

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: 215-051 Date Received: 11-3-15
Application Accepted by: SP, TD Fee: \$1,980
Comments: Assigned to Tim Dietrich; 645-6665; tedietch@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1414 Broadview Avenue Zip: 43212

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: 010-059430

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

Current Zoning District(s): R-4 Requested Zoning District(s): AR-3

Area Commission or Civic Association: 5th by Northwest Area Commission

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

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 1.1 +/-

APPLICANT:

Name: Snyder Barker Acquisitions LLC Phone Number: 614-228-1727 Ext.: ---
c/o Dave Perry, David Perry Co., Inc.

Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio 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: Florence Corkwell Phillips Trust / Elizabeth M. Fagan, c/o Dave Perry Phone Number: 614-228-1727 Ext.: --

Address: David Perry Co., Inc. 145 E Rich Street, 3rd Floor City/State: Columbus, OH Zip: 43215

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

ATTORNEY AGENT (Check one if applicable): Attorney Agent

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

Address: 145 E. Rich Street, 3rd Floor 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: Florence Corkwell Phillips Trust / Elizabeth M. Fagan Trustee by David B. Plank, Agent

PROPERTY OWNER SIGNATURE: Florence Corkwell Phillips Trust / Elizabeth M. Fagan Trustee, c/o David B. Plank, 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 checks payable to the Columbus City Treasurer

Rezoning Application Z15- 051
Council Variance Application CV15- _____
1414 Broadview Avenue, Columbus, OH 43212

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

- 010-063294
- 010-059430
- 010-062921
- 010-063596
- 010-063508
- 010-063219
- 010-049873

Rezoning Application Z15- 081
Council Variance Application CV15- _____
1414 Broadview Avenue, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Florence Corkwell Phillips Trust
c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, Ohio 43015

- 2) Owais T. Rana
Omar Qaiser
2369 Dorset Road
Columbus, Ohio 43221

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-051

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 St., 3rd Fl, Columbus, OH
deposes and states that (he/she) is the applicant (agent) or duly authorized attorney for same and the following is a list of the 43215

name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 1414 Broadview 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) 11/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Florence Corkwell Phillips Trust
Elizabeth M. Fagan, Trustee
c/o Dave Perry, David Perry Company, Inc.
145 E Rich St, 3rd Floor
Columbus, Ohio 43215

See Supplemental Property
Owner List

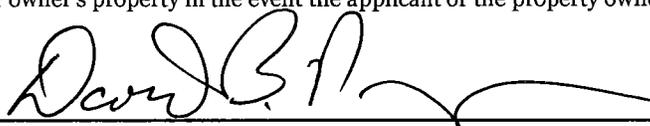
APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Snyder Barker Acquisitions LLC
c/o Dave Perry, David Perry Company, Inc.
614-228-1727

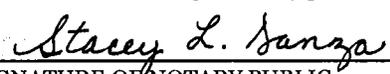
AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) 5th by Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Rd., Columbus, Ohio 43212

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 2nd day of November, in the year 2015


(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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SUPPLEMENTAL PROPERTY OWNER EXHIBIT

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c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, Ohio 43015

- 2) Owais T. Rana
Omar Qaiser
2369 Dorset Road
Columbus, Ohio 43221

EXHIBIT A, Public Notice
1414 Broadview Avenue
215- 051
October 21, 2015

APPLICANT

Snyder Barker Acquisitions, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Florence Corkwell Phillips Trust
Elizabeth m. Fagan, Trustee
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

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

COMMUNITY GROUP

5th By Northwest Area Commission
c/o Bruce McKibben, Zoning Chair
1094 Lincoln Road
Columbus, Ohio 43212

5th By Northwest Area Commission
c/o Rebecca Obester, Chair Person
1802 Kings Court, Unit C
Columbus, Ohio 43212

