



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 #: 211-037
Date Received: 11/28/11
Application Accepted By: D. Hitt Fee: _____
Comments: Case Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 253 E 12th Ave, Columbus, OH 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 010-007539
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association UAC & UARB

Proposed Use or reason for rezoning request: To amend the previously approved development text and associated site plan to modify square footage requirement for (continue on separate page if necessary)

Proposed Height District: H-60 ft. ^{Impervious surface} (Section 3D#2) Acreage: 2 Acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Celmark Development Group
Address 7630 Red Bay Ct, Dublin, City/State Dublin, OH Zip 43016
Phone # 614-932-9800 Fax # 614-559-6575 Email mike@celmark.com

PROPERTY OWNER(S):

Name 250 E Chittendon, LLC
Address 7630 Red Bay Ct City/State Dublin, OH Zip 43016
Phone # 614-932-9800 Fax # 614-559-6575 Email mike@celmark.com
 Check here if listing additional property owners on a separate page

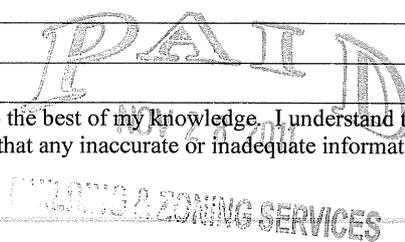
ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Todd Foley, Farris Planning & Design
Address 243 N. Fifth St. Suite 401 City/State Columbus, OH Zip 43215
Phone # 614-487-1964 Fax # _____ Email: tfoley@farrisplanninganddesign.com

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

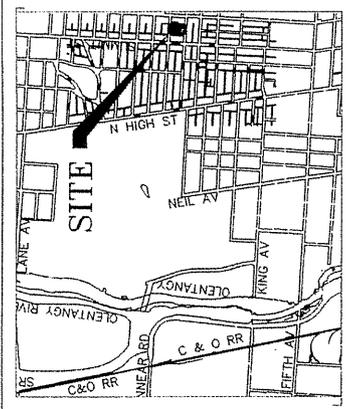
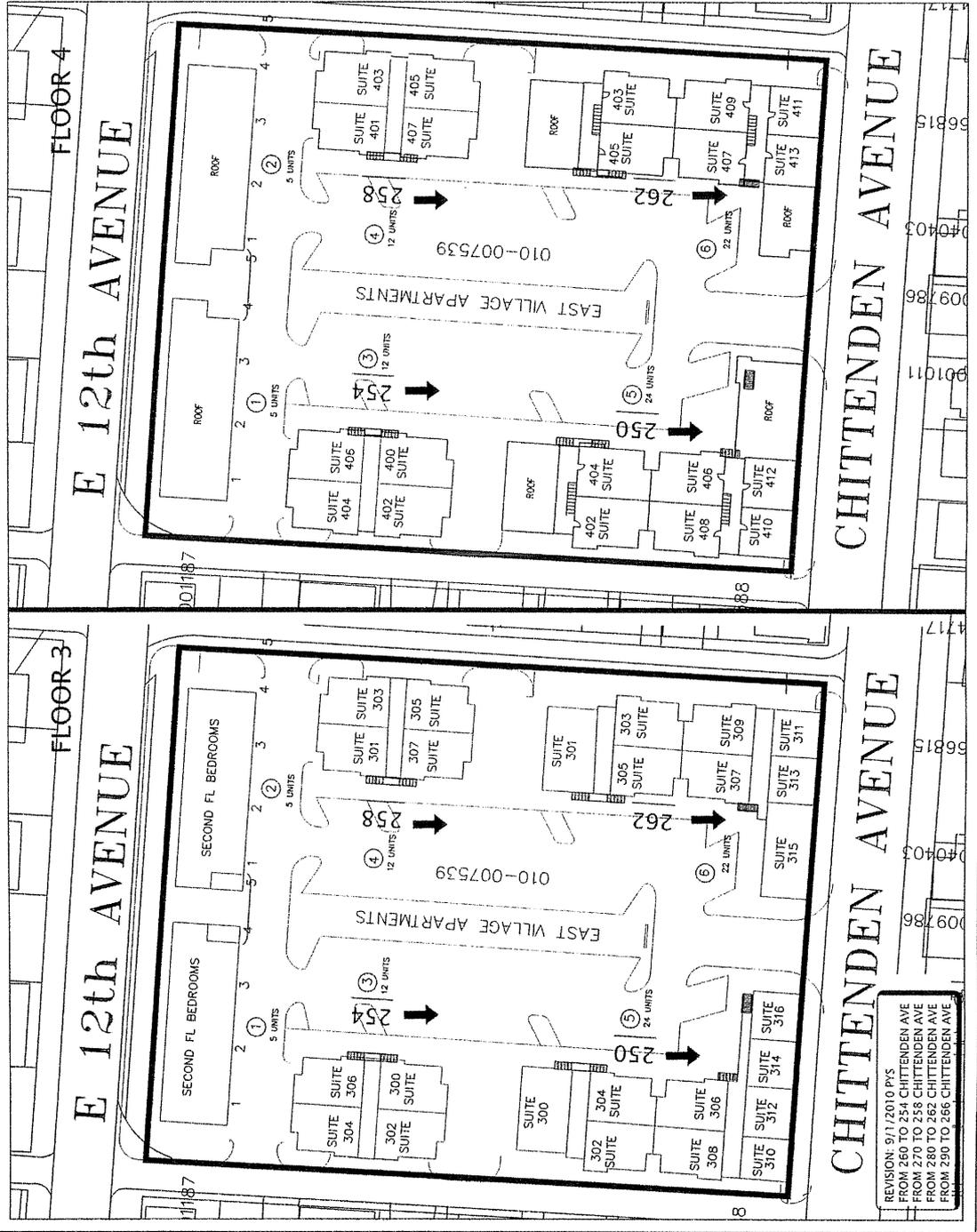
APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Todd M. Foley

