



Mayor Michael B. Coleman

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 SERVICES

Application #: 214-036/14335-0000-00547
Date Received: 8/5/14
Application Accepted By: TP Fee: \$1980.00
Comments: Assigned to Toni Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1015 DENNISON AVE Zip 43201
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 010-000237
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) P-2 Requested Zoning District(s) AR-0 WITH COUNCIL VARIANCES
Area Commission or Civic Association: VICTORIAN VILLAGE COMMISSION
Proposed Use or reason for rezoning request: TO PERMIT RESIDENTIAL APARTMENTS & CONDOMINIUMS

(continue on separate page if necessary)
Proposed Height District: ~~52' LOT NO. 1 - 40' LOT NO. 2~~ 35' Acreage 1.138
(Columbus City Code Section 3309.14)

APPLICANT:

Name CONNIE J. KLEMA, ATTORNEY
Address 145 E. RICH ST 2ND FLOOR City/State COLS OH Zip 43215
Phone # 614 469 9122 Fax # N/A Email CKLEMA@PROHIO.COM

PROPERTY OWNER(S):

Name SELECT MEDICAL PROPERTY VENTURES, LLC
Address CPAC P.O. BOX 92129 City/State SOUTHLAKE TX Zip 76092
Phone # N/A Fax # N/A Email N/A
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name CONNIE J. KLEMA, ATTORNEY
Address 145 E RICH ST 2ND FLOOR City/State COLS OH Zip 43215
Phone # 614 469 9122 Fax # Email: CKLEMA@PROHIO.COM

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

APPLICANT SIGNATURE Connie J. Klema, Attorney
PROPERTY OWNER SIGNATURE Connie J. Klema, attorney, on behalf of owner
ATTORNEY / AGENT SIGNATURE Connie J. Klema, attorney

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 all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CONNIE J. KLEMA ATTORNEY
of (1) MAILING ADDRESS 145 E RICH ST 2ND FL Cols OH 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 1015 DENNISON AVE
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) 8/6/14

(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) SELECT MEDICAL PROPERTIES VENTURES, LLC
CPAC PO BOX 92129
SOUTH LAKE, TEXAS 76092

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

CONNIE J. KLEMA, ATTORNEY
614 469 9122

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

(5) VICTORIAN VILLAGE COMMISSION
JAMES A. GOUDMAN
50 W. GAY ST 1ST FLOOR
Cols OH 43215

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

(8) Connie J. Klem

Subscribed to me in my presence and before me this 5th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) James P. Goudman

My Commission Expires:

This Affidavit expires six months after date of notarization.

JAMES P. GOUDMAN, Notary Public, State of Ohio
My Commission Has No Expiration Date
Session 14702 DAG

Notary Seal Here

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 all checks payable to the Columbus City Treasurer

214-036

Connie J. Klema, Attorney
145 E. Rich Street, 2nd FL
Columbus, Ohio 43215

Select Medical Property Ventures, LLC
CPAC P.O. Box 92129
Southlake TX 76092

Aston Place TH2 LLC
29 W Third Ave
Columbus, Ohio 43201

KLMC Properties LLC
Lykens Companies
1020 Dennison Ave. Ste 102
Columbus, Ohio 43201

Nicole & Kevin Lykens
Lykens Companies
1020 Dennison Ave. Ste 102
Columbus, Ohio 43201

James Eslinger
Mary Stewart
250 Daniel Burnham Sq 505
Columbus, Ohio 43215

Reza Reyazi
Elaine Hostetler
240 W 2nd Ave.
Columbus, Ohio 43201

Lance Young
Ben Walters
969 Dennison Ave.
Columbus, Ohio 43201-3416

Alan Gecon Lin
2111 Water Crest Ln
Columbus, Ohio 43209

Carolyn & Christine Windisch
418 Westwood Ave.
Wadsworth, Ohio 44281

Randhir Sharma
975 Dennison Ave.
Columbus, Ohio 43201

William & Connie Elkins
1510 Clearglades Dr.
Wesley Chapel, FL 33543

Gary & Cynthia Stempien
5128 Wagon Wheel Ln
Columbus, Ohio 43230

Logan Smyth
1050 Hunter Ave.
Columbus, Ohio 43201

Gregg Dodd
1016 Hunter Ave.
Columbus, Ohio 43201

Jaclyn Meade
Lindsey Cardillo
1012 Hunter Ave.
Columbus, Ohio 43201

James Chen
1008 Hunter Ave.
Columbus, Ohio 43201

William McClain
1004 Hunter Ave.
Columbus, Ohio 43201

Joshua Dutcher
1002 Hunter Ave.
Columbus, Ohio 43201

Scott Kirschman
201 W. Hubbard Ave.
Columbus, Ohio 43215

McCarthy Rentals LLC
566 E. Beaumont Rd
Columbus, Ohio 43214

Lindsey Warner
174 W 2nd Ave.
Columbus, Ohio 43201

Columbia Gas of Ohio Inc.
200 Civic Center Dr/Taxes
P.O. Box 117
Columbus, Ohio 43216

