

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

OFFICE USE ONLY

Application Number: CV16-051 Date Received: 8/2/2016
Application Accepted by: MM + JB Fee: \$2,080
Comments: Assigned to Michael Maret; mjmaret@columbus.gov; 614-645-2749

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 587 LEHMAN STREET Zip: 43215

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☐ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-045105

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

Current Zoning District(s): AR-3

Area Commission or Civic Association: SOUTH SIDE AREA COMMISSION

Proposed Use or reason for Council Variance request:

SEE ATTACHED

Acreage: 3.044

APPLICANT:

Name: JEFF MAY Phone Number: 614-582-1992 Ext.: _____

Address: P.O. Box 247 City/State: CANAL WINCHESTER Zip: 43110

Email Address: JEFF@BOBBAUTO.COM Fax Number: _____

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

Name: JMM REAL ESTATE INVESTMENTS, LLC Phone Number: 614-582-1992 Ext.: _____

Address: 4639 W. BROAD ST. City/State: COLUMBUS, OH Zip: 43228

Email Address: JEFF@BOBBAUTO.COM Fax Number: _____

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

Name: MICHAEL J. AUSTROS, AIA Phone Number: 614-884-8888 Ext.: _____

Address: 4740 REED RD, SUITE 201 City/State: GREEN ARROW, OH Zip: 43220

Email Address: MJ.AUSTROS@NEW-AVENUE.NET Fax Number: 614-884-8448

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____ JMM REAL ESTATE INVESTMENTS, INC.

ATTORNEY / AGENT SIGNATURE _____

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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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

CV16-051

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.

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 "REVISED COUNCIL VARIANCE REQUESTS"

Signature of Applicant



Date

08/02/2016

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

The Arbor Apartments**Revised Council Variance Requests**

August 2, 2016

This Council Variance is requested for the following items:

1. Commercial Access to Property - Section 3333.03

The current building design allows for Jackson Street to continue from the west side of the building, under the bridge, and connect to Lehman Street and the neighboring access road for CVS and the Fitness Lofts building. Section 3333.03 prohibits this commercial access being located on residentially zoned property. However, this connection was provided through the subject property in an effort as to not block the connection from the residential area to the commercial areas near Livingston and Parsons, which was described as being important to both the neighborhood commission (Schumacher Place) and the Area Commission (South Side Area Commission).

2. Landscaping and Screening - Section 3312.21

Section 3312.21 requires one (1) tree per ten (10) parking spaces, which shall be accommodated with a combined total minimum number of twenty-four (24) trees that shall be provided throughout the site and along the street. Six (6) trees would be required for the surface parking spaces being added to the site. The Developer has chosen to name the property "The Arbor", so every effort shall be made to provide the maximum amount of trees around the site.

3. Dumpster location and screening within the perimeter yard - Section 3321.01

While Section 3321.01 requires the dumpster to not be located within and required yard, the current design has the dumpster enclosure located approximately 10 feet from the East property line and fully screened by a masonry wall on three side and hinged access gates on the West side. This requires a variance request of approximately 15 feet into the perimeter yard of 25 feet.

4. Landscaping - Section 3321.07(B)

Section 3321.07(B) requires one (1) tree per ten (10) residential units, which shall be accommodated with a combined total minimum number of twenty-four (24) trees that shall be provided throughout the site and along the street. Seventeen (17) trees would be required based on the proposed number of dwelling units (163).

5. Parking within the perimeter yard - Section 3333.255

Section 3333.255 requires a minimum perimeter yard of 25 feet. However, the urban friendly design of the building creates the need to reduce this distance for driveways, parking, and some accessory structures related to the complex.

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: CV16-051

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS MICHAEL J. MAISTROS, A.I.A.
4740 REED RD, SUITE 201 UPPER ARLINGTON, OH 43220

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 587 LEHMAN STREET COLUMBUS, OH 43215

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) JMM REAL ESTATE INVESTMENTS, LLC

4639 W. BROAD ST.

COLUMBUS, OH 43228

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

JEFF MAT

614-582-1992

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) SOUTH SIDE AREA COMMISSION

CURTIS DAVIS

584 E. MOYER ST. COLUMBUS, OH 43207

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)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2nd day of August, in the year 2016

Rev Tamara R. Sines

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/2021

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

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

CV16-051

Applicant

Jeff May
P.O. Box 247
Canal Winchester, Ohio 43110

Property Owner

JMM Real Estate Investments, Inc
4639 West Broad Street
Columbus, Ohio 43228-1610

Agent (*Architect*)

