

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: 222-060 Date Received: 08/18/2022
Application Accepted by: KELSEY PRIEBE Fee: \$1650
Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 42 West Jenkins Avenue, Columbus, OH Zip: 43207

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: 010 - 049236

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

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

Neighborhood Group: Columbus Southside Area Commission

Proposed Use or reason for request: multi-family

Proposed Height District: H - 60 Acreage: 1.610

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Community Development for All People, Inc.; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --

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

Email Address: dave@daveperryco.net

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

Name: Community Development for All People, Inc.; c/o Jordan Henderson Phone Number: (614) 445-7342 Ext.: --

Address: 946 Parsons Avenue City/State: Columbus, OH Zip: 43206

Email Address: jhenderson@4allpeople.net

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

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

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

Email Address: dplank@planklaw.com

SIGNATURES:

APPLICANT SIGNATURE Community Development for all People, Inc. by Dave Perry, Agent

PROPERTY OWNER SIGNATURE Community Development for All People, Inc. by Dave Perry, Agent

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.

Z22- 060

CV22- 81

42 West Jenkins Avenue

Columbus, OH 43207

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010 - 010088

010 - 010089

010 - 010090

010 - 010091

010 - 010092

010 - 010093

010 - 010094

010 - 010095

010 - 010096

010 - 010097

010 - 049236

010 - 227797

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT

APPLICATION #: Z22- 060

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

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) per PROPERTY ADDRESS or ZONING NUMBER 42 West Jenkins Avenue, Columbus, OH 43207
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Community Development for All People, Inc.
c/o Jordan Henderson
946 Parsons Avenue, Columbus, OH 43206

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

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

Community Development for All People, Inc.
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
c/o Curtis Davis
Email: cdavis@team-icsc.com

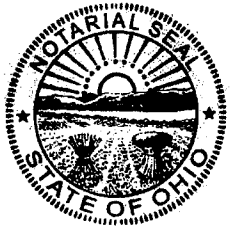
and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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 25th day of July, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC 

Notary Seal Here
My Commission Expires _____



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 List
42 West Jenkins Avenue
Z22- 060 and CV22- 081
July 11, 2022

APPLICANT:

Community Dev't for All People, Inc.
c/o Dave Perry, Agent
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

PROPERTY OWNER:

Community Dev't for All People, Inc.
c/o Jordan Henderson
946 Parsons Avenue
Columbus, OH 43206

ATTORNEY:

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

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
175 South 3rd Street, Suite 340
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS WITHIN 125 FEET

Columbus Design Company
c/o Karrick Sherrill
726 Autumn Tree Place
Westerville, OH 43081

Community Housing Network
c/o Ryan Cassell
1680 Watermark Drive
Columbus, OH 43215

Liggett, LP
P.O. Box 20064
Columbus, OH 43220

Edward D., Diane C. Schirtzinger
(or current occupant)
52 Neff Avenue
Columbus, OH 43207

CHN Central, LLC
1680 Watermark Drive
Columbus, OH 43215

Brosh Properties, LLC
1710 South High Street
Columbus, OH 43207

Timothy Sayer, Yelena Rakhmistrovskaya
(or current occupant)
1655 Franklin Park South
Columbus, OH 43205

Crlo Investments, Ltd.
45 West Neff Avenue
Columbus, OH 43207

Bash 3, LLC
860 Havendale Drive
Columbus, OH 43220

Guy Wolfenbarger
c/o Viking Properties
3663 Alum Creek Drive
Columbus, OH 43207

J-Zap Property Management, LLC
1410 East 17th Avenue
Columbus, OH 43211

Anastasia G. Sauter, Tr.
599 Lummisford Lane N
Columbus, OH 43214

Anastasia G. Sauter, Tr.
1371 Darcann Drive
Columbus, OH 43220

1409 High, LLC
49 Parsons Avenue
Columbus, OH 43215

Gregory & Anna M. DeGraw
(or current occupant)
6003 Farmcreek Court
Hilliard, OH 43026

Jenkins Street Lofts Limited Partnership
500 South Front Street, 10th Floor
Columbus, OH 43215

Pennsylvania Lines, LLC
110 Franklin Road SE
Roanoke, VA 24042

Jack Watkins
(or current occupant)
78 West Jenkins Avenue
Columbus, OH 43207

CSX Transportation, Inc.
Chesapeake & Ohio Ry.
500 Water Street (C910)
Jacksonville, FL 32202

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AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22- 060

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) 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 (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. Community Dev't for All Ppl, Inc, 946 Parsons Ave, Columbus, OH 43206; # Cols-based emps: 49 Contact: Jordan Henderson, (614) 445-7342</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 25th day of July, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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

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

Z22- 060

CV22- 081

42 West Jenkins Avenue

Legal Description

Parcel I (010-049236-00):

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being all of Lot Numbers Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and the south one-half of Lot Number Twelve (12) of Joseph Sauer's Addition to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 84, Recorder's Office, Franklin County, Ohio, excepting therefrom 40 feet off of the east end of the said lots.

Parcel II (010-227797-00):

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of South Front Street as shown on the recorded plat of Joseph Sauer's Subdivision, Plat Book 5, Page 84 and being all of South Front Street 50' wide beginning at the North line of Jenkins Avenue 30' wide and terminating at a point 15.50' North of the North line of Lot 12 of said Joseph's Sauer's Subdivision and containing 9710.25 square feet more or less.

