THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

OFFICE USE ONLY

Application Number: Z15-046 Date Received: 10-9-15

Application Accepted by: JB, MM, TD, JP Fee: $2,160

Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 587 LEHMAN ST Zip: 43206

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 004935

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

Current Zoning District(s): CPD (Z97-017A 587) Requested Zoning District(s): AR-3

Area Commission or Civic Association: SOUTHSIDE AREA COMMISSION

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

- SEE ATTACHED "PROJECT DESCRIPTION"

Proposed Height District: H-60 [per Columbus City Code Section 3309.14] Acreage 2.86 TOTAL

APPLICANT:

Name: JEFF MAT Phone Number: 614-582-1992 Ext.:

Address: P.O. BOX 247 City/State: CANAL WINCHESTER, OH Zip: 43110

Email Address: JEFF@BOBBAUTO.COM Fax Number:

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

Name: JMM REAL ESTATE INVESTMENTS, INC Phone Number: 614-582-1992 Ext.:

Address: 4639 WEST BROAD ST City/State: COLUMBUS, OH Zip: 43228

Email Address: JEFF@BOBBAUTO.COM Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: MICHAEL J. MAISTROS, ATTY Phone Number: 614-884-8888 Ext.:

Address: 4740 REED ROAD, STE 201 City/State: UPPER ARLINGTON, OH Zip: 43220

Email Address: MJMAISTROS@NEW-AVENUE.NET Fax Number: 614-884-8448

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

APPLICANT SIGNATURE JMM REAL ESTATE INVESTMENTS, INC

PROPERTY OWNER SIGNATURE JMM REAL ESTATE INVESTMENTS, INC

ATTORNEY / AGENT 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 checks payable to the Columbus City Treasurer

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MICHAEL B. COLEMAN, MAYOR

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Rezoning Application

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

AFFIDAVIT (See instruction sheet) Application Number: Z15-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Michael J Maistros, AIA
of **(1)** MAILING ADDRESS 4740 Reed Rd, Ste 201 Upper Arlington, OH 43220
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 587 Lehman St. Columbus, OH 43206
for which 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 **(4)** JMM Real Estate Investments, Inc
4639 West Broad St.
Columbus, OH 43228

APPLICANT'S NAME AND PHONE #
(same as listed on front application) Jeff May
614-582-1992

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS **(5)** Southside Area Commission
Curtis Davis
584 E. Moler St Columbus, OH 43207

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 _____

Sworn to before me and signed in my presence this 7th day of October, in the year 2015

Tamara R. Sines
(8) SIGNATURE OF NOTARY PUBLIC

07/13/16
My Commission Expires

NOTARY SEAL

NOTARIAL SEAL STATE OF OHIO

Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/16

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

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Please make checks payable to the Columbus City Treasurer

215-046

Applicant
Jeff May
P.O. Box 247
Canal Winchester, Ohio 43110

Property Owner
JMM Real Estate Investments, Inc
4639 West Broad Street
Columbus, Ohio 43228-1610

Agent *(Architect)*
Michael j. Maistros, AIA
4740 Reed Road, Suite 201
Upper Arlington, Ohio 43220

Area Commission

Southside Area Commission
Curtis Davis
584 East Moler Street
Columbus, Ohio 43207

