

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

Application Number: CV17-076 Date Received: 10/24/17
Application Accepted by: TD Fee: \$1,600
Assigned Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1199 Franklin Avenue, Columbus, Ohio Zip: 43205

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: 010-001240, 010-001773, 010-001774, 010-009941

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

Current Zoning District(s): R-3

Area Commission or Civic Association: Near East Area Commission, Historic Resources Commission

Proposed Use or reason for Council Variance request: To permit commercial and residential use in the Avery Building (Subarea A) and an off-site parking lot (Subarea B).

Acreage: 0.654 +/-

APPLICANT:

Name: 1199 Franklin Investments, LLC, et al., c/o Dave Perry Phone Number: 614-228-1727 Ext.: -----
David Perry Company, Inc.
Address: 411 East Town Street, 1st Floor City/State: Columbus, OH Zip: 43215
Email Address: dave@daveperryco.net Fax Number: -----

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

Name: 1199 Franklin Investments, LLC, et al. c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----
Plank Law Firm
Address: 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: -----

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

Name: Donald Plank (Plank Law Firm) Phone Number: 614-947-8600 Ext.: -----
Address: 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: -----

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

APPLICANT SIGNATURE 1199 Franklin Investments LLC et al. by David B. Perry

PROPERTY OWNER SIGNATURE Donald Plank attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

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

Variance Application CV17-_____
1199 Franklin Avenue, Columbus, Ohio 43205

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) 1199 Franklin Investments, LLC
c/o Dean Adamantidis
75 East Gay Street
Columbus, Ohio 43215
- 2) 228 Sherman Investments, LLC
c/o Dean Adamantidis
75 East Gay Street
Columbus, Ohio 43215

10/03/17

CV17-076

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

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Signature of Applicant

Donald Plank

Date

10/23/17

Attorney

(Donald Plank, Plank Law Firm)

Date

Consultant

Dave Perry

(Dave Perry, David Perry Company, Inc.)

Date

10/23/17

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CU17-076

Exhibit B

Statement of Hardship

CV17-____, 1199 Franklin Avenue, Columbus, OH 43205

The site consists of two (2) areas, as follows: 1) the historic Avery Building, addressed as 1199 Franklin Avenue and 2) three (3) lots approximately 60 feet southeast of the Avery Building proposed to be developed as an off-site parking lot to provide parking for uses in the Avery building. The Avery Building parcel noted as Subarea A in this application is 0.373 acres and the parking lot is 0.281 acres. Both sites are zoned R-3, Residential from area rezoning initiated by the City of Columbus. The Avery Building was built in phases between 1898 and 1909. It was built for a Pontiac dealership and predates Columbus having zoning. The building is 22,500 +/- SF and clearly can't be used as a single family dwelling (R-3 zoning). The Avery Building is listed on both the national and Columbus Register of Historic Properties, so it is under the review jurisdiction of the Historic Resources Commission as well as the Near East Area Commission. The building renovation and parking lot construction will be approximately \$1.5 million dollars.

Applicant proposes to redevelop the Avery Building (Subarea A) with 7,550 SF of commercial use, to include restaurant use(s), 800 SF of outside patio for seasonal restaurant use, 15 dwelling units, and a parking garage for 15 parking spaces. To provide additional parking, applicant proposes to develop Subarea B with an accessory, off-site, parking lot for the Avery Building (Subarea A). Given the zoning pattern of the area, City of Columbus area rezoning, and preference for establishing non-residential uses by variance, a council variance is the preferred procedural means to address the zoning aspects of this project.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit up to 7,550 SF of commercial space for restaurant, retail or office use, 800 SF of seasonal patio area, a maximum of 15 dwelling units and an inside parking garage for up to 15 vehicles in Subarea A; and to permit a parking lot for up to 34 parking spaces and dumpster boxes in Subarea B.
- 2). Section 3312.13, Driveway, to reduce the driveway width at two locations on the south side of the building on Subarea A for access to interior parking spaces from 20 feet to 12 feet at each access point for the interior parking areas.
- 3). Section 3312.21(B)(1)(3), Landscaping and Screening, to permit pavement for access to dumpster boxes along part of the Sherman Avenue parking setback in Subarea B and to not require perimeter screening of the Subarea B parking lot other than with the islands and Sherman Avenue landscaping shown on the Site Plan.
- 4). Section 3312.27(3), Parking Setback Line, to reduce the required parking setback for Sherman Avenue in Subarea B from 10' to four (4) feet.

5). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 129 spaces to 15 spaces for Subarea A, subject to providing an off-site parking lot (Subarea B) with 34 spaces.

6). Section 3321.01, Dumpster Area, to permit access to and maneuvering area for the dumpsters on Subarea B in Sherman Avenue (50', dead end).

7). Section 3321.05(A)(B), Vision Clearance, to reduce vision clearance triangles for Subarea A from 30'x30' at the intersection of Franklin Avenue and Sherman Avenue to 3'x3', and from 10'x10' to 0'x0' at the corner of Sherman Avenue and Chapel Street (alley), to reflect existing conditions.

8). Section 3321.07(B), Landscaping, to reduce required trees of 1 tree/10 dwelling units from 2 trees for 15 dwelling units in Subarea A to zero (0) trees on the parcel.

9). Section 3332.21, Building Lines, to permit the existing eight (8) foot and zero (0) foot building setback lines on Franklin Avenue and Sherman Avenue, respectively, in Subarea A; and to reduce the Sherman Avenue building setback line to zero (0) feet for the placement of dumpster boxes for the Avery Building on Subarea A.

10). Section 3332.25, Maximum Side Yard Required, to reduce the maximum side yard from 16 feet to the existing zero (0') side yard on Subarea A for the sum of the existing building side yards in Subarea A.

11). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yard from five (5) feet to zero (0) feet on Subarea A for the existing building side yards in Subarea A.

5). Section 3332.27, Rear Yard, to reduce the rear yard of the principal building on Subarea A from 25% to zero (0) percent, to reflect the rear yard of the Avery Building.

12). Section 3332.27, Rear Yard, to reduce rear yard for the building in Subarea A to 0% to reflect the existing position of the building on the parcel.

10-23-17

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: CV17-076

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)

of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1199 Franklin Avenue, Columbus, Ohio 43205

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) 1199 Franklin Investments, LLC, et al.

c/o Dave Perry (Agent) David Perry Company, Inc.

411 East Town Street, 1st Floor

Columbus, Ohio 43215

1199 Franklin Investments, LLC

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

c/o Dave Perry (614) 228-1727

Near East Area Commission

Historic Resources
Commission

(5)

c/o Annie Ross-Womack / c/o Kathleen Bailey

c/o Randy Black

874 Oakwood Avenue

489 Linwood Ave

City of Columbus

Columbus, Ohio 43206

Columbus, OH 43205

50 W Gay St., FL 4

Columbus, 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)

☒ 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 23rd day of October, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires



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

Exhibit A
1199 Franklin Avenue
CV17-_____
October 23, 2017

APPLICANT:

1199 Franklin Investments, LLC
c/o Dave Perry
David Perry Company, Inc.
411 East Town St., 1st FL
Columbus, Ohio 43215

228 Sherman Investments, LLC
c/o Dave Perry
David Perry Company, Inc.
411 East Town St., 1st FL
Columbus, Ohio 43215

PROPERTY OWNER:

1199 Franklin Investments, LLC
c/o Donald Plank
Plank Law Firm
411 East Town St., 2nd FL
Columbus, Ohio 43215

228 Sherman Investments, LLC
c/o Donald Plank
Plank Law Firm
411 East Town Street, 2nd FL
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT:

Donald Plank
Plank Law Firm
411 East Town Street, 2nd FL
Columbus, Ohio 43215

COMMUNITY GROUP/COALITION:

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Avenue
Columbus, Ohio 43206

Historic Resources Commission
c/o Randy Black
City of Columbus
50 W Gay Street, FL 4
Columbus, Ohio 43215

Near East Area Commission
c/o Kathleen Bailey
489 Linwood Avenue
Columbus, Ohio 43205

SURROUNDING PROPERTY OWNERS

John R Dupler (*or current occupant*)
229 Bayshore Drive
Cape Coral, FL 33904

Larry G Moore
Rita A Moore (*or current occupant*)
376 Linwood Avenue
Columbus, Ohio 43205

John Whitlock (*or current occupant*)
1221 Franklin Avenue
Columbus, Ohio 43205-1411

Charles E Smith (*or current occupant*)
1212 Franklin Avenue
Columbus, Ohio 43205-1402

