BZA15-092
2212 Tuttle Park Dr.

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-092 Date Received: 8/14/15
Application Accepted by: D. Reiss Fee: $1,900.00
Commission/Civic: University
Existing Zoning: C-4
Comments: 10/27/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:
3309.14 Height Variance; 3312.49 Minimum Number of Parking Spaces Required; 3321.05 Vision Clearance; 3372.604-Setback Requirements (A+B)

LOCATION

Certified Address: 2212 Tuttle Park Place City: Columbus Zip: 43201
Parcel Number (only one required): 010-081043-00, 010-063793-00, 010-183737-00

APPLICANT (If different from Owner):

Applicant Name: 4 Points Asset Management Phone Number: 614-707-4444 Ext.:
Address: 620 E Broad Street, Suite 244 City/State: Columbus, OH Zip: 43215
Email Address: bmasterson@4ptsdev.com Fax Number: N/A

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

Name: Marshall L H Co Phone Number: 614-294-6433 Ext.:
Address: 2212 Tuttle Park Place City/State: Columbus, OH Zip: 43201
Email Address: Courtney@lhmarshall.com Fax Number: 614-294-0297

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

Name: 4 Points Development Phone Number: 614-707-4444 Ext.:
Address: 620 E Broad Street, Suite 244 City/State: Columbus, OH Zip: 43215
Email Address: bmasterson@4ptsdev.com Fax Number: N/A

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

APPLICANT SIGNATURE BMasterson
PROPERTY OWNER SIGNATURE Courtney Koblitz
ATTORNEY / AGENT SIGNATURE BMasterson

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 checks payable to the Columbus City Treasurer

tmt 12/14

THE CITY OF
COLUMBUS

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brittney D Masterson
of (1) MAILING ADDRESS 620 E Broad Street, Suite 244, Columbus
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 ADDRESS CARD FOR PROPERTY 2212 Tuttle Park Place, Columbus, Oh 43201
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 OWNERS NAME AND MAILING ADDRESS (4) Marshall L H Co
C/o Courtney Roberts
2212 Tuttle Park Place
Columbus Oh 43201

APPLICANT'S NAME AND PHONE # (same as listed on front application) Brittney Masterson
614-707-4444

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) University Area Commission
Zoning Chair
C/o Susan Keeny
358 King Ave
Columbus, Oh 43201

and that the following 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
Mollica Funds LLC	278 W Lane Ave, Cols 43201	280 W Lane Ave, Columbus, Oh 43201
William Robert Talbott	256 W Lane Ave, Cols 43201	4642 Sandringham Dr, Columbus, Oh 43201
Ithica I LLC	200-252 W Lane, Cols 43201	2790 Kilkenny Dr Springfield, Oh 45503
Harrison Holdings LLC	248 W Lane Ave, Cols 43201	222 W Lane Ave, Columbus, Oh 43201
Genesis Properties	245 W Lane Ave, Cols 43201	52 E 15th Ave, Columbus, Oh 43201

[X] (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT B Masterson

Sworn to before me and signed in my presence this 12th day of August in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

03/16/2019
My Commission Expires

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

DAVID J GARDNER
Notary Public
In and for the State of Ohio
My Commission Expires
March 16, 2019

PLEASE NOTE: Incomplete information will result in the rejection of the submittal.
Applications must be submitted by appointment. Call 614-645-4[illegible]
Please make checks payable to the Columbus City Treasurer.

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2212 Tuttle Park Dr.

Propert Owner Name	Property Address	Property Owner Mailing Address
Bavelis Family, LLC	249-255 West Norwich Ave, Columbus, Oh 43201	52 East 15th Avenue, Columbus, Oh 43201
David Pettit	257 West Norwich Avenue, Columbus, Oh 43201	6811 Paul Road, Westerville, Oh 43082
Jack Cohen TR; Violet Cohen TR	2228 Tuttle Park Place, Columbus, Oh 43201	1204 Dobbins Drive, New Albany, Oh 43054
State of Ohio	281 West Lane Avenue, Columbus, Oh 43201	2003 Milliken Road, Suite 200, Columbus, Oh 43210

BZA15-092
2212 Tuttle Park Dr.

4 Points Asset Management
C/o Brittney Masterson
620 East Broad Street, Suite 244
Columbus, Oh 43215

Marshall L.H. Co
C/o Courtney Roberts
2212 Tuttle Park Place
Columbus, Oh 43201

University Area Commission
Northwood and High Building
2231 North High Street
Columbus, Oh 43201

Mollica Funds, LLC
280 West Lane Avenue
Columbus, Oh 43201

William Robert Talbott
4612 Sandringham Drive
Columbus, Oh 43220

Ithica I LLC
2790 Kilkenny Drive
Springfield, Oh 45503

Harrison Holdings I LLC
222 West Lane Avenue
Columbus, Oh 43201

Genesis Properties
52 East 15th Avenue
Columbus, Oh 43201

Bavelis Family, LLC
52 East 15th Avenue
Columbus, Oh 43201

David Pettit
6811 Paul Road
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Jack Cohen TR
Violet Cohen TR
1204 Dobbins Drive
New Albany, Oh 43054

State of Ohio
2003 Milliken Road, Suite 200
Columbus, Oh 43210

BZA15-092
2212 Tuttle Park Dr.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Aug 17 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2212 TUTTLE PARK PL COLUMBUS, OH
Mailing Address: Null
Null

Owner: MARSHALL L H CO
Parcel Number: 010081043

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: UNIVERSITY UCO
Graphic Commission: N/A
Area Commission: University Area Commission
Planning Overlay: University

