

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-038 Date Received: 8/4/15
Application Accepted by: ET Fee: \$1800
Comments: Assigned to Shannon Pine 645-2208
Spine@Columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2961 Lamb Avenue Zip: 43219

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 010-158259, 010-158260, 010-158261, 010-158262

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

Current Zoning District(s): M-2 Requested Zoning District(s): M

Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request (continue on separate page if necessary):
Uses of M district

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 0.77 +/-

APPLICANT:

Name: Madwill III, LLC c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222

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

Email Address: dave@daveperryco.net Fax Number: (614) 228-1790

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Reynolds Plumbing & Heating Co. c/o Jack L. Evans Phone Number: (614) 855-1464 Ext.: _____

Address: 7817 Jonell Square City/State: New Albany, OH Zip: 43054-9327

Email Address: BEVANS3540@AOL.COM Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent For Applicant

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: _____

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

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Madwill III LLC by David B. Perry, Agent

PROPERTY OWNER SIGNATURE Jack L. Evans JACK L. EVANS

ATTORNEY / AGENT SIGNATURE Donald Plank For Applicant

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 checks payable to the Columbus City Treasurer

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 215-038

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

deposes 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) per ADDRESS CARD FOR PROPERTY 2961 Lamb Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/4/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Reynolds Plumbing & Heating Co. c/o Jack L. Evans
AND MAILING ADDRESS 7817 Jonell Square
New Albany, OH 43054-9327

APPLICANT'S NAME AND PHONE # (5) Madwill III, LLC
(same as listed on front application) c/o Dave Perry (614) 228-1727

AREA COMMISSION OR CIVIC GROUP (5) N/A
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

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)

(8) SIGNATURE OF AFFIANT David B. Perry

Sworn to before me and signed in my presence this 3rd day of AUGUST, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC Barbara A. Painter AUGUST 3, 2020
My Commission Expires

Notary Seal Here  **BARBARA A. PAINTER**
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

This Affidavit expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
2961 Lamb Avenue
Z15-_____
July 7, 2015

APPLICANT

Madwill III, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Reynolds Plumbing & Heating Co.
7817 Jonell Square
New Albany, OH 43054-9327

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

N/A

PROPERTY OWNERS WITHIN 125 FEET

Bread of Life Properties LLC
2651 Johnstown Rd.
Columbus, OH 43219

Lamb Investment Co.
Attn: Barb Miller
PO Box 400
Lewis Center, OH 43035

JBE Lamb LLC
7817 Jonell Sq.
New Albany, OH 43054

2977 Lamb LLC
2977 Lamb Ave.
Columbus, OH 43219

2920 Switzer LLC
14266 Robins Rd.
Westerville, OH 43082

JBE Properties LLC
7817 Jonell Sq.
New Albany, OH 43054

Schwartz Rental
630 Regency Forest Ct.
Atlanta, GA 30342

2961 Lamb Avenue
Z15- 038
Exhibit A, Public Notice
Page 1 of 1, 07/07/15



City of Columbus Zoning Plat *215-038*



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: 010158259, 010158260, 010158261 & 010158262

