



REZONING APPLICATION Z14-025 (14335-00000-00373)

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 #: Z14-025 / 14335-00000-00373

Date Received: 6/2/14

Application Accepted By: SP+TP

Fee: \$1000-

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 39 Parsons Ave Col. Oh 43215 Zip _____

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 010-031645-00

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

Current Zoning District(s) ARLD Requested Zoning District(s) C-4

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for rezoning request: Retail

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 0.11

[Columbus City Code Section 3309.14]

APPLICANT:

Name JED Enterprises Atlanta LLC

Address 38 Waterview Place City/State Lynbrook NY Zip 11563

Phone # 678 592-7840 Fax # _____ Email _____

PROPERTY OWNER(S):

Name JED Enterprises Atlanta LLC

Address 38 Waterview Pl. City/State Lynbrook NY Zip 11563

Phone # _____ Fax # _____ Email dwright@dwightisaacs.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Stephen H. Dodd

Address 600 S. High St., Suite 100 City/State Columbus, Ohio Zip 43215

Phone # 614 223-1300 Fax # 614 437-6268 Email: sdodd@stevedoddlaw.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

Revised 11/12 tmt



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stephen H. Dodd
of (1) MAILING ADDRESS 600 S. High St., Col. Ohio 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 39 Parsons Ave., Col. Ohio 43215
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.*

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

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

(4) JED Enterprises Atlanta LLC
38 Waterview Place
Lynbrook NY 11563

JED Enterprises Atlanta LLC
c/o Dwight Isaacs 678 592-7840

(5) Near East Area Commission
Annie Ross-Womack 8740 Oakwood Ave
Columbus Ohio 43206

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 30th day of MAY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Steph H. Dodd
(8) Ella Jane Hampton

This Affidavit expires six months after date of notarization.



