

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 #: 216-058
Date Received: 8/30/16
Application Accepted By: SP Fee: \$3520-
Comments: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 975 N HIGH STREET Zip 43201

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 (WAS 010-006949 & 010-036557) NOW COMBINED: 010-006949

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

Current Zoning District(s) C-4 Requested Zoning District(s) COMMERCIAL PLANNED DEVELOPMENT (CPD)

Area Commission Area Commission or Civic Association: VICTORIAN VILLAGE COMMISSION

Proposed Use or reason for rezoning request: DEVELOPMENT OF A COMMERCIAL & RESIDENTIAL DESIGNED TO BE INTEGRATED INTO & COMPATIBLE WITH THE SURROUNDING HIGH STREET CORRIDOR AND THE EXISTING CONDITIONS TO FORM A FUNCTIONING OVERALL (continue on separate page if necessary)

Proposed Height District: H-110 Acreage 1.08 ACRES
(Columbus City Code Section 3309.14)

APPLICANT:

Name Connie J. Klema ATTORNEY
Address P.O. Box 991 City/State PATASKALA OH Zip 43062
Phone # 614 374 8488 Fax # N/A Email cklemaattorney@gmail.com

PROPERTY OWNER(S):

Name W C PARTNERS, LLC
Address 600 Stonehenge PARKWAY, 2ND FL City/State DUBLIN OH Zip 43017
Phone # 614-264-5044 Fax # N/A Email Jeff.baur@BORRORproperties.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Connie J. Klema ATTORNEY
Address P.O. Box 991 City/State PATASKALA OH Zip 43062
Phone # 614 374 8488 Fax # N/A Email: cklemaattorney@gmail.com

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

APPLICANT SIGNATURE Connie J. Klema attorney
PROPERTY OWNER SIGNATURE Connie J. Klema, Attorney on behalf of W.C. PARTNERS, LLC
ATTORNEY / AGENT SIGNATURE Connie J. Klema attorney

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 # 216-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CONNIE J. KLEMA, ATTORNEY
of (1) MAILING ADDRESS P.O. Box 991 PATASKALA OH 43062

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 975 N. HIGH ST. COLUMBUS OH
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) 8/30/16

(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) W C PARTNERS LLC
600 STONEHENGE PARKWAY 2ND FLOOR
DUBLIN OH 43017

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

CONNIE J. KLEMA ATTORNEY
614 374 8488

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

(5) VICTORIAN VILLAGE COMMISSION
JAMES GOODMAN
50 W. 944 STREET, 4TH FL, COLS OH 43215

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) Connie J. Klema

Subscribed to me in my presence and before me this 30 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires: _____

This Affidavit expires six months after date of notarization.



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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216-058

Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062

W C Partners, LLC
600 Stonehenge PKWY
2nd Floor
Dublin, Ohio 43017

James Goodman
Victorian Village Commission
50 West Gay Street, 4th FL
Columbus, Ohio 43215

Shaw Davis Co
34 W Second Ave.
Columbus, Ohio 43201

BBR Holding LLC
2726 Canterbury Rd.
Columbus, Ohio 43221

CEMAC Properties LLC
c/o Lykens Companies
1020 Dennison Ave. STE 102
Columbus, Ohio 43201

Wood Co Building LLC
939 N High Street #206
Columbus, Ohio 43201

23 West 2nd Holdings LLC
30 Warren St.
Columbus, Ohio 43215-1525

William Wood
41 W Second Ave
Columbus, Ohio 43201

Shaw Davis Co
50 W Second Ave.
Columbus, Ohio 43201

William & Joyce Martin
54 W Second Ave.
Columbus, Ohio 43201

Gary & Julia Hickman
877 Lookout Point Dr.
Columbus, Ohio 43235

August Brunsman
Amanda Metskas
39 Starr Ave.
Columbus, Ohio 43201

MRS Rental Properties VII
9238 Deer Path Ct.
Powell, Ohio 43065

Brenda Buffington
37 W Starr Ave.
Columbus, Ohio 43201

Linsey Strohl
33 W Starr Ave.
Columbus, Ohio 43201

Connie Dejong
31 W Starr Ave.
Columbus, Ohio 43201

Eric & Christina Conrad
335 Clinton Heights Ave.
Columbus, Ohio 43202

David Porinchu
25 W. Starr Ave.
Columbus, Ohio 43201

Edwin Eblin
23 W. Starr Ave.
Columbus, Ohio 43201

Amaresh & Geeta Nath
6442 Shady Oak Ln
Mason, Ohio 45040

Eric Gioglio
19 W Starr Ave.
Columbus, Ohio 43201

Matthew Leasure
17 W. Starr Ave.
Columbus, Ohio 43201

Brian Renner
15 W. Starr Ave.
Columbus, Ohio 43201

Joseph Meola
13 W. Starr Ave.
Columbus, Ohio 43201

Stephen Denny
11 W. Starr Ave.
Columbus, Ohio 43201

Starr/High L P
6880 Tussing Rd
Reynoldsburg, Ohio 43068-4128

Starr Avenue Investments
West Starr Avenue Condo Assn.
15 W. Starr Ave.
Columbus, Ohio 43201

