



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 #: 24-043/14335-0000-00629
Date Received: 9/2/14
Application Accepted By: TP+SP Fee: \$2880
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 345 E. Deshler Avenue Zip 43206
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 010-066697
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R-2F Requested Zoning District(s) AR-1, R-3
Area Commission or Civic Association: Columbus Southside Area Commission
Proposed Use or reason for rezoning request: Single family and multi-family residential
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 6.16 Ac.
[Columbus City Code Section 3309.14]

APPLICANT:

Name Homeport c/o Dave Perry, David Perry Company, Inc.
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Board of Education of the Columbus City School District D Good Dan Good Superintendent
Address 270 E. State Street City/State Columbus, OH Zip 43215
Phone # 614-365-5164 Fax # ----- Email alenzotti2999@columbus.k12.oh.us
 Check here if listing additional property owners on a separate page Anne Lenzotti, Real Estate Dept.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) Attorney Agent For Applicant

Name Donald Plank, Plank Law Firm
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Homeport by David B. Perry, Agent
PROPERTY OWNER SIGNATURE _____
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 all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-043

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 Street, FL 3, Columbus, 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 345 E. Deshler 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) 9/2/14

(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) Board of Education of the Columbus City School District
270 E. State Street
Columbus, OH 43215

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

Homeport 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) Columbus Southside Area Commission
c/o Mr. Curtis Davis, Zoning Chair
584 E. Moler Street, 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)

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this

21st day of August, in the year 2014

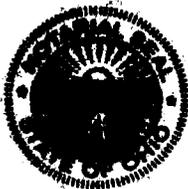
SIGNATURE OF NOTARY PUBLIC

(8) Army K. Kuhn
N/A

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Army K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Sec. 147.03 R.C.

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EXHIBIT A, Public Notice
345 E. Deshler Avenue
Z14- 043
August 21, 2014

APPLICANT

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

PROPERTY OWNER

Board of Education of the Columbus City
School District
c/o J. Daniel Good, Superintendent
270 E. State Street
Columbus, OH 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Columbus Southside Area Comm.
c/o Mr. Curtis Davis
584 E. Moler St.
Columbus, OH 43207

Columbus Southside Area Comm.
c/o Mr. Jim Griffin
507 Sheldon Ave.
Columbus, OH 43207

Merion Village Association
c/o Mr. Tony Roell
302 E. Gates Street
Columbus, OH 43206

