



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 #: 214-018/14335-00000-00205
Date Received: 4/1/14
Application Accepted By: TP Fee: \$1800.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 40 W. 3rd 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 010-003136, 010-023151
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) I, Institutional Requested Zoning District(s) ARO
Area Commission Area Commission or Civic Association: Victorian Village Commission
Proposed Use or reason for rezoning request: multi-family residential and office uses
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 0.384 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name SND Parners LLC c/o Dave Perry, David Perry Company, Inc.
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name PLZ Partners LLC c/o Leonard Zangardi
Address 40 W. 3rd Avenue City/State Columbus, OH Zip 43201
Phone # (614) 358-5626 Fax # 614-545-5683 Email lenny@aemc.cc
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent For Applicant

Name Donald Plank, Plank Law Firm
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE SND Partners LLC by David B. Perry, Agent
PROPERTY OWNER SIGNATURE PLZ PARTNERS LLC, Lenny Zangardi
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

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, 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 40 W. 3rd 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) 4/1/14

(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) PLZ Partners LLC
c/o Leonard Zangardi
40 W. 3rd Avenue
Columbus, OH 43201

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

SND Partners LLC
c/o Dave Perry, (614) 228-1727

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

(5) Victorian Village Commission
c/o James Goodman, Historic Preservation Office / City of Columbus
50 W. Gay Street, 4th Floor, Columbus, OH 43215

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

Subscribed to me in my presence and before me this 28th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Amy K. Kuhn
N/A

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
SUC 147 B.R.C.

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EXHIBIT A, Public Notice
40 West 3rd Avenue
Z14-_____
March 28, 2014

APPLICANT

SND Partners LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

PLZ Partners LLC
c/o Leonard Zangardi
40 West 3rd Avenue
Columbus, OH 43201

ATTORNEY FOR APPLICANT

Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215-5240

COMMUNITY GROUP

Victorian Village Commission
c/o James Goodman
Historic Preservation/Development
50 West Gay Street, FL 4
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Katherine E. Reidel
50 W. Third St.
Columbus, OH 43201

Randy W. Morriss
Carole P. Morriss
54 W. 3rd Ave.
Columbus, OH 43201

Gary J. Hall
1601 W. 5th Ave. , Ste. 204
Columbus, OH 43212

North Central Mental Health Services
1301 N. High St.
Columbus, OH 43201

Christ Church (Anglican)
43 W. 4th Ave.
Columbus, OH 43201

Mathew C. Lovett
47 Fourth Ave. W.
Columbus, OH 43201

Richard A. Becker
51 W. 4th Ave.
Columbus, OH 43201

Suburban Centers Inc
2000 Henderson Rd.
Columbus, OH 43220

Katherine A Baldiga
Lucas C Coffman
47 W Fourth Avenue
Columbus, OH 43201

Concept Equity Development LLC
1841 Inchcliff Rd.
Columbus, OH 43221

Maguaran LLC
29 W. 3rd Ave.
Columbus, OH 43201

40 West 3rd Avenue
Z14-_____
Exhibit A, Public Notice
Page 1 of 2, 3/24/14

214-018

Richard I. Samuels
Ruth A. G. Samuels
37 W. Third Ave.
Columbus, OH 43201

Robert A. Bundy
@2
41 W. 3rd Ave.
Columbus, OH 43201-3208

Thaddeus J. OBrien &
Sharon J. Miller
47 W. 3rd Ave.
Columbus, OH 43201-3208

Ohio Osteopathic Assoc.
53 W. 3rd Ave.
PO Box 8130
Columbus, OH 43201

Jung Haus Partners LLC
59 W. 3rd Ave.
Columbus, OH 43201

Charles P. Kielkopf
2340 Sherwood Rd.
Columbus, OH 43209

ALSO NOTIFY

SND Partners LLC
c/o Mr. Jeff Baur
600 Stonehenge Parkway
Suite 200
Dublin, OH 43017



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 714-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215-5240

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. SND Partners LLC 600 Stonehenge Parkway, Suite 200 Dublin, OH 43017 # of Columbus Based Employees: 0 Contact: Jeff Baur, (614) 389-5943	2. PLZ Partners LLC 40 W. 3rd Avenue Columbus, OH 43201 # of Columbus Based Employees: Contact: Leonard Zangardi, (614)
3. <hr/>	4. <hr/>

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 29th day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015



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

BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

Notary Seal Here

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LEGAL DESCRIPTION
40-42 W Third Avenue

Z14- 018
CV14- _____

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

Being Lots Numbered Fifteen (15) and Thirty Three (33) in HERSHISER'S CORRECTED AND SECOND AMENDED PLAT OF LOTS 11, 12, 13, 14 AND 15 of HERSHISER AND ASTON'S ADDITION to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 9, Recorder's Office, Franklin County, Ohio.