Fireproof Partners LLC
1220 Dublin Rd.
Columbus, Ohio 43215

Second & High LLC
c/o The Wood Companies
939 N. High Street #206
Columbus, Ohio 43201

216-058

LS North High 962 LLC
1020 Dennison Ave Ste 102
Columbus, Ohio 43201

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 # 216-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062
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. WC PARTNERS LLC 600 Stonehenge Parkway 2nd Fl. DUBLIN OH 43017	2. BPWC PARTNERS LLC (same address as No. 1) (50%) LORIBETH M. STEINER
3. WHITECASTLE INVESTMENT CO. P.O. Box 1498 (50%) Columbus OH 43216	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klema

Subscribed to me in my presence and before me this

30 day of August

, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

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



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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City of Columbus Zoning Plat



216-058

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: 010006949, 010036557

Zoning Number: 975

Street Name: N HIGH ST

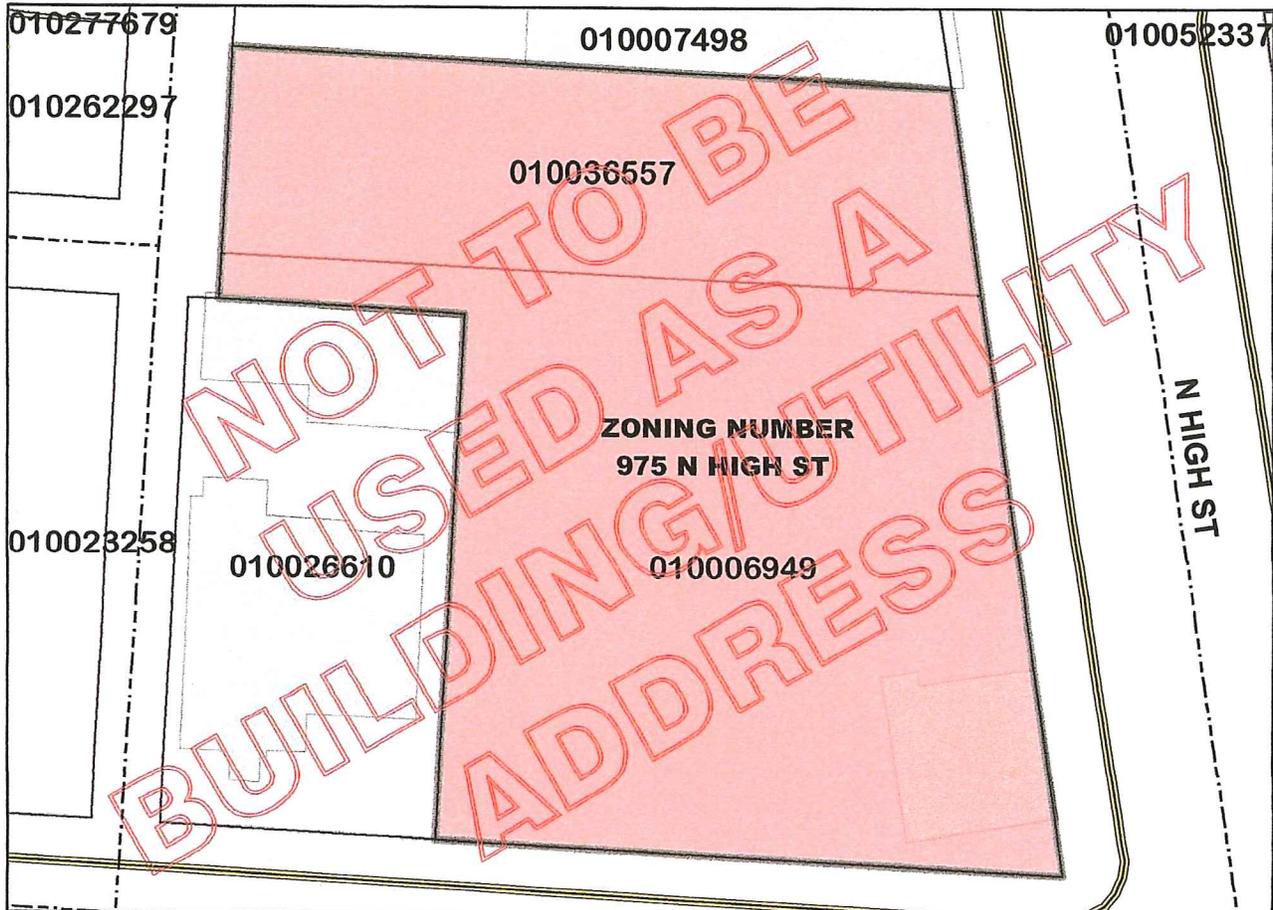
Lot Number: N/A

Subdivision: N/A

Requested By: **CONNIE KLEMA (ATTORNEY)**

Issued By: *Regina Amarian*

Date: **3/9/2016**



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

SCALE: 1 inch = 56 feet

GIS FILE NUMBER: 58997

216-058

COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE A-062

DATE 8/10/16

I, Connie J. Klema, Attorney as the owner, owner's representative do hereby authorize request the Franklin County Auditor to combine the following parcels located in the taxing district of (010) CITY OF COLUMBUS.

PARCEL NUMBERS:

010-036557
010-006949

Buildings: Yes No TO BE RAZED

Current Owner W C Partners LLC

REASON FOR COMBINATION REQUEST:

Planning Commission Requirement Building Permit Personal Convenience
 Other _____

* I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.

Signed Connie J. Klema

Phone # 614 374 8488

** Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

*** Once combination form has been filed, you must seek Planning Commission approval to split properties.

AUDITOR'S COMMENTS

GIS MAP VERIFIED:

OWNERSHIP VERIFIED:

PARCEL SHEET VERIFIED:

PARCEL NUMBER RETAINED: 010-006949

DEPUTY AUDITOR: S.C.



TID: 163607

216-058
C-4 to CPD

987 N. High Street:

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

Being Lot No. 3 of a subdivision by Laura A.E. Lawson, as guardian of Frank L. Potts and Mollie D. Potts, of the east part of Lot No. 5, of Joseph R. Starr's farm, as the said Lot No. 3, is numbered and delineated upon the recorded plat of said subdivision of record in Plat Book No. 3, page 165, Recorder's Office, Franklin County, Ohio, excepting therefrom however 10 feet off of the east end thereof heretofore conveyed to the City of Columbus, Ohio, for the purpose of widening and improving North High Street of said city.

