

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-055

Date Received: 8/30/16

Application Accepted By: mm Fee: \$0 - City is Applicant

Comments: Assigned to Michael Maret; 614-645-2749; mj Maret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 350 E. Barthman Avenue, Columbus, Ohio Zip 43207

Is this application being annexed into the City of Columbus  Yes  No (circle one)

*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 010-017962

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

Current Zoning District(s) C-4, R-3 Requested Zoning District(s) L-ARO

Area Commission Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for rezoning request: Multi-family (Sub-Area A) Community Garden (Sub-Area B)

(continue on separate page if necessary)

Proposed Height District: H-60 (Sub-area A), H-35 (Sub-area B) Acreage 1.581 +/-

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name City of Columbus and Community Housing Network, c/o John Turner

Address 50 West Gay Street City/State Columbus, Ohio Zip 43215

Phone # 614-645-2551 Fax # 614-645-6675 Email jmtturner@columbus.gov

**PROPERTY OWNER(S):**

Name City of Columbus c/o John Turner

Address 50 West Gay Street City/State Columbus, Ohio Zip 43215

Phone # 614-645-2551 Fax # 614-645-6675 Email jmtturner@columbus.gov

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name N/A

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

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

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

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 all checks payable to the Columbus City Treasurer

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 216-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Turner  
of (1) MAILING ADDRESS Land Bank - City of Columbus, 50 West Gay Street, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant (agent) or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 350 E. Barthman Avenue, Columbus, Ohio 43207  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

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

(4) City of Columbus  
c/o John Turner  
50 West Gay Street  
Columbus, Ohio 43215

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

City of Columbus and Community Housing Network  
c/o John Turner, 614-645-2551

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

(5) Columbus Southside Area Commission  
c/o Curtis Davis  
584 E Moler Street, Columbus, Ohio 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)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza  
11-5-2018

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

*Notary Seal Here*

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer

Revised 12/15slp



Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

EXHIBIT A, Public Notice  
350 East Barthman Avenue  
Z16- 055  
August 29, 2016

**APPLICANT**

City of Columbus and Community  
Housing Network  
c/o John Turner, City of Columbus-Land  
Bank  
145 E. Rich St., FL 3 Columbus, OH 43215

**PROPERTY OWNER**

City of Columbus - Land Bank  
c/o John Turner  
50 W Gay Street  
Columbus, Ohio 43215

**ATTORNEY**

N/A

**COMMUNITY GROUP**

Columbus Southside Area Commission  
c/o Curtis Davis, Zoning Chair  
584 E Moler Street  
Columbus, Ohio 43207

**PROPERTY OWNERS WITHIN 125  
FEET**

Glenna J Bailey  
69 5<sup>th</sup> Avenue SW  
Etna, Ohio 43062-8469

Parsons Senior, LLC  
5309 Transportation Boulevard  
Cleveland, Ohio 44125-5333

City of Columbus Ohio  
Southside Learning & Development Ctr  
280 Reeb Avenue  
Columbus, Ohio 43207-1936

Winchester Financial LLC  
PO Box 3060  
West Orange, NJ 07052-0660

Bruce E Lawrence  
Delbert Lawrence  
PO Box 7751  
Columbus, Ohio 43207-0751

Raul Hurtado Barriga  
444 Emmit Avenue  
Columbus, Ohio 43228-1961

Central Ohio Community  
Improvement Corp.  
373 S High Street, 15<sup>th</sup> FL  
Columbus, Ohio 43215-6320

