7, page 140, Recorder's Office, Franklin County, Ohio as said lots conveyed to The Leonard Parkwood Co., Ltd. by Instrument #199707090043823, Recorder's Office, Franklin County, Ohio and said tract of land being bounded and described as follows:

Commencing at an iron pin found at the intersection of the centerline of Leonard Avenue (60 feet in width) and the centerline of Parkwood Avenue (50 feet in width);

Thence North 57 degrees 15 minutes 00 seconds East along the centerline of Leonard Avenue (60 feet in width) a distance of 61.69 feet to a point, passing an iron pin found at a distance of 33.88 feet;

Thence North 32 degrees 45 minutes 00 seconds West leaving the centerline of Leonard Avenue (60 feet in width), a distance of 30.00 feet to an iron pin set at the intersection of the northerly right-of-way line of Leonard Avenue (60 feet in width) and the easterly right-of-way line of Parkwood Avenue (50 feet in width) and the southwest corner of said lot number Twenty-eight (28), said point being the true point of beginning of the herein described tract of land;

Thence North 32 degrees 31 minutes 04 seconds West along the easterly right-of-way line of Parkwood Avenue (50 feet in width) and the westerly line of said lot number Twenty-eight (28), a distance of 125.00 feet to an iron pin set in the southern right-of-way line of an alley (15 feet in width) at the northwest corner of said lot number Twenty-eight (28);

Thence north 57 degrees 15 minutes 00 seconds east leaving the easterly right-of-way line of Parkwood Avenue (50 feet in width) and continue along the southerly right-of-way line of said alley (15 feet in width) and the northerly line of said lot number Twenty-eight (28), lot number Twenty-nine (29), lot number Thirty (30), lot number Thirty-one (31), and lot number Thirty-two

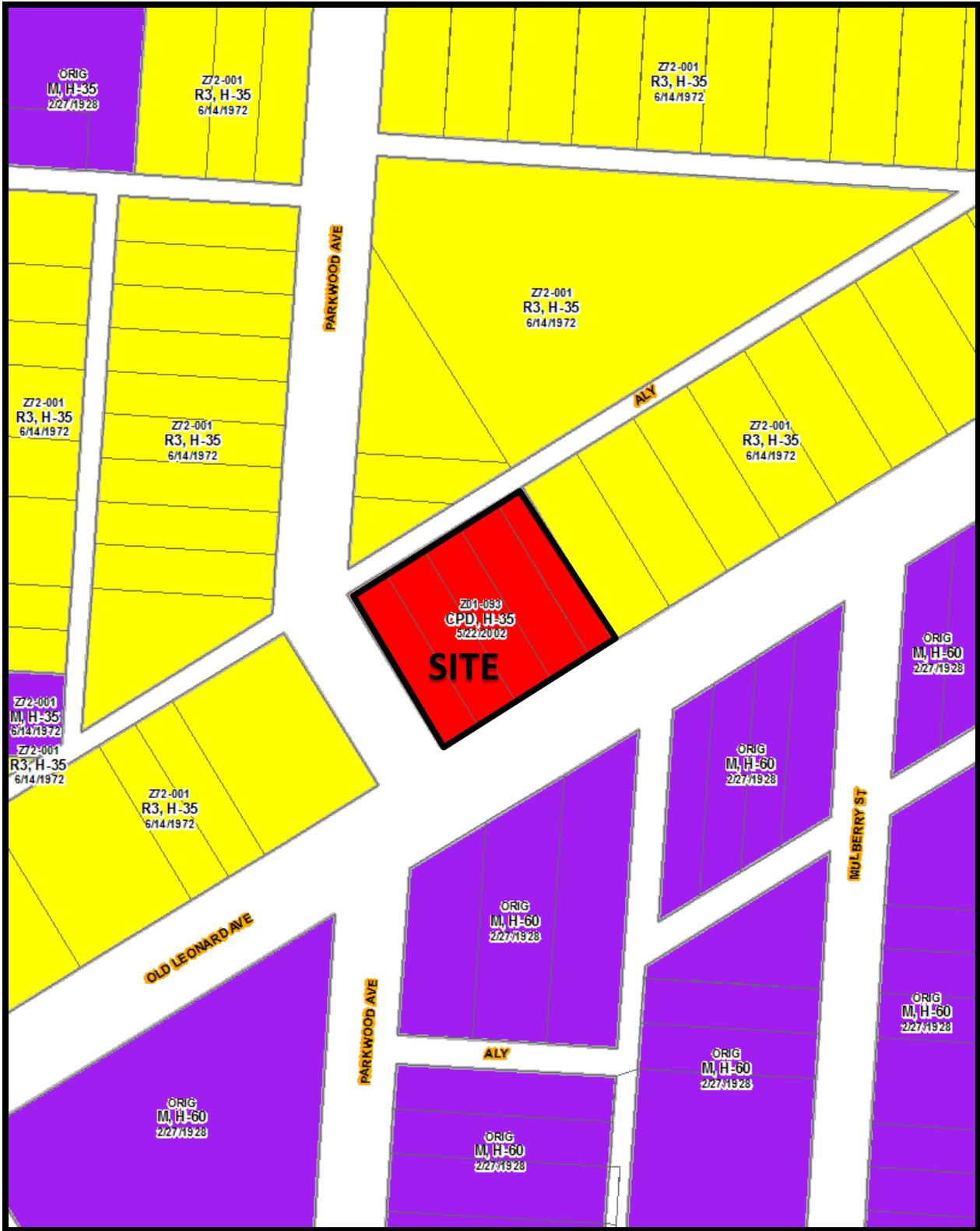
(32), a distance of 141.37 feet to an iron pin found at the northeast corner of said lot number Thirty-two (32), said point also being the northwest corner of lot number Twenty-three (23) of the George Washington Carver Addition of record in plat book 21, page 13, Recorder's Office, Franklin County, Ohio;