965 N. High Street:

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

Being Reserve "A" and Reserve "B" of E. G. Roberts' Subdivision of Lot Number 4 and a part of Lot No. 17 of Joseph R. Starr's Administrator's Subdivision of the Starr farm in said City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, in Plat Book 4, page 38, Recorder's Office, Franklin County, Ohio, bounded and described as follows:

Commencing at the Northwest corner of High Street and Second Avenue in said City; thence in a Northerly direction along the West line of said High Street 174.36 feet to the Northeast corner of said Reserve "A"; thence along the Northline of Reserve "A" and the north line of Reserve "B" 226 feet to an alley; thence Southerly along the West line of Reserve "B" 14 feet to the North line of Lot 2 in said E.G. Roberts' Subdivision; thence Easterly along the South line of Reserve "B" 70.70 feet to the Southeast corner of Reserve of Reserve "B" and the west line of Reserve "A"; thence Southerly along the West line of Reserve "A" 156.30 feet to the Southwest corner of said Reserve "A" and the North line of Second Avenue; thence Easterly along the North line of Second Avenue 190.83 feet to the place of beginning, being all of Reserve "B" and all of Reserve "A", as shown on the original plat of said Addition, excepting 10 feet off the East side of said Reserve "A" heretofore conveyed to the City of Columbus, Ohio, for the purpose of widening High Street.

**DEVELOPMENT TEXT FOR PROPERTY ZONED
CPD, COMMERCIAL PLANNED DEVELOPMENT
LOCATED AT 975 N. HIGH STREET, COLUMBUS, OHIO**

975 N. HIGH STREET

DATE OF CPD TEXT: August 30, 2016

ZONING APPLICATION: 216-058

OWNER: W C Partners, LLC
600 Stonehenge Parkway, 2nd Floor
Dublin, Ohio 43017

APPLICANT: Connie J. Klema, Attorney
P.O. Box 991, Pataskala, Ohio 43062

EXISTING ZONING: C-4

PROPOSED ZONING: CPD; Commercial Planned Development

1. INTRODUCTION: 975 N. High Street (the "Property") is located on north High Street in the Victorian Village, "Short North" area of Columbus. The Property is a combination of what had been two parcels: one parcel that was improved with a White Castle restaurant and drive through with private parking lot that fronts on High Street and is bordered by Second Avenue on its south, and the second parcel, which borders the White Castle parcel on its north, fronts on High Street and was a paved public parking lot. The Property, as combined, is approximately 1.08 acres. The White Castle restaurant has been razed.

