



## REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 714-045/14335-00000-00697  
Date Received: 9/30/14  
Application Accepted By: TP Fee: \_\_\_\_\_  
Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 760 Reinhard 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 010-066731

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

Current Zoning District(s) C-4, AR-1, R-4 Requested Zoning District(s) AR-1

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for rezoning request: redevelop site, multi-family, see CV application also  
(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 2.65 +/-  
(Columbus City Code Section 3309.14)

### APPLICANT:

Name NRP Group LLC c/o Dave Perry, David Perry Company, Inc.  
Address 145 East 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  
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 NRP Group LLC by Dan Good, Agent  
☒ PROPERTY OWNER SIGNATURE Dr. Dan Good, Superintendent  
☒ 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

Z14- 045  
CV14- \_\_\_\_\_

760 Reinhard Avenue, Columbus, OH 43206

### SUPPLEMENTAL PARCEL NUMBER LIST

010-066731

010-020942

010-003230

010-065298

010-044540

010-044539

010-044365

09/28/2014

Z14- 045

CV14- \_\_\_\_\_

760 Reinhard Avenue, Columbus, OH 43206

## SUPPLEMENTAL PROPERTY OWNER LIST

City of Columbus  
c/o Ann Kelly  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

(PID: 010-044365)

09/28/2014



# City of Columbus Zoning Plat



214-045

## 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: 010066731, -020942, -003230, -065298, -044540, -044539, -044365

