

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 #: 215-019
Date Received: 3/31/15
Application Accepted By: SP Fee: \$1800
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 180 Detroit 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 010-036341, 010-056312, 010-056275, 010-044366

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

Site A: AR-3, 0.42 ac

Current Zoning District(s) M Requested Zoning District(s) Site B: AR-1, 0.12 ac

Area Commission Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for rezoning request: Multifamily

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.54 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Lykens Companies 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 LS Development - 174 Detroit, 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

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

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 Lykens Companies by Dave Perry, Agent

PROPERTY OWNER SIGNATURE LS Development 174 Detroit LLC by Dave Perry, Agent

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

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 # 215-019

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 180 Detroit 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) 3/30/15

(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) LS Development - 174 Detroit, LLC
c/o Dave Perry, David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Lykens Companies
c/o Dave Perry (614) 228-1727

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

(5) Italian Village Commission
c/o Randy Black, Historic Preservation Office
50 W. Gay Street, FL 4
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)

See Exhibit A

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this

30th day of March, in the year 2015

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
Sec. 147.03 R.C.

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
180 Detroit Avenue
Z15-019
March 29, 2015

APPLICANT

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

PROPERTY OWNER

LS Development - 174 Detroit, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Italian Village Commission
c/o Mr. Randy Black
50 W. Gay Street, FL 4
Columbus, OH 43215

Italian Village Commission
c/o Ms. Connie Torbeck
50 W. Gay Street, FL 4
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Andrew I. Klein
PO Box 10038
Columbus, OH 43201

Urban Restorations LLC
815 N. High St., Ste. R
Columbus, OH 43215

Robert E. Wagner
Shannon M. Gaines
160 E. 4th Avenue
Columbus, OH 43201

J & J Inc.
1057 N. 4th St.
Columbus, OH 43201

Jason A. Slagle & Roy M. Slagle
1051 Hamlet St.
Columbus, OH 43201

James W. Hill, II
822 Hamlet St., Apt. C
Columbus, OH 43215

Scott & Carol Guiler
355 Cherokee Dr.
Canal Winchester, OH 43110

Matthew Wood
Christopher Hammer
60 W. Beaumont Rd.
Columbus, OH 43214

Kay K. Morgan
1056 Hamlet St.
Columbus, OH 43201

Generation Rentals Ltd.
PO Box 10123
Columbus, OH 43201

New Victorians Inc.
455 W. 3rd Ave.
Columbus, OH 43201

180 Detroit Avenue
Z15-019
Exhibit A, Public Notice
Page 1 of 2, 3/29/15

Jeffrey P. Jerome
1059 Hamlet St.
Columbus, OH 43201

Michael Miller
1062 Hamlet St.
Columbus, OH 43201

Kay Kilgore
1056 Hamlet St.
Columbus, OH 43201

Albert V. Blazelevicius
Audrone R. Biknevičius
158 Detroit Ave.
Columbus, OH 43201

Rebecca S. Lamb
Matteo Citarelli
175 E. Fourth Ave.
Columbus, OH 43201

Benjamin C. Borchers
154 Detroit Ave.
Columbus, OH 43201

Michael R. Young
851 Harrison Avenue, Apt. J
Columbus, OH 43215

John R. Hill
269 Village Dr.
Columbus, OH 43214

Anthony L. Woodford
294 Longbranch Dr.
Dublin, OH 43017

Matthew D. Kennon
1053 Hamlet St.
Columbus, OH 43201

Slim Builds LLC
Michael J. Losinske
471 W. 4th Ave.
Columbus, OH 43201

Angel M. Gondek
Jeffrey W. Gondek
1061 Hamlet St.
Columbus, OH 43201

Emily R. Erb
181 E. 4th Ave.
Columbus, OH 43201

Jonathan Gale Ryan
100 E. Broad St., Ste. 1301
Columbus, OH 43215

Stephen McCoy
1043 Hamlet St.
Columbus, OH 43201

Catherine E. Romanos
Clayton C. Howard
1050 Hamlet St.
Columbus, OH 43201

Christopher Toy
1054 Hamlet St.
Columbus, OH 43201

Laurie Mihalacki
159 E. Fourth Ave.
Columbus, OH 43201

ALSO NOTIFY

Mr. Kevin Lykens
Lykens Companies
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

