

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

OFFICE USE ONLY

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_ Fee: \_\_\_\_\_

Assigned Planner: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 359 East Markison Avenue Zip: 43207

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: 010-297819, 010-051321, 010-061553, 010-029091

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

Current Zoning District(s): R2F Requested Zoning District(s): AR1

Area Commission or Civic Association: Southside Area Commission

Proposed Use or reason for rezoning request: The Applicant proposes demolition of existing structure and redevelop the Site with 18 town homes. (continue on separate page if necessary)

Proposed Height District: H-35 Acreage: .61 +/-

[Columbus City Code Section 3309.14]

### APPLICANT:

Name: Manning 569 Holdings LLC Phone #: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 50 South Parkview Avenue City/State: Bexley, Ohio Zip: 43209

Email: \_\_\_\_\_ Fax #: \_\_\_\_\_

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

Name: Manning 569 Holdings LLC Phone #: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 50 South Parkview Avenue City/State: Bexley, Ohio Zip: 43209

Email: \_\_\_\_\_ Fax #: \_\_\_\_\_

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

Name: David Hodge, Underhill and Hodge LLC Phone #: 614.335.9320 Ext.: \_\_\_\_\_

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email: david@uhlawfirm.com Fax #: \_\_\_\_\_

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

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.*

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

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**Please make all checks payable to the Columbus City Treasurer**

## Rezoning Application

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### AFFIDAVIT

(See instruction sheet)

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 43054

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 359 East Markison 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) \_\_\_\_\_

(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) Manning 569 Holdings LLC  
50 South Parkview Avenue  
Bexley, Ohio, 43209

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

Manning 569 Holdings LLC c/o David Hodge  
614.335.9320

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

(5) Columbus Southside Area Commission  
Curtis Davis, Chair  
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 (7)

SIGNATURE OF AFFIANT

(8)

Sworn to before me and signed in my presence this 20<sup>th</sup> day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires: \_\_\_\_\_

N/A

Notary Seal Here



AARON L. UNDERHILL  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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

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**Rezoning Application**

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**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 #: \_\_\_\_\_

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 43054  
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. Manning 569 Holdings LLC 50 South Parkview Avenue Bexley, Ohio 43209	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

N/A



**Aaron L. Underhill**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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

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**APPLICANT:**

Manning 569 Holdings LLC  
50 S. Parkview Avenue  
Bexley, OH 43209

**PROPERTY OWNER:**

Manning 569 Holdings LLC  
50 S. Parkview Avenue  
Bexley, OH 43209

**ATTORNEY:**

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

**AREA COMMISSION/CIVIC ASSOCIATION:**

Columbus Southside Area Commission  
Curtis Davis, Chair  
584 East Moler Street  
Columbus, Ohio 43207

**SURROUNDING PROPERTY OWNERS:**

Lucas Langhals  
or current occupant  
340 E. Markison Avenue  
Columbus, OH 43207

Miguel Santiago  
or current occupant  
344 E. Markison Avenue  
Columbus, OH 43207

Jeannine and Christopher Ralston  
2864 Sandycombe Drive  
New Albany, OH 43054

Madeline Lavelle  
or current occupant  
354 E. Markison Avenue  
Columbus, OH 43207

Jeffrey and Karen Krupp  
2441 Haviland Road  
Columbus, OH 43220

Gerald Abrigg, Tr.  
1901 Hiner Road  
Orient, OH 43146

German Village Music Center LLC  
6945 Morse Road  
New Albany, OH 43054

Mary Newland  
or current occupant  
376 E. Markison Avenue  
Columbus, OH 43207

Mary Newland  
or current occupant  
380 E. Markison Avenue  
Columbus, OH 43207

Lonnie and Gay Wallace  
10755 Thrailkill Road  
Orient, OH 43146

Christopher Anderson  
or current occupant  
373 E. Markison Avenue  
Columbus, OH 43207

