

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

OFFICE USE ONLY

Application #: Z20-084 Date Received: 9/22/2020
Application Accepted By: HF Fee: \$1,500 (concurrent w/ CV20-097)
Assigned Planner: Shannon Pine; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 875 Michigan Avenue, Columbus, OH Zip: 43215

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010 - 212420 and 010 - 021383

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

Current Zoning District(s): M, Manufacturing Requested Zoning District(s): AR - 2

Area Commission or Civic Association: Harrison West Society

Proposed Use or reason for rezoning request: multi-family

(continue on separate page if necessary)

Proposed Height District: H - 35 Acreage: 0.989

[Columbus City Code Section 3309.14]

APPLICANT:

Name: Bunn Minnick Michigan Ave, LLC; c/o Dave Perry Phone #: (614)228-1727 Ext.: --

Address: David Perry Company, Inc., 411 East Town Street, Fl. 1 City/State: Columbus, OH Zip: 43215

Email: dave@daveperryco.net Fax #: --

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: Bunn Minnick Michigan Ave, LLC; c/o Kevin Lykens Phone #: (614)565-4209 Ext.: --

Address: 1020 Dennison Avenue, Suite 102 City/State: Columbus, OH Zip: 43201

Email: kevin@lykenscompanies.com Fax #: --

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank Phone #: (614)947-8600 Ext.: --

Address: Plank Law Firm, 411 East Town Street, Fl. 2 City/State: Columbus, OH Zip: 43215

Email: dplank@planklaw.com Fax #: --

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: Bunn Minnick Michigan Ave LLC by David B. Perry
PROPERTY OWNER SIGNATURE: Bunn Minnick Michigan Ave LLC by David B. Perry
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

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: Z20 - 084

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., 411 East Town Street, Floor 1, 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) EXISTING ADDRESS OR ZONING NUMBER 875 Michigan 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) 9/22/2020

(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) Bunn Minnick Michigan Avenue, LLC
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

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

Bunn Minnick Michigan Avenue, LLC
c/o Dave Perry, (614)228-1727

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

(5) Harrison West Society
c/o David Carey
P.O. Box 163442
Columbus, OH 43216

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

Sworn to before me and signed in my presence this 21st day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) David B. Perry
(8) MaryAlice Wolf

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

EXHIBIT A, PUBLIC NOTICE

875 Michigan Avenue

Z20- 084

September 8, 2020

APPLICANT:

Bunn Minnick Michigan Ave, LLC
c/o Dave Perry
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

PROPERTY OWNER:

Bunn Minnick Michigan Ave, LLC
c/o Kevin Lykens
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

ATTORNEY:

Donald Plank
Plank Law Firm
411 East Town Street, Floor 2
Columbus, OH 43215

COMMUNITY GROUP:

Harrison West Society
c/o David Carey
P.O. Box 163442
Columbus, OH 43216

PROPERTY OWNERS WITHIN 125 FEET:

Alicia L. and Randy C. Warren
(or current occupant)
P.O. Box 49
Dexter City, OH 45727

Justin C. Jeffries
(or current occupant)
925 Ingleside Avenue, #203
Columbus, OH 43215

Jason R. Stender
(or current occupant)
925 Ingleside Avenue, #303
Columbus, OH 43215

Madadi Mohammad Rasoul
Pirasteh Negin
(or current occupant)
2118 Alpine Place
Cincinnati, OH 45206

Gopalakrishnan Sathya
(or current occupant)
514 Quality Place
Columbus, OH 43215

Timothy P. Frank
(or current occupant)
925 Ingleside Avenue, #201
Columbus, OH 43215

Deirdre R. Hopson, Tommy E. Hopson
(or current occupant)
925 Ingleside Avenue, #207
Columbus, OH 43215

Tanvi Joshi
(or current occupant)
925 Ingleside Avenue, #107
Columbus, OH 43215

John T. Grega
(or current occupant)
5632 Ketch Street
Lewis Center, OH 43035

Nicholas W. Carangelo
(or current occupant)
925 Ingleside Avenue, #305
Columbus, OH 43215