LS Development – 174 Detroit, LLC
1020 Dennison Ave., Ste. 102
Columbus, OH 43201

180 Detroit Avenue
Z15- 019
Exhibit A, Public Notice
Page 2 of 2, 3/29/15

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 # 215-019

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
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

<p>1. LS Development - 174 Detroit, LLC 1020 Dennison Avenue, Suite 102 Columbus, OH 43201 # Columbus based employees: 0 Contact: Kevin Lykens (614) 565-4209</p>	<p>2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, OH 43201 # Columbus based employees: 5 Conatact: Kevin Lykens (614) 565-4209</p>
<p>3.</p>	<p>4.</p>

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 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



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

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Please make all checks payable to the Columbus City Treasurer

Z15 - 019
CV15 - 020
180 Detroit Avenue
Legal Description

AR-3

Being Lots Numbered Six (6), Seven (7), Eight (8) and Nine (9) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

AR-1

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.

201402270024498
Pg: 3 \$36.00 T20140013528
02/27/2014 4 10PM MEPLS DEVELOP
Terry J. Brown
Franklin County Recorder

2614

TRANSFERRED

215-019

Conveyance
Mandatory- 200,00
Permissive- 200,00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

FEB 27 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC., ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to LS DEVELOPMENT - 174 DETROIT, LLC, ("Grantee"), whose tax mailing address is 1020 DENNISON AVENUE SUITE 102, COLUMBUS, OH 43201, the following property:

SEE EXHIBIT 'A'

PARCEL #s: 010-036341-80, 010-036341-90;
010-056275-80, 010-056275-90;
010-044366-80, 010-044366-90;
010-056312-80, 010-056312-90

Prior Instrument References: O.R. Volume 2663, Page 347-348;
O.R. Volume 2768, Page 514-516;
O.R. Volume 2980, Page 466-467;
O.R. Volume 2663, Page 343-344

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR, for itself and its heirs and assigns, hereby covenants with the said Grantee, its successors and assigns, that said Grantor is lawfully seized of the same in FEE SIMPLE, and has good right and full power to bargain, sell and convey the same; and that GRANTOR, for itself and its heirs, executors, and administrators, shall Warrant and Defend the title to the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

215-019

The Grantor has hereunto executed this deed this 18th day of February, 2014.

**E.J. THOMAS COMPANY,
n/k/a JOECK PROPERTIES, INC.**

By Linda J. Eckhardt, President
**LINDA J. ECKHARDT, President and
Authorized Representative**

STATE OF Ohio)
) ss
Delaware COUNTY)

BEFORE ME a notary public in and for said county and state, personally appeared the above-named **E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC.**, by **LINDA J. ECKHARDT, President and authorized representative**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of February, 2014.



Matthew A. Teljak
Notary Public, State of Ohio
My Commission Expires: 4/18/15

Matthew A. Teljak
Notary Public

THE DRAFTER OF THIS DEED DOES NOT REPRESENT THE PARTIES TO THIS TRANSACTION. ALL PARTIES ARE ADVISED TO CONSULT THEIR RESPECTIVE ATTORNEYS PRIOR TO ACCEPTING OR SIGNING THIS DEED. In addition the drafter of this deed did not perform a title search of the property and did not handle the execution of the deed.

This Instrument prepared by: Donofrio Law, LLC, Marie C. Donofrio, Esq., P.O. Box 310 Powell, Ohio 43065

215-019

EXHIBIT 'A'

PARCEL: 010-036341-80, 010-036341-90

Being Lots Numbered Six (6) and Seven (7) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

PARCEL: 010-056275-80, 010-056275-90

Being Lot Number Nine (9) in Catherine White's Subdivision of Lots 16-17 of Deshler's Addition to Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 246, Recorder's Office, Franklin County, Ohio.

PARCEL: 010-044366-80, 010-044366-90

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.

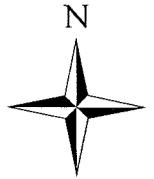
PARCEL: 010-056312-80, 010-056312-90

Being Lot No. eight (8) of Catherine White's Subdivision of Lots Nos. Sixteen (16) and Seventeen (17) of Deshler's Addition to Mt. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's Office, Franklin County, Ohio.