The Property is located on the High Street corridor in the Short North where development of existing and newly constructed buildings providing mixed uses of commercial, retail and residential have continued to develop from the 1980's to the present. The density of people residing, working and visiting this Short North area encourages an internal, local environment. This design concept, which was established over a century ago, supports a local functioning environment that weaves commercial establishments that provide services, goods, and entertainment into the residential neighborhood that needs them. As a result, there is a high density of people that live, work and walk in the neighborhood and those who drive to it to see and be a part of the neighborhood. To accommodate the development project proposed for the Property that, like its neighborhood, will accommodate retail, restaurants, commercial, office, and residential uses, and in addition, a public parking garage, the owner seeks to re-zone the property to Commercial Planned District in accordance with the following text:

2. PERMITTED USES: Uses permitted in the C-4 District. The standards applicable in the C-4 District shall not be applicable to uses in this CPD except as they are contained in the development plan submitted herewith and approved as a part of this CPD.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the CPD Site Plan dated August 22, 2016, submitted with this rezoning, (the "Site Plan") or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Regional Scale Commercial District.

A) Site Plan:

The Site Plan delineates the existing structure, setbacks, accesses, and parking areas which shall be permitted under this CPD with the variances delineated in "B" below. In the event the Site Plan is altered, said alteration shall meet those standards contained in Chapter 3356 and this text, when applicable, unless permitted otherwise by variance.

B) Variances to accommodate Site Plan:

1. 3312.11—Drive-up stacking area: To reduce the drive-up stacking space requirements for 1 unit from 8 to 7 and to eliminate the by-pass lane.

2. 3312.49—Minimum number of parking spaces required: To permit the provision of 205 parking spaces to be apportioned as follows:

101: To 101 Residential Units

104: To Public Parking

Thereby requiring the following variances:

>Residential Uses: To permit a reduction of parking from 152 to 101.

>Restaurant pickup unit & seating less than 5000 square feet from 21 spaces to 0 spaces.

>Restaurant without pickup greater than 5000 square feet from 99 spaces to 0.

>Retail space exceeding 10,001 square feet from 40 spaces to 0.

3. 3321.03—Lighting: To permit light fixtures located on the garage roof to exceed 28 feet in height.

4. 3312.53(B)(2) Loading Space: To reduce the requirement from one loading space to no loading space.

5. Height: To permit the district height of 35 feet to be increased to 106 feet.

6. 3356.11—Set back: To reduce the building setback requirement from 60 feet to zero along High Street, and from 25 feet to zero along 2nd Avenue.

C) Access, Loading, Parking and/or other Traffic related commitments:

There are two vehicular access points from Second Avenue bordering the south side of the Property; one to the parking garage and one to the restaurant drive through as depicted on the Site Plan. Vehicular exiting from the drive through shall be to Second Avenue, and vehicular exiting from the parking garage shall be to the public alley bordering the west side of the Property as depicted on the Site Plan. One loading space at the frontage of the Property shall be provided in the High Street right-of-way as depicted on the Site Plan.

D) Building design:

The Property is located in the Victorian Village Commission area. The Site Plan, building design, and its finishes have been reviewed and approved by the Commission.

E) Other CPD Requirements.

1. Natural Environment: The Property will be developed in conformity with the Site Plan unless altered in accordance with those standards contained in Chapter 3356 and this text, or by variance, when applicable. The natural environment of the Property is flat and does not present drainage issues, has no wetland, streams or existing vegetation.

2. Existing Land Uses: The Property is located in a densely populated area that has a mixture of residential and commercial uses. The Property has been used commercially for many years, both as a restaurant and as a public parking lot and is part of the mixed-use neighborhood. The CPD zoning will provide the guidelines and requirements for existing and new development activities on the Property.

3. Transportation and Circulation Facilities: The access and exit points to and from the restaurant drive through and the public parking garage, and the parking garage were designed in accordance with the information gleaned from traffic studies, engineering reports, and review and approval by the City of Columbus Division of Traffic Management.

4. Visual Form of the Environment: The proposed development of the Property serves to provide public parking, services and residences in an area of intense urban development with many commercial, housing and community related needs. The size, height, scale and density of the existing, surrounding environment support and blend with the residential and commercial mix of uses in this vibrant City corridor and the proposed development.

5. View and Visibility: The development of the Property was designed to safely accommodate and not diminish the visibility and safety of the motorist, bicyclist, and pedestrian.