ELLA JANE HAMPTON
Notary Public, State of Ohio
My Commission Expires
03-16-2018

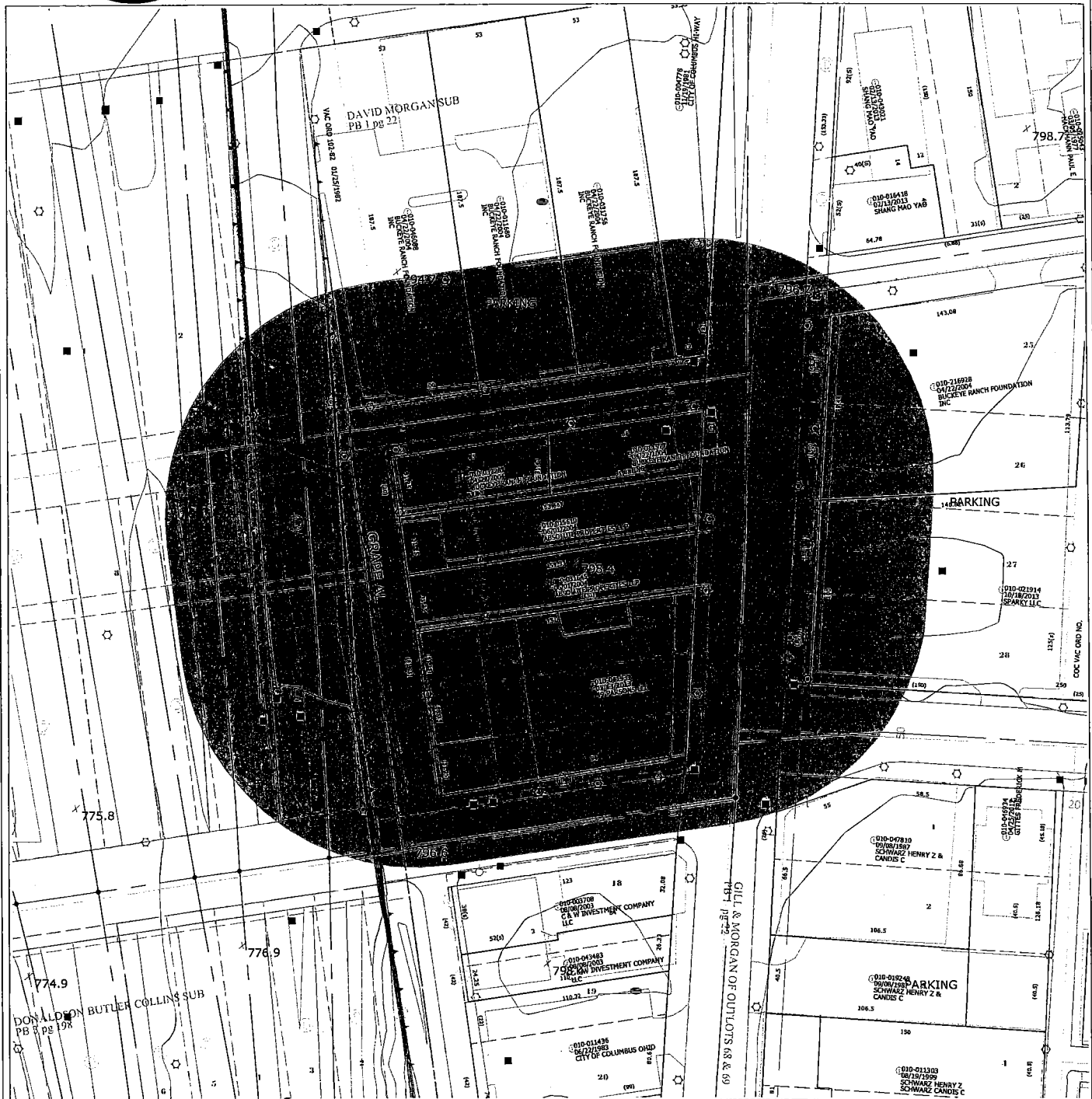
714-025



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/25/14



Disclaimer

Scale = 79'



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.

Real Estate / GIS Department

214-025

APPLICANT/PROPERTY OWNER

JED Enterprises Atlanta, LLC
C/O Dwight Isaacs

38 Waterview Place
Lynbrook, New York 11563

ATTORNEY

Stephen H Dodd
600 South High St. Suite 100
Columbus, Ohio 43215

AREA COMMISSION

Near East Area Commission
c/o Annie Ross-Womack
8740 Oakwood Ave..
Columbus OH 43206

SURROUNDING PROPERTY OWNERS

City of Columbus Hi – Way
City of Columbus
Real Estate Management
90 W. Broad Street, Room 425
Columbus, OH 43215

Buckeye Ranch Foundation Inc.
5665 Hoover Rd.
Grove City OH 43123

Sparky LLC
4901 Ebright Road
Canal Winchester Ohio 43110

49 Parsons LLC
49 Parsons Ave.
Columbus, OH 43215



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 # 214-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stephen H. Dodd
of (COMPLETE ADDRESS) 600 S. High St., Suite 100 Col 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

1. Dwight Isaacs 38 Waterview Place Lynbrook New York 11563 678 592-7840	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Stephen H. Dodd

Subscribed to me in my presence and before me this 30th day of MAY, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Ella Jane Hampton

My Commission Expires:



ELLA JANE HAMPTON *Signature Statement expires six months after date of notarization.*
Notary Public, State of Ohio
My Commission Expires
03-10-2018

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Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

Z14-025



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: 010031645

Zoning Number: 39

Street Name: PARSONS AVE

Lot Number : 3

Subdivision: BELLOWS

Requested By: STEPHEN H. DODD (ATTORNEY)

Issued By: Edyana Harrison Date: 4/28/2014



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 19947



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

~~PARCEL 1:~~

~~Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:~~

~~Being Lot Number Two (2) of G. & L.A. BELLOWS SUBDIVISION of Lots 14 to 17 of W.A. Gills Subdivision of Outlots 68 and 69 of said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 343, Recorder's Office, Franklin County, Ohio.~~

~~Lot 2- Parcel No. 010-015610~~

PARCEL 2:

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being Lot Number Three (3) of G. & L.A. BELLOWS SUBDIVISION of Lots 14 to 17 of W.A. Gills Subdivision of Outlots 68 and 69 of said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 343, Recorder's Office, Franklin County, Ohio.

