

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Application Accepted by: \_\_\_\_\_ Fee: \_\_\_\_\_  
Assigned Planner: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: \_\_\_\_\_ Zip: \_\_\_\_\_

Is this application being annexed into the City of Columbus? YES NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: \_\_\_\_\_

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

Current Zoning District(s): \_\_\_\_\_ Requested Zoning District(s): \_\_\_\_\_

Area Commission or Civic Association: \_\_\_\_\_

Proposed Use or reason for request: \_\_\_\_\_

Proposed Height District: \_\_\_\_\_ Acreage: \_\_\_\_\_  
*(Columbus City Code Section 3309.14)*

### APPLICANT:

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

### ATTORNEY / AGENT: *(Check one if applicable)* Attorney Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

### SIGNATURES:

APPLICANT SIGNATURE David Hodge

PROPERTY OWNER SIGNATURE David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

*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.*

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**AFFIDAVIT**

APPLICATION #: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman  
of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio

deposes 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) PROPERTY ADDRESS OR ZONING NUMBER 359 East Frebis Street  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, Ohio 43017

Check here if listing additional property owners on a separate page.

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

Kreais Companies  
614.674.6794

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

(5) Southside Area Commission  
Curtis Davis  
cdavis@team-icsc.com

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

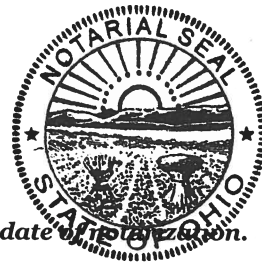
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21st day of June, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC

1-11-2026  
My Commission Expires

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

*This Affidavit expires six (6) months after date of this application.*

**APPLICANT:**

MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, OH 43017

**PROPERTY OWNER:**

MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, OH 43017

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**AREA COMMISSION/CIVIC ASSOCIATION:**

Columbus Southside Area Commission  
Curtis Davis  
cdavis@team-icsc.com

**SURROUNDING PROPERTY OWNERS:**

Mirta McGlone  
or current occupant  
326 Frebis Avenue  
Columbus, OH 43206

Scott Bray  
or current occupant  
330 Frebis Avenue  
Columbus, OH 43206

Basil Properties Columbus LLC  
421 Rathmell Road  
Lockbourne, OH 43137

James Meier  
324 Sheldon Avenue  
Columbus, OH 43207

Tek and Khaisy Maokhamphiou  
or current occupant  
356 Frebis Avenue  
Columbus, OH 43206

Harry and Joann Skinner  
or current occupant  
360 Frebis Avenue  
Columbus, OH 43206

Kathleen Nellis  
or current occupant  
370 Frebis Avenue  
Columbus, OH 43206

Cheng Maokhamphiou  
or current occupant  
380 Frebis Avenue  
Columbus, OH 43206

Nathaniel and Jaimee Bible  
or current occupant  
391 Frebis Avenue  
Columbus, OH 43206

Pristim Investments Co.  
55 Park Drive  
Hebron, OH 43025

Cliffel & Cliffel LLC  
184 Elmwood Avenue  
Grandview Heights, OH 43212

James and Audrey Ross  
or current occupant  
343 Frebis Avenue  
Columbus, OH 43206

Stephen Wilson and Kathryn Burns  
912 South Pearl Avenue  
Columbus, OH 43206

Allison Wolfe  
or current occupant  
333 Frebis Avenue  
Columbus, OH 43206

Victor and Kathryn Strimbu  
or current occupant  
325 Frebis Avenue  
Columbus, OH 43206

Earl and Rebecca Hughes  
or current occupant  
336 E. Moler Street  
Columbus, OH 43207

Ryan Edward Mack  
or current occupant  
338 E. Moler Street  
Columbus, OH 43207

Kyle George Webb and Leann Grace  
Schneider  
or current occupant  
344 E. Moler Street  
Columbus, OH 43206

Candace Parker  
or current occupant  
348 E. Moler Street  
Columbus, OH 43207

195 ½ Moler LLC  
P.O. Box 1161  
Powell, OH 43065

Christopher Diedalis  
or current occupant  
358 E. Moler Street  
Columbus, OH 43207

Blake Aber  
or current occupant  
374 E. Moler Street  
Columbus, OH 43207

Katherine Kleinknecht  
or current occupant  
378 E. Moler Street  
Columbus, OH 43207

Daniel and Morgan Lawrence  
or current occupant  
386 E. Moler Street  
Columbus, OH 43207

Marina Terzi  
or current occupant  
390 E. Moler Street  
Columbus, OH 43207

David Humeston  
or current occupant  
361 E. Moler Street  
Columbus, OH 43207

Kevin and Alexis Alexander  
or current occupant  
357 E. Moler Street  
Columbus, OH 43207

David and Beth Follett  
or current occupant  
353 E. Moler Street  
Columbus, OH 43207

Michelle Batt  
or current occupant  
349 E. Moler Street  
Columbus, OH 43207

Gregory Kromenacker  
1071 Pennsylvania Avenue  
Columbus, OH 43201

Kroger Co.  
4111 Executive Parkway  
Westerville, OH 43081

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: \_\_\_\_\_

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.


STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Kreais Companies 752 Forest Street Columbus, Ohio 43206</p>	<p>2. MFP Kreais LLC 8515 Stonechat Loop Dublin, Ohio 43017</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21st day of June, in the year 2021

 Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC My Commission Expires 1-11-2026



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

*This Project Disclosure Statement expires six (6) months after the date of notarization.*

## LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 29, Township 5, Range 22, Refugee Lands, being all of Parcel No. 1, Parcel No. 2, Parcel No. 3, and Parcel No. 4 conveyed to Omar Bakeries, Inc. by deed of record in Deed Book 2522, Page 413, Recorder's Office, Franklin County, Ohio, all references to recorded documents being on file in said Recorder's Office unless otherwise noted. and being more particularly described as follows:

Beginning at a found iron pipe in the northerly line of East Moler Street (50 feet wide) at the southeast corner of said Parcel No. 2, said pipe being the southwest corner of the tract conveyed to Delores L. Decker (Deed Book 3521, Page 360) and being South 86 degrees 28 minutes 30 seconds West, 141.34 feet from the intersection of said northerly line of East Moler Street with the northerly extension of the easterly line of South Washington Avenue (50 feet wide):

Thence, along the southerly fine of said Parcel No. 2 (northerly line of said East Moler Street), South 86 degrees 28 minutes 30 seconds West, 75.49 feet to a found iron pipe at the southwest corner of said Parcel No. 2, and the southeast corner of the tract conveyed to Brett M. Lloyd, Trustee, (Official Record Volume 2374, E-14);