6. Proposed Development: The proposed development serves to replace what had been 42 public parking spaces with 104, provides parking spaces for every residential unit, and provides office and commercial uses to serve the neighborhood.

7. Behavior Patterns: The proposed development is a result of the ways people typically use the existing Short North area for residential, working, shopping, and recreation. Before the proposed development, the Property provided one restaurant, a paved parking lot for private use, and 42 public parking spaces. With the development, the Property provides 101 residential units, 101 private parking spaces, 104 public parking spaces, and thousands of square feet for retail, commercial and office uses.

8. Emissions: The Property's development will not negatively contribute to the emission of light, sound, smell or dust.

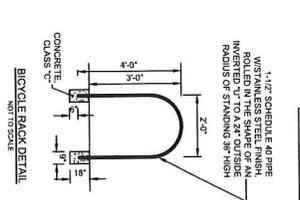
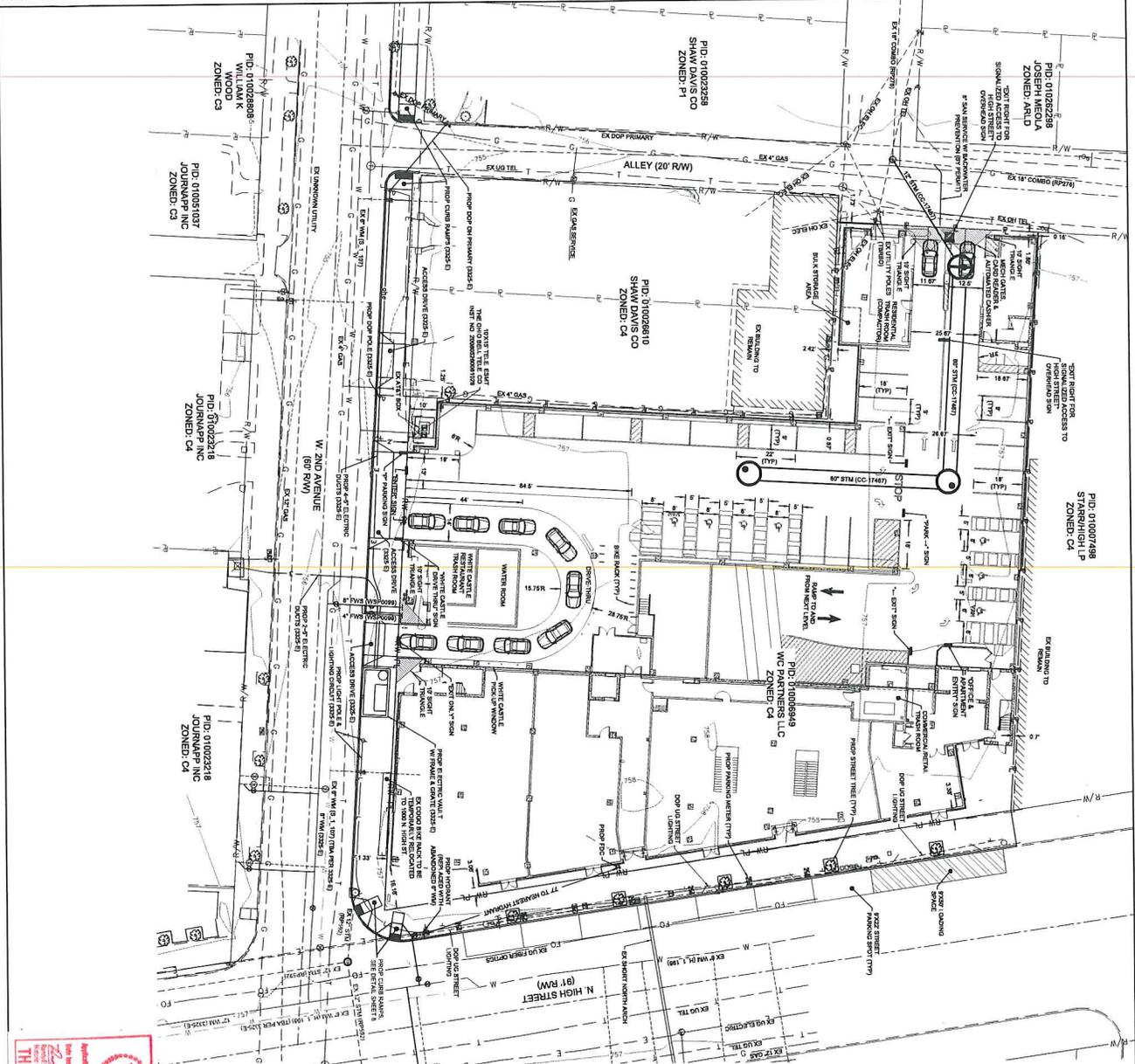
F) Modification of Code Standards.