714-018

201202010013992
Pg. 2 \$29.00 T20120006944
02/01/2012 10:43AM MEPCAMPBELL H
Daphne Hawk
Franklin County Recorder

TRANSFERRED

JAN 27 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

900875

CONVEYANCE TAX
EXEMPT
6

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

QUIT-CLAIM DEED

STRATEGIC MORTGAGE CO., an Ohio corporation, for valuable consideration, grants and quit claims all right, title and interest of Grantor to PLZ PARTNERS, LLC, an Ohio limited liability company, with its tax mailing address at 40 West Third Avenue, Columbus, Ohio 43201, the following described real property:

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

Being Lots Numbered Fifteen (15) and Thirty Three (33) in HERSHISER'S CORRECTED AND SECOND AMENDED PLAT OF LOTS 11, 12, 13, 14 and 15 of HERSHISER AND ASTON'S ADDITION to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 9, Recorder's Office, Franklin County, Ohio.

The foregoing conveyance is made subject to easements, conditions, restrictions of record, if any; taxes and assessments not yet due and payable; legal roadways and highways; and zoning ordinances, if applicable.

Tax district number and parcel number: 010-003136-00 and 010-023151-00
Street address of property: 40-42 West Third Avenue, Columbus, OH 43201

Prior instrument ref: Instrument #201010060131832, Recorder's Office, Franklin County, Ohio.

Signed this 5th day of January, 2012.

Signature of Grantor:

Strategic Mortgage Co.
An Ohio corporation
By: *Leonard J. Zangardi*
Leonard J. Zangardi
Title: CEO, President

Notary Acknowledgment appears on page 2.

STATE OF OHIO - COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 5th day of January, 2012, by STRATEGIC MORTGAGE CO., an Ohio corporation, by Leonard J. Zangardi its CEO, President.



ALAN K. VEATCH, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C. Notary Public

Alan K. Veatch

This instrument prepared by: Alan K. Veatch, Attorney at Law, Campbell, Hornbeck, Chilcoat & Veatch LLC, 7650 Rivers Edge Drive, Suite 100, Columbus, OH 43235 614/846-2000

Return to: Alan K. Veatch, Attorney at Law, Campbell, Hornbeck, Chilcoat & Veatch LLC, 7650 Rivers Edge Drive, Suite 100, Columbus, OH 43235



