THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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

| Application Number: 2016-02 | Date Receiv | ed: 3-9-16 |
|--|---|------------------------|
| Application Number: 2016-021 Application Accepted by: JB + MM Comments: Assigned to Tim Diefrace Shamon Pine; 614-645-22 | Fee: N/A | -converted from B |
| Comments Assis and the Time Dietal | L' 614-645-6665: tediet | ach @ colvador and |
| Shanon Pine; 614-645-22 | 081 Spine a columbus aux | 71601 (20074003 19/01 |
| LOCATION AND ZONING REQUEST: | 31-1 | |
| Certified Address (for zoning purposes only): 911 N. Fourth Street | et | Zip: 43215 |
| Is this application being annexed into the City of Columbus? Select If the site is currently pending annexation, Applicant madoption of the annexation petition. Parcel Number for Certified Address: 010-009792-00 | et one: YES NO ust show documentation of County | Commissioner's |
| Check here if listing additional parcel numbers on a | separate page. | |
| Current Zoning District(s): R-4 | | |
| Area Commission or Civic Association: Italian Village Commis | SSION | |
| Proposed Use or reason for Councial Variance request: Development of 7 townhomes in 2 dwellings. | | |
| Acreage: .017 | | |
| APPLICANT: | | |
| Name: John A. Gleason | Phone Number: 614-227-2062 | Ext.: |
| Address: 41 South High Street, Suite 3100 | City/State: Columbus, Ohio | Zip: 43215 |
| Email Address: jgleason@porterwright.com | Fax Number: 614-22 | 7-2100 |
| PROPERTY OWNER(S) Check here if listing addition | nal property owners on a separate page | |
| Name: Victor Investments, Ltd. | Phone Number: 614-907-4099 | Ext.: |
| Address: 17 E. Brickel Street, Suite E | City/State: Columbus, Ohio | Zip: 43215 |
| Email Address: chad@mulberryohio.com | Fax Number: | |
| ATTORNEY / AGENT (Check one if applicable): Attorney | | |
| Name: John A. Gleason | Phone Number: 614-227-2062 | Ext.: |
| Address: 41 South High Street, Suite 3100 | City/State: Columbus, Ohio | Zip: 43215 |
| Email Address: jgleason@porterwright.com | Fax Number: 614-22 | 7-2062 |
| SIGNATURES (All signatures must be provided and signed in b | lue ink) | |
| APPLICANT SIGNATURE | | |
| PROPERTY OWNER SIGNATURE | | |
| ATTORNEY / AGENT SIGNATURE | | |
| My signature attests to the fact that the attached application package is City staff review of this application is dependent upon the accuracy of th provided by me/my firm/etc. may delay the review of this application. | | |



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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 conjuction 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.

| 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 requested as detailed below: | | | | |
|--|--------|--|--|--|
| See attached statement. | | | | |
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| Signature of Applicant Date_3 - 3 | 7-2016 | | | |
| Dute | | | | |

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

STATEMENT OF HARDSHIP (911 N. Fourth Street)

Pursuant to this Application, the property owner is proposing to develop a 7 unit residential project at 911 N. Fourth Street (the "Project"). Parcel 010-009792-00 is zoned R-4 and will have 7 townhomes with garages (the "R-4 Parcel"). The property owner anticipates filing a separate application to develop 20 additional residential units along with 1,230 square feet of retail space and a parking area on the property adjacent to the Project that lies on the other side of College Alley, which is zoned CPD (the "CPD Parcel").

The CPD zoning for the adjacent parcel that was completed in 2009 reflects City Council and the Italian Village Commissioners' desire that the property be more intensely developed as mixed-use. The Project will maintain College Alley and provide landscaping and open areas to enhance the property. Both parcels are also subject to the Urban Commercial Overlay. The Project was granted conditional approval by the Italian Village Commission in January 2016, and additional materials will be submitted to the Commission in order to obtain final approval and a Certificate of Appropriateness.

Applicant submits that the Project meets both the Italian Village East Redevelopment Plan and the Short North Design Guidelines, as it does the following: (1) stimulates private investment in the area; (2) turns a vacant parking lot into town homes with front doors facing N. Fourth Street; (3) provides a mix of neighborhood commercial and residential; (4) provides open space with trees and enhances walkability in the area; (5) creates good, attractive utilization of a major street environment; and (6) is compatible with adjacent properties. In order for the project to be feasible, however, the

following variances are needed: (1) allow 2 Dwellings; one with four Dwelling Units and one with 3 Dwelling Units (3332.039); (2) reduction in the number of parking spaces from 11 to 7 (3312.49); (3) increase in lot coverage from 50% to 85% (3332.15); and (4) decrease in the side yard setback from 5 feet to 1 foot (3332.26).