City of Columbus Zoning Plat

215-019



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: 010036341, 010044366, 010056312, 010056275

Zoning Number: 180

Street Name: DETROIT AVE

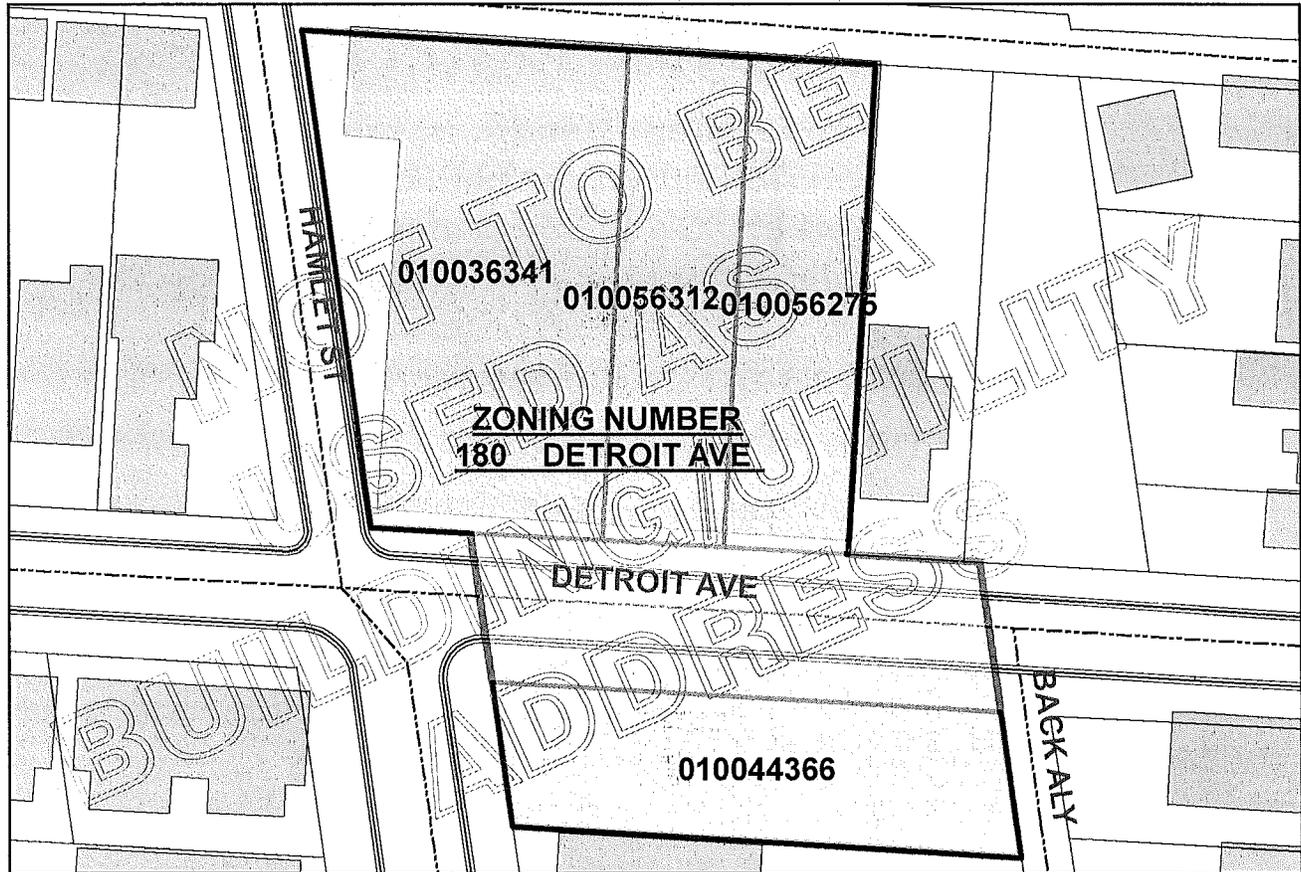
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Diana Whisman*