Michael j. Maistros, AIA
4740 Reed Road, Suite 201
Upper Arlington, Ohio 43220

Area Commission

Southside Area Commission

Curtis Davis
584 East Moler Street
Columbus, Ohio 43207

Surrounding Property Owners

Bushwood Lane, Ltd
219 Frebis Ave
Columbus, Ohio 43206

Ohio Providence Investments
7420 Rodebaugh Rd
Reynoldsburg, Ohio 43068

Timothy S Shafer
550-52 Beck Street
Columbus, Ohio 43206

Miller & Rives Investments
PO Box 218241
Columbus, Ohio 43221

Glenn Lewis Gustafson
474 Beck St
Columbus, Ohio 43206

Katherine M Covault
508-10 E Beck Street
Columbus, Ohio 43206

Mark Wildman
1421D Meadow Rd
Columbus, Ohio 43212

Hondros Family Real Estate
4140 Executive Pkwy
Westerville, Ohio 43081

Stephanie L Hayward
Brandon L Pence
528 Beck St
Columbus, Ohio 43206

Chris Macke
Derek Kinnear
PO Box 6314
Columbus, Ohio 43206

Gary R Phillips
518 E Beck St
Columbus, Ohio 43206

Elizabeth A Williams
484 Jackson St
Columbus, Ohio 43206

Belinda K Dean
486 Jackson St
Columbus, Ohio 43206

Sudhir Dubey
537 South Lane
Columbus, Ohio 43206

Tanna L Gilliland
545 South Lane
Columbus, Ohio 43206

Rosemarie Keidel
525 S 4th St
Columbus, Ohio 43206

Patrice P Hamel
475 Jackson St
Columbus, Ohio 43206

Derek Kinnear
512 Jackson St
Columbus, Ohio 43206

Richard C Ziebarth
514 E Beck St
Columbus, Ohio 43206

Thomas M Frato
522 E Beck St
Columbus, Ohio 43206

James T Neace
544-46 Beck Street
Columbus, Ohio 43206

Andrew C Trout
502 Jackson St
Columbus, Ohio 43206

E-Z Cash Pawn Shop, Inc
3210 E Main St
Columbus, Ohio 43215

Linda Scarrett
625 S. Washington Ave
Columbus, Ohio 43206

Matthew W Hoffman
J Tarver Brian
466 Beck St
Columbus, Ohio 43206

Bruce A Coates
498-500 E Beck St
Columbus, Ohio 43206

Alice Schilliger
Charles Shilliger
502 E Beck St
Columbus, Ohio 43206

John P Defelice
494 Jackson St
Columbus, Ohio 43206

Cynthia Meeks Puckett
709 S 5th St
Columbus, Ohio 43206

Terrance L Drennen
Betty J Drennen
3152 Scioto Trace
Columbus, Ohio 43221

Bruce A Coates
494 E Beck St
Columbus, Ohio 43206

Howard B Zeldin
Marcie T Zeldin
635 Pincay Pl
Columbus, Ohio 43230

Chad J Willett
473 Jackson St
Columbus, Ohio 43206

Virginia Fahys
Jeffrey Eisenman
488 Beck St
Columbus, Ohio 43206

Arfan Midani
6143 Dublin Rd
Dublin, Ohio 43017

Livingston 505, LLC
PO Box 460389
Houston, TX 77056

John B Elden
498 Jackson St
Columbus, Ohio 43206

Timothy G Schirmer
478 Jackson St
Columbus, Ohio 43206

Alison L Albrecht
480 Jackson St
Columbus, Ohio 43206

Shirley J Laudermilt
462 E Beck St
Columbus, Ohio 43206

Geldis Properties, LLC
2703 Sherwood Road
Columbus, Ohio 43209

Lorraine D Ross
13478 Olde Orchard Rd
Strongsville, Ohio 44136

William B Roth
467 Jackson St
Columbus, Ohio 43206

David J Hawk
PO Box 141
Ostrander, Ohio 43061

493 Livingston LLC
493 Livingston Ave
Columbus, Ohio 43215

Betty J Drennen
3152 Scioto Trace
Columbus, Ohio 43221

Thomas A Brennan
465 Jackson St
Columbus, Ohio 43206

William Marshall
512 Jackson St
Columbus, Ohio 43206

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

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 # CV16-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS, AIA

of (COMPLETE ADDRESS) 4740 REED RD, SUITE 201 UPPER ARLINGTON, OH 43226

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. JMM REAL ESTATE INVESTMENTS, LLC 4639 W. BROAD ST. COLUMBUS, OH 43228	2. JEFF MAT P.O. BOX 247 CANAL WINCHESTER, OH 43110
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 2nd day of August, in the year 2016

Tamara R. Sines

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Commission Expires

Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/2021

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

April 20, 2016

**DESCRIPTION OF 3.044 ACRES
NORTH OF SOUTH LANE (20')
WEST OF PARSONS AVENUE (60')
EAST OF SOUTH WASHINGTON AVENUE (28')
SOUTH OF LIVINGSTON AVENUE (WIDTH VARIES)
COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 27, Township 5 North, Range 22 West, Refugee Lands, being all of Tracts 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 15 (Parcels 1 through 5) and the remainder of Tract 13 as described in a deed to JMM Real Estate Investments, Inc., of record in Instrument No. 201103170037114, also being all of that portion of Kennedy Drive (16.00 feet in width) as vacated by Ordinance 0310-2016, being a 0.071 acre tract of land as described in a deed to said JMM Real Estate Investments, Inc., of record in Instrument No. 201604110043419 and all of the interest in the alleys vacated by Ordinances 774-69, 2229-83 and 2696-94, all references herein being to the records located at the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

BEGINNING at a 3/4" iron pipe found at the intersection of the southerly right-of-way line of Jackson Street (40.00 feet in width) and the easterly right-of-way line of South Washington Avenue (28.00 feet in width), also being the northwesterly corner of Lot 5 of "Michael Oestrieher Et Al. Subdivision", a subdivision of record in Plat Book 5, Page 206 and being the northwesterly corner of said Tract 15 (Parcel 5) as described in said deed to JMM Real Estate Investments, Inc.;

Thence **South 86° 34' 34" East**, along the southerly right-of-way line of said Jackson Street, the northerly line of said Lot 5, the northerly line of Lot 6 of said subdivision and the northerly line of said 0.071 acre tract, passing a 5/8" iron pin found (Jon Adcock S-8461) at a distance of 181.20 feet, a total distance of **197.20 feet** to a MAG nail found in the easterly right-of-way line of said Kennedy Drive, being the westerly line of Lot 17 as shown and delineated on the plat entitled "William F. Lehman's Executors Subdivision", a subdivision of record in Plat Book 3, Page 201;

Thence **North 3° 37' 09" East**, along the easterly right-of-way line of said Kennedy Drive, the westerly line of said Lot 17, the westerly line of Lots 15, 13, 11 and 9 and the westerly line of a vacated alley between said Lots 9 and 11, all as shown and delineated on said "William F. Lehman's Executors Subdivision", a distance of **210.19 feet** to a MAG nail set in the southerly line of a 15 foot alley, being the northwesterly corner of said Lot 9;

Thence **South 86° 34' 41" East**, along the southerly right-of-way line of said 15 foot alley, the northerly line of said Lot 9 and the northerly line of a 0.380 acre tract of land described as Tract 9 in the previously mentioned deed to JMM Real Estate Investments, Inc., a distance of **177.07 feet** to a MAG nail

set in the easterly right-of-way line of Lehman Street (40.00 feet in width), also being a point in the westerly line of a 1.955 acre tract as described in a deed to JMM Real Estate Investments, Inc., of record in Instrument No. 201103170037114, said Tract 9 being a portion of said Lehman Street vacated by Ordinance 2344-96;

Thence **South 3° 39' 26" West**, along the easterly line of said 0.380 acre tract and the westerly line of said 1.955 acre tract, a distance of **109.16 feet** to a MAG nail found at the southwesterly corner of said 1.955 acre tract, being a point on the westerly line of Lot 14 of said "William F. Lehman's Executors Subdivision";

Thence **South 86° 17' 58" East**, along the southerly line of said 1.955 acre tract and through Lot 14, a distance of **54.69 feet** to a MAG nail found at the northwesterly corner of a 1.991 acre tract of land as described in a deed to JMM Real Estate Investments, Inc., of record in Instrument No. 201604150046314;

Thence **South 3° 32' 28" West**, along the westerly line of said 1.991 acre tract, through Lots 14, 16, 18, 20, 22, 24, 26, 28 and through a portion of a 16 foot alley as vacated by Ordinance No. 774-69, a distance of **299.93 feet** to a MAG nail found on the northerly right-of-way line of South Lane (20 feet in width), also being the southwesterly corner of said 1.991 acre tract and a point in the southerly line of said Lot 28;

Thence along the northerly right-of-way line of South Lane the following courses;

1. **North 86° 46' 06" West**, along the southerly line of said Lot 28, the southerly line of said 0.380 acre tract and the southerly line of Lot 27, all as shown and delineated on said "William F. Lehman's Executors Subdivision", a distance of **232.10 feet** to an iron pin set at the southwesterly corner of said Lot 27;
2. **North 3° 37' 09" East**, along the westerly line of said Lot 27, a distance of **8.00 feet** to an iron pin found (Jon Adcock S-8461) in the northerly right-of-way line of South Lane (28.00 feet in width), also being the southeasterly corner of the previously mentioned 0.071 acre tract;
3. **North 86° 46' 06" West**, along said northerly right-of-way line and the southerly line of said 0.071 acre tract, a distance of **8.00 feet** to a MAG nail set in the centerline of Kennedy Drive and the easterly line of Lot 13 as shown and delineated on the plat entitled "Joseph Schwartz Subdivision", of record in Deed Book 32, Page 109;

Thence **South 3° 37' 09" West**, along the centerline of Kennedy drive and the easterly line of said Lot 13, a distance of **18.00 feet** to a MAG nail set in the centerline of South Lane;

Thence **North 86° 46' 06" West**, along the centerline of said South Lane and the southerly line of said Lot 13, a distance of **201.89 feet** to a MAG nail set in the centerline of South Washington Avenue;

Thence **North 3° 15' 36" East**, along said centerline, through said Lot 13 a distance of **169.64 feet** to a MAG nail set in the northerly line of said Lot 13;

Thence **South 86° 34' 34" East**, along the northerly line of said Lot 13, a distance of **14.00 feet** to an iron pin set in the easterly right-of-way line of said South Washington Avenue, also being the southwesterly corner of 16.00 foot wide alley vacated by Ordinance No. 774-69 and 2229-83;

Thence **North 3° 15' 36" East**, along said easterly right-of-way line, the westerly line of said vacated alley and the westerly line of Lot 7 and Lot 5 of the previously mentioned "Michael Oestricher Et. Al. Subdivision", a distance of **41.00 feet** to the **PLACE OF BEGINNING** and containing **3.044 acres** of land.

