



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-002 / 14335-0000-60004
Date Received: 1/2/14
Application Accepted By: VP+ET Fee: \$3,200.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 195 Chittenden Avenue Zip 43201
Is this application being annexed into the City of Columbus Yes No (circle 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 010-011208
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) AR-4 Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: University Area Commission / University Area Review Board
Proposed Use or reason for rezoning request: Permit restaurant use with a parking reduction
(continue on separate page if necessary)
Proposed Height District: 35 ft. Acreage 0.11
[Columbus City Code Section 3309.14]

APPLICANT:

Name Northwest Property Management
Address 1170 Olde Henderson Road, Suite 220 City/State Columbus, OH Zip 43220
Phone # 451-9615 Fax # 451-9622 Email _____

PROPERTY OWNER(S):

Name International Friendship Inc.
Address 195 Chittenden Avenue City/State Columbus, OH Zip 43201
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David Hodge / Smith & Hale LLC
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Northwest Property Management By: David Hodge
PROPERTY OWNER SIGNATURE International Friendship Inc. By: David Hodge
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



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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 # 714-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
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. International Friendship Inc. 195 Chittenden Avenue Columbus, OH 43201	2. Northwest Property Management 1170 Olde Henderson Avenue, Suite 220 Columbus, OH 43220 3 Columbus employees Dana Donnell / 451-9615
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 2nd day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/2015



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015
Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
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 195 Chittenden 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) International Friendship Inc.
195 Chittenden Avenue
Columbus, OH 43201

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

Northwest Property Management
614-451-9615

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

(5) University Area Commission
c/o 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

Subscribed to me in my presence and before me this 2nd day of JANUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
9/4/2015

This Affidavit expires six months after date of notarization.



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

APPLICANT

Northwest Property Management
1170 Olde Henderson Road, Suite 220
Columbus, OH 43220

ATTORNEY

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Sunrise Management Inc.
2621 Sandover Road
Columbus, OH 43220

Wie L Sie
8695 Taylor Way
Westerville, OH 43081

172 East Eleventh LLC
P.O. Box 06348
Columbus, OH 43206

Jonathan R & Lucille M Brillhart
1627 Laurel Avenue
Columbus, OH 43223

PROPERTY OWNER

International Friendships Inc.
195 Chittenden Avenue
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS

City of Columbus
90 West Broad Street, Room 425
Columbus, OH 43215

Richard J & Janet F Mendola
204 Chittenden Avenue
Columbus, OH 43201

Hossam H & Brenda L Hasan
8095 Breezewood Court
Westerville, OH 43081

Ace PPG Envestments 5 LLC
2200 West 5th Avenue, Suite 120
Columbus, OH 43215

AREA COMMISSION

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

University Area Review Board
c/o Dan Ferdelman
Beacon Building
Columbus, OH 43215

SG Chittenden 1 LLC
1799 West 5th Avenue
Columbus, OH 43212

Windstar Development Ltd, XIII
P.O. Box 8310
Columbus, OH 43201

Graver Properties
P.O. Box 1407
Westerville, OH 43086-140

Mathew D Focht
1611 Summit Street
Columbus, OH 43201



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

714-002

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one) Approval
 Disapproval

NOTES: _____

Vote _____

Signature of Authorized Representative _____
SIGNATURE

RECOMMENDING GROUP TITLE _____

DAYTIME PHONE NUMBER _____

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

214-002



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh DATE: 12/27/13



Disclaimer

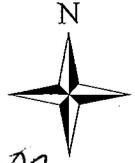
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This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