William P & Ada M Barrett  
329 Reeb Avenue  
Columbus, Ohio 43207-1978

Janice S Moore  
Wilma J Muncy  
327 Reeb Avenue  
Columbus, Ohio 43207-1978

Barbara L Fabeck TR  
Gary Schuen  
PO Box 7727  
Columbus, Ohio 43207-0727

Park Property Investments, LLC  
PO Box 1944  
Powell, Ohio 43065-1944

350 East Barthman Avenue  
Z16- 055  
Exhibit A, Public Notice  
Page 1 of 2, 08/29/2016

Joe and Alberta J. Gartin TR  
900 Alburn Drive  
Columbus, Ohio 43207-4922

ZG Barthman LLC  
PO Box 635  
Columbus, Ohio 43216-0635

Nazmi and Leonara Lika  
383 E Markison Avenue  
Columbus, Ohio 43207-1266

Dobi Rentals LLC  
15085 Gibson Road  
Ashville, Ohio 43103-9663

Roscoe Knight  
331 Barthman Avenue  
Columbus, Ohio 43207

Linda Knight  
319 E Barthman Avenue  
Columbus, Ohio 43207-1919

Kathy D Payne  
216 E Barthman Avenue  
Columbus, Ohio 43207-1917

Hibbs LLC Apartments  
2224 Shore Drive  
St. Augustine, FL 32086-6235

Barbara L Fabeck TR  
Gary Schwen  
PO Box 7727  
Columbus, Ohio 43207-0727

LLIJMA Co  
3446 E Main Street  
Columbus, Ohio 43213-2746

5759 Property, LLC  
1914 Parsons Avenue  
Columbus, Ohio 43207-1931

**ALSO NOTIFY**

Community Housing Network, Inc.  
c/o Walt Whitmyre  
1680 Watermark Drive  
Columbus, Ohio 43215

David B. Perry  
David Perry Company, Inc.  
145 E Rich Street, FL 3  
Columbus, OH 43215

350 East Barthman Avenue  
Z16-DSS  
Exhibit A, Public Notice  
Page 2 of 2, 08/29/2016

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.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 # 216-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Turner  
of (COMPLETE ADDRESS) Land Bank - City of Columbus, 50 West Gay Street, 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 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

<p>1. City of Columbus 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner (614) 645-2581</p>	<p>2. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Walt Whitmyre 614-487-6745</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Signature]*, Administrator

Subscribed to me in my presence and before me this 29<sup>th</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires:

11-5-2018

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

Notary Seal Here



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

Please make all checks payable to the Columbus City Treasurer  
Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

**DEVELOPMENT TEXT**

**EXISTING DISTRICT:** C-4, Commercial and R-3, Residential  
**PROPOSED DISTRICT:** L-AR-O, Limited Apartment Office  
**PROPERTY ADDRESS:** 350 E. Barthman Avenue, Columbus, OH  
43207  
**APPLICANT:** City of Columbus and Community Housing  
Network, Inc. c/o John Turner, Land Bank,  
Development Department, 50 W. Gay Street,  
Columbus, OH 43215, Dave Perry, David Perry  
Co., Inc., 145 East Rich Street, 3<sup>rd</sup> Fl.,  
Columbus, OH 43215 and Donald Plank, Plank  
Law Firm, 145 East Rich Street, 3<sup>rd</sup> Fl.,  
Columbus, OH 43215  
**OWNER:** City of Columbus c/o John Turner, Land Bank,  
Development Department, 50 W. Gay Street,  
Columbus, OH 43215  
**DATE OF TEXT:** August 29, 2016  
**APPLICATION NUMBER:** Z16- 055

**INTRODUCTION:**

The subject property is 1.581 +/- acres located at the northeast corner of E. Barthman Avenue and S. Washington Avenue. Applicant proposes to divide the site into two (2) subareas, as follows: Subarea A: 1.088 acres, for development of a 62 unit apartment building, and Subarea B: 0.494 acres, for a community garden/fruit park. The plan titled "Proposed Site Plan", hereafter "Site Plan", dated \_\_\_\_\_ and signed by \_\_\_\_\_, is submitted as the development plan for the site. Council Variance application CV16- 053 is a companion ordinance to this rezoning for applicable variances.

**Subarea A**

**1.PERMITTED USES:** The permitted uses of Subarea A shall be all uses of Section 3333.04, Permitted Uses in AR-O Apartment Office District. The permitted use of Subarea B shall be only a community garden/fruit park.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply. Council variance application CV16- 053 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

**A.Density, Height, Lot and/or Setback Commitments.**

1. There shall be a maximum of 62 dwelling units in Subarea A.
2. The height district shall be H-60 and maximum building height shall be 44 feet, as measured by Section 3303.08, Letter H.
3. The minimum perimeter building setbacks along the external perimeter property lines of Subarea A shall be as noted on the Site Plan.