Zoning Number: 2961

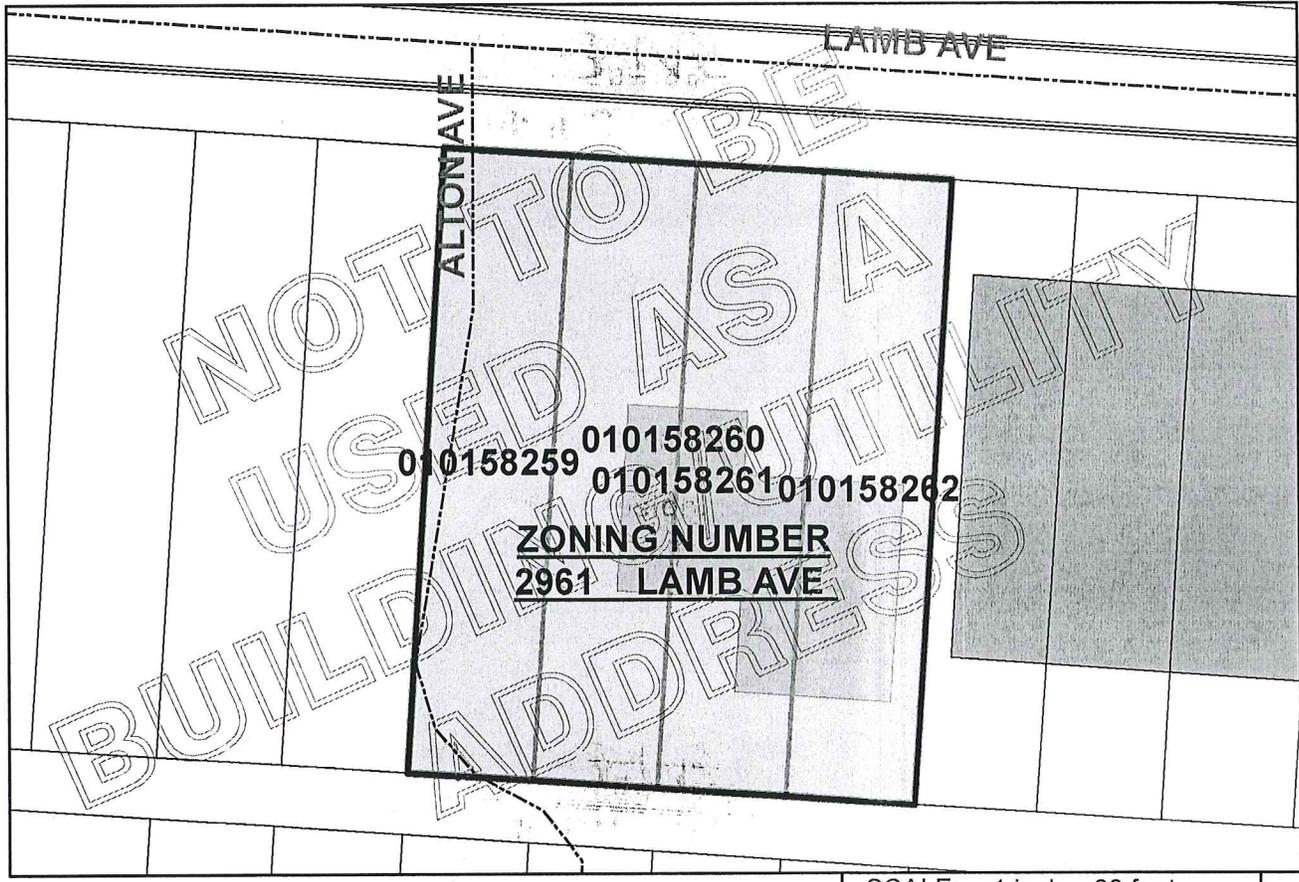
Street Name: LAMB AVE

Lot Number: 7-10

Subdivision: ELMHURST

Requested By: DAVE PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Edyana Whisman* Date: 7/9/2015



SCALE: 1 inch = 60 feet

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

GIS FILE NUMBER: 38523

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-038

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. Madwill III, LLC 5451 Glenchester Drive Galloway, OH 43119 # City of Columbus employees: 0 Contact: Jeremy Williams (614) 949-9424</p>	<p>2. Reynolds Plumbing & Heating Co. 7817 Jonell Square New Albany, OH 43054-9327 # City of Columbus employees: 0 Contact: Jack L. Evans (614) 855-1464</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 3rd day of AUGUST, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020
My Commission Expires



Notary Seal Here
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

This Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer

LEGAL DESCRIPTION

Z15- 038

2961 Lamb Avenue

Situate in the State of Ohio, County of Franklin and City of Columbus and Being Lot Numbers Seven (7), Eight (8), Nine (9) and Ten (10) of Block A of ELMHURST ADDITION (No. 1), as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Number 10, page 28 - 31, Recorder's Office, Franklin County, Ohio.

PID's: 010-158259, 010-158260, 010-158261, 010-158262

08/04/2015



Terry J. Brown Franklin County Recorder

Web Services Summary Data Results

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Place a Check Mark by the data you would like more detailed information on.