Thence, along part of the westerly line of said Parcel No. 2 (easterly line of said Lloyd tract), North 03 degrees 41 minutes 00 seconds West, 112.00 feet to a found iron pipe at the northeast corner of said Lloyd tract and the southeast corner of said Parcel No. 4;

Thence, along the southerly line of said Parcel No. 4, northerly lines of said Lloyd tract and the tract conveyed to Craig W. Dresbach (Deed Book 3710, Page 475), South 86 degrees 28 minutes 30 seconds West, 75.66 feet to a found iron pipe at the southwest corner of said Parcel No. 4 northwest corner of said Dresbach tract and in the easterly line of the tract conveyed to Earl E. and Verna E. Rhoads (Deed Book 1823, Page 45);

Thence, along part of the westerly line of said Parcel No. 4 (part of the easterly line of said Rhoads tract), North 03 degrees 36 minutes 30 seconds West, 20.63 feet to a found railroad spike at the southeast corner of said Parcel No. 3 and the northeast corner of said Rhoads tract;

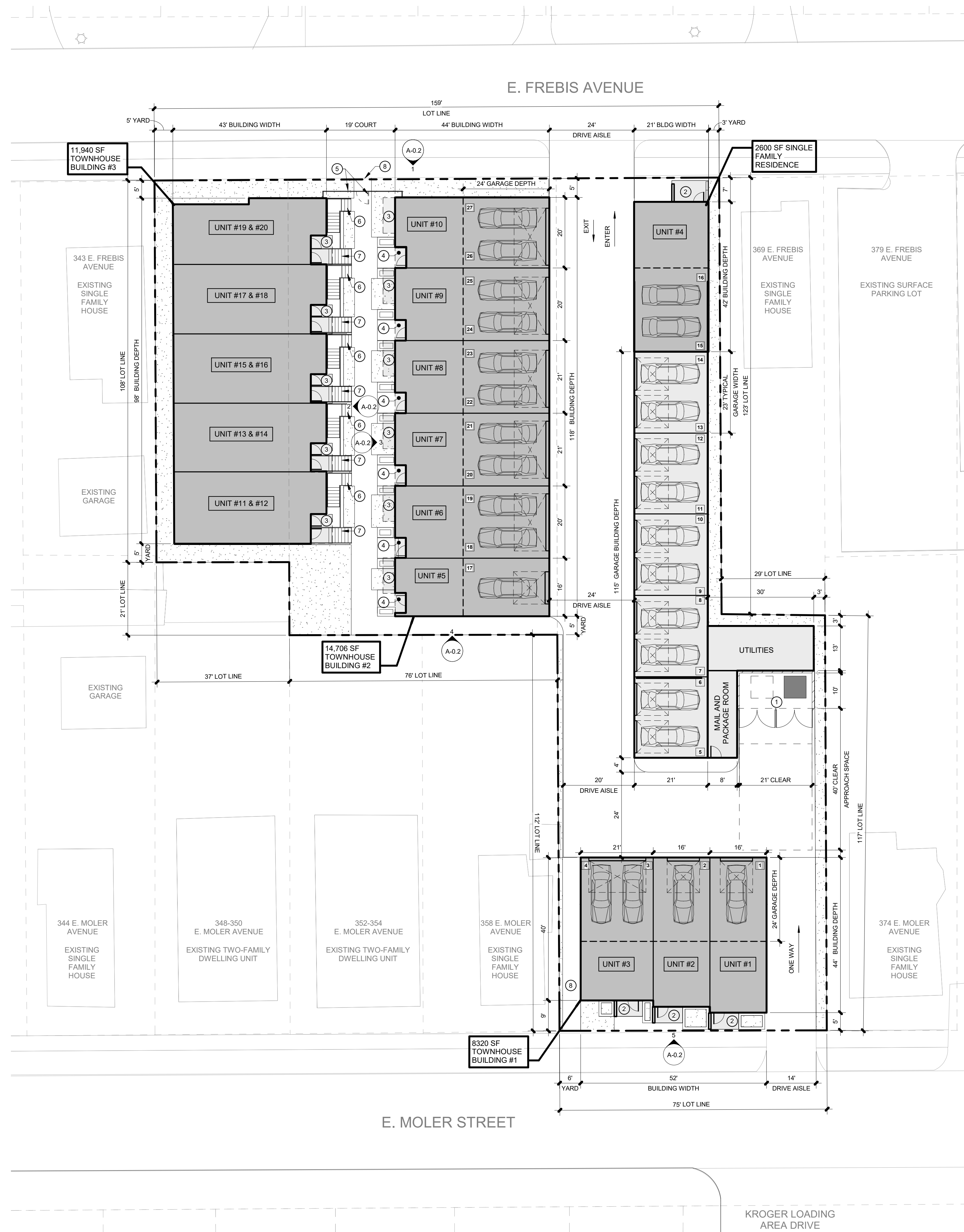
Thence, along the southerly line of said Parcel No. 3 (northerly line of said Rhoads tract), South 86 degrees 28 minutes 30 seconds West, 37.82 feet to a found iron pipe at the southwest corner of said Parcel No. 3, northwest corner of said Rhoads tract, northeast corner of the tract conveyed to Byron L. and Edythe J. West (Deed Book 3544, Page 654) and the southeast corner of the tract conveyed to Helen J. Kirk (Deed Book 3072, Page 202);

Thence, along the westerly line of said Parcel No. 3, (easterly line of said Kirk tract), North 03 degrees 34 minutes 30 seconds West, 106.20 feet to a found iron pipe at the northwest corner of said Parcel No. 3 (northeast corner of said Kirk tract) in the southerly line of Frebis Avenue (50 feet wide);

Thence, along the northerly lines of said Parcel No. 3, Parcel No. 4 and Parcel No. 1, (southerly line of said Frebis Avenue), North 86 degrees 25 minutes 00 seconds East, 159.48 feet to a found iron pipe at the northeast corner of said Parcel No. 1 and the northwest corner of the tract conveyed to Elmer K. and Ina L. Barry (Deed Book 1809, Page447);

Thence, along the easterly line of said Parcel No. 1, (westerly line of said Barry tract), South 03 degrees 41 minutes 00 seconds East, 123.25 feet to a found iron pipe at the southeast corner of said Parcel No. 1, (southwest corner of said Barry tract) and in the northerly line of said Parcel No. 2; Thence, along part of the northerly line of said Parcel No. 2, (southerly line of said Barry tract), North 83 degrees 41 minutes 00 seconds East, 29.34 feet to a found iron pipe at the northeast corner of said Parcel No. 2, (southeast corner of said Barry tract), and in the westerly line of said Decker tract;

Thence, along the easterly line of said Parcel No. 2, (part of the westerly line of said Decker tract), South 03 degrees 39 minutes 30 seconds East, 117.16 feet to the point of beginning, CONTAINING 0.644 ACRES (28.061 Square Feet), subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is scaled off maps on file in the offices of The City of Columbus Map Department.