Surrounding Property Owners

Bushwood Lane, Ltd
219 Frebis Ave
Columbus, Ohio 43206

Ohio Providence Investments
7420 Rodebaugh Rd
Reynoldsburg, Ohio 43068

Timothy S Shafer
496 Marshall Ave
St. Paul, MN 55102

Miller & Rives Investments
PO Box 218241
Columbus, Ohio 43221

Glenn Lewis Gustafson
474 Beck St
Columbus, Ohio 43206

Katherine M Covault
240 Hanford St
Columbus, Ohio 43206

Mark Wildman
1421D Meadow Rd
Columbus, Ohio 43212

Hondros Family Real Estate
4140 Executive Pkwy
Westerville, Ohio 43081

Stephanie L Hayward
Brandon L Pence
528 Beck St
Columbus, Ohio 43206

Chris Macke
Derek Kinnear
PO Box 6314
Columbus, Ohio 43206

Gary R Phillips
518 E Beck St
Columbus, Ohio 43206

Elizabeth A Williams
484 Jackson St
Columbus, Ohio 43206

Belinda K Dean
486 Jackson St
Columbus, Ohio 43206

Sudhir Dubey
537 South Lane
Columbus, Ohio 43206

Tanna L Gilliland
545 South Lane
Columbus, Ohio 43206

Rosemarie Keidel
525 S 4th St
Columbus, Ohio 43206

Patrice P Hamel
475 Jackson St
Columbus, Ohio 43206

Derek Kinnear
512 Jackson St
Columbus, Ohio 43206

215-046

Richard C Ziebarth
514 E Beck St
Columbus, Ohio 43206

Thomas M Frato
522 E Beck St
Columbus, Ohio 43206

James T Neace
7020 E Livingston Ave
Reynoldsburg, Ohio 43068

Andrew C Trout
502 Jackson St
Columbus, Ohio 43206

E-Z Cash Pawn Shop, Inc
3210 E Main St
Columbus, Ohio 43215

Linda Scarrett
1049 Harmon Ave
Columbus, Ohio 43223

Matthew W Hoffman
J Tarver Brian
466 Beck St
Columbus, Ohio 43206

Bruce A Coates
498-500 E Beck St
Columbus, Ohio 43206

Alice Schilliger
Charles Shilliger
502 E Beck St
Columbus, Ohio 43206

John P Defelice
494 Jackson St
Columbus, Ohio 43206

Cynthia Meeks Puckett
709 S 5th St
Columbus, Ohio 43206

Terrance L Drennen
Betty J Drennen
3152 Scioto Trace
Columbus, Ohio 43221

Bruce A Coates
494 E Beck St
Columbus, Ohio 43206

Howard B Zeldin
Marcie T Zeldin
635 Pincay Pl
Columbus, Ohio 43230

Chad J Willett
473 Jackson St
Columbus, Ohio 43206

Virginia Fahys
Jeffrey Eisenman
488 Beck St
Columbus, Ohio 43206

Arfan Midani
6143 Dublin Rd
Dublin, Ohio 43017

Livingston 505, LLC
PO Box 460389
Houston, TX 77056

John B Elden
498 Jackson St
Columbus, Ohio 43206

Timothy G Schirmer
478 Jackson St
Columbus, Ohio 43206

Alison L Albrecht
480 Jackson St
Columbus, Ohio 43206

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
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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 # 215-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J MAISTROS, AIA
of (COMPLETE ADDRESS) 4740 REED RD., STE 201 UPPER ARLINGTON, OH 43220
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. JMM REAL ESTATE INVESTMENTS, INC 4639 WEST BROAD ST COLUMBUS, OH 43228	2. JEFF MAY P.O. BOX 247 CANAL WINCHESTER, OH 43110
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7th day of October, in the year 2015

Tamara R. Sines
SIGNATURE OF NOTARY PUBLIC

07/13/16
My Commission Expires

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO
Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/16

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

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Please make checks payable to the Columbus City Treasurer