Construction of the Project in accordance with the proposed site plan will have little or no adverse effect on neighboring uses, and, in fact, will constitute a substantial improvement to the neighborhood.

Applicant submits that the Application satisfies the requirements of 3307.09. First, Applicant understands that prior redevelopment projects in the area have been granted similar variances. Second, the circumstances and conditions are not the result of actions of the property owner or Applicant, but are necessitated by the size and condition of the available land. Located on a major thoroughfare, the site is not suitable for single family detached residential. Multifamily development mandates increased density to be feasible and this necessitates the requested variances. Third, granting of the requested variances will preserve a substantial property right that is possessed by owners of other properties in the area. Finally, granting the variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

Applicant believes that the overall development of the Project in accordance with the site plan will actually benefit the neighborhood, meet the immediate neighborhood need for neighborhood commercial (a concept fully compatible with the historic use patterns in Columbus historic areas), and is consistent with the Italian Village East Redevelopment Plan, the Short North Guidelines and the Urban Commercial Overlay.

As set forth above, the Project provides a mix of commercial and residential on the N. Fourth Street corridor, as well as trees, open space and better walkability in the area. For these reasons, Applicant respectfully requests that the above variances be granted.





DEPARTMENT OF DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 901 North Fourth Street APPLICANT'S NAME: Mulberry (Applicant)

4th Street Partners, LLC. (Owner)

APPLICATION NO.: 16-2-21

COMMISSION HEARING DATE: 2-16-2016

| | • |
|--|--|
| with the city's | Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code and the architectural guidelines: |
| Varian | ice or Zoning Change Request |
| | Rezoning |
| \boxtimes | Parking Variance |
| 1 | Change of Use |
| | Lot Split |
| | Special permit |
| \boxtimes | Setbacks |
| \boxtimes | Other |
| ACTION: | |
| of the p Reques 1) 3312 2) 3332 3) 3332 4) 3332 | eview of Application #16-2-21, 901 North Fourth Street, the Italian Village Commission recommends approval proposed variance, as follows: at for Variance Recommendation 2.49 - Reduction of parking spaces from 46 to 27. 2.15 - Increase in lot coverage. 2.26 - Decrease in the side yard setback on the R-4 Parcel from 5 feet to 1 foot. 2.29 - Increase in height on the CPD Parcel to 53 feet. DN: Lapp/Sutton (4-0-0) APPROVAL RECOMMENDED |
| RECOMM | IENDATION: |
| X RECO | MMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN |
| | OMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY ACTION(S) REQUESTED AS INDICATED. |
| -11 | 1, 1016 |

Randy I Black

Historic Preservation Officer





DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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