ZONING & DEVELOPMENT INFORMATION	
<b>PARCEL SUMMARY</b>	
<b>PARCEL NUMBERS:</b> 010 064985 010 015818 010 015787 010 051356 010 051355	<b>EXISTING ZONING:</b> Z09-010, COMMERCIAL, CPD, 10/19/2009  <b>HEIGHT:</b> H-35 (EXISTING)  <b>CORNER LOT:</b> NOT APPLICABLE  <b>FLOOD PLAIN:</b> NOT APPLICABLE
<b>APPROXIMATE SITE ADDRESSES:</b> 359-367 E. FREBIS STREET COLUMBUS OH 43206  364 MOLER STREET COLUMBUS OH 43206  <b>TOTAL LOT AREA:</b> 28,367 SF	
<b>DEVELOPMENT SUMMARY</b>	
<b>1. TOWNHOUSE BUILDING #1</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 2205 SF PORCHES: (3) @ 35 SF = 105 SF BUILDING AREA: 6612 SF DWELLING UNITS: (3) UNITS ATTACHED GARAGES: (3) GARAGES WITH (4) SPACES	
<b>2. TOWNHOUSE BUILDING #2</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 5150 SF BALCONIES: (7) @ 35 SF = 245 SF BUILDING AREA: 15,350 SF DWELLING UNITS: (7) UNITS ATTACHED GARAGES: (7) GARAGES WITH (13) SPACES	
<b>3. TOWNHOUSE BUILDING #3</b> HEIGHT: +/- 35'-0" STORIES: 3 WITH BASEMENT BUILDING FOOTPRINT: 3980 SF BALCONIES: (5) @ 50 SF = 250 SF BUILDING AREA: 11,940 SF DWELLING UNITS: (10) UNITS PARKING: 1 SPACE PER UNIT IN DETACHED GARAGES	
<b>4. SINGLE FAMILY RESIDENCE</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 876 SF PORCH: 82 SF BUILDING AREA: 2612 SF ATTACHED GARAGE: (1) GARAGES WITH (2) SPACES	
<b>5. DETACHED GARAGE &amp; UTILITY BUILDING</b> HEIGHT: +/- 13'-0" STORIES: 1 BUILDING FOOTPRINT: 2910 SF BUILDING AREA: 2910 SF PARKING: (5) GARAGES WITH (10) SPACES	
<b>TOTAL LOT COVERAGE:</b> 15,783 SF <b>TOTAL BUILDING AREA:</b> 39,424 <b>TOTAL DWELLING UNITS:</b> 20 UNITS <b>DEVELOPMENT OFF STREET PARKING SPACES:</b> 27 SPACES	
<b>ZONING SUMMARY</b>	
<ul style="list-style-type: none"> <li>FRONT BUILDING LINES: 5'-0" MINIMUM SETBACK FROM STREETS</li> <li>LOT COVERAGE: 55.6% (15,783 SF / 28,367 SF)</li> <li>PERIMETER YARDS: 3 TO 5 FEET FROM PERIMETER LOT LINES</li> <li>OFF STREET PARKING: 27 TOTAL SPACES FOR 20 DWELLING UNITS (1.35 SPACES PER UNIT)</li> <li>BUILDING HEIGHTS: LESS THAN 35 FEET</li> </ul>	

- SITE PLAN KEYED NOTES**
- 6'-0" TALL TRASH AND BULK PICKUP ENCLOSURE WITH SWINGING GATES PER COLUMBUS REFUSE STANDARDS; 10 YARD DUMPSTER TO BE PROVIDED WITHIN ENCLOSURE (REFUSE CALCULATION: 20 DWELLING UNITS @ 0.5 CU. YDS PER UNIT = 10 CU. YD. CAPACITY REQUIRED)
  - COVERED PORCH: OPEN TO EXTERIOR ON TWO SIDES
  - FOOTPRINT OF EXTERIOR BALCONY AT 2ND FLOOR ABOVE
  - FOOTPRINT OF BUILDING OVERHANG ABOVE UNIT ENTRANCE DOOR
  - 6'-0" TALL METAL POST AND PICKET FENCE WITH SWINGING PEDESTRIAN ENTRANCE GATE
  - STAIR DOWN TO GARDEN LEVEL PATIO AND UNIT ENTRANCE
  - STAIR UP TO UPPER DWELLING UNIT ENTRANCE
  - NEW WALKWAY CONNECTION TO PUBLIC SIDEWALK

**SITE PLAN LEGEND**

	TURF AND PLANTED SITE AREAS
	PAVED SITE AREAS
	3'-0" TALL RAISED PLANTER STRUCTURES
	DWELLING UNIT BUILDING FOOTPRINTS
	PORCH, BALCONY, OR ACCESSORY BUILDING FOOTPRINTS
	OVERHEAD GARAGE DOORS

**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"

**GUNZELMAN**  
architecture + interiors

333 Stewart Avenue  
Columbus OH 43206  
P 614-674-6696

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**PJT # : 19-245**

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**MERION VILLAGE TOWNHOUSE DEVELOPMENT**