Merion Village Association
1330 S. Fourth St.
Columbus OH 43206

PROPERTY OWNERS WITHIN 125 FEET

Robyn G. Lintner
Jason E. Lintner
342 E. Deshler Ave.
Columbus, OH 43206

Richard J. Ferris
Caroline A. Ferris
1672 Galleon Boulevard
Hilliard, OH 43206

Natalia Krasev
434 E. Deshler Ave.
Columbus, OH 43206

Timothy B. Baum,
384 E. Deshler Ave.
Columbus, OH 43206

Gloria T. Fares, TR
968 Lansmere Ln.
Columbus, OH 43220

Kenneth P. McFarren
428 Redbud Al.
Columbus, OH 43206

Benjamin A. Robinson
Megumi N. Robinson
350 E. Deshler Ave.
Columbus, OH 43206

Kerri Lilly
Christopher Hutton
389 Thurman Ave.
Columbus, OH 43206

345 E Deshler Avenue
Z14- _____
Exhibit A, Public Notice
Page 1 of 3, 8/21/14

Malvin E. Long, AFDT
393 Thurman Ave.
Columbus, OH 43206

Richard E. Wheeler
335 Thurman Ave.
Columbus, OH 43206

Thomas T. Calhoun, II
Keith H. Brooks
2950 Linkbury Ln.
Columbus, OH 43221

Ulysses S. Thompson, Jr.
Mary E. Thompson
345 Thurman Ave.
Columbus, OH 43206

Ronald E. Betz, TR
Michael J. Kibbey, TR
319 Thurman Ave.
Columbus, OH 43206

Cyrus J. Moser
380 E. Deshler Ave.
Columbus, OH 43206

Seth B. Martin
Christopher J. Equizi
327 Thurman Ave.
Columbus, OH 43206

Angela Williams-Gebhardt
Sam Gebhardt
3103 S. Halm Ave.
Los Angeles, CA 90034

Robert A. Fernandez
383 Thurman Ave.
Columbus, OH 43206

Margaret M. Engle
432 E. Redbud Al.
Columbus, OH 43206

Julia F. Sherman
422 Thurman Ave.
Columbus, OH 43206

James H. Alge
1156 S. Washington Ave.
Columbus, OH 43206

Louie Enterprises LLC
12710 W. Bank Dr. NE
Millersport, OH 43046

Stephan L. Monaghan
Phyllis M. Monaghan
PO Box 44
Pickerington, OH 43147

Kevin J. Reis
302-304 E. Thurman Ave.
Columbus, OH 43206

Margaret M. Reeber
Thomas Bukowski
323 Thurman Ave.
Columbus, OH 43206

Todd Roeth
Claire Roeth
300 E. Thurman Ave.
Columbus, OH 43206

Chandler H. Mercer
Robert D. Podlogar
376 E. Deshler Ave.
Columbus, OH 43206

Leigh A. Wolf
Michael R. Wolf, TR
379 Thurman Ave.
Columbus, OH 43206

Roger N. & Janey L. Noble
356 E. Deshler Ave.
Columbus, OH 43206

James G. Meier
Janette S. Meier
396 E. Deshler Ave.
Columbus, OH 43206

Scott Hollander
399 Thurman Ave.
Columbus, OH 43206

Christopher A. Wheeler
427 Deshler Ave.
Columbus, OH 43206

Elizabeth Morgan Lee
Tan Nguyen
431 Deshler Ave.
Columbus, OH 43206

Abraham Alexander
289 E. Whittier Street
Columbus, Oh 43206

Summerfield Homes LLC
88 E. Broad Street
Columbus, OH 43215

James G. Meier
Janette S. Meier
396 E. Deshler Ave.
Columbus, OH 43206

Christopher R. Boggs
Chelsea L. Boggs
400 E. Deshler Ave.
Columbus, OH 43206

Mark H. Greiner
Cynthia A. Greiner
326 E. Deshler Ave.
Columbus, OH 43206

345 E Deshler Avenue
Z14-043
Exhibit A, Public Notice
Page 2 of 3, 8/21/14

Ray C. Harrison
315 Thurman Ave.
Columbus, OH 43206

Patricia S. Thomas
Norwood D. Thomas
373 Thurman Ave.
Columbus, OH 43206

Jeff T. Robinson
Monica K. Robinson
346 E. Deshler Ave.
Columbus, OH 43206

Sharon Lynn Properties LLC
410 Deshler Ave.
Columbus, OH 43206

Joseph P. Ratajczak
Elizabeth J. Keller
404 E. Deshler Ave.
Columbus, OH 43206

Maria Duque
426 Thurman Ave.
Columbus, OH 43206

Michael S. McConahay
Carol P. McConahay
367 Thurman Ave.
Columbus, OH 43206

Karen A. Musick
296 E. Thurman Ave.
Columbus, OH 43206

Ohio Bell Telephone Co.
Room 36-M-01
1 SBC Center
St. Louis, MO 63101

Demetra Stefanidis
363 Thurman Ave.
Columbus, OH 43206

Lynn A. Willhite
418 Thurman Ave.
Columbus, OH 43206

Diane D. Crider
437 Deshler Ave.
Columbus, OH 43206

James M. Meeker, AFDT
414 E. Deshler Ave.
Columbus, OH 43206

Thurman Avenue M E Church
415 Thurman Ave.
Columbus, OH 43206

Bonnie J. Ackerman
309 E. Deshler Ave.
Columbus, OH 43206

Joseph J. Maly
338 E. Deshler Ave.
Columbus, OH 43206

Jason W. Reece
1148 S. Washington Ave.
Columbus, OH 43206

Kevin A. McGrory
Charles P. Weatherford
299 Thurman Ave.
Columbus, OH 43206

Also Notify

George Tabit
Homeport
562 E Main Street
Columbus, OH 43215

Kolby Turnock
CASTO
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

Joseph W. Sullivan
Sullivan Bruck Architects, Inc.
309 South Fourth Street
Columbus, OH 43215