Victorian Village Commisson
Attn: James A. Goodman
50 W Gay St 1st Floor
Columbus, Ohio 43215



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # 214-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FLOOR Cols 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

1. <u>BPI ASSOCIATES, LLC</u> <u>600 STONEHENGE PARKWAY</u> <u>DUBLIN OH 43017</u> <u>CONTACT LORI STRINER</u> <u>63 EMPLOYEES</u> <u>614 356 5502</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klem
Subscribed to me in my presence and before me this 5th day of August, in the year 2014
SIGNATURE OF NOTARY PUBLIC James P. Curran
My Commission Expires:

JAMES P. CURRAN
Notary Public, State of Ohio
My Commission Expires: August 2014

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

Notary Seal Here

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 all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



214-036

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: 010000237

Zoning Number: 1015

Street Name: DENNISON AVE

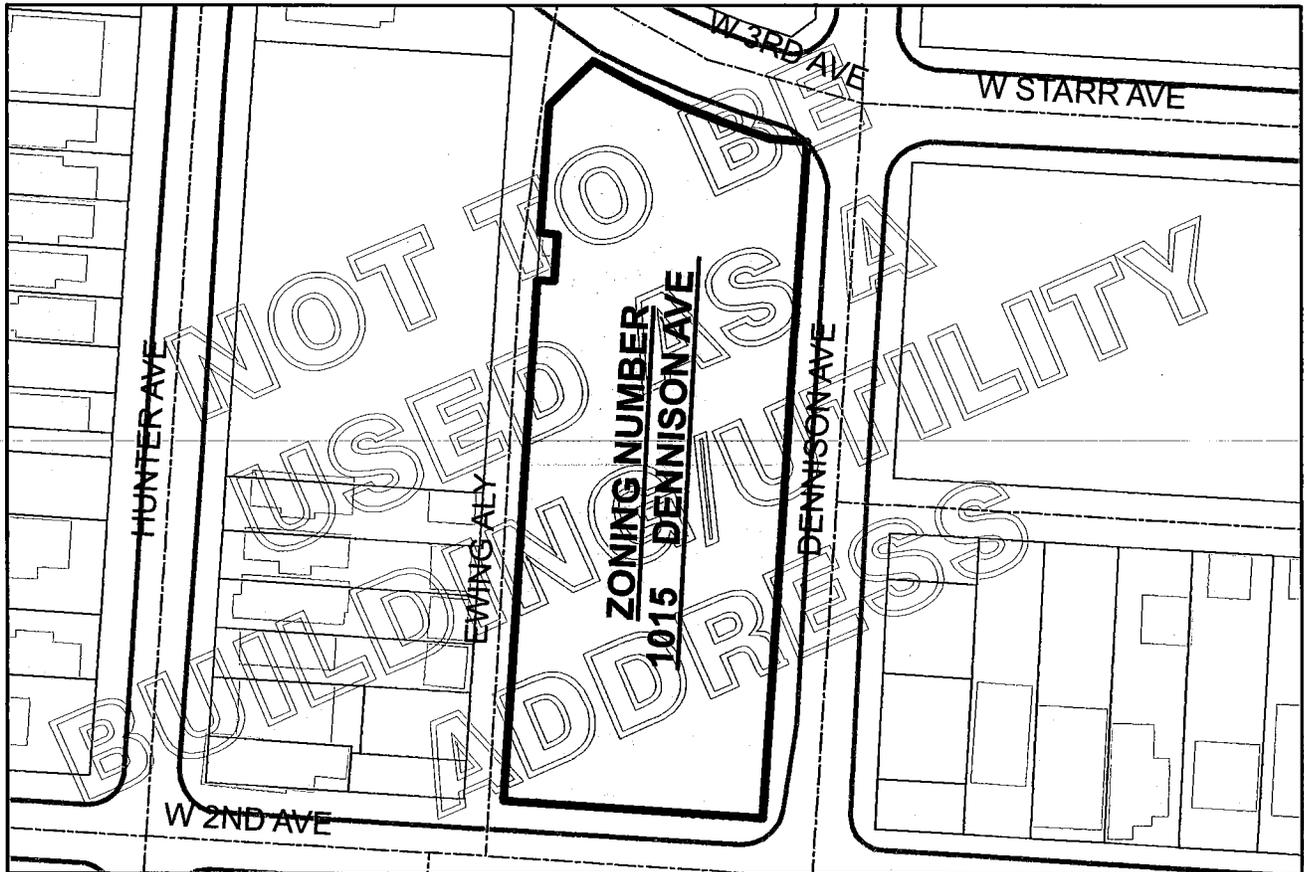
Lot Number : 2-20

Subdivision: MILLER & JOYCE SUB

Requested By: CONNIE KLEMA (ATTORNEY)