359-367 E. Frebis Ave  
Columbus, OH 43206

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ARCHITECTURAL SITE PLAN

PHASE : **ZONING**

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DATE : 06/11/2021

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**A-0.1**

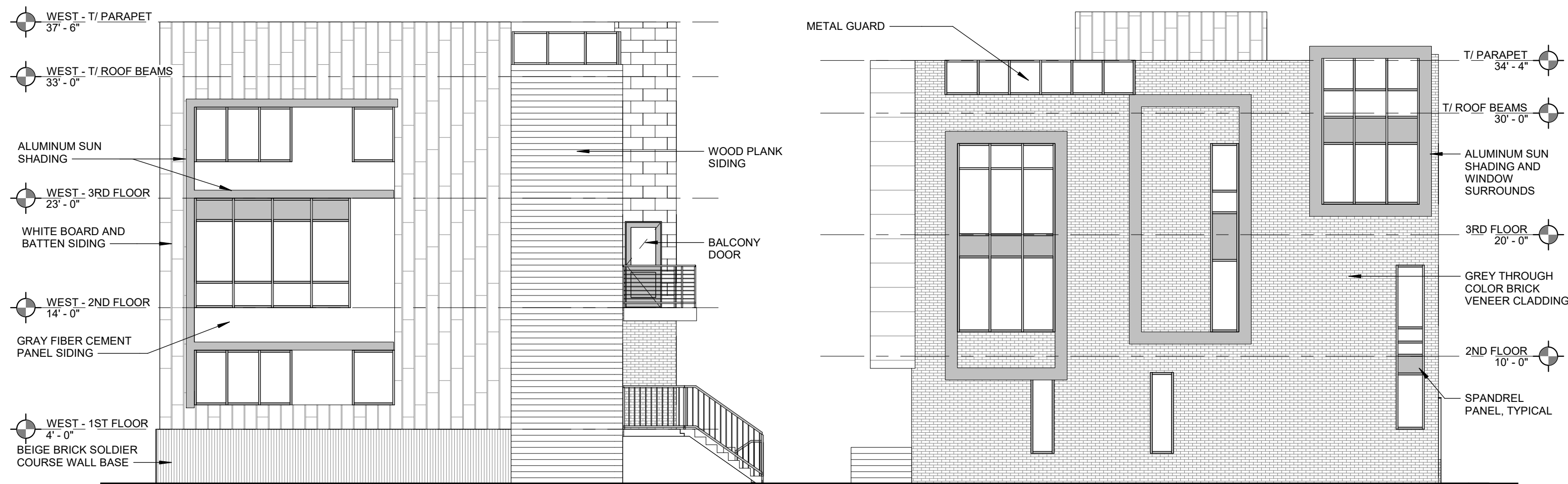




5 SOUTH BUILDING ELEVATIONS, FACING MOLER  
SCALE: 1/8" = 1'-0"



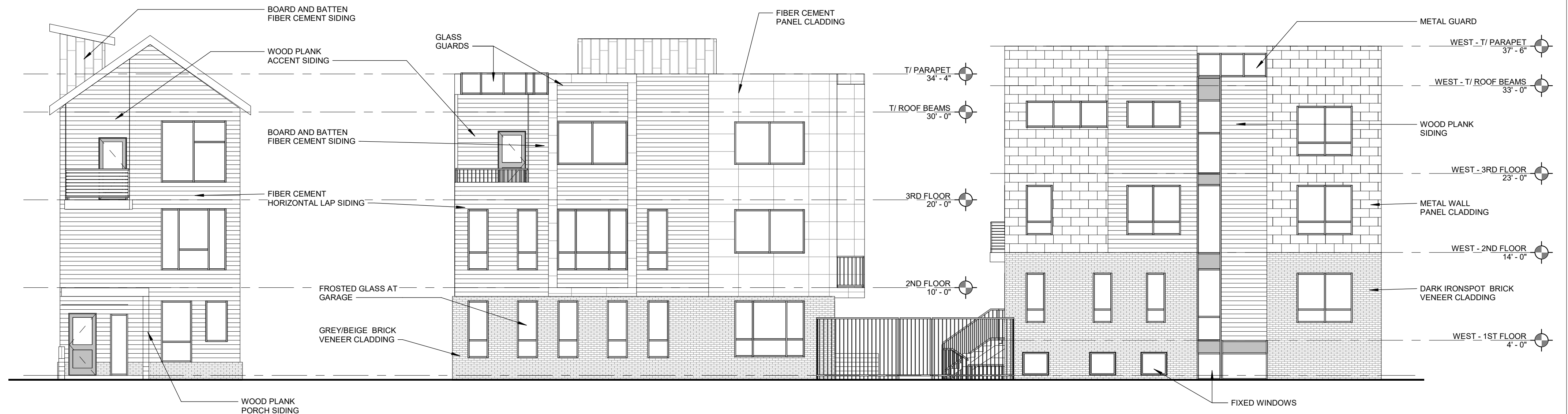
3 EAST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION OF TOWNHOUSE BUILDING #2 AND #3  
SCALE: 1/8" = 1'-0"



2 WEST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATIONS (FROM E. FREBIS STREET)  
SCALE: 1/8" = 1'-0"

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Application Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**Specify Case Type**      **BZA Variance / Special Permit**  
                                 **Council Variance**  
                                 **Rezoning**  
                                 **Graphics Variance / Plan / Special Permit**

**Recommendation**      **Approval**  
(Check only one)      **Disapproval**

**LIST BASIS FOR RECOMMENDATION:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** \_\_\_\_\_

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Application Accepted by: \_\_\_\_\_ Fee: \_\_\_\_\_  
Assigned Planner: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: \_\_\_\_\_ Zip: \_\_\_\_\_

Is this application being annexed into the City of Columbus? YES NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: \_\_\_\_\_

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

Current Zoning District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Area Commission or Civic Association: \_\_\_\_\_

Proposed Use or reason for request: \_\_\_\_\_  
\_\_\_\_\_  
*(Elaborate in Statement of Hardship)*

### APPLICANT:

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

### ATTORNEY / AGENT: *(Check one if applicable)* Attorney Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

### SIGNATURES:

APPLICANT SIGNATURE David Hodge \_\_\_\_\_

PROPERTY OWNER SIGNATURE David Hodge \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE David Hodge \_\_\_\_\_

*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.*

# Council Variance Application

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## **STATEMENT OF HARDSHIP**

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

Signature of Applicant David Hodge \_\_\_\_\_ Date \_\_\_\_\_

**STATEMENT IN SUPPORT OF  
COMPANION COUNCIL VARIANCES**

**APPLICATION: CV \_\_\_\_\_**  
**ADDRESS: 359 East Frebis Street**  
**APPLICANT: Kreas Companies**  
**PROPERTY OWNER: MFP Kreais LLC**  
**ATTORNEY: David Hodge, Underhill and Hodge**  
**DATE: June 17, 2021**

The Applicant submits this statement in support of its request for area variances in companion with a rezoning request.

The property consists of five parcel and is currently zoned R2F. The property extends from East Frebis Avenue on the north to East Moler Street on the south. The property is vacant and almost entirely pavement. The property is bordered on all sided by property zoned R2F which largely consists of single and double family residences.

The site is not within a historic district and it is not a historic site. The site is not within a commercial or planning overlay. The site is within the boundary of the Columbus Southside Area Commission. The site is also within the boundary of the Columbus Southside Area Plan. The Plan recommends Neighborhood Mixed use. This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.

The Applicant proposes redevelopment of the property with 20 townhomes. The Applicant is committed to providing a high-quality design and a development which will not adversely impact the existing development pattern of the area.