Liao Xinghua
(or current occupant)
925 Ingleside Avenue, #205
Columbus, OH 43215

Christopher Yoha
(or current occupant)
278 North 20th Street
Columbus, OH 43203

Flats at Harrison Park
230 West Street
Columbus, OH 43215

Quality Holdings, LLC
(or current occupant)
1145 Chesapeake Avenue, Suite L
Columbus, OH 43212

EMTODBO Properties, LLC
(or current occupant)
900 Michigan Avenue
Columbus, OH 43215

870 Michigan Avenue Partners, LLC
(or current occupant)
7630 Red Bay Court
Dublin, OH 43016

Elytra Properties, LLC
(or current occupant)
850 Michigan Avenue
Columbus, OH 43215

Annex at River House, LLC
(or current occupant)
88 East Broad Street, Suite 1750
Columbus, OH 43215

River House Apartments, LLC
(or current occupant)
88 East Broad Street, Suite 1750
Columbus, OH 43215

CSX Transportation, Inc.
Chesapeake & Ohio Railroad
(or current occupant)
500 Water Street (C910)
Jacksonville, FL 32202

AD Investors Family, LLC
(or current occupant)
897-901 Ingleside Avenue
Columbus, OH 43215

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20 - 084

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Bunn Minnick Michigan Ave, LLC, 1020 Dennison Ave, Ste 102, Cols, OH 43201; # Cols based emps: 0 Contact: Kevin Lykens, (614)565-4209	2. Lykens Companies, 1020 Dennison Ave, Columbus, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614)565-4209
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 September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

MaryAlice Wolf

Notary Public, State of Ohio

My Commission Expires October 24, 2023



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

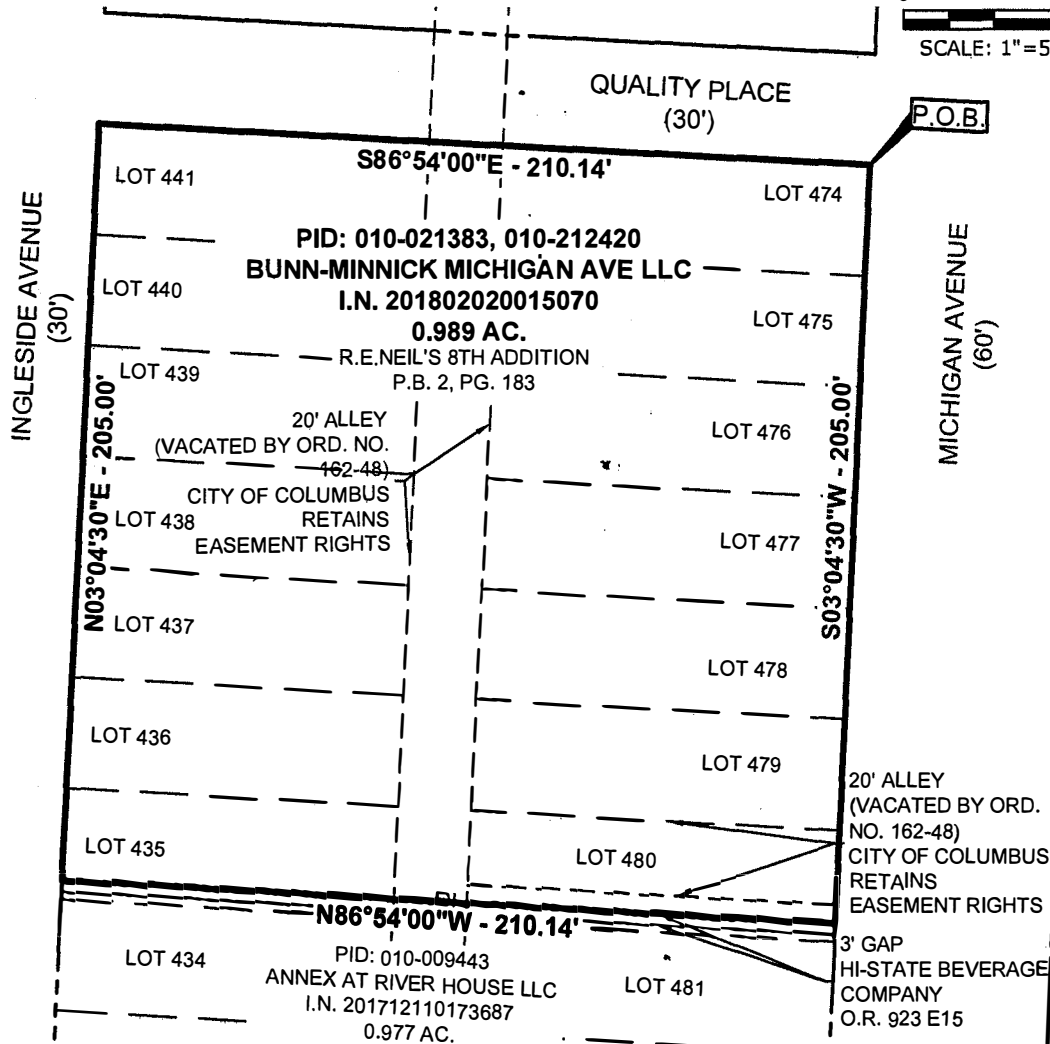
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
HALF SEC. 9, T-5-N, R-22-W
REFUGEE LANDS