Justin Metzler
Homeport
562 E Main Street
Columbus, OH 43215

Brian Quakenbush
EMHT
5500 New Albany Road
Columbus, Ohio 43054

Bob Leighty
1280 South Fourth Street
Columbus, OH 43207.000

345 E Deshler Avenue
Z14-043
Exhibit A, Public Notice
Page 3 of 3, 8/21/14



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 # 214-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

1. Homeport 562 E. Main Street Columbus, OH 43215 # Columbus Employees: 65 George Tabit (614) 221-8889	2. CASTO 250 Civic Center Drive, Suite 500 Columbus, OH 43215 # Columbus Employees: 200 Kolby Turnock (614) 744-3443
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 21st day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Amy K. Kuhn

My Commission Expires:

N/A

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

Notary Seal Here



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO

Application information will result in the rejection of this submittal.
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



214-043

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: 010066697

Zoning Number: 345

Street Name: E DESHLER AVE

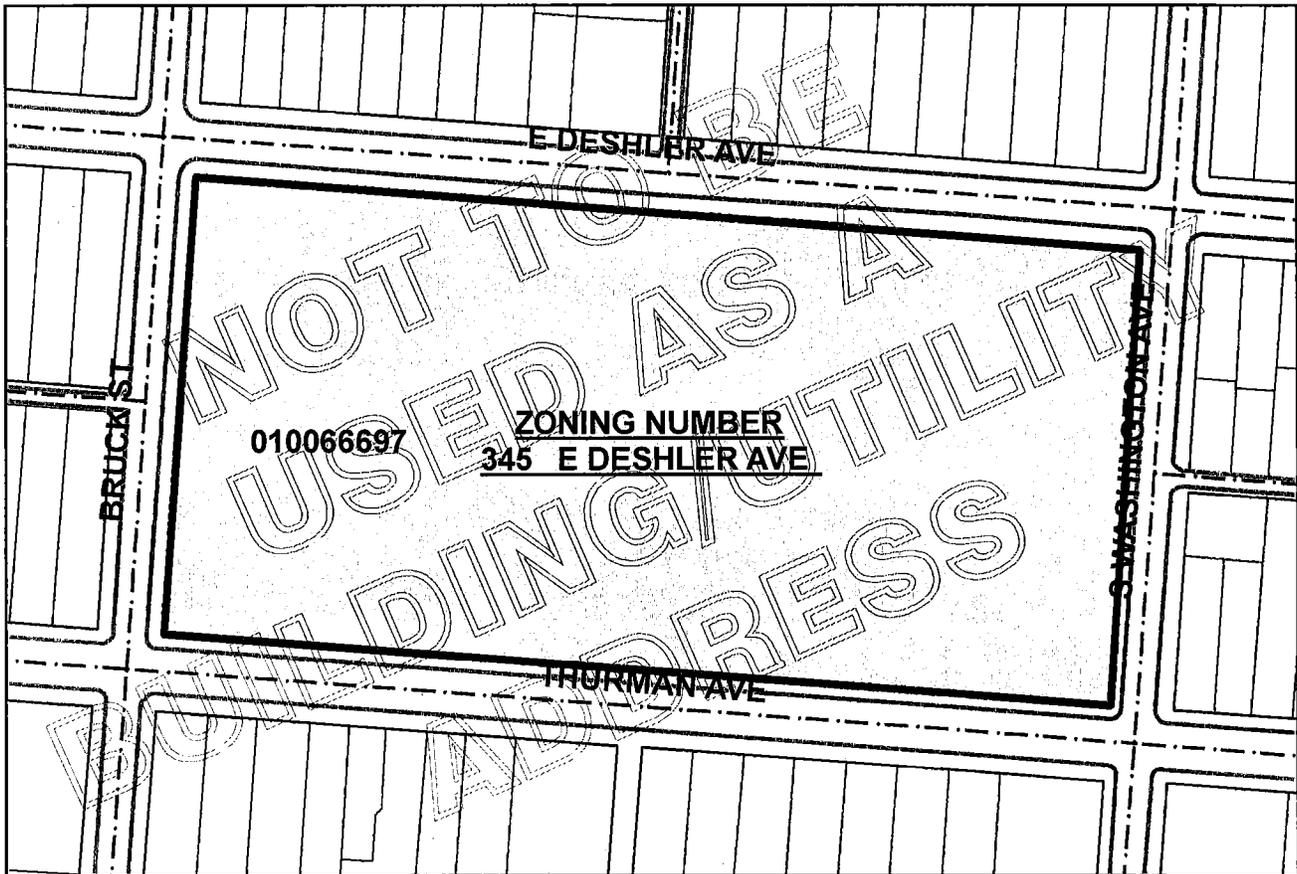
Lot Number 1-36 & VAC AL

Subdivision: DESHLER THURMAN & BENNETT

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

Issued By: Patricia Austin

Date: 2/12/2014



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 17381



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

Z14- 043
CV14- 044
345 E Deshler Avenue

2.67 Acres, R-2F to R-3

**ZONING DESCRIPTION OF
2.67 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being Lots 11 thru 18 and Lots 29 thru 36, inclusive, and part of Lots 10 and 28 of that subdivision entitled "Deshler Thurman & Bennett's", of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 1104-76 and part of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 337-68, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 18 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the westerly right-of-way line of South Washington Avenue;

Thence South 04° 12' 24" West, with said westerly right-of-way line, the easterly line of said subdivision, a distance of 358.30 feet to the southeasterly corner of Lot 36 of said subdivision, being the intersection of said westerly right-of-way line with the northerly right-of-way line Thurman Street;

Thence North 85° 45' 21" West, with the northerly right-of-way line of said Thurman Street, a distance of 325.00 feet to a point;

Thence North 04° 12' 24" East, across said subdivision and vacated alley, a distance of 358.27 feet to a point in said southerly right-of-way line;

Thence South 85° 45' 37" East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 325.00 feet to the POINT OF BEGINNING, containing 2.67 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Z14- 043
CV14- 044
345 E Deshler Avenue

3.49 Acres, R-2F to AR-1

**ZONING DESCRIPTION OF
3.49 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being all of Lots 1 thru 9 and Lots 19 thru 27, inclusive, and part of Lots 10 and 28 of that subdivision entitled "Deshler Thurman & Bennett's", of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 32258, part of that portion of Red Bud Alley and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 337-68 and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 563-53, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 1 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the easterly right-of-way line of Bruck Street;

Thence South 85° 45' 37" East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 424.80 feet to a point;