City of Columbus Zoning Plat



714-018

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: 010023151

Zoning Number: 40

Street Name: W 3RD AVE

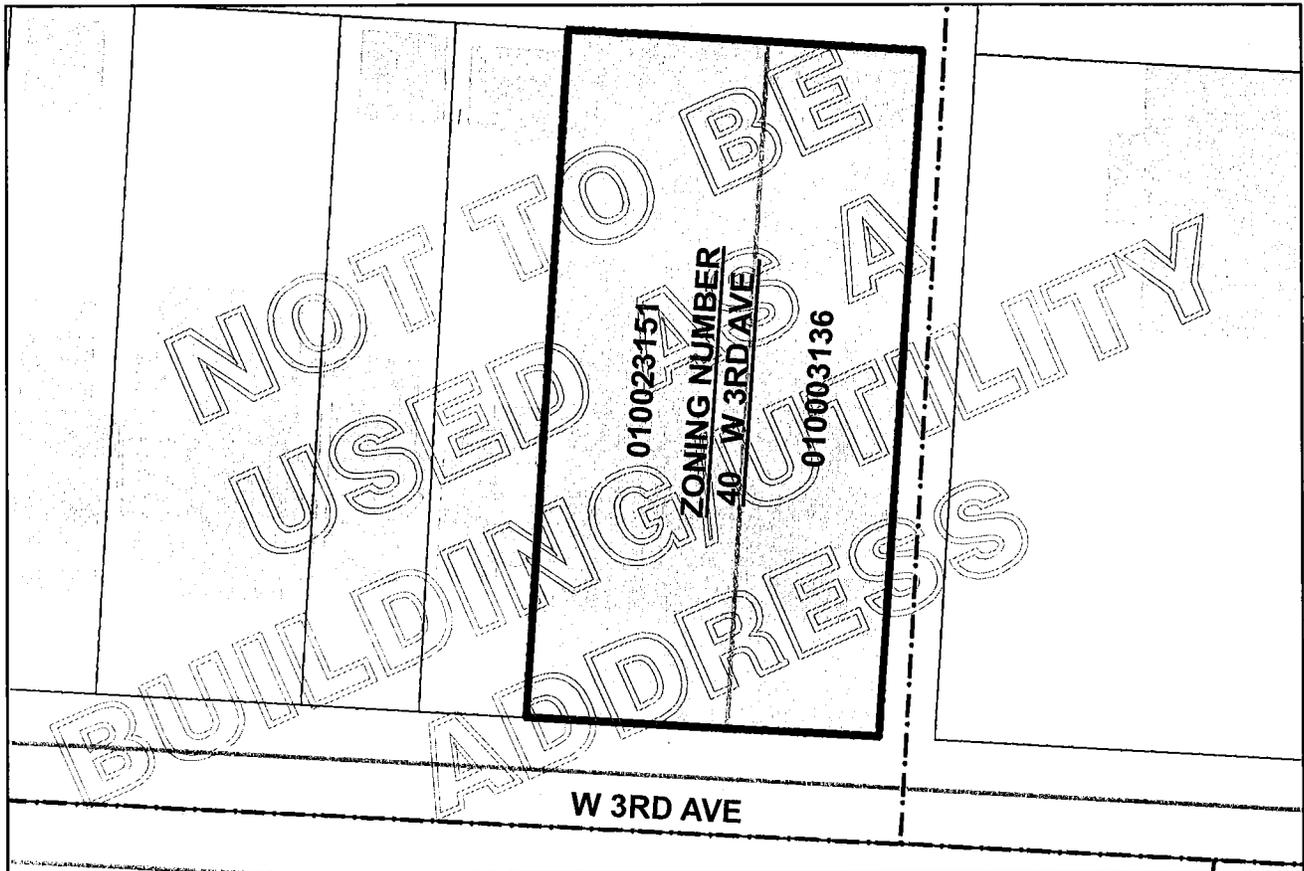
Lot Number 15 & 33

Subdivision: AMD PLAT HERSHISER & ASTON

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

Issued By: *Patricia Austin*

Date: 3/13/2014

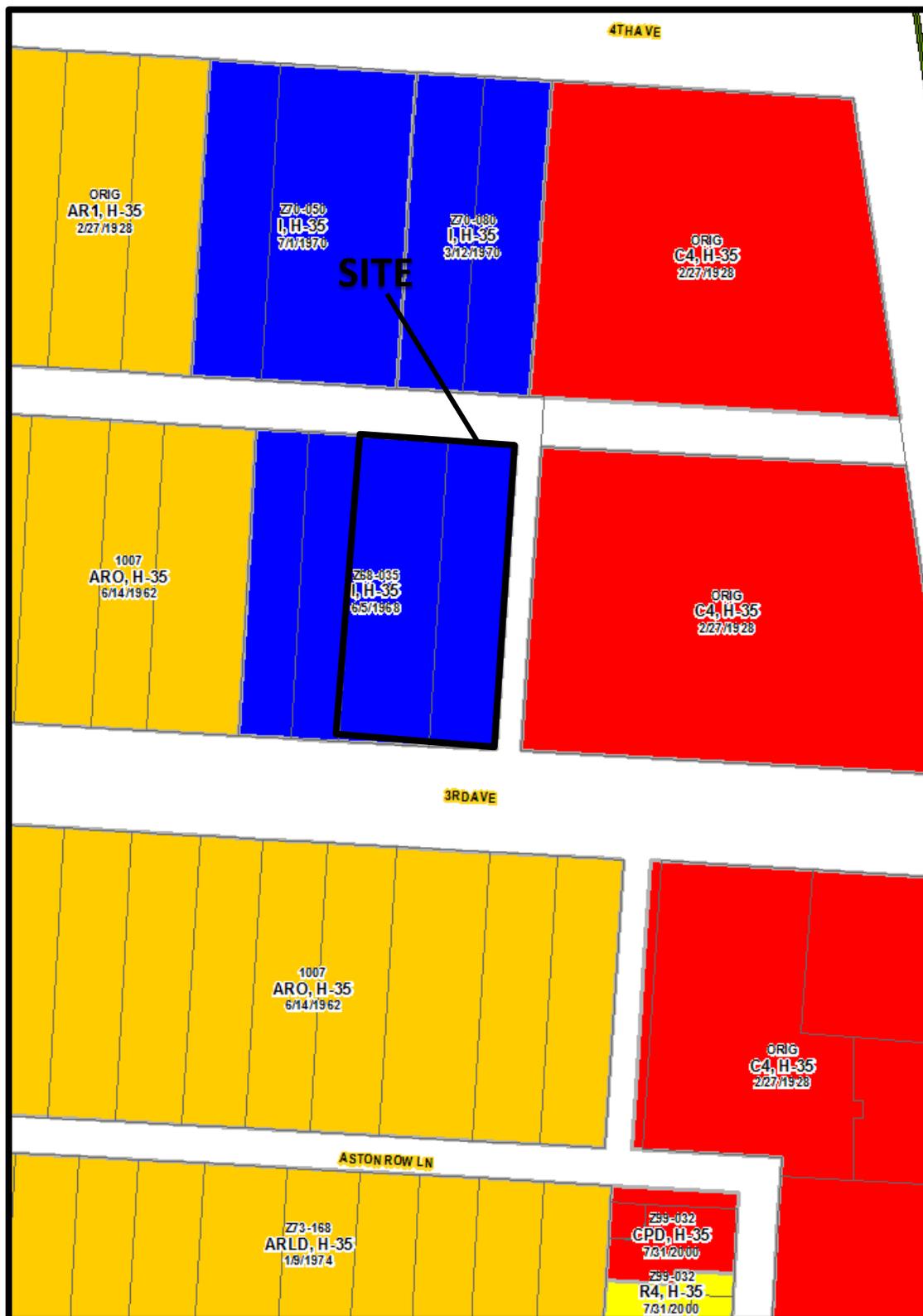


SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 18349

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





Z14-018
 40 W. 3rd Avenue
 Approximately 0.384 acres
 From I to AR-O



Z14-018
40 W. 3rd Avenue
Approximately 0.384 acres
From I to AR-O