Excepting therefrom the following described premises:

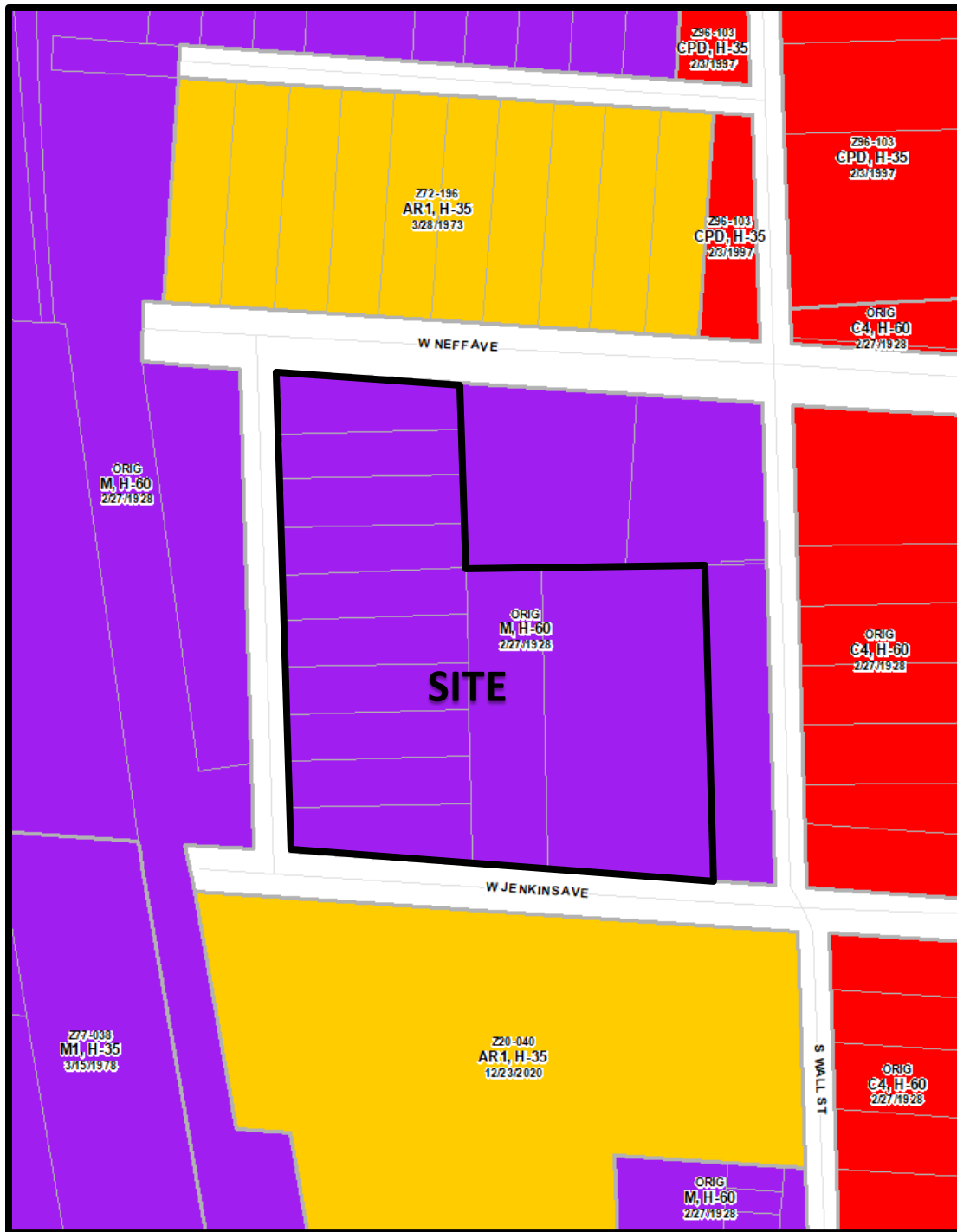
Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of South Front Street 50' wide;

Beginning at a point 15.50' North of the South line of Lot 12 as shown on the recorded subdivision plat of Joseph Sauer's Subdivision, Plat Book 5, Page 84, and terminating at a point 15.50' North of the North line of the said Lot 12, and containing 0.036 acres, more or less.

Parcel III (010-010088-00; 010-010089-00; 010-010090-00; 010-010091-00; 010-010092-00; 010-010093-00; 010-010094-00; 010-010095-00; 010-010096-00; 010-010097-00):

Situated in the County of Franklin, State of Ohio and City of Columbus:

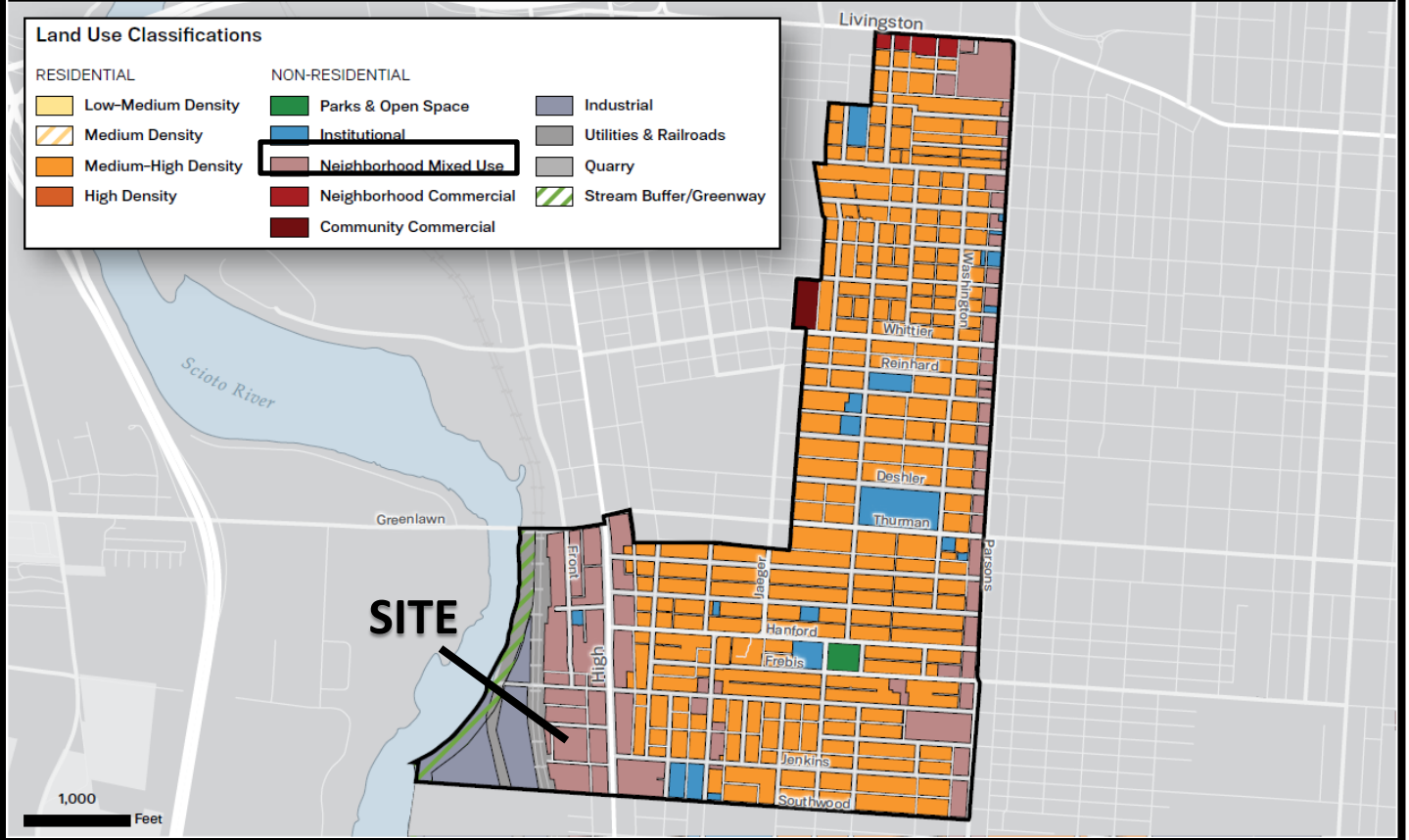
Being Lots Numbered 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 of Joseph Sauer's Subdivision, as the same are designated and delineated on the recorded plat thereof, of record in Plat Book 5, Page 84, Recorder's Office, Franklin County, Ohio.



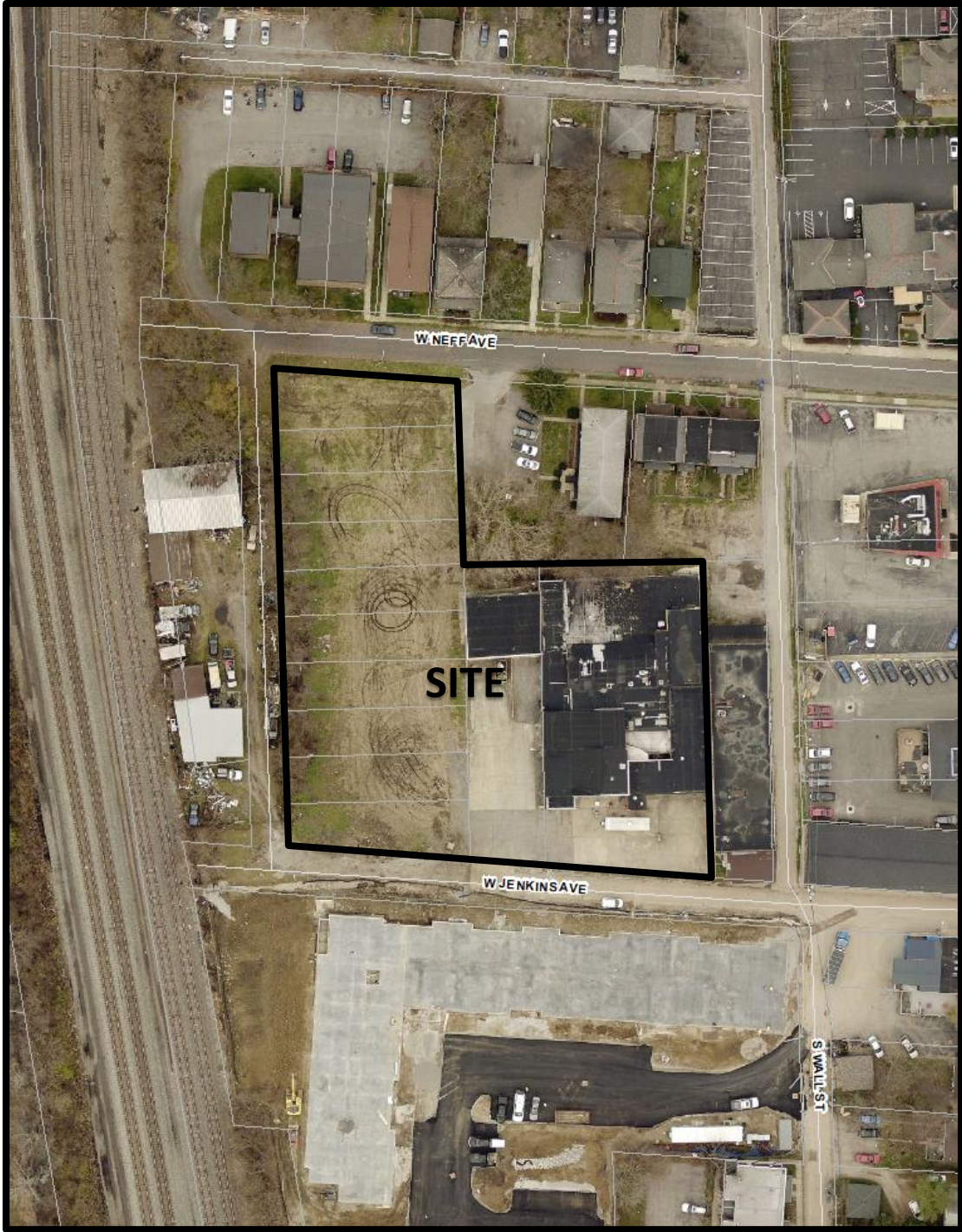
Z22-060
 42 W. Jenkins Ave.
 Approximately 1.61 acres
 M to AR-2

