

REZONING APPLICATION

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

OFFICIAL USE ONLY

Application #: 216-0483
Date Received: 9/12/16
Application Accepted By: SP + MM Fee: \$3200
Comments: Assigned to Tim Dietrich; 614-645-6665; tdietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1158 West Third Avenue Columbus, Ohio Zip 43212
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 010-065643-00
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) _____
Area Commission Area Commission or Civic Association: Fifth by Northwest Area Commission
Proposed Use or reason for rezoning request: Building expansion and patio addition for existing uses. (continue on separate page if necessary)
Proposed Height District: Existing 35'-0" Acreage 0.82 ± acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Robert E. Caudy
Address 3377 Hilliard Cemetery Rd. City/State Hilliard, Ohio Zip 43026
Phone # 614-315-3230 Fax # 614-545-4260 Email bob.caudy@yahoo.com

PROPERTY OWNER(S):

Name R & KC Adventures LLC
Address P.O. Box 12505 City/State Columbus, Ohio Zip 43212
Phone # 614-315-3230 Fax # 614-545-4260 Email bob.caudy@yahoo.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent / owner of R&KC Adventures LLC

Name Robert E. Caudy
Address 3377 Hilliard Cemetery Rd. City/State Hilliard, Ohio Zip 43026
Phone # 614-315-3230 Fax # 614-545-4260 Email: bob.caudy@yahoo.com

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

APPLICANT SIGNATURE Robert E. Caudy
PROPERTY OWNER SIGNATURE Robert E. Caudy (Owner R&KC Adventures LLC)
ATTORNEY / AGENT SIGNATURE Robert E. Caudy (Agent/owner R&KC Adventures LLC)

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 # 216-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert E. Caudy
of (1) MAILING ADDRESS 3327 Hilliard Cemetery Road Hilliard, Ohio 43026

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 1158 West Third Avenue Columbus, Ohio 43212
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) 9/12/16

(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) R & KC Adventures LLC
P.O. Box 12505
Columbus, Ohio 43212

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

Robert E. Caudy
614-315-3230

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

(5) 5th by Northwest Area Commission
Bruce McKibben - Zoning Committee Chair
1094 Lincoln Rd Columbus, Ohio 43212

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) Robert E. Caudy

Subscribed to me in my presence and before me this 12th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Kent J. Ziessler

My Commission Expires:

Kent J. Ziessler 5/22/2019

This Affidavit expires six months after date of notarization.

Notary Seal Here

KENT J. ZIESSLER
Notary Public, State of Ohio
My Commission Expires 05-22-2019

APPLICANT**PROPERTY OWNER**

Robert E. Caudy
 3377 Hilliard Cemetery Rd.
 Hilliard, OH 43026

R & KC Adventures LLC
 P.O. Box 12505
 Columbus, OH 43212

AREA COMMISSION

5th by Northwest AC c/o Zoning Chair
 Bruce McKibben
 1094 Lincoln Rd.
 Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