Lot 3 - Parcel No. 010-031645

Property Address: 39 Parsons Avenue Columbus, OH 43215

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument of Reference: Instrument No. 200406020126527

214-025

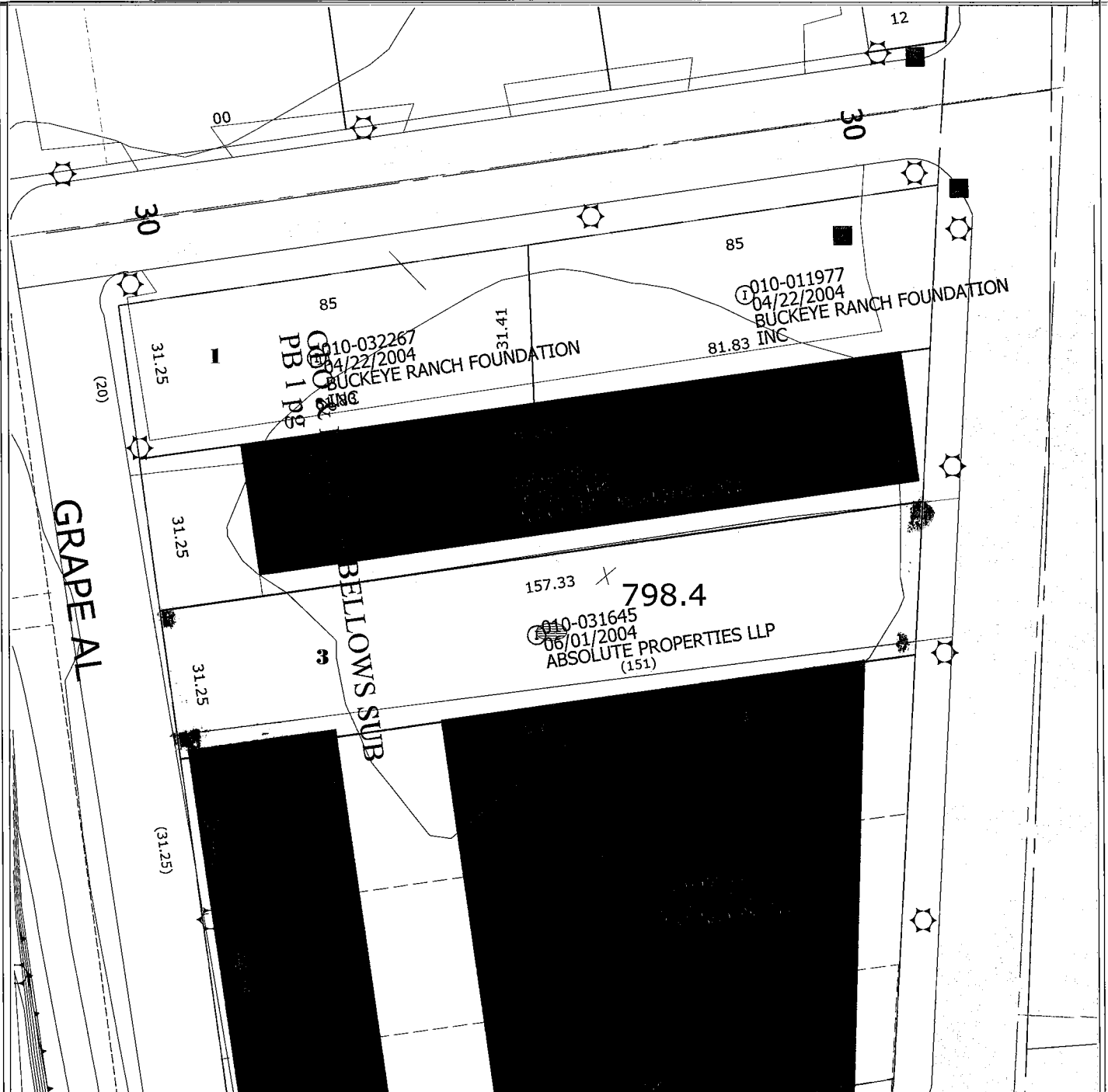