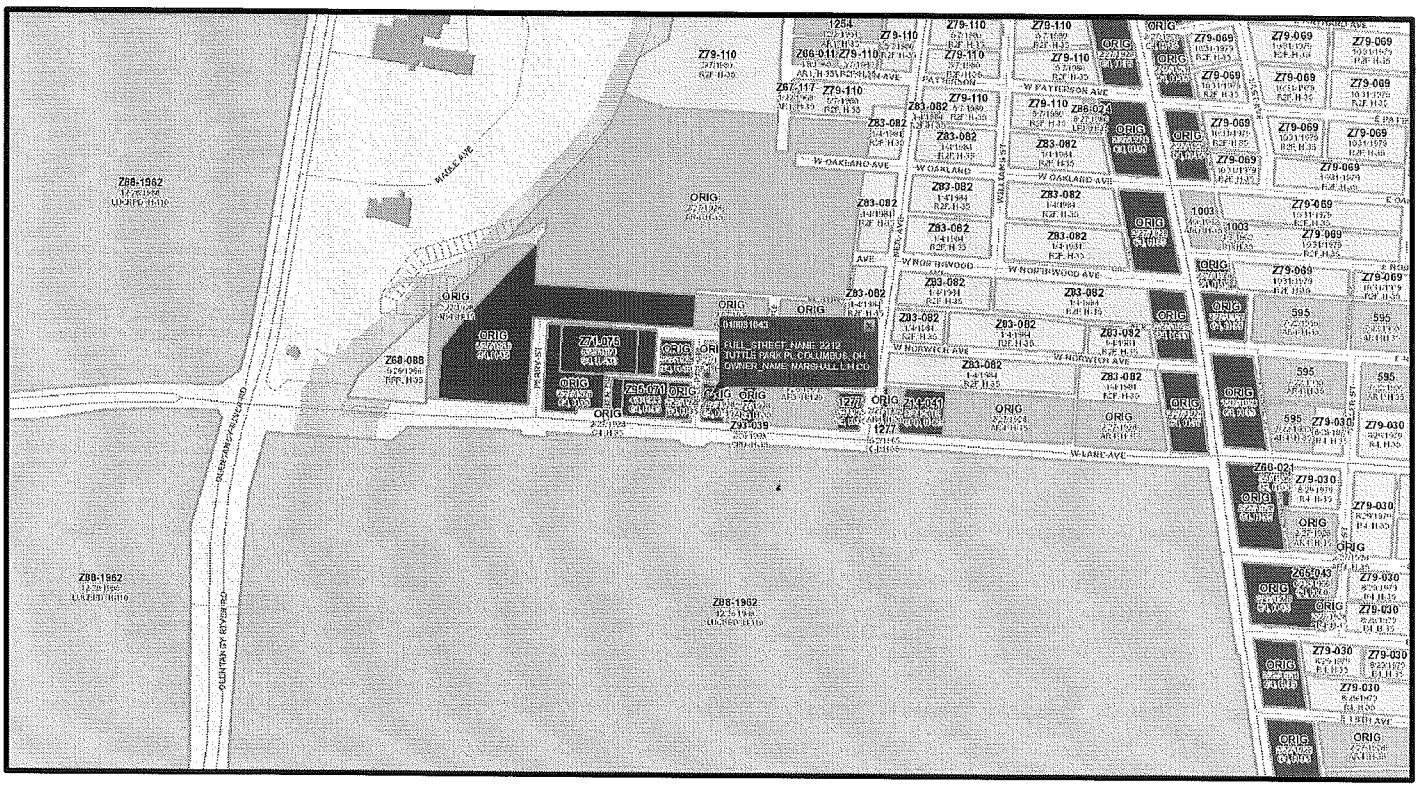
Historic District: N/A

Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



2212 Tuttle Park Place
8/14/2015
Addendum

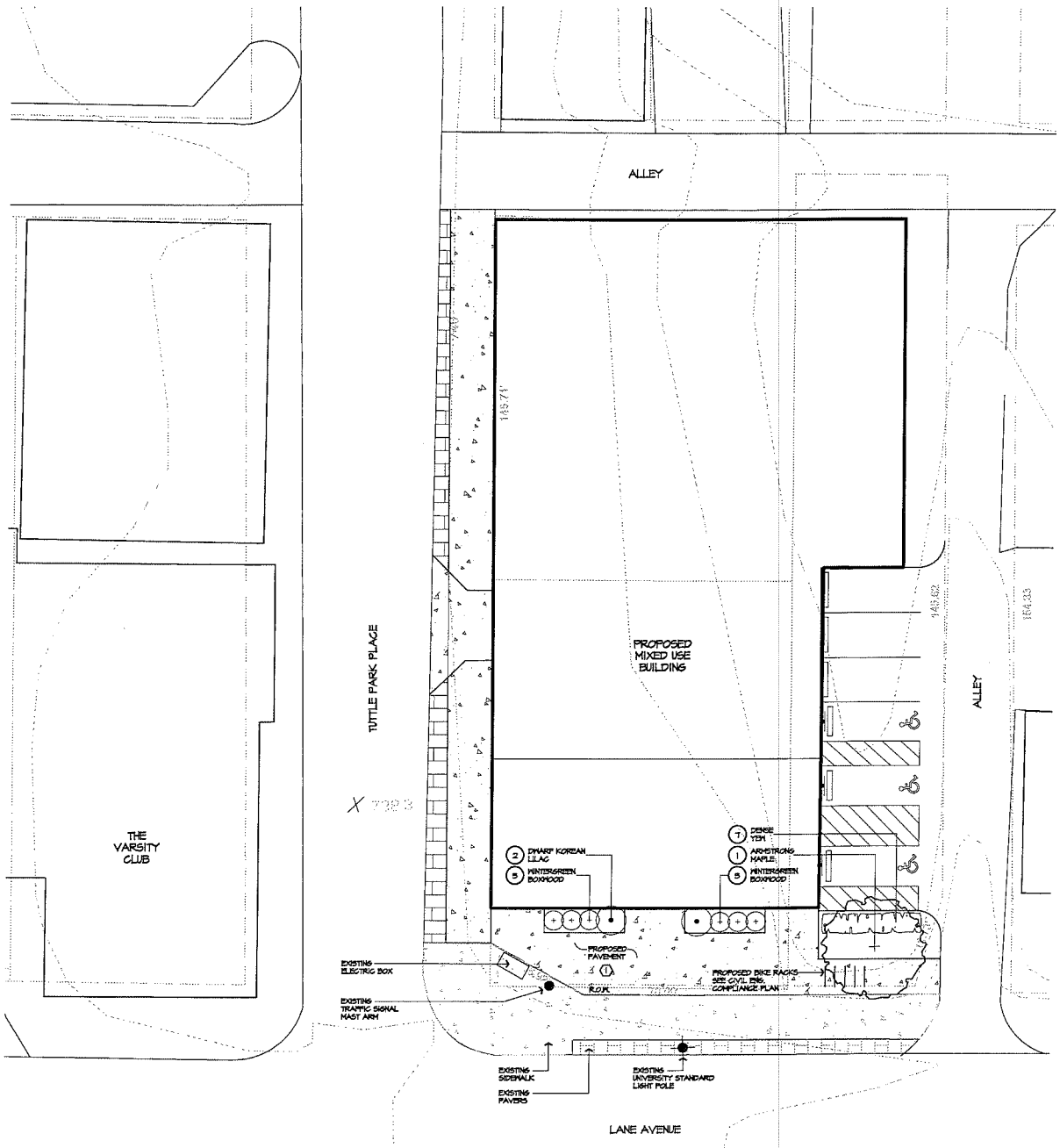
3309.14- Height Districts
We are requesting a variance to allow a building height of 72 feet. Due to the higher cost of land for the prime location of our building, the cost of rent in a 35-foot building would be too high for the average college student to afford. A higher building will allow for more rentable residential space with lower rental rates. Additionally, we have designed our building to match the proposed University District Plan. This will not negatively affect neighboring properties.

3312.49- Minimum Number of Parking Spaces Required
We are requesting a variance to allow us to reduce the amount of parking per code from 90 to 53. Due to limited space, we have created lower level and ground level parking, while trying to keep the walkability along Lane Avenue. We have met and exceeded the proposed University District Plan required parking calculation of 94 beds times 0.375 spaces per bed plus 9 additional spaces for retail and office. This would require us to have 45 parking spaces total. We currently have 53 spaces. This will not negatively affect the neighboring properties.

3321.05- Vision Clearance
- We are requesting a variance to remove the need for clear vision triangles in the entrance to our parking garage structure located off of Tuttle Park Place. As this is an entrance only, no cars will be exiting the garage from this area.
- Additionally, due to building costs, we would like to remove the need for a clear vision triangle on the back corner of the building located off of Tuttle Park Place and the alley directly behind. Due to the 9' sidewalk located along Tuttle Park Place, there is visibility from the back of the building. This will not negatively affect the neighboring properties.

3372.604- Setback Requirements (A)
We are requesting a variance in regards to the building setback. The building currently sits 15 feet back from Lane Avenue. Due to the angled property line, If we move the building, we would encroach the right of way. This will not negatively affect the neighboring properties.

3372.604- Setback Requirements (B)
We are requesting a variance to allow parking spaces to be located on the Jay Alley side of the building. We would like to keep the parking spaces (including handicap parking spaces) located on the Jay Alley side of the building to meet the parking requirements of the proposed University District Plan and to utilize existing parking already located on Jay Alley. Additionally, we have extended the brick front of the building to screen the side parking and make it appear as if it is "behind the building." This will not negatively affect neighboring properties.



GENERAL NOTES

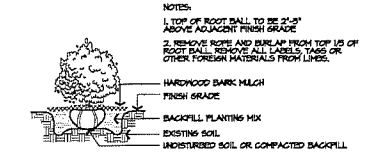
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

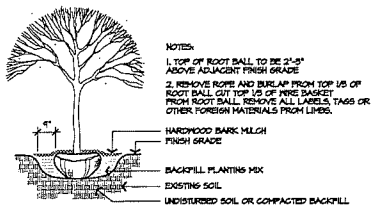
(1) FINAL PAVEMENT LAYOUT & CONFIGURATION TO BE DETERMINED.

PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	TREES				
1	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'	2 1/2" Cal.	B&B	
	SHRUBS				
7	DENSE YEW	Taxus x media 'Densiformis'	24" Hgt.	B&B	
2	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	30" Hgt.	Cont.	
5	WINTERGREEN BOXWOOD	Buxus microphylla var. Japonica 'Wintergreen'	24" Hgt.	Cont.	



1 SHRUB PLANTING
NTS



2 TREE PLANTING
NTS

0' 5' 10' 20' NORTH

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

MIXED USE DEVELOPMENT
2212 TUTTLE PARK PLACE
COLUMBUS, OHIO

CLIENT

4 POINTS DEVELOPMENT
620 E. BROAD STREET,
SUITE 244
COLUMBUS, OHIO 43215
www.4ptsdev.com

PROJECT NO. 15109
Date 08/11/15
Revisions

Sheet Title
LANDSCAPE COMPLIANCE PLAN

Sheet Number
L1.01

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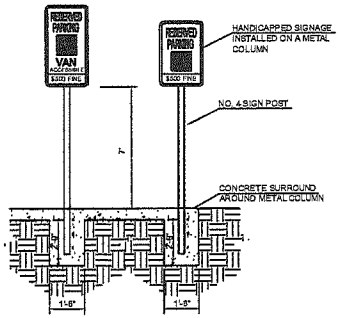
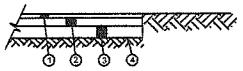
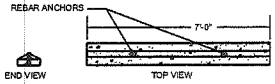


HANDICAP PARKING SIGN DETAIL
NO SCALE



1. 1 1/2" HOT - MIXED, HOT LAID ASPHALT CONCRETE (85-100) ITEM 404.
2. 1 1/2" HOT - MIXED, HOT LAID ASPHALT CONCRETE (85-100) ITEM 402.
3. 8" AGGREGATE BASE, ITEM 304
4. SUBGRADE COMPACTION, ITEM 204

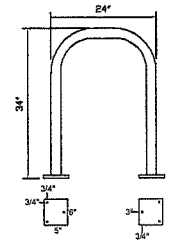
PAVEMENT DETAIL
NO SCALE



PARKING BLOCK DETAIL
NO SCALE

LEGEND

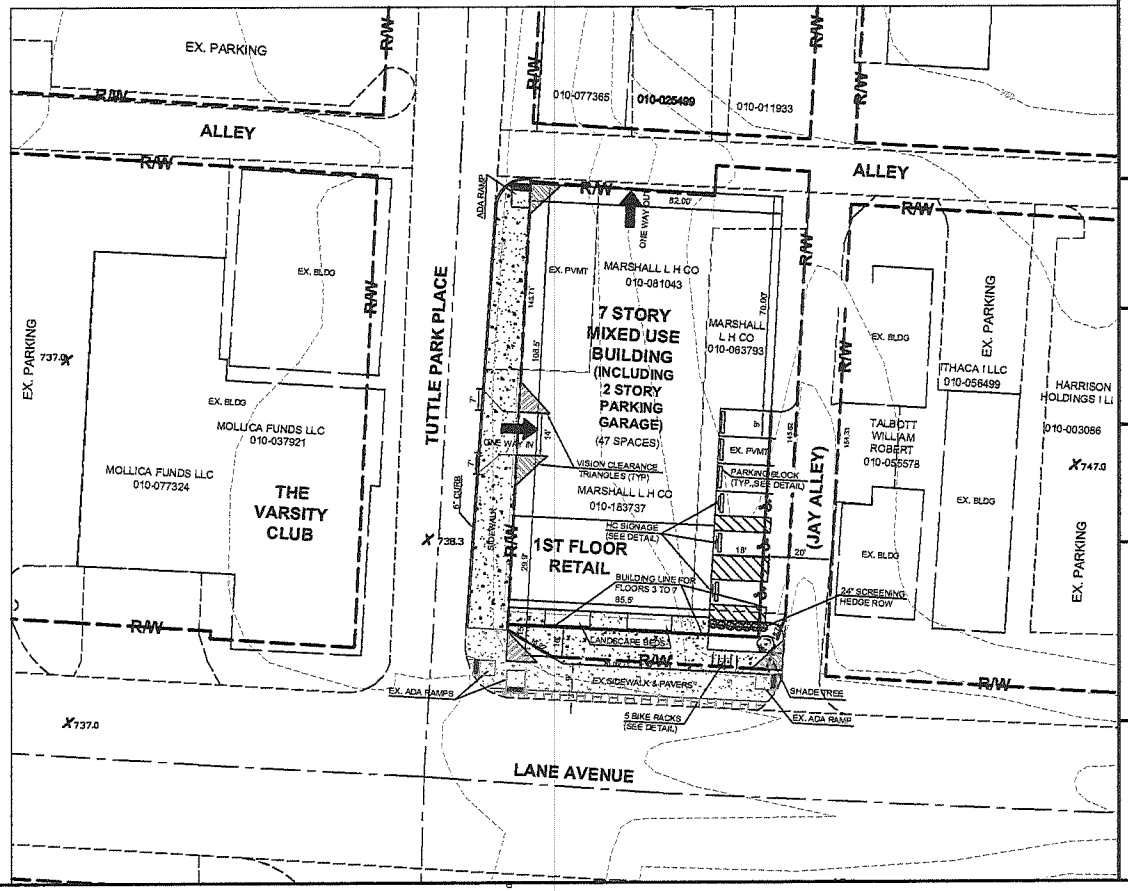
- ASPHALT PAVEMENT
- BRICK PAVERS
- CONCRETE SIDEWALK

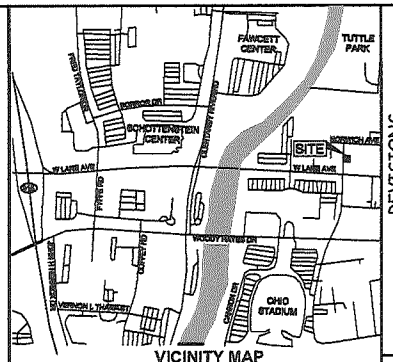


WELLE SERIES FLAT-TOP SQUARE TUBE RACK
BICYCLE RACK DETAIL
NO SCALE

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)





VICINITY MAP
NO SCALE

PARKING REQUIREMENT
REQUIRED: APARTMENTS*: 94 UNITS X 1.5 = 81 SPACES*
OFFICE: 3000 SF/450 SF X 75%= 5 SPACES
RETAIL: 1950 SF/250 SF x 50%= 4 SPACES
TOTAL: 90 SPACES
ACTUAL: PARKING GARAGE 47 + 6 = 53 SPACES (3 HC)

*UNIVERSITY DISTRICT PLAN: 94 BEDS X .375 = 36 SPACES

BICYCLE PARKING REQUIREMENT
REQUIRED: 90/20 = 5 BIKE RACKS
ACTUAL: 5 BIKE RACKS

SHADE TREES REQUIRED (2" CALIPER MIN. IN 145 SF ISLAND)
REQUIRED: 1 TREE / 10 SPACES, 9/10 = 1 TREES
ACTUAL: 1 TREES

NOTES:
ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
TYPICAL PARKING SPACE IS 9' x 18'.
FOR EXACT BUILDING AND FOUNDATION DIMENSIONS, SEE ARCHITECTURAL PLANS.

SANITARY SEWER NOTE:
CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 810 DUBLIN ROAD, 3RD FLOOR 614-645-7400.

TOTAL SITE AREA:	0.322 AC.
TOTAL DISTURBED AREA:	0.338 AC.
PRE-DEVELOPED IMPERVIOUS:	0.292 AC.
POST-DEVELOPED IMPERVIOUS:	0.284 AC.

ZONING : COMMERCIAL, C4, 2/27/28, H-35
BUILDING HEIGHT - 72'*
** UNIVERSITY PLAN DISTRICT HEIGHT IS 72'
BUILDING ELEVATION GLASS PERCENTAGE: ____ %
AREA COMMISSION: UNIVERSITY AREA COMMISSION
ZONING CERTIFIED ADDRESS: 2212 TUTTLE PARK PLACE
PARCEL #: 010-081043, 010-183737, & 010-083793

GENERAL NOTES:

TOTAL AREA OF SITE = 14054.55 S.F. or 0.322 AC.