Joshua Burgess (*or current occupant*)
1220 Franklin Avenue
Columbus, Ohio 43205

Christopher P Berno
Mary Margaret Schultz (*or current occupant*)
1224 Franklin Avenue
Columbus, Ohio 43205-1402

John F Whitlock (*or current occupant*)
1221 Franklin Avenue
Columbus, Ohio 43205-1411

Cindy A Donaldson (*or current occupant*)
1217 Franklin Avenue
Columbus, Ohio 43205-1411

1199 Franklin Avenue
CV17- 076, October 23, 2017
Exhibit A, Public Notice
Page 1 of 3

228 Sherman Investments, LLC (*or current occupant*)
PO Box 6209
Columbus, Ohio 43206-0209

Steve C Champion (*or current occupant*)
235 Sherman Avenue
Columbus, Ohio 43205-1400

M. Erlandson Sorenson (*or current occupant*)
1185 Franklin Avenue
Columbus, Ohio 43205-1401

SIJ Partnership, LLC (*or current occupant*)
3540 E Fulton Street
Columbus, Ohio 43227-1125

Matthew Evans (*or current occupant*)
101 E Moler Street
Columbus, Ohio 43207-1026

Richard A Stevens (*or current occupant*)
1434 Sedgefield Drive
New Albany, Ohio 43054-9421

Hammer Out Homes, Inc.
Hero Homes Solutions, LLC (*or current occupant*)
2800 W. State Road 84, Suite 118
Fort Lauderdale, FL 33312-4812

235 Wilson Investments, LLC (*or current occupant*)
PO Box 6209
Columbus, Ohio 43206-0209

Lar-Rita Properties, LLC (*or current occupant*)
17 Wilson Avenue
Columbus, Ohio 43205

Brittany R Peterson (*or current occupant*)
1247 Franklin Avenue
Columbus, Ohio 43205

Thurman Martin (*or current occupant*)
1237 Franklin Avenue
Columbus, Ohio 43205-1411

Deshawn Sensabaugh (*or current occupant*)
1235 Franklin Avenue
Columbus, Ohio 43205-1411

Dominica Rennick (*or current occupant*)
1233 Franklin Avenue
Columbus, Ohio 43205-1411

Tina M Crow (*or current occupant*)
1194 Bryden Road
Columbus, Ohio 43205

Blaise Benner
Brian Benner (*or current occupant*)
1200 Bryden Road
Columbus, Ohio 43205

Robert G Thomas (*or current occupant*)
1212 Bryden Road
Columbus, Ohio 43205

Michael Ponzani
Anne Ponzani (*or current occupant*)
1216 Bryden Road
Columbus, Ohio 43205

Jay M Poroda
Jay D Trainer (*or current occupant*)
1220 Bryden Road
Columbus, Ohio 43205

Judy L Forsythe (*or current occupant*)
1224 Bryden Road
Columbus, Ohio 43205

Kent M Rambo
Diane P Rambo (*or current occupant*)
1230 Bryden Road
Columbus, Ohio 43205

Fred E Mayer
Kenneth D Merrill (*or current occupant*)
1234 Bryden Road
Columbus, Ohio 43205

Eugene H Fletcher (*or current occupant*)
213 Woodland Avenue
Columbus, Ohio 43203-1741

Screaming Eagle Investments, LLC
(*or current occupant*)
7426 Trevenia Drive
Blacklick, Ohio 43004-6014

Douglas J Hansknecht (*or current occupant*)
1188 Bryden Road
Columbus, Ohio 43205

Raymond F Smith (*or current occupant*)
1240 Bryden Road
Columbus, Ohio 43205

Network Restorations II (*or current occupant*)
88 E Broad Street
Columbus, Ohio 43215

Timothy Lee Allen (*or current occupant*)
7742 Cabbage Road
Westerville, Ohio 43081-9377

Brandon A Buchanan (*or current occupant*)
1190 Franklin Avenue
Columbus, Ohio 43205

1199 Franklin Avenue
CV17-076 October 23, 2017
Exhibit A, Public Notice
Page 2 of 3

ALSO NOTIFY

1199 Franklin Investments, LLC
c/o Dean Adamantidis
75 East Gay Street, Suite 100
Columbus, Ohio 43215

228 Sherman Investments, LLC
c/o Dean Adamantidis
75 East Gay Street, Suite 100
Columbus, Ohio 43215

Bass Studio Architects
c/o Timothy A. Bass, AIA
36 King Avenue
Columbus, OH 43201