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

REVISED APARTMENT ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO

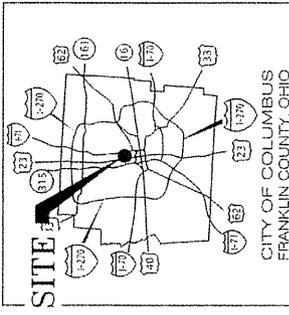


REFERENCE MAP

OTHER MAP REFERENCES

CITY LAND USE MAP: 27-B

GIS FACET NUMBER: 182607250



CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

Issued by: *Phil Y. [Signature]* Date: 07-27-08

PAMELA A. CLAWSON P.E. ADMINISTRATOR
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER: 00-172

DEVELOPED BY: URBAN VISION

ENGINEERING CONSULTANT: G/R / A/O ARCHITECTS

**EAST VILLAGE
 APARTMENTS**

SHEET 2 OF 2

ORIGINAL PARCEL NUMBER: 910001539

DRAWN BY: LOM

CHECKED BY: PYS



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 # 211-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Srinath Balakrishnan
of (1) MAILING ADDRESS 7630 Red Bay Ct, Dublin, OH 43016

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 253 E Chittenden Ave, Columbus, OH 43201
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) 11/28/11

(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) 250 E Chittenden Ave
Columbus, OH ~~43016~~ 43201

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

Celmark Development Group
614-932-9800

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

(5) Selk Golding, UAC Commission Chair
43 E Dodridge St,
Columbus, OH 43202

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) [Signature]

Subscribed to me in my presence and before me this 22 day of NOVEMBER, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/13/2016