214-025



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/25/14



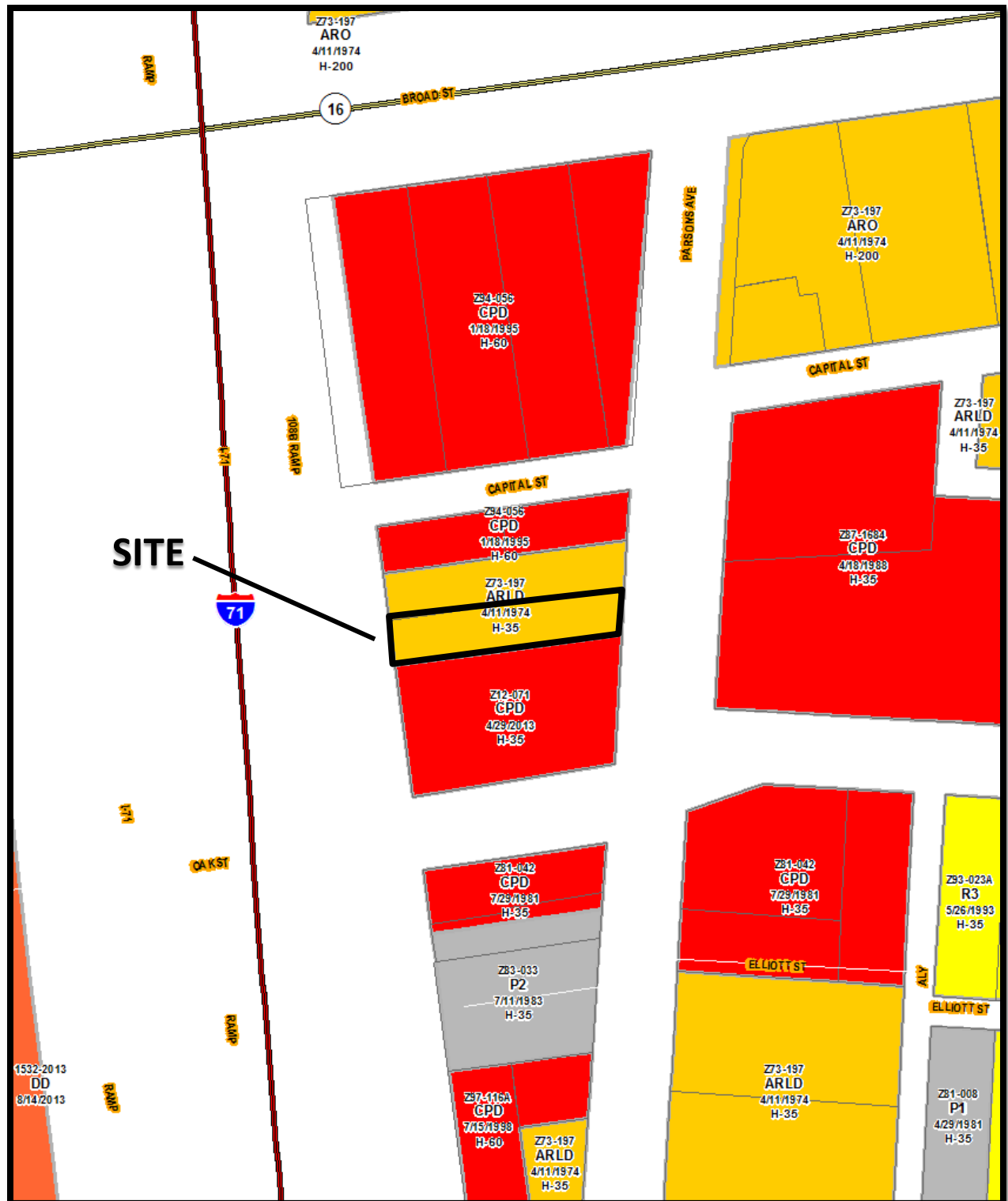
Disclaimer

Scale = 30



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Real Estate / GIS Department