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

There shall be a single vehicular access point located on E. Barthman Avenue, as depicted on the Site Plan.

**C. Buffering, Landscaping, Open Space, and/or Screening Commitments.**

N/A

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

N/A

**F. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-O, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous.**

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. The plan titled "Proposed Site Plan", dated \_\_\_\_\_, signed by John Turner and David B. Perry, Agent, is the development plan for the site. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
3. See also CV16-053.

**Subarea B**

**1.PERMITTED USES:** The only permitted use of Subarea B shall be a community garden/fruit park.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts of the Columbus City Code shall apply. Council variance application CV16-~~053~~ is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

**A.Density, Height, Lot and/or Setback Commitments.**

The minimum perimeter building setbacks along the external perimeter property lines of Subarea B are shown on the Site Plan, subject to CV16-~~053~~. Permitted construction permitted in Subarea B shall be consistent with a community garden/fruit park and shall be non-habitable, such as gazebo, trellis, shed, etc. and may or may not require a Site Compliance Plan and/or Building Permit.

**B.Access, Loading, Parking and/or Traffic Related Commitments.**

There shall be no vehicular access to Subarea B.

**C.Buffering, Landscaping, Open Space, and/or Screening Commitments.**

N/A

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

**E.Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

N/A

**F.Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-O, Apartment Residential Office District shall be submitted to the Columbus Graphics Commission.

**G.Miscellaneous.**

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The plan titled "Proposed Site Plan", dated \_\_\_\_\_, signed by John Turner and David B. Perry, Agent, is the development plan for the site. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. See also CV16-053.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
John Turner, Administrator, Administrator  
Land Bank, City of Columbus

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David B. Perry,  
Agent for Community Housing Network

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank  
Attorney for Community Housing Network



# City of Columbus Zoning Plat

Z16-055



## 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: 010040384 + 11 PLUS PARCELS

Zoning Number: 350

Street Name: E BARTHMAN AVE

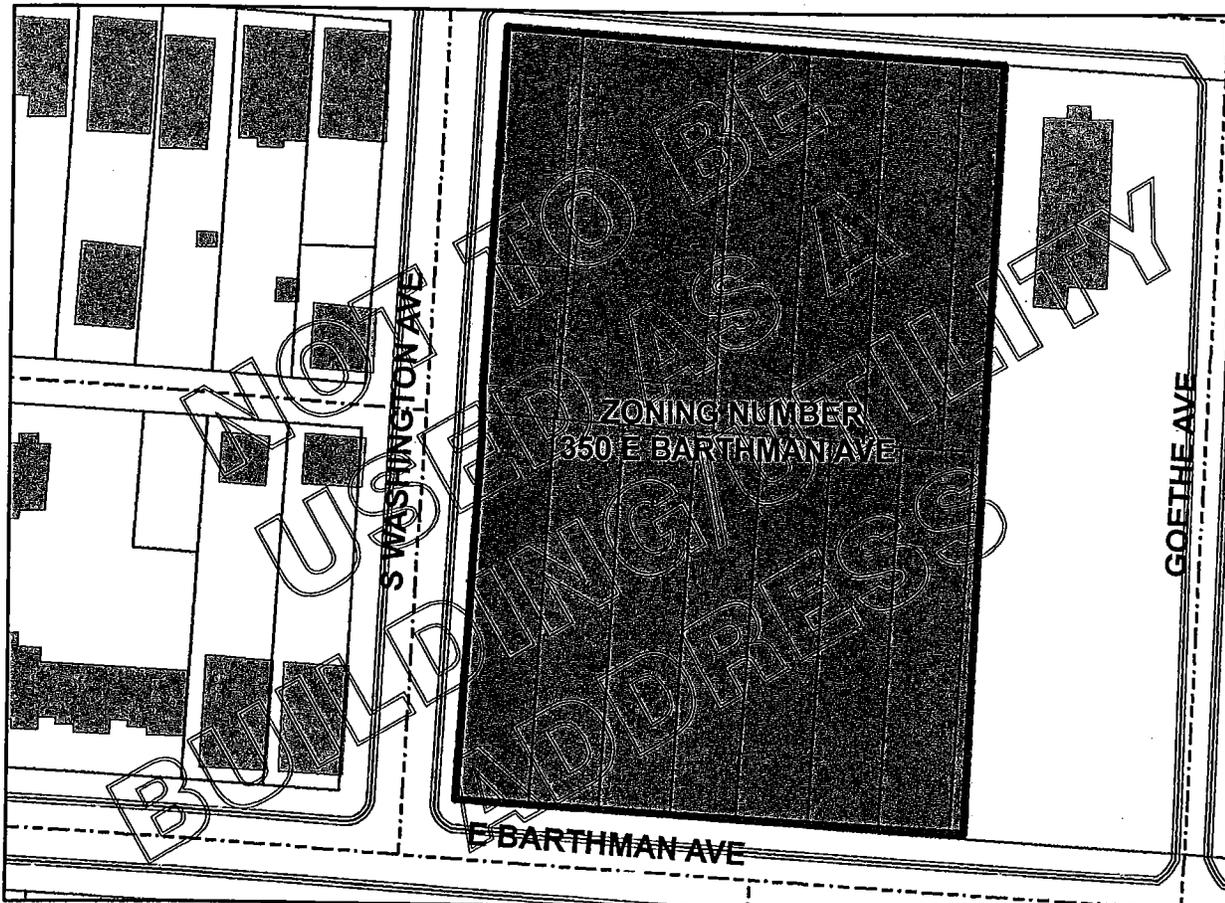
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, LLC (DAVE PERRY)

