

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: 215-054 Date Received: 11-3-15
Application Accepted by: JB, SP Fee: \$1,800
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341
Shannon Pine; SPine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1095 LEONA AVE. Zip: 43201

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: 010-050189 & 010-021165

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

Current Zoning District(s): MANUFACTURING Requested Zoning District(s): RESIDENTIAL-R-4

Area Commission or Civic Association: MILO GROGAN AREA COMMISSION

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

CONVERT EXISTING 1ST FLOOR TO A 2 BEDROOM / BATH APARTMENT

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage: .179

APPLICANT:

Name: BRAD E. HALLEY Phone Number: 614-402-2070 Ext.: _____

Address: 640 BEAR RUN LANE City/State: LEWIS CENTER, OH Zip: 43035

Email Address: brad@homesbyaw.com Fax Number: 614-433-9190

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

Name: MTK INVESTMENTS, LLC Phone Number: 614-433-9100 Ext.: 100

Address: 640 BEAR RUN LN. City/State: LEWIS CENTER, OH Zip: 43035

Email Address: brian@homesbyaw.com Fax Number: 614-433-9190

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

Name: N/A Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Brad E Halley

PROPERTY OWNER SIGNATURE [Signature]

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

Rezoning Application

DEPARTMENT OF BUILDING
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757 Carolyn Avenue, Columbus, Ohio 43224
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AFFIDAVIT (See instruction sheet)

Application Number: 215-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BRAD E. HALLEY
of (1) MAILING ADDRESS 640 BEAR RUN LANE LEWIS CENTER, OH 43035

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 1045 LEONA AVE.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) November 3, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) MTK INVESTMENTS, LLC
640 BEAR RUN LANE
LEWIS CENTER, OH 43035

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

BRAD E. HALLEY
614-402-2070

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

(5) MILGROGAN AREA COMMISSION
MATTHEW VACCARO - ZONING CHAIR
1191 ST CLAIR AVE. COLUMBUS, OH 43201

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

Brad E. Halley

Sworn to before me and signed in my presence this 2nd day of November, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Beverly L. Kazeo

Notary Public, State of Ohio

My Commission Expires

April 25, 2010 4/28/10

My Commission Expires

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

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Please make checks payable to the Columbus City Treasurer

Brad E. Halley
640 Bear Run Lane
Lewis Center, OH 43035

MTK Investments LLC
640 Bear Run Lane
Lewis Center, OH 43035

AREA COMMISSION

Milo-Grogan Area Commission
Attn: Matthew Vaccaro – Zoning Chair
1191 St. Clair Ave.
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS

Greater Linden Homes Ltd. Partnership
562 E. Main St.
Columbus, OH 43215

MEK Investments LLC
5593 Havens Corners Rd.
Columbus, OH 43230

Kevin E. Starks Jr.
1658 Eastbrook Dr. S.
Columbus, OH 43223-3706

Spencer K. Lymon
2736 N. Glenshire Dr.
Columbus, OH 43219

Janet S. Figures
P.O. Box 27153
Columbus, OH 43227-0153

Docalavich Holdings LLC
13350 N. Silverfox Dr.
Mequon, WI 53097

Pamela Chapman
5350 E. Livingston Ave. Ste 104
Columbus, OH 43232-6807

Russell B. and Mary F. Richmond
15870 E. 13th Pl. Apt. 306 B
Aurora, CO 80011-7297

Larry M. Gray
6358 Hilmar Dr.
Westerville, OH 43082

Dora Clark
225 Edgevale Rd.
Columbus, OH 43209-1521

Mapleside Homes LLC
562 E. Main St.
Columbus, OH 43215

Jackson Stanley
1058 Leona Ave.
Columbus, OH 43201

Christiana Trust Tr
1060 E. Olmstead Ave.
Columbus, OH 43201

Debra Burbridge
1065 Leona Ave.
Columbus, OH 43201

Vonnie McDaniels
432 Skyview Lane
Lexington, KY 40511

Edward L. Smith
1664 Penfield Rd.
Columbus, OH 43227-3421

Samson O. and Veronica I. Adedapo
6158 Brenthurst Dr.
Columbus, OH 43230

Patriarch Investments LLC
14362 N. Frank Lloyd Wright Blvd
Suite 2116
Scottsdale, AZ 85260-8846

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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 # 215-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRAD E. HALLEY
of (COMPLETE ADDRESS) 640 BEAR RUN LN. LEWIS CENTER, OH 43035