| AFFIDAVIT (See instruction sheet) | Application Number: $LV(6-02)$ | | | | | | | | | |
|--|---|--|--|--|--|---|--|--|--|--|
| STATE OF OHIO COUNTY OF FRANKLIN | | | | | | | | | | |
| Being first duly cautioned and sworn (1) NAME John A. Gleason | | | | | | | | | | |
| of (1) MAILING ADDRESS 41 South High Street, Suite 3100, Columbus, Ohio 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 recor | | | | | | | | | | |
| (2) per ADDRESS CARD FOR PROPERTY 911 N. Fourth | Street, Columbus, Ohio 43215 | | | | | | | | | |
| for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and | | | | | | | | | | |
| | 3-9-16 | | | | | | | | | |
| (THIS LINE T | O BE FILLED OUT BY CITY STAFF) | | | | | | | | | |
| SUBJECT PROPERTY OWNERS NAME (4) | Victor Investments, Ltd. | | | | | | | | | |
| AND MAILING ADDRESS | 17 East Brickel Street, Suite E | | | | | | | | | |
| | Columbus, Ohio 43215 | | | | | | | | | |
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| | lake A Olassas | | | | | | | | | |
| APPLICANT'S NAME AND PHONE # | John A. Gleason | | | | | | | | | |
| (same as listed on front application) | 614-227-2062 | | | | | | | | | |
| AREA COMMISSION OF SUMS CROUD | Italian Village Commission | | | | | | | | | |
| AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR | Connie Torbeck, Assistant Historic Preservation Officer | | | | | | | | | |
| OR CONTACT PERSON AND ADDRESS | 50 West Gay Street, 4th Floor, Columbus, Ohio 43215 | | | | | | | | | |
| OR CONTACT TERSON AND ADDRESS | | | | | | | | | | |
| 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 | | | | | | | | | | |
| | e event the applicant or the property owner owns the property contiguous to | | | | | | | | | |
| the subject property (7) | e event the applicant of the property owner owns the property configuous to | | | | | | | | | |
| | | | | | | | | | | |
| (7) Check here if listing additional property owners or | n a separate page. | | | | | | | | | |
| | | | | | | | | | | |
| (8) SIGNATURE OF AFFIANT | | | | | | | | | | |
| | | | | | | | | | | |
| Sworn to before me and signed in my presence this day of, in the year, | | | | | | | | | | |
| 2/2/ 18 | | | | | | | | | | |
| (8) SIGNATURE OF NOTARY PUBLIC My Commission Expires My Commission Expires My Commission Expires | | | | | | | | | | |
| | | | | | | This Affidavit expires six (6) months after the date of notarization. | | | | |
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| Easy Peel [®] Labels Use Avery [®] Template 5160 [®] | Bend along line to expose Pop-up Edge™ | AVERY® 5160® |
|--|---|--|
| John Gleason, Esq. Porter, Wright, Morris & Arthur 41 S. High Street Suite 3100 Columbus, OH 43215 | Victor Investments, Ltd 17 East Brickel Street Suite E Columbus, OH 43215 | John Gleason, Esq. Porter, Wright, Morris & Arthur 41 S. High Street Suite 3100 Columbus, OH 43215 |
| | Italian Village Commission Attn: Connie Torbeck 50 West Gay Street, 4 th Floor Columbus, OH 43215 | |
| JDS Jeffrey Partners LLC | KN Investments LLC | LS Development Systems |
| 224 E. First Street | 908 N. Fourth Street | 883 N. Fourth Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
| Allan M. Hurtt | Michael S. Blue | Chad A. Seiber |
| 898 Hamlet Street | 915 N. Fourth Street | 919 N. Fourth Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
| Gregory Anglin | Melinda Ann McCallin | Norman & Wendy Penn |
| 930 Hamlet Street | 924 Hamlet Street | 918-920 Hamlet Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
| Christopher M. Hammer | Ellen A. and Matthew C. Carraro | Christopher R. Urban |
| 910-912 Hamlet Street | 904 Hamlet Street | 902 Hamlet Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
| True North Rentals LLC | Robert J. Wagner | Terry T. Dininger |
| 930 N. Fourth Street | 929 N. Fourth Street | 931 N. Fourth Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
| Dianna E. Zweig, Trustee | Chad E. Hoenie & Steven R. Grant | Mikayla Pollitt |
| 199 E. 2 nd Street | 932 Hamlet Street | 936 Hamlet Street |
| Columbus, OH 43201 | Columbus, OH 43201 | Columbus, OH 43201 |
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PROJECT DISCLOSURE STATEMENT

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

| THIS PAGE MUST BE FILLED OUT COMPLETELY AND I | NOTARIZED. Do not indicate 'NONE' in the space provided. |
|--|---|
| | APPLICATION # |
| STATE OF OHIO COUNTY OF FRANKLIN | |
| Being first duly cautioned and sworn (NAME) John A. Gleason of (COMPLETE ADDRESS) 41 South High Street, Suite 3100, Columbus | s, Ohio 43215 |
| deposes and states that (he/she) is the APPLICANT, AGENT, OR | |
| | Name of business or individual Business or individual's address Address of corporate headquarters City, State, Zip Number of Columbus based employees Contact name and number |
| victor Investments, Ltd. 17 E. Brickel Street, Suite E Columbus, Ohio 43215 | 2. |
| 3. | 4. |
| Check here if listing additional property owners on a separa | ate page. |
| Sworn to before me and signed in my presence thisday | of Mark, in the year 2016 |
| GIONALI DE OENOCIA DA | My Commission Expires Notary Seal Here |
| SIGNATURE OF NOTARY PUBLIC RETH ANNE GUNDRUM NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES ON | My Commission Expires |