0 25' 50'
 SCALE: 1"=50'



BASIS OF BEARINGS

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY

**LYKINS
COMPANIES**



**AMERICAN
STRUCTUREPOINT
INC.**

2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

0.989 AC. ZONING EXHIBIT
 COLUMBUS, OHIO

DATE: 09/09/2020
 DRAWN BY: CRH
 CHECKED BY: JBY
 JOB NUMBER: 2019.02820

1 of 1

Z20-084
M to AR-2

EXHIBIT "A"
875 MICHIGAN AVENUE
ZONING DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half-Section 9, Township 5 North, Range 22 West, Refugee Lands, and being all of Lots 436 thru 441, all of Lots 474 thru 479, part of Lots 435 and 480, and part of alleys vacated by City of Columbus Ordinance Number 162-48, said Lots and alleys being a part of R.E. Neil's 8th Addition, as recorded in Plat Book 2, Page 183, and being described as a 0.9892 acre parcel in a deed to **Bunn-Minnick Company**, of record in Official Record 17080 D06, all records referenced are on file at the Office of the Recorder for Franklin County, Ohio, being further bounded and described as follows:

BEGINNING at the intersection of the existing south right-of-way line for Quality Place (30 feet wide) and the existing west right-of-way line for Michigan Avenue (60 feet wide), being the northeast corner of said Lot 474;

Thence **South 03 degrees 04 minutes 30 seconds West**, along the existing west right-of-way line for said Michigan Avenue and along the east lines of said Lots 474 thru 480, a distance of **205.00 feet** to a point;

Thence **North 86 degrees 54 minutes 00 seconds West**, across said Lots 480 and 435, and across an alley (20 feet wide) vacated by said City of Columbus Ordinance Number 162-48, a distance of **210.14 feet** to a point on the existing east right-of-way line for Ingleside Avenue (30 feet wide), being on the west line of said Lot 435;