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1

Land Use Classifications		
RESIDENTIAL	NON-RESIDENTIAL	
Low-Medium Density	Parks & Open Space	Industrial
Medium Density	Institutional	Utilities & Railroads
Medium-High Density	Neighborhood Mixed Use	Quarry
High Density	Neighborhood Commercial	Stream Buffer/Greenway
	Community Commercial	



Z22-060
42 W. Jenkins Ave.
Approximately 1.61 acres
M to AR-2



Z22-060
42 W. Jenkins Ave.
Approximately 1.61 acres
M to AR-2

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: CV22-081 Date Received: 08/18/2022
Application Accepted by: KELSEY PRIEBE Fee: \$825
Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 42 West Jenkins Avenue, Columbus, OH Zip: 43207
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: 010 - 049236
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): AR - 2 (pending Z22-_____) Acreage: 1.610
Neighborhood Group: Columbus Southside Area Commission
Proposed Use or reason for request: See Exhibit B

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Community Development for All People, Inc.; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --
Address: David Perry Company, Inc.; 411 East Town St, Fl 1 City/State: Columbus, OH Zip: 43215
Email Address: dave@daveperryco.net

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

Name: Community Development for All People, Inc.; c/o Jordan Henderson Phone Number: (614) 445-7342 Ext.: --
Address: 946 Parson Avenue City/State: Columbus, OH Zip: 43206
Email Address: jhenderson@4allpeople.net

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

Name: Donald Plank Phone Number: (614) 947-8600 Ext.: --
Address: Plank Law Firm, 411 East Town Street, Floor 2 City/State: Columbus, OH Zip: 43215
Email Address: dplank@planklaw.com

SIGNATURES:

APPLICANT SIGNATURE Community Development for All People, Inc. by David B. Perry Agent
PROPERTY OWNER SIGNATURE Community Development for All People, Inc. by David B. Perry Agent
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.

Z22- 060

CV22- 081

42 West Jenkins Avenue
Columbus, OH 43207

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010 - 010088

010 - 010089

010 - 010090

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010 - 010093

010 - 010094

010 - 010095

010 - 010096

010 - 010097

010 - 049236

010 - 227797

Council Variance Application

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STATEMENT OF HARDSHIP

APPLICATION #: CV22-081

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):

See Exhibit B

Signature of Applicant

Community Development for All People, Inc.
by David B. Perry, Agent Date 7/25/2022

Signature of Attorney

Donald Plank Date 7/25/2022

Exhibit B

Statement of Hardship

CV22- 081 , 42 West Jenkins Avenue

The site is 1.61 +/- acres located on the north side of W. Jenkins Avenue (30'), 225' +/- west of S. High Street, and south side of W. Neff Avenue (40'), 380' +/- west of S. High Street.

The site is presently zoned M, Manufacturing. Rezoning application Z22-_____ is pending to rezone the site to the AR-2, Apartment Residential District. This variance application is submitted in conjunction with the pending rezoning application. The proposed development is a 70 dwelling unit apartment building for affordable housing with a target AMI range of 30 – 80 %. In this case applicant owns the property so it isn't necessary to apply for a variance first for the Ohio Housing Finance Agency (OHFA) application due in early February 2023. An affordable housing apartment building has recently been built on the south side of W. Jenkins Avenue, directly across W. Jenkins Avenue from the subject site.

Applicant has a hardship with full code standards compliance with this urban project. The requested variances are frequently cited and supported with urban redevelopment. This requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The use is appropriate given the location and recent affordable housing development on the south side of W. Jenkins Avenue (30') that had similar variances.