Devin Jacobs  
or current occupant  
347 E. Markison Avenue  
Columbus, OH 43207

Anne Marie Kodama  
978 D Esoto Lane  
Foster, CA 94404

Joshua and Julianna Waddle  
or current occupant  
337 E. Markison Avenue  
Columbus, OH 43207

James and Meghan Craig  
P.O. Box 721  
Sylvania, OH 43560

Jeffrey Alvarez  
or current occupant  
330 E. Welch Avenue  
Columbus, OH 43207

Ralph and Susan Doyle  
or current occupant  
334 E. Welch Avenue  
Columbus, OH 43207

William Cowan  
or current occupant  
340 E. Welch Avenue  
Columbus, OH 43207

Daniel and Natali Fausey  
or current occupant  
344 E. Welch Avenue  
Columbus, OH 43207

Derek and Mark Bellamy  
or current occupant  
374 E. Welch Avenue  
Columbus, OH 43207

Digital Nostalgia LLC  
or current occupant  
380 E. Welch Avenue  
Columbus, OH 43207

Richard and Hessie Bonnell  
or current occupant  
373 E. Welch Avenue  
Columbus, OH 43207

Kevin Abrigg  
15940 S.R. 104  
Ashville, OH 43103

Anthony Mikael Winkler  
832 Thurber Drive W.  
Columbus, OH 43215

Foundation First Properties LLC  
1126 Bryden Road  
Columbus, OH 43205

Michael and Julie Alber, Trustees  
5748 Lesage Avenue  
Woodland Hills, CA 91367

Jessica Evans  
or current occupant  
343 E. Welch Avenue  
Columbus, OH 43207

Draza Miloshevich and Craig Luplow  
or current occupant  
337 E. Welch Avenue  
Columbus, OH 43207

Carlin Guthrie  
or current occupant  
333 E. Welch Avenue  
Columbus, OH 43207

Masooma Kazmi  
284 Evergreen Court  
Pickerington, OH 43147

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

Being Lot Number Thirty-Six (36) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-029091

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

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

Being Lot Number Thirty-Seven (37) of CHARLES KAUT'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-061553

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

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

Being Lot Number Thirty-Eight (38) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-051321

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of lots 18 and 19 and part of Lot 17 of Charles Kautz's Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 234, Recorder's Office Franklin County, Ohio and being part of the land conveyed to KAC Management, LLC, as shown of record in Instrument No. 201606290082430 and being more particularly described as follows:

Beginning at an iron pipe set at the northeast corner of said Lot 19, being the intersection of the south line of Markison Avenue (60 feet wide) with the west line of Washington Avenue (50 feet wide);

Thence along the east line of said Lot 19, the west line of said Washington Avenue, South 02° 31' 20" East, 135.00 feet to a found 1" dia iron pipe at the southeast corner of said Lot 19, the intersection of the west line of said Washington Avenue with the north line of an alley (20 feet wide);

Thence, along the south line of said Lots 19, 18 and part of said Lot 17, along the north line of said alley, South  $87^{\circ} 56' 00''$  West, 84.00 feet to a mag nail set;