Said 3.044 acres being all of Franklin County Auditor's Parcel No. 010-039305 (0.797 acre), all of 010-_____ (vacated Kennedy Drive ~ 0.071 acre), all of 010-045589 (0.047 acre), all of 010-021162 (0.047 acre), all of 010-045105 (0.107 acre), all of 010-051883 (0.107 acre), all of 010-018990 (0.107 acre), all of 010-020953 (0.156 acre), all of 010-041996 (0.125 acre), all of 010-029609 (0.125 acre), all of 010-033915 (0.125 acre), all of 010-044889 (0.063 acre), all of 010-033082 (0.063 acre), all of 010-004935 (0.212 acre), all of 010-237321 (0.380 acre) and part of 010-054279 (0.379 acre) and 0.133 acre of underlying title within the right-of-ways of South Lane and South Washington Avenue..

Bearings herein are based on a bearing of S 3° 32' 28" W for the westerly line of Parsons Avenue as derived from GPS observations in conjunction with the Ohio Department of Transportation VRS network, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461 and is based on a field survey performed in October , 2015.

Jon B. Adcock, Ohio P.S. No. 8461 Date



City of Columbus Zoning Plat

CV16-051



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: 010004935 [010 045105]

Zoning Number: 587

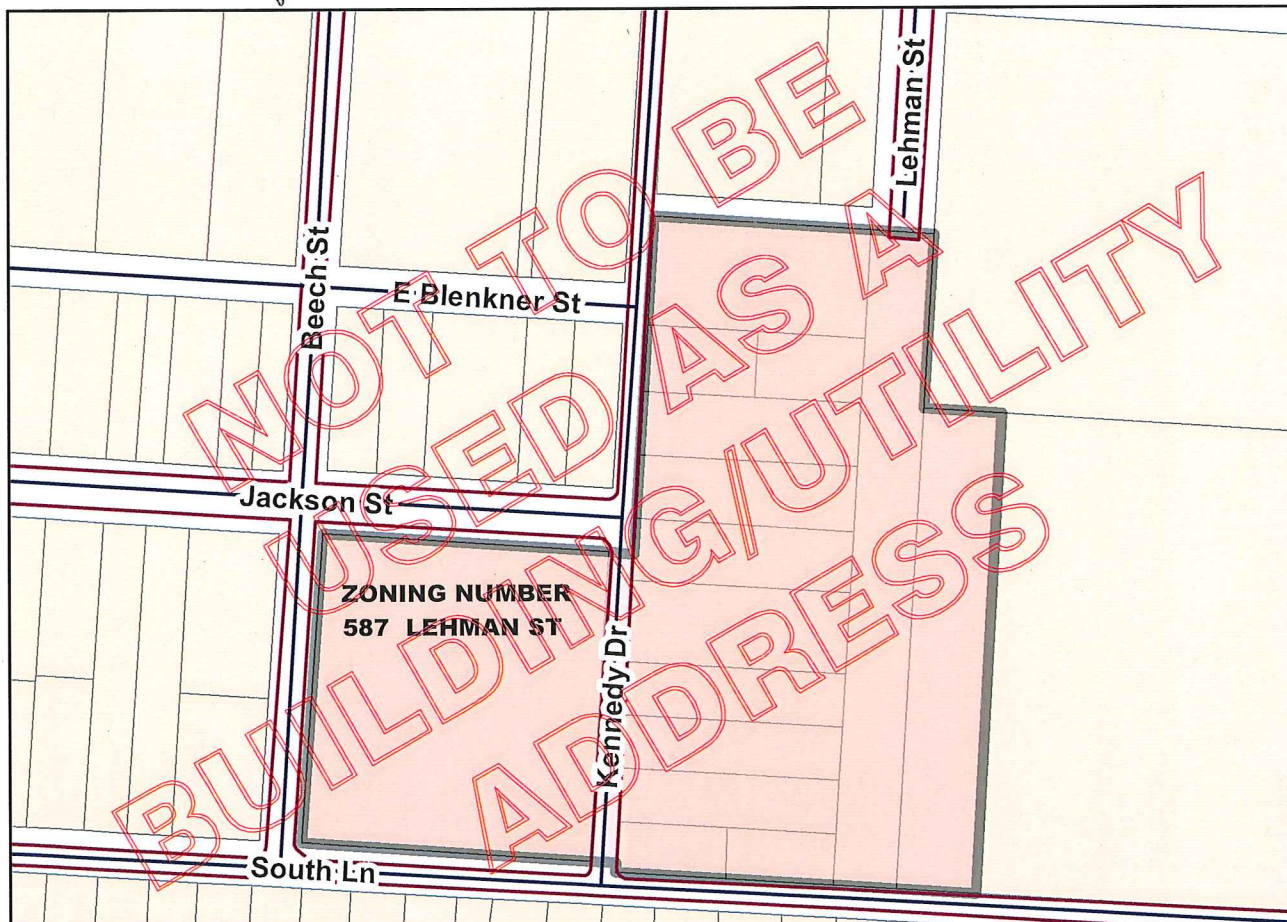
Street Name: LEHMAN ST

Lot Number: N/A

Subdivision: N/A

Requested By: NEW AVENUE ARCHITECTS (MICHAEL J MAISTROS)