Zoning Number: 760

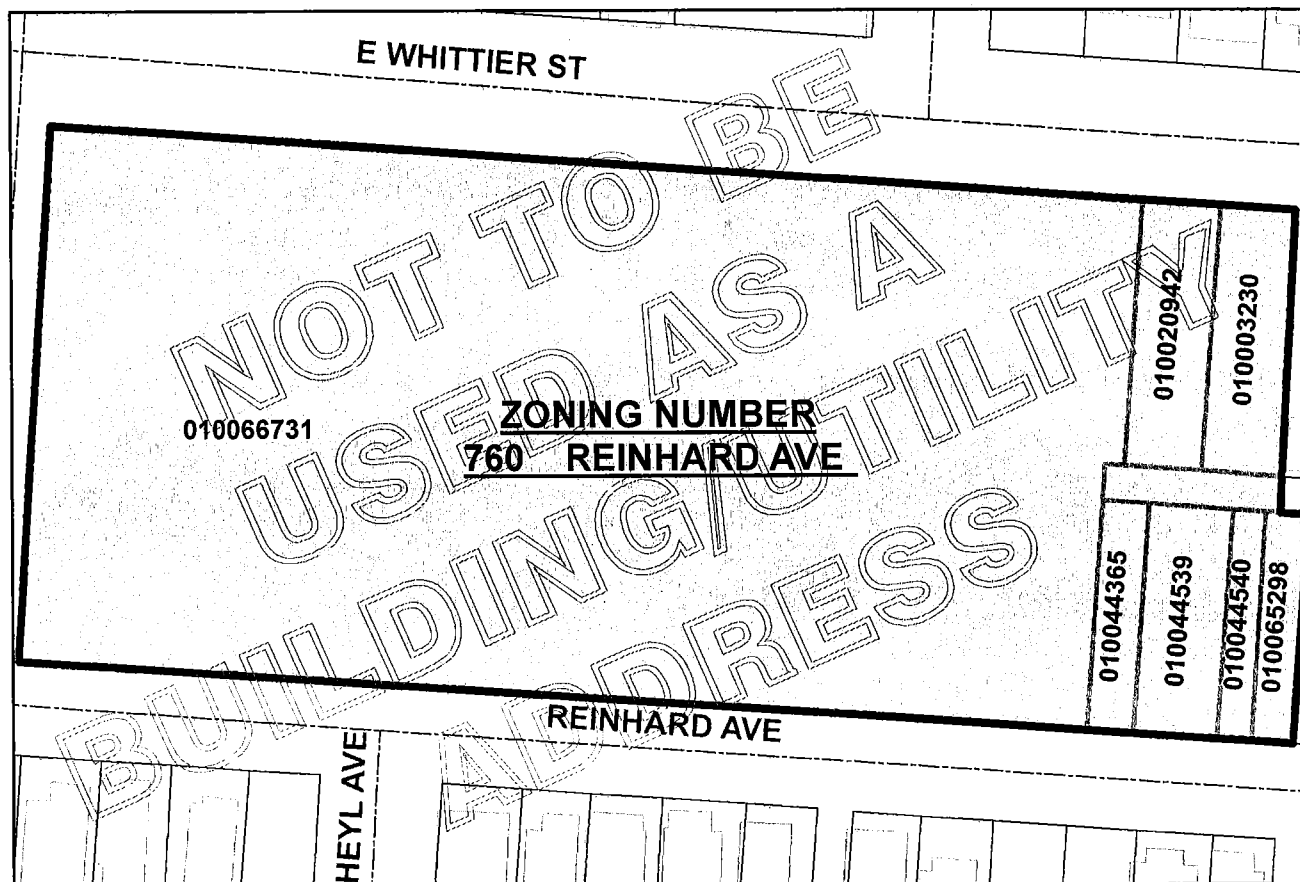
Street Name: REINHARD AVE

Lot Number : N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, Inc, (DAVE PERRY)

Issued By: *Edyana Whisman* Date: 8/29/2014



SCALE: 1 inch = 80 feet



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

GIS FILE NUMBER: 22824



## REZONING APPLICATION

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

### AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-045

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 (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 760 Reinhard 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) 9/30/14  
(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)

The NRP Group LLC c/o Dave Perry (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 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)

See Exhibit A

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Panter

My Commission Expires:

AUGUST 3, 2015

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



BARBARA A. PANTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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Z14- 045  
CV14- \_\_\_\_\_

760 Reinhard Avenue, Columbus, OH 43206

## SUPPLEMENTAL PROPERTY OWNER LIST

City of Columbus  
c/o Ann Kelly  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

(PID: 010-044365)

09/28/2014

**EXHIBIT A, Public Notice**  
**760 Reinhard Avenue**  
**Z14- 045**  
**September 26, 2014**

**APPLICANT**

The NRP Group LLC  
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 Dr. 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

Southside C.A.N.  
c/o Mr. Charles F. Loutzenhiser, Jr.  
581 Reinhard Avenue  
Columbus, OH 43206

**PROPERTY OWNERS WITHIN 125 FEET**

Team 3 Investments LLC  
730 E. Whittier St.  
Columbus, OH 43206

City of Columbus Land Bank  
50 W. Gay St., 4<sup>th</sup> Floor  
Columbus, OH 43215

Elista LLC  
PO Box 994  
Hilliard, OH 43026

Betty Lane  
824 E. Whittier St.  
Columbus, OH 43206

Board of Education  
Real Estate Coordinator  
270 E. State St.  
Columbus, OH 43215

Bryan Fitchpatrick  
772 E. Whittier St.  
Columbus, OH 43206

Johnathan C. Cockrell  
777 Reinhard Ave.  
Columbus, OH 43206

GE Investment Group LLC  
4000 MacArthur Blvd., Ste. 600  
Newport Beach, CA 92660