The Site Plan shall be permitted under this CPD. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the Site Plan shall be subject to review and approval by the Director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment. Proposed modifications to this CPD shall meet the standards contained in this text unless approved otherwise by variance or other applicable zoning review.

The undersigned, being the agent for the owner of the subject property and the applicant in the subject application, does hereby agree on behalf of the owner and the future developer of the subject property, singularly and collectively for themselves, their 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/she 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 Code.

SIGNATURE: _____

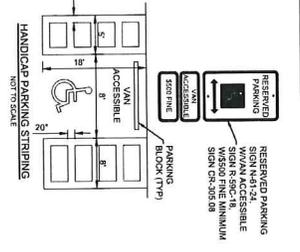
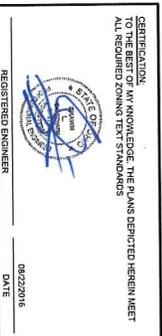
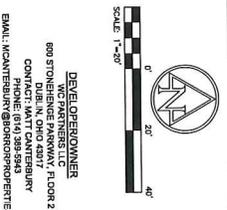
DATE: _____



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DEVELOPER: WC PARTNERS LLC FLOOR 2
 690 5TH DIST. IN, OHIO 43217
CONTACT: WALT GANTSBURY
 EMAIL: WAGANTSBURY@WCORPORATION.COM

SITE DATA	
1.141 ACRES	1.141 ACRES
0.28 ACRES	0.28 ACRES
0.86 ACRES	0.86 ACRES
CRITICAL STREET	CRITICAL STREET
ZONING	ZONING
ZONING CASE NUMBER	ZONING CASE NUMBER
FEPA MAP PANEL & ZONE	FEPA MAP PANEL & ZONE
TAX PARCEL ID	TAX PARCEL ID
BUILDING DATA	BUILDING DATA
TOTAL GROSS FLOOR AREA	184,000 SF
TOTAL GROSS VOLUME	105,000 CU YD
HEIGHT DISTRICT	155' 5' 1/2' (BY VARIANCE)
PARKING REQUIRED	158 SPACES
3.2% SP. RESERVATION	21 SPACES
11,122 SF OFFICE (1 SPACES/100 SF)	28 SPACES
TOTAL REQUIRED PARKING (210 SPACES PROVIDED)	238 SPACES
PARKING PROVIDED	238 SPACES
210 SPACES (BY VARIANCE)	210 SPACES
BI-CYCLE PARKING REQUIRED	7 INVERTED BIKE RACKS
BASED ON A PARKING COUNT OF 210 PER CODE	11 INVERTED BIKE RACKS
BI-CYCLE PARKING PROVIDED:	11 INVERTED BIKE RACKS
REUSE CALLING ATTENTION:	REUSE CALLING ATTENTION:
5.0' CLEAR OVERHEAD SIGNAGE REQUIRED (PRIVATE MAINTENANCE)	5.0' CLEAR OVERHEAD SIGNAGE REQUIRED (PRIVATE MAINTENANCE)
105' SWELLING LIMITS	105' SWELLING LIMITS
105' CLEAR OVERHEAD SIGNAGE REQUIRED (PRIVATE MAINTENANCE)	105' CLEAR OVERHEAD SIGNAGE REQUIRED (PRIVATE MAINTENANCE)



216-058

AMERICAN STRUCTUREPOINT
 2200 Corporate Center Dr., Ste. 200, Columbus, Ohio 43228
 TEL: 614.221.1100 FAX: 614.221.1101
 WWW.AMERICANSTRUCTUREPOINT.COM

BORROR
 UNIVERSITY COLLEGE OF ARCHITECTURE

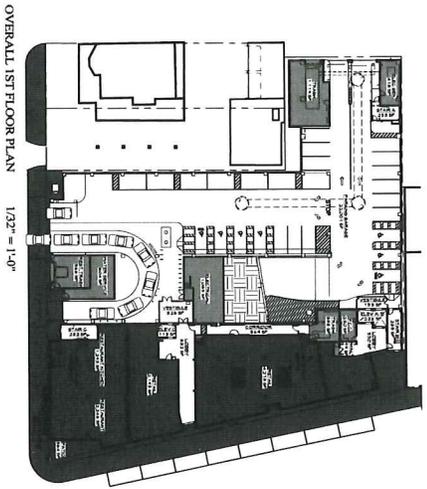
FINAL SITE COMPLIANCE PLAN
 FOR
WHITE CASTLE
COLUMBUS, OHIO