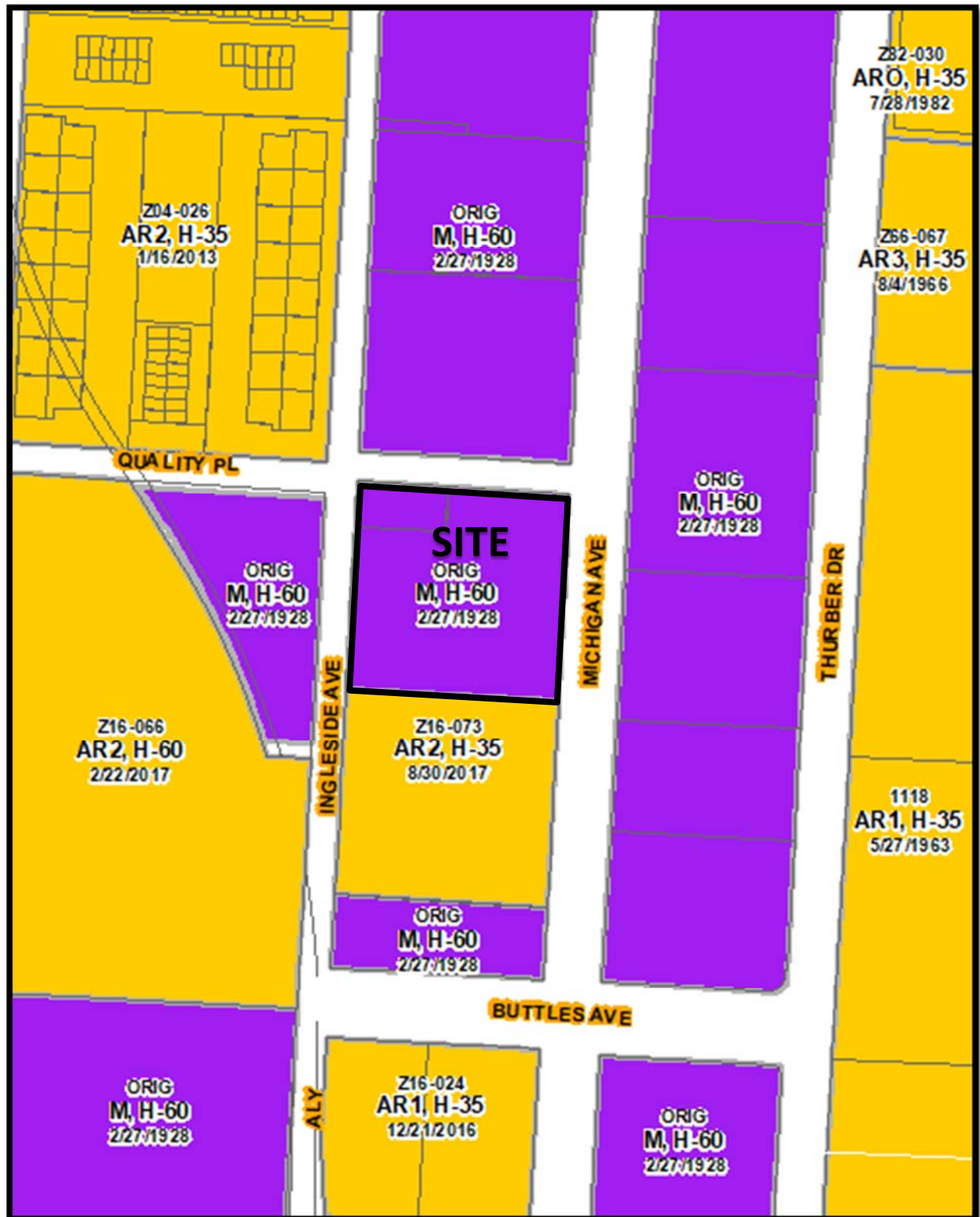
Thence **North 03 degrees 04 minutes 30 seconds East**, along the existing east right-of-way line for said Ingleside Avenue and along the west lines of Lots 435 thru 441, a distance of **205.00 feet** to the intersection of the existing east right-of-way line for said Ingleside Avenue and the existing south right-of-way line for said Quality Place, being the northwest corner of said Lot 441;

Thence **South 86 degrees 54 minutes 00 seconds East**, along the existing south right-of-way line for said Quality Place, along the north lines of said Lots 441 and 474, and across said vacated alley (20 feet wide), a distance of **210.14 feet** to the **POINT OF BEGINNING** for this description.