Issued By: *Adyana Anisiam*

Date: 8/5/2014



SCALE: 1 inch = 100 feet

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 21550



**1.138 ACRE TRACT ALONG HUNTER AVENUE,
BETWEEN W. THIRD AVENUE & W. FOURTH AVENUE,
CITY OF COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 5, Township 5 North, Range 22 West, Mathews Survey of the Refugee Lands and being portions of Lots Number (2), Eighteen (18), Twenty (20), Twenty-Two (22), Twenty-Four (24), all of Lots Numbers Four (4), Six (6), Eight (8), Ten (10), Twelve (12), Fourteen (14), Sixteen (16), as shown upon the plat of Miller and Joyce Addition, of record in Plat Book 2, Page 182, and a portion of an Alley north of said Lot No. 16 and south of said Lot No. 18 vacated by Ordinance No. 1564-67, said Lots Nos. 4, 6, 8, 10, 12, 14, 16 and said portion of said Lot No. 20 having been conveyed as part of Parcel I, said portion of said Lot No. 2 having been conveyed as part of Parcel II, said portion of said Lot No. 18 having been conveyed as part of Parcel III, said portion of said Lots Nos. 22 and 24 having been conveyed as part of Parcel IV and said portion of said Alley vacated by Ordinance No. 1564-67 having been conveyed as part of Parcel VIII to Doctors OhioHealth Corporation by deed of record in Instrument Number 199812100319393, all records reference to the Recorder's Office, Franklin County, Ohio and bound and described as follows:

Beginning, at a 1" I.D. iron pipe found at the intersection of the west line of Dennison Avenue (60 feet in width) with the north line of W. Second Avenue and at the southeast corner of that portion of said Lot No. 2 conveyed as Parcel II;

thence N 86° 50' 02" W along the north line of W. Second Avenue and along the south line of said Parcel II a distance of 137.00 feet to a 1" I.D. iron pipe found at the intersection of the north line of W. Second Avenue with the east line of Ewing Alley (20 feet in width) and at the southwest corner of said Parcel II;

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 2, along the west lines of said Lots Nos. 4, 6, 8, 10, 12, 14 and 16 and along a portion of a west end of said Alley vacated by Ordinance 1564-67 a distance of 276.51 feet to a P.K. nail set in the centerline of said Alley;

thence S 86° 50' 02" E along a portion of the centerline of said Alley a distance of 12.00 feet to a P.K. nail set;

thence N 03° 42' 24" E crossing said Alley, along the east line of a tract of land conveyed to The Federal Gas & Fuel Co. by deed of record in Deed Book 390, Page 132 and said line extended southerly, and crossing a portion of said Lot 18 a distance of 22.00 feet to a P.K. nail set at the northeast corner of said tract conveyed to The Federal Gas & Fuel Co.;

thence N 86° 50' 02" W crossing a portion of said Lot No. 18 and along the north line of said tract conveyed to The Federal Gas & Fuel Co. a distance of 12.00 feet to a point in a building, in the east line of said Ewing Alley and at the northwest corner of said tract conveyed to The Federal Gas & Fuel Co.;

214-036

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 18, along the west line of said Lot No. 20 and along a portion of the west line of said Lot No. 22 a distance of 69.59 feet to a drill hole set at the southerly end of a line connecting the east line of Ewing Alley with the curved southwesterly line of W. Third Avenue (50 feet in width);

thence N 31° 53' 07" E crossing a portion of said Lot No. 22 and said Lot No. 24 a distance of 29.70 feet to a drill hole set at the northerly end of said connecting line;

thence southeasterly along the curved southwesterly line of W. Third Avenue, crossing a portion of said Lot No. 24 and said Lot No. 22 and with a curve to the left, data of which is: radius = 344.96 feet, and delta = 17° 20' 26", arc length = 104.40 feet, a chord distance of 104.00 feet bearing S 67° 17' 51" E to a 3/4" I.D. iron pipe set at the northwesterly end of a line connecting the curved southwesterly line of W. Third Avenue with the west line of Dennison Avenue;

thence S 55° 10' 00" E crossing said Lot No. 22 and said Lot No. 20 a distance of 22.43 feet to a drill hole set at the southeasterly end of said connecting line, in the west line of Dennison Avenue and in the east line of said Lot No. 20;

thence S 02° 48' 42" W along the west line of Dennison Avenue, along a portion of the east line of said Lot No. 20, along the west line of said Lot No. 18, along an east end of the alley vacated by Ordinance No. 1564-67, along the east line of Lots Nos. 16, 14, 12, 10, 8, 6, 4 and a portion of the east line of Lot No. 2 a distance of 347.58 feet to the place of beginning;

containing 1.138 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird and R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, performed under his supervision in May, 1999, and May 2005. Basis of bearing is the centerline of Hunter Avenue, being assumed at N 03° 31' 56" E, and all other bearing are based upon this meridian.