City of Columbus Zoning Plat



714-002

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: 010011208

Zoning Number: 195

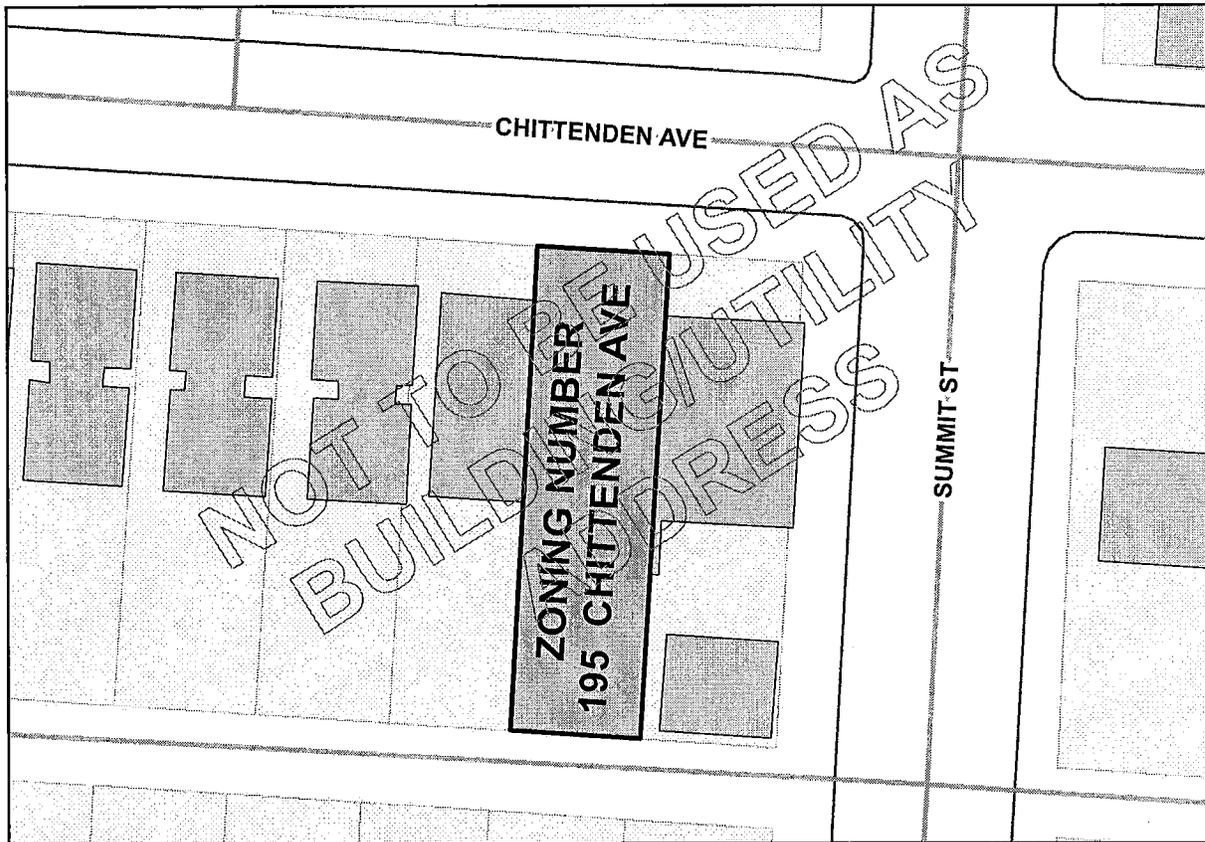
Street Name: CHITTENDEN AVE

Lot Number: 29

Subdivision: CHITTENDEN PLACE

Requested By: SMITH & HALE LLC (DAVID HODGE)

Issued By: Cassandra Sampaou Date: 12/30/2013



SCALE: 1 inch = 50 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

714-002

EXHIBIT A

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

Being Lot Number Twenty-Nine (29) in CHITTENDEN PLACE ADDITION, to the said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, pages 148 and 149, Recorder's Office, Franklin County, Ohio.
193-195 Chittenden Avenue, Columbus, Ohio 43201

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

Being Lot Number Thirty-three (33) of CHITTENDEN PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 148 and 149, Recorder's Office, Franklin County, Ohio.
182 East 11th Avenue, Columbus, Ohio 43201

714-002

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 195 Chittenden Avenue
OWNER: International Friendships Inc.
APPLICANT: Northwest Property Management
DATE OF TEXT: 1/2/14
APPLICATION: Z13-002
4

1. **INTRODUCTION:** The site is developed with a two story building with parking in the rear. The first floor of the building has been commercially used over the years but is currently vacant. The applicant wants to do a mixed use development within the existing building with a restaurant on the first floor.