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: 010009792

Zoning Number: 911

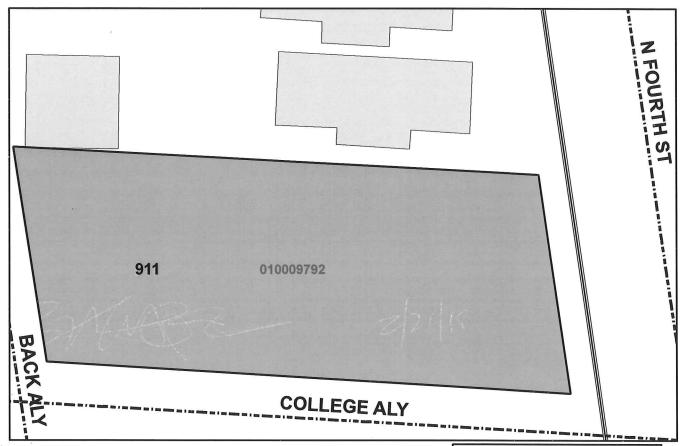
Street Name: N 4TH ST

Lot Number: N/A

Subdivision: N/A

Requested By: PORTER WRIGHT MORRIS & ARTHUR LLP (JOHN GLEASON)

Issued By: ______ Date: 2/12/2016



ð

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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 56804

901 N. Fourth Street

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

Being Lot Number Fifteen (15) of E. SORIN'S SUBDIVISION of Lots Nos. 49-52 of William Phelan's Mount Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 286, Recorder's Office, Franklin County, Ohio.

 The translation interest that is not better about the translation of translation of the translation of PRELIMINARY The state of the company of the comp Bang forty-four feet off the Morth side of Let Number Seventeen (17) of E. SZENZ SELVESSEL, as the sense is numbered and definition upon the received sidel themsel, of record in Plot Book 1, page 28th, Recorder's Office, Treats Courty, Other. binerators on this plot ore expressed in feet and declared parts thereused otherwise notest. Monuments were found at points where indicated. m space freed spaces freed f ALTA / ACSM LAND TITLE SURVEY 893-911 N. FOURTH STREET FOURTH STREET CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO SECTION 4, TOWNSHIP 5, RANGE 22 REFUGEE LANDS #893 Er. Bulding 2137 Sq. Put Ex. Bulding Lot 18 E. Sorti's Subdivision (9) P.B. 1, Pg. 286 (9) 13 #911 COLLEGE ALLEY 137.0 Victor Investments, Ltd. Ltd. 2007/2310221404 - x - x (37.0' - x . Sorth's Subdivision (19) Growd 14 Micheel S. Blue LN. 2003/08/05/28/208 11 14 BACKALY ALLEY ALLEY LOT 4 Blen A. Carraro LIN. 200805190071714 LOT 5 Christopher M. Hammer LN. 200408080131419 5 Melhda Ann McCalin LN. 201212040185774 LOT 6 Memon Penn & Memory Penn O.R. 11173803 Dr. C. Shyde's Subdives 7 191 5 101 SITE 11

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(IN THE) GRAPHIC SCALE

City of Columbia, French County, Onlo Saction 4, Township 5, Ronge 22 Relation Land ALTA/ACSM Land Title Survey PLAN PREPARED BY ADVANCED CIVIL DESIGN

1* = 20' SHEET August 19, 2015 JOB NO.:

(V/6-02/

(V16-02)



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A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3331 DAWNSTER, S13.231 LANGESTER, 3312.29 SCHELDG: 3312.40 SCHELDG: 3312.41 SCHELDG: 3312.45 SCHELDG , DUMPSTER SCREDNING DETAILS.

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O, OFFICIARE PRESENCE AND RESTORMENT HAS THE RECORDORS OF PROPERTY OF PROPERTY

GENERAL NOTES

ALL STE ROUS, DRIVES, RUDII AND MEMS OF ACCESS SWLL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED NONDWIBER 21, 1982. ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMN COOLE.

SOURCE, AND GRAPHICS SHALL CONTINEN TO CITT OF COLUMBUS ZONING CODE.
ALL DANDSCHIS ARE TO EDGE OF PAYOLOFF FACE OF BULDING UNLESS OTHERWISE NOTED.