Vallhill Properties LLC
 1196 W. 3rd Ave.
 Columbus, OH 43212

Elizabeth foster
 1303 Eastview Ave.
 Columbus, OH 43212

1296-1298 Eastview Avenue LLC
 1296 Eastview Avenue
 Columbus, OH 43212

John Houze
 1318 Eastview Ave.
 Columbus, OH 43212

JJL&K LLC
 2430 Kunz Rd.
 Galloway, OH 43119

Jacquelyn & Alexander Swick
 1307 Virginia Ave.
 Columbus, OH 43212

Jennifer Hutson
 1313 Virginia Ave.
 Columbus, OH 43212

Josephine Fortin
 1132 W. 3rd Ave.
 Columbus, OH 43212

West Third Avenue Church LLC
 2925 Wellesley Drive
 Columbus, OH 43221

Michael Orourke
 1702 Northwest Blvd.
 Columbus, OH 43212

Kathleen Tabler
 1518 Elmwood Ave.
 Columbus, OH 43212

Kimberly Eyler & Joseph Vangundy
 1306 Virginia Ave.
 Columbus, OH 43212

Kimberly Eyler & Joseph Vangundy
 1308 Virginia Ave.
 Columbus, OH 43212

Red Light Ltd
 1171 W. 3rd Ave.
 Columbus, OH 43212

Fausto Sbrochi
 1309 Eastview Ave.
 Columbus, OH 453212

Hedges Properties Inc.
1177 W. 3rd Ave.
Columbus, OH 43212

Jo Joe Properties LLC
944 w. 5th Ave.
Columbus, OH 43212

Amy Hughes
1267 Virginia Ave.
Columbus, OH 43212

Donald & Anna Compton
1100 Urline Ave.
Columbus, OH 43212

Columbia Gas of Ohio Inc.
200 Civic Center Dr.
P.O. Box 117
Columbus, OH 43216

Chesapeake Properties
1037 Ridge St.
Columbus, OH 43215

KMS Equities LTD
7564 Heatherwood Drive
Canal Winchester, OH 43110

Kevin Bowen & Shelly Bloom
509 East 12th St. Apt 2C
New York, NY 10009

Blare Corp Family LP
1165 W. 3rd Ave.
Columbus, OH 43212

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 # 216-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Caudy
of (COMPLETE ADDRESS) 3377 Hilliard Cemetery Road Hilliard, Ohio 43026
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. Robert E. Caudy 3377 Hilliard Cemetery Road Hilliard, Ohio 43026 614-315-3230 | 2. Kristin L. Caudy 3377 Hilliard Cemetery Road Hilliard, Ohio 43026 614-306-0665 |
| 3. R&RC Adventures LLC P.O. Box 12505 Columbus, Ohio 43212 0 Columbus based employees Robert E. Caudy 614-315-3230 | 4. Village Gate Animal Hospital & Pet Resort LLC 1158 West Third Avenue Columbus, Ohio 43212 22 Columbus based employees Robert E. Caudy 614-315-3230 |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert E. Caudy

Subscribed to me in my presence and before me this 12th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Kent J. Ziesler

My Commission Expires:

5/22/2019

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

KENT J. ZIESLER
Notary Public, State of Ohio

My Commission Expires 05-22-2019

Notary Seal Here

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

Project Disclosure Statement (Continued)

5. Caddy's Delight LLC
1158 West Third Avenue, Suite B
Columbus, Ohio 43212
8 Columbus based employees
Robert E. Caudy, 614-315-3230

SEI FILE NO. 3236
1150 WEST THIRD AVENUE
COLUMBUS, OHIO

PROPERTY DESCRIPTION
JULY 18, 2005

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lots Number 56, 58, 59, 60, 61 and part of Lot 57 of VIRGINIA PLACE ADDITION as same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Pages 372 and 373 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a 3/4" hollow iron pin found at the northwesterly corner of said Lot 61 at the intersection of the easterly right-of-way line of Virginia Avenue (50' wide right-of-way) with the southerly right-of-way line of a 20 foot wide Alley as shown on said Plat Book 10, Page 372;

Thence South $86^{\circ} 11' 49''$ East 196.00 feet, along the southerly line of said Alley and the northerly lines of said Lots 61, 60, and 59, to a 1" hollow iron pin found bent on the northerly line of Lot 58;

Thence the following three (3) courses being across said Lot 59 and along the lines of that 14' x 16' tract conveyed to Columbia Gas of Ohio, Inc. of record in Deed Book 2542, Page 456:

- 1) South $03^{\circ} 48' 11''$ West 14.00 feet, to a point;
- 2) Thence South $86^{\circ} 11' 49''$ East 16.00 feet, to a point;
- 3) Thence North $03^{\circ} 48' 11''$ East 14.00 feet, along the westerly line of said Lot 56, to a 1" hollow iron pin found;

Thence South $86^{\circ} 11' 49''$ East 43.00 feet, along the southerly line of said 20 foot wide Alley and the northerly line of Lot 56, to a Mag Nail set on the westerly right-of-way line of Eastview Avenue (50' wide right-of-way);