Z15-046

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 10/2/15**

Scale = 100

Grid North

Disclaimer

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

City of Columbus
Zoning Plat

215-046

N
W E
S

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

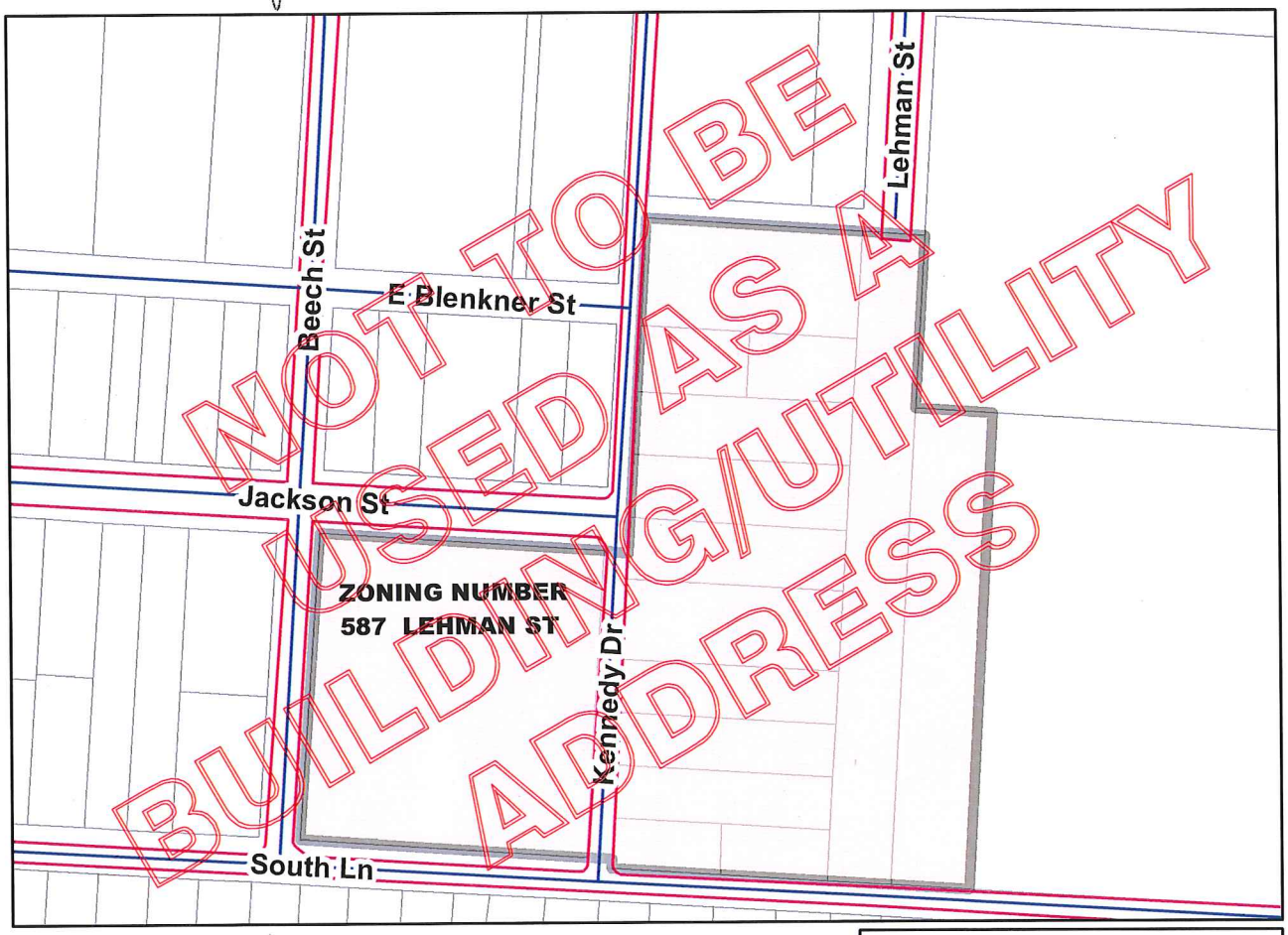
Parcel ID: 010004935

Zoning Number: 587 **Street Name: LEHMAN ST**

Lot Number: N/A **Subdivision: N/A**

Requested By: NEW AVENUE ARCHITECTS (MICHAEL J MAISTROS)

Issued By: Alfred Carmon **Date: 10/9/2015**



SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 46517

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

printed: 10/9/2015 8:52:54 AM - K:\Maproom\GIS\MAPS\AL

215-046

List of Parcel Numbers

Note: The list of parcels below are currently being legally combined into one parcel for this entire Project.

1.	**010-004935**	**587 Blenkner Street, Columbus, Ohio**
2.	**010-033082**	**597 Lehman Street, Columbus, Ohio**
3.	**010-044889**	**521 Blenkner Street, Columbus, Ohio**
4.	**010-033915**	**Lehman Street, Columbus, Ohio**
5.	**010-029609**	**Lehman Street, Columbus, Ohio**
6.	**010-041996**	**Lehman Street, Columbus, Ohio**
7.	**010-020953**	**619 Lehman Street, Columbus, Ohio**
8.	**010-018990**	**Lehman Street, Columbus, Ohio**
9.	**010-051883**	**627 Lehman Street, Columbus, Ohio**
10.	**010-045105**	**631 Lehman Street, Columbus, Ohio**
11.	**010-045589**	**527 South Lane, Columbus, Ohio**
12.	**010-021162**	**637 Lehman Street, Columbus, Ohio**
13.	**010-039305**	**Jackson Street, Columbus, Ohio**
14.	**010-237321**	**Lehman Street, Columbus, Ohio**