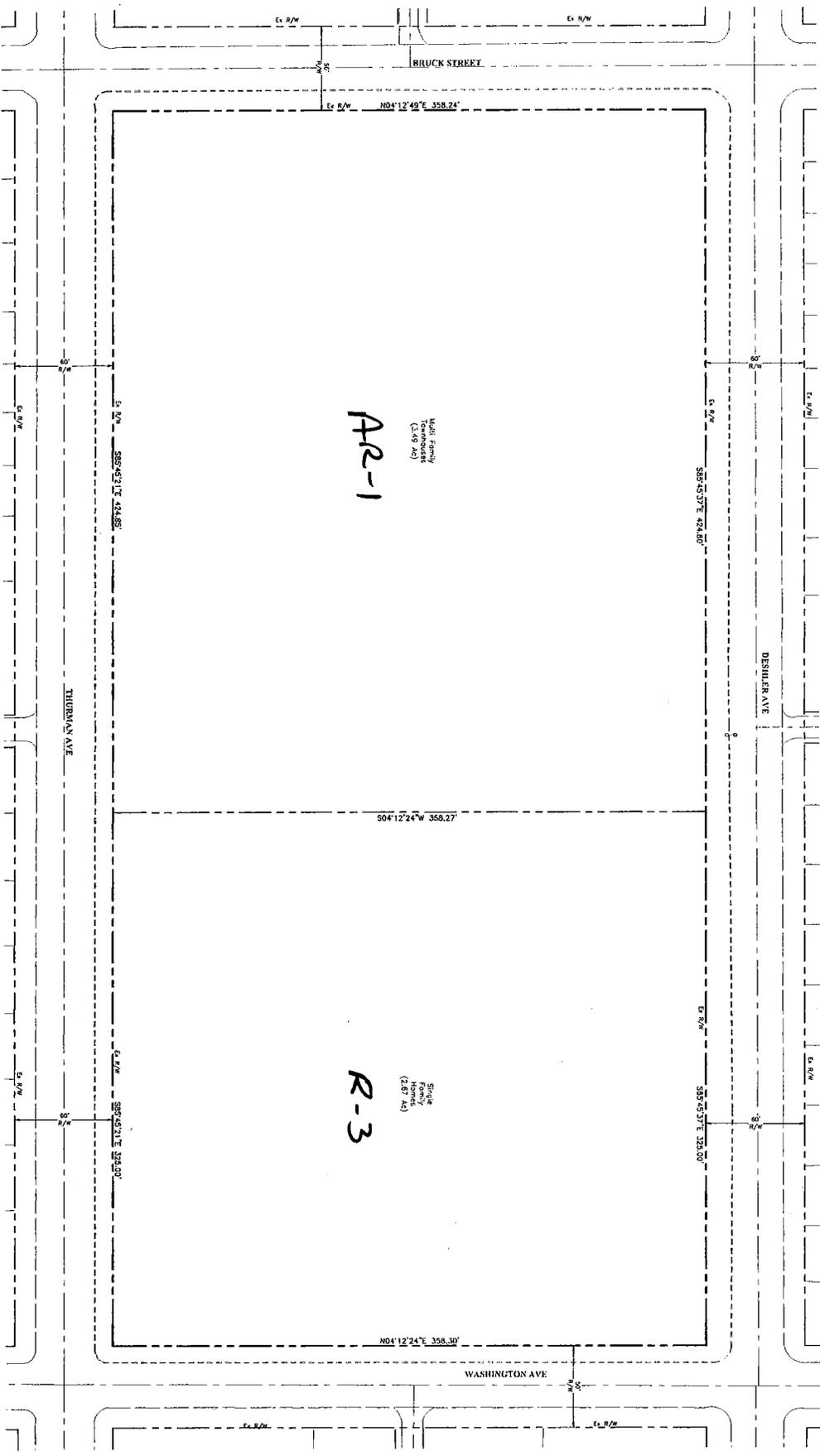
Thence South 04° 12' 24" West, across said subdivision and vacated alley, a distance of 358.27 feet to a point in the northerly right-of-way line of Thurman Street;

Thence North 85° 45' 21" West, with said northerly right-of-way line, a distance of 424.85 feet to the southwesterly corner of Lot 19 of said subdivision, being the intersection of said northerly right-of-way line with said easterly right-of-way line;

Thence North 04° 12' 49" East, with said easterly right-of-way line, a distance of 358.24 feet to the POINT OF BEGINNING, containing 3.49 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

214-043



R-2-1

R-3



DATE September 2, 2014	SCALE 1" = 30'	DRAWN 2014-11-18	SHEET 1/1	<p>EMHT Every, MacFarland, Hamilton & Tison, Inc. Engineers • Surveyors • Architects • Planners 20700 Albany Road, Columbus, OH 43241 Phone: 614.775.5200 Fax: 614.775.5204 www.emht.com</p>	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PARCEL EXHIBIT FOR BARRETT SCHOOL REDEVELOPMENT	HOMEPORT	REVISIONS		
							MARK	DATE	DESCRIPTION