PROPERTY OWNERS WITHIN 125 FEET

Lindsay D. Durik
1467 Mews Court
Columbus, Ohio 43212

Thoman William James
1468 Mews Court
Columbus, Ohio 43212

Naveen V. Ramprasad
1452 Mews Court
Columbus, Ohio 43212

James F. Oberla
Rebecca M. Oberla
1068 Westwood Avenue
Columbus, Ohio 43212

1401 Broadview LLC
P.O. Box 20234
Columbus, Ohio 43220

Broadview Avenue, LLC
P.O. Box 134
Burton, Ohio 44021

Wallace F., Ackley Co.
695 Kenwick Road
Columbus, Ohio 43209

Rachel M. Kuhar, Tr
1415 Broadview Avenue
Columbus, Ohio 43212

Brian D. Myers
1458 Mews Court
Columbus, Ohio 43212

Broadview Mews, LLC
500 W. Wilson Bridge Road
Worthington, Ohio 43085

Richard A. DeRoberts
1270 Marlyn Drive
Columbus, Ohio 43220

1414 Broadview Avenue
215- 051
Exhibit A, Public Notice
Page 1 of 2, 10/21/15

Nick J. Hodak
1453 Mews Court
Columbus, Ohio 43212

Marnie L. Wagner
1454 Mews Court
Columbus, Ohio 43212

Wiley M. Woodard
1455 Mews Court
Columbus, Ohio 43212

Wagenbrenner Company, Ltd.
c/o Thomas G. Wagenbrenner
1289 Grandview Avenue
Columbus, Ohio 43212

Robbins Realty Company
939 S. High Street
Columbus, Ohio 43206

Michael Storey
1460 Mews Court
Columbus, Ohio 43212

Crosby Co., Ltd.
P.O. Box 12159
Columbus, Ohio 43212

John Mast-Finn
151 W Dominion Blvd.
Columbus, Ohio 43214

Shah Summit
1459 Mews Court
Columbus, Ohio 43212

Steven C. Cuff
1461 Mews Court
Columbus, Ohio 43212

James B. Wright
1463 Mews Court
Columbus, Ohio 43212

Tyler R. Mathews
1465 Mews Court
Columbus, Ohio 43212

Andrew K. Brandt
1462 Mews Court
Columbus, Ohio 43212

Sual Strieb
Karla L. Strieb
1464 Mews Court
Columbus, Ohio 43212

Erik J. Janas
1466 Mews Court
Columbus, Ohio 43212

Grandview Center, LLC
1395 Grandview Avenue
Columbus, Ohio 43212

Kent D. Stuckey
7720 Rivers Edge Drive, Suite 123
Columbus, Ohio 43212

ALSO NOTIFY

Florence Corkwell Phillips Trust
c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, OH 43015

Florence Corkwell Phillips Trust
c/o Jeff Florey
Wallace F. Ackley Company
695 Kenwick Road
Columbus, OH 43229

Owais T Rana
Omar Qaiser
2369 Dorset Road
Columbus, OH 43221

Jason Snyder
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Brian Barker
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Paul Pardi
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Mike Fitzpatrick
Elford Development
1220 Dublin Road
Columbus, OH 43215

Joe Sullivan
Sullivan Bruck Architects
309 S 4th Street, FL 5
Columbus, OH 43215

1414 Broadview Avenue
215- 051
Exhibit A, Public Notice
Page 2 of 2, 10/21/15

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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 # 215-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd Floor, 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. Snyder Barker Acquisitions LLC 100 W Third Ave., Suite 100 Columbus, Ohio 43201 # Columbus based employees: 0 Contact: Jason Snyder 614-746-5858</p>	<p>2. Florence Corkwell Phillips Trust Elizabeth M. Fagan, Trustee 8911 Olentangy River Road Delaware, Ohio 43015 # of Columbus based employees: 0 Contact: Jeff Florey, 614-989-4555.</p>
<p>3. Owais T. Rana Omar Qaiser 2369 Dorset Road Columbus, Ohio 43221 # of Columbus based employees: 0 Contact: Omar Qaiser, 646-377-4050</p>	<p>4. _____ -----</p>

SIGNATURE OF AFFIANT Donald Plank

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

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
This Project Disclosure expires six (6) months after the date of notarization.

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Rezoning Application Z15- 051
Council Variance Application CV15- _____
1414 Broadview Avenue, Columbus, OH 43212

Legal Description

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

All of Lot Number Fifteen (15) of GRANDVIEW, CROUGHTON AND DENMEAD'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 318, Recorder's Office, Franklin County, Ohio.