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. MTK INVESTMENTS, LLC 640 BEAR RUN LANE LEWIS CENTER, OH 43035 0 EMPLOYEES BRIAN KNOPPE - 614-433-9100E100	2.
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2nd day of November, in the year 2015

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires
Beverly L. Kaze
Notary Public, State of Ohio
My Commission Expires
April 25, 2010 4/28/20

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

215-054



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: 010050189, 010050189

Zoning Number: 1045

Street Name: LEONA AVE

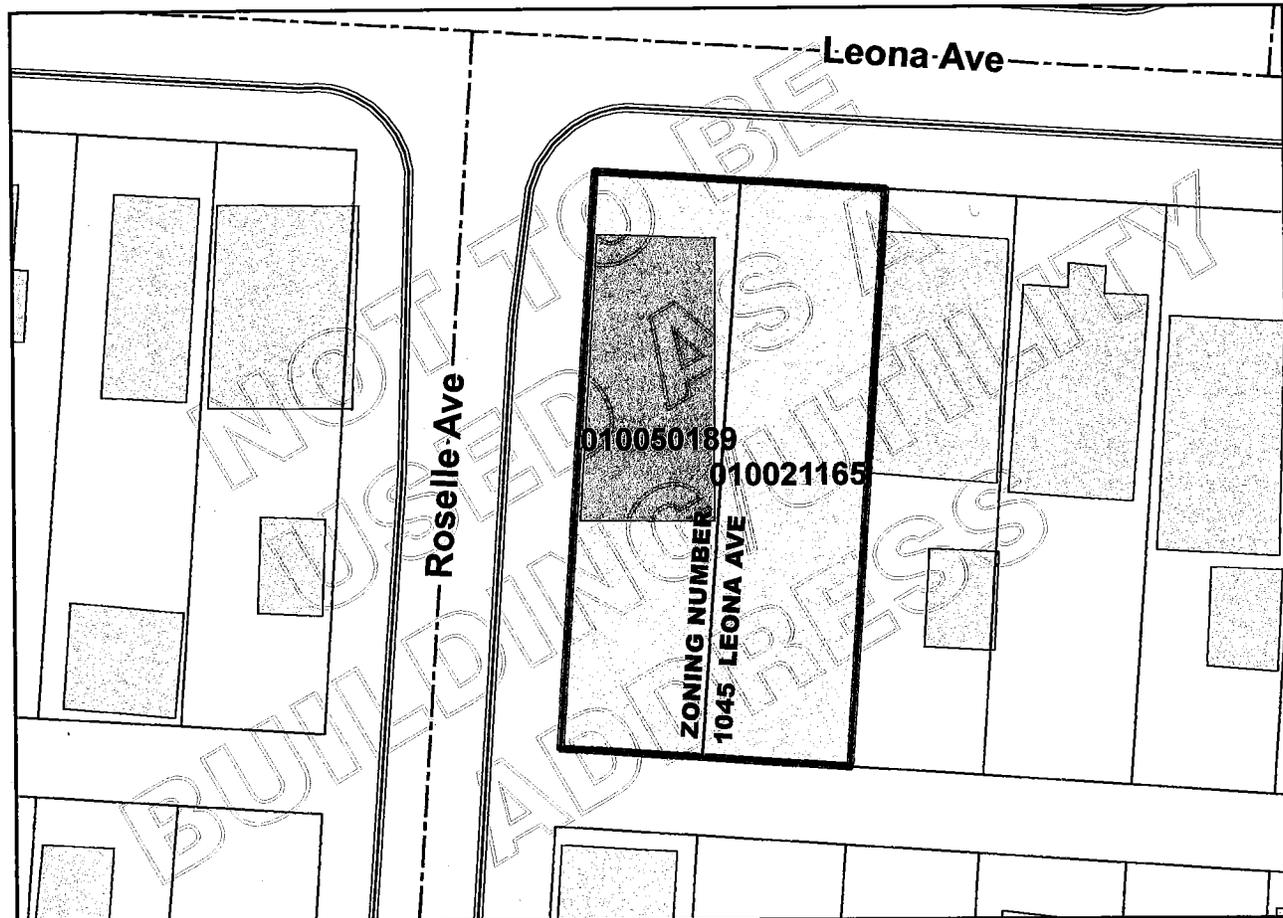
Lot Number: N/A

Subdivision: N/A

Requested By: MTK INVESTMENTS LLC. (BRAD HALLEY)

