

**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: CV16-053

Date Received: 8/30/16

Application Accepted by: mm

Fee: \$0 - City is Applicant

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

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 350 East Barthman Avenue, Columbus, Ohio Zip: 43207

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: 010-017962

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

Current Zoning District(s): L-AR-O

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for Council Variance request:

Multi-family (Sub-Area A), Community Garden (Sub-Area B)

Acreage: 1.581 +/-

**APPLICANT:**

Name: City of Columbus and Community Housing Network Phone Number: 614-645-2551 Ext.: -----

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

Email Address: jmtuner@columbus.gov Fax Number: 614-645-6675

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

Name: City of Columbus c/o John Turner Phone Number: 614-645-2551 Ext.: -----

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

Email Address: jmtuner@columbus.gov Fax Number: 614-645-3092

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

Name: N/A Phone Number: ----- Ext.: -----

Address: ----- City/State: ----- Zip: -----

Email Address: ----- Fax Number: -----

**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 checks payable to the Columbus City Treasurer

Council Variance Application CV16- 053  
350 East Barthman Avenue, Columbus, Ohio 43207

## **SUPPLEMENTAL PARCEL NUMBER EXHIBIT**

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010-017962  
010-017613  
010-066838  
010-034861  
010-025654  
010-004231  
010-031850  
010-036321  
010-011538  
010-026702  
010-026703  
010-006808  
010-038969  
010-018541 (part)

8/29/2016

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757 Carolyn Avenue, Columbus, Ohio 43224

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CV16-053

**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 Exhibit 'B'

Signature of Applicant

*John P. Robinson*

Date

8/29/16

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## Exhibit B

### Statement of Hardship

CV16-053, 350 E Barthman Avenue

Rezoning application Z16-055 is pending to rezone the 1.582 +/- acre property to the L-AR-O Limited Apartment Residential District. This variance application is submitted for variances to certain applicable site development standards of the L-AR-O district as a companion application to the pending rezoning. By rezoning, applicant proposes 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.

Subarea A is proposed to be developed with a 62 dwelling unit apartment building. Subarea B is exclusively for the purpose of a community garden/fruit park. Subareas A and B must be on separate tax parcels. A lot split application will be submitted after the rezoning and variance are completed. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not need variances to code standards. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed.

Applicant requests the following variances:

- 1). 3333.04, Permitted uses in AR-O apartment office district, to permit the use of Subarea B as a community garden/fruit park.
- 2). 3312.21 (D)(1), Landscaping and Screening, to reduce the required width of headlight screening landscaping bed from four (4) feet to three (3) feet along E Barthman Avenue.
- 3). 3312.27 (3), Parking setback line, to reduce the E. Barthman Avenue and S. Washington Avenue parking setback lines from 10' and 25' to 3' and 13 feet, respectively.
- 4). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking in Subarea A from 93 spaces (1.5 space/DU) to 20 spaces (0.32 space/DU).

Community Housing Network, Inc. (CHN) owns and operates over 1,200 apartment units in Franklin County. Nearly all of the units are single occupancy. Through many years of managing these units for the population CHN serves, it is CHN's experience that the proposed number of parking spaces is more than adequate and likely even overstates the parking demand for both residents and visitors. It is CHN's mission as well as obligation through public financing requirements to provide affordable apartments. It is CHN's experience that few CHN residents have cars.

5). 3333.18, Building lines, to reduce the S. Washington Avenue and E. Reeb Avenue building setback lines from 25 feet to 15 feet.

6). 3333.24, Rear Yard, to reduce the required rear yard for the apartment building in Subarea A from 25% to 20%.

08/29/2016

**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: CV16-053

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

deposes and states that he (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 350 East Barthman Avenue, Columbus, Ohio 43207

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) City of Columbus

c/o John Turner

50 West Gay Street

Columbus, Ohio 43215

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

☐ (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 29th day of August, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018

My Commission Expires

Notary Seal Here

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



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

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Please make checks payable to the Columbus City Treasurer

Stacey L. Danza

Notary Public, State of Ohio

My Commission Expires 11-05-2018

EXHIBIT A, Public Notice  
350 East Barthman Avenue  
CV16- 053  
August 29, 2016

**APPLICANT**

City of Columbus & Community Housing  
Network  
c/o John Turner, Land Bank -  
Land-Bank City of Columbus  
50 West Gay St., Columbus, OH 43215