Thence South $03^{\circ} 48' 11''$ West 134.87 feet along the westerly right-of-way line of Eastview Avenue, to an iron pin set on the northerly right-of-way line of West Third Avenue (60' wide right-of-way);

Thence North $86^{\circ} 17' 00''$ West 287.23 feet along the southerly lines of Lots 56 through 61 inclusive and the northerly right-of-way line of West Third Avenue, to an iron pin set on the easterly right-of-way line of Virginia Avenue;

Thence the following three (3) courses being along the easterly right-of-way lines of Virginia Avenue:

- 1) Northeasterly along the arc of a curve to the right, having a radius of 164.54 feet, a central angle of $11^{\circ} 41' 52''$, the chord bearing North $20^{\circ} 13' 01''$ East 33.53 feet, to a Mag Nail set at the point of tangency;
- 2) Thence North $26^{\circ} 04' 56''$ East 18.00 feet, to an iron pin set at the point of curvature;
- 3) Thence northeasterly along the arc of a curve to the left, having a radius of 214.54 feet, a central angle of $23^{\circ} 39' 02''$, the chord bearing North $14^{\circ} 14' 26''$ East 87.93

feet, to the Point of Beginning, containing 0.8233 acres of land, more or less, subject to any easements, restrictions or right-of-ways of previous record.

NOTE: Bearings are used for the determination of angles only. For the purpose of this description, a bearing of North $86^{\circ} 17' 00''$ West was assumed on the centerline of West Third Avenue. The iron pins set are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC."

The above description was prepared from an actual field survey of the premises during July, 2005 by Site Engineering, Inc.

216-048

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1158 West Third Avenue, Columbus, Ohio 43212
OWNER: R&KC Adventures LLC
APPLICANT: Robert E. Caudy (owner of R&KC Adventures LLC)
DATE OF TEXT:
APPLICATION: 216-048

1. **INTRODUCTION:** The site is located on the north side of West Third Avenue between Eastview Avenue and Virginia Avenue. There is an existing building with entrances off of Eastview Avenue and Virginia Avenue. The site is initially zoned M2, Manufacturing District, but received council variances (Council Variance #: CV05-043, file #: 1481-2005) in 2005 allowing an unlimited veterinarian practice with an outdoor therapeutic area, along with accessory pet daycare, boarding and grooming uses with existing off-street parking conditions. One portion of the original 2005 variance handled the parking space variance where the existing 27 spaces were allowed to accommodate the calculated 67 spaces needed. The 2012 modification (Z12-009) expanded the permitted uses and retained the original 2005 variances. This CPD request will carry over all of the variances that were approved by CV05-043 in 2005, all the expansion of appropriate commercial uses under Z12-009 in 2012 and asks requests permission for the 23 parking spaces to satisfy the calculated 56 parking spaces required for the existing uses as well as the expansion of the unlimited veterinary practice, the putt putt area, the outdoor patio area for the concession and the associated bathroom expansion.

2. **PERMITTED USES:** Veterinarians (Unlimited Practice), Pet Grooming, Pet Boarding, Pet Training, Pet Daycare, Pets and Supplies (only in association with the veterinary clinic, no stand alone pet retail), Animal Kennel, Animal Shelter, Grooming Training Facility, Indoor Putt-Putt, Indoor Virtual Golf, Concession Stand, Outdoor Patio and Concession Area, Arcade, Laser Tag, Laser Frenzy, Kids Inflatable Activity Center (bouncy castles, slides, etc.), Bumper Cars, Catering Businesses, Vending Machine Operators, Art Dealers/Art Galleries, Locksmiths and any use permitted in Chapter 3353 C-2 Office Commercial District except Telephone Call Centers, Telemarketing Bureaus, Telephone Answering Services and all uses in Section 3353.03(B) of the Columbus City Code in regards to Offices and/or Clinics for Health Care and Social Assistance.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text, the applicable development standards are contained in Chapter 3356 (C-4 Regional Scale Commercial District) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Building setback along West Third Avenue shall be a minimum of twelve (12) feet.
2. Parking setback along West Third Avenue shall be a minimum of ten (10) feet.
3. Building setback along Virginia Avenue shall be a minimum of twenty-five (25) feet.
4. Parking setback along Virginia Avenue shall be a minimum of five (5) feet.
5. Building setback along Eastview Avenue shall be a minimum of twenty-five (25) feet.