Issued By: Alfred Cannon Date: 10/9/2015



ZONING NUMBER
587 LEHMAN ST

SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 46517



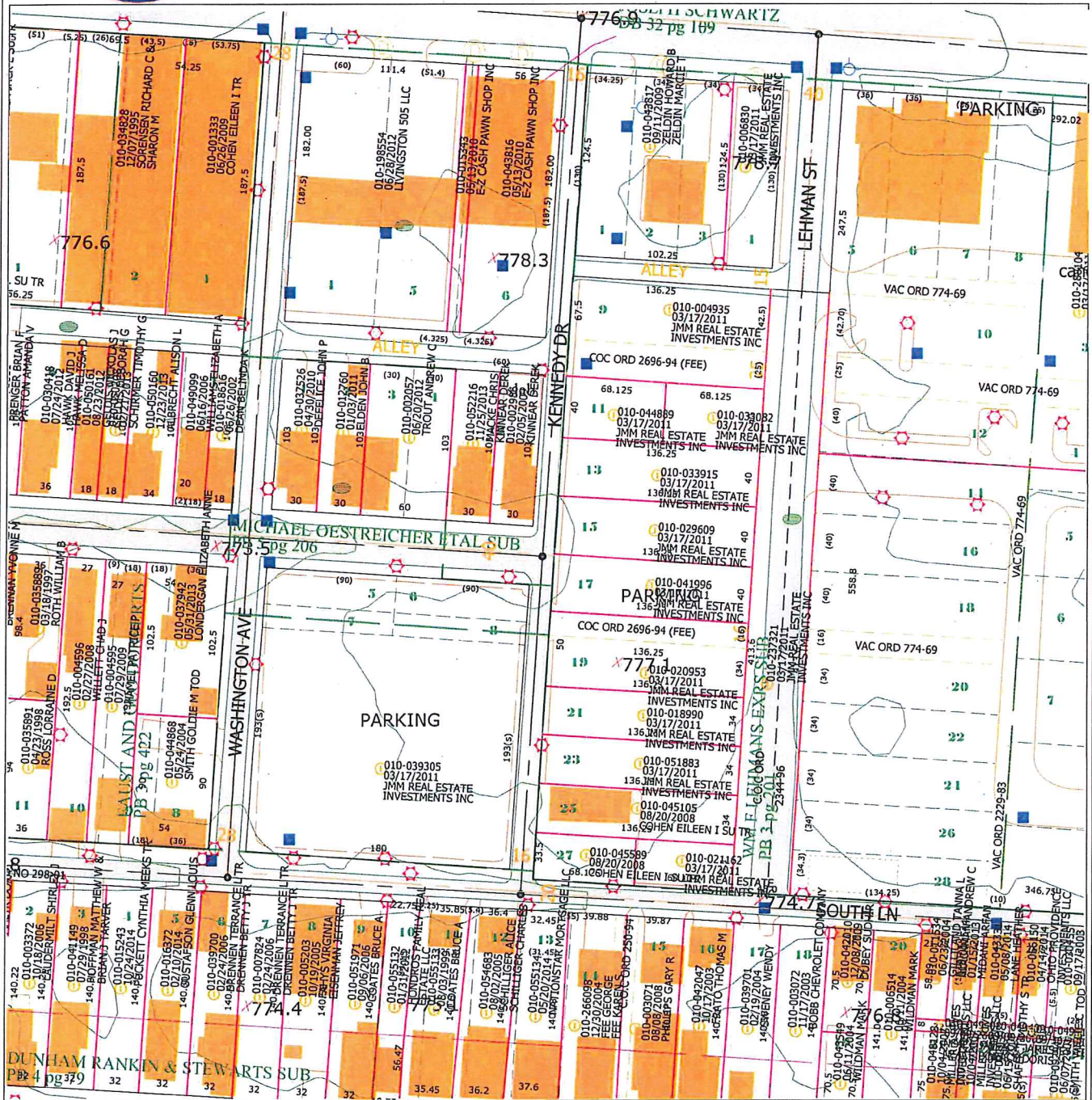
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/2/15



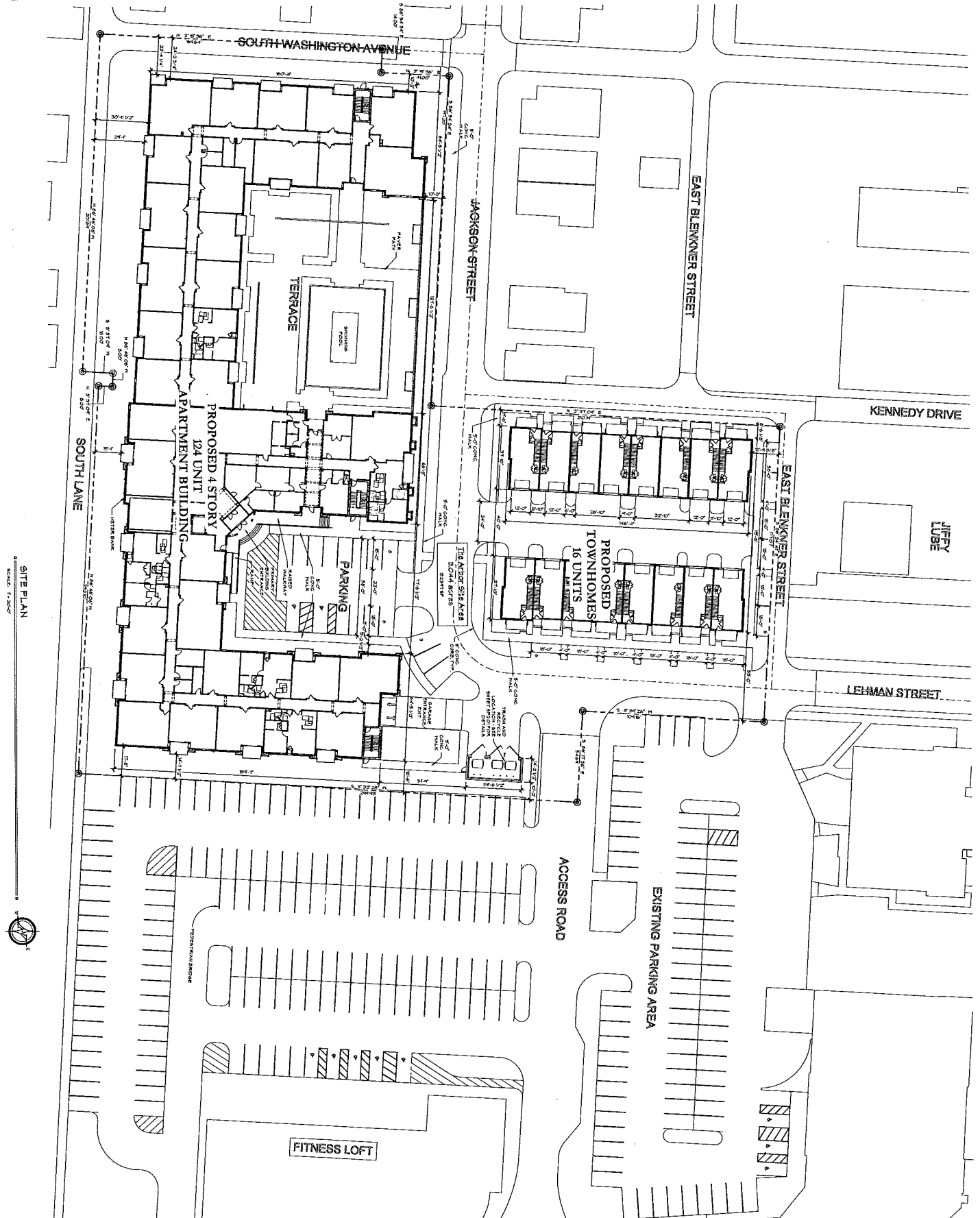
Disclaimer

Scale = 100



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



SITE PLAN
SCALE: 1"=20'



SP1.01

ARCHITECTURAL SITE
PLAN

© 2016 NEW AVENUE, LLC

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM NEW AVENUE, LLC.