FLOOD PLAIN NOTE
THIS SITE FALLS WITHIN ZONE X OF THE FEMA PANEL #39049C0169K, DATED JUNE 17, 2008. ZONE X DENOTED AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

COMPLIANCE NOTE
WE WILL COMPLY WITH SECTION 3312.21 SCREENS; 3312.39 STRIPPING/MARKING; 3312.43 SURFACE; AND 3312.45 WHEEL STOPS/CURB.

DEVELOPER: LYNN WACKERLY
4 POINTS DEVELOPMENT
528 E. BROAD STREET, SUITE 244
COLUMBUS, OHIO 43215
PHONE: 614-767-444
EMAIL: LWACKERLY@4PTSDEV.COM

PLAN DESIGNER: RAS CIVIL ENGINEERING, LLC
4254 TULLER ROAD
DUBLIN, OHIO 43017
PHONE:614-581-6504
FAX: 614-761-0717
EMAIL:RICK_SICKER@ATT.NET

REVISIONS

REV#	DATE	SHEET	DESCRIPTION	APPROVED

STATE OF OHIO · RICHARD A. SICKER · 47002 · REGISTERED PROFESSIONAL ENGINEER

RAS CIVIL ENGINEERING, LLC
CIVIL ENGINEERING & SURVEYING SERVICES
4254 TULLER ROAD • DUBLIN • OHIO • 43017
614-581-6504 • RASLLC@AMERITECH.NET

08/13/15 DATE
47002 REG.
REGISTERED ENGINEER

2212 Tuttle Park Dr.

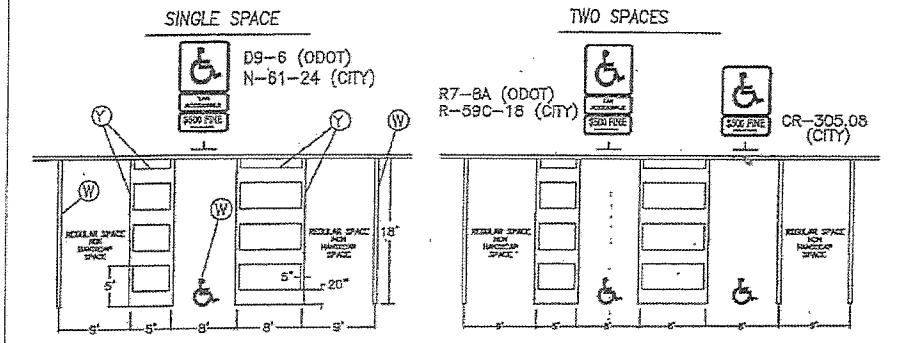
SITE COMPLIANCE PLAN

MIXED USE DEVELOPMENT
2212 TUTTLE PARK PLACE
COLUMBUS, OHIO

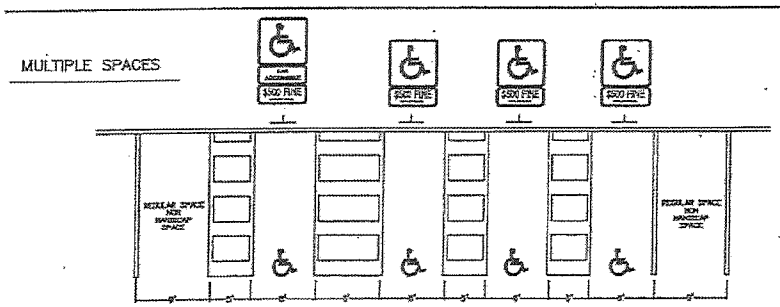
JOB NO.: 15-021
DATE: JULY, 2015
SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A
SHEET NO.: 1 / 1

BZA15-092

ACCESSIBLE PARKING SPACE SPECIFICATIONS
CITY OF COLUMBUS, OHIO PUBLIC SERVICE DEPARTMENT



SIGNS SHALL BE MOUNTED AT A MINIMUM OF 7' FROM GROUND TO BOTTOM OF SIGN



THE ABOVE TYPICALS ARE POLICY FOR THE TRANSPORTATION DIVISION AND MEET OR EXCEED A.D.A. REQUIREMENTS

A.D.A. REQUIREMENTS

1. ACCESSIBLE SPACES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE ENTRANCE OF THE FACILITY BEING SERVED.
2. ONE D9-6 (ODOT)/N-61 (CITY) SIGN SHALL BE PLACED AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE.
3. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL HAVE AN ACCESS ASILE 8' WIDE AND SHALL BE SIGNED "VAN ACCESSIBLE". (ODOT R7-8A, CITY R-59C)
4. AT OUTPATIENT MEDICAL UNITS AND TREATMENT FACILITIES, 10% OF THE TOTAL NUMBER OF SPACES PROVIDED SERVING THE OUTPATIENT UNIT SHALL BE ACCESSIBLE.
5. AT UNITS OR FACILITIES THAT SPECIALIZE IN TREATMENTS OR SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, 20% OF THE TOTAL NUMBER OF SPACES SHALL BE ACCESSIBLE.

TOTAL NO. OF SPACES IN LOT	MINIMUM NO. OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

REVISED

BZA15-092
2212 Tuttle Park Dr.

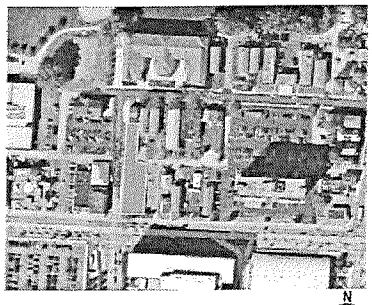
Parcel Map

SITE DATA

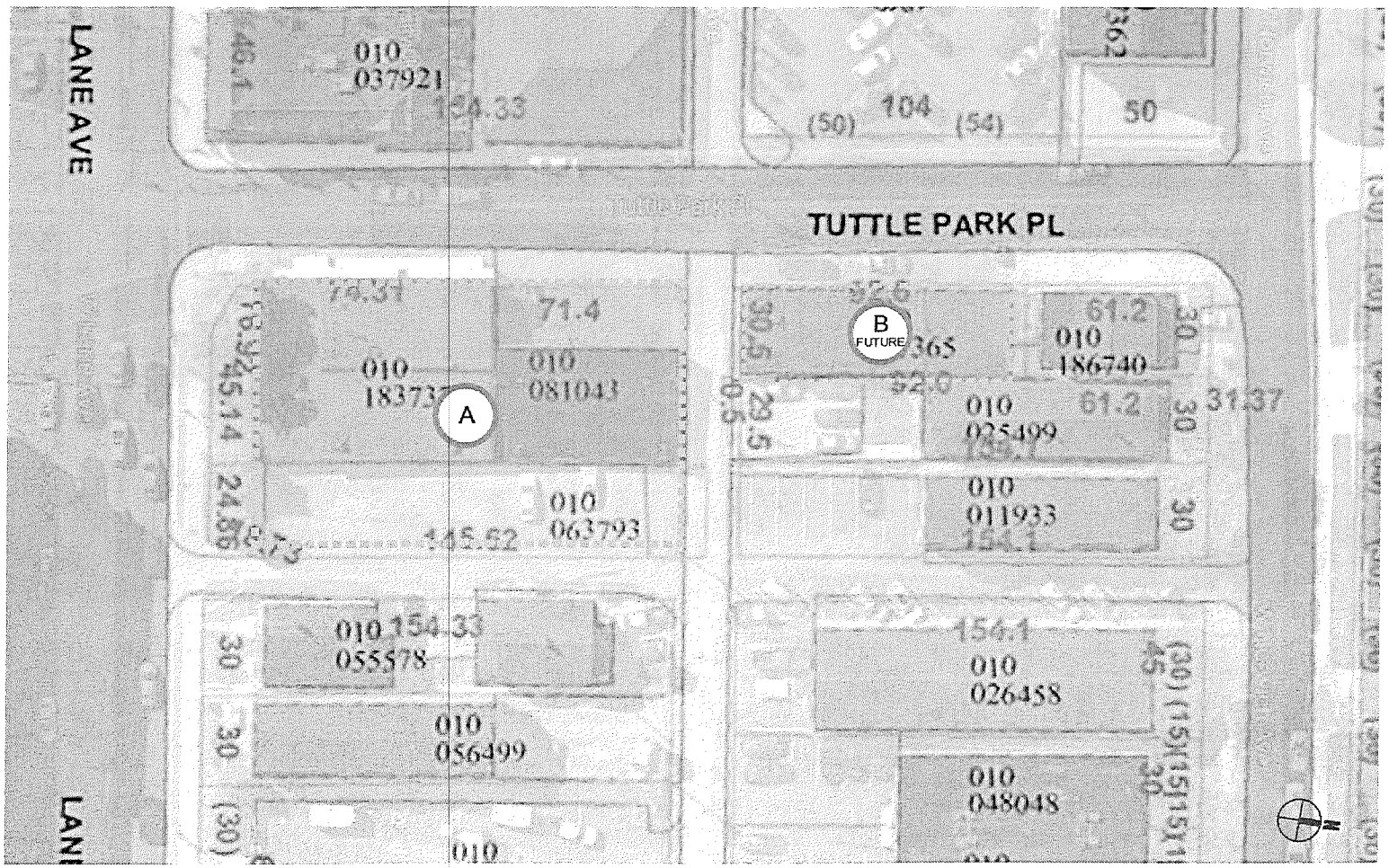
BUILDING A	RESIDENTIAL 1F RETAIL 2F OFFICE	±11,345 S.F.
BUILDING B	FUTURE BLDG.	±2,600 S.F.
	TOTAL	±13,945 S.F.