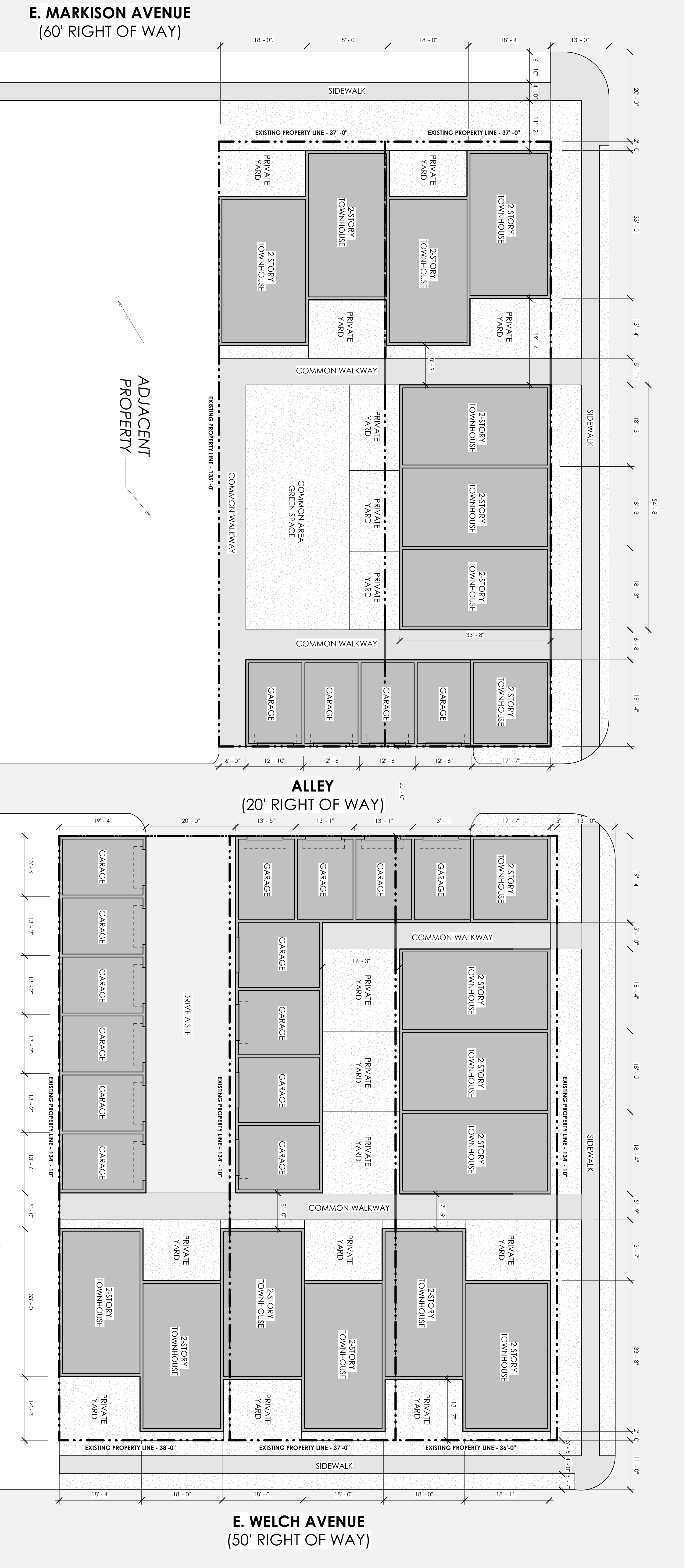
Thence, across said Lot 17, North  $02^{\circ} 31' 20''$  West, 135.00 feet to an iron pipe set on the north line of said Lot 17, the south line of said Markison Avenue;

Thence, along part of the north line of said Lot 17, along the north line of said Lots 18 and 19, along the south line of said Markison Avenue, North  $87^{\circ} 56' 00''$  East, 84.00 feet to the place of beginning CONTAINING 0.260 ACRES, subject however to all legal highways, leases, easements and restrictions of record and of records in the respective utility offices. Iron pipes set are 30"x1" dia with an orange plastic cap inscribed "Myers PS 6579". The basis of bearings is the south line of Markison Avenue assumed as North  $87^{\circ} 56' 00''$  East. The foregoing description was prepared from an actual boundary survey by Myers Surveying Company Inc. In August, 2015.



**S. WASHINGTON AVENUE**  
(50' RIGHT OF WAY)

**NEW PROPOSED TOWNHOUSE DEVELOPMENT**  
**18 TOWNHOUSES** 10,200 SF LOT COVERAGE  
**18 SINGLE CAR GARAGES** 4,680 SF LOT COVERAGE  
**TOTAL PROPOSED AREA** 14,880 SF LOT COVERAGE



**PROPOSED SITE PLAN**

**MARKISON AVENUE RESIDENTIAL**

SCALE: 1" = 10'-0"