**760 Reinhard Avenue**  
**Z14- \_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 3, 9/26/14**

988-998 Heyl Avenue LLC  
PO Box 82591  
Columbus, OH 43202

Pauline Walker-Britton  
815 E. Whittier St.  
Columbus, OH 43206

Shannon MacDonald  
819 E. Whittier St.  
Columbus, OH 43206

James H. Washington  
PO Box 83515  
Columbus, OH 43203

Nancy Jenkins  
773 Reinhard Ave.  
Columbus, OH 43206

Beatrice Fields  
727 Reinhard Ave.  
Columbus, OH 43206

GOF LLC  
25 Braintree Hill Park, Ste. 401  
Braintree, MA 02184

Carrie Blake  
c/o Bryan Fitchpatrick  
248 S. Harris Ave.  
Columbus, OH 43204

Michael Brown  
Tonette Brown  
5754 Ebright Rd.  
Groveport, OH 43125

Gloria J. Green  
208 S. Algonquin Ave.  
Columbus, OH 43204

Midwest Real Estate Consultants LLC  
PO Box 2861  
Westerville, OH 43086

Ryan E. McMullen  
812 E. Whittier St.  
Columbus, OH 43206

James and Sharon F. Chandler  
25791 Starr Route Rd.  
Rockbridge, OH 43149

Ryan E. McMullen  
814 E. Whittier St.  
Columbus, OH 43206

Midwest Building & Financial Group LLC  
PO Box 2861  
Westerville, OH 43086

Marla Staten  
453 Nashoba Ave.  
Columbus, OH 43223

Richard A. Woerner  
Eric P. Rosa  
211 E. Dominion Blvd.  
Columbus, OH 43214

Larry E. and Jonda R. Spradlin  
9327 Neiswander Rd.  
Ashville, OH 43103

Saleh Barakat  
941 Thornapple Grv.  
Galloway, OH 43119

Sumatra Real Estate Investments LLC  
595 E. Broad Street, 3<sup>rd</sup> FL  
Columbus, OH 43215

Paul R. Norris  
6169 Sharon Woods Blvd.  
Columbus, OH 43229

TSY Properties LLC  
6478 Winchester Blvd., Ste. 115  
Canal Winchester, OH 43110

Lan Z. Montler, TR  
821 Reinhard Ave.  
Columbus, OH 43206

Adam Scalf  
Lyndsay Lawrence  
815 Reinhard Ave.  
Columbus, OH 43206

Franklin Bolengaugh  
Alice C. Stephens  
811 Reinhard Ave.  
Columbus, OH 43206

One Big Family LLC  
c/o Leslie Wigne  
PO Box 738  
West Dover, VT 05356

Diana L. Saunders  
726 Reinhard Ave.  
Columbus, OH 43206

R. Todd Dewberry  
5510 Bullfinch Dr.  
Westerville, OH 43081

Radar Investments LLC  
3395 Smiley Rd.  
Columbus, OH 43221

760 Reinhard Avenue  
Z14- 045  
Exhibit A, Public Notice  
Page 2 of 3, 9/26/14



Beverly J. Butler-Burnam  
811 E. Whittier St.  
Columbus, OH 43206

Eric Heydt  
3452 Red Pine Ct.  
Grove City, OH 43123

Levi Yhezkel  
141 Stanbery Ave.  
Columbus, OH 43209

740 E. Whittier LLC  
740 E. Whittier St.  
Columbus, OH 43206

Patriarch Real Estate Fund LLC  
4000 MacArthur Blvd., Ste. 900  
Newport Beach, CA 92660

Cohen Management LLC  
PO Box 3554  
Mansfield, OH 44907

Andrew Lavecchio  
737 Reinhard Ave.  
Columbus, OH 43206

Kelly Billingsley  
c/o Lori Fiske  
6545 Steen St.  
Canal Winchester, OH 43110

Anne M. Bare  
814 Reinhard Ave.  
Columbus, OH 43206

PNC Mortgage  
3232 Newmark Dr.  
Miamisburg, OH 45342

Nickolas Szabolcs  
422 S. Monroe Ave.  
Columbus, OH 43205

Southside Homes Limited Partnership  
Community Properties of Ohio  
910 E. Broad St.  
Columbus, OH 43205

ATFH Real Property LLC  
American Tax Funding LLC  
345 Jupiter Lakes Blvd., Ste. 100  
Jupiter, FL 33458

A New Beginning Missionary Baptist  
Church  
2525 Northwold Rd.  
Columbus, OH 43231

