

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 #: 215-014
Date Received: 3/31/15
Application Accepted By: ET Fee: \$1800
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 285-295 E Fourth Ave 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 010-005466, 010-024407, 010-066674
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R-4 M-2 Requested Zoning District(s) AR-2
Area Commission Area Commission or Civic Association: ITALIAN VILLAGE COMMISSION
Proposed Use or reason for rezoning request: MULTI-FAMILY RESIDENTIAL

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 10,640 + 15,960 = 26,600
(Columbus City Code Section 3309.14) = .61 ACRES

APPLICANT:

Name Connie J. Klema ATTORNEY
Address 145 E RICH ST 2ND FL. City/State Col OH Zip 43215
Phone # 614 374 8488 Fax # _____ Email cklema@vrohio.com

PROPERTY OWNER(S):

Name THE NEW VICTORIANS INC
Address 455 W. 3RD AVE City/State Col OH Zip 43201
Phone # 614 291 7555 Fax # _____ Email N/A
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Connie J. Klema
Address 145 E RICH ST 2ND FL City/State Col OH Zip 43215
Phone # 614 469 9122 Fax # _____ Email: CKLEMA@VROHIO.COM

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

APPLICANT SIGNATURE Connie J. Klema attorney
PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of owner
ATTORNEY / AGENT SIGNATURE Connie J. Klema attorney

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

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klemm Attorney
of (1) MAILING ADDRESS 146 E RICH ST 2ND FL COLUM 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 285-295 E FOURTH 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) 3/31/15

(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) THE NEW VICTORIANS INC.
455 W. THIRD AVE
COLUM OH 43201

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

CONNIE J. KLEMM ATTORNEY
614 469 9122

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

(5) ITALIAN VILLAGE COMMISSION
CONNIE TORBELK
50 W. GAY ST, COLUM OH 43215
4TH FLOOR

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) Connie J. Klemm

Subscribed to me in my presence and before me this 30TH day of MARCH, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) James P. [Signature]

My Commission Expires:

This Affidavit expires six months after date of notarization

JAMES P. CONNORS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Notary Seal Here

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

Connie J. Klema, Attorney
145 E. Rich Street, 2nd FL
Columbus, Ohio 43215

New Victorians Inc
455 W 3rd Avenue
Columbus, OH 43201

Connie Torbeck
Italian Village Commission
50 West Gay Street, 4th FL
Columbus, Ohio 43215

Christopher J. Perry
846 Neil Avenue
Columbus, OH 43215

Omni Management Group LTD
3443 Agler Rd
Columbus, OH 43219

Kevin & Kimberly McMahon
61 Buckeye Dr
Powell, OH 43065

Hazel McGinnis
280 E Fourth Ave
Columbus, OH 43201

Robert McDermott LLC
294 E Fourth Ave
Columbus, OH 43201

Jeffrey M. Jablonka
288 E Fourth Ave
Columbus, OH 43201

James & Carrie Hill
822 Hamlet St. Apt C
Columbus, OH 43215

Joshua Gass
1065 N 6th St
Columbus, OH 43201

Michael A Ford
302 E Fourth Ave
Columbus, OH 43201

Fairfax Homes Inc
345 Forest St
Columbus, OH 43206

Clark Grave Vault Co
375 E Fifth Ave
P.O. Box 8250
Columbus, OH 43201

Grace Allen ET AL 8
1267 Loretta Ave
Columbus, OH 43211

1086 North Fourth St LS LLC
C/O E A Strause
1020 Dennison Ave
Columbus, OH 43201

215-016

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 # 215-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA ATTORNEY
of (COMPLETE ADDRESS) 146 E RICH ST 2ND FL COLS OH
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. THE NEW VICTORIANS, INC. 455 W. 3RD AVE COLUMBUS OH 43215 # OF COLUMBUS BASED EMPLOYEES = 6 Joseph Armenia 614-291-7555	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klem

Subscribed to me in my presence and before me this 30TH day of MARCH, in the year 2015

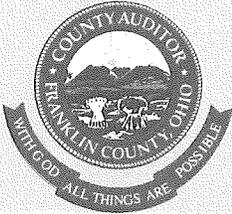
SIGNATURE OF NOTARY PUBLIC James P. Curran

My Commission Expires:

JAMES P. CURRAN, Attorney at Law
Notary Public, State of Ohio
My Commission Expires 6 months after date of Notarization
JAN 14, 2016