<input type="checkbox"/> Instr: 196908050016665	Vol/Page: DB 3000 225	Display Doc
Rec: 8/5/1969	Type: DE	Pages: 2
Grantor: PLYMALE, VEDA R / PLYMALE, RUSSELL C		Vrfy: Y
Grantor: PLYMALE, VEDA R / PLYMALE, RUSSELL C		
Grantee: REYNOLDS PLUMBING & HEATING CO		
Legal: desc: 7 BLK A ELMHURST ADDN 1	Marginal:	

Detail Data

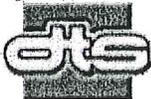
Search Criteria: Find all documents where the Start Date >= 7/10/1969 and End Date <= 8/8/1969 and Document Type In ('DE') and ((Last Name = 'REYNOLDS PLUMBING & HEATING CO' and First Name = "))

Note: Restricted documents are not displayed even if they meet the search criteria

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Franklin County Recorder's Support:
recorder@franklincountyohio.gov

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Know all Men by these Presents

That

Russell C. Plymale and Veda R. Plymale, husband and wife

of the City of Huntington County of Cabell
and State of West Virginia Grantors in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations
to them paid by

The Reynolds Plumbing & Heating Co.
2961 Lamb Avenue
Columbus, Ohio 43219
Columbus

of the City of Columbus County of Franklin
and State of Ohio Grantee
herby grant, bargain, sell and convey to the said Grantor

The Reynolds Plumbing & Heating Co.

following Real Estate its successors ~~and~~ and assigns forever, the
situated in the County of Franklin
in the State of Ohio and in the Township of
Mifflin and bounded and described as follows:

Being Lot Number Seven (7) Block A, Elmhurst Addition
No. 1 in said Township as the same is numbered and
delineated upon the recorded plat thereof of record
in Plat Book 10, pages 28 and 29, Recorder's Office,
Franklin County, Ohio.

Subject to conditions, restrictions and easements, if any,
set forth or appearing in former deeds or instruments of
record conveying or affecting said premises.

Last previous instrument in chain of title:

Deed Book 1071, page 376

RECORDED
AUG 1 1968
FRANKLIN COUNTY, OHIO

TRANSFER TAX
PAID
\$ By
ARCH J. WARREN
FRANKLIN COUNTY, AUDITOR

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee

The Reynolds Plumbing & Heating Co.
its successors ~~and~~ and assigns forever

And the said Grantors
Russell C. Plymale and Veda R. Plymale

do hereby covenant with the said Grantee
for themselves and their heirs

The Reynolds Plumbing & Heating Co.

its successors ~~and~~ and assigns, that they are lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever
except taxes and assessments now or hereafter becoming liens.



and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee The Reynolds Plumbing & Heating Co. its successors ~~xxx~~ and assigns against the lawful claims of all persons whomsoever save as hereinabove noted and excepted.

In Witness Whereof the said Grantors

Russell C. Plymale and Veda R. Plymale

who hereby release their respective rights of dower in the premises, have hereunto set their hands this 31st day of July in the year of our Lord one thousand nine hundred and sixty-nine (1969)

Signed and acknowledged in presence of

[Signature]

[Signature]
Russell C. Plymale

[Signature]
Veda R. Plymale

The State of Ohio Franklin County ss.

Be it Remembered That on this 31st day of July A. D. 1969 before me the subscriber a Notary Public in and for said county, personally came the above named

Russell C. Plymale and Veda R. Plymale

the Grantors in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

DANIEL S. EARHART
NOTARY PUBLIC FOR THE STATE OF OHIO
Exp. 10/31/1971 Reg. No. 100-RC14703



This instrument prepared by

Warranty Deed

Russell C. Plymale and Veda R. Plymale

TO

The Reynolds Plumbing & Heating Co.

Transmit

STATE OF OHIO COUNTY OF FRANKLIN SS

RECEIVED FOR RECORD ON THE

at 2:30 AUG 1 - 1969

RECORDED AUG 3 - 1969

DEED BOOK PAGE

RECORDERS FEE \$

[Signature]



Terry J. Brown Franklin County Recorder

Web Services Summary Data Results

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Place a Check Mark by the data you would like more detailed information on.