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



ERIN PEDICINI
Notary Public, State of Ohio
My Commission Expires 01-13-2016

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

270 E. Twelfth LLC
10 E. 17th Ave.
Columbus, OH 43201

Steven Hardwick
247 Chittenden Ave.
Columbus, OH 43201

Stephen Palmer
1576 Ashdowne Rd.
Columbus, OH 43221

Platinum Rentals INC
1638 Summit St.
Columbus, OH 43201

Marguerite Wasson
1641 N. 4th St.
Columbus, OH 43201

University Manors LTD
10036 Sylvian Dr.
Dublin, OH 43017

**Paul L. Norris Jr.
& Melanie C. Norris**
1602 Summit St.
Columbus, OH 43201

**Robert Newman
& Linda Leviton**
1011 Colony Way
Columbus, OH 43235

Superior Rentals LLC
PO Box 211026
Columbus, OH 43221

University Manors LTD
8201 Chippenham Dr.
Dublin, OH 43016

University Manors LTD
72 E. 14th Ave.
Columbus, OH 43201

Ronald D. Younger
PO Box 29480
Columbus, OH 43229

Mitchell A. Koralewski
230 Chittenden Ave.
Columbus, OH 43201

Lloyd A. & Vinell A. Hayles
2680 Woodcutter Ave.
Columbus OH 43224

Hossam & Brenda Hasan
8095 Breezewood Ct.
Westerville, OH 43081

Wayne & Patricia Warmington
44 Pinewood LN.
Hudson, OH 44236

James Garrett & Bethany Bice
3356 Riverside Dr.