To develop the property as proposed, the Applicant requests the following variances:

1. 3312.13 – Driveway. To reduce the minimum driveway width from 20 feet to 14 feet for East Moler Street driveway.
2. 3312.49. Minimum numbers of parking spaces required. To reduce the minimum number of parking spaces required from 30 to 27.
3. 3321.05(A) Vision clearance. To reduce the minimum vision clearance triangle from 10 feet to 5 feet at East Frebis Avenue and East Moler Street driveways.
4. 3333.02 – AR-1 permitted uses. To allow a single-family residence in the AR-1 district.
5. 3333.15 – Building coverage. To increase the maximum building coverage from 50 percent of the lot area to 56 percent of the lot area.
6. 3333.18 - Building setback lines. To reduce the minimum building line from 25 feet to 5 feet from East Frebis Avenue and East Moler Street.
7. 3333.255 - Perimeter yard. To reduce the minimum perimeter yard from 25 feet to 5 feet along west side and rear perimeter yards and to 3 feet along east side and rear perimeter yards.

The requested use variance is warranted to alleviate a hardship and it will not impair adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The mix of numbers of units across buildings is necessary to maximize the developable area of the site while maintaining quality and character which complements the neighborhood. There are no negative impacts caused by a development with single dwelling unit plus garage structures on the same parcel as structures with three or five dwelling units.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. The requested variances for reduced perimeter yard and increased lot coverage will allow project is to utilize as much of the property as possible and to maximize the quality of the project. This will not cause substantial detriment to neighbors nor alter the character of the neighborhood. Most properties within this neighborhood have yards which are less than what the current zoning code requires. Also, the requested increase in lot coverage is not a substantial amount.

The variances concerning the driveway width and reduced vision clearance are also not substantial nor detrimental. The East Moler Street driveway is proposed as a one-way point of ingress. There is no need for a 20-foot-wide driveway because there will never be two cars within the driveway at the same time. Also, there is no need for vision clearance triangles at the East Moler Street driveway because cars will not exit via that driveway.

The requested parking reduction is not significant and will not cause any detriment. Our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. It is becoming the industry standard to provide one parking space per dwelling unit in neighborhoods which are this close to downtown metropolitan areas and this ratio has proven sufficient.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



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David Hodge

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**AFFIDAVIT**

APPLICATION #: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman  
of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio

deposes 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) PROPERTY ADDRESS OR ZONING NUMBER 359 East Frebis Street  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

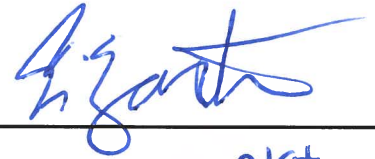
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS  
 Check here if listing additional property owners on a separate page.  
(4) MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, Ohio 43017


APPLICANT'S NAME AND PHONE # (same as listed on front application)  
Kreais Companies  
614.674.6794

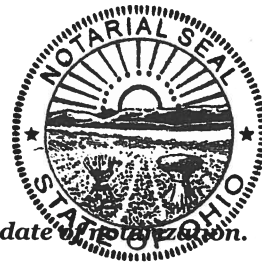
AREA COMMISSION OR CIVIC GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS  
(5) Southside Area Commission  
Curtis Davis  
cdavis@team-icsc.com

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21st day of June, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC  My Commission Expires 1-11-2026 Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

*This Affidavit expires six (6) months after date of this application.*

**APPLICANT:**

MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, OH 43017

**PROPERTY OWNER:**

MFP Kreais LLC  
8515 Stonechat Loop  
Dublin, OH 43017

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**AREA COMMISSION/CIVIC ASSOCIATION:**

Columbus Southside Area Commission  
Curtis Davis  
cdavis@team-icsc.com

**SURROUNDING PROPERTY OWNERS:**

Mirta McGlone  
or current occupant  
326 Frebis Avenue  
Columbus, OH 43206

Scott Bray  
or current occupant  
330 Frebis Avenue  
Columbus, OH 43206

Basil Properties Columbus LLC  
421 Rathmell Road  
Lockbourne, OH 43137

James Meier  
324 Sheldon Avenue  
Columbus, OH 43207

Tek and Khaisy Maokhamphiou  
or current occupant  
356 Frebis Avenue  
Columbus, OH 43206

Harry and Joann Skinner  
or current occupant  
360 Frebis Avenue  
Columbus, OH 43206

Kathleen Nellis  
or current occupant  
370 Frebis Avenue  
Columbus, OH 43206

Cheng Maokhamphiou  
or current occupant  
380 Frebis Avenue  
Columbus, OH 43206

Nathaniel and Jaimee Bible  
or current occupant  
391 Frebis Avenue  
Columbus, OH 43206

Pristim Investments Co.  
55 Park Drive  
Hebron, OH 43025

Cliffel & Cliffel LLC  
184 Elmwood Avenue  
Grandview Heights, OH 43212

James and Audrey Ross  
or current occupant  
343 Frebis Avenue  
Columbus, OH 43206

Stephen Wilson and Kathryn Burns  
912 South Pearl Avenue  
Columbus, OH 43206

Allison Wolfe  
or current occupant  
333 Frebis Avenue  
Columbus, OH 43206

Victor and Kathryn Strimbu  
or current occupant  
325 Frebis Avenue  
Columbus, OH 43206

Earl and Rebecca Hughes  
or current occupant  
336 E. Moler Street  
Columbus, OH 43207

Ryan Edward Mack  
or current occupant  
338 E. Moler Street  
Columbus, OH 43207



Kyle George Webb and Leann Grace  
Schneider  
or current occupant  
344 E. Moler Street  
Columbus, OH 43206

Candace Parker  
or current occupant  
348 E. Moler Street  
Columbus, OH 43207

195 ½ Moler LLC  
P.O. Box 1161  
Powell, OH 43065

Christopher Diedalis  
or current occupant  
358 E. Moler Street  
Columbus, OH 43207

Blake Aber  
or current occupant  
374 E. Moler Street  
Columbus, OH 43207

Katherine Kleinknecht  
or current occupant  
378 E. Moler Street  
Columbus, OH 43207

Daniel and Morgan Lawrence  
or current occupant  
386 E. Moler Street  
Columbus, OH 43207

Marina Terzi  
or current occupant  
390 E. Moler Street  
Columbus, OH 43207

David Humeston  
or current occupant  
361 E. Moler Street  
Columbus, OH 43207

Kevin and Alexis Alexander  
or current occupant  
357 E. Moler Street  
Columbus, OH 43207

David and Beth Follett  
or current occupant  
353 E. Moler Street  
Columbus, OH 43207

Michelle Batt  
or current occupant  
349 E. Moler Street  
Columbus, OH 43207

Gregory Kromenacker  
1071 Pennsylvania Avenue  
Columbus, OH 43201

Kroger Co.  
4111 Executive Parkway  
Westerville, OH 43081

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: \_\_\_\_\_

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.


STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio  
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:

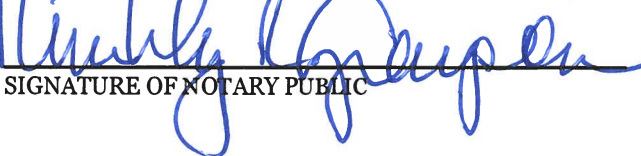
Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Kreais Companies 752 Forest Street Columbus, Ohio 43206</p>	<p>2. MFP Kreais LLC 8515 Stonechat Loop Dublin, Ohio 43017</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21st day of June, in the year 2021

 Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC My Commission Expires 1-11-2026



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

*This Project Disclosure Statement expires six (6) months after the date of notarization.*

## LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 29, Township 5, Range 22, Refugee Lands, being all of Parcel No. 1, Parcel No. 2, Parcel No. 3, and Parcel No. 4 conveyed to Omar Bakeries, Inc. by deed of record in Deed Book 2522, Page 413, Recorder's Office, Franklin County, Ohio, all references to recorded documents being on file in said Recorder's Office unless otherwise noted. and being more particularly described as follows:

Beginning at a found iron pipe in the northerly line of East Moler Street (50 feet wide) at the southeast corner of said Parcel No. 2, said pipe being the southwest corner of the tract conveyed to Delores L. Decker (Deed Book 3521, Page 360) and being South 86 degrees 28 minutes 30 seconds West, 141.34 feet from the intersection of said northerly line of East Moler Street with the northerly extension of the easterly line of South Washington Avenue (50 feet wide):

Thence, along the southerly fine of said Parcel No. 2 (northerly line of said East Moler Street), South 86 degrees 28 minutes 30 seconds West, 75.49 feet to a found iron pipe at the southwest corner of said Parcel No. 2, and the southeast corner of the tract conveyed to Brett M. Lloyd, Trustee, (Official Record Volume 2374, E-14);

Thence, along part of the westerly line of said Parcel No. 2 (easterly line of said Lloyd tract), North 03 degrees 41 minutes 00 seconds West, 112.00 feet to a found iron pipe at the northeast corner of said Lloyd tract and the southeast corner of said Parcel No. 4;

Thence, along the southerly line of said Parcel No. 4, northerly lines of said Lloyd tract and the tract conveyed to Craig W. Dresbach (Deed Book 3710, Page 475), South 86 degrees 28 minutes 30 seconds West, 75.66 feet to a found iron pipe at the southwest corner of said Parcel No. 4 northwest corner of said Dresbach tract and in the easterly line of the tract conveyed to Earl E. and Verna E. Rhoads (Deed Book 1823, Page 45);

Thence, along part of the westerly line of said Parcel No. 4 (part of the easterly line of said Rhoads tract), North 03 degrees 36 minutes 30 seconds West, 20.63 feet to a found railroad spike at the southeast corner of said Parcel No. 3 and the northeast corner of said Rhoads tract;

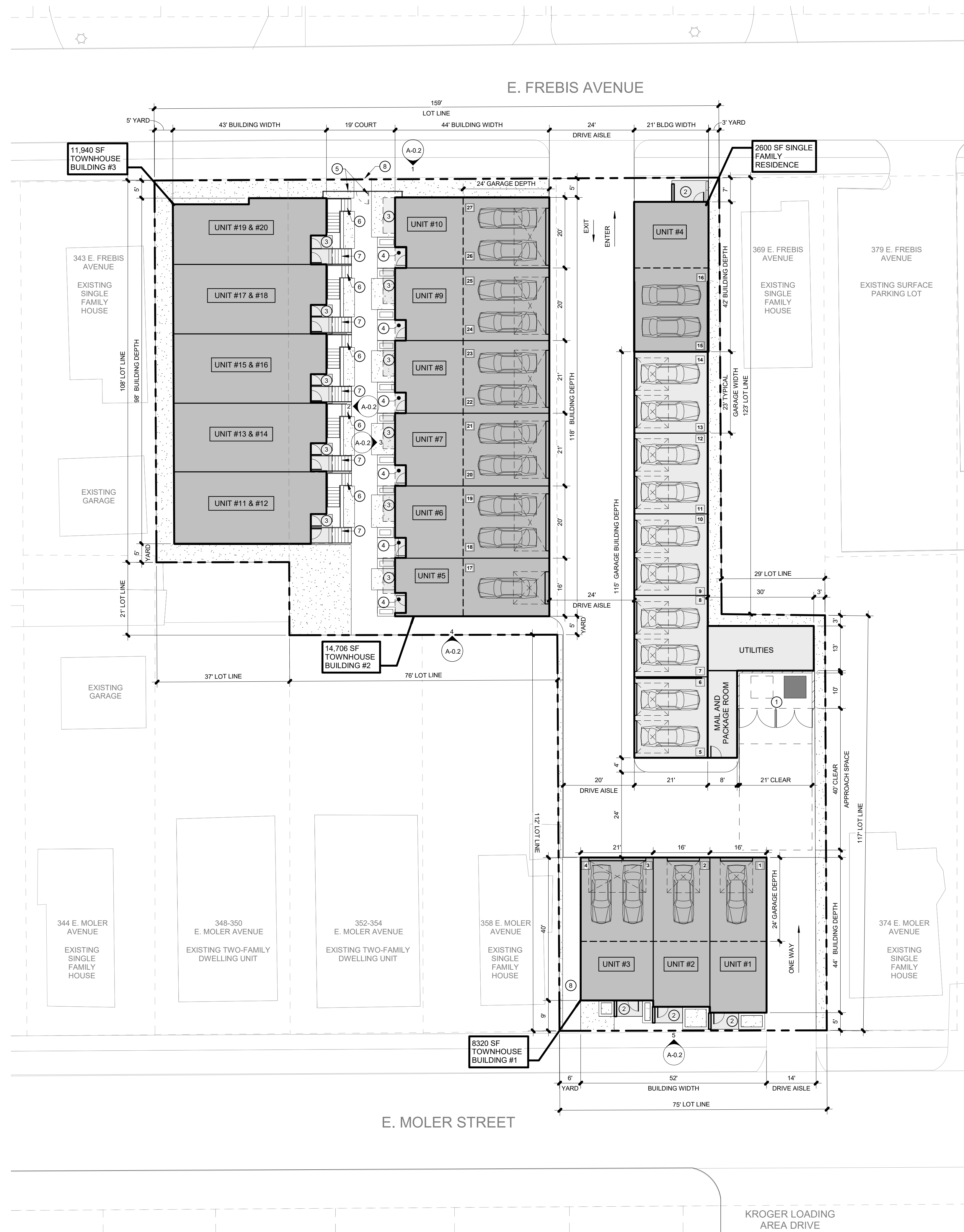
Thence, along the southerly line of said Parcel No. 3 (northerly line of said Rhoads tract), South 86 degrees 28 minutes 30 seconds West, 37.82 feet to a found iron pipe at the southwest corner of said Parcel No. 3, northwest corner of said Rhoads tract, northeast corner of the tract conveyed to Byron L. and Edythe J. West (Deed Book 3544, Page 654) and the southeast corner of the tract conveyed to Helen J. Kirk (Deed Book 3072, Page 202);