Issued By: *Richard Harrison*

Date: 10/30/2015



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 48116



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

215-054



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 6

DATE: 11/2/15



Disclaimer

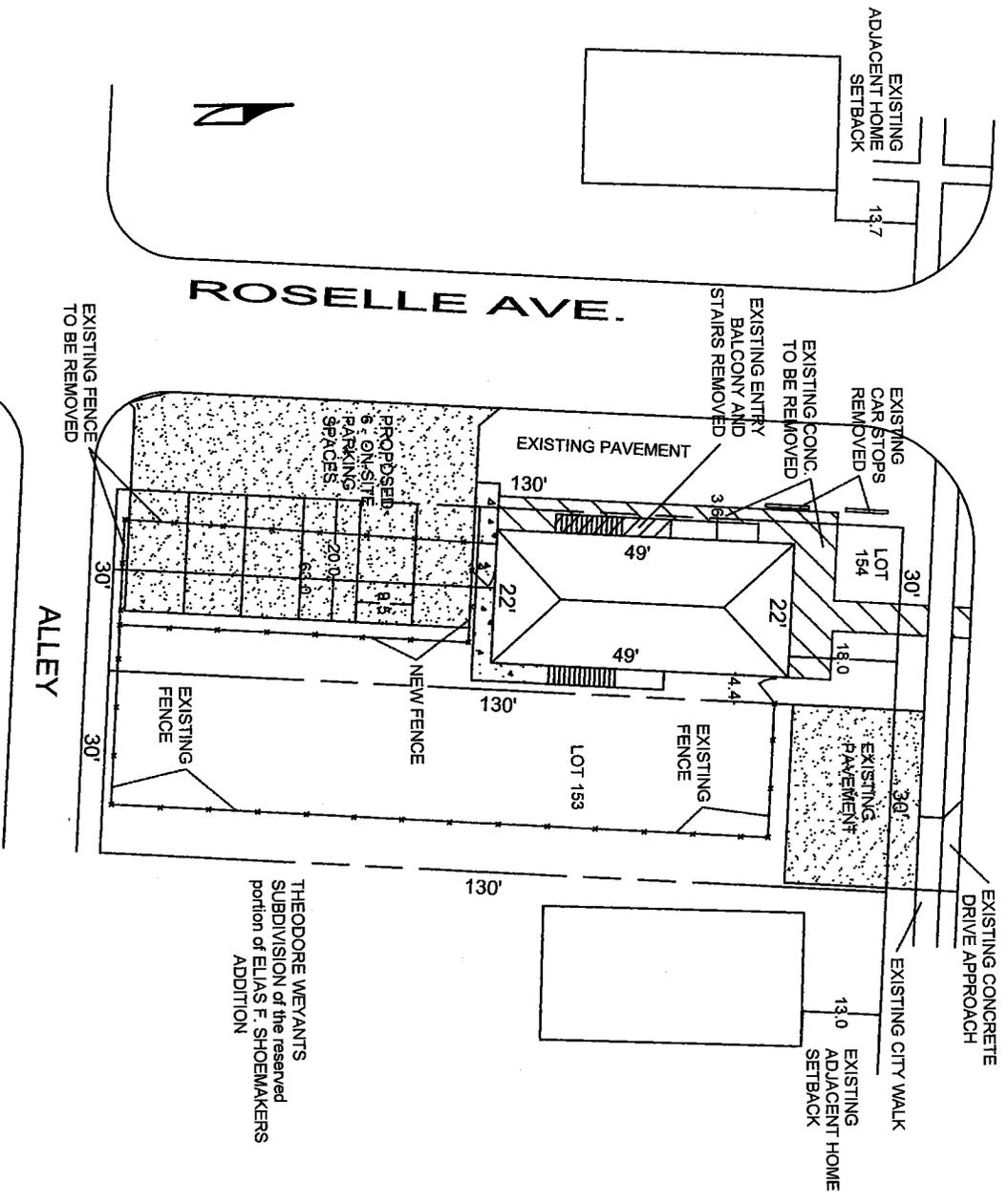
Scale = 60



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.

215-054

LEONA AVENUE



ROSELLE AVE.