Columbus, OH 43202

D J S Ventures LLC
803 Lanreco Blvd.
Lancaster, OH 43130

Oxford McCoy LLC
4235 Oxford Dr.
Columbus, OH 43220

South Campus Rentals LLC
10 E. 17th Ave.
Columbus, OH 43201

Paul Rine
123 Northmoor Pl.
Columbus, OH 43214

Nicholas J. Darcangelo
100 Simon St.
Delaware, OH 43015

Thomas P. Heilman II
130 S. Columbia Ave.
Columbus, OH 43209

Mitchell M. Rutkowski
229 Chittenden Ave.
Columbus, OH 43201

274 Chittenden Ave LLC
287 Brighton Rd. W
Columbus, OH 43202

Hakeem O. Shittu
369 Wood St.
Pataskala, OH 43062

A-Z Investment Properties
3790 S. Old 3C Rd.
Gelena, OH 43021

Bryan & Jennifer Dulle
1586 Doten Ave.
Columbus, OH 43212

Michael K Weisel TR
2337 Bristol Rd.
Columbus, OH 43221

Allegra Treaster
64 Old South River Rd 24
Edgewater, MD 21037

City of Columbus Ohio
90 W. Broad St. RM 425
Columbus, OH 43215

250 E Chittenden LLC
266 Chittenden Ave.
Columbus, OH 43201

Todd M. Foley
Faris Planning & Design LLC
243 N. 5th Street Suite 401
Columbus, OH 43215

University Area Commission
Seth Golding
43 E. Dodridge St.
Columbus, OH 43202

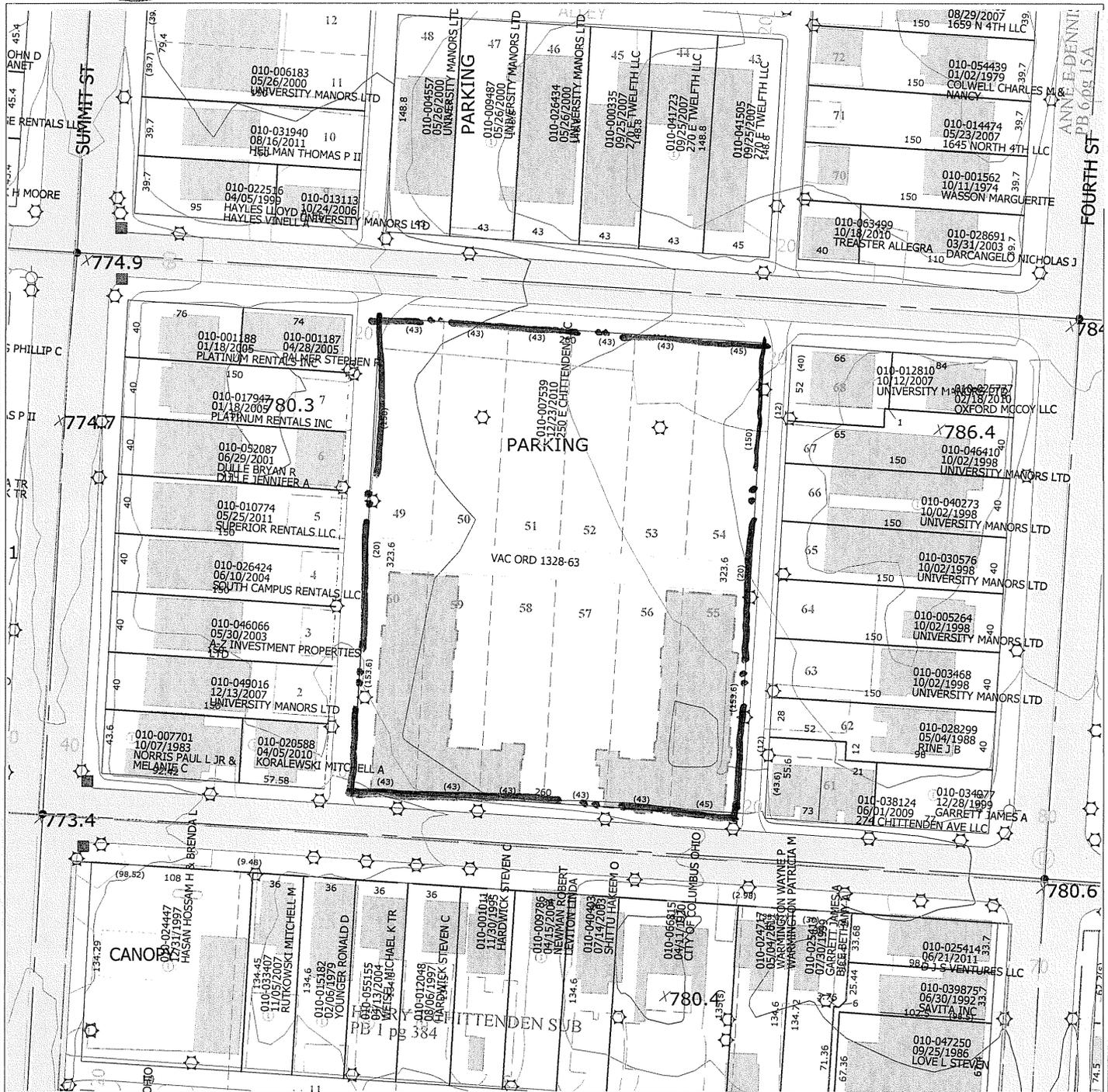
University Area Commission
Susan Keeny
358 King Ave.
Columbus, OH 43201