**0.01**

ISSUE DATE: 10.20.2020  
 PRELIMINARY: NOT FOR CONSTRUCTION



### Council Variance Application

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OFFICE USE ONLY

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_

Application Accepted by: \_\_\_\_\_ Fee: \_\_\_\_\_

Assigned Planner: \_\_\_\_\_

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Parcel Number for Address or Zoning Number: 010-297819, 010-051321, 010-061553, 010-029091

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

Current Zoning District(s): R2F; Proposed AR1

Area Commission or Civic Association: Southside Area Commission

Proposed Use or reason for Council Variance request: Applicant requests companion council variance to allow reduced area development standards to develop property as proposed. (continue on a separate page if necessary)

Acreage: .61

#### APPLICANT:

Name: Manning 569 Holdings LLC Phone #: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 50 South Parkview Avenue City/State: Bexley, Ohio Zip: 43209

Email: \_\_\_\_\_ Fax #: \_\_\_\_\_

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Name: Manning 569 Holdings LLC Phone #: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 50 South Parkview Avenue City/State: Bexley, Ohio Zip: 43209

Email Address: \_\_\_\_\_ Fax #: \_\_\_\_\_

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

Name: David Hodge, Underhill and Hodge LLC Phone #: 614.335.9320 Ext.: \_\_\_\_\_

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: \_\_\_\_\_

Email Address: david@uhlawfirm.com Fax #: \_\_\_\_\_

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

APPLICANT SIGNATURE: David Hodge

PROPERTY OWNER SIGNATURE: David Hodge

ATTORNEY / AGENT SIGNATURE: David Hodge

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### **STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code

#### **Section 3307.10 Variances by City Council**

**A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):**

Please see attached.

Signature of Applicant

*David Hodge*

Date

*10-20-20*

---

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**STATEMENT IN SUPPORT OF  
COMPANION AREA VARIANCES**

**APPLICATION:**

**ADDRESS: 359 East Markison Avenue**

**APPLICANT: Manning 569 Holdings LLC**

**PROPERTY OWNER: Manning 569 Holdings LLC**

**ATTORNEY: David Hodge, Underhill and Hodge**

**DATE: October 20, 2020**

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

The site is currently zoned R2F. The property north of the alley is a former church and the property south of the alley is vacant. The site is bordered on all sides 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 Medium-High Density use (10-16 dwelling units per acre) for the property north of the alley and Institutional use for property south of the alley.

The Applicant proposes demolition of the existing structure and redevelopment of the site with a multiple dwelling development providing 18 townhomes with 18 single-car garages. 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:

For parcel 010-297819:

3312.49 – Minimum numbers of parking spaces required. Under this section, 8 dwelling units require 12 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 12 to 4. Each dwelling unit will have a personal one-car garage either on this parcel or on the adjacent parcels across the alley.

3321.05(B)(1) – Vision clearance at street and alley intersection. Under this section property owners shall maintain an unobstructed ten-foot vision clearance triangle at the intersection of streets and alleys. The Applicant requests a variance to reduce eliminate the vision clearance requirement at the intersection of South Washington Avenue and the alley.

3321.05(B)(2) – Vision clearance at street intersection. Under this section a 30-foot clear vision triangle shall be maintained on each residential lot adjacent to a street intersection. The Applicant requests a variance to eliminate the vision clearance requirement at the intersection of East Markison Avenue and South Washington Avenue.

3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building line to two feet from East Markison Avenue and zero feet from South Washington Avenue.

3333.255 – Perimeter yard. Under this section a perimeter yard may substitute for required side and rear yards in a multiple-dwelling development. Applicant requests a variance to reduce the perimeter yard from 25 feet to zero feet.

For parcels 010-051321, 010-061553, 010-029091 (to be combined):

3312.49 – Minimum numbers of parking spaces required. Under this section, 10 dwelling units require 15 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 15 to 14. Each dwelling unit will have a personal one-car garage either on this parcel or on the adjacent parcels across the alley.

3321.05(B)(1) – Vision clearance at street and alley intersection. Under this section property owners shall maintain an unobstructed ten-foot vision clearance triangle at the intersection of streets and alleys. The Applicant requests a variance to reduce eliminate the vision clearance requirement at the intersection of South Washington Avenue and the alley.