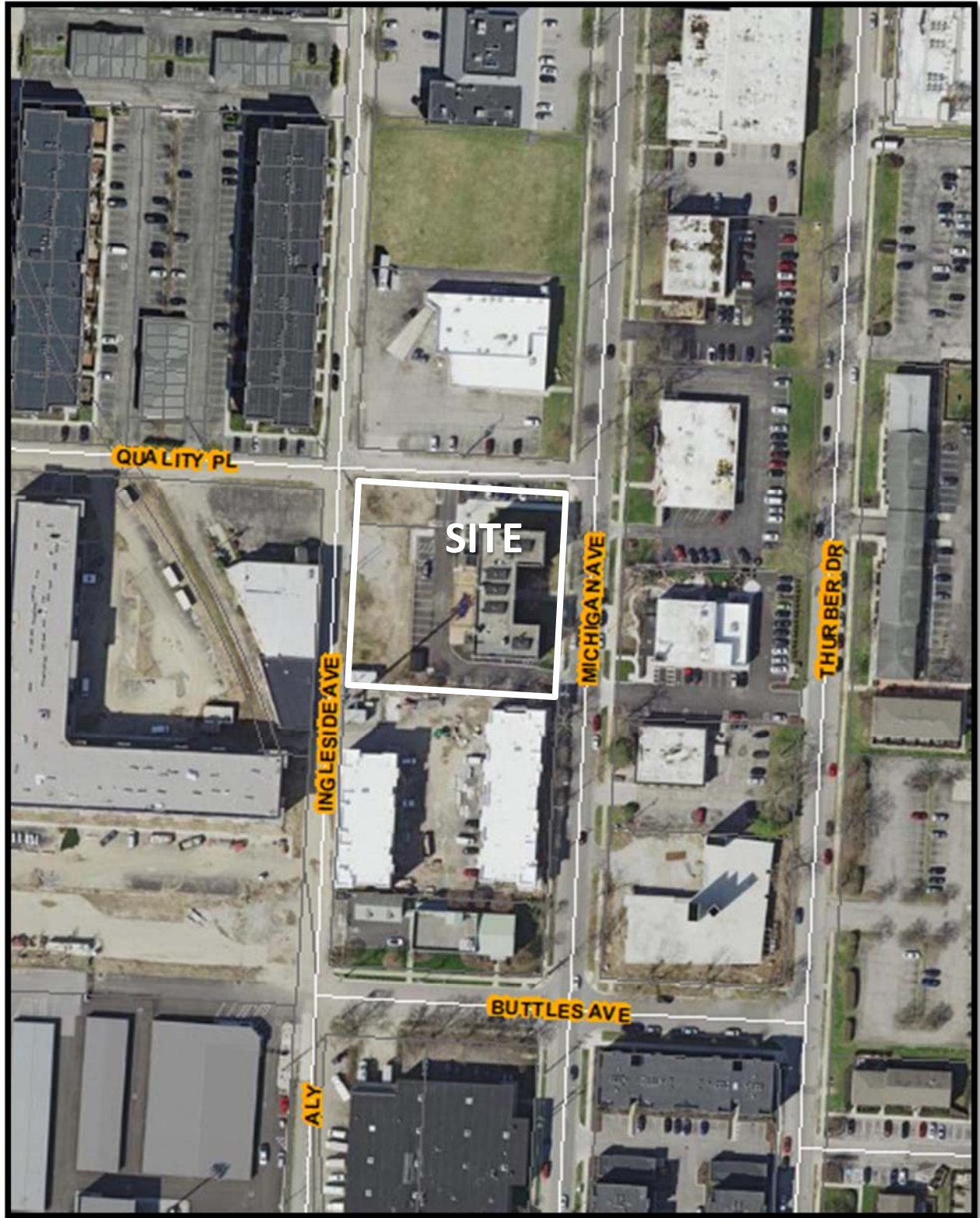
The above description contains a total area of **0.989 acres**, of which 0.093 acres lies within Franklin County Auditor's Tax Parcel Number 010-021383, and 0.896 acres lies within Franklin County Auditor's Tax Parcel Number 010-212420;

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

This description was prepared on September 09, 2020 by American Structurepoint, Inc. and is intended for zoning purposes only.