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 11/22/11

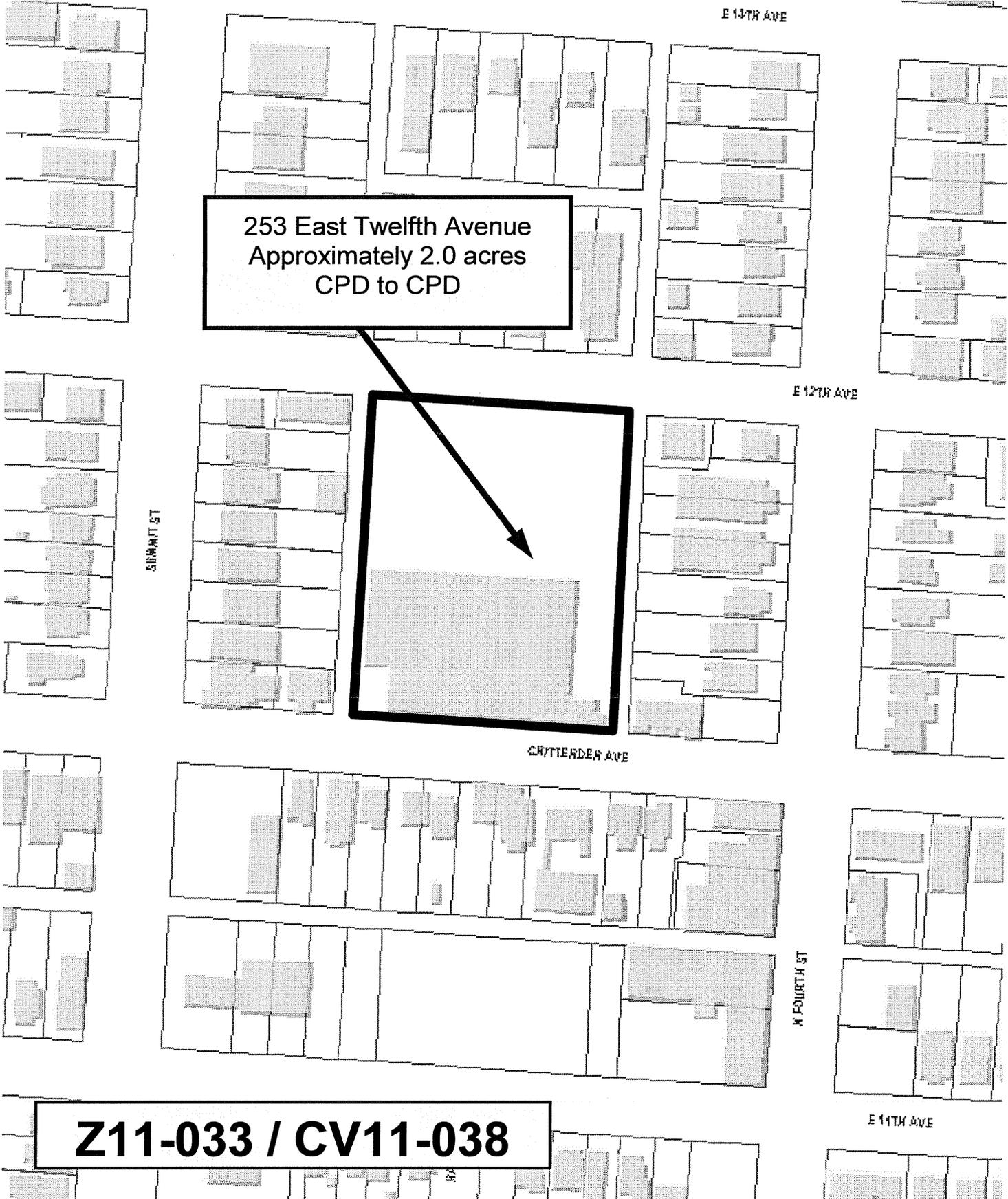


Disclaimer

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.



253 East Twelfth Avenue
Approximately 2.0 acres
CPD to CPD

Z11-033 / CV11-038

CPD TEXT – East Village

Zoning District: CPD
Property Location: 253 East 12th Avenue
Owner: 250 E. Chittenden LLC
Applicant: 250 E. Chittenden LLC
Date of Text: November 28, 2011
Application: 211-037

I. Introduction

The subject property consists of 1.94 acres (84,000 sf) of real property (the "Property"), which is located on East 12th Avenue, and extends south to Chittenden Avenue, is bound to the east and west by existing apartment buildings and being developed by the Applicant. The property was rezoned in 2008 to a CPD district and is being developed by its third

The requested rezoning will meet the need for quality housing in the south campus area, and replace a large vacant parking lot. The rezoning will enhance the quality of life, visual appeal of the area, increase safety and take its planning cues from the Weinland Park Neighborhood Plan as adopted July 24, 2006.

It is acknowledged by the UAC and the applicant that this density is less than the current density allowed under C4 zoning.

II. Permitted Uses

Subject to the limitations set forth below, the Property may only be used for those uses allowed in C4 zoning district Section 3356.03.

III. Development Standards

Reference to the attached Site Plan L-1 (the "Plan") is made herein. The Plan set forth a layout of the constructed development of the Property. The setbacks will conform to the Urban Commercial Overlay, code section 3372.609. Other elements of the Plan, including but not limited to exact locations of structures, streets and landscaping, may be modified subject to any necessary approval of the relevant City agencies.

A. Density and, Lot and/or Setbacks Commitments

1. Maximum calculated floor area, for both commercial and residential areas, shall not exceed 83,500 square feet and subject to the following:

- a. Maximum residential floor area shall not exceed 76,000 square feet.
- b. Maximum commercial floor areas shall not exceed 7,500 square feet.

2. Commercial uses shall be located within sixty (60) feet of the Chittenden Ave. right of way.

3. Maximum residential density shall not exceed 238 Bedrooms.

4 Except for garages, the minimum building setback from any property line is zero (0) feet and the maximum setback is twenty (20) feet. The minimum building setback for garages is fifteen (15) feet from the property line and the maximum is not limited.

B. Access, Loading, Parking and/or other Traffic-Related Commitments

1. The primary access to the Property will be at a new full service connection on Chittenden Ave.

2. The Project shall provide a minimum parking cont per the following calculations.

a. Areas designated as Residential Flats and Townhouse Units shall provide 0.66 parking spaces per bedroom.

b. Areas designated Retail shall proved 1 space per 250 square feet of gross floor area.

c. Areas designated Rental Office or Club house are not required to provide additional parking.