Legal Property Descriptions

215-046

010-004935 587 Blenkner Street, Columbus, Ohio

Being Lot Number Nine (9) of William F. Lehman's Executor's Sub., as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: Part of 010-004935
Property Address: 587 Blenkner Street, Columbus, Ohio

010-033082 597 Lehman Street, Columbus, Ohio

Being the East half of Lot No. (11) of William F. Lehman's executor's subdivision. Recorded in Plat Book (3) Page (201), Recorder's Office, Franklin County, Ohio. And being the dimensions of forty by sixty eight and one twelfth feet; being the same premises conveyed by Margaret Joest to Frank Joest by deed dated January 26th, 1916, and recorded in Vol. (613) Page (350) deed records, Franklin County, Ohio.

Auditor's Parcel No.: 010-033082
Property Address: 597 Lehman Street, Columbus, Ohio

010-044889 521 Blenkner Street, Columbus, Ohio

Being the West one-half (1/2) of Lot Number Eleven (11) of Wm. F. Lehmans Ex'rs Subdivision of the Estate of William F. Lehman, Deceased, by the Executors C.H.L. Schuette and Theo Mees, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-044889
Property Address: 521 Blenkner Street, Columbus, Ohio

010-033915 Lehman Street, Columbus, Ohio

Being Lot Number Thirteen (13), WM. F. LEHMAN'S EXECUTOR'S SUBDIVISION, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-033915
Property Address: Lehman Street, Columbus, Ohio

Legal Property Descriptions

215-046

010-029609 and 010-041996 Lehman Street, Columbus, Ohio

Being Lots Numbers Fifteen (15) and Seventeen (17) of William F. Lehman's Executors Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-29609 and 010-041996
Property Address: Lehman Street, Columbus, Ohio

010-020953 619 Lehman Street, Columbus, Ohio

Being Lot Number Nineteen (19) in William F. Lehman's Executors Subdivision of a part of Half-Section No. 27, Township 5, Range 22, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: Part of 010-20953
Property Address: 619 Lehman Street, Columbus, Ohio

010-018990 Lehman Street, Columbus, Ohio

Being Lot Number Twenty-one (21) of William F. Lehman's Executors Subdivision of part of half-section 27, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 201, Recorder's Office, Franklin County, Ohio

Auditor's Parcel No.: 010-018990
Property Address: Lehman Street, Columbus, Ohio

010-051883 627 Lehman Street, Columbus, Ohio

Being Lot Number Twenty-three (23) in W.F. LEHMAN'S EXECUTOR'S SUBDIVISION, to the said City of Columbus, as recorded therein in Plat Book 3, Page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-051883
Property Address: 627 Lehman Street, Columbus, Ohio

Legal Property Descriptions

Z15-046

010-045105 631 Lehman Street, Columbus, Ohio
010-045589 527 South Lane, Columbus, Ohio

Real property in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lot Number Twenty Five (25), and the west half of Lot No. Twenty Seven (27) of WILLIAM F. LEHMAN'S EXECUTOR'S SUBDIVISION of part of half section no. twenty seven (27), Township No. 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Parcel Nos. 010-045105-00 and 010-045589-00

Property Addresses: 631 Lehman Street, Columbus, Ohio and 527 South Lane, Columbus, Ohio

010-021162 637 Lehman Street, Columbus, Ohio

Being the East One-Half of Lot Number Twenty-Seven (27) in William E. Lehman's Executor's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-021162
Property Address: 637 Lehman Street, Columbus, Ohio

Legal Property Descriptions

Z15-046

010-039305 Jackson Street, Columbus, Ohio

Tract 1:

Being all of Lot 8 and part of Lot 7 of Michael Oestriecher et al. Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 5, Page 206, Recorder's Office, Franklin County, Ohio and being a part of Lot 13 of Joseph Schwartz Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Deed Book 32, Page 109, Recorder's Office, Franklin County, Ohio and being part of the same premises deeded to The R. & S. Construction Company in Deed book 1943, Page 643 and being more particularly described as follows:

Beginning at an iron pin at the Northeasterly corner of said Lot 8 (Southeasterly corner of Lot 6 of said Michael Oestriecher et al. Subdivision), said iron pin being in the Westerly line of 16 foot alley;

Thence in a Southerly direction, along the Westerly line of said 16 foot alley, a distance of 166.8 feet to an iron pin at the Northerly line of South Lane (28 feet wide);

Thence in a Westerly direction, along the Northerly line of said South Lane, a distance of 110.0 feet to an iron pin;

Thence in a Northerly direction, across said Lot 13, and across said Lot 7, and parallel to the Westerly line of said 16 foot alley, a distance of 167.3 feet to an iron pin in the Northerly line of said Lot 7, (Southerly line of Lot 5 of said Michael Oestriecher Et al. Subdivision);

Thence in an Easterly direction, along the Northerly line of said Lots 7 and 8 (Southerly line of said Lots 5 and 6) a distance of 110.0 feet to the place of beginning, subject however to all legal highways, and easements, and restrictions of record.

Tract 2:

Being Lot Number Six (6) of Michael Oestriecher, et al. Subdivision of Lots Number Ten (10) and Eleven (11) and part of Number Twelve (12) of Joseph Schwartz Addition to the said City (known as Petersburgh) and recorded in D.B. 32, Page 109, Recorder's Office, Franklin County, Ohio, as said Lot No. Six (6) is numbered and delineated upon the aforesaid Recorder's Office, and that portion of the vacated alleyway abutting the subject premises and described in City Council Ordinance No. 774-69 and City Council Ordinance No. 2229-83.

Tract 3:

Being Seventy (70) feet off the entire West side of Lot Number Seven (7) of MICHAEL OESTRIECHER ET AL. SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 206, Recorder's Office, Franklin County, Ohio.

Legal Property Descriptions

Z15-046

Tract 4:

Being the east one-half of Lot Number Thirteen (13) of JOSEPH SCHWARTZ'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 109, Recorder's Office, Franklin County, Ohio, EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Lot 13 of Joseph Schwartz Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 109, Recorder's Office, Franklin County, and being part of the same premises deeded to the R. & S. Construction Company in Deed Book 1943, page 643, and being more particularly described as follows:

Beginning at an iron pin at the Northeasterly corner of said Lot 8 (Southeasterly corner of Lot 6 of said Michael Oestriecher Et Al. Subdivision), said iron pin being in the Westerly line of 16 foot alley; thence in a Southerly direction along the Westerly line of said 16 foot alley, a distance of 166.8 feet to an iron pin in the Northerly line of South Lane (28 feet wide); thence in a Westerly direction, along the Northerly line of said South Lane, a distance of 110.0 feet to an iron pin; thence in a Northerly direction, across said Lot 13, and across said Lot 7, and parallel to the Westerly line of said 16 foot alley, a distance of 167.3 feet to an iron pin in the Northerly line of said Lot 7 (Southerly line of Lot 5 of said Michael Oestriecher Et al. Subdivision); thence in an Easterly direction, along the Northerly line of said Lots 7 and 8 (Southerly line of said Lots 5 and 6) a distance of 110.0 feet to the place of beginning, subject however to all legal highways, and easements, and restrictions of record.

Tract 5:

Being Lot Number Five (5) of MICHAEL OESTRIECHER ET AL. SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 206, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-39305
Address: Jackson Street, Columbus, Ohio

Legal Property Descriptions

Z15-046

010-237321 Lehman Street, Columbus, Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of William F. Lehman's Executors Subdivision (Plat Book 3, Page 201) as recorded in the Franklin County Recorder's Office, and also being a part of Lehman Street (40' wide) and being more particularly described as follows:

Beginning at the southeast corner of Lot #27 of said William F. Lehman's Executors Subdivision said corner also being on the north right-of-way line of South Lane (20 feet wide),

Thence northerly along the west right-of-way line of said Lehman Street, 413.6 to the south right-of-way line of the first alley (15 feet wide) south of Livingston Avenue,