6. Parking setback along Eastview Avenue shall be a minimum of zero (0) feet.

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

Access shall be as shown on the Site Plan. The exact location access points may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

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

1. Applicant commits to maintaining the existing trees along Third Avenue and Virginia Avenue.
2. Applicant commits to providing additional trees along West Third Avenue that are 40 ft on center, beginning from the existing trees and proceeding west to Virginia Avenue.

D. Building Design and/or Interior-Exterior Treatment Commitments: N/A

E. Graphics

1. All new graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. Variances

- a) Section 3312.21B.1. Off-Street Parking and Loading, Landscaping and Screening: to require no new landscaping and allow existing paving between right-of-ways and the parking setback lines on the site for the existing building (or any direct replacement thereof in the case of damage replacement).
- b) Section 3312.21B.3. Off-Street Parking and Loading, Landscaping and Screening: to require no new screening of any portion of the existing parking lots at the site located within eighty (80) feet of residentially zoned property for the existing building (or any direct replacement thereof in the case of damage replacement).
- c) Section 3312.49C Off-Street Parking and Loading, Minimum Numbers of Parking Spaces Required: to allow twenty-three (23) parking spaces to satisfy the minimum number of parking spaces required for any of the permitted uses listed above as a part of this application.
- d) Section 3356.05F.2. C-4 Regional Scale Commercial District Development Limitations, Outdoor Therapeutic Exercise Areas for Veterinarians (unlimited practice): to allow outdoor exercise areas on the site that are located less than 100 feet from adjacent residentially zoned districts.

2. Site Plan: The subject site shall be developed in accordance with the site plan. 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 of the Site Plan shall be subject to review and may be

approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

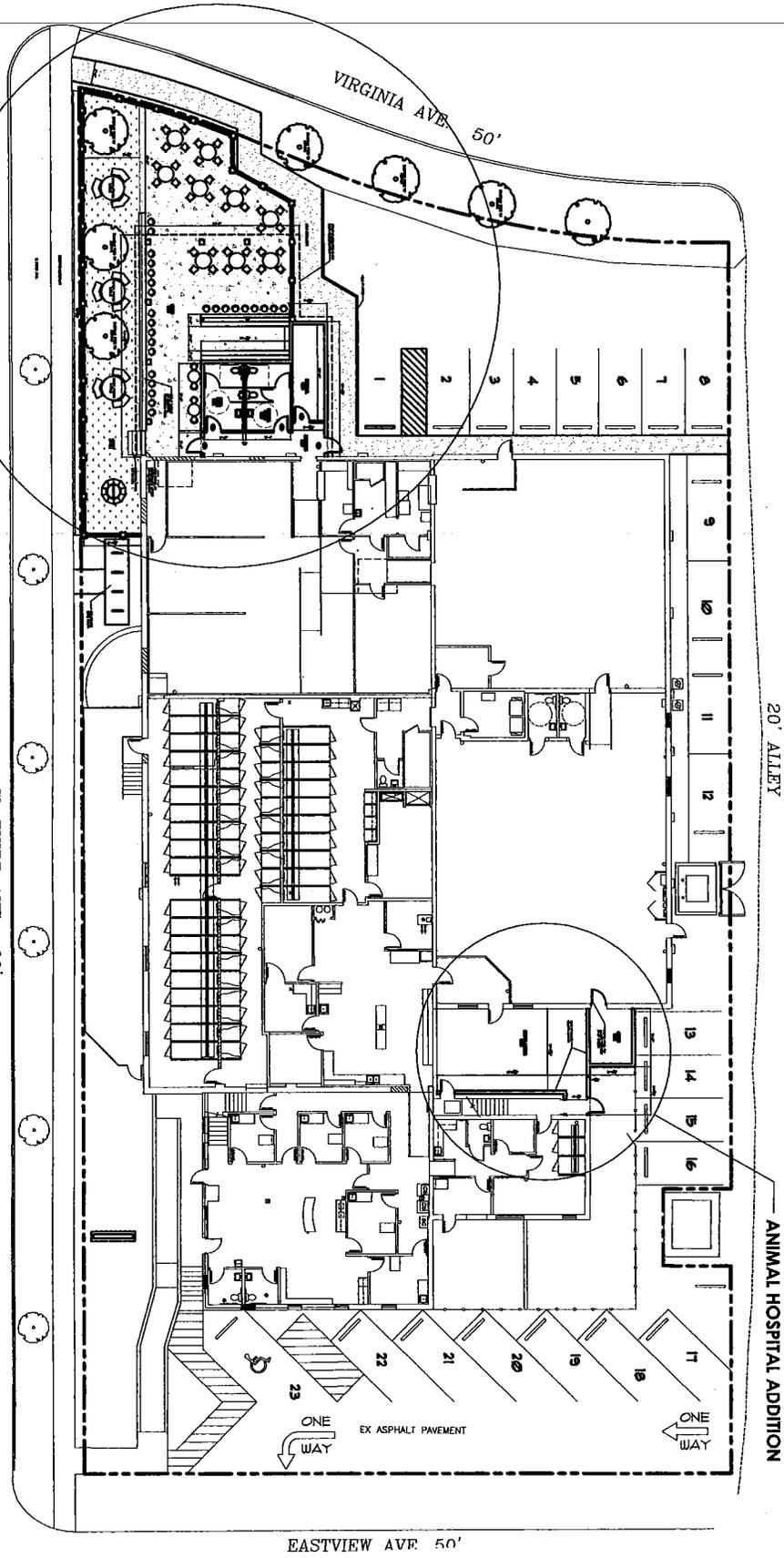
3. CPD Criteria

- a) Natural Environment: The site is currently developed with a single building.
- b) Activities: The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.
- c) Behavior Patterns: Existing development in the area has established vehicular and pedestrian patterns for the area.
- d) Circulation: The site will have access to Eastview Avenue, Virginia Avenue and the alley adjacent to the site.
- e) Emission: The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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 Code, except as permitted by this development text and drawings referenced herein.

SIGNATURE:

DATE:



LEGEND

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| 1 | EXISTING DRIVEWAY |
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| 21 | EXISTING DRIVEWAY |
| 22 | EXISTING DRIVEWAY |
| 23 | EXISTING DRIVEWAY |

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 5. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE AS SHOWN ON THE UTILITIES PLAN.
 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 7. ALL EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THE UTILITIES PLAN.
 8. ALL EXISTING UTILITIES SHALL BE DELETED AS SHOWN ON THE UTILITIES PLAN.
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 29. ALL EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THE UTILITIES PLAN.
 30. ALL EXISTING UTILITIES SHALL BE DELETED AS SHOWN ON THE UTILITIES PLAN.

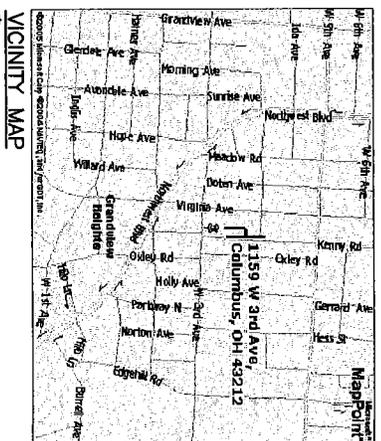
PATIO PLAN

W. THIRD AVE. 60'

EASTVIEW AVE. 50'

20' ALLEY

ANIMAL HOSPITAL ADDITION



[Signature]



SITE PLAN
SCALE: 3/8" = 1'-0"
NORTH

| | | | |
|----|---------------------------------|--|--|
| A0 | 16051 J architects | JH Architects, Inc. 5120 B Nike Drive Hilliard, Ohio 43026 614-527-7590 Fax 614-527-7592 | CADDY'S DELIGHT 1158 WEST THIRD AVENUE COLUMBUS, OHIO 43212 |
|----|---------------------------------|--|--|