Applicant requests the following variances:

- 1). Section 3312.27, Parking Setback Line, to reduce the W. Neff Avenue parking setback from 15 feet
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 70 dwelling units from 105 spaces to 85 spaces.
- 3). 3333.16, Fronting, to permit the apartment building to front on W. Jenkins Avenue (30').
- 4). 3333.24, Rear Yard, to reduce Rear Yard from 25% of lot area to 9% of lot area for the lot area between W. Jenkins Avenue and the south façade of the building, if the front building entrance design is oriented to W. Neff Avenue.

Council Variance Application

DEPARTMENT OF BUILDING
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AFFIDAVIT

APPLICATION #: CV22- 081

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

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

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SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Community Development for All People, Inc.
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946 Parsons Avenue, Columbus, OH 43206

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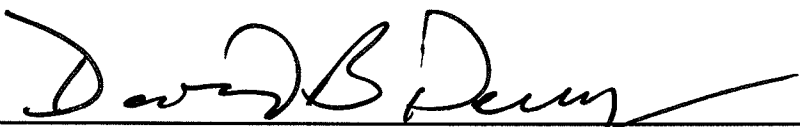
APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Community Development for All People, Inc.
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
c/o Curtis Davis
Email: cdavis@team-icsc.com

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Z22- 60 and CV22- 81
July 11, 2022

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946 Parsons Avenue
Columbus, OH 43206

ATTORNEY:

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COMMUNITY GROUP:

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175 South 3rd Street, Suite 340
Columbus, OH 43215

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APPLICATION #: CV22- 081

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 COUNTY OF FRANKLIN

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 Business or individual's address; City, State, Zip Code
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<p>1. Community Dev't for All Ppl, Inc, 946 Parsons Ave, Columbus, OH 43206; # Cols-based emps: 49 Contact: Jordan Henderson, (614) 445-7342</p>	<p>2. -----</p>
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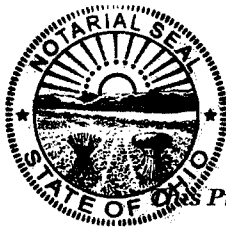
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SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 25th day of July, in the year 2022

MaryAlice Wolf
 SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
 My Commission Expires _____



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 My Commission Expires October 24, 2023

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

Z22- 60

CV22- 81

42 West Jenkins Avenue

Legal Description

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Excepting therefrom the following described premises:

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Beginning at a point 15.50' North of the South line of Lot 12 as shown on the recorded subdivision plat of Joseph Sauer's Subdivision, Plat Book 5, Page 84, and terminating at a point 15.50' North of the North line of the said Lot 12, and containing 0.036 acres, more or less.

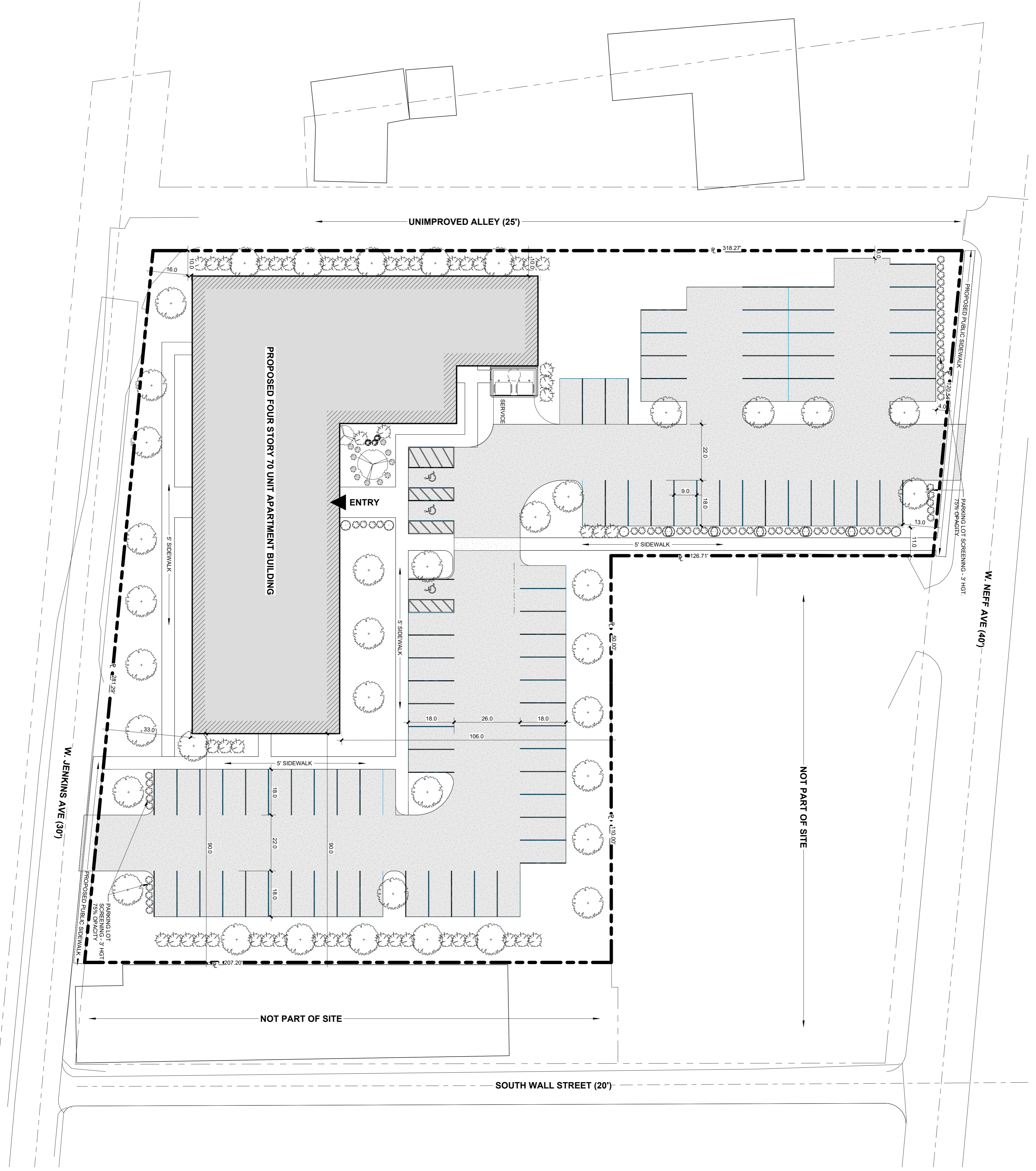
Parcel III (010-010088-00; 010-010089-00; 010-010090-00; 010-010091-00; 010-010092-00; 010-010093-00; 010-010094-00; 010-010095-00; 010-010096-00; 010-010097-00):