214-043



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 8/15/14



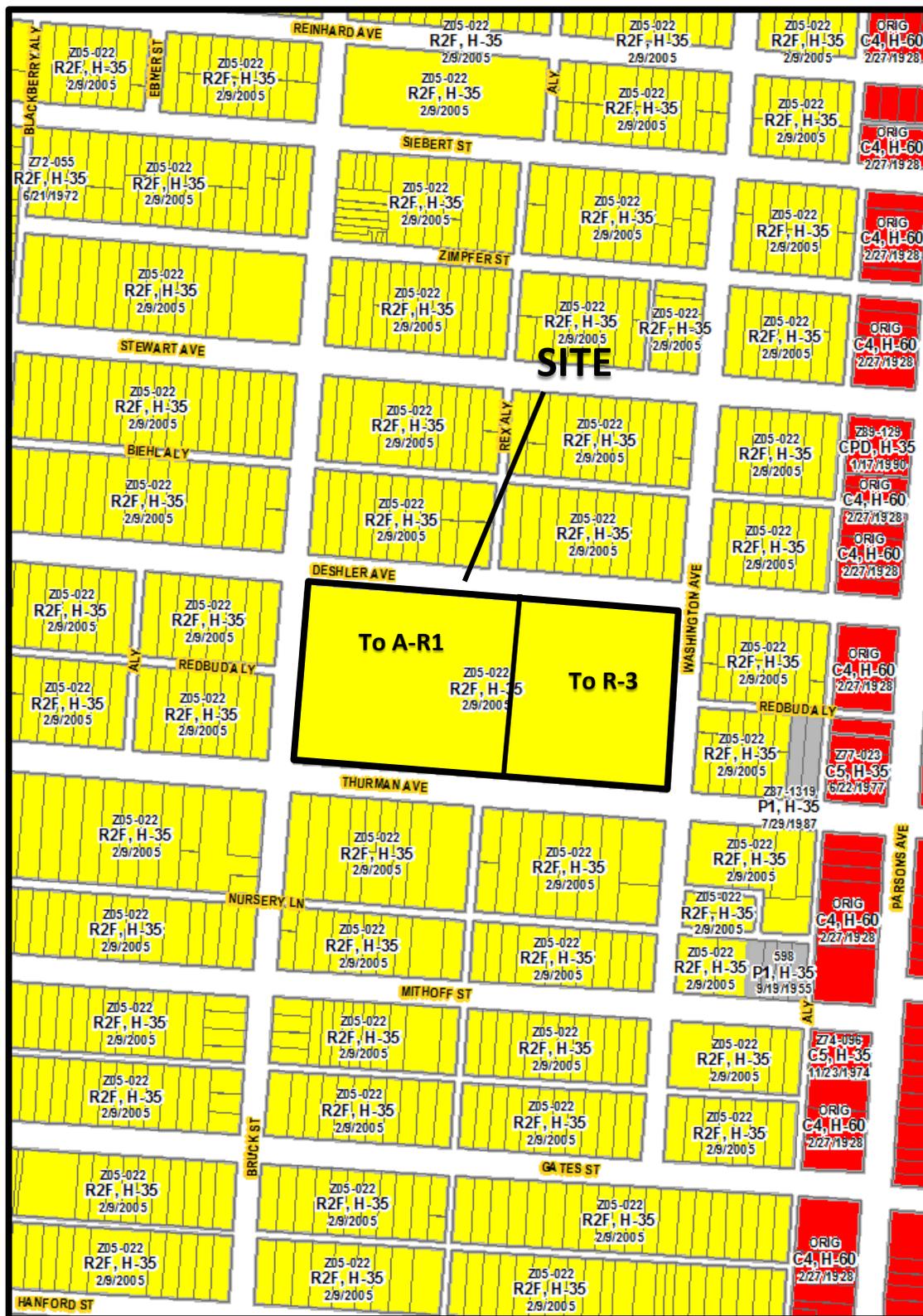