OWNER:
JPM Real Estate Investment, Inc.
4639 West Broad Street
Columbus, Ohio 43228

587 Lehman Street
Columbus, Ohio 43206

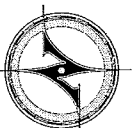
The Arbor
New Apartment Building

614.884.8888

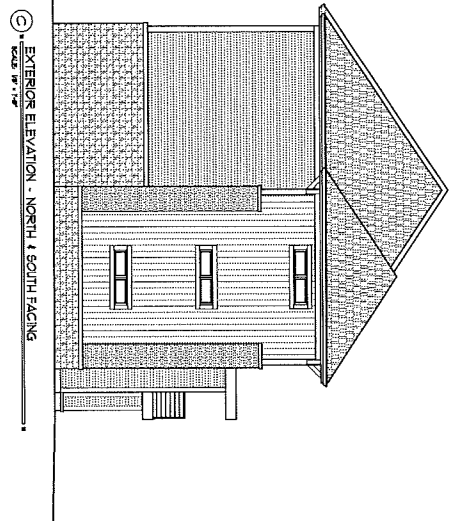
4740 REED ROAD, SUITE 301
COLUMBUS, OHIO 43228
INFO@NEWAVENUE.NET

WWW.NEW-AVENUE.NET

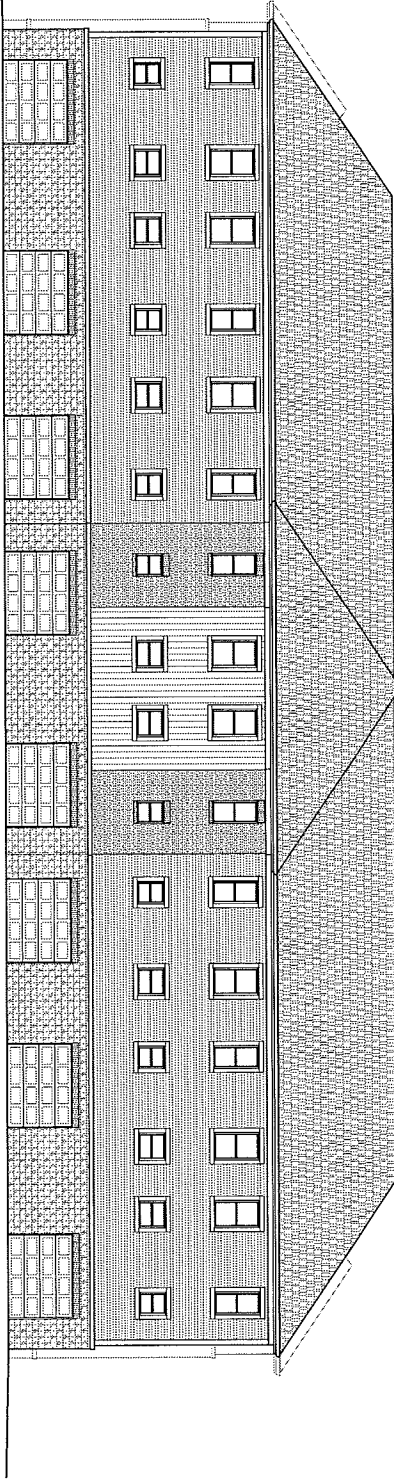
NEW AVENUE
architects + engineers



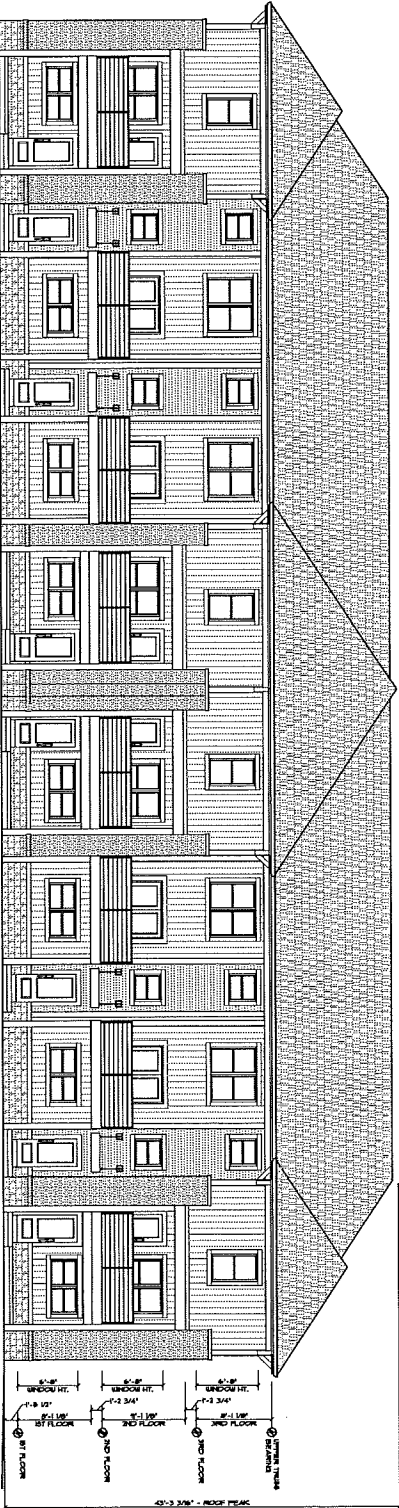
2016 LEED V4 GREEN RATED (4.0-5.0) 2016



C EXTERIOR ELEVATION - NORTH & SOUTH FACING
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - DRIVE-COURT FACING
SCALE: 1/8" = 1'-0"



A EXTERIOR ELEVATION - STREET FACING
SCALE: 1/8" = 1'-0"



NEW AVENUE
architects-engineers

WWW.NEW-AVENUE.NET

4740 BREED ROAD, SUITE 201
FREMONT, OHIO 43420
INFO@NEW-AVENUE.NET

614.884.8888

CORREL VANDERKAM INC. ARCHITECTS

The Arbor
New Townhome Building

387 Lakman Street
Columbus, Ohio 43206

OWNER:
JMM Real Estate Investment, Inc.
4609 West 10th Street
Columbus, Ohio 43228

Drawn By: 10/01/12

EXTERIOR
ELEVATIONS

A6.1

NORTH - 1
SCALE: 1/8" = 1'-0"

NORTH - 2
SCALE: 1/8" = 1'-0"