Situated in the County of Franklin, State of Ohio and City of Columbus:

Being Lots Numbered 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 of Joseph Sauer's Subdivision, as the same are designated and delineated on the recorded plat thereof, of record in Plat Book 5, Page 84, Recorder's Office, Franklin County, Ohio.

PEYTON PLACE

 42 W. JENKINS AVE



SITE DATA TABLE

ADDRESS	42 W. JENKINS AVE
PARCEL NO.	010-0449238
EXISTING ZONING	M
HEIGHT DISTRICT	1480
EXISTING AREA	1.61 AC +/-, 70,000 SF +/-
A. ZONING	AR2
PROPOSED ZONING	CV22
VARIANCE #	70 DU / 1.61 AC - 43.5 DU/AC
DENSITY	1000 SF PER DU

B. BUILDING

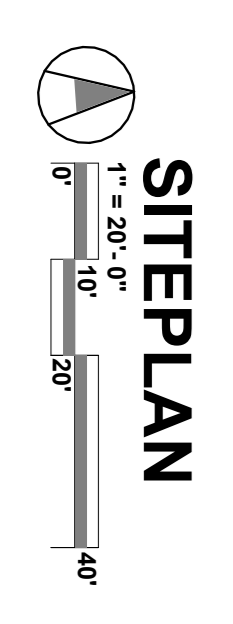
PROPOSED USE	70 DWELLING UNITS
HEIGHT	60'
LOT COVERAGE	21%
SETBACKS:	AS NOTED

C. PARKING

70 DU	1.5 SPACES PER DU
PARKING REQUIRED	105 SPACES
PARKING PROVIDED	85 TOTAL SPACES
PARKING LOT TREES	9 REQ. 9 PROVIDED

D. SITE

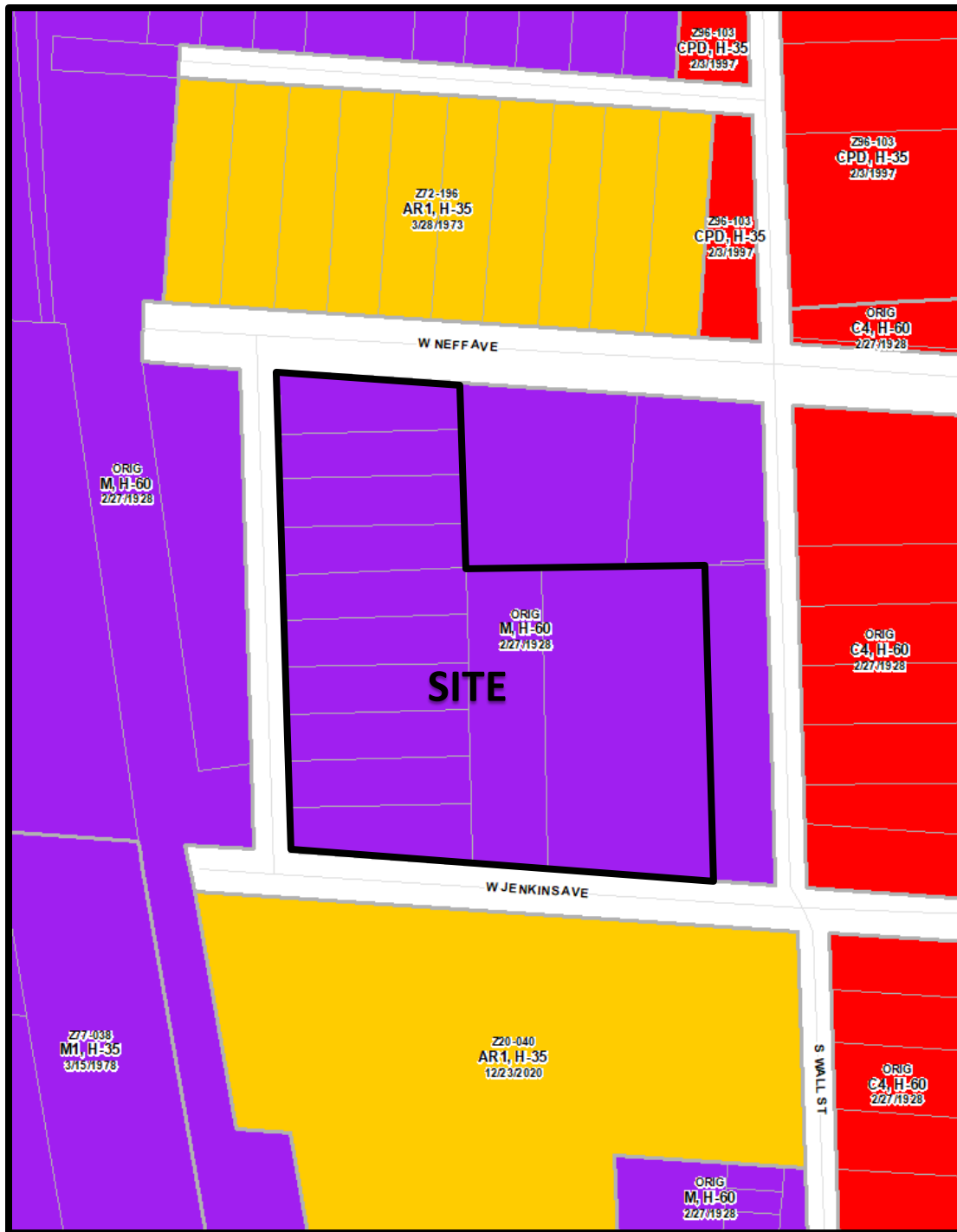
RE-FUSE:	CITY OF COLUMBUS
TREES:	1 TREE / 10 DU REQUIRED (7 TREE PROVIDED)