ALLEY

SITE PLAN

SCALE: 1" = 30'

THEODORE MEYANTS
SUBDIVISION of the reserved
portion of ELIAS F. SHOEMAKERS
ADDITION

LEGAL DESCRIPTION

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

Parcel 1:

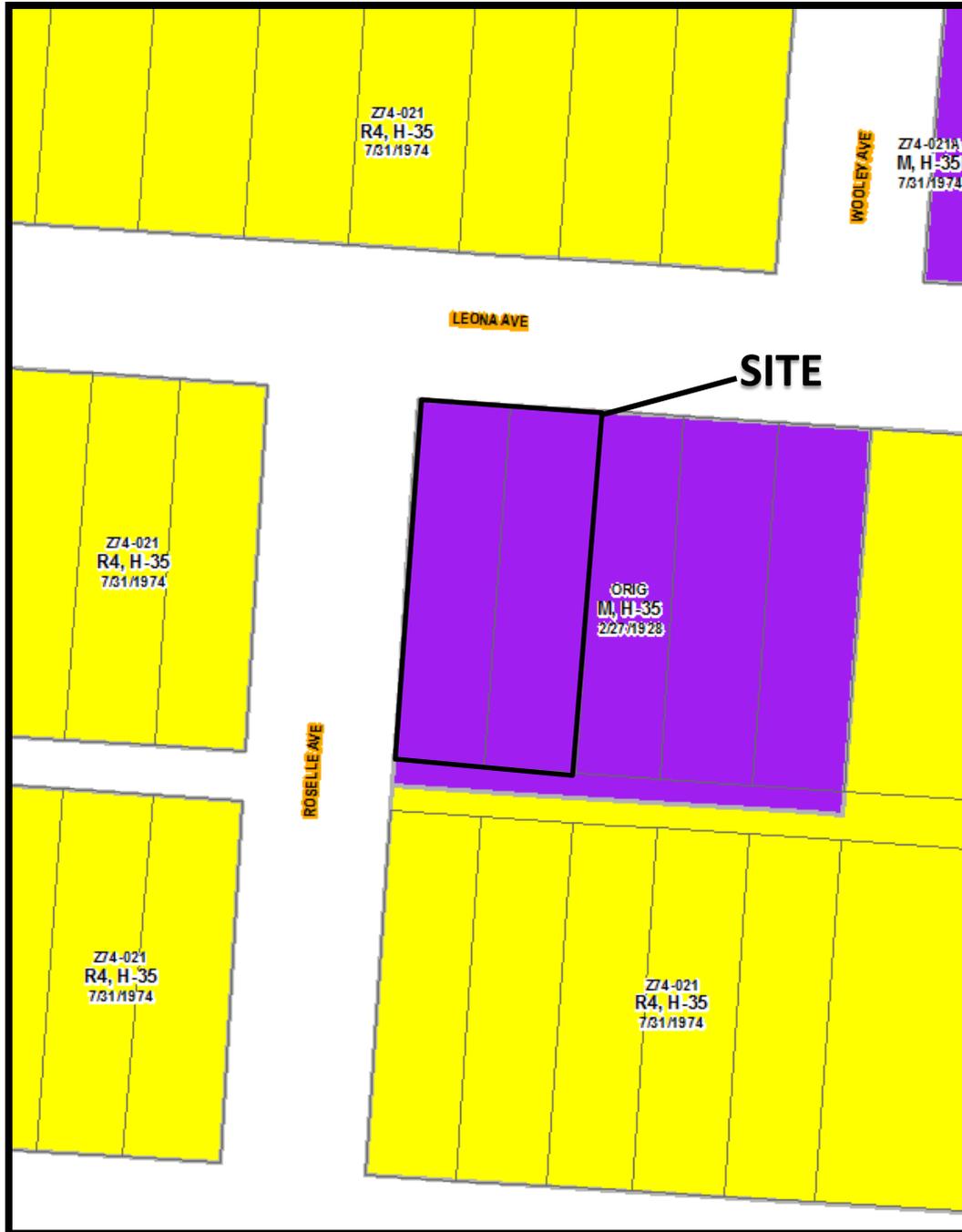
Being Lot Number One Hundred Fifty-three (153), in Theodore Weyants Subdivision of the reserved portion of Elias F. Shoemaker's Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 7 Page 194, Recorder's Office, Franklin County, Ohio.

Parcel 2:

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

Being Lot Number One Hundred Fifty-four (154), in Theodore Weyants Subdivision of the reserved portion of Elias F. Shoemaker's Addition, of City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 194, Recorder's Office, Franklin County, Ohio.