Bass Studio Architects
c/o Chris Mannella
36 King Avenue
Columbus, OH 43201

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

CU17-076

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)

of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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. 1199 Franklin Investments, LLC 75 East Gay Street, Suite 100 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Dean Adamantidis (614) 774-9245	2. 228 Sherman Investments, LLC 75 East Gay Street, Suite 100 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Dean Adamantidis (614) 774-9245
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 23rd day of October, in the year 2017

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



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

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City of Columbus Zoning Plat



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: 010001240, 010001773, 010001774 & 010009941

Zoning Number: 1199

Street Name: FRANKLIN AVE

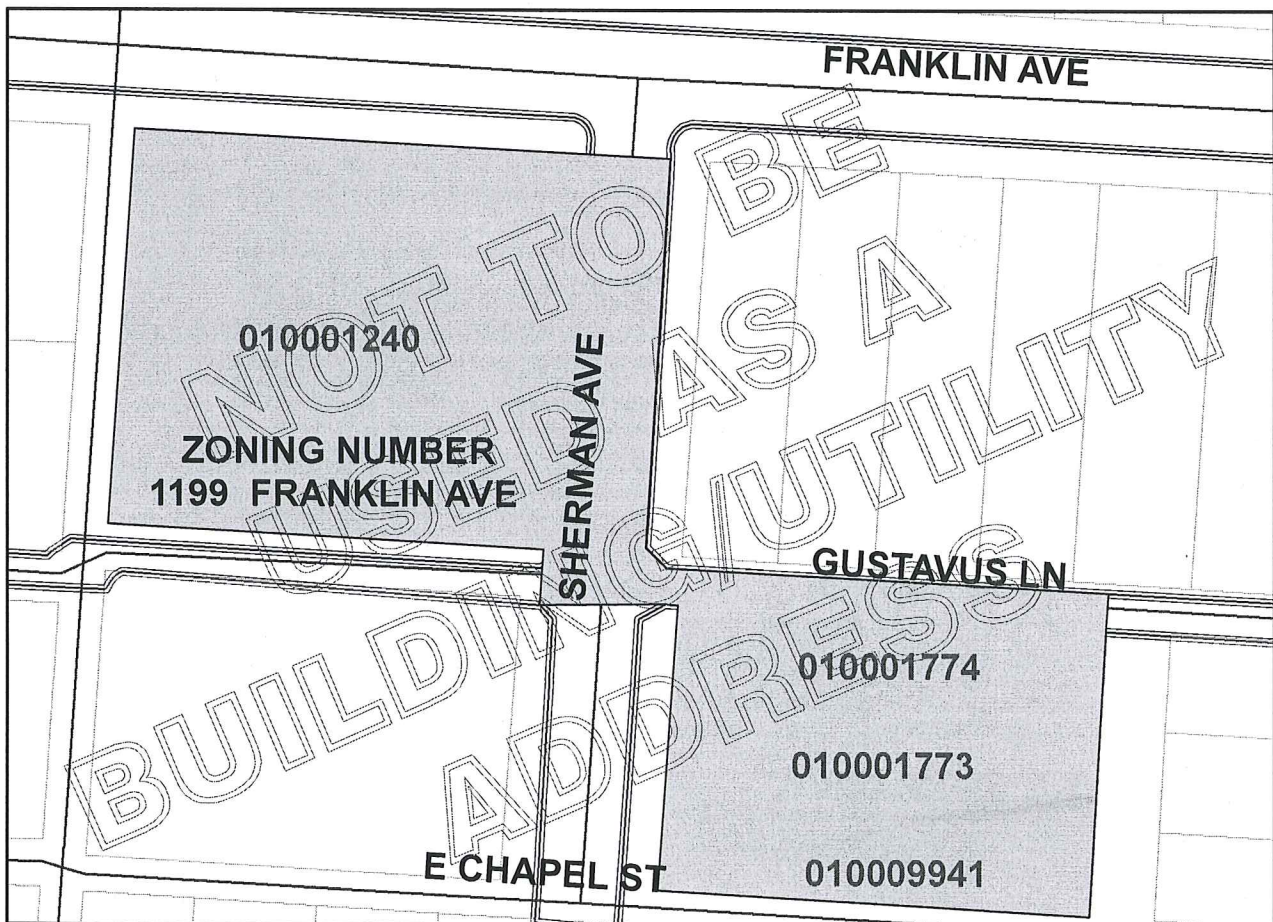
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY COMPANY, INC (DAVE PERRY)

Issued By: *Adyana Amarion*

Date: 9/29/2017



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 103502

CU17-076



Hockaden and Associates, Inc.