SITE AREA CALCULATION		
AREA DESCRIPTION	SF	%
SITE DATA - BUILDING	14800 SF	21%
TOTAL SITE AREA	70,000 SF	

SHEET DATE: 08/17/22
 PROJECT #: 22106 V3
 PROJECT DATE: 08/17/22

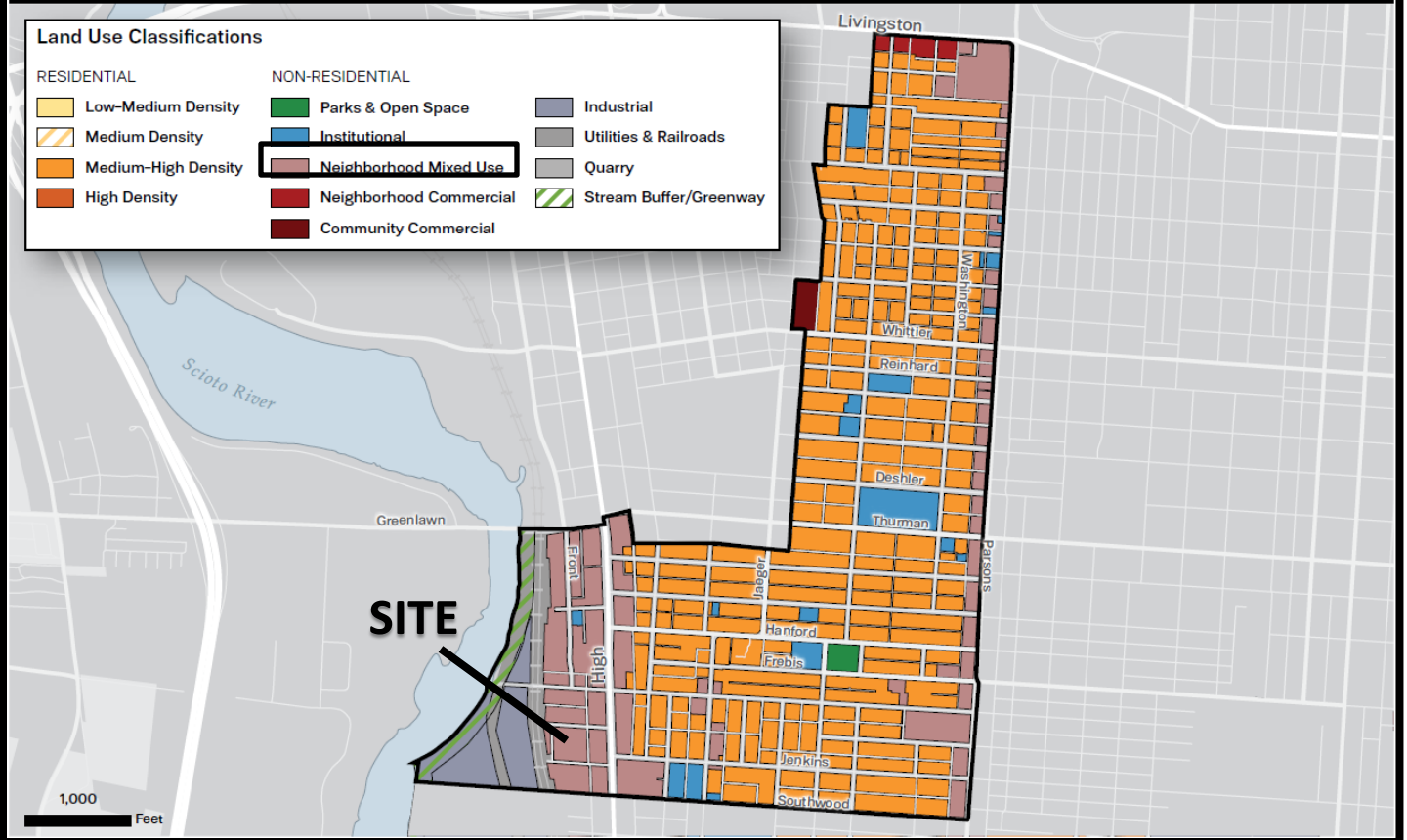
THE ARRANGEMENTS DEPICTED HEREIN ARE THE PROPERTY OF COLUMBUS DESIGN CO. ALL RIGHTS RESERVED © 2021