BUILDING A

RETAIL	1,900 SF	
OFFICE	3,000 SF	
STUDIO	17 UNITS	17 BR
ONE BEDROOM	10 UNITS	10 BR
TWO BEDROOM	14 UNITS	28 BR
THREE BEDROOM	13 UNITS	39 BR
TOTAL	54 UNITS	94 BR
PARKING		53 SPACES



Site View



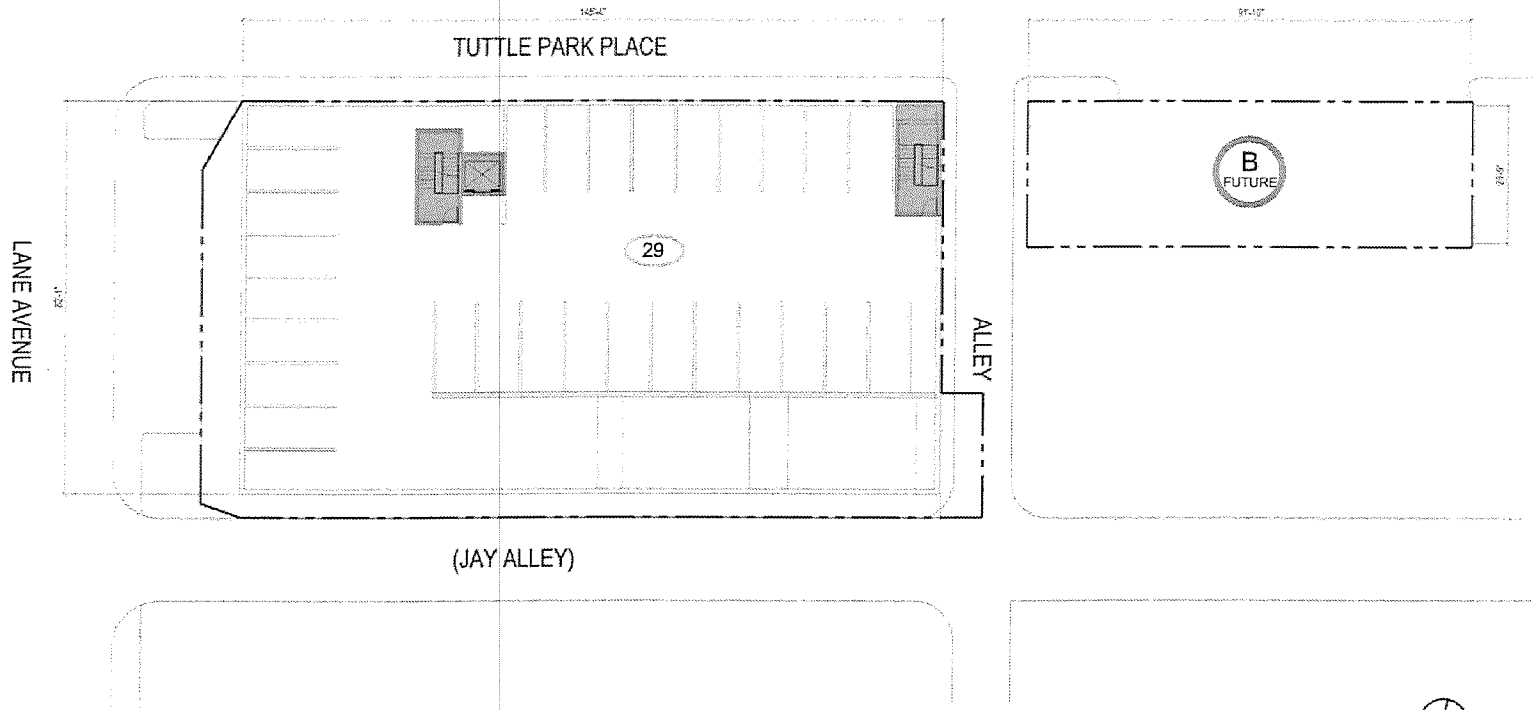
BZA15-092
2212 Tuttle Park Dr.

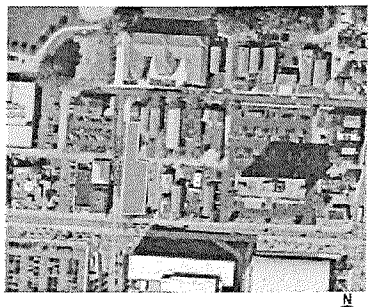
OSU Mixed Use

Lower Level (Below Grade)