Issued By: *Arlyna Amarian*

Date: 8/23/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 3929



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/26/16



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.

216-055

PARSONS PLACE  
LEGAL DESCRIPTION

1.581 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and containing 1.581 acres of land, more or less, and being part of Lots 59 and 74, and all of Lots 53-58, and all of Lots 75-81 of Twentieth Century Addition, as said Lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 496 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), also being part of that 20 foot Alley lying south of said Lots 53-59, east of Washington Avenue (50 feet in width) and north of Lots 74-81, said Alley being Vacated by Ordinance Number 0851-2011, also being all out of those lands conveyed to the City of Columbus, Ohio, of record in Instrument Numbers 200605110091236, 200605160095348, 200605050085964, 200605160095352 and 200709060157535, said 1.581 acre tract being more particularly described as follows:

Beginning at a ¾ inch iron pipe found at the southwesterly corner of said Lot 81, also being in the easterly Right of Way line of said Washington Avenue, also being in the northerly Right of Way line of Barthman Avenue (50 feet in width);

Thence with the easterly Right of Way line of said Washington Avenue, also with the westerly line of said Lot 81, and continuing with the westerly line of said Vacated Alley and said Lot 53, North 3°30'37" East, a distance of 320.42 feet to an iron pipe set at the northwesterly corner of said Lot 53, also being in the southerly Right of Way line of Reeb Avenue (50 feet in width);

Thence with the southerly Right of Way line of said Reeb Avenue, also with the northerly line of said Lot 53, and continuing with the northerly line of said Lots 54, 55, 56, 57, 58 and 59; South 86°21'57" East, a distance of 215.00 feet to an iron pipe set;

Thence with a new division line, across and through said Lot 59, and continuing across and through said Vacated Alley and said Lot 74, South 3°30'37" West, a distance of 320.34 feet to an iron pipe set in the northerly Right of Way line of said Barthman Avenue;

Thence with the northerly Right of Way line of said Barthman Avenue, also with the southerly line of said Lot 74, and continuing with the southerly line of said Lots 75, 76, 77, 78, 79, 80 and 81, North 86°23'12" West, a distance of 215.00 feet to the point of beginning, and containing 1.581 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of Washington Avenue was assigned an assumed bearing of North 3°30'37" East, and all others calculated from this meridian.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in August 2016.