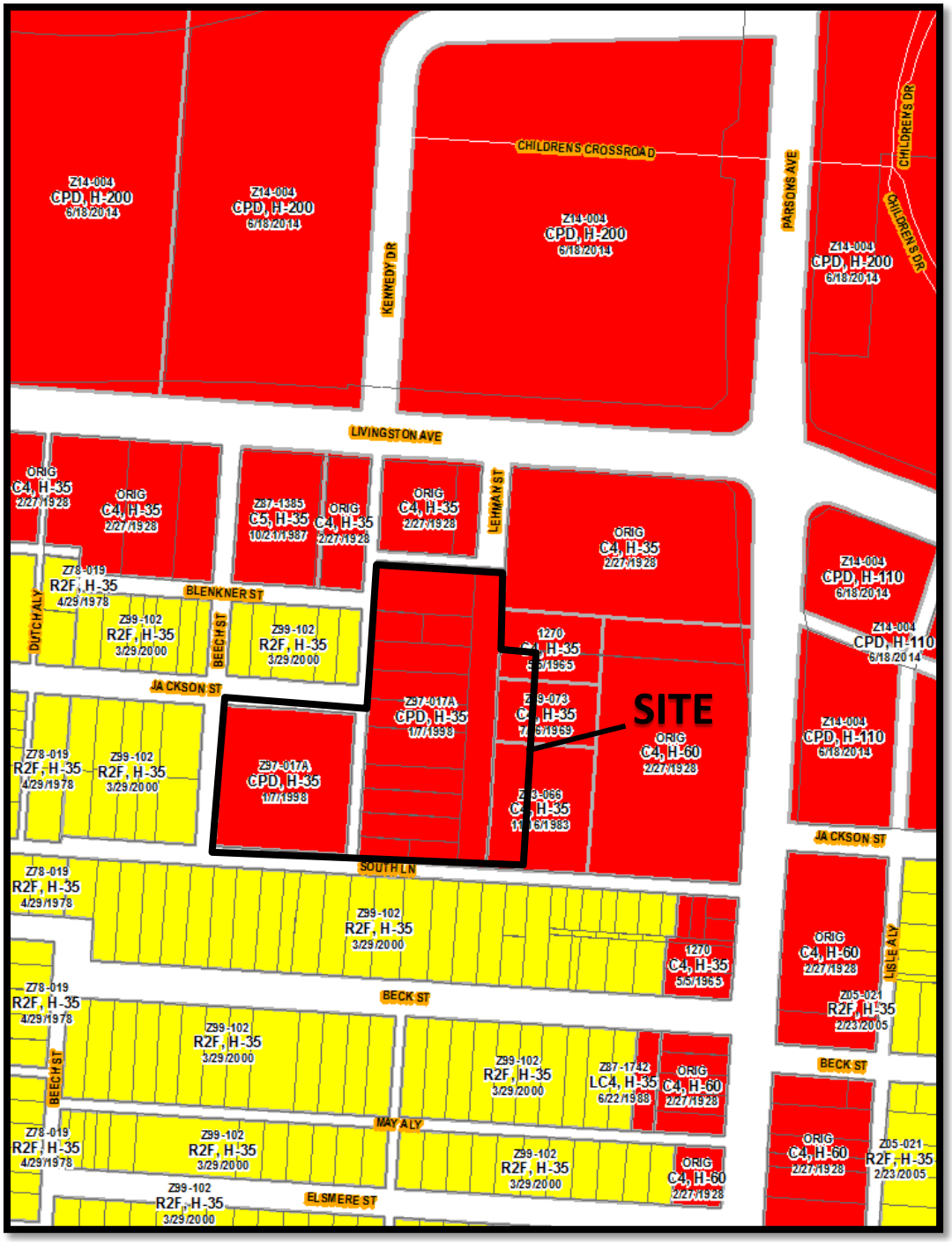
Thence easterly along said south right-of-way line, 40 feet to the northeast corner of Lot #10 of said William F. Lehman's Executors Subdivision said corner also being on the west right-of-way line of said Lehman Street,

Thence southerly along said west right-of-way line 413.6 feet to the southwest corner of Lot #28 of said William F. Lehman's Executors Subdivision said corner also being on the north right-of-way line of said South Lane,