AT LEAST THE FOLLOWING INFORMATION MUST APPEAR ON EACH SITE PLAN:

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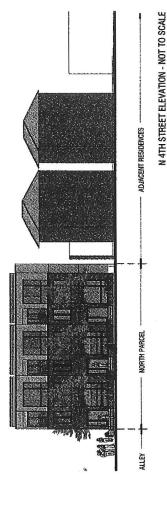
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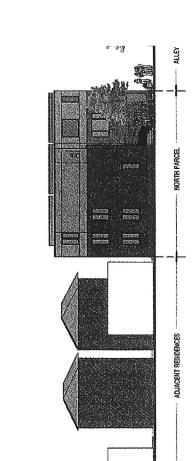
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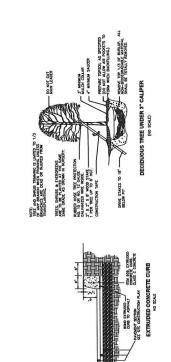
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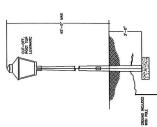
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- CO. SHOW LON CONTOUR LINES AND LON NUMBER. (OVEN-HIGH SOURCE REDGY)

 P. RACCOMITCH PLAN APPROVAL.— (50 RESUDENTL, UNITS OR MORE)
 FROM PUBLIC SWETT, (ATHACHE) WITH THIS SUBMITTAL).





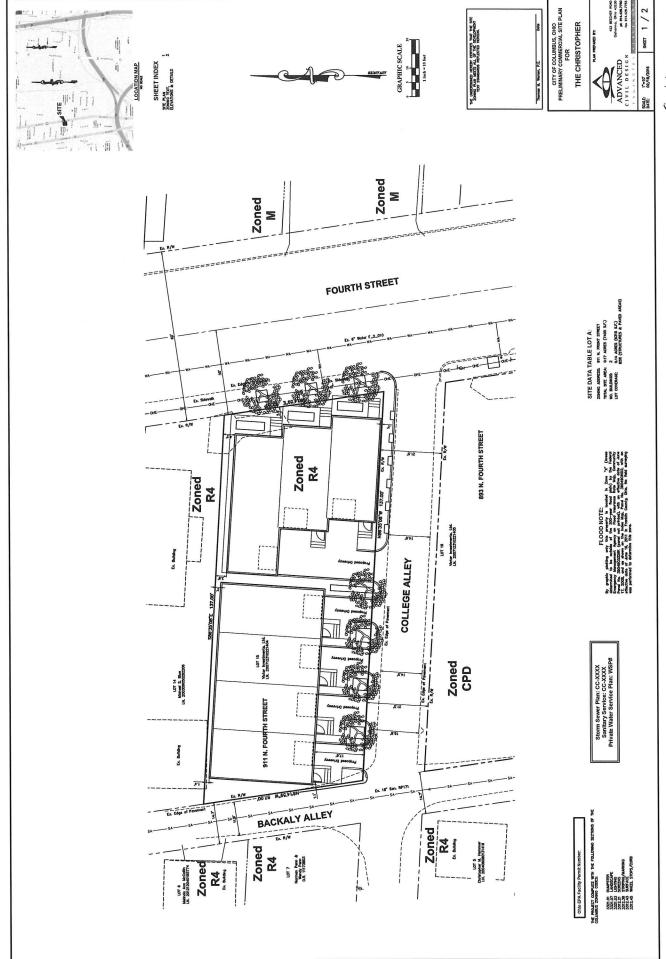






ALL EXTERNAL LIGHTING SHALL BE CUT-OFT TYPE FIXTURES AND SHALL NOT SHILL ANY LIGHT OFF THE PROPERTY. ALL METAL OR COMPOSITE MATERIAL IS ACCEPTABLE.

LIGHT POLE DETAIL (NO SCALE)





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STREET ADDRESS = 911 R. FOURTH STREET COLUMBUS, ON
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D. 1754, MEJ OF THE STIT IN SOUME TETT, OR TOR RESTOOML, PROJECTS, LET THE STIT. MEY, IN JOSES, NO DOGETT IN SUITS FOR MET. STIT AND ST. AND ST. 74405 SOUMF TET? SQUARE, TOOTACE, BREJACIONN FOR EACH LOSE AND THE REQUIRED AND PREADIDED PARENGE EXEMPLIONAL, WARDER ROYATION DEPARANGE DECEDES SSORT (69) SPACES, NOTEXITE THE REQUIRED PROVIDED MILHERS OF SAVIE, TREES.