Building A

LOWER	29 SPACES	11,900 SF





Site View

FRCH | DESIGN WORLDWIDE

2212 TUTTLE PARK PL. OH | 029462.000 | August 14th, 2015

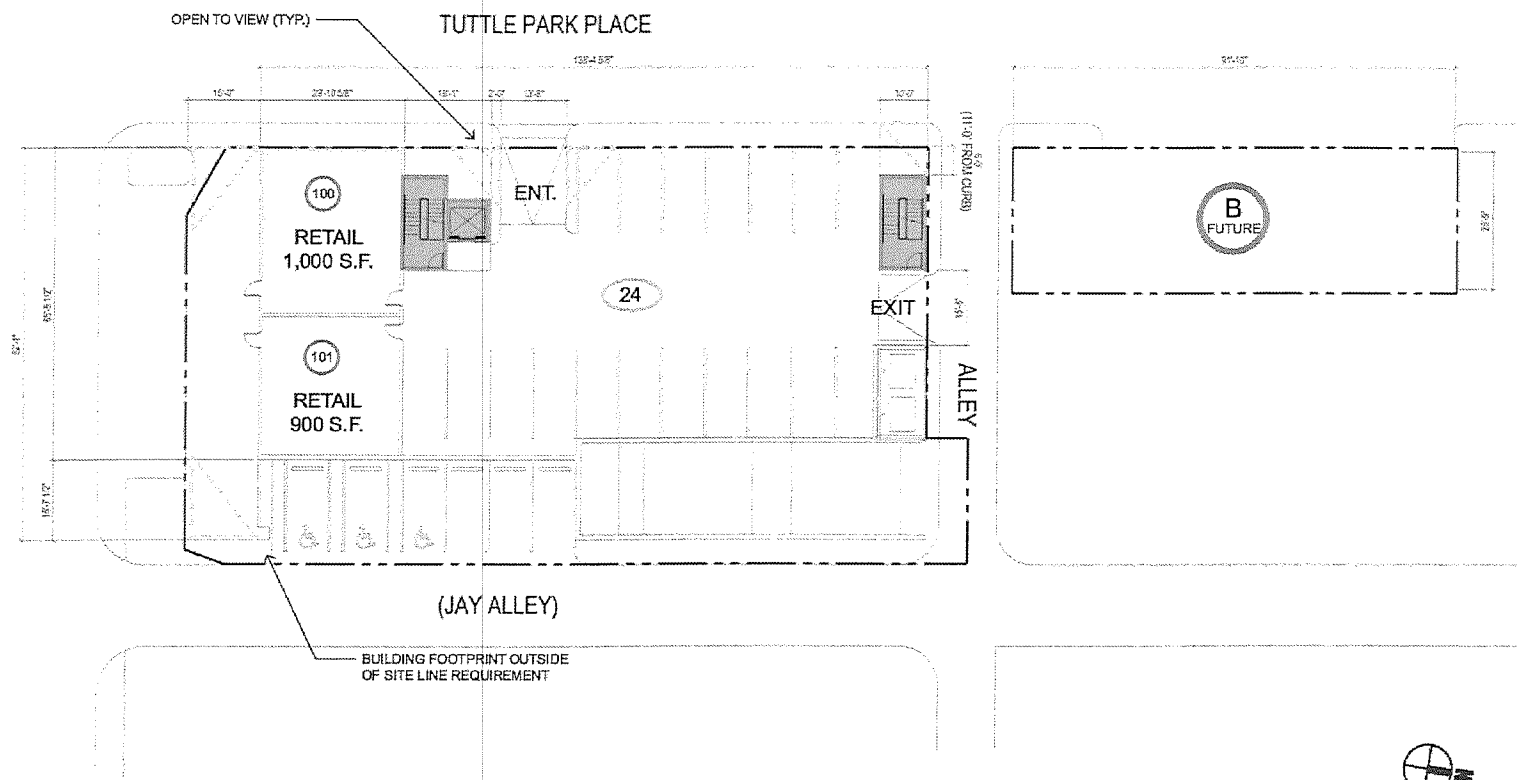
4POINTS DEVELOPMENT

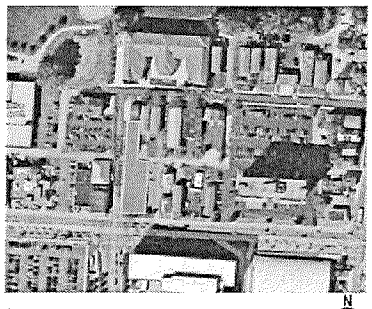
BZA15-092
2212 Tuttle Park Dr.

OSU Mixed Use

1st Floor

	Building A	Building B
1ST FLOOR	11,478SF	548 SF
100 RETAIL	1,000 SF	
101 RETAIL	900 SF	
	24 SPACES	





Site View

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FRCH | DESIGN WORLDWIDE

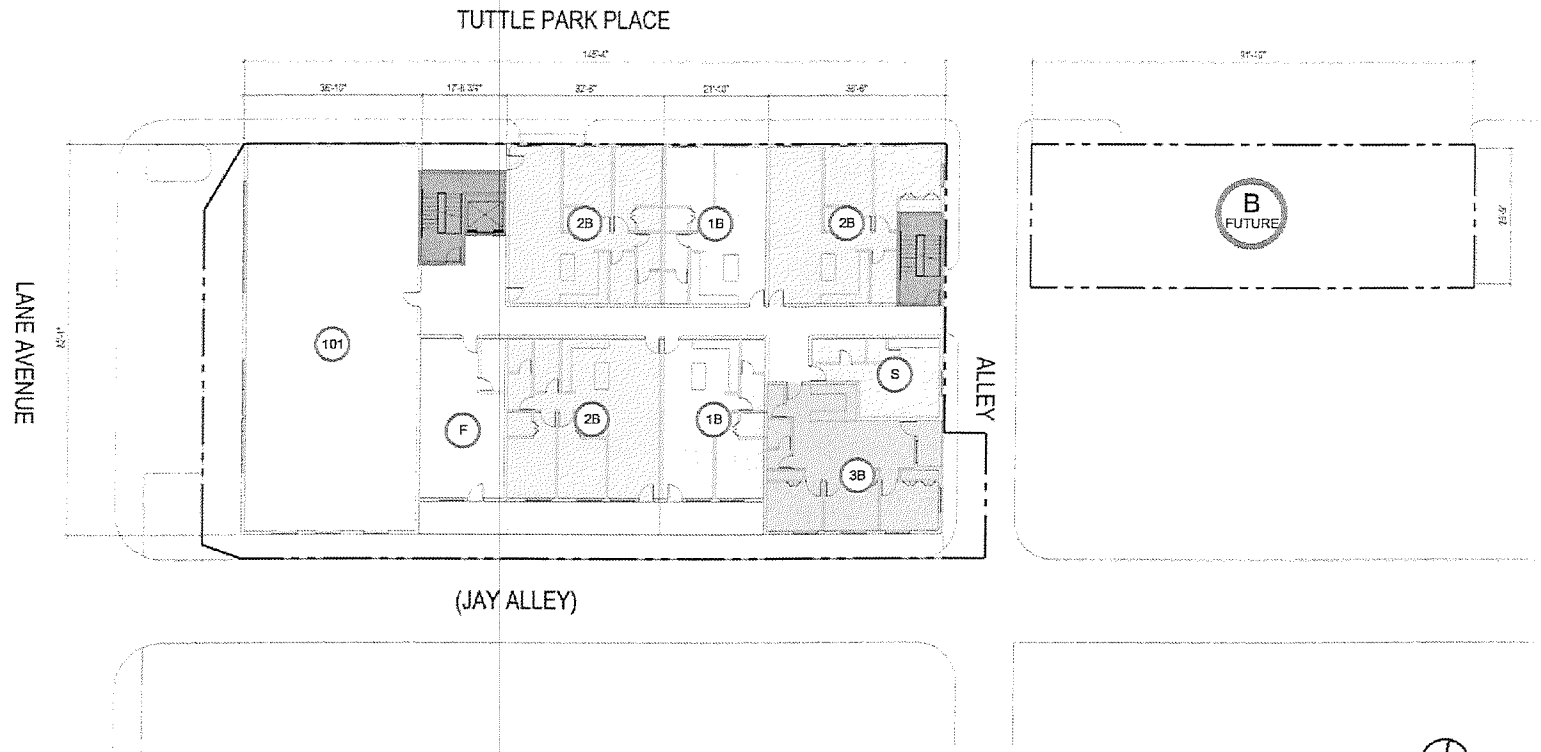
2212 TUTTLE PARK PL. OH | 029462.000 | August 14th, 2015

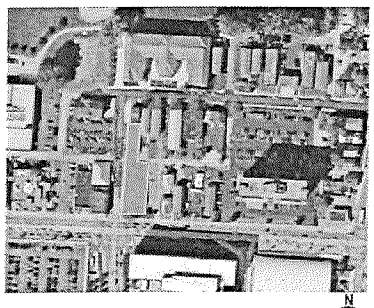
4POINTS DEVELOPMENT

BZA15-092
2212 Tuttle Park Dr.