Disclaimer

Scale = 150



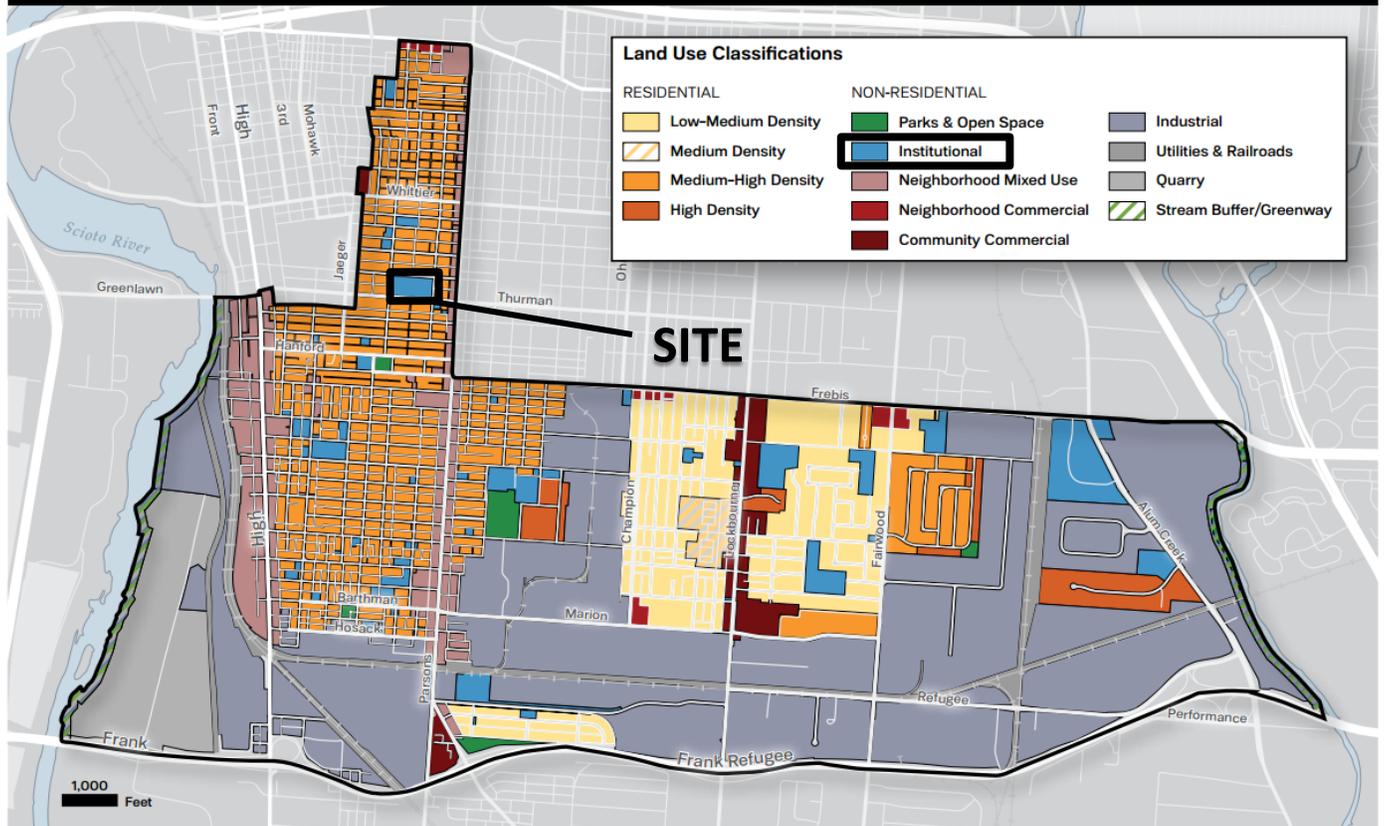
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