<input type="checkbox"/> Instr: 196901210001009	Vol/Page: DB 2955 205	Display Doc
Rec: 1/21/1969	Type: DE	Pages: 2
Grantor: RAYMOND, PAUL E / RAYMOND, PAULINE J		Vrfy: Y
Grantor: RAYMOND, PAUL E / RAYMOND, PAULINE J		
Grantee: REYNOLDS PLUMBING & HEATING CO		
Legal: desc: 8 9 10 BLK A ELMHURST ADDN NO 1	Marginal:	

Detail Data

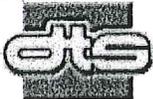
Search Criteria: Find all documents where the Start Date >= 1/10/1969 and End Date <= 8/4/1969 and Document Type In ('DE') and ((Last Name = 'REYNOLDS PLUMBING & HEATING CO' and First Name = "))

Note: Restricted documents are not displayed even if they meet the search criteria

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TRANSFER TAX
PAID
\$25.00 By J.P.
ARCH J. WARREN
FRANKLIN COUNTY, AUDITOR

Warranty Deed

1009

To a Corporation
Rev. Code, Sec. 5701.01, .04

KNOW ALL MEN BY THESE PRESENTS: That Paul E. Raymond and Pauline J. Raymond,
husband and wife,

of the City of Columbus, County of Franklin
and State of Ohio, in consideration of the sum of

One Dollar and other good and valuable considerations,
to them paid by The Reynolds Plumbing & Heating Co.,
a Corporation duly incorporated under the Laws of the State of Ohio

of the City of Columbus, County of Franklin
and State of Ohio, the receipt whereof is hereby acknowledged,
do hereby GRANT, BARGAIN, SELL and CONVEY to the said

The Reynolds Plumbing & Heating Co.,
its successors and assigns forever, the following REAL ESTATE, situated in
the County of Franklin in the State of Ohio and in the
Township of Mifflin and bounded and described as follows:

Being Lots Numbers Eight (8), Nine (9), and Ten (10) of Block A,
of ELMHURST ADDITION (No. 1), as the same are numbered and delineated
upon the recorded plat thereof, of record in Plat Book Number 10,
pages 28 and 31, Recorder's Office, Franklin County, Ohio

Address: 2955-2965 Lamb Avenue.

Parcel Nos: 803, 804, 805.

TRANSFERRED
JAN 17 1969
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

Last Transfer: Deed Book 2432, page 396.

TO HAVE AND TO HOLD said premises, with all the privileges and appur-
tenances thereunto belonging, to the said

The Reynolds Plumbing & Heating Co.,

its successors and assigns forever.

And the said Paul E. Raymond and Pauline J. Raymond,

for themselves and their heirs, do hereby covenant with the said

The Reynolds Plumbing & Heating Co.,

its successors and assigns, that they are lawfully seized of the
premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL
INCUMBRANCES WHATSOEVER;

Except taxes and assessments now or hereafter a lien; also except all conditions,
restrictions or easements of record, if any, pertaining to said premises,



and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said The Reynolds Plumbing & Heating Co. its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Paul E. Raymond and Pauline J. Raymond, husband and wife, who hereby release their right s of dower in the premises, have hereunto set their hand , this 17th Day of January 1969 .

Signed and acknowledged in presence of

Paul E. Raymond
Paul E. Raymond

Pauline J. Raymond
Pauline J. Raymond

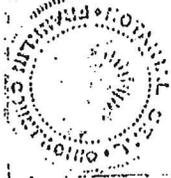
Charles O. Wellbacher
Charles O. Wellbacher
Daniel S. Earhart
Daniel S. Earhart

THE STATE OF OHIO FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this 17th day of January , 19 69 , before me, the subscriber, a Notary Public in and for said County, personally came the above named Paul E. Raymond and Pauline J. Raymond, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Charles O. Wellbacher



THIS INSTRUMENT WAS PREPARED BY Charles O. Wellbacher, Attorney at Law.

Warranty Deed

To a Corporation

FROM 1509
Paul E. & Pauline J. Raymond

MAIL

4/11/80 TO
Reynolds Plumbing & Heating Co.
680 Oak St.
Columbus, Ohio 43215

Received JAN 17 1969

At 2:05 o'clock P.M.

Recorded JAN 21 1969

In FRANKLIN County

Record of Deeds, Vol.