2nd Floor Plan

		Building A	
2ND FLOOR		11,345 SF	
101	OFFICE	5,000 SF	
F	FITNESS	580 SF	
S	STUDIO	1 UNITS	1 BR
1B	ONE BEDROOM	2 UNITS	2 BR
2B	TWO BEDROOM	3 UNITS	6 BR
3B	THREE BEDROOM	1 UNITS	3 BR
	TOTAL	7 UNITS	12 BR





Site View

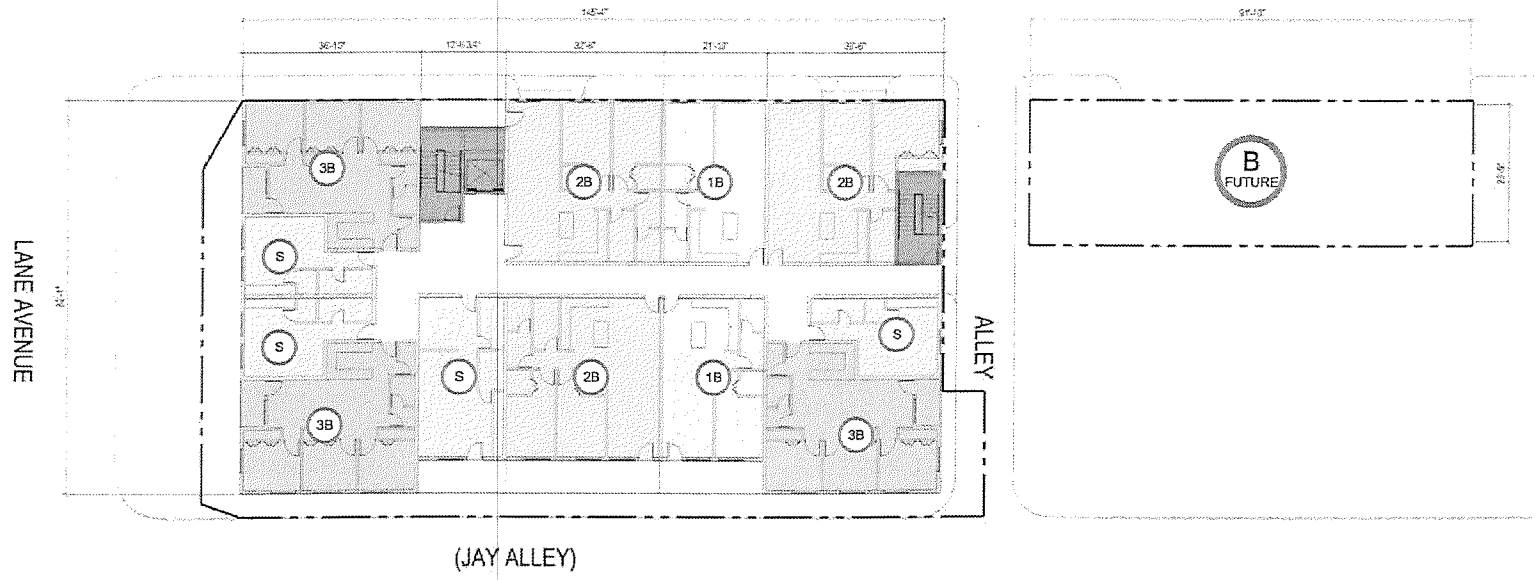
OSU Mixed Use

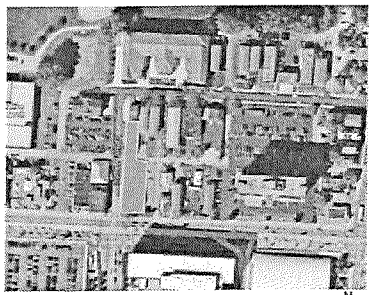
3rd-5th Floor Plan

Building A
11,345 SF

S	STUDIO	4 UNITS	4 BR
1B	ONE BEDROOM	2 UNITS	2 BR
2B	TWO BEDROOM	3 UNITS	6 BR
3B	THREE BEDROOM	3 UNITS	9 BR
	TOTAL	12X3= 36 UNITS	21X3=63 BR

TUTTLE PARK PLACE





Site View

FRCH | DESIGN WORLDWIDE

2212 TUTTLE PARK PL. OH | 029462.000 | August 14th, 2015

4POINTS DEVELOPMENT

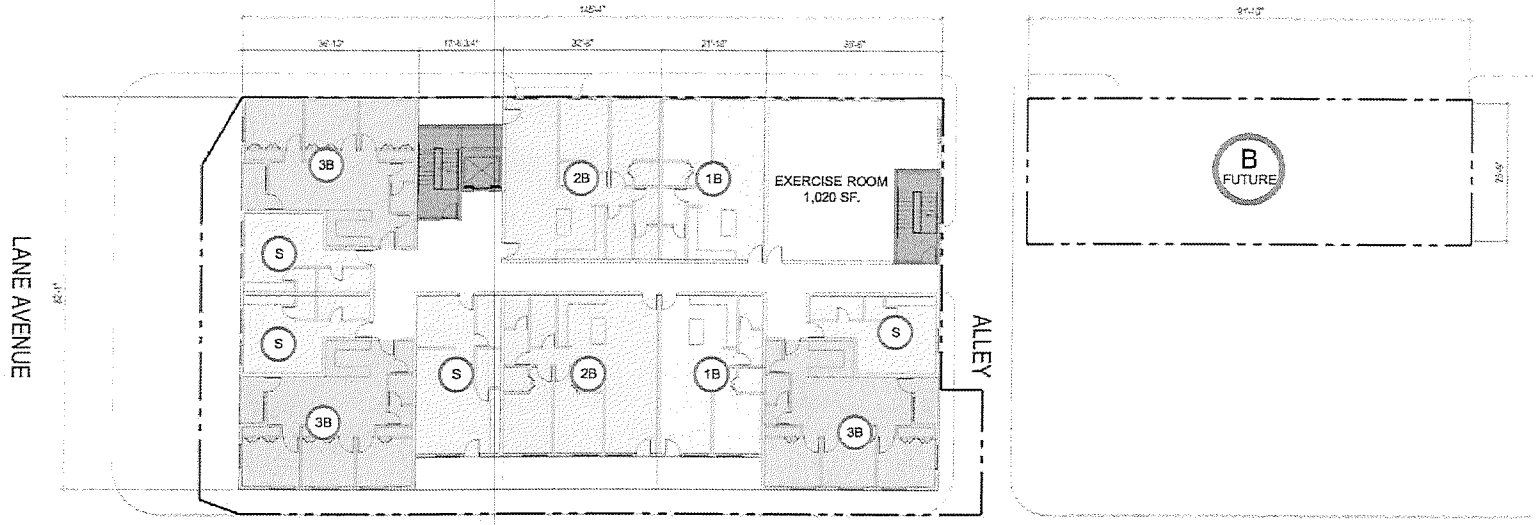
BZA15-092
2212 Tuttle Park Dr.

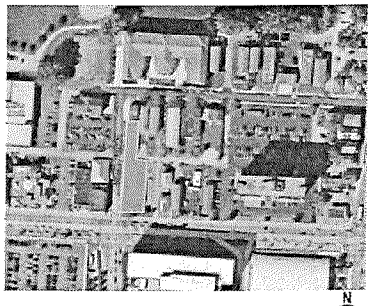
6th Floor Plan

Building A
11,345 SF

	EXERCISE ROOM	1,020 SF	
S	STUDIO	4 UNITS	4 BR
1B	ONE BEDROOM	2 UNITS	2 BR
2B	TWO BEDROOM	2 UNITS	4 BR
3B	THREE BEDROOM	3 UNITS	9 BR
	TOTAL	11 UNITS	19 BR