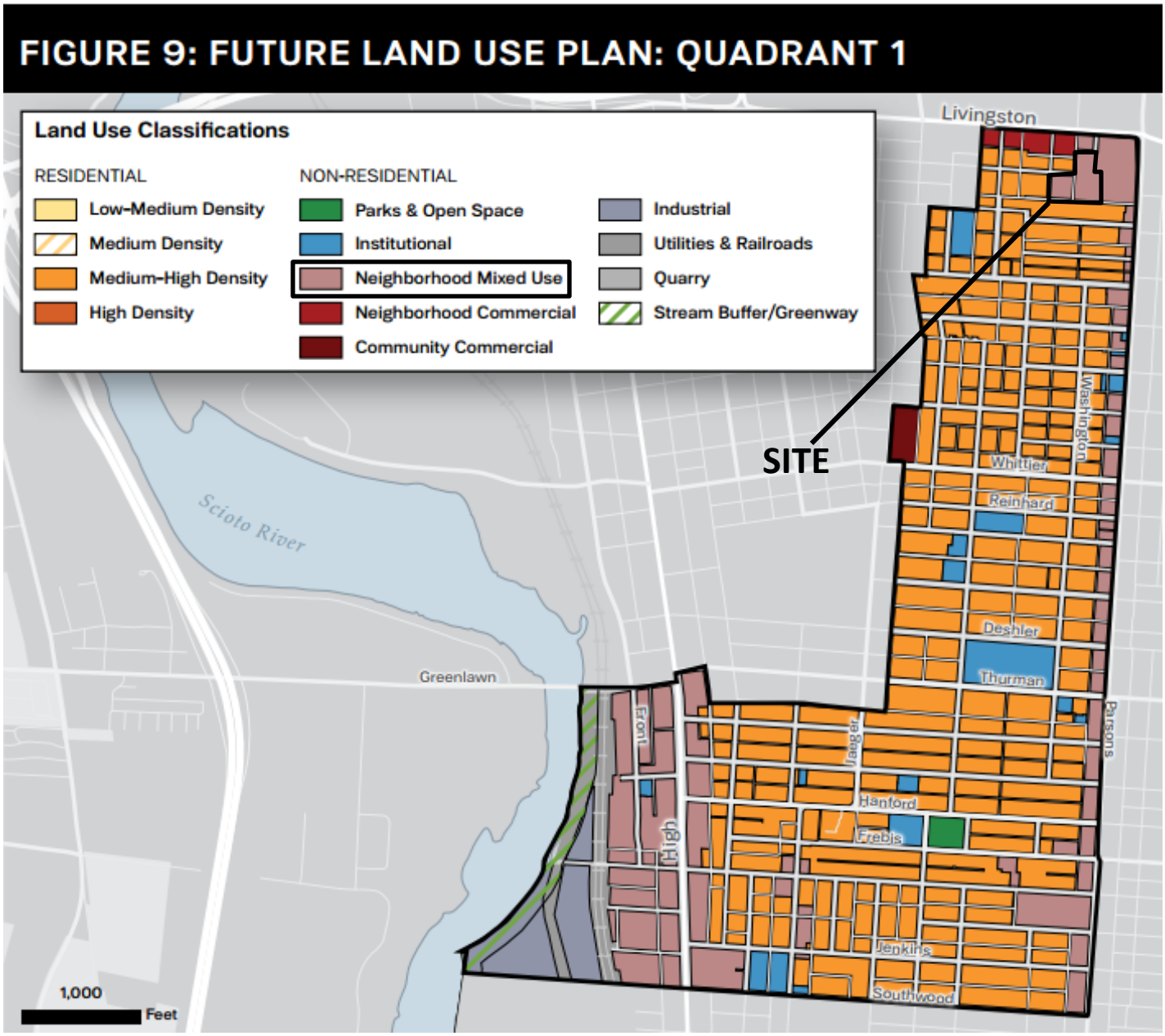
Thence westerly along the north right-of-way line of said South Lane 40 feet to the place of beginning.

Containing 0.380 acres or 16,544 square feet more or less.

Auditor's Parcel No.: 010-237321
Property Address: Lehman Street, Columbus, Ohio



Z15-046
587 Lehman Street
Approximately 2.86 acres
CPD & C-4 to AR-3



Z15-046
587 Lehman Street
Approximately 2.86 acres
CPD & C-4 to AR-3

Z15-046
587 Lehman Street
Approximately 2.86 acres
CPD & C-4 to AR-3