Kevin Beechy 8/2/16  
Kevin Beechy date  
Ohio Professional Surveyor No. 7891



REZONING DESCRIPTION  
SUB-AREA A (ARO DISTRICT)

1.088 ACRES 216-058

Situated in the State of Ohio, County of Franklin, City of Columbus, and containing 1.088 acres of land, more or less, and being part of Lots 53-59 and 74, and all of Lots 75-81 of Twentieth Century Addition, as said Lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 496 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), also being part of that 20 foot Alley lying south of said Lots 53-59, east of Washington Avenue (50 feet in width) and north of Lots 74-81, said Alley being Vacated by Ordinance Number 0851-2011, also being all out of those lands conveyed to the City of Columbus, Ohio, of record in Instrument Numbers 200605110091236, 200605050083964, 200605160095352 and 200709060137535, said 1.088 acre SubArea A (ARO District) being more particularly described as follows:

Beginning at a ¾ inch iron pipe found at the southwesterly corner of said Lot 81, also being in the easterly Right of Way line of said Washington Avenue, also being in the northerly Right of Way line of Barthman Avenue (50 feet in width);

Thence with the easterly Right of Way line of said Washington Avenue, also with the westerly line of said Lot 81, and continuing with the westerly line of said Vacated Alley and said Lot 53, North 3°30'37" East, a distance of 220.42 feet to an iron pipe set;

Thence with a new line, across and through said Lot 53, and continuing across and through said Lots 54, 55, 56, 57, 58 and 59, South 86°21'57" East, a distance of 215.00 feet to an iron pipe set;

Thence with a new line, across and through said Lot 59, and continuing across and through said Vacated Alley and said Lot 74, South 3°30'37" West, a distance of 220.34 feet to an iron pipe set in the northerly Right of Way line of said Barthman Avenue;

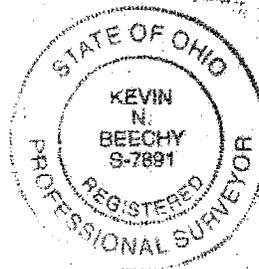
Thence with the northerly Right of Way line of said Barthman Avenue, also with the southerly line of said Lot 74, and continuing with the southerly line of said Lots 75, 76, 77, 78, 79, 80 and 81, North 86°23'12" West, a distance of 215.00 feet to the point of beginning, and containing 1.088 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of Washington Avenue was assigned an assumed bearing of North 3°30'37" East, and all others calculated from this meridian.

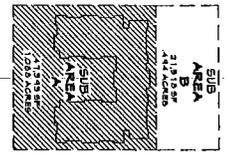
The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in August 2016.

*Kevin Beechy* 8/12/16  
Kevin Beechy date  
Ohio Professional Surveyor No. 7891









**SITE DEVELOPMENT DATA**

**ADDRESS:**  
350 EAST BARTHMAY AVENUE

**TOTAL AREA:** 1.283 ACRES  
**SUB AREA A:** 1.058 ACRES  
**SUB AREA B:** 0.244 ACRES

**PARCELS:**  
 P10 - 0.11742 ACRES  
 P11 - 0.04422 ACRES  
 P12 - 0.04422 ACRES  
 P13 - 0.04422 ACRES  
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 P81 - 0.04422 ACRES  
 P82 - 0.04422 ACRES  
 P83 - 0.04422 ACRES  
 P84 - 0.04422 ACRES  
 P85 - 0.04422 ACRES  
 P86 - 0.04422 ACRES  
 P87 - 0.04422 ACRES  
 P88 - 0.04422 ACRES  
 P89 - 0.04422 ACRES  
 P90 - 0.04422 ACRES  
 P91 - 0.04422 ACRES  
 P92 - 0.04422 ACRES  
 P93 - 0.04422 ACRES  
 P94 - 0.04422 ACRES  
 P95 - 0.04422 ACRES  
 P96 - 0.04422 ACRES  
 P97 - 0.04422 ACRES  
 P98 - 0.04422 ACRES  
 P99 - 0.04422 ACRES  
 P100 - 0.04422 ACRES

