



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 211-023 (11335-00000-00421)
Date Received: 8/1/11
Application Accepted By: S. Pine Fee: \$100
Comments: Assigned to Shannon Pine, 645-2200, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 812 Mansfield Avenue Zip 43219
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 010-004218

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

Current Zoning District(s) R-3 Requested Zoning District(s) M

Recognized Area Commission Area Commission or Civic Association North Central Area Commission

Proposed Use or reason for rezoning request: warehouse, applicant owns M zoned property to the north

Proposed Height District: 35' (continue on separate page if necessary)
Acreage 0.23
[Columbus City Code Section 3309.14]

APPLICANT:

Name 820 Mansfield Avenue LLC c/o Don Compton
Address 1000 Urlin Avenue City/State Columbus, Ohio Zip 43212
Phone # 325-3835 Fax # _____ Email _____

PROPERTY OWNER(S):

Name 820 Mansfield Avenue LLC c/o Don Compton
Address 1000 Urlin Avenue City/State Columbus, Ohio Zip 43212
Phone # 325-3835 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown / David Hodge - Smith & Hale LLC
Address 37 W. Broad St., Suite 725 City/State Columbus, Ohio Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE 820 Mansfield Avenue LLC By: David Hodge
PROPERTY OWNER SIGNATURE 820 Mansfield Avenue LLC By: David Hodge
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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Smith & Hale LLC, 37 W. Broad St., Suite 725, Columbus, Ohio 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 812 Mansfield 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) 8/2/11

(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) 820 Mansfield Avenue LLC

c/o Don Compton

1000 Urlin Avenue

Columbus, Ohio 43212

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

820 Mansfield Avenue

325-3835

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

(5) North Central Area Commission

Carlton Fraley

2107 Bancroft St., Columbus, Ohio 43218

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)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
9/4/15

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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211-023

**APPLICANT/PROPERTY
OWNER**

820 Mansfield Avenue LLC
1000 Urlin Avenue
Columbus, OH 43212

compton-mansfieldave.lbl (nct)
8/2/11 F:Docs/s&hlabels/2011

Samaritan Project Development Corp.
2176 Woodward Avenue
Columbus, OH 43219

Greater Linden Homes Limited
Partnership
562 East Main Street
Columbus, OH 43215

John N. Schilling
1488 Bliss Street
Columbus, OH 43219

Donald J. & Anna B. Compton
1100 Urlin Avenue
Columbus, O H 43212-3343

Josephine Palmer
795 Bassett Avenue
Columbus, OH 43219

Ronnie & Roxie Coleman
826 Taylor Avenue
Columbus, OH 43219

Nellie Mack
864 Mansfield Avenue
Columbus, OH 43219

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Spence & Elizabeth Davis
1478 Gibbard Avenue
Columbus, OH 43219

Kimberly M. Allen
1456 Bliss Street
Columbus, OH 43219

Juanita Cartharn
1494 Bycroft Road
Columbus, OH 43206

Atina Davis
815 East Whittier Street
Columbus, OH 43206

Carolyn & Gregory Napier
927 Cummington Road
Columbus, OH 43213

Douglas Kirkish
156 Briarbend Blvd.
Powell, OH 43065

Randolph & Brenda Maynard
2997 Westerville Road
Columbus, OH 43224

AREA COMMISSION

North Central Area Commissior
c/o Carlon Fraley
2107 Bancroff Street
Columbus, OH 43219

Joshua Vinder
180 West Cherokee Road
Powell, OH 43065

Bertha M. Ware
P.O. Box 161
Cave Spring, GA 30124

City of Columbus
Land Bank
109 North Front Street
Columbus, OH 43215-9006

Lucita R. & Ray A. Jones Tr.
P.O. Box 360568
Columbus, OH 43236

Jason M. Lewis
821 Bassett Avenue
Columbus, OH 43219

Domus Builders LLC
190 Stanbery Avenue
Columbus, OH 43209

Harold & Cynthia Lee
3802 Ashton Road
Columbus, OH 43227

Michael Sanders
852 Mansfield Avenue
Columbus, OH 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 # 211-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) **David Hodge**
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W. Broad St., Suite 725, Columbus, Ohio 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