L DUMPSTER SCREDNING DETAILS.

A NOTE THAT THE PROPOSED PROJECT WILL COURTY WITH SECTIONS 3321 DAMPSTER, S1312.9 INCREASE, 3312.1 DAMPSTER, S152.1 STREPHO/AURGNOS, 3312.30 SPEEDS; 3312.21 STREPHO/AURGNOS; 3312.30 SPEEDS; 3312.41 STREPHO/AURGNOS; 3312.30

FRONCES LANGES-MES SAME CONTROL TO COT OF CELLANCE TOWNS COCK, STETON, JULIA THE LOTING SAME CONTROL TO CHESSES TOWNS COCK, STETON JULIA AMERICA SECTIONS SAME CONTROL TO CHE CELLANCE TOWNS COCK, STETON, JULIA OPPN ANNOSE SAMES TO BE CHESSED AS THE CELLANCE TOWNS COCK, STETON, JULIA OPPN ANNOSE SAMES TO BE CHESSED AS THE THE THE CHESSES TOWNS CONTROL TO THE CHESSES OF THE CHESSES

N 4TH STREET ELEVATION - NOT TO SCALE

ADJACENT RESIDENCES

NORTH PARCEL

ALLEY -

C. ILLISTRATIONS OF ALL BULLING TACAGE WITHOUTS AND TRICALEDS. LANGUAGE LIGHTING GOTALS REQUIRED WITH LAPLICABLE COSTITICATE(S) OF APPRICAMENESS OF APPRICAMENT OF THE OFFICE OF THE OFFICE OFF

ATIVCH ARCHTETURAL ROATH, HETURC REZOURCES OR DOMITUM COMAESTON'S ESTIMACES CHROME CLEMANCE) SITE PAUN SET, ALL PRETES STAMPON & PART OF CERTIFICATE OF APPROPARITIESS MATS IET RICLIODD IN THE TALL PUNK SETS; EACH SEZT IE ALLSO TO BE STAMPON AND SHORED.

J. FOR PROJECTS WITHIN THE UNIVERSITY PLANSING OVERLAY AREA — LIST AND CERTIFY ALL REQUIRED CALCULATIONS, SUBJET STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROVAL.

MOT APPLICATED WITH ANY OTHER PLANING OFERLY AREA INCLIDING AN URBAN LOCALISTIS WITH ANY OTHER PLANING OFFITY THAT THE PROPOSED PROJECT WILL THE PROPOSED PROJECT WILL THE PROPOSED PROJECT WILL THE PROPOSED PROJECT WILL THE THE OFFITY PROPOSED PROJECT WILL

 DEMENT'S OR ARCHITECT'S SEAL AND SCANDING MUST APPLAY ON DAY (CORNIC SLEAWACT) SITE PLAN SHEET, NOTE: FOR PROJECTS AFFICIED OF REZONANG LIMITATION TEXTS AT OFF DETICS, THE SEAL AND SOLANDING MIST AND AT STANDARY THAT CORPRES THE BUILDING AND SITE PLANS LEFT ALL REQUIRED TEXT STANDARY. 3. VERFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE, MAYE BEEN MET.

ALLEY

NORTH PARCEL

ADJACENT RESIDENCES

SIGNACE AND GRAPHICS SHALL CONTIDEN TO GITT OF COLLIMBUS ZOWING CODE.
ALL DAMENSONS ARE TO EDGE OF PAYBLENT OR FACE OF BULLDING UNLESS GINETRINSE HOTED. AL SITE ROUS, DRIVES, RUDII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND RECULATIONS OF THE DYSION OF FIRE PUBLISHED NONDHIBER 21, 1992. GENERAL NOTES
ALL PROPOSED ASPECTS OF THIS DEPLICIPALIST SHALL CONFORM TO THE CITY OF COLUMBUS
ZONNIG CODE.