**PROPERTY OWNER**

City of Columbus  
c/o John Turner  
Land Bank - City of Columbus  
50 West Gay Street  
Columbus, OH 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  
CV16- 053  
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  
CV16- 053  
Exhibit A, Public Notice  
Page 2 of 2, 08/29/2016



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**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 # CV16-053

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

1. City of Columbus 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner 614-645-2551	2. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Walt Whitmyre (614) 487-6745
3. _____	4. _____

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

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

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Rev 12/15 slp



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



# City of Columbus Zoning Plat

CV16-053



## 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

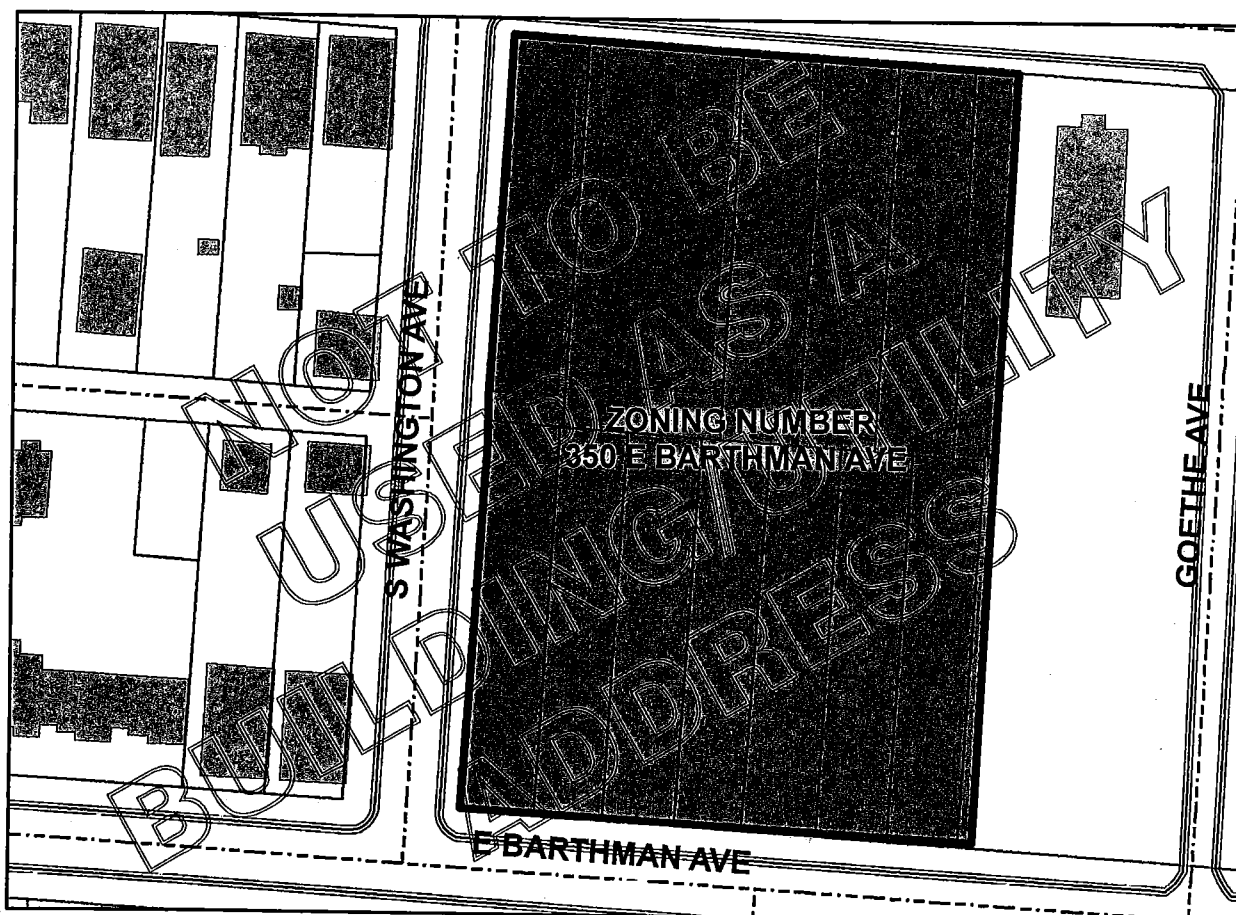
Lot Number: N/A

Subdivision: N/A

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

Issued By: Edyona Wharrior

Date: 8/23/2016



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 3929

# MAP ID: S

**DATE: 8/26/16**



Scale = 100

Grid  
North

Real Estate / GIS Department

PARSONS PLACE  
LEGAL DESCRIPTION

1.581 ACRES

CN16-053

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;