3321.05(B)(2) – Vision clearance at street intersection. Under this section a 30-foot clear vision triangle shall be maintained on each residential lot adjacent to a street intersection. The Applicant requests a variance to eliminate the vision clearance requirement at the intersection of East Welch Avenue and South Washington Avenue.

3333.15(c) – Basis of computing area. Under this section no residence building shall occupy together with any other building greater than 50 percent of the lot area. Applicant requests a variance to allow buildings to occupy 62% of the lot area.

3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building line to zero feet from South Washington Avenue and two feet from East Welch Avenue.

3333.255 – Perimeter yard. Under this section a perimeter yard may substitute for required side and rear yards in a multiple-dwelling development. Applicant requests a variance to reduce the perimeter yard from 25 feet to zero feet.

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. It should be noted that East Markison Avenue, South Washington Avenue, and East Welch Avenue are all established streets with curbs and sidewalks which are inside the public right of way and that this condition is likely to remain the same for years to come. As a result, the proposed building lines will not disrupt the current sidewalk pattern nor the street curbs. The building lines are 20 feet from East Markison Avenue's curb, 13 feet from the South Washington Avenue curb, and 11 feet setback from the East Welch Avenue Curb. This mitigates

the requested building line reduction because the buildings are effectively setback from the streets. This also mitigates the requested vision clearance reduction because there is a substantial amount of vision clearance at the intersections and alley due to the existing sidewalk and curb pattern.

The requested variances for reduced perimeter yard and increased lot coverage are also a result of the irregular shape of the lot and other conditions. The goal of the project is to utilize as much of the property as possible to maximize the quality of the project. This is a better development when each unit has its own yard and garage as well as a communal open space area. It was necessary to reduce yard size and increase lot coverage to make this happen. This will 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 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 submits that the requested area 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,



---

David Hodge

### Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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## AFFIDAVIT

(See instruction sheet)

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 43054

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 359 East Markison 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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

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50 South Parkview Avenue  
Bexley Ohio, 43209

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

Manning 569 Holdings LLC c/o David Hodge  
614.335.9320

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

(5) Columbus Southside Area Commission  
Curtis Davis, Chair  
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 (7)

SIGNATURE OF AFFIANT

(8)

Sworn to before me and signed in my presence this 20th day of October in the year 2020

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

N/A

Notary Seal Here



AARON L. UNDERHILL  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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

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50 S. Parkview Avenue  
Bexley, OH 43209

**PROPERTY OWNER:**

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**ATTORNEY:**

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

**AREA COMMISSION/CIVIC ASSOCIATION:**

Columbus Southside Area Commission  
Curtis Davis, Chair  
584 East Moler Street  
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**SURROUNDING PROPERTY OWNERS:**

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or current occupant  
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Mary Newland  
or current occupant  
376 E. Markison Avenue  
Columbus, OH 43207

Mary Newland  
or current occupant  
380 E. Markison Avenue  
Columbus, OH 43207

Lonnie and Gay Wallace  
10755 Thrailkill Road  
Orient, OH 43146

Christopher Anderson  
or current occupant  
373 E. Markison Avenue  
Columbus, OH 43207

Devin Jacobs  
or current occupant  
347 E. Markison Avenue  
Columbus, OH 43207

Anne Marie Kodama  
978 D Esoto Lane  
Foster, CA 94404

Joshua and Julianna Waddle  
or current occupant  
337 E. Markison Avenue  
Columbus, OH 43207

James and Meghan Craig  
P.O. Box 721  
Sylvania, OH 43560

Jeffrey Alvarez  
or current occupant  
330 E. Welch Avenue  
Columbus, OH 43207

Ralph and Susan Doyle  
or current occupant  
334 E. Welch Avenue  
Columbus, OH 43207



William Cowan  
or current occupant  
340 E. Welch Avenue  
Columbus, OH 43207

Daniel and Natali Fausey  
or current occupant  
344 E. Welch Avenue  
Columbus, OH 43207