Ghada Ittayem  
786 E. Whittier St.  
Columbus, OH 43206

Orangestone Dwellings LLC  
605 N. High St.  
Columbus, OH 43215

Patrick Gallegos  
765 Reinhard Ave.  
Columbus, OH 43206

**Also Notify**

Ms. Mary Hada  
The NRP Group LLC  
5300 Transportation Boulevard  
Cleveland, OH 44125

Bob Leighty  
1280 South Fourth Street  
Columbus, OH 43207

Ms. Margaret Kavourias  
RDL Architects, Inc.  
16102 Chagrin Boulevard  
Shaker Heights, OH 44120

Mr. Aaron Pechota  
The NRP Group LLC  
5300 Transportation Boulevard  
Cleveland, OH 44125

760 Reinhard Avenue  
Z14- 045  
Exhibit A, Public Notice  
Page 3 of 3, 9/26/14



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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 # 714-045

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. The NRP Group LLC 5309 Transportation Boulevard Cleveland, OH 44125 Contact: Mary Hada (216) 584-0650 # of City of Columbus employees: <u>9</u>	2. Board of Education of the Columbus City School District 270 E. State Street Columbus, OH 43215 Contact: Anne Lenzotti (614) 365-5164 # of City of Columbus employees: 7,700
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 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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Z14- 045  
CV14- \_\_\_\_\_  
760 Reinhard Avenue

### **LEGAL DESCRIPTION**

Being Lot Numbers Six (6) and Seven (7) of Philip Schmitt's Subdivision of Lots Nos. 19-20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio, being the same premises conveyed by Philip Schmitt and wife to said Frederick John Williams in Deed Book 184, pages 166 and 167, Recorder's Office, Franklin County, Ohio.

AND

Also the following part of Lot Number Five (No. 5) of said Philip Schmitt's Subdivision of Lots Nos. 19-20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands as numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio; Beginning at a point in the east line of Heyl Avenue in the City of Columbus where said east line intersects the South line of Schiller Street in said City; thence east with the said South line of Schiller Street 363 57/100 feet to the west line of a lane 30 feet wide; thence with the West line of said lane south 10 36/100 feet to the north line of Lot No. 6 in said Philip Schmitt's Subdivision; thence west with the said line 362 57/100 feet to the east line of said Heyl Avenue, thence north 12 75/100 feet to the place of beginning, being all of that portion of said Lot Number Five situated south of Schiller Street, being the same premises conveyed to Ludwig Hafner and wife to said Frederick John Williams as Frederick J. Williams in Deed Book 296, page 188, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Numbers One (1), Two (2) and (3) of MARY A. GODDARD Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 303, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Numbers One (1), and Four (4) of GEORGE W. RHODES Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 382, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Number Three (3) of GEORGE W. RHODES Subdivision of Lot Nine (9) and parts of Lots Eight (8) and Ten (10) of Philip Schmitt's Subdivision of Lots Nineteen (19) to Twenty-One (21) of Samuel McClelland's Subdivision in 1/2 Section 30, Township 5, Range 22, Refugee Lands as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 382, Recorder's Office, Franklin County, Ohio.

AND

Being forty-five (45) feet off the West end of Lot Number Eight (8) of Philip Schmitt's Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 107, Recorder's Office, Franklin County, Ohio.

AND

That vacated part of Carpenter Street, from Whittier Street to Reinhard Avenue, and the first alley north of Reinhard Avenue, from Carpenter Street to a point 20 feet west of the east line of Lot No. 1 of Mary A. Goddard Subdivision, as set forth in City Ordinance No. 1316-55.