2. **PERMITTED USES:** Those uses permitted under Chapter 3356 C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or on the site plan, the applicable development standards are those contained in Chapter 3356 C-4 Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

B. Access, Loading, Parking and/or Traffic Related Commitments

C. Buffering, Landscaping, Open Space and/or Screening Commitments

D. Building Design and/or Interior-Exterior Treatment Commitments

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

F. Graphics and Signage Commitments

All graphics and signage shall comply with the Graphics Code Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. CPD Criteria.

a. Existing Land Use. The area is a mixture of commercial and residential uses.

b. Transportation and Circulation Facilities. The site is west of Summit Street and fronts on Chittenden Avenue. Access to the parking spaces is from an alley south of the building.

c. Visual Form of the Environment. The proposed development is a reuse of the existing building.

- d. View and Visibility. The proposed development is a reuse of the existing building.
- e. Proposed Development. Mixture of commercial and residential.
- f. Behavior Patterns. Existing development in the area has established vehicular and pedestrian patterns for the area.
- g. Emissions. This site will not have a negative effect on levels of light, sound, smell and dust.

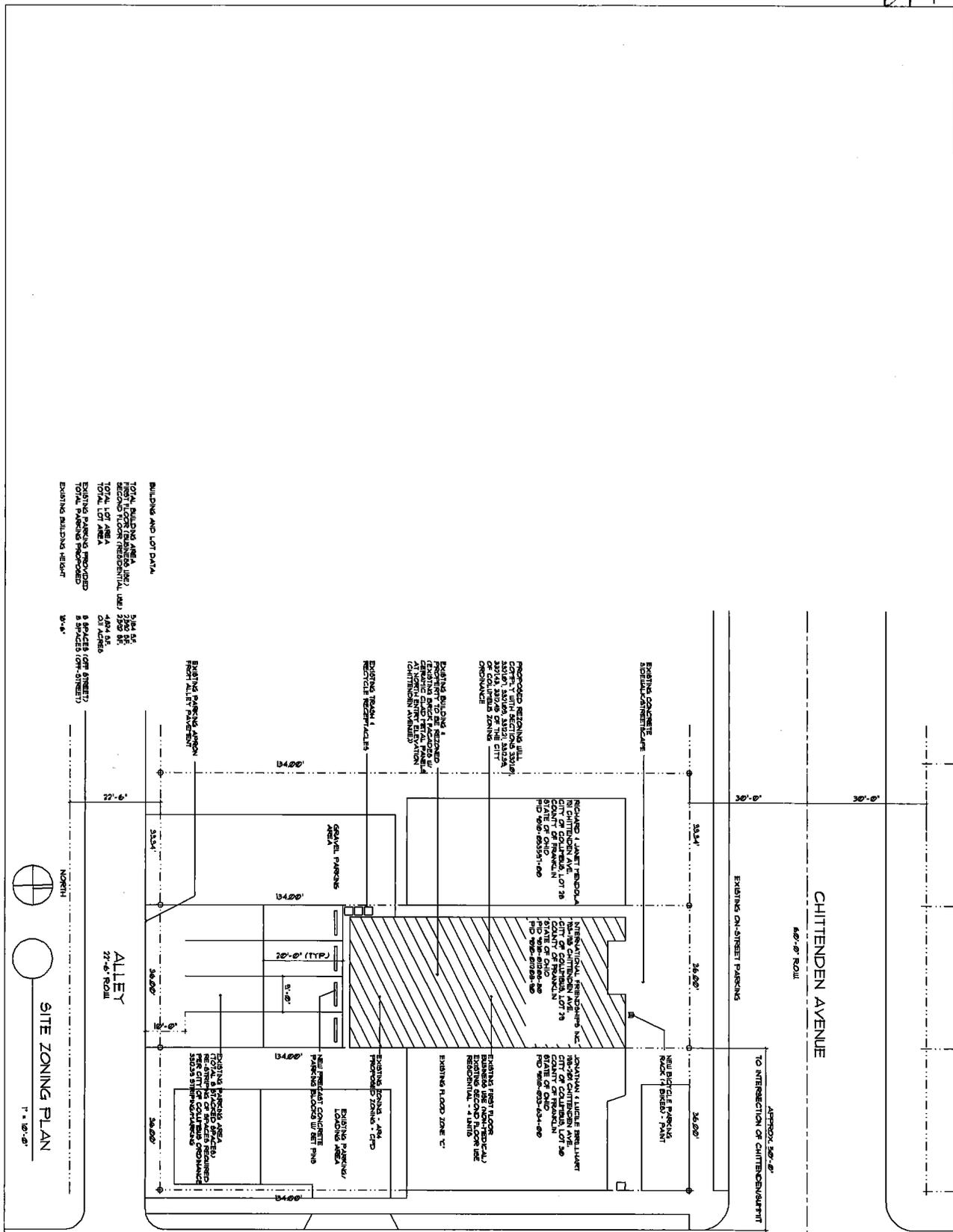
2. Variances.