Derek and Mark Bellamy  
or current occupant  
374 E. Welch Avenue  
Columbus, OH 43207

Digital Nostalgia LLC  
or current occupant  
380 E. Welch Avenue  
Columbus, OH 43207

Richard and Hessie Bonnell  
or current occupant  
373 E. Welch Avenue  
Columbus, OH 43207

Kevin Abrigg  
15940 S.R. 104  
Ashville, OH 43103

Anthony Mikael Winkler  
832 Thurber Drive W.  
Columbus, OH 43215

Foundation First Properties LLC  
1126 Bryden Road  
Columbus, OH 43205

Michael and Julie Alber, Trustees  
5748 Lesage Avenue  
Woodland Hills, CA 91367

Jessica Evans  
or current occupant  
343 E. Welch Avenue  
Columbus, OH 43207

Draza Miloshevich and Craig Luplow  
or current occupant  
337 E. Welch Avenue  
Columbus, OH 43207

Carlin Guthrie  
or current occupant  
333 E. Welch Avenue  
Columbus, OH 43207

Masooma Kazmi  
284 Evergreen Court  
Pickerington, OH 43147

**Council Variance 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 #: \_\_\_\_\_

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 43054  
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. Eddie Friedman	2. Manning 569 Holdings LLC 50 South Parkview Avenue Bexley, Ohio 43209
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Eric Zartman*

Subscribed to me in my presence and before me this 20th day of October in the year 2020

SIGNATURE OF NOTARY PUBLIC

*A. J. Underhill*

My Commission Expires:

N/A

Notary Seal Here



Notary Public, State of Ohio  
My Commission Expires six months after date of notarization.  
Section 147.03 R.C.

**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

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

Being Lot Number Thirty-Six (36) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-029091

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

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

Being Lot Number Thirty-Seven (37) of CHARLES KAUT'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-061553

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

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

Being Lot Number Thirty-Eight (38) of CHARLES KAUTZ'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof,, of record in Plat Book 5, page 234, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-051321

Property Address: 0 Welch Avenue, Columbus, OH 43207

Also:

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of lots 18 and 19 and part of Lot 17 of Charles Kautz's Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 234, Recorder's Office Franklin County, Ohio and being part of the land conveyed to KAC Management, LLC, as shown of record in Instrument No. 201606290082430 and being more particularly described as follows:

Beginning at an iron pipe set at the northeast corner of said Lot 19, being the intersection of the south line of Markison Avenue (60 feet wide) with the west line of Washington Avenue (50 feet wide);

Thence along the east line of said Lot 19, the west line of said Washington Avenue, South 02° 31' 20" East, 135.00 feet to a found 1" dia iron pipe at the southeast corner of said Lot 19, the intersection of the west line of said Washington Avenue with the north line of an alley (20 feet wide);