TUTTLE PARK PLACE





Site View

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FRCH | DESIGN WORLDWIDE

2212 TUTTLE PARK PL. OH | 029462.000 | August 14th, 2015

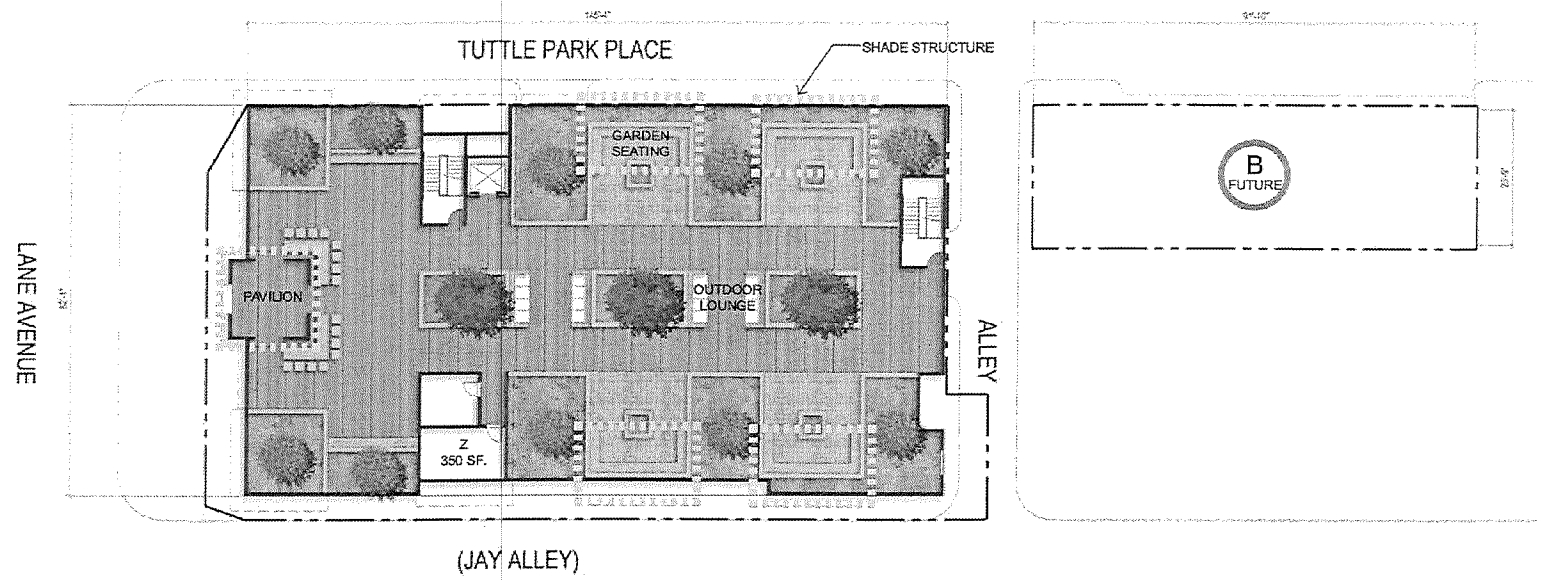
4POINTS DEVELOPMENT

BZA15-092
2212 Tuttle Park Dr.

OSU Mixed Use

ROOF TOP Plan

Building A
11,345 SF



Site View

FRCH | DESIGN WORLDWIDE

2212 TUTTLE PARK PL. OH | 029462.000 | August 14th, 2015

4POINTS DEVELOPMENT

BZA15-092
2212 Tuttle Park Dr.

LANE AVENUE ELEVATION

Site View

BZA15-092
2212 Tuttle Park Dr.

TUTTLE PARK PLACE ELEVATION

BZA15-092
2212 Tuttle Park Dr.

BZA15-092
2212 Tuttle Park Dr.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/12/15

Scale = 100

Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

BZA15-092
2212 Tuttle Park Dr.

City of Columbus
Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

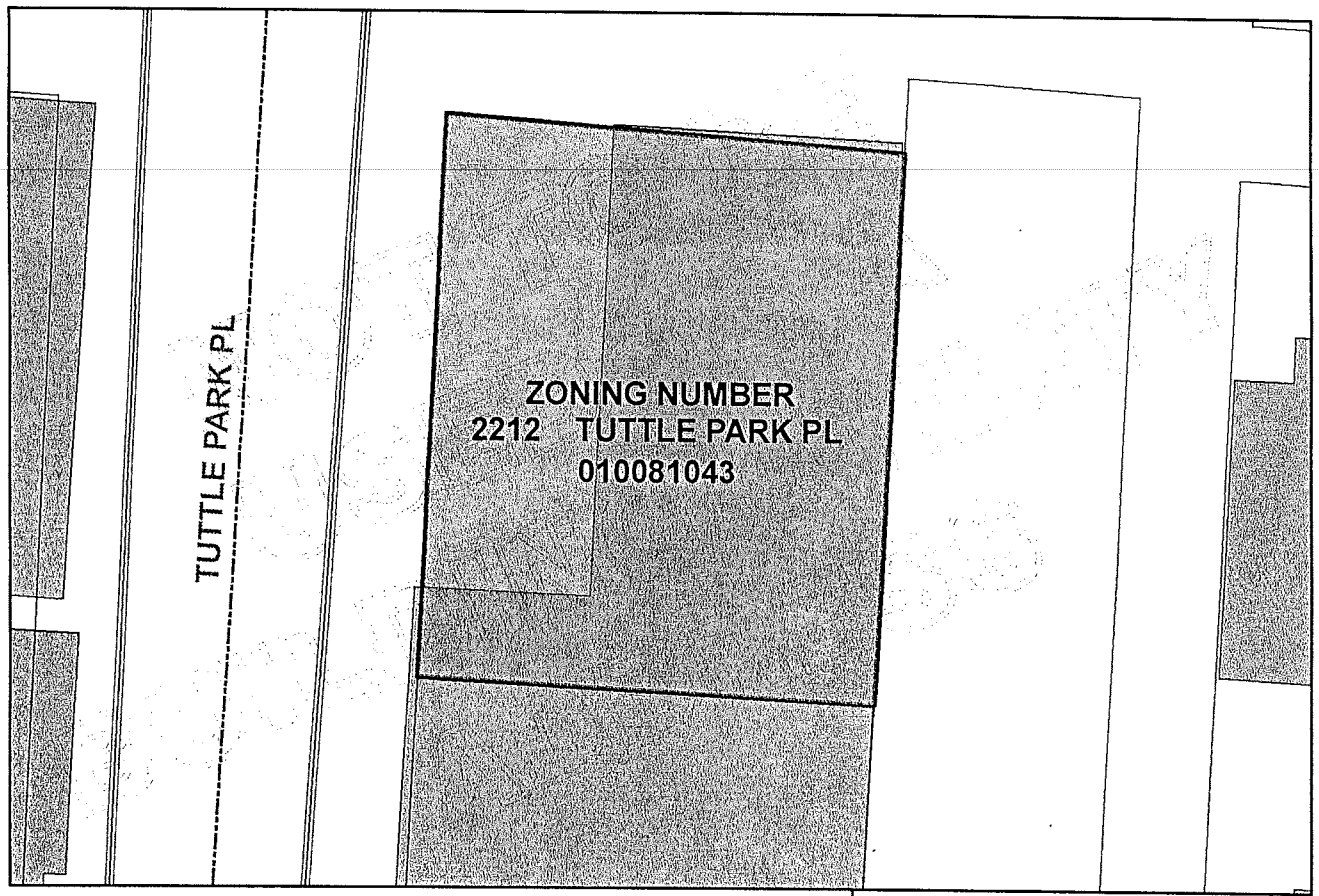
Parcel ID: 010081043

Zoning Number: 2212 **Street Name: TUTTLE PARK PL**

Lot Number: 44 **Subdivision: JACOB WEBER PL**

Requested By: 4 POINTS DEVELOPMENT(BRITTNEY MASTERSON)

Issued By: Adriana Amariam **Date: 8/12/2015**



SCALE: 1 inch = 25 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 1169

printed: 8/12/2015 3:05:16 PM - O:\MAPROOM\ADDRESS IMAGES\ZONING

BZA15-092
2212 Tuttle Park Dr.

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

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

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brittney D Masterson of (COMPLETE ADDRESS) 620 E Broad Street, Suite 244, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
4 Points Asset Management dba	620 E Broad Street, Suite 244
↳ 4 Points Development LLC	Columbus, Oh 43215

SIGNATURE OF AFFIANT [signature]

Sworn to before me and signed in my presence this 27th day of August, in the year 2015

Notary Seal Here

[signature]
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

NOTARIAL SEAL STATE OF OHIO

PAULA BEARNS KELLER
Notary Public, State of Ohio
My Commission Expires 08/23/2017

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 checks payable to the Columbus City Treasurer

tmt 12/14