Section 3312.49 Minimum number of parking spaces required - To reduce the required parking from 27 to 8 parking spaces.

Section 3312.25 Maneuvering – To permit stacked parking behind the building.

Section 3312.21 Landscaping and Screening – To eliminate perimeter screening for the parking lot.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.



BUILDING AND LOT DATA

TOTAL BUILDING AREA	5,844 sq. ft.
EXISTING CONCRETE AREA	2,200 sq. ft.
EXISTING FIRST FLOOR AREA	2,200 sq. ft.
EXISTING SECOND FLOOR AREA	1,444 sq. ft.
TOTAL LOT AREA	0.17 ACRES
EXISTING PARKING PROVIDED	8 SPACES (ON-STREET)
TOTAL PARKING PROVIDED	8 SPACES (ON-STREET)
EXISTING BUILDING HEIGHT	3'-6"



SITE ZONING PLAN
1" = 10'-0"

PROPERTY REZONING
193-195 Chittenden Avenue
Columbus, Ohio 43201

KEVIN S. HOFFMAN ASSOCIATES architects
193-195 Chittenden Avenue
Columbus, Ohio 43201
direct: 614.554.2717
kshoff@ksa.com

PERMITTING
TAKED
CONSTRUCTION
INSURANCE
XXXXXX

SITE ZONING PLAN NOTES
SHEET NO. A101
PROJECT NO. KHA 1912

SUMMIT STREET
60'-0" ROW

CHITTENDEN AVENUE
60'-0" ROW

ALLEY
27'-6" ROW

NORTH

1" = 10'-0"

SITE ZONING PLAN

SHEET NO. A101

PROJECT NO. KHA 1912

SUMMIT STREET
60'-0" ROW

EXISTING ON-STREET PARKING

APPROX. 36'-0"
TO INTERSECTION OF CHITTENDEN AVENUE

EXISTING CONCRETE

EXISTING CONCRETE

NEW BI-CYCLE PARKING RACK (BIKES) - PAINT

PROPOSED REZONING WILL COVER EXISTING BUILDING AND EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR OF COLLEGE ZONE ORDINANCE

EXISTING BUILDING - EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR (CHITTENDEN AVENUE)