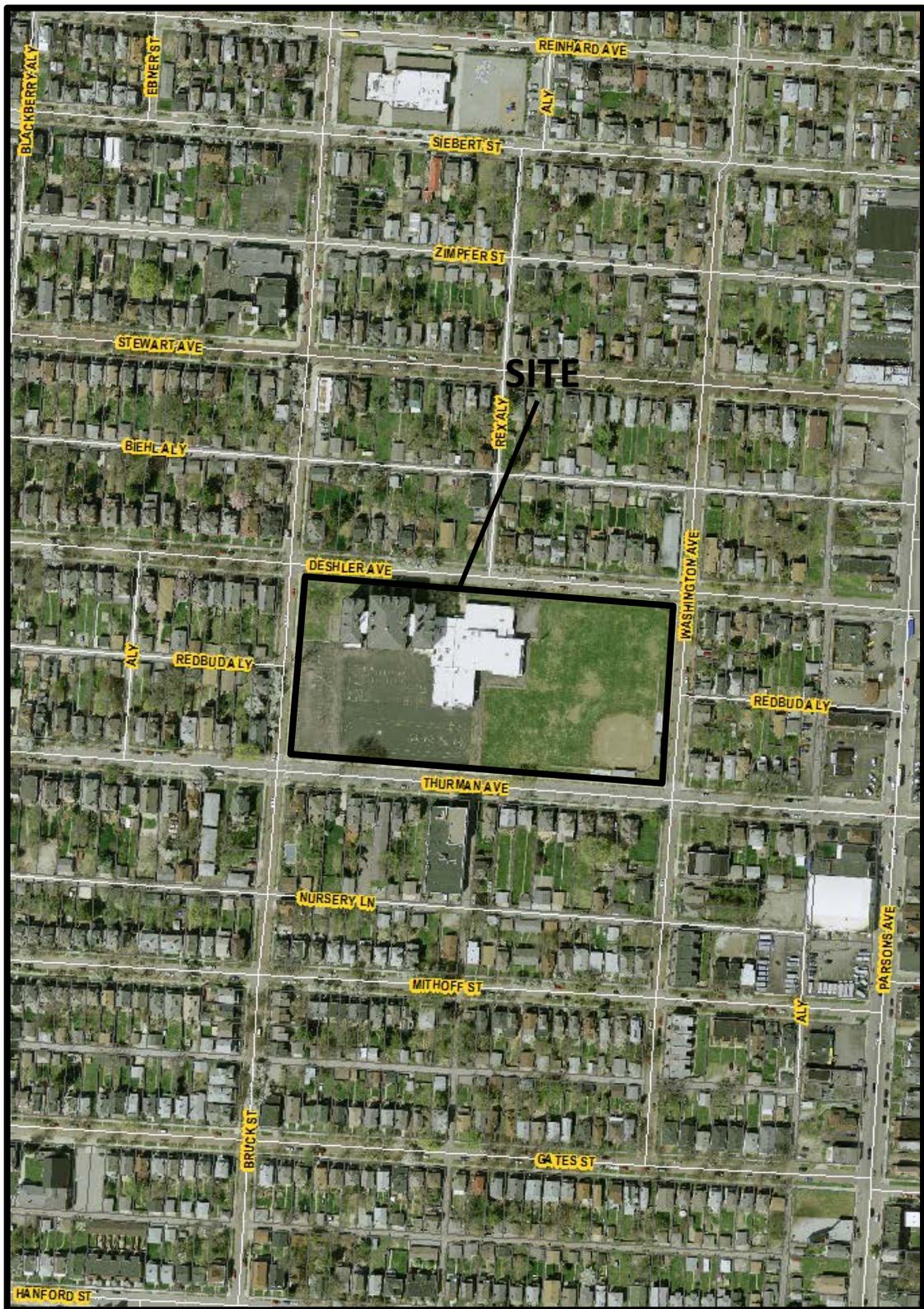


CV14-044
 345 E. Deshler
 Approximately 6.16 acres

FIGURE 8: FUTURE LAND USE PLAN



Z14-043 & CV14-044
345 E. Deshler
Approximately 6.16 acres



Z14-043
345 E. Deshler
Approximately 6.16 acres
R-2F to AR-1 and R-3