1. 820 Mansfield Avenue LLC c/o Don Compton 1000 Urlin Ave. Columbus, Ohio 43212 325-3835 / 0 employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 2nd day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

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



Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 8/1/11

211-023



Disclaimer

Scale = 100



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

211-023

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: 010004218

Zoning Number: 812

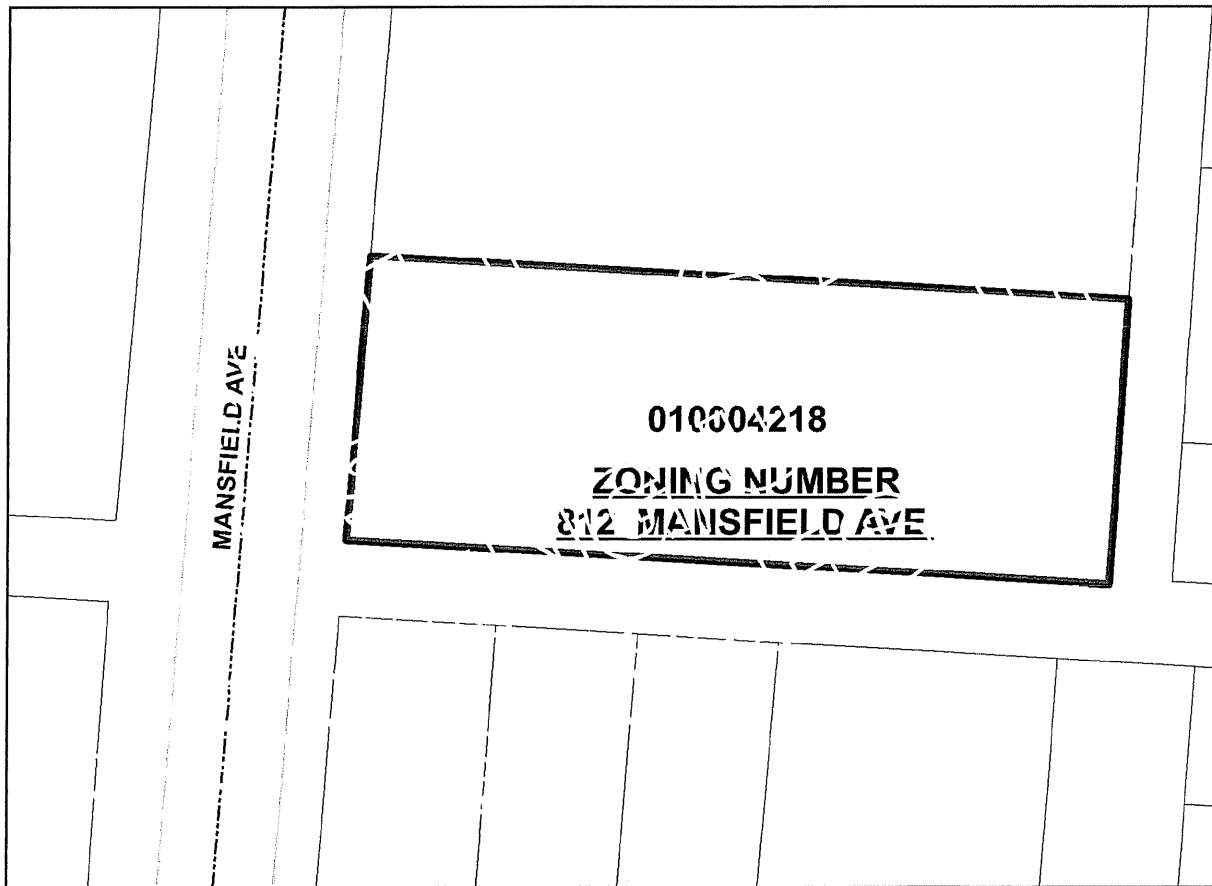
Street Name: MANSFIELD AVE

Lot Number: 129-130

Subdivision: DEVON SUB

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: Patricia A. Austin Date: 8/2/2011



SCALE: 1 inch = 40 feet

GIS FILE NUMBER:



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

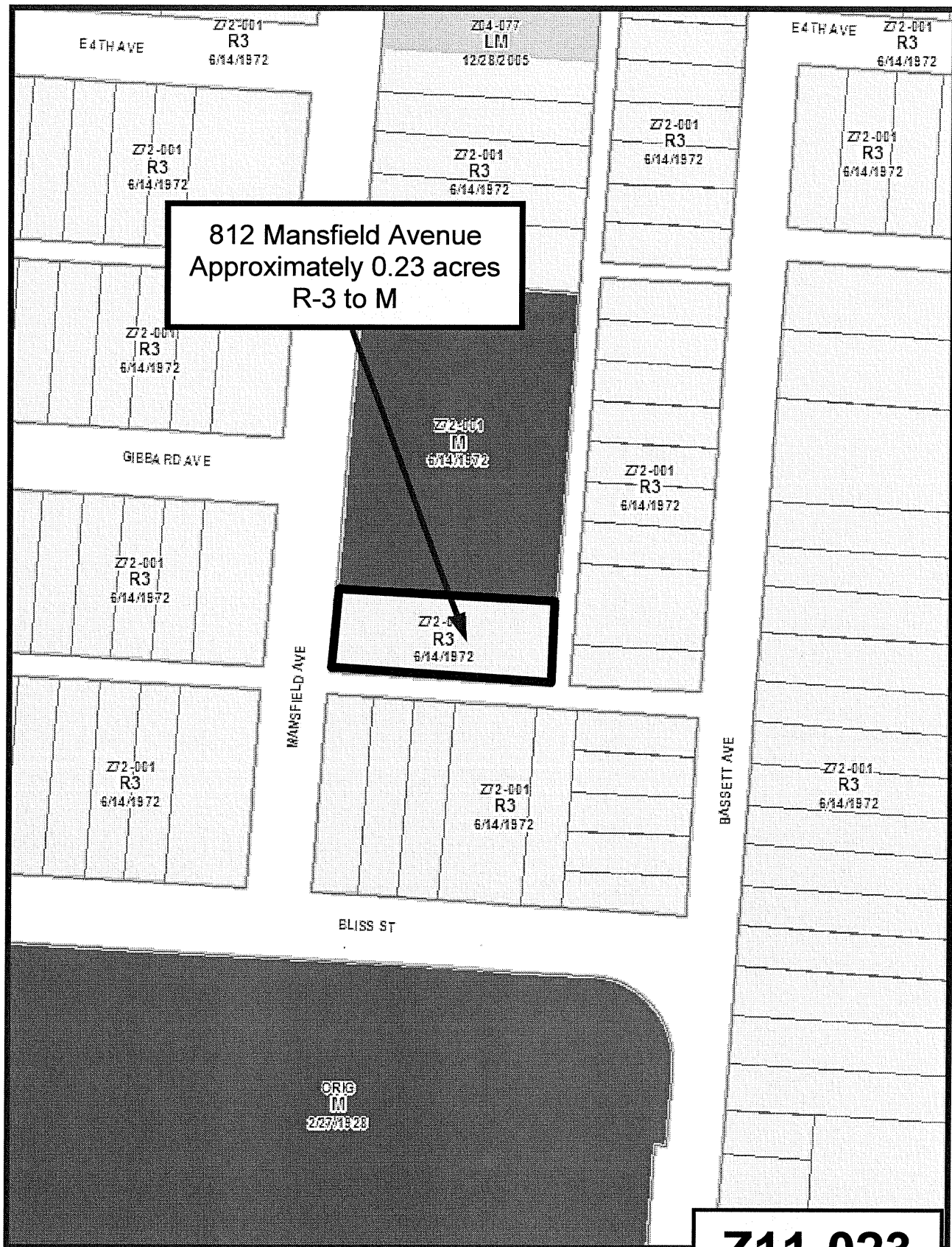
211-023

Legal Description

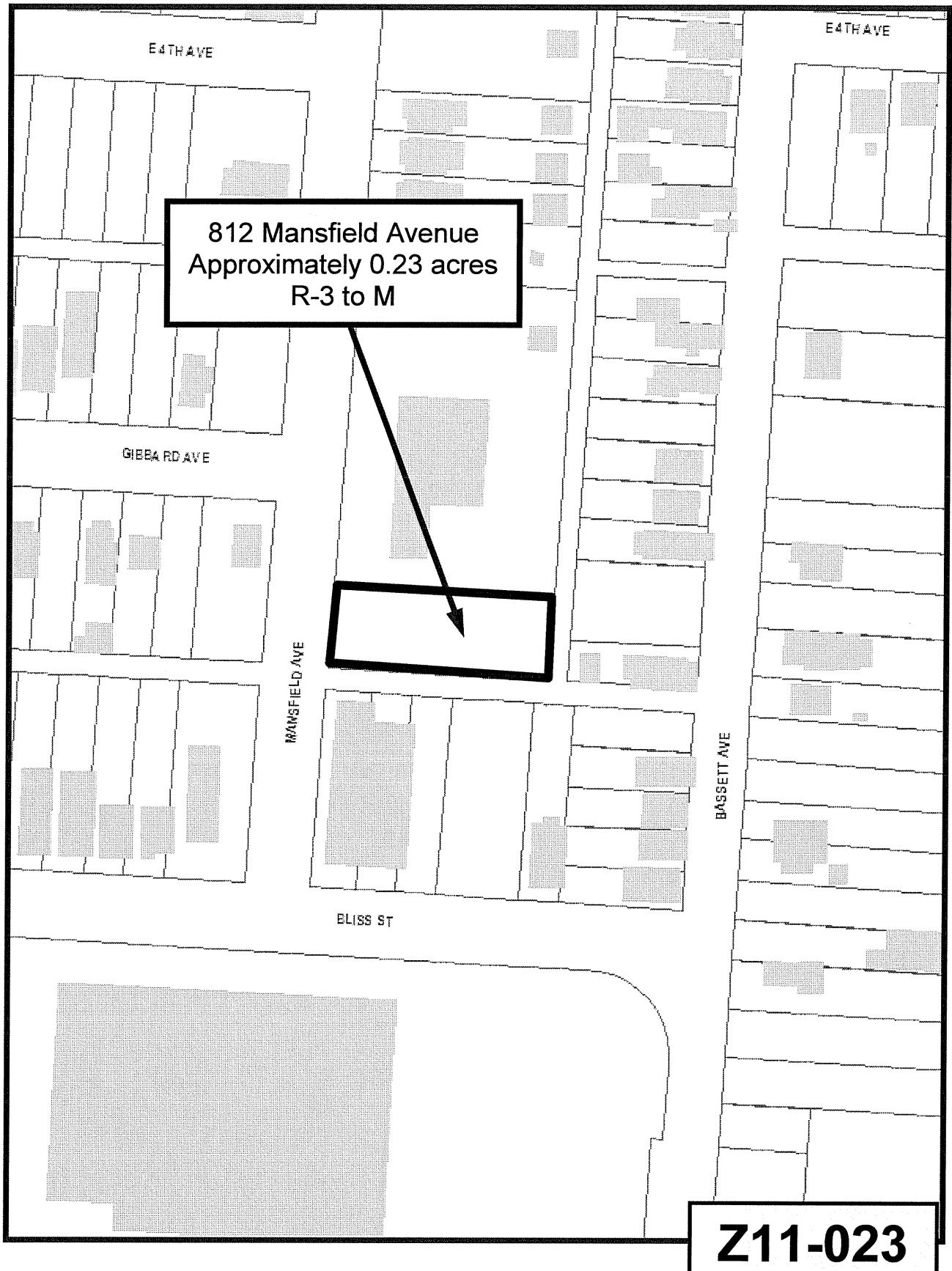
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Number One Hundred Twenty-Nine (129) and One Hundred Thirty (130) in DEVON SUBDIVISION in said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 13, Page 1, Recorder's Office, Franklin County, Ohio.

Parcel ID Number: 010-004218



Z11-023



812 Mansfield Avenue
Approximately 0.23 acres
R-3 to M

Z11-023



812 Mansfield Avenue
Approximately 0.23 acres
R-3 to M

Z11-023