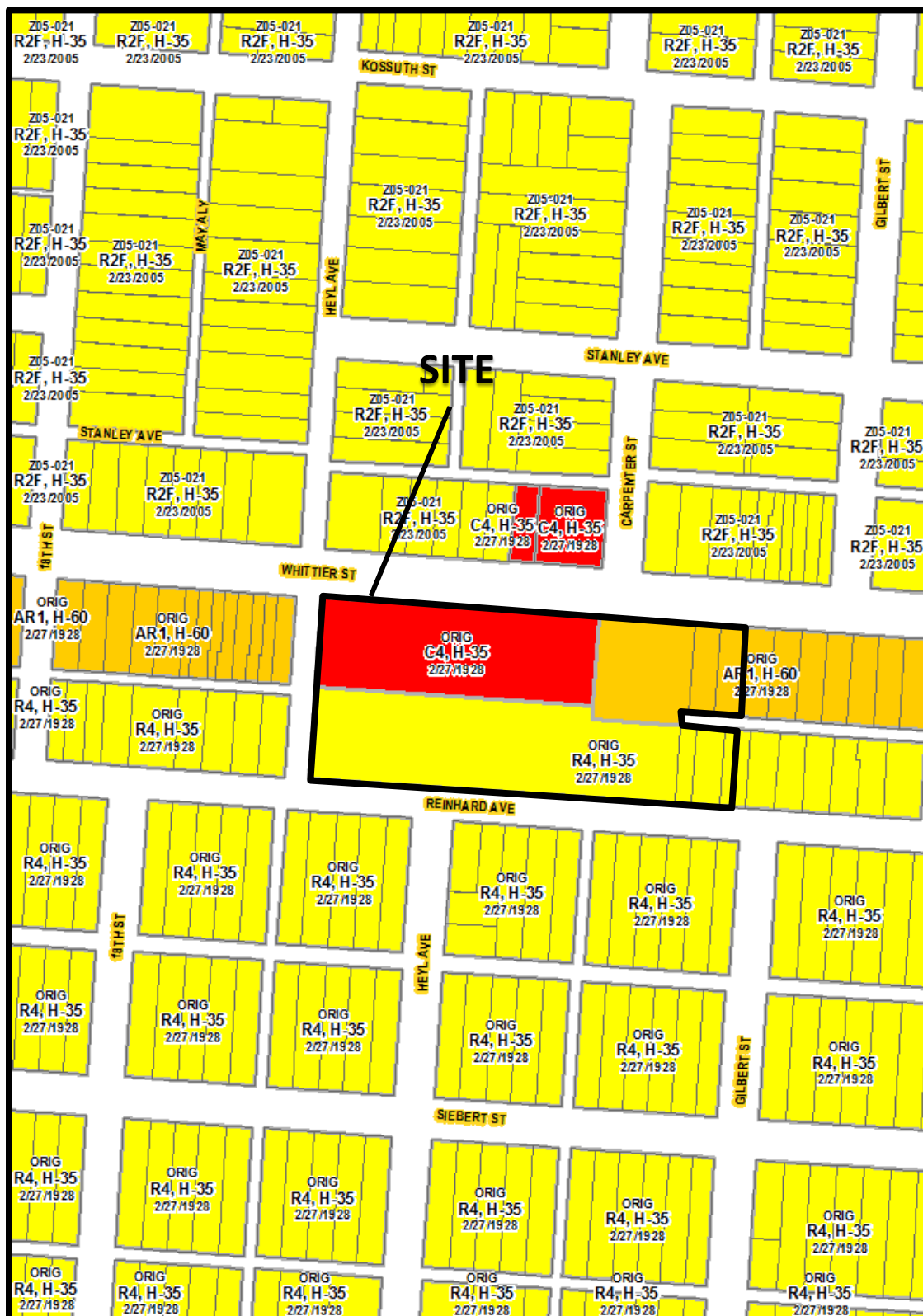
Being 2.65 +/- acres.