**EXISTING ZONING:**  
R3 - RESIDENTIAL

**PROPOSED ZONING:**  
L-4.5 - LIMITED APARTMENT RESIDENTIAL - SINGLE-FAMILY

**PROPOSED USE:**  
PROPOSED 62-UNIT MULTIFAMILY BUILDING

**REMARKS:**  
SUB AREA A: 10 SPACES  
SUB AREA B: 8 SPACES

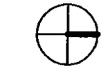
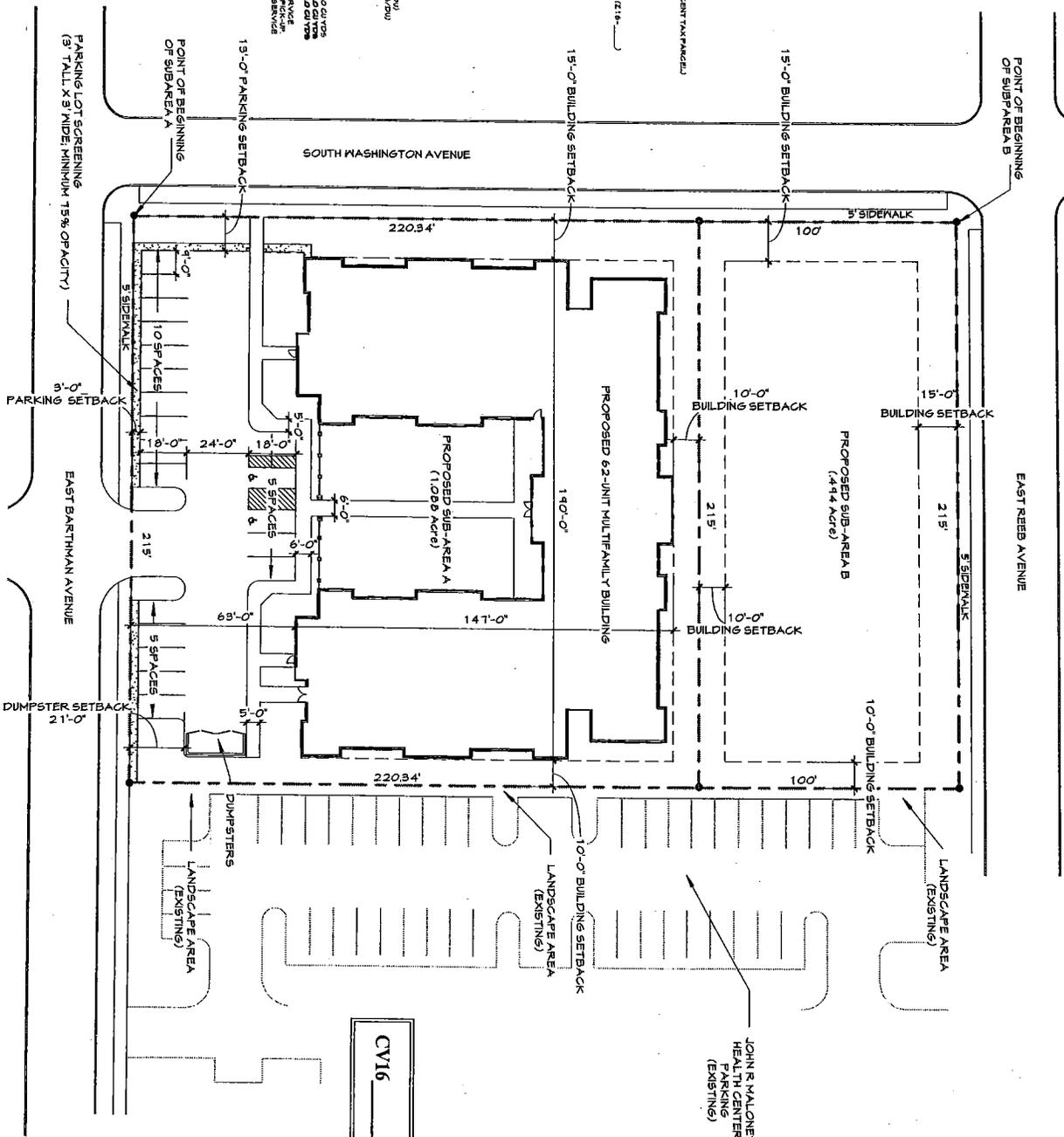
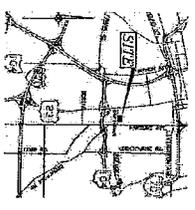
**LOT COVERAGE AS PERMITTED BY CODE:**