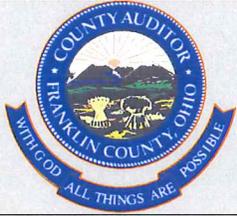
Page *James O. Wellbacher* Recorder

Recorder's Fee \$ 2.00

TRANSPERRED

Auditor

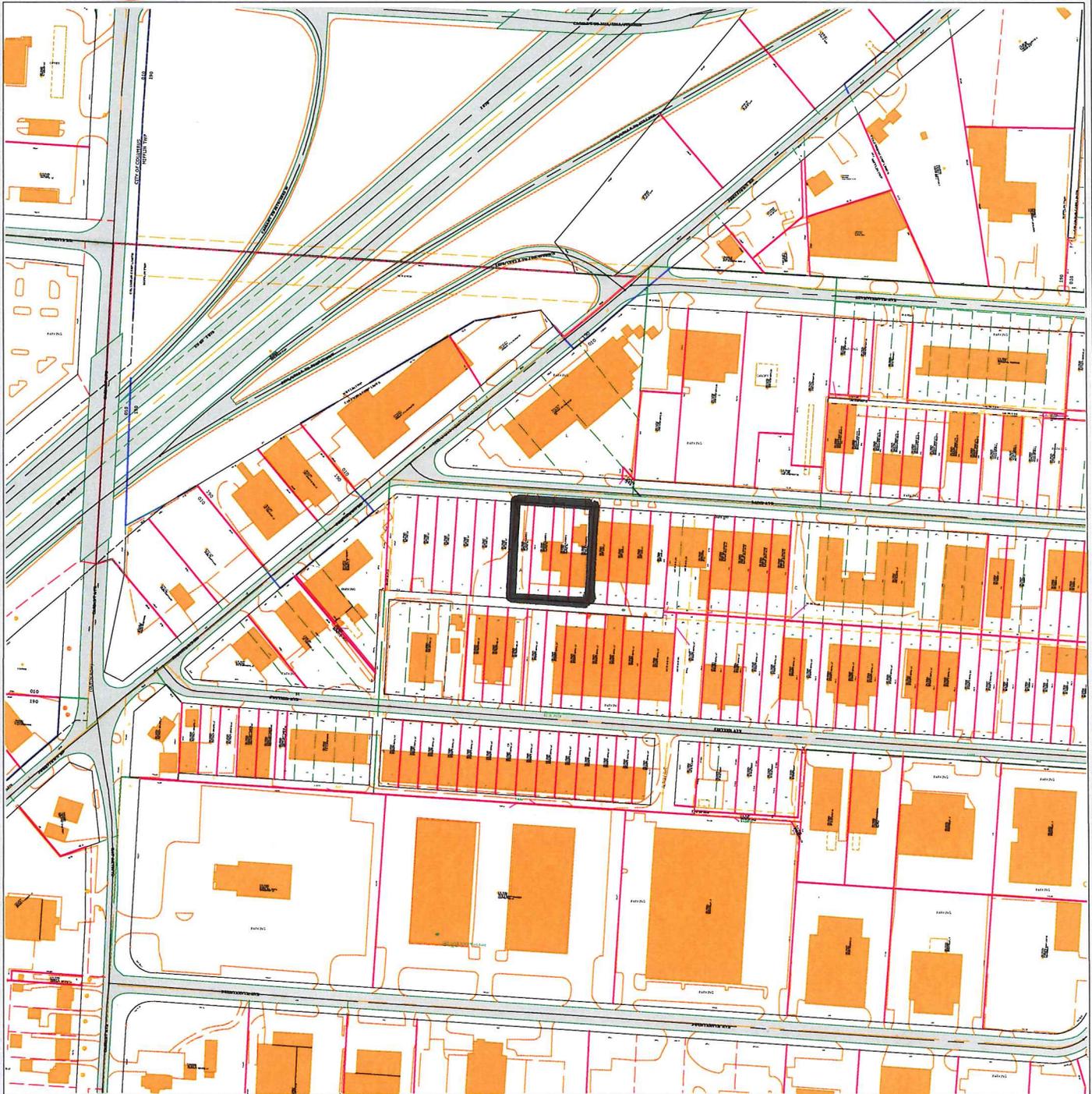
215-088



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 7/7/15



Disclaimer

Scale = 300



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.



Figure 10

Z15-038
2961 Lamb Avenue
Approximately 0.77 acres
M-2 to M



Z15-038
2961 Lamb Avenue
Approximately 0.77 acres
M-2 to M