**MAP ID: dbp**

Scale = 150



Real Estate / GIS Department



Z14-045  
760 Reinhard Avenue  
Approximately 2.65 acres

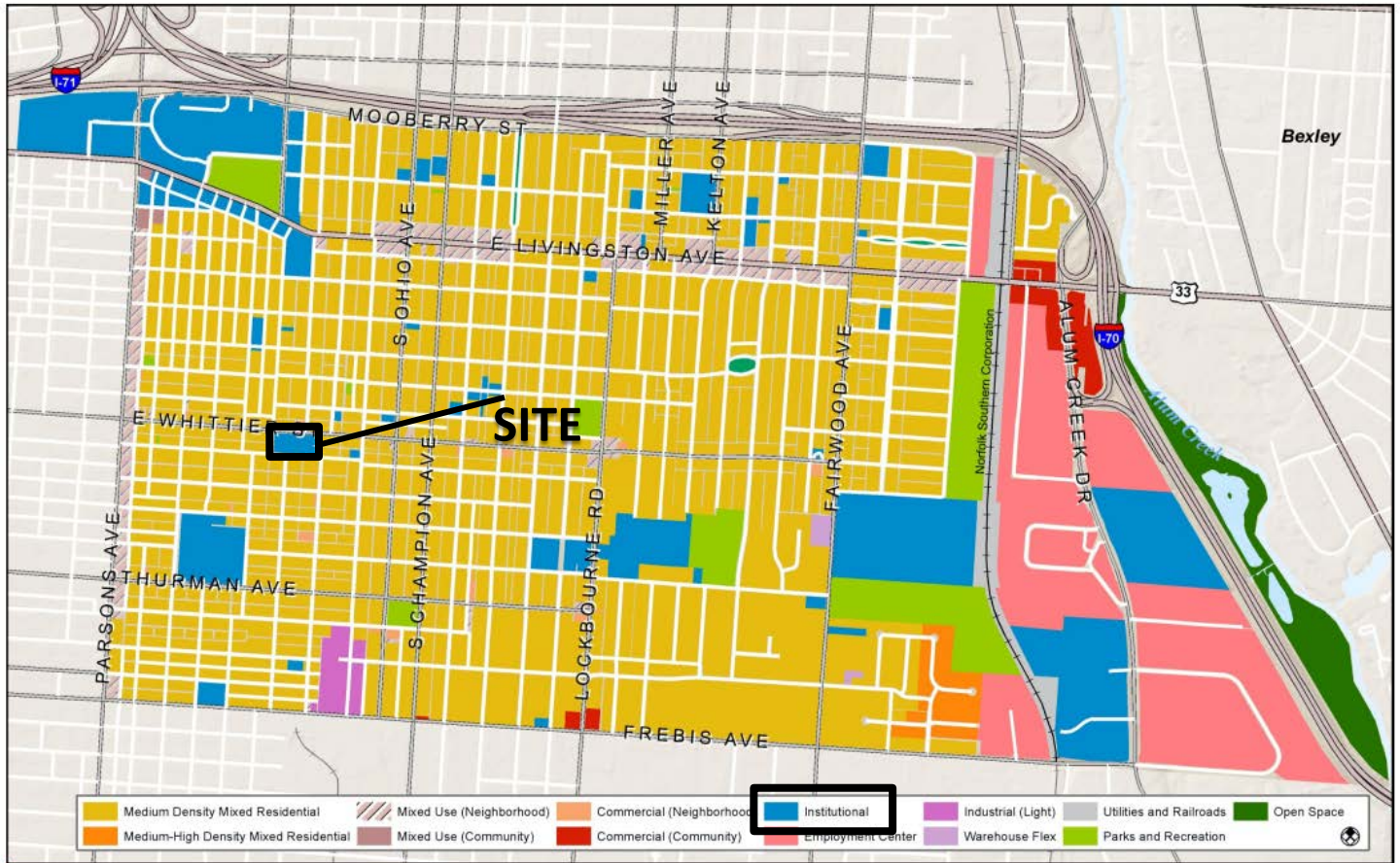