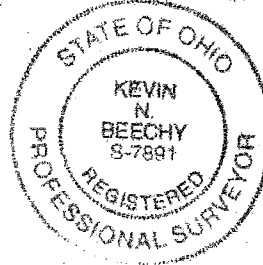
Thence with the northerly Right of Way line of said Barthman Avenue, also with the southerly line of said Lot 74, and continuing with the southerly line of said Lots 75, 76, 77, 78, 79, 80 and 81, North 86°23'12" West, a distance of 215.00 feet to the point of beginning, and containing 1.581 acres of 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 8/12/16  
Kevin Beechy date  
Ohio Professional Surveyor No. 7891



REZONING DESCRIPTION  
SUB-AREA A (ARO DISTRICT)

1.088 ACRES

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, 200605050085964, 200605160095352 and 200709060157535, said 1.088 acre SubArea A (ARO District) being more particularly described as follows:

Beginning at a  $\frac{3}{4}$  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  $3^{\circ}30'37''$  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  $86^{\circ}21'57''$  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  $3^{\circ}30'37''$  West, a distance of 220.34 feet to an iron pipe set in the northerly Right of Way line of said Barthman Avenue;

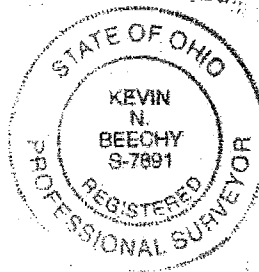
Thence with the northerly Right of Way line of said Barthman Avenue, also with the southerly line of said Lot 74, and continuing with the southerly line of said Lots 75, 76, 77, 78, 79, 80 and 81, North  $86^{\circ}23'12''$  West, a distance of 215.00 feet to the point of beginning, and containing 1.088 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  $3^{\circ}30'37''$  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



REZONING DESCRIPTION  
SUB-AREA B (\_\_\_ DISTRICT)

0.494 ACRE

CV16-653

Situated in the State of Ohio, County of Franklin, City of Columbus, and containing 0.494 acre of land, more or less, and being part of Lots 53-59, 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 all out of those lands conveyed to the City of Columbus, Ohio, of record in Instrument Numbers 200605110091236, 200605160095348, 200605160095352 and 200709060157535, said 0.494 acre SubArea B (\_\_\_ District) being more particularly described as follows:

Beginning at an iron pipe set at the northwesterly corner of said Lot 53, also being in the easterly Right of Way line of Washington Avenue (50 feet in width), 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  $86^{\circ}21'57''$  East, a distance of 215.00 feet to an iron pipe set;

Thence with a new division line, across and through said Lot 59, South  $3^{\circ}30'37''$  West, a distance of 100.00 feet to an iron pipe set;

Thence with a new line, across and through said Lot 59, and continuing across and through said Lots 58, 57, 56, 55, 54 and 53, North  $86^{\circ}21'57''$  West, a distance of 215.00 feet to an iron pipe set in the westerly line of said Lot 53, also being in the easterly Right of Way line of said Washington Avenue;

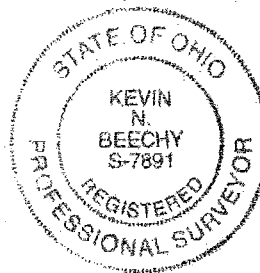
Thence with the easterly Right of Way line of said Washington Avenue, also with the westerly line of said Lot 53, North  $3^{\circ}30'37''$  East, a distance of 100.00 feet to the point of beginning, and containing 0.494 acre of land, more or less.

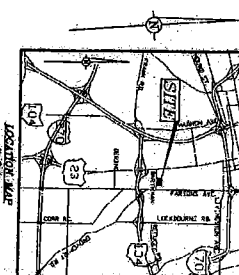
Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of Washington Avenue was assigned an assumed bearing of North  $3^{\circ}30'37''$  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



[illegible][illegible]

[illegible]

**EXHIBITS CONTAINING**  
**C4 - COMMERCIAL**

**PROPOSED ZONING**  
L-AR-0, LIMITED •

1

**PROPOSED USE:**

1

1 OCT 20 1997

SUB AREA D: AS PER

**PARKING  
CARS**

REVIEWED BY  
PROVIDED BY

**BICYCLE  
SUB AREA AND VEHICLE**

REVIEW  
SUE AREA A 62

TOTAL 511

**PROPERT  
AS NEEDE**

**NOTE LANDSCAPE TO**

13

10

[illegible]

CV16.