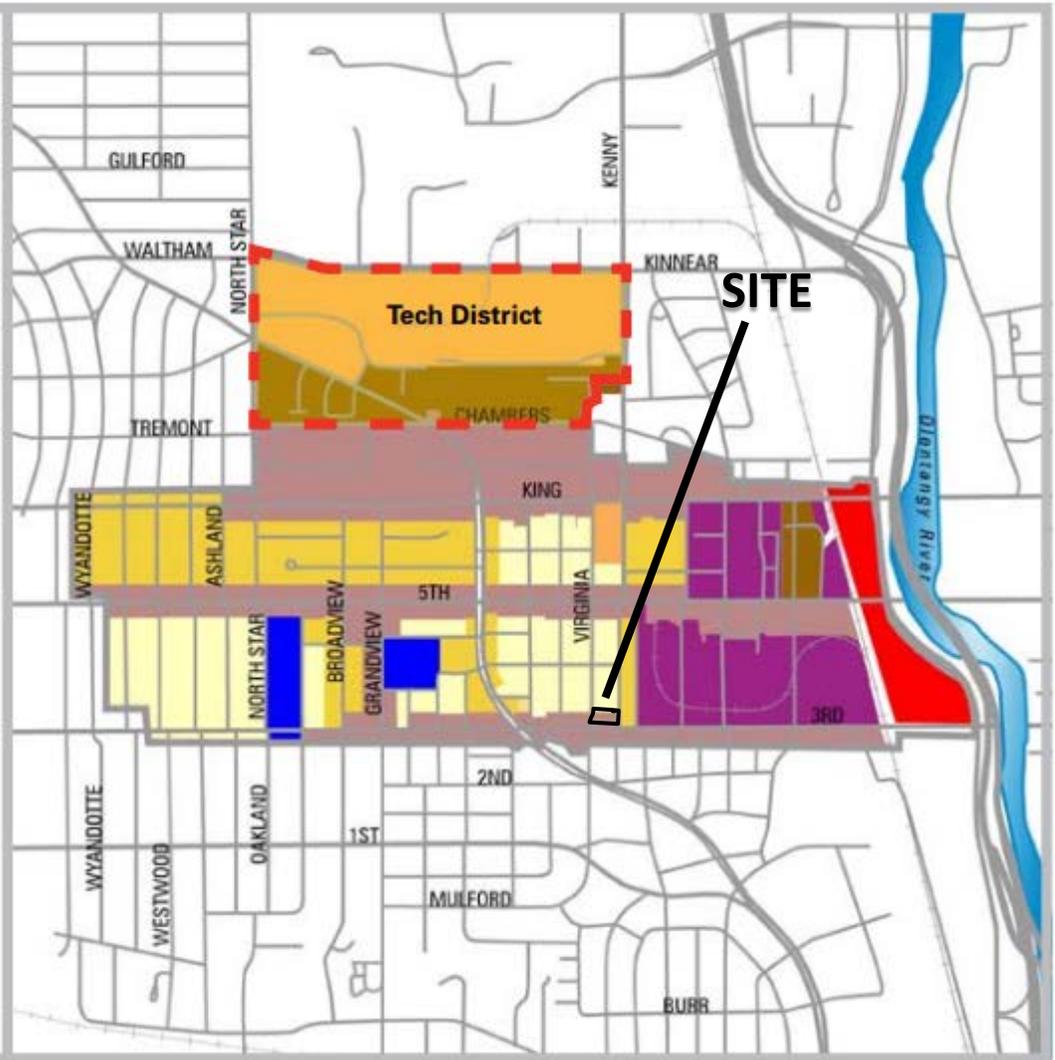
216-048



Z16-048
 1158 West Third Avenue
 Approximately 0.82 acres
 CPD to CPD

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family



Z16-048
1158 West Third Avenue
Approximately 0.82 acres
CPD to CPD



Z16-048
1158 West Third Avenue
Approximately 0.82 acres
CPD to CPD