3. Non-handicap spaces shall be 8'-6" wide and 18'-0" deep. Not more then half of the required spaces shall be stacked spaces.

C. Building Height.

1. The property shall be classified as a sixty (60) foot height district and designate H-60 with the following limitations:

a. Base grade elevation shall refer to the contour line of 782 sea level elevation.

b. No portion of a building shall extend more the forty (40) feet above the base grade elevation.

c. The height district exceptions in cc 3309.142 shall apply to structures above forty (40) feet above base grade elevation.

d. There shall be no occupied space above forty (40) feet from the base grade elevation.

e. Any buildings that have residential units at grade, shall be no more than three stories tall and shall not exceed 35'-0" above base grade elevation.

D. Landscaping Commitments

1. An aggregate area totaling not less than ten thousand (6,000) sf shall be landscape area. Landscape area shall be defined as any of the following:

a. Areas planted with grass

b. Mulch beds with live vegetation

c. Gravel mulch beds

2. All installed landscaping shall be maintained in a healthy state, and installed landscaping which dies, will be replaced within six months or the next planting season, whichever is first..

3. Typical size of trees at installation shall be two and half (2 1/2) inch caliper for deciduous, two (2) inch caliper for ornamental, six (6) feet in height for evergreens, and twenty-four (24) inch in height for ornamental shrubs. Tree caliper is measured six (6) inches from the ground.

E. Other Environmental Commitments

1. All internal street lighting shall be on black decorative standards with a height no greater than fourteen feet.

2 Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.

3 For aesthetic compatibility, lights shall be from the same or similar type and color.

4 Lighting shall not exceed .1 foot-candle anywhere along the centerline of a public street or alley.

5 The Applicant elects to dispose of trash privately; trash disposal shall be through dumpsters stored in areas concealed from public view.

a. At least one spot on the site shall be dedicated to the collection of recyclable waste and disposed of by a qualified recycling service.

F. Graphics and/or Signage Commitments

1. All graphics and signage shall comply with the Commercial Planned Development District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

1. Bike racks will be provided to accommodate 1 bicycle for every 10 bedrooms on the site.

H. Variance Requests Summary

1. Urban Commercial Overlay

a. The building setback shall be changed from 0 to 10 foot max to 0 to 20 foot max. Refer to III A.4 of this text.

b. Fencing will not be required.

2. City of Columbus Zoning Code

a. Change the allowable commercial uses to include residential amenity space, club house, and leasing office.

- b. Parking to be reduced from 2 per dwelling unit to .66 per bedroom. Refer to section III B.2 of this text.
- c. Parking to be reduced from 1/250sf for commercial space to none required for rental office or club house uses. Refer to section III B.2 of this text.
- d. Parking space size per section III B 3 of this CPD text.

3. City of Columbus Council Variance

- a. Allow residential uses on the first floor.
- b. Allow parking below residential use.

An aerial photograph of a residential neighborhood. The image shows a grid of streets and numerous houses. A white box with black text is overlaid on the image, pointing to a specific property. The text in the box reads: "253 East Twelfth Avenue", "Approximately 2.0 acres", and "CPD to CPD". The property is highlighted with a thick black border. An arrow points from the text box to the highlighted property. The surrounding area is filled with other residential lots and buildings. Street names are visible: "E 13TH AVE" at the top, "E 12TH AVE" below it, "E 11TH AVE" at the bottom, "SUMMIT ST" on the left, "CHRYSLER AVE" in the middle, and "H. COURT ST" on the right.

253 East Twelfth Avenue
Approximately 2.0 acres
CPD to CPD

Z11-033 / CV11-038



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 # 211-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Srinath Balakrishnan
of (COMPLETE ADDRESS) 7630 Red Bay Ct, Dublin, OH 43016
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>EV II LLC</u> <u>SRINATH BALAKRISHNAN 614-932-9800</u> <u>2205 Fremont Rd</u> <u>Upper Arlington, OH 43221</u>	2.
3. <u>ZBP-E LLC</u> <u>Attn: S. Nicholas Zetter</u> <u>661 High Street</u> <u>Worthington, OH 43085</u> <u>614 354-7707</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 22 day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

01/13/2016

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

Notary Seal Here



ERIN PEDICINI
Notary Public, State of Ohio
My Commission Expires 01-13-2016

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