**REAR YARD:**  
SUB AREA A: 10 SPACES  
SUB AREA B: 8 SPACES

**FRONT YARD:**  
SUB AREA A: 10 SPACES  
SUB AREA B: 8 SPACES

**REAR YARD:**  
SUB AREA A: 10 SPACES  
SUB AREA B: 8 SPACES

**FRONT YARD:**  
SUB AREA A: 10 SPACES  
SUB AREA B: 8 SPACES



**CV16**

**PROPOSED SITE PLAN**

**1A**

**Schematic Design**

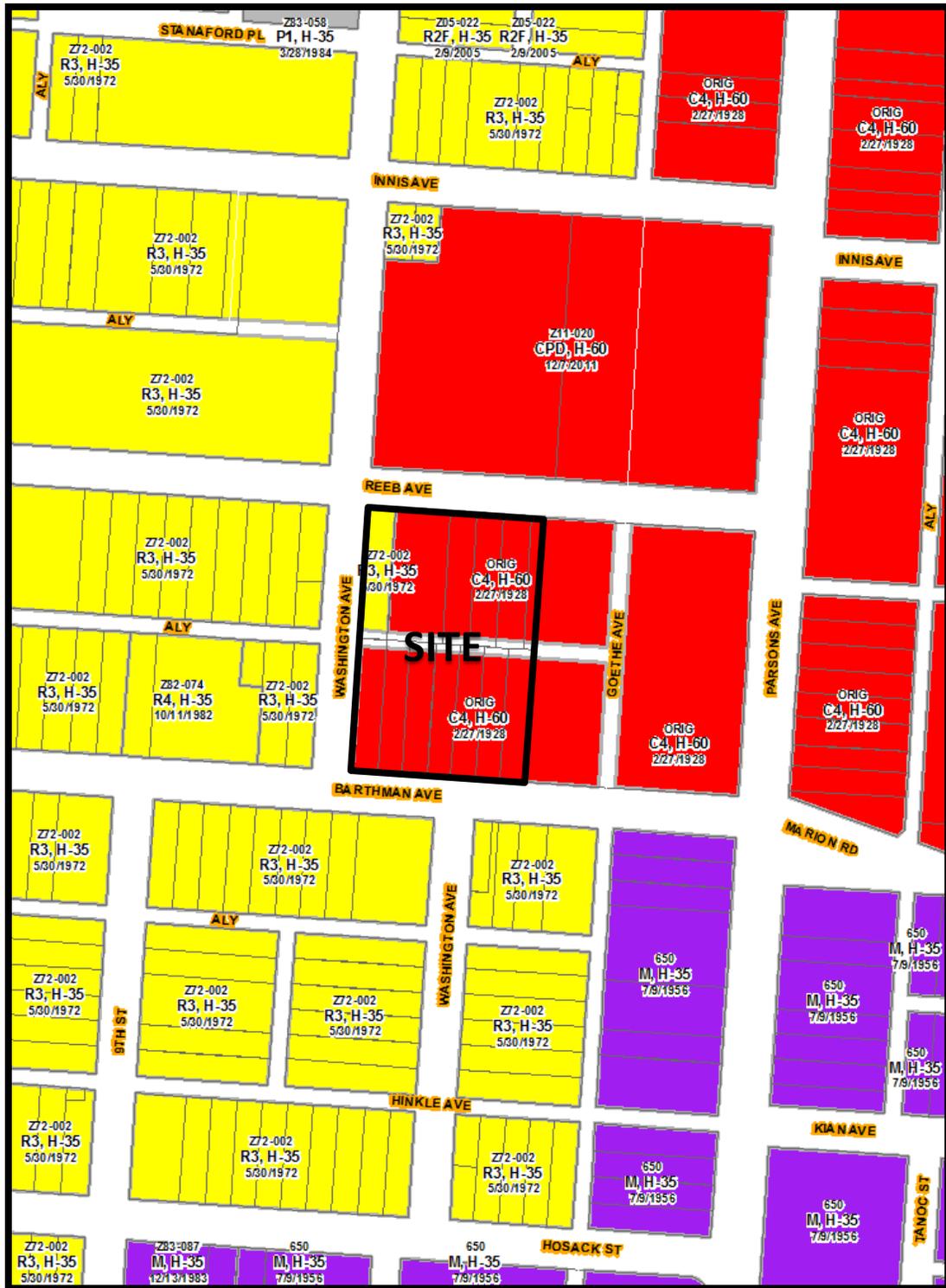
**PROJECT NO. 2118**

**community housing network**

**PARSONS PLACE**

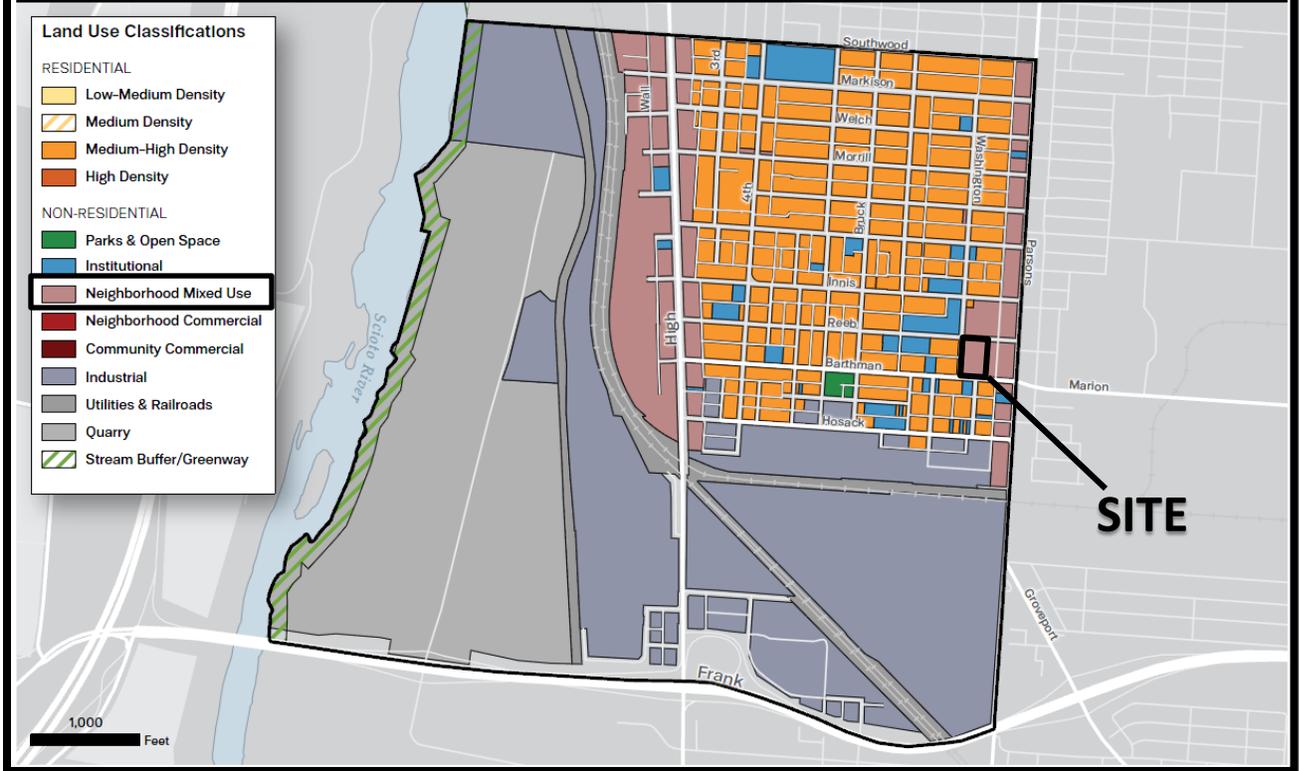
**berardi+**

**John R. Maloney Health Center Parking (Existing)**



Z16-055  
 350 East Barthman Avenue  
 Approximately 1.581 acres  
 C-4 & R-3 to L-ARO

**FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2**



Z16-055  
350 East Barthman Avenue  
Approximately 1.581 acres  
C-4 & R-3 to L-ARO



Z16-055  
350 East Barthman Avenue  
Approximately 1.581 acres  
C-4 & R-3 to L-ARO