ELEVATION CODED NOTES

1. INTERIOR FINISHES, INCLUDING BUT NOT LIMITED TO: FLOORING, WALLS, CEILING, AND TRIM.
2. EXTERIOR FINISHES, INCLUDING BUT NOT LIMITED TO: BRICKWORK, STUCCO, AND PAINT.
3. ROOF FINISHES, INCLUDING BUT NOT LIMITED TO: ASPHALT/FLY ASH, METAL, AND GREEN ROOFING.
4. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS, INCLUDING BUT NOT LIMITED TO: HVAC, LIGHTING, AND SANITARY.
5. STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO: FOUNDATION, FRAMING, AND ROOFING.
6. LANDSCAPE ARCHITECTURE, INCLUDING BUT NOT LIMITED TO: PLANTING, HEDGING, AND IRRIGATION.
7. SIGNAGE AND GRAPHIC DESIGN, INCLUDING BUT NOT LIMITED TO: BILLSBOARD, SIGNAGE, AND GRAPHIC DESIGN.
8. FURNITURE AND FIXTURES, INCLUDING BUT NOT LIMITED TO: CUPBOARD, SINK, AND STOVE.
9. APPLIANCES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
10. LIGHTING FIXTURES, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
11. FLOORING, INCLUDING BUT NOT LIMITED TO: CARPET, HARDWOOD, AND TILE.
12. WALLS, INCLUDING BUT NOT LIMITED TO: DRYWALL, BRICK, AND STUCCO.
13. CEILING, INCLUDING BUT NOT LIMITED TO: DRYWALL, POP, AND SUSPENDED.
14. TRIM, INCLUDING BUT NOT LIMITED TO: BASEBOARD, CROWN, AND DOOR/Window CASING.
15. PAINT, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
16. BRICKWORK, INCLUDING BUT NOT LIMITED TO: COMMON BRICK, GLAZED BRICK, AND TILE.
17. STUCCO, INCLUDING BUT NOT LIMITED TO: EXTERIOR AND INTERIOR.
18. METAL, INCLUDING BUT NOT LIMITED TO: ROOFING, CLADDING, AND TRIM.
19. GREEN ROOFING, INCLUDING BUT NOT LIMITED TO: PLANTING, HEDGING, AND IRRIGATION.
20. FOUNDATION, INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, AND MASONRY.
21. FRAMING, INCLUDING BUT NOT LIMITED TO: WOOD, METAL, AND CONCRETE.
22. ROOFING, INCLUDING BUT NOT LIMITED TO: ASPHALT/FLY ASH, METAL, AND GREEN ROOFING.
23. HVAC, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
24. LIGHTING, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
25. SANITARY, INCLUDING BUT NOT LIMITED TO: TOILET, SINK, AND SHOWER.
26. MECHANICAL, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
27. ELECTRICAL, INCLUDING BUT NOT LIMITED TO: WIRING, SWITCHES, AND OUTLETS.
28. PLUMBING, INCLUDING BUT NOT LIMITED TO: PIPING, VALVES, AND FIXTURES.
29. SIGNAGE, INCLUDING BUT NOT LIMITED TO: BILLSBOARD, SIGNAGE, AND GRAPHIC DESIGN.
30. GRAPHIC DESIGN, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
31. FURNITURE, INCLUDING BUT NOT LIMITED TO: CUPBOARD, SINK, AND STOVE.
32. FIXTURES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
33. APPLIANCES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
34. LIGHTING FIXTURES, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
35. FLOORING, INCLUDING BUT NOT LIMITED TO: CARPET, HARDWOOD, AND TILE.
36. WALLS, INCLUDING BUT NOT LIMITED TO: DRYWALL, BRICK, AND STUCCO.
37. CEILING, INCLUDING BUT NOT LIMITED TO: DRYWALL, POP, AND SUSPENDED.
38. TRIM, INCLUDING BUT NOT LIMITED TO: BASEBOARD, CROWN, AND DOOR/Window CASING.
39. PAINT, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
40. BRICKWORK, INCLUDING BUT NOT LIMITED TO: COMMON BRICK, GLAZED BRICK, AND TILE.
41. STUCCO, INCLUDING BUT NOT LIMITED TO: EXTERIOR AND INTERIOR.
42. METAL, INCLUDING BUT NOT LIMITED TO: ROOFING, CLADDING, AND TRIM.
43. GREEN ROOFING, INCLUDING BUT NOT LIMITED TO: PLANTING, HEDGING, AND IRRIGATION.
44. FOUNDATION, INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, AND MASONRY.
45. FRAMING, INCLUDING BUT NOT LIMITED TO: WOOD, METAL, AND CONCRETE.
46. ROOFING, INCLUDING BUT NOT LIMITED TO: ASPHALT/FLY ASH, METAL, AND GREEN ROOFING.
47. HVAC, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
48. LIGHTING, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
49. SANITARY, INCLUDING BUT NOT LIMITED TO: TOILET, SINK, AND SHOWER.
50. MECHANICAL, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
51. ELECTRICAL, INCLUDING BUT NOT LIMITED TO: WIRING, SWITCHES, AND OUTLETS.
52. PLUMBING, INCLUDING BUT NOT LIMITED TO: PIPING, VALVES, AND FIXTURES.
53. SIGNAGE, INCLUDING BUT NOT LIMITED TO: BILLSBOARD, SIGNAGE, AND GRAPHIC DESIGN.
54. GRAPHIC DESIGN, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
55. FURNITURE, INCLUDING BUT NOT LIMITED TO: CUPBOARD, SINK, AND STOVE.
56. FIXTURES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
57. APPLIANCES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
58. LIGHTING FIXTURES, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
59. FLOORING, INCLUDING BUT NOT LIMITED TO: CARPET, HARDWOOD, AND TILE.
60. WALLS, INCLUDING BUT NOT LIMITED TO: DRYWALL, BRICK, AND STUCCO.
61. CEILING, INCLUDING BUT NOT LIMITED TO: DRYWALL, POP, AND SUSPENDED.
62. TRIM, INCLUDING BUT NOT LIMITED TO: BASEBOARD, CROWN, AND DOOR/Window CASING.
63. PAINT, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
64. BRICKWORK, INCLUDING BUT NOT LIMITED TO: COMMON BRICK, GLAZED BRICK, AND TILE.
65. STUCCO, INCLUDING BUT NOT LIMITED TO: EXTERIOR AND INTERIOR.
66. METAL, INCLUDING BUT NOT LIMITED TO: ROOFING, CLADDING, AND TRIM.
67. GREEN ROOFING, INCLUDING BUT NOT LIMITED TO: PLANTING, HEDGING, AND IRRIGATION.
68. FOUNDATION, INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, AND MASONRY.
69. FRAMING, INCLUDING BUT NOT LIMITED TO: WOOD, METAL, AND CONCRETE.
70. ROOFING, INCLUDING BUT NOT LIMITED TO: ASPHALT/FLY ASH, METAL, AND GREEN ROOFING.
71. HVAC, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
72. LIGHTING, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
73. SANITARY, INCLUDING BUT NOT LIMITED TO: TOILET, SINK, AND SHOWER.
74. MECHANICAL, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
75. ELECTRICAL, INCLUDING BUT NOT LIMITED TO: WIRING, SWITCHES, AND OUTLETS.
76. PLUMBING, INCLUDING BUT NOT LIMITED TO: PIPING, VALVES, AND FIXTURES.
77. SIGNAGE, INCLUDING BUT NOT LIMITED TO: BILLSBOARD, SIGNAGE, AND GRAPHIC DESIGN.
78. GRAPHIC DESIGN, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
79. FURNITURE, INCLUDING BUT NOT LIMITED TO: CUPBOARD, SINK, AND STOVE.
80. FIXTURES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
81. APPLIANCES, INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, DISHWASHER, AND RANGE.
82. LIGHTING FIXTURES, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
83. FLOORING, INCLUDING BUT NOT LIMITED TO: CARPET, HARDWOOD, AND TILE.
84. WALLS, INCLUDING BUT NOT LIMITED TO: DRYWALL, BRICK, AND STUCCO.
85. CEILING, INCLUDING BUT NOT LIMITED TO: DRYWALL, POP, AND SUSPENDED.
86. TRIM, INCLUDING BUT NOT LIMITED TO: BASEBOARD, CROWN, AND DOOR/Window CASING.
87. PAINT, INCLUDING BUT NOT LIMITED TO: INTERIOR, EXTERIOR, AND TRIM.
88. BRICKWORK, INCLUDING BUT NOT LIMITED TO: COMMON BRICK, GLAZED BRICK, AND TILE.
89. STUCCO, INCLUDING BUT NOT LIMITED TO: EXTERIOR AND INTERIOR.
90. METAL, INCLUDING BUT NOT LIMITED TO: ROOFING, CLADDING, AND TRIM.
91. GREEN ROOFING, INCLUDING BUT NOT LIMITED TO: PLANTING, HEDGING, AND IRRIGATION.
92. FOUNDATION, INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, AND MASONRY.
93. FRAMING, INCLUDING BUT NOT LIMITED TO: WOOD, METAL, AND CONCRETE.
94. ROOFING, INCLUDING BUT NOT LIMITED TO: ASPHALT/FLY ASH, METAL, AND GREEN ROOFING.
95. HVAC, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
96. LIGHTING, INCLUDING BUT NOT LIMITED TO: RECESSED, PENDANT, AND TABLE.
97. SANITARY, INCLUDING BUT NOT LIMITED TO: TOILET, SINK, AND SHOWER.
98. MECHANICAL, INCLUDING BUT NOT LIMITED TO: FURNACE, BOILER, AND AIR CONDITIONING.
99. ELECTRICAL, INCLUDING BUT NOT LIMITED TO: WIRING, SWITCHES, AND OUTLETS.
100. PLUMBING, INCLUDING BUT NOT LIMITED TO: PIPING, VALVES, AND FIXTURES.