Date: 3/23/2015

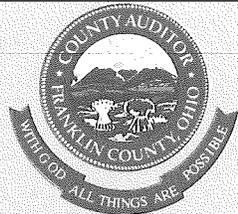


SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 30185

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

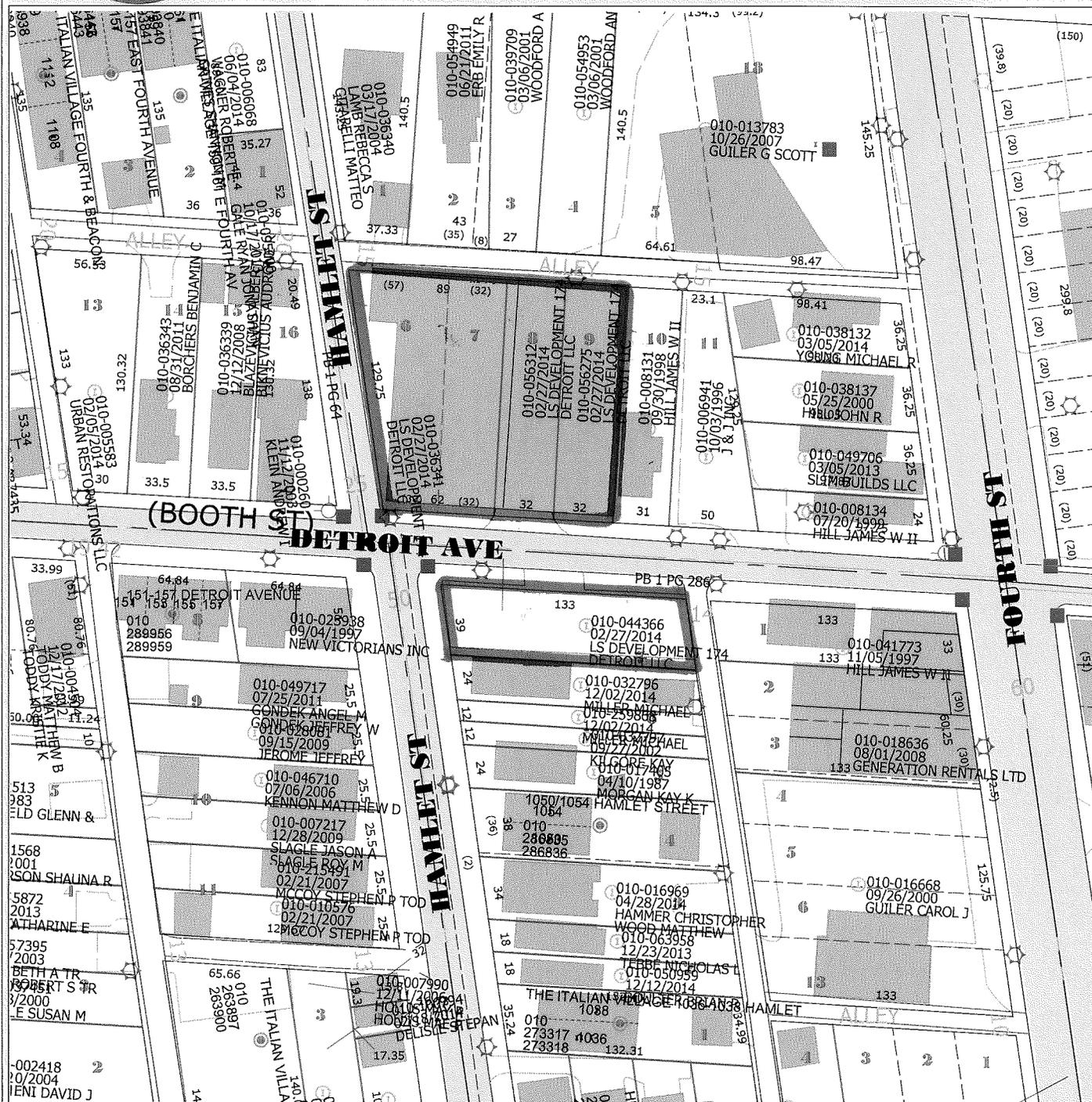




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15



Disclaimer

215-019

Scale = 80



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 agencies 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



Z15-019
180 Detroit Avenue
Approximately 0.54 acres
M to AR-1 and AR-3