AND

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

Being part of the north one-half (1/2) of the following described premises:

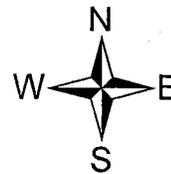
Part of Section No. 1, Township No. 1, Range No. 23., Congress Lands; being Lot Number Eighteen (18) in GRANDVIEW, CROUGHTON AND DENMEAD'S SUNBURBAN SUBDIVISION, as per plat thereof, record in Plat Book No. 4, Page 318, Recorder's Office, Franklin County, Ohio; more particularly described as follows:

Beginning at the northwest corner of said Lot No. 18; thence South along the western line of said Lot No. 18, 53.96 feet to a point; thence Eastwardly to a point on the East line of said Lot No. 18, said point being 53.81 feet South of the Northeast corner of said Lot No. 18; thence North along the east line of said lot 53.81 feet to the northeast corner of said lot, thence west along the north line of said lot to the place of beginning.

Being 1.082 acres.



City of Columbus Zoning Plat



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: 010063596

Zoning Number: 1414

Street Name: BROADVIEW AVE

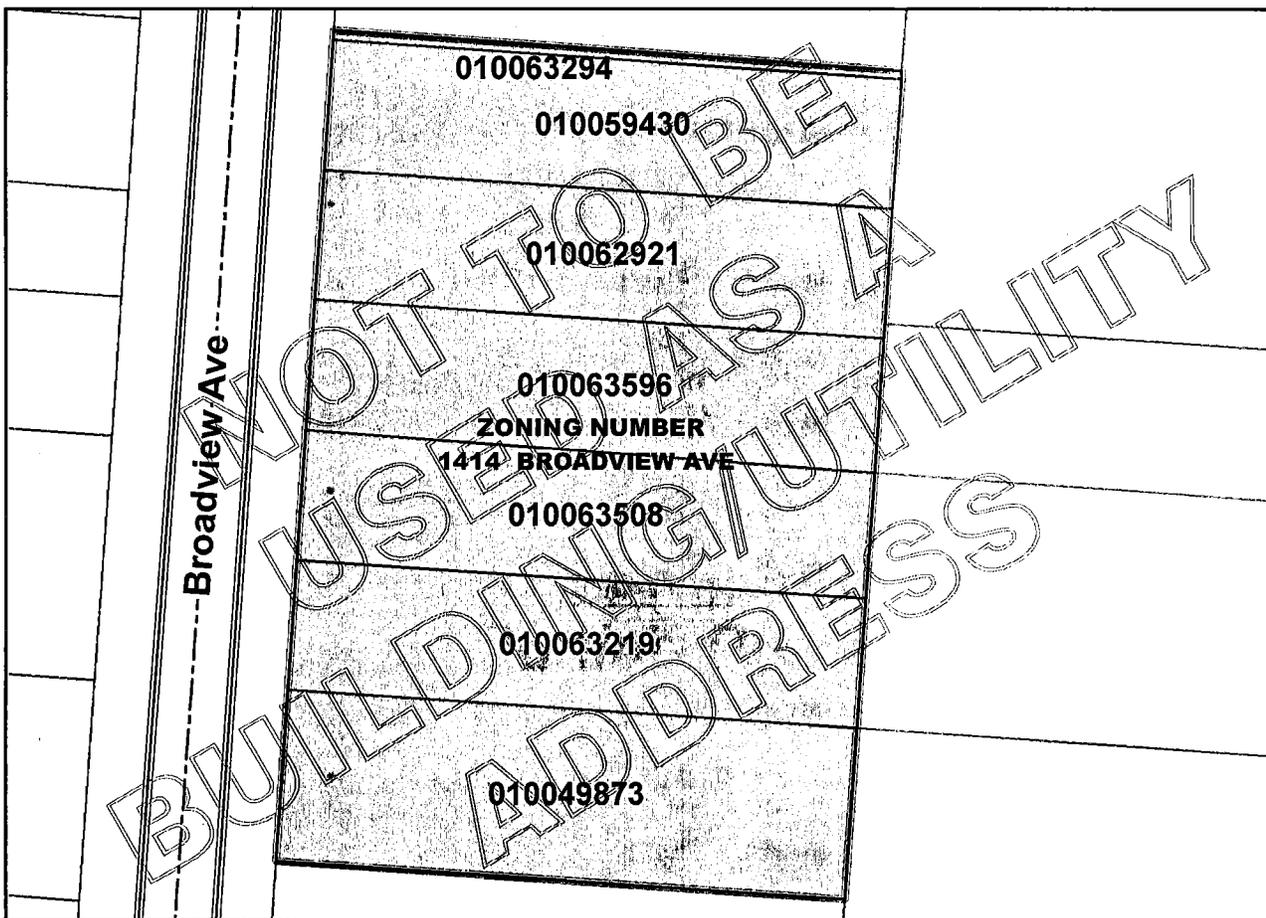
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Colyana Williams*