NO.	REVISION	DESCRIPTION	DATE

CERTIFIED BY: _____
 ISSUANCE INDEX: _____
 DATE: 02/22/16
 SCALE: 1" = 20'

Project Number: 2014-00565

C100

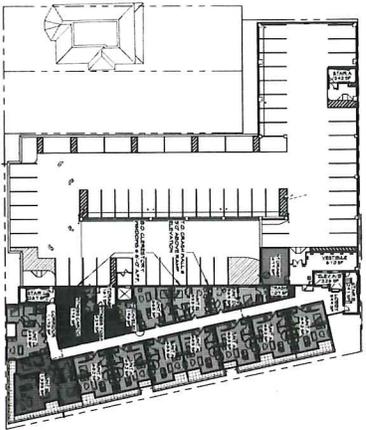


OVERALL 1ST FLOOR PLAN
1/32" = 1'-0"

THE WHITE CASTLE BUILDING
1ST FLOOR PLAN
A-101
practi+
PROGRESS SET

OVERALL 2ND FLOOR PLAN
1/32" = 1'-0"

THE WHITE CASTLE BUILDING
2ND FLOOR PLAN
A-102P
practi+
PROGRESS SET

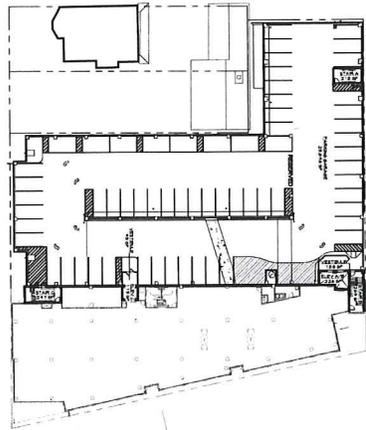


OVERALL 3RD FLOOR PLAN
1/32" = 1'-0"

THE WHITE CASTLE BUILDING
3RD FLOOR PLAN
A-103
practi+
PROGRESS SET

OVERALL PARKING 2ND LEVEL
1/32" = 1'-0"

THE WHITE CASTLE BUILDING
PARKING 2ND LEVEL
A-102P
practi+
PROGRESS SET



OVERALL PARKING 3RD LEVEL
1/32" = 1'-0"

THE WHITE CASTLE BUILDING
PARKING 3RD LEVEL
A-103P
practi+
PROGRESS SET



CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN MEET ALL RELEVANT DESIGN TEST STANDARDS

REGISTERED ENGINEER
DATE: 08/22/2016

216-058

C102

NO.	REVISION DESCRIPTION	DATE

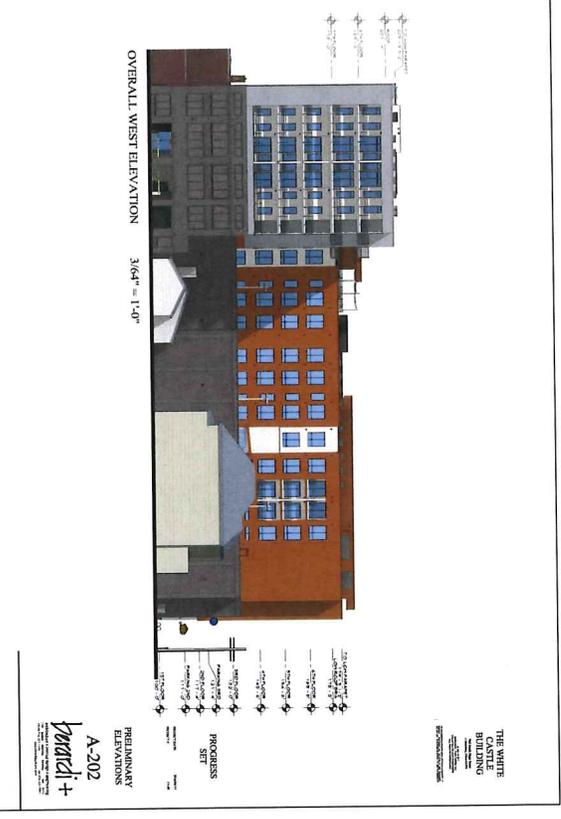
CERTIFIED BY: _____
ISSUANCE INDEX: _____
DATE: 08/22/2016
SCALE: N/A

PROJECT NUMBER: 2014.00565

FINAL SITE COMPLIANCE PLAN FOR WHITE CASTLE COLUMBUS, OHIO

AMERICAN STRUCTURE-POINT, INC.
2005 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43210
TEL: 614.646.1225 | FAX: 614.691.2226
www.americanstructure-point.com