Thence, along the westerly line of said Parcel No. 3, (easterly line of said Kirk tract), North 03 degrees 34 minutes 30 seconds West, 106.20 feet to a found iron pipe at the northwest corner of said Parcel No. 3 (northeast corner of said Kirk tract) in the southerly line of Frebis Avenue (50 feet wide);

Thence, along the northerly lines of said Parcel No. 3, Parcel No. 4 and Parcel No. 1, (southerly line of said Frebis Avenue), North 86 degrees 25 minutes 00 seconds East, 159.48 feet to a found iron pipe at the northeast corner of said Parcel No. 1 and the northwest corner of the tract conveyed to Elmer K. and Ina L. Barry (Deed Book 1809, Page447);

Thence, along the easterly line of said Parcel No. 1, (westerly line of said Barry tract), South 03 degrees 41 minutes 00 seconds East, 123.25 feet to a found iron pipe at the southeast corner of said Parcel No. 1, (southwest corner of said Barry tract) and in the northerly line of said Parcel No. 2; Thence, along part of the northerly line of said Parcel No. 2, (southerly line of said Barry tract), North 83 degrees 41 minutes 00 seconds East, 29.34 feet to a found iron pipe at the northeast corner of said Parcel No. 2, (southeast corner of said Barry tract), and in the westerly line of said Decker tract;

Thence, along the easterly line of said Parcel No. 2, (part of the westerly line of said Decker tract), South 03 degrees 39 minutes 30 seconds East, 117.16 feet to the point of beginning, CONTAINING 0.644 ACRES (28.061 Square Feet), subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is scaled off maps on file in the offices of The City of Columbus Map Department.



ZONING & DEVELOPMENT INFORMATION	
<b>PARCEL SUMMARY</b>	
<b>PARCEL NUMBERS:</b> 010 064985 010 015818 010 015787 010 051356 010 051355	<b>EXISTING ZONING:</b> Z09-010, COMMERCIAL, CPD, 10/19/2009  <b>HEIGHT:</b> H-35 (EXISTING)  <b>CORNER LOT:</b> NOT APPLICABLE  <b>FLOOD PLAIN:</b> NOT APPLICABLE
<b>APPROXIMATE SITE ADDRESSES:</b> 359-367 E. FREBIS STREET COLUMBUS OH 43206  364 MOLER STREET COLUMBUS OH 43206  <b>TOTAL LOT AREA:</b> 28,367 SF	
<b>DEVELOPMENT SUMMARY</b>	
<b>1. TOWNHOUSE BUILDING #1</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 2205 SF PORCHES: (3) @ 35 SF = 105 SF BUILDING AREA: 6612 SF DWELLING UNITS: (3) UNITS ATTACHED GARAGES: (3) GARAGES WITH (4) SPACES	
<b>2. TOWNHOUSE BUILDING #2</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 5150 SF BALCONIES: (7) @ 35 SF = 245 SF BUILDING AREA: 15,350 SF DWELLING UNITS: (7) UNITS ATTACHED GARAGES: (7) GARAGES WITH (13) SPACES	
<b>3. TOWNHOUSE BUILDING #3</b> HEIGHT: +/- 35'-0" STORIES: 3 WITH BASEMENT BUILDING FOOTPRINT: 3980 SF BALCONIES: (5) @ 50 SF = 250 SF BUILDING AREA: 11,940 SF DWELLING UNITS: (10) UNITS PARKING: 1 SPACE PER UNIT IN DETACHED GARAGES	
<b>4. SINGLE FAMILY RESIDENCE</b> HEIGHT: +/- 30'-0" STORIES: 3 BUILDING FOOTPRINT: 876 SF PORCH: 82 SF BUILDING AREA: 2612 SF ATTACHED GARAGE: (1) GARAGES WITH (2) SPACES	
<b>5. DETACHED GARAGE &amp; UTILITY BUILDING</b> HEIGHT: +/- 13'-0" STORIES: 1 BUILDING FOOTPRINT: 2910 SF BUILDING AREA: 2910 SF PARKING: (5) GARAGES WITH (10) SPACES	
<b>TOTAL LOT COVERAGE:</b> 15,783 SF <b>TOTAL BUILDING AREA:</b> 39,424 <b>TOTAL DWELLING UNITS:</b> 20 UNITS <b>DEVELOPMENT OFF STREET PARKING SPACES:</b> 27 SPACES	
<b>ZONING SUMMARY</b>	
<ul style="list-style-type: none"> <li>FRONT BUILDING LINES: 5'-0" MINIMUM SETBACK FROM STREETS</li> <li>LOT COVERAGE: 55.6% (15,783 SF / 28,367 SF)</li> <li>PERIMETER YARDS: 3 TO 5 FEET FROM PERIMETER LOT LINES</li> <li>OFF STREET PARKING: 27 TOTAL SPACES FOR 20 DWELLING UNITS (1.35 SPACES PER UNIT)</li> <li>BUILDING HEIGHTS: LESS THAN 35 FEET</li> </ul>	

- SITE PLAN KEYED NOTES**
- 6'-0" TALL TRASH AND BULK PICKUP ENCLOSURE WITH SWINGING GATES PER COLUMBUS REFUSE STANDARDS; 10 YARD DUMPSTER TO BE PROVIDED WITHIN ENCLOSURE (REFUSE CALCULATION: 20 DWELLING UNITS @ 0.5 CU. YDS PER UNIT = 10 CU. YD. CAPACITY REQUIRED)
  - COVERED PORCH: OPEN TO EXTERIOR ON TWO SIDES
  - FOOTPRINT OF EXTERIOR BALCONY AT 2ND FLOOR ABOVE
  - FOOTPRINT OF BUILDING OVERHANG ABOVE UNIT ENTRANCE DOOR
  - 6'-0" TALL METAL POST AND PICKET FENCE WITH SWINGING PEDESTRIAN ENTRANCE GATE
  - STAIR DOWN TO GARDEN LEVEL PATIO AND UNIT ENTRANCE
  - STAIR UP TO UPPER DWELLING UNIT ENTRANCE
  - NEW WALKWAY CONNECTION TO PUBLIC SIDEWALK