Thence South 32 degrees 31 minutes 04 second East leaving the southern right-of-way line of said alley (15 feet in width) and continuing along the easterly line of said lot number Thirty-two (32) and the westerly line of said lot number Twenty-three (23) of the George Washington Carver Addition of record in plat book 21, page 13, Recorder's Office, Franklin County, Ohio, a distance of 125.00 feet to a stone found at the southeast corner of said lot number Thirty-two (32) on the northerly right-of-way line of Leonard Avenue (60 feet in width);

Thence South 57 degrees 15 minutes 00 seconds West along the northerly right-of-way line of Leonard Avenue (60 feet in width) and the southerly line of said lot number Thirty-two (32), lot number Thirty-one (31), lot number Thirty (30), lot number Twenty-nine (29), and lot number Twenty-eight (28), a distance of 141.37 feet to the TRUE POINT OF BEGINNING of the herein described tract of land, containing 0.405 acres of land, more or less, subject to all legal highways, rights-of-way, easements and restrictions of record.

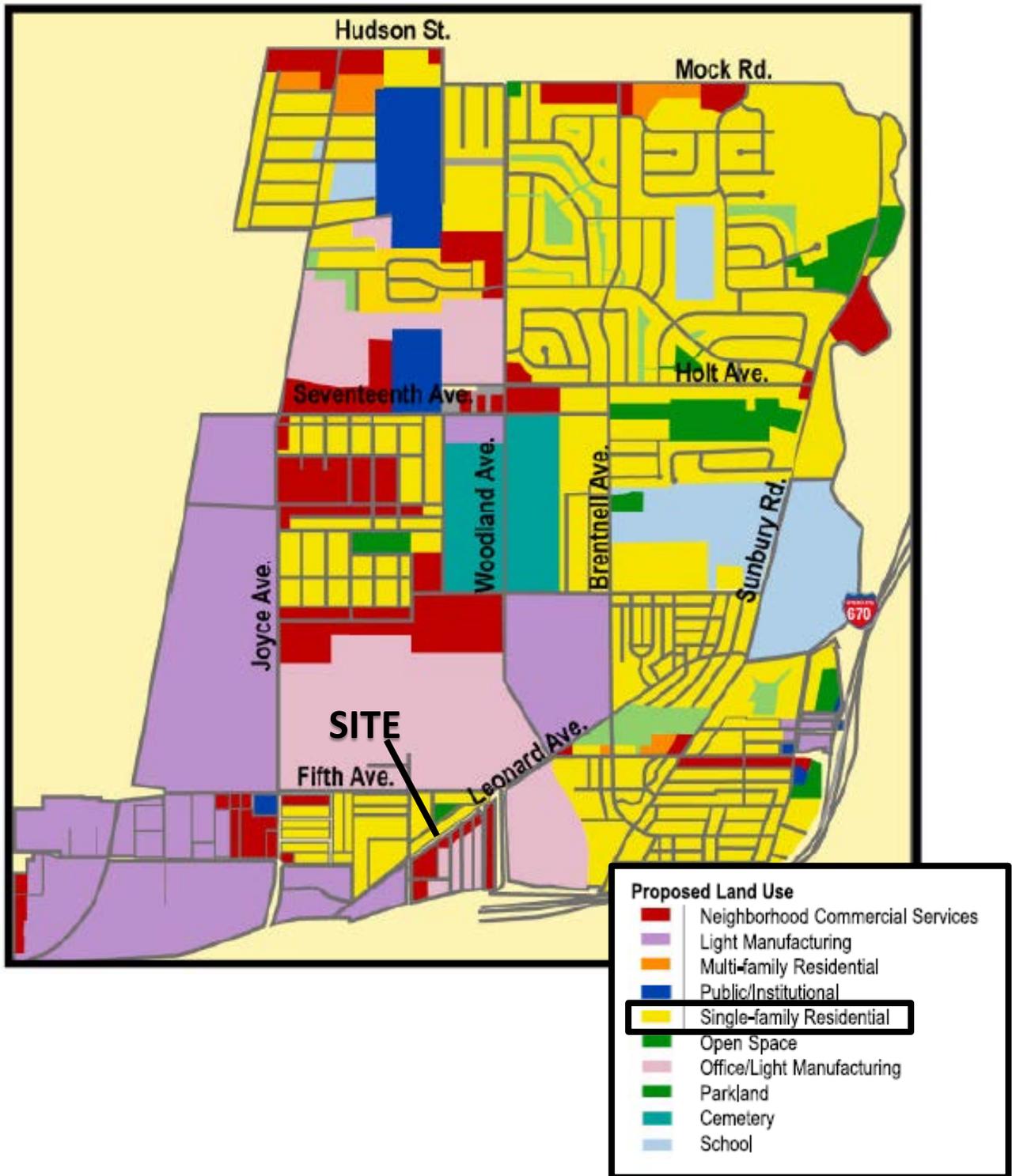
All iron pins set are to be 5/8 inch deformed steel bars with a yellow identification cap marked "Rolling 5569."

The basis of bearings herein is the centerline of Leonard Avenue (60 feet in width) being North 57 degrees 15 minutes 00 seconds East as shown on the second plat of the Theodore Leonard's East Columbus Lands of record in plat book 3, page 190, Recorder's Office, Franklin County, Ohio.



Z18-020  
 1700 Old Leonard Avenue  
 CPD to M  
 Approximately 0.41 acres

North Central Plan (2002)



Z18-020  
1700 Old Leonard Avenue  
CPD to M  
Approximately 0.41 acres



Z18-020  
1700 Old Leonard Avenue  
CPD to M  
Approximately 0.41 acres