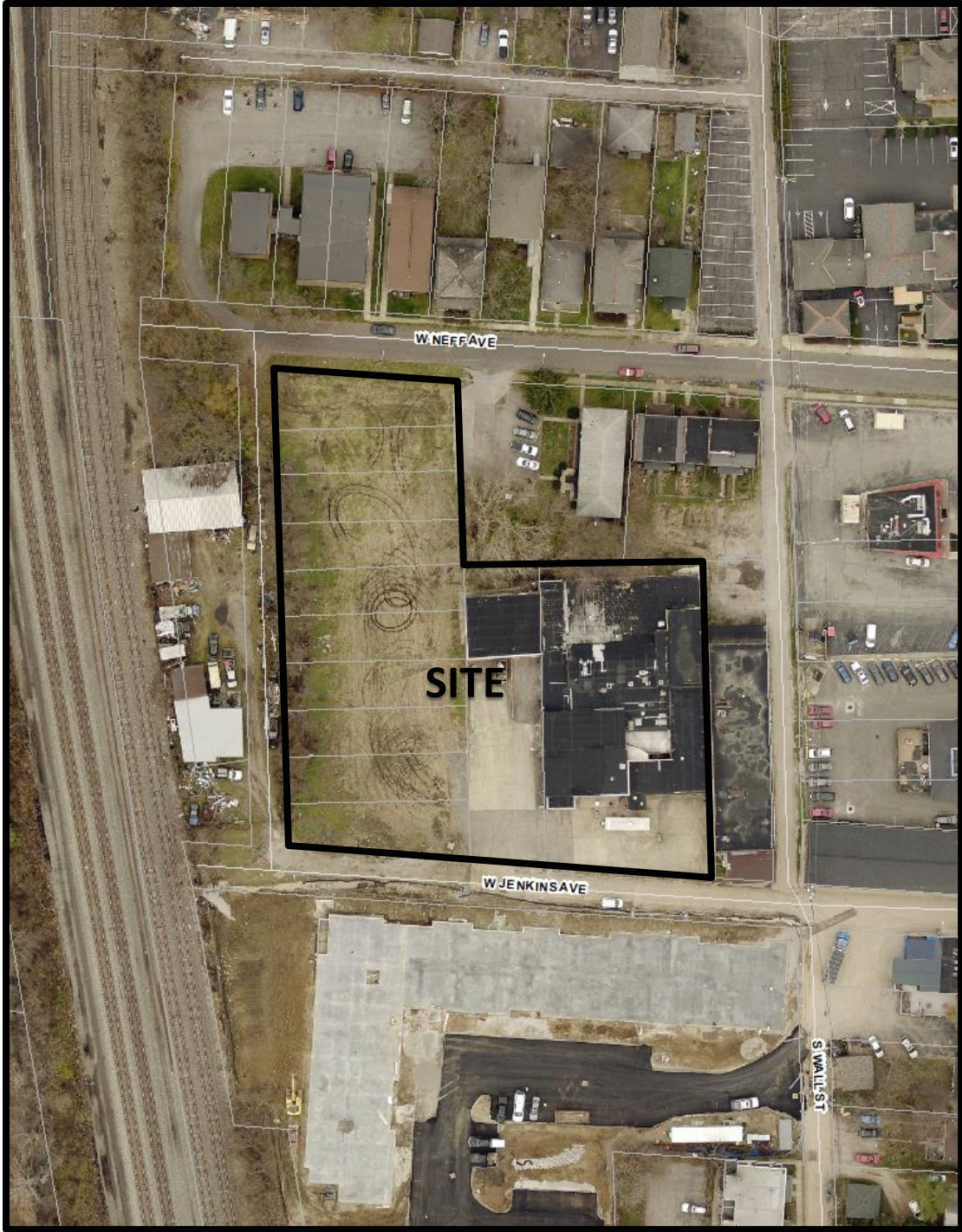
CV22-081
 42 W. Jenkins Ave.
 Approximately 1.61 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1

Land Use Classifications		
RESIDENTIAL	NON-RESIDENTIAL	
Low-Medium Density	Parks & Open Space	Industrial
Medium Density	Institutional	Utilities & Railroads
Medium-High Density	Neighborhood Mixed Use	Quarry
High Density	Neighborhood Commercial	Stream Buffer/Greenway
	Community Commercial	



CV22-081
42 W. Jenkins Ave.
Approximately 1.61 acres



CV22-081
42 W. Jenkins Ave.
Approximately 1.61 acres