**SITE PLAN LEGEND**

	TURF AND PLANTED SITE AREAS
	PAVED SITE AREAS
	3'-0" TALL RAISED PLANTER STRUCTURES
	DWELLING UNIT BUILDING FOOTPRINTS
	PORCH, BALCONY, OR ACCESSORY BUILDING FOOTPRINTS
	OVERHEAD GARAGE DOORS

**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"

**GUNZELMAN**  
architecture + interiors

333 Stewart Avenue  
Columbus OH 43206  
P 614-674-6696

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**PJT # : 19-245**

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**MERION VILLAGE TOWNHOUSE DEVELOPMENT**

359-367 E. Frebis Ave  
Columbus, OH 43206

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ARCHITECTURAL SITE PLAN

PHASE : **ZONING**

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DATE : 06/11/2021

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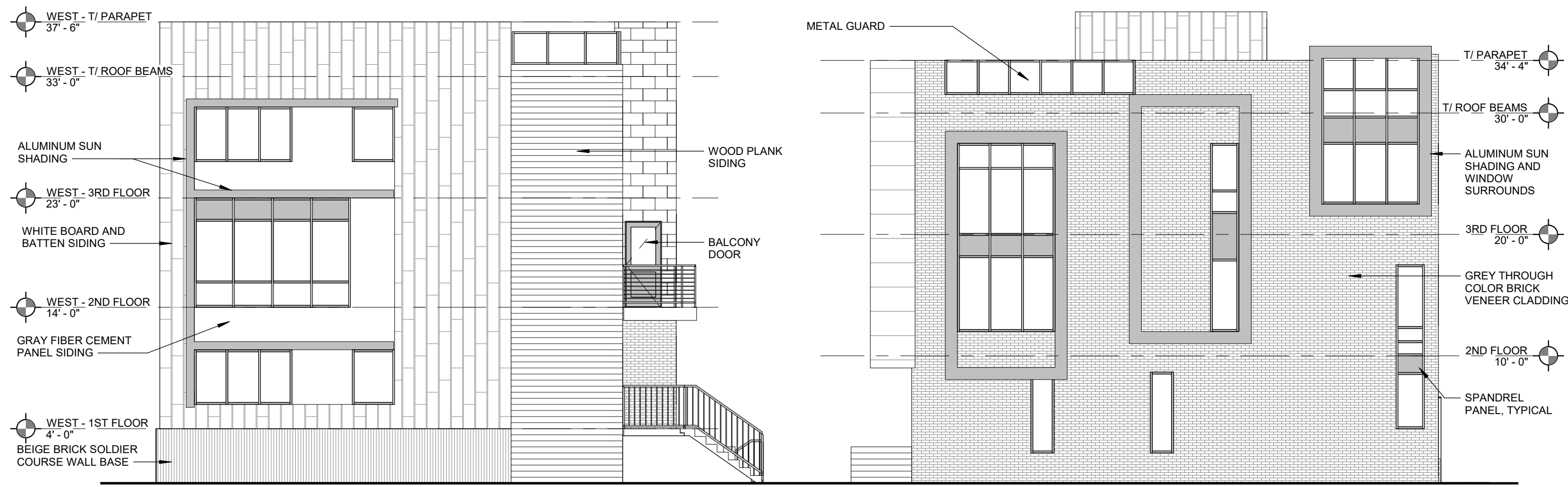
**A-0.1**



5 SOUTH BUILDING ELEVATIONS, FACING MOLER  
SCALE: 1/8" = 1'-0"



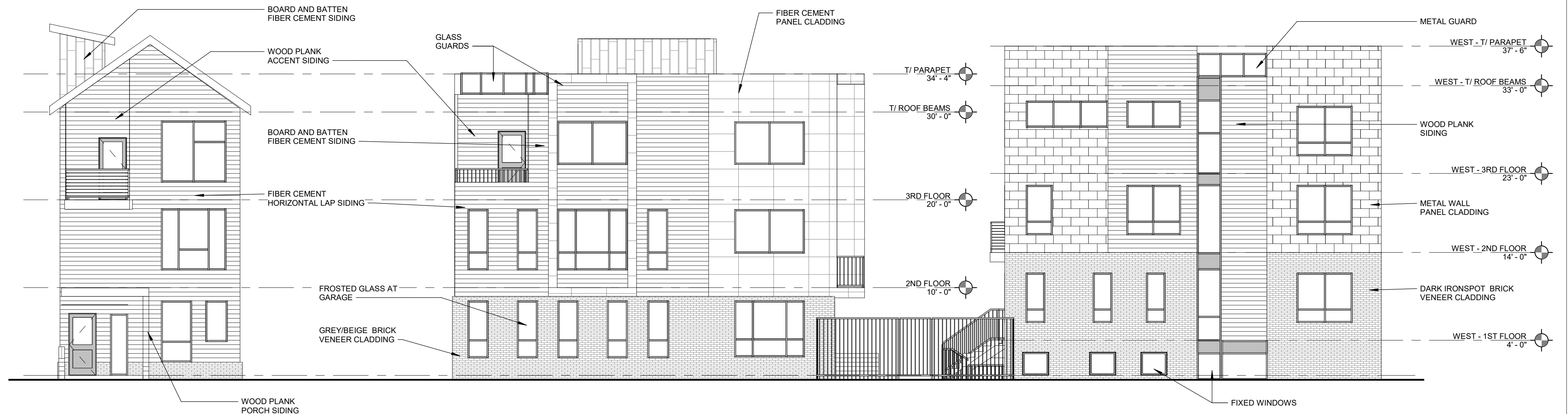
3 EAST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION OF TOWNHOUSE BUILDING #2 AND #3  
SCALE: 1/8" = 1'-0"



2 WEST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATIONS (FROM E. FREBIS STREET)  
SCALE: 1/8" = 1'-0"

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**Specify Case Type**  
**BZA Variance / Special Permit**  
**Council Variance**  
**Rezoning**  
**Graphics Variance / Plan / Special Permit**

**Recommendation**  
(Check only one)      **Approval**  
   **Disapproval**

**LIST BASIS FOR RECOMMENDATION:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** \_\_\_\_\_

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.