REGISTRATION:
I HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN MEET ALL REQUIRED ZONING TEXT STANDARDS



Brian J. Marchi
REGISTERED ENGINEER

08/22/2016
DATE

216-058

NO.	REVISION SCHEDULE	DESCRIPTION	DATE

ISSUANCE INDEX	
DATE: 08/22/2016	
SCALE: N/A	

CERTIFIED BY: _____

DATE: 08/22/2016

ISSUANCE INDEX

SCALE: N/A

FINAL SITE COMPLIANCE PLAN FOR WHITE CASTLE COLUMBUS, OHIO

AMERICAN STRUCTUREPOINT

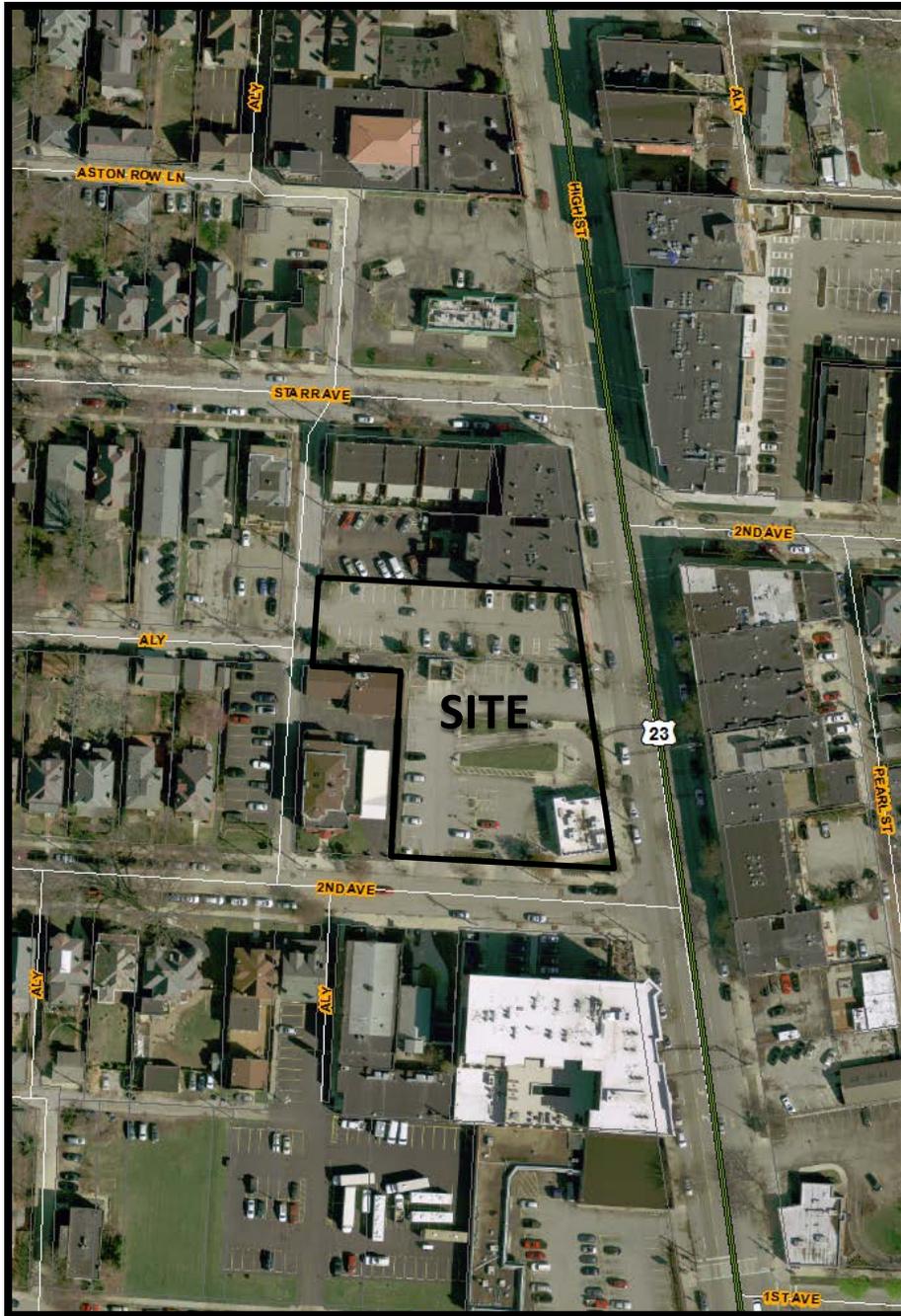
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 BORBOR

1000 North High Street, Suite 1000
Columbus, Ohio 43215

C103

Project Number: 2014_00565



Z16-058
975 North High Street
Approximately 1.08 acres
C-4 to CPD