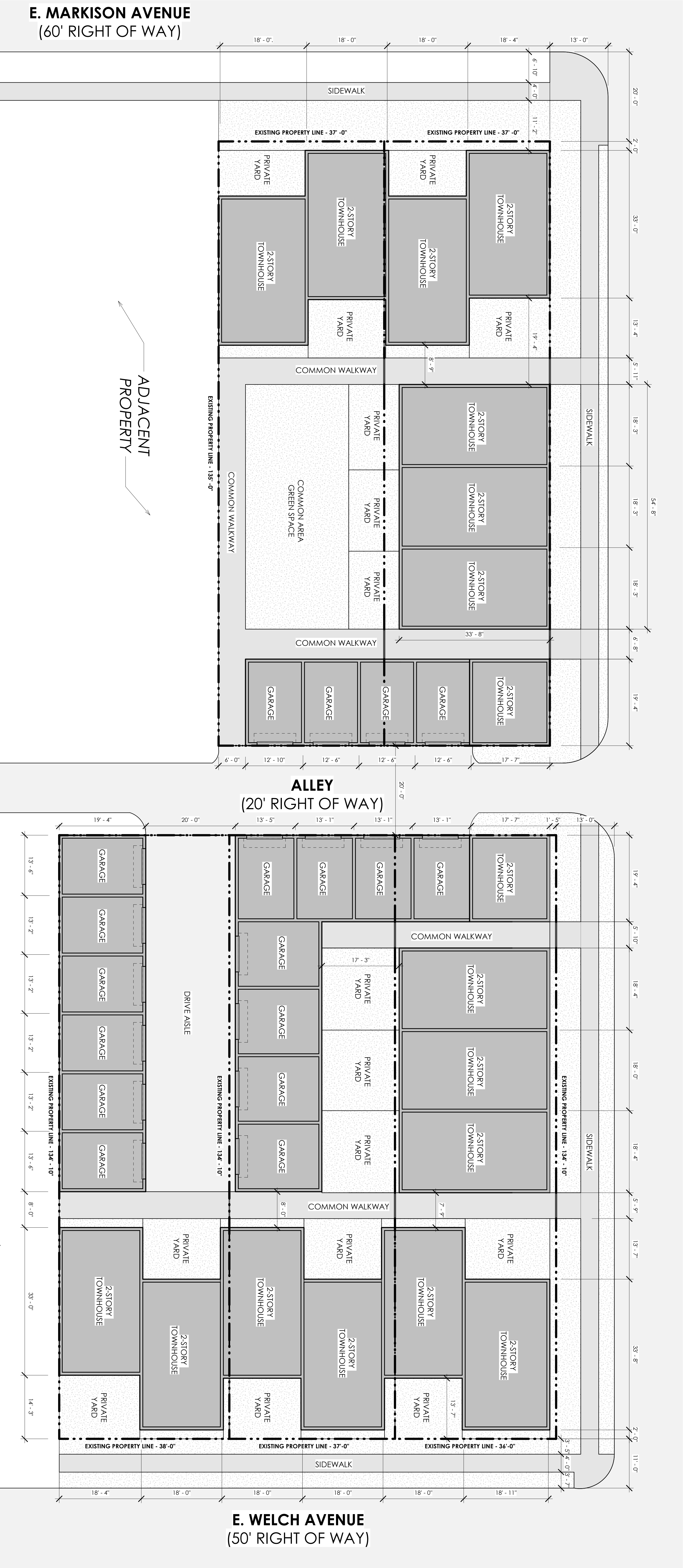
Thence, along the south line of said Lots 19, 18 and part of said Lot 17, along the north line of said alley, South  $87^{\circ} 56' 00''$  West, 84.00 feet to a mag nail set;

Thence, across said Lot 17, North  $02^{\circ} 31' 20''$  West, 135.00 feet to an iron pipe set on the north line of said Lot 17, the south line of said Markison Avenue;

Thence, along part of the north line of said Lot 17, along the north line of said Lots 18 and 19, along the south line of said Markison Avenue, North  $87^{\circ} 56' 00''$  East, 84.00 feet to the place of beginning CONTAINING 0.260 ACRES, subject however to all legal highways, leases, easements and restrictions of record and of records in the respective utility offices. Iron pipes set are 30"x1" dia with an orange plastic cap inscribed "Myers PS 6579". The basis of bearings is the south line of Markison Avenue assumed as North  $87^{\circ} 56' 00''$  East. The foregoing description was prepared from an actual boundary survey by Myers Surveying Company Inc. In August, 2015.

**S. WASHINGTON AVENUE**  
(50' RIGHT OF WAY)

**NEW PROPOSED TOWNHOUSE DEVELOPMENT**  
**18 TOWNHOUSES** 10,200 SF LOT COVERAGE  
**18 SINGLE CAR GARAGES** 4,680 SF LOT COVERAGE  
**TOTAL PROPOSED AREA** 14,880 SF LOT COVERAGE



**PROPOSED SITE PLAN**

**MARKISON AVENUE RESIDENTIAL**

SCALE: 1" = 10'-0"

**0.01**

ISSUE DATE: 10.20.2020  
 PRELIMINARY: NOT FOR CONSTRUCTION