AT LEAST THE FOLLOWING INFORMATION MUST APPEAR ON EACH SITE PLAN:

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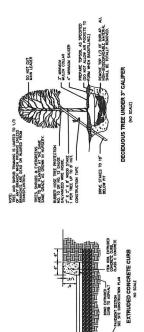
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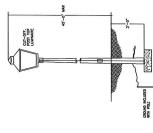
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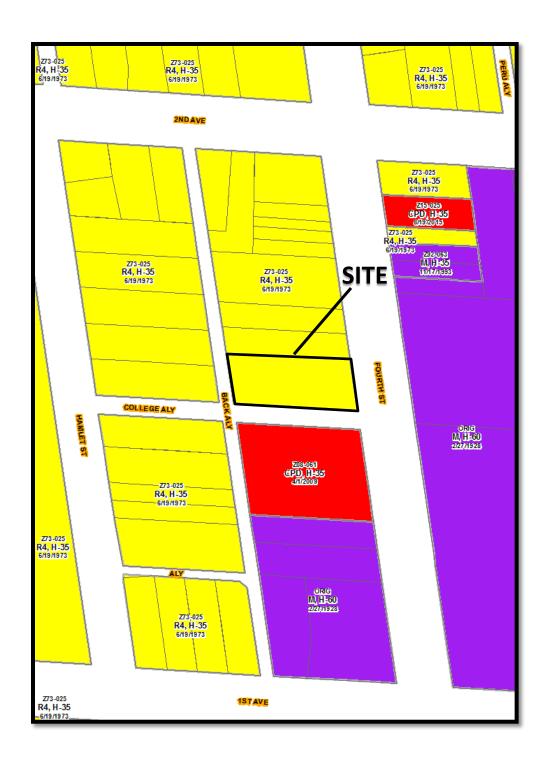
CITY OF COLUMBUS, OHO PRELIMINARY COMMERCIAL SITE PLAN FOR THE CHRISTOPHER

SCALE: NONE SHEET 2 / 2 ADVANCED

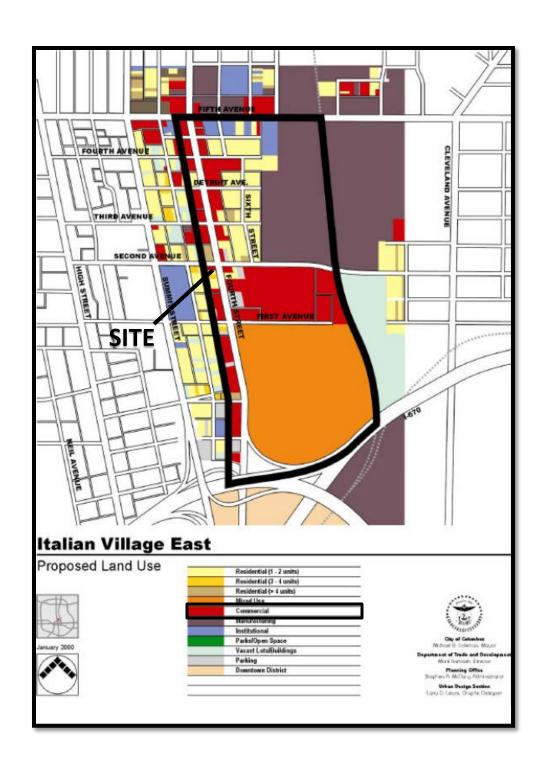
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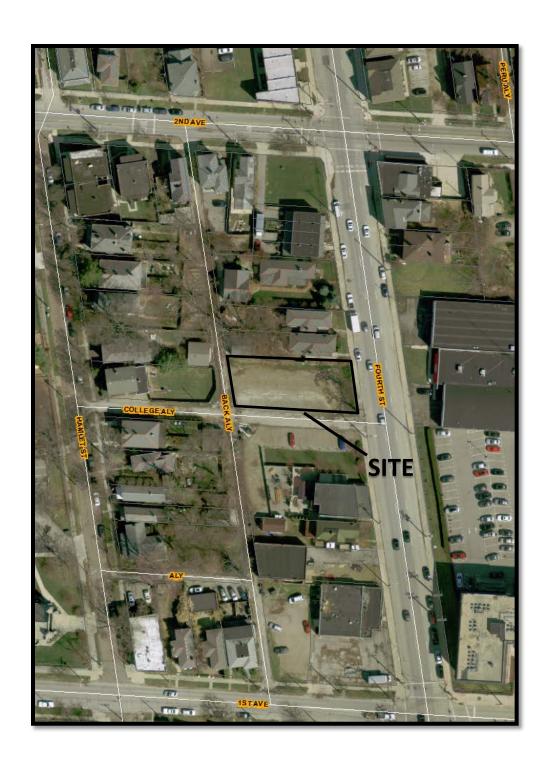
100-1117



CV16-021 911 North Fourth Street Approximately 0.17 acres



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