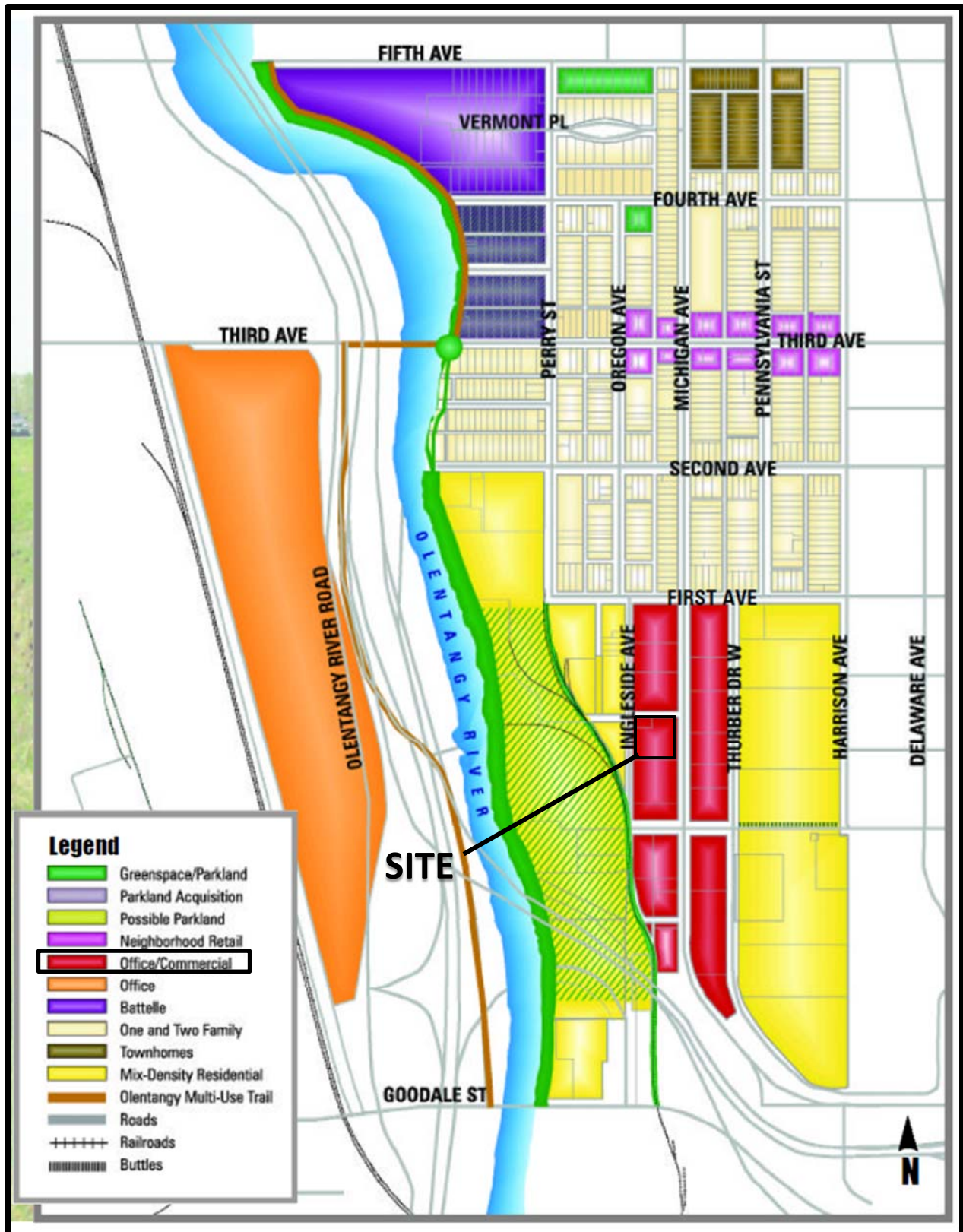


Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-2



CV20-097
875 Michigan Ave.
Approximately 0.99 acres

Harrison West Plan (2005)



Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-2