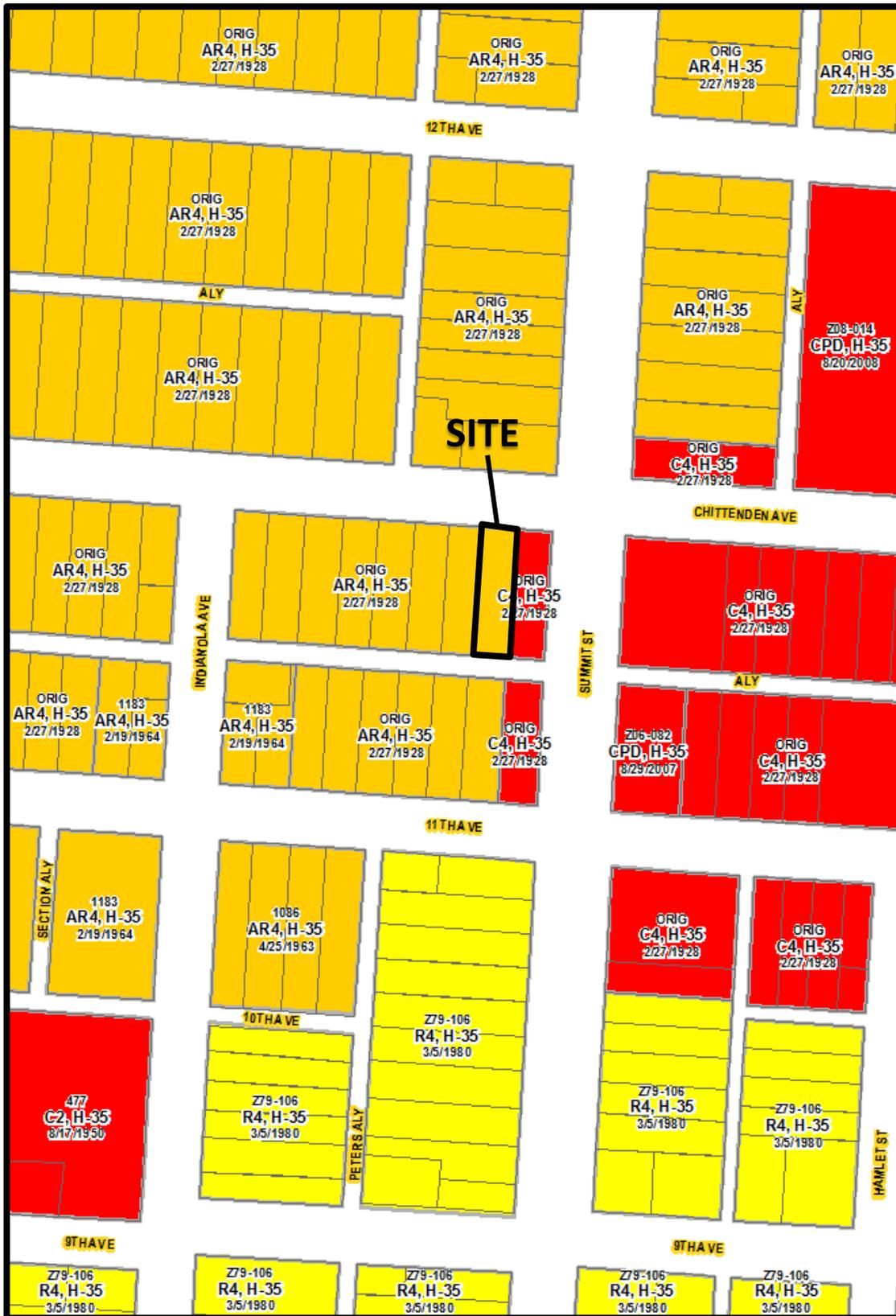
EXISTING BUILDING - EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR (CHITTENDEN AVENUE)

EXISTING FIRST FLOOR EXISTING SECOND FLOOR RESIDENTIAL - 4 UNITS

EXISTING HOOD ZONE 'C'