NORTH - 1
SCALE: 1/8" = 1'-0"

NORTH - 2
SCALE: 1/8" = 1'-0"

ELEVATION KEY PLAN

OWNER

1001 East River Township, Inc.
450 West River Street
Columbus, Ohio 43205

ARCHITECT

New Avenue
600 Reed Road, Suite 201
Columbus, Ohio 43205
614.884.1888

ENGINEER

The Labor
587 Dublin Street
Columbus, Ohio 43205

DATE

4/2/2016

PROJECT

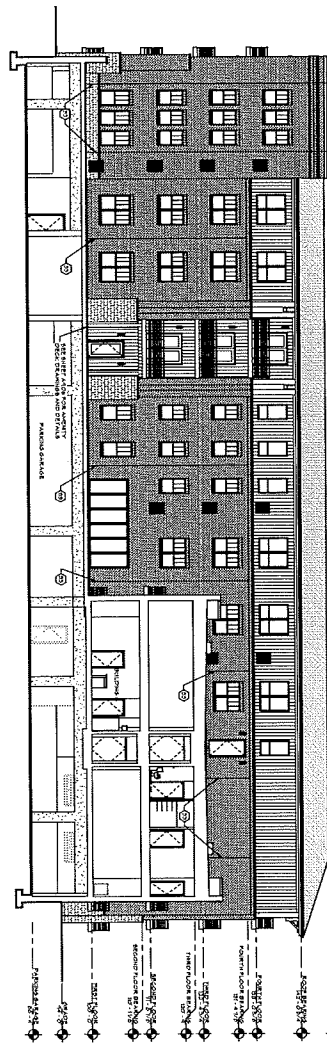
1001 East River Township, Inc.
450 West River Street
Columbus, Ohio 43205

REVISIONS

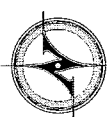
1. 4/2/2016: Initial Design
2. 4/2/2016: Final Design
3. 4/2/2016: Construction Documents

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.

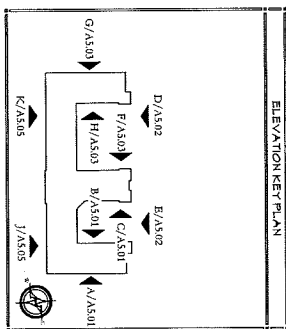
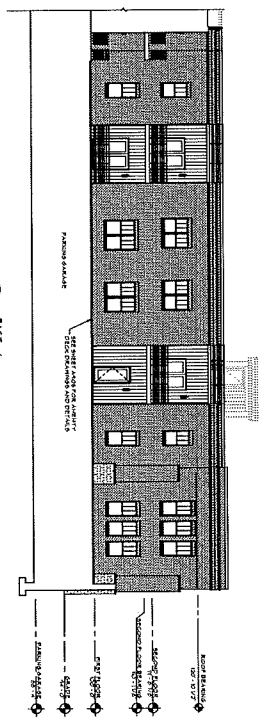
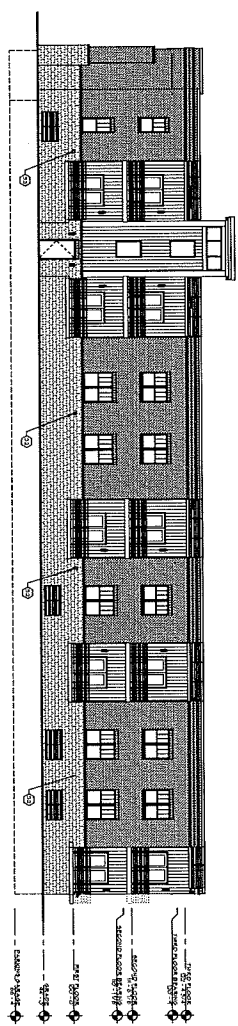


- ELEVATION CODED NOTES**
1. EXTERIOR WALLS TO BE CONCRETE WITH FORMER
 2. ROOF, VENTILATION, AND INSULATION TO BE
 3. ROOF, VENTILATION, AND INSULATION TO BE
 4. ROOF, VENTILATION, AND INSULATION TO BE
 5. ROOF, VENTILATION, AND INSULATION TO BE
 6. ROOF, VENTILATION, AND INSULATION TO BE
 7. ROOF, VENTILATION, AND INSULATION TO BE
 8. ROOF, VENTILATION, AND INSULATION TO BE
 9. ROOF, VENTILATION, AND INSULATION TO BE
 10. ROOF, VENTILATION, AND INSULATION TO BE
 11. ROOF, VENTILATION, AND INSULATION TO BE
 12. ROOF, VENTILATION, AND INSULATION TO BE
 13. ROOF, VENTILATION, AND INSULATION TO BE
 14. ROOF, VENTILATION, AND INSULATION TO BE
 15. ROOF, VENTILATION, AND INSULATION TO BE
 16. ROOF, VENTILATION, AND INSULATION TO BE
 17. ROOF, VENTILATION, AND INSULATION TO BE
 18. ROOF, VENTILATION, AND INSULATION TO BE
 19. ROOF, VENTILATION, AND INSULATION TO BE
 20. ROOF, VENTILATION, AND INSULATION TO BE
 21. ROOF, VENTILATION, AND INSULATION TO BE
 22. ROOF, VENTILATION, AND INSULATION TO BE
 23. ROOF, VENTILATION, AND INSULATION TO BE
 24. ROOF, VENTILATION, AND INSULATION TO BE
 25. ROOF, VENTILATION, AND INSULATION TO BE
 26. ROOF, VENTILATION, AND INSULATION TO BE
 27. ROOF, VENTILATION, AND INSULATION TO BE
 28. ROOF, VENTILATION, AND INSULATION TO BE
 29. ROOF, VENTILATION, AND INSULATION TO BE
 30. ROOF, VENTILATION, AND INSULATION TO BE
 31. ROOF, VENTILATION, AND INSULATION TO BE
 32. ROOF, VENTILATION, AND INSULATION TO BE
 33. ROOF, VENTILATION, AND INSULATION TO BE



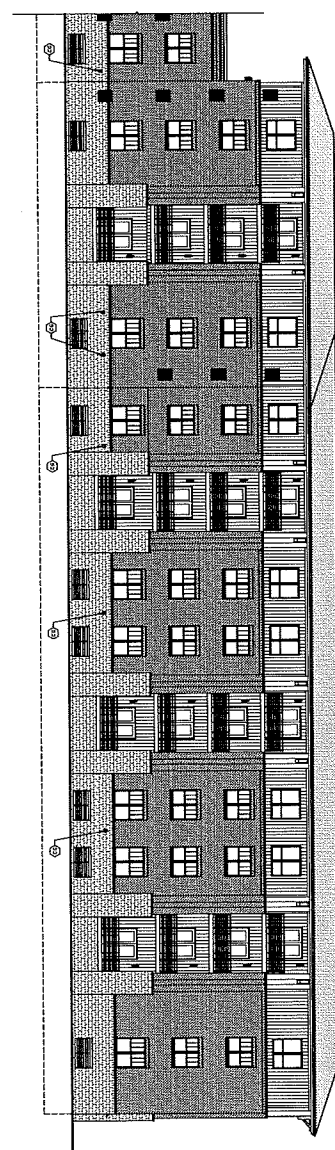
NEW AVENUE
PROFESSIONAL ARCHITECTS
www.new-avenue.net
4000 BROADWAY, SUITE 200
BOSTON, MASSACHUSETTS 02108
617.864.8888