214-036



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

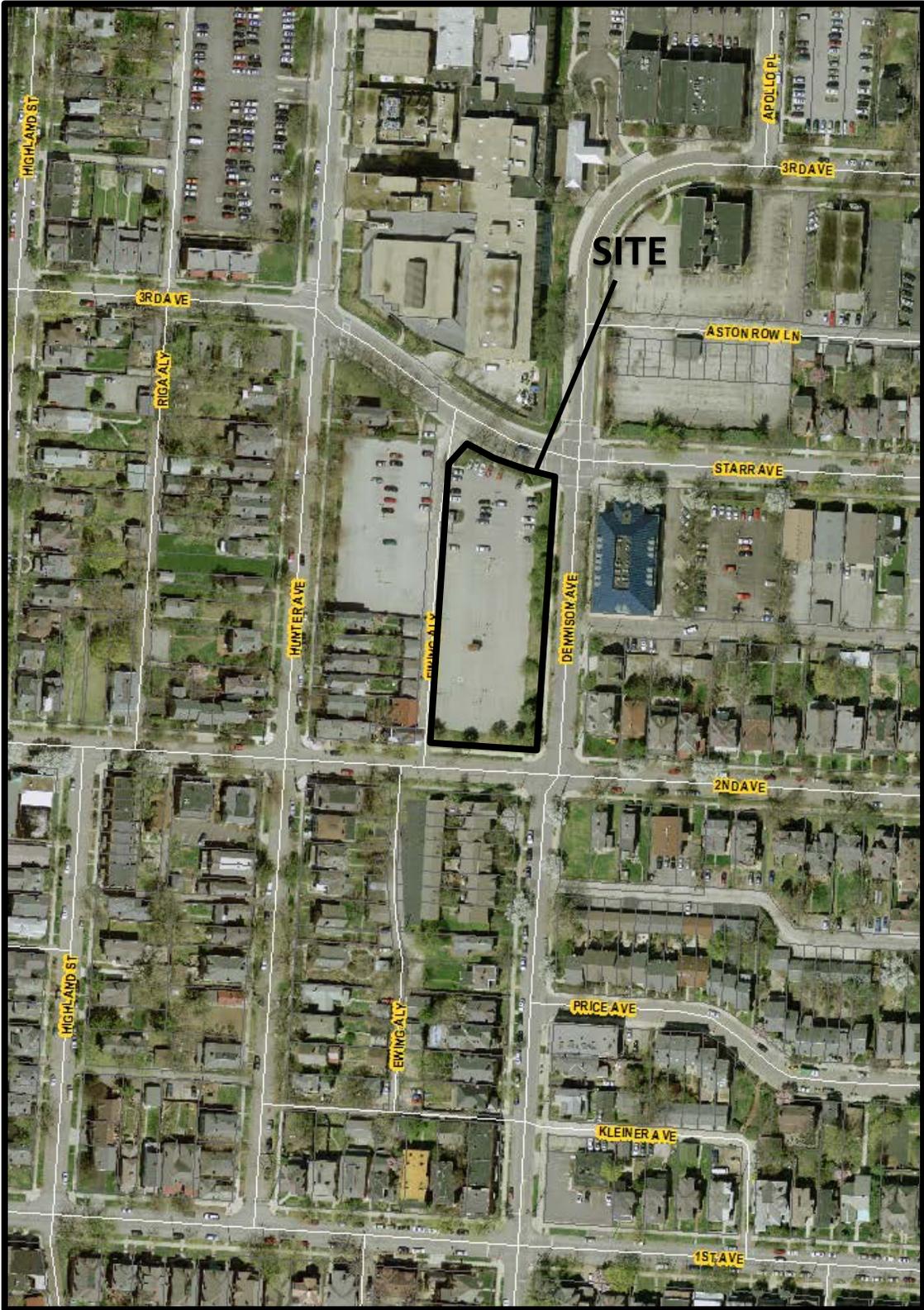
MAP ID: S DATE: 8/5/14



Disclaimer

Scale = 100
Grid North

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.



Z14-036
1015 Dennison Avenue
Approximately 1.13 acres