## Schematic Design

PROJECT DATE: 08-29-2016  
PROJECT #: 25126

## PROPOSED SITE PLAN

1A

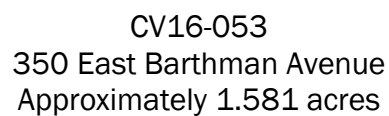
Verardi +

architecture + interior design + engineering  
1301 east 7th/14th ave. south      columbia sc 29202  
phone 812 272-5170      fax 812 272-4524  
www.bowditchinteriors.com

PARSONS  
PLACE

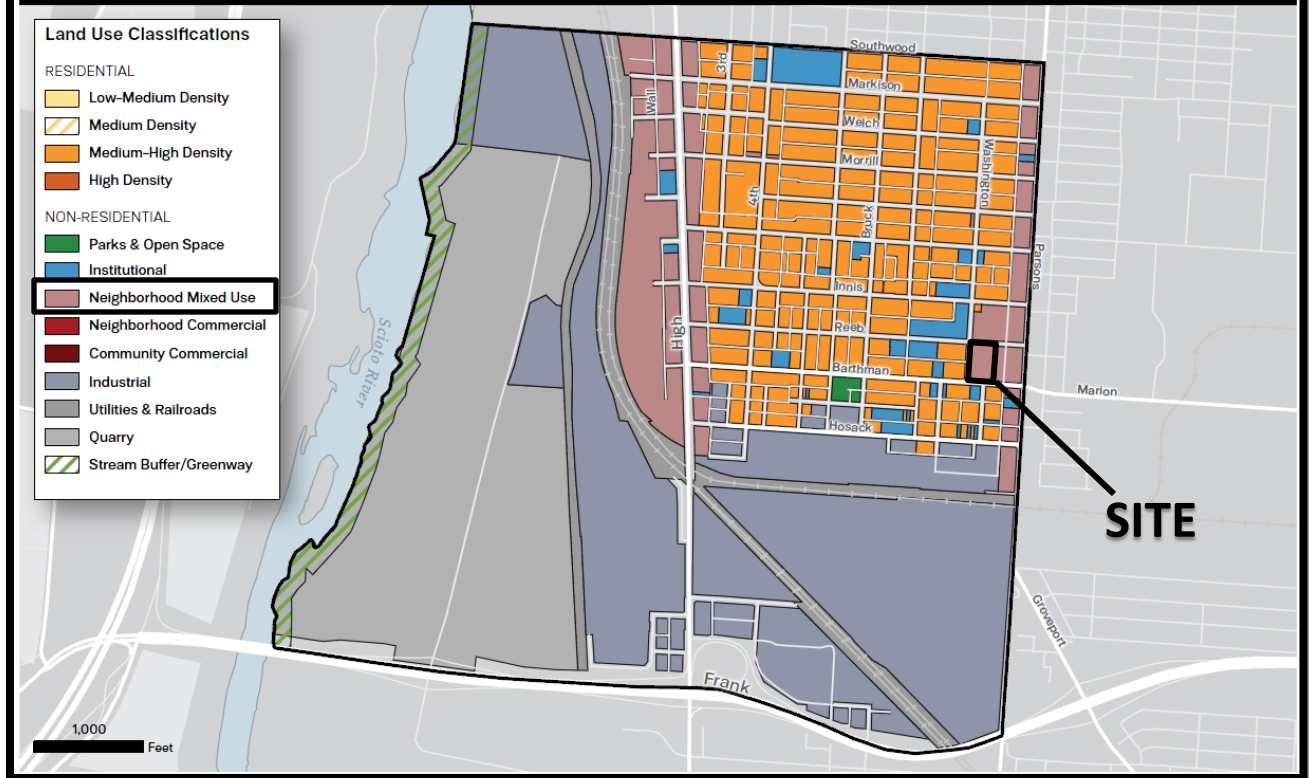
Washington Avenue, Columbia, OR





350 East Barthman Avenue  
Approximately 1.581 acres

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



CV16-053  
350 East Barthman Avenue  
Approximately 1.581 acres



CV16-053  
350 East Barthman Avenue  
Approximately 1.581 acres