Date: 10/15/2015



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 46841

215-051



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/21/15



Disclaimer

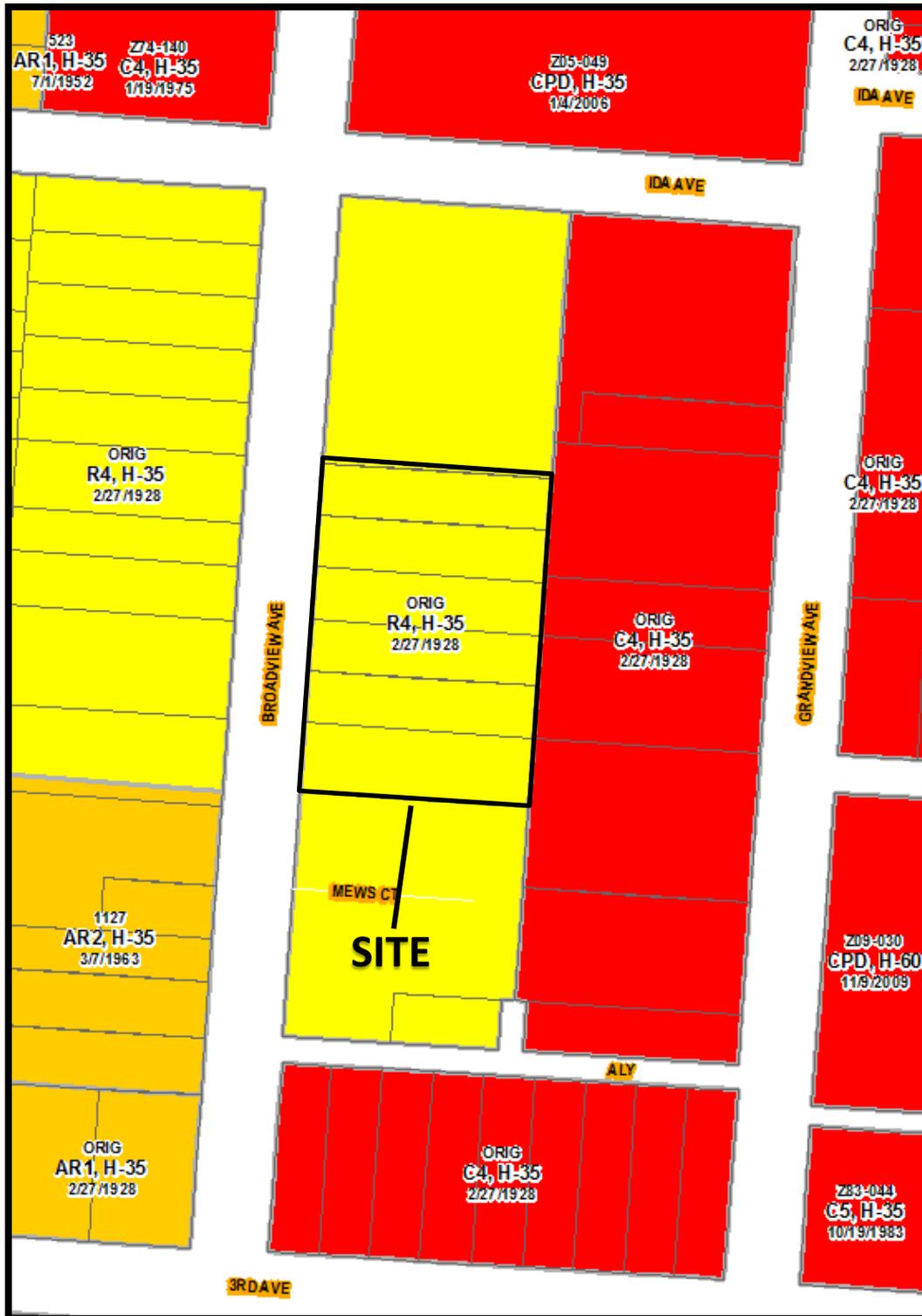
Scale = 200



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

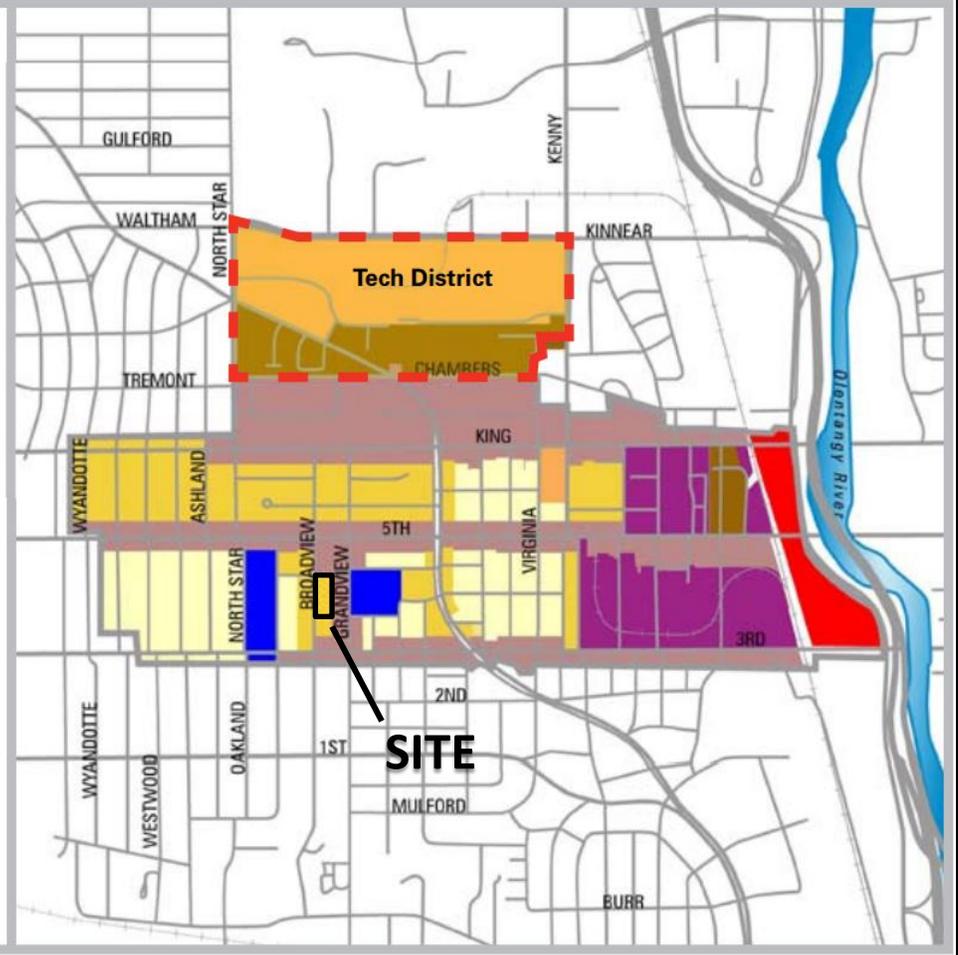
215-051



Z15-051
 1414 Broadview Avenue
 Approximately 1.1 acres
 R-4 to AR-3

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density
Mixed Residential
- Single/Two Family



Z15-051
1414 Broadview Avenue
Approximately 1.1 acres
R-4 to AR-3



Z15-051
1414 Broadview Avenue
Approximately 1.1 acres
R-4 to AR-3