EXISTING TRUCK AND RECYCLE RECEPTION ACES

EXISTING PARKING AREA FRONT ALLEY PARKING

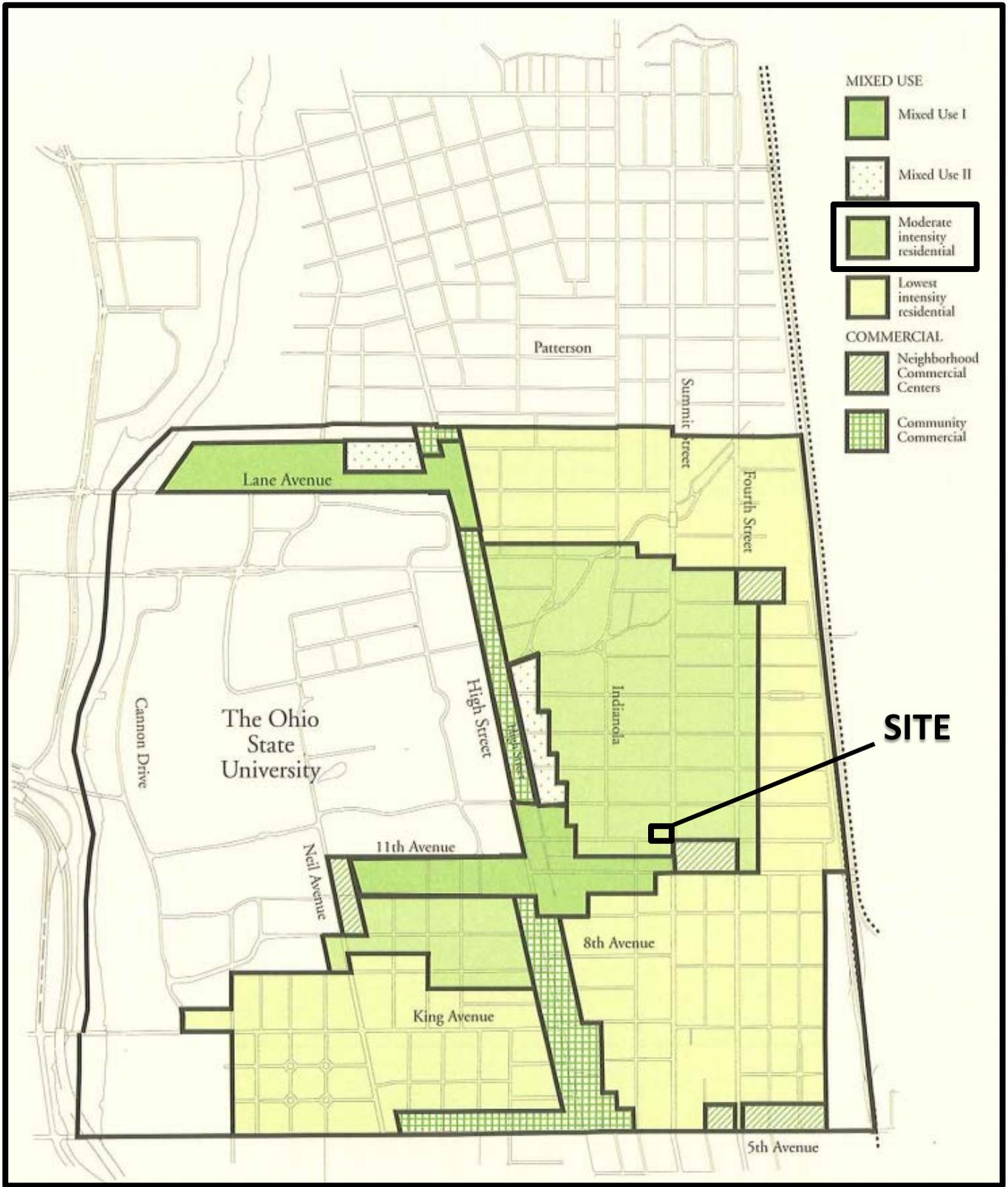


Z14-002

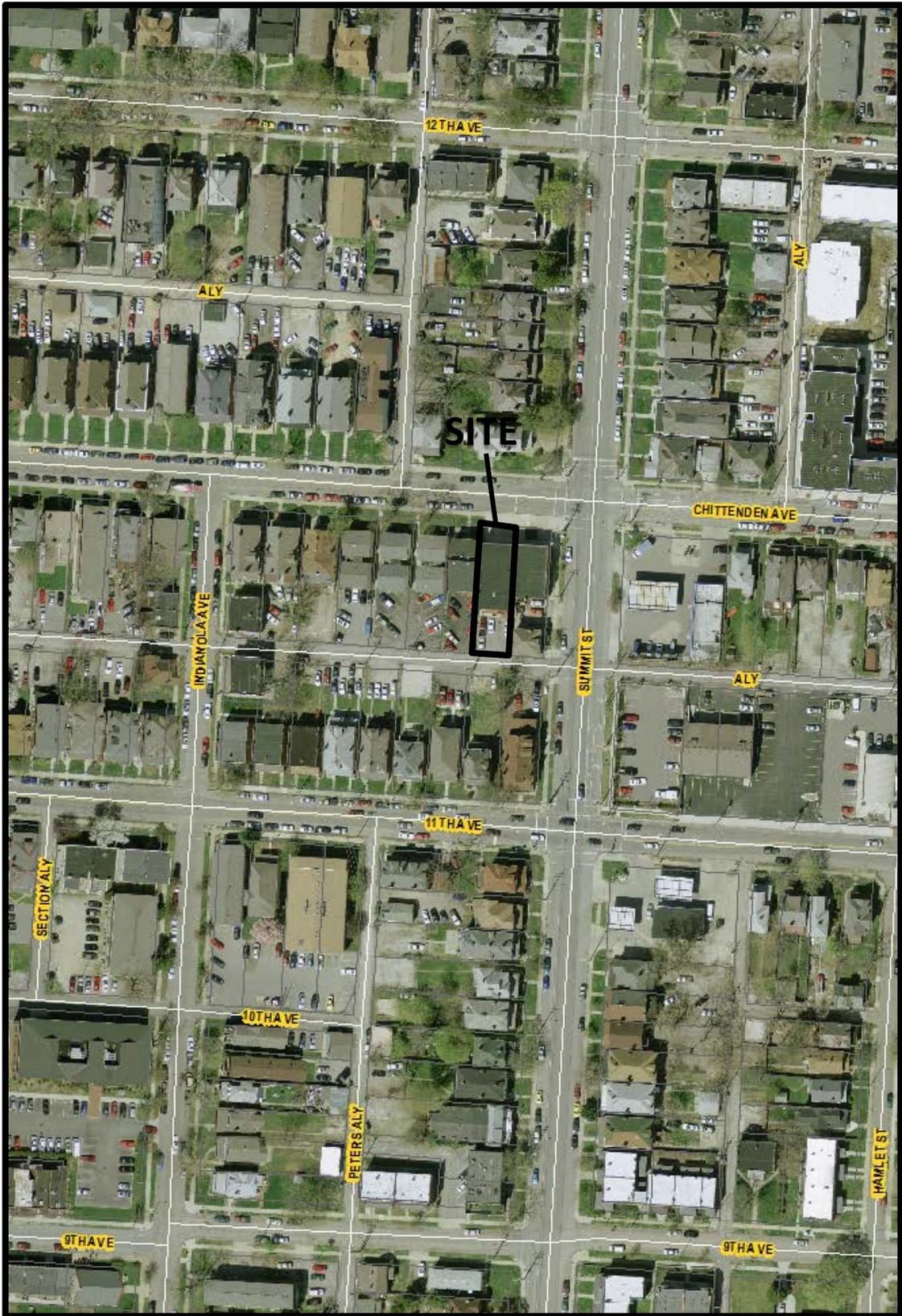
195 Chittenden Avenue

Approximately 0.11 acres

Request: Rezoning from AR-4, Apartment Residential District to CPD, Commercial Planned Development District



University Neighborhoods Revitalization Plan



Z14-002

195 Chittenden Avenue

Approximately 0.11 acres

Request: Rezoning from AR-4, Apartment
Residential District to CPD, Commercial
Planned Development District