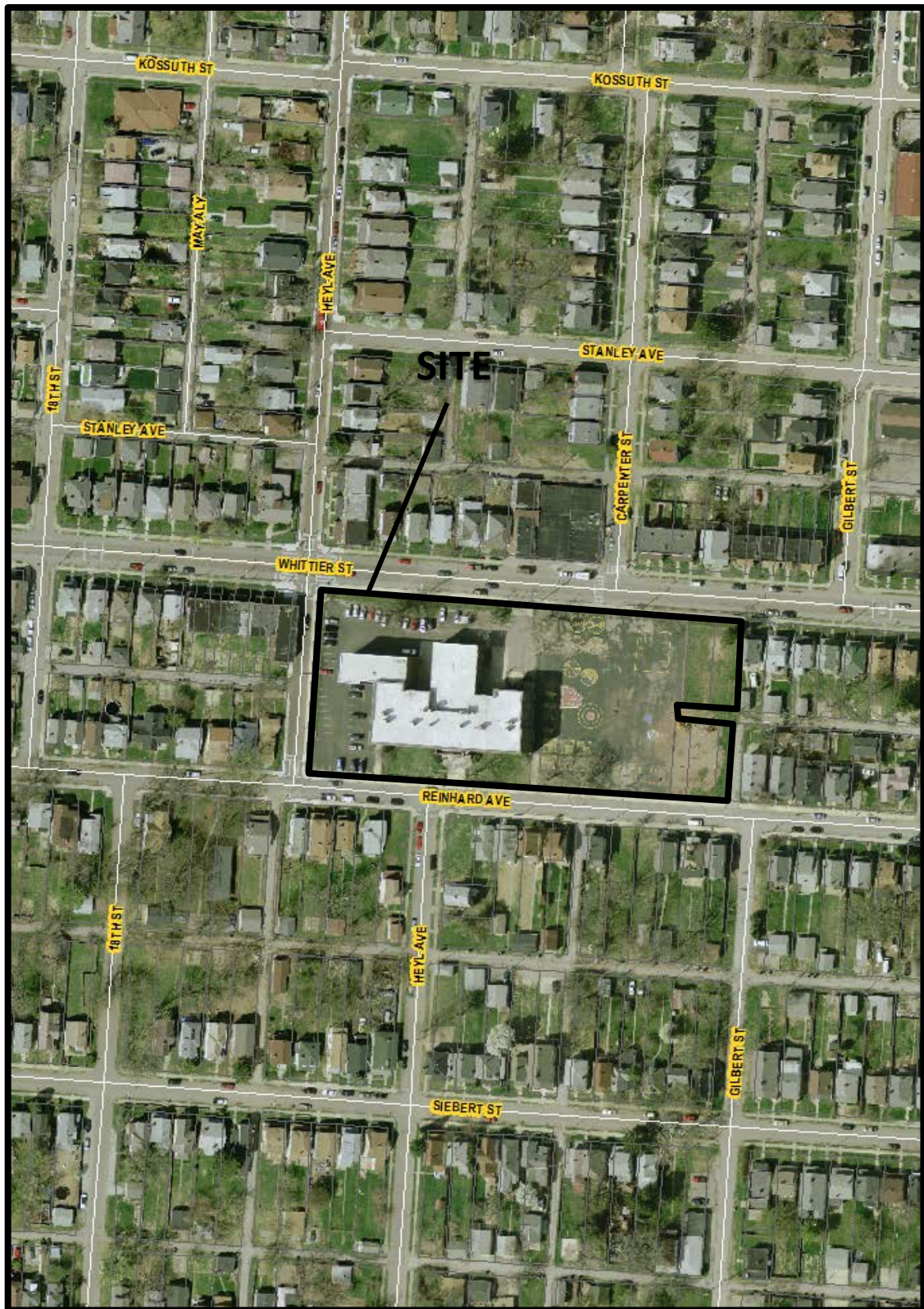


Figure 10: Future Land Use Plan Map

Z14-045  
 760 Reinhard Avenue  
 Approximately 2.65 acres





Z14-045  
760 Reinhard Avenue  
Approximately 2.65 acres