OWNER
The Arbor
New Apartment Building
581 Adams Street
Columbus, Ohio 43206
JMA Real Estate Investment, Inc.
403 West Broad Street
Columbus, Ohio 43223

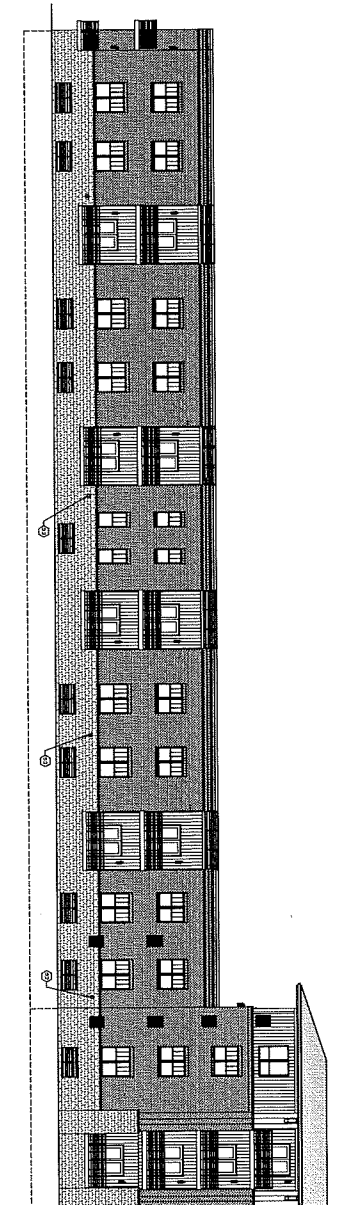


A5.03

CV16-051

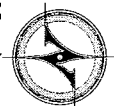
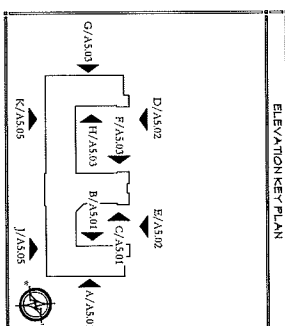


1 SOUTH-2
SCALE: 1/8" = 1'-0"



2 SOUTH-1
SCALE: 1/8" = 1'-0"

- ELEVATION CODED NOTES**
1. EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 2. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 3. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 4. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 5. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 6. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 7. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 8. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 9. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.
 10. BRICK VENEER SHALL BE 8" MODULAR BRICK, 1/2" COURSE.



NEW AVENUE

WWW.NEW-AVENUE.NET

400 WEST BROAD STREET, SUITE 200
COLUMBUS, OHIO 43260

PH: 614.884.8888

OWNER: JAC Real Estate Investments, Inc.
400 West Broad Street
Columbus, Ohio 43260

DESIGNER: The Labor Group, Inc.
5817 Latham Street
Columbus, Ohio 43235

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

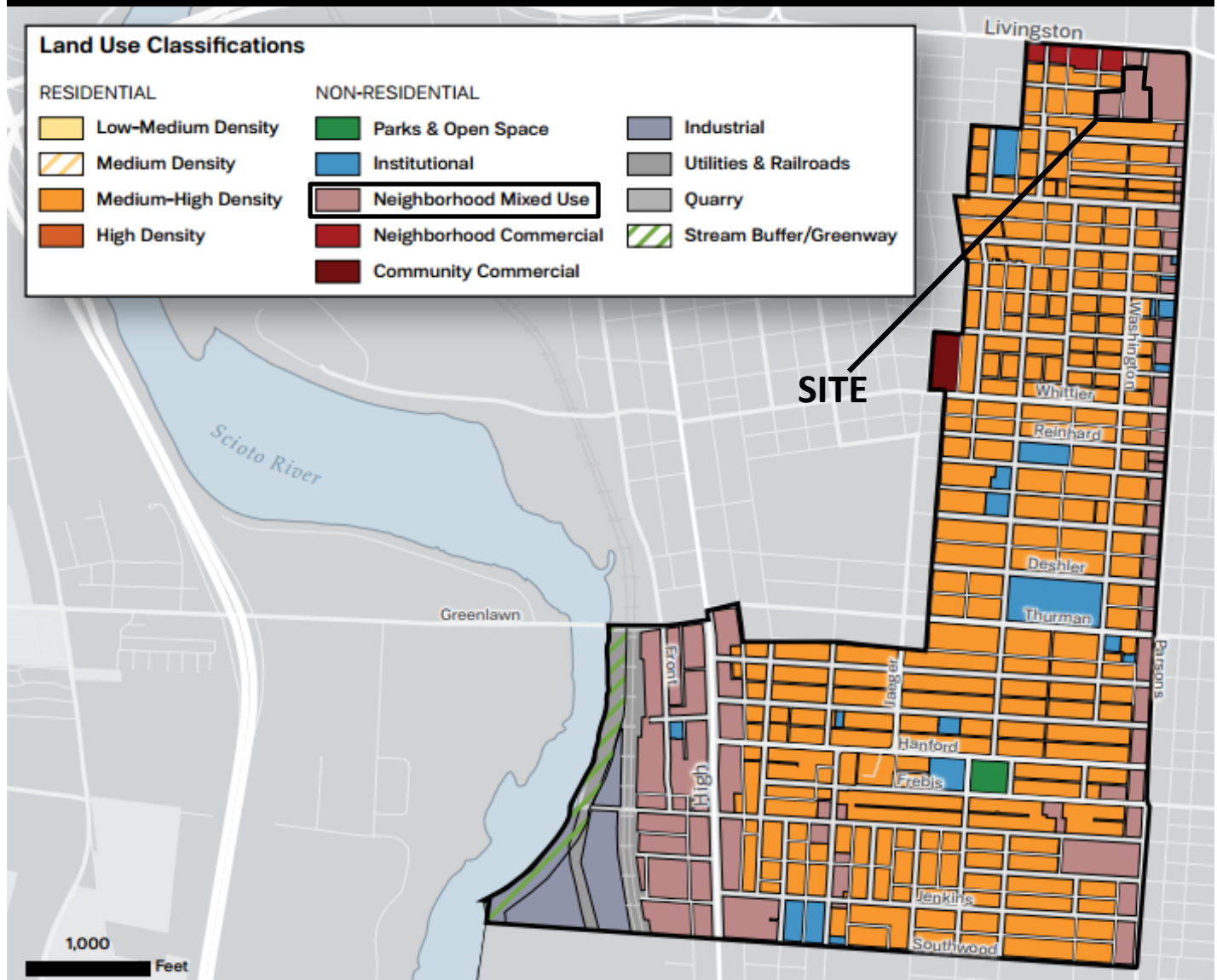
DATE: 8/2/2016

PROJECT: NEW AVENUE

SCALE: 1/8" = 1'-0"

A5.04

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV16-051
587 Lehman Street
Approximately 3.04 acres



CV16-051
587 Lehman Street
Approximately 3.04 acres