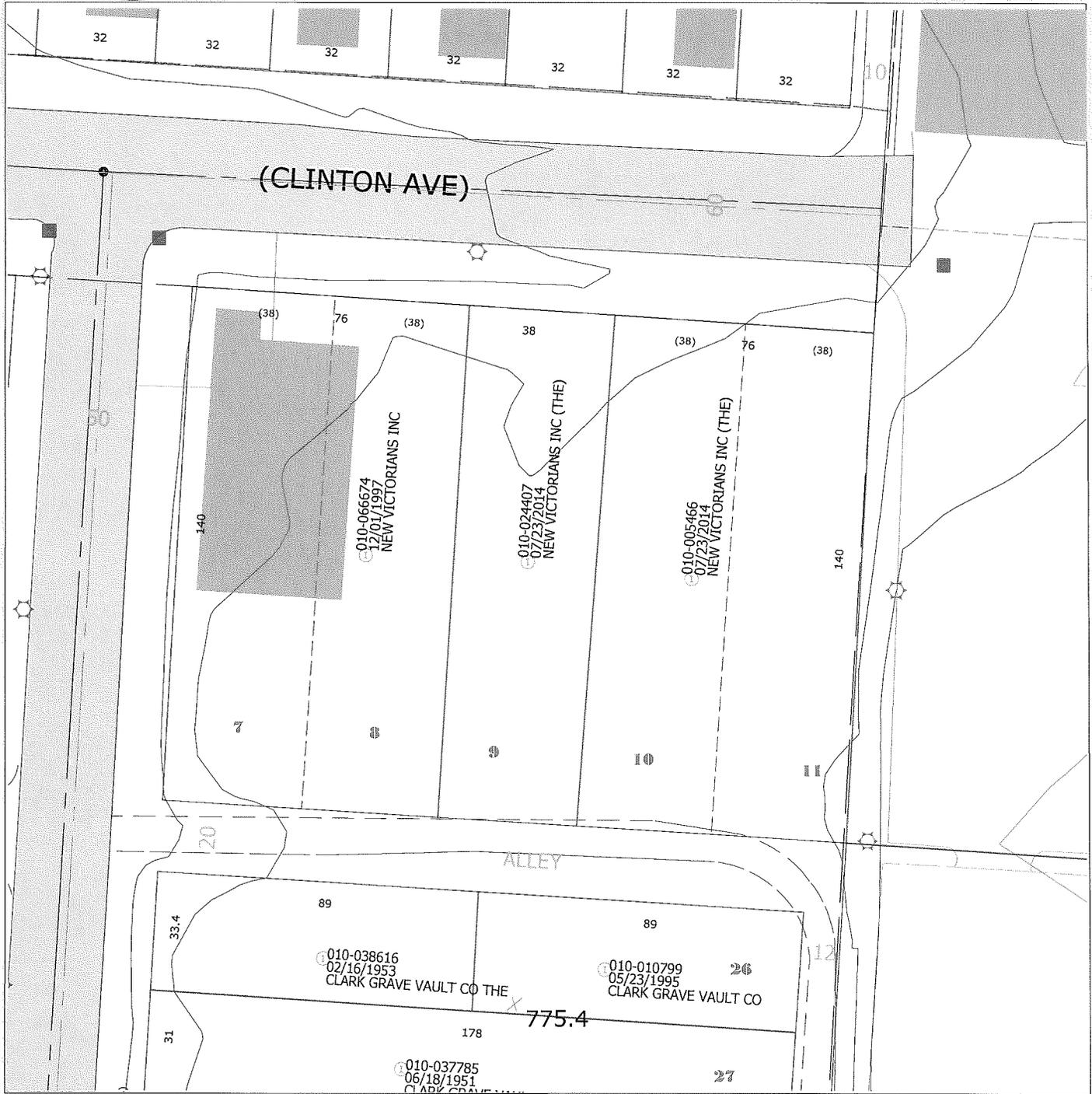
This Project Disclosure Statement expires six months after date of Notarization.

Notary Seal Here



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c DATE: 3/31/15



Disclaimer

Z15-016

Scale = 40



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.



Z15-016
 285 & 295 East Fourth Avenue
 Approximately 0.61 acres
 R-4 and M-2 to AR-2



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus
 Michael B. Coleman, Mayor
 Department of Trade and Development
 Mark Barboza, Director
 Planning Office
 Stephen R. McGary, Administrator
 Urban Design Section
 Larry D. Lewis, Graphic Designer

Z15-016
 285 East Fourth Avenue
 Approximately 0.61 acres
Italian Village East Redevelopment Plan (2000)



Z15-016
285 & 295 East Fourth Avenue
Approximately 0.61 acres
R-4 and M-2 to AR-2