010-050189-00



Z15-054
1045 Leona Avenue
Approximately 0.18 acres
M to R-4

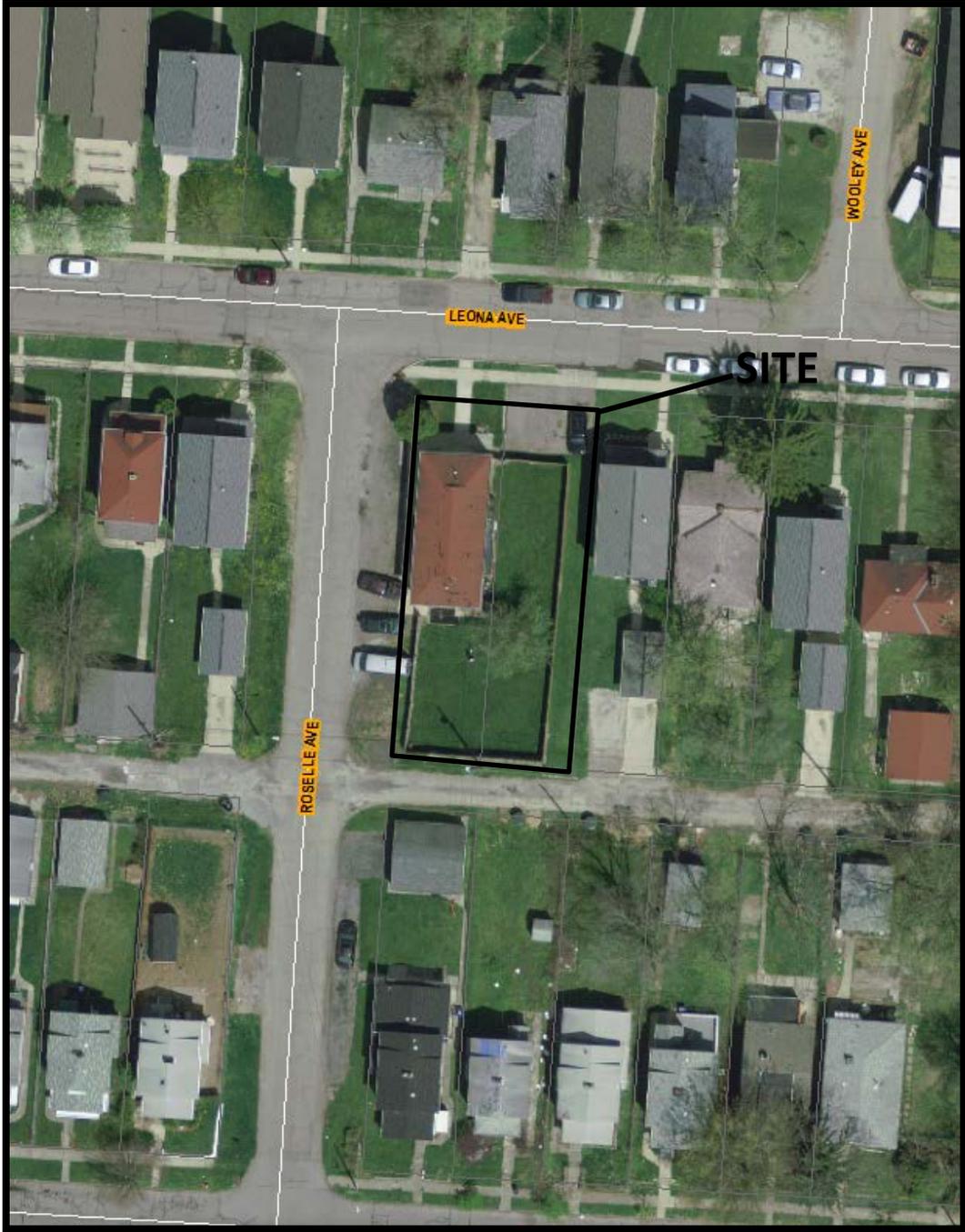
Future Land Use



- Single-family Residential
- Multifamily Residential
- Light Industrial
- Heavy Industrial
- Commercial
- Commercial/Multi-family
- Office
- Institutional
- Mixed Use
- Park
- Utility & City Owned

Map prepared by Planning Department, July 2006.

Z15-054
1045 Leona Avenue
Approximately 0.18 acres
M to R-4



Z15-054
1045 Leona Avenue
Approximately 0.18 acres
M to R-4