Z14-025
 39 Parsons Avenue
 Approximately 0.11 acres
 From ARLD to C-4

DEVELOPMENT STRATEGY

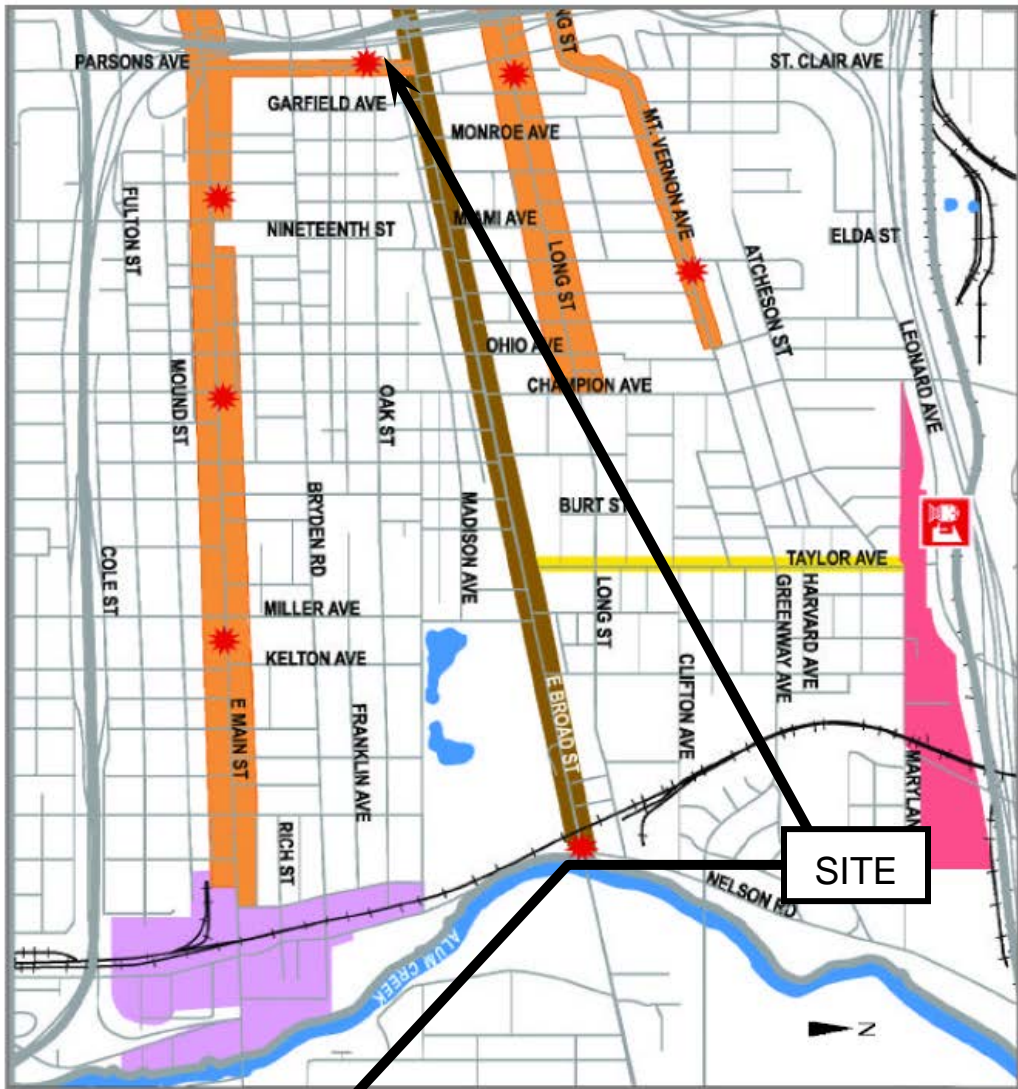
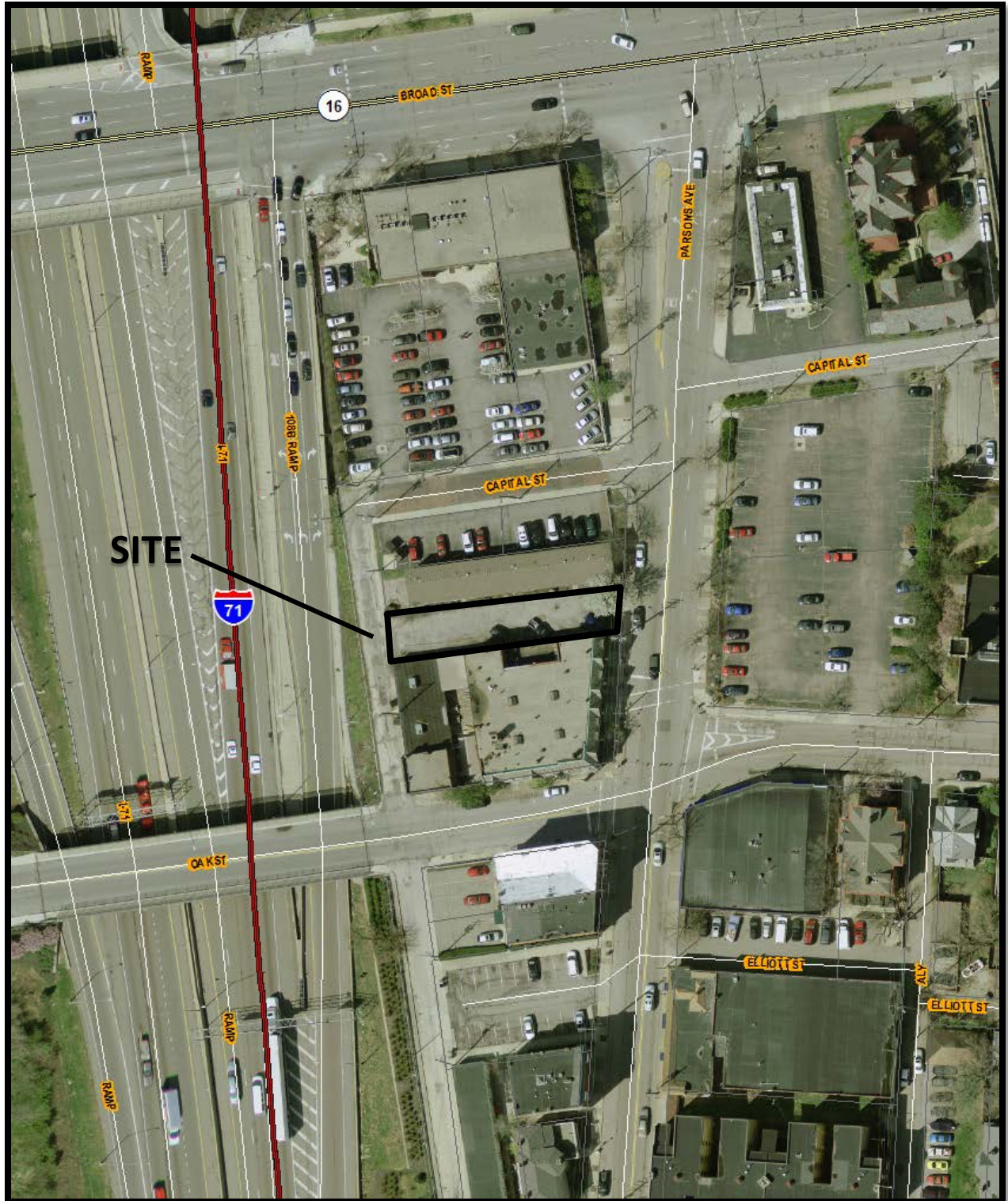


Figure 5

- » **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
 - » **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.
- LAND USE AND ZONING**
- Lower and Medium Density Residential
 - East Broad Street:
 - Higher Density Residential/ Mixed Use Development:
 - Commercial District Nodes
 - Office/Light Industrial/Mixed Uses
 - Light Industrial/Commercial
 - Potential Light Rail Station

Z14-025
39 Parsons Avenue
Approximately 0.11 acres
From ARLD to C-4



Z14-025
39 Parsons Avenue
Approximately 0.11 acres
From ARLD to C-4