Consulting Engineers and Surveyors

883 North Cassady Avenue, Columbus, Ohio 43219 Phone: 614/252-0993 Fax: 614/252-0444

Subarea A

DESCRIPTION OF 0.373 ACRE TRACT OF LAND
SOUTH OF FRANKLIN AVENUE
WEST OF WILSON AVENUE
EAST OF CHAMPION AVENUE

Situated in the State of Ohio, County of Franklin, City of Columbus, being lots 69-72 of Stewart & Jones Subdivision as recorded in Plat Book 2, Page 192, and being the tract of land conveyed to 1199 Franklin Investments, LLC as recorded in Instrument Number 201702270026984 (all references refer to records in the Franklin, County Recorder's Office, Ohio) and being more fully described as follows:

Beginning at the intersection of the southerly right of way of Franklin Avenue (50' R/W) and the westerly right of way of Sherman Avenue (50' R/W) also being the northeasterly corner of lot 72 of said Stewart & Jones Subdivision being the Point of Beginning;

Thence South $3^{\circ}41'59''$ West a distance of 125.00 feet, along the westerly right of way of said Sherman Avenue, to a point on the northerly line of a fifteen (15') alley and the southeasterly corner of said lot 72;

Thence North $86^{\circ}47'23''$ West a distance of 130.00 feet, along the southerly line of said lots 69-72 and the northerly line of said alley, to a point at the southwesterly corner of said lot 69 and easterly line of a fourteen (14') alley;

Thence North $3^{\circ}41'59''$ East a distance of 125.00 feet, along the westerly line of said lot 69 and easterly line of said fourteen (14') alley to a point on the southerly right of way of said Franklin Avenue and northwesterly corner of said lot 69;

Thence South $86^{\circ}47'23''$ East a distance of 130.00 feet, along the southerly right of way of said Franklin Avenue and northerly lines of said lots 69-72, to the Point of beginning containing 0.373 acres more or less according to deeds and recorded plats of record compiled by Hockaden and Associates, Inc. in October of 2017.

Bearings are assumed.

43012/10.1-102017-L1

CUN-076



Hockaden and Associates, Inc.

Consulting Engineers and Surveyors

883 North Cassady Avenue, Columbus, Ohio 43219 Phone: 614/252-0993 Fax: 614/252-0444

Subarea B

DESCRIPTION OF 0.281 ACRE TRACT OF LAND
SOUTH OF FRANKLIN AVENUE
WEST OF WILSON AVENUE
EAST OF CHAMPION AVENUE

Situated in the State of Ohio, County of Franklin, City of Columbus, being lots 85-87 of Stewart & Jones Subdivision as recorded in Plat Book 2, Page 192, and being the tract of land conveyed to 228 Sherman Investments, LLC as recorded in Instrument Number 201702270026985 (all references refer to records in the Franklin, County Recorder's Office, Ohio) and being more fully described as follows:

Beginning at the intersection of the southerly right of way of 15' alley (15' R/W) and the easterly right of way of Sherman Avenue (50' R/W) also being the northwesterly corner of lot 87 of said Stewart & Jones Subdivision being the Point of Beginning;

Thence South $86^{\circ}47'23''$ East a distance of 136.00 feet, along the southerly right of way of said 15' alley, to a point on the westerly line of a twenty (20') alley and the northeasterly corner of said lot 87;

Thence South $3^{\circ}41'59''$ West a distance of 90.00 feet, along the easterly line of said lots 85-87 and the westerly line of said (20') alley, to a point at the southeasterly corner of said lot 85;

Thence North $86^{\circ}47'23''$ West a distance of 136.00 feet, along the southerly line of said lot 85 to a point on the easterly right of way of said Sherman Avenue and southwesterly corner of said lot 85;

Thence North $3^{\circ}41'59''$ East a distance of 90.00 feet, along the easterly right of way of said Sherman Avenue and westerly lines of said lots 85-87, to the Point of beginning containing 0.281 acres more or less according to deeds and recorded plats of record compiled by Hockaden and Associates, Inc. in October of 2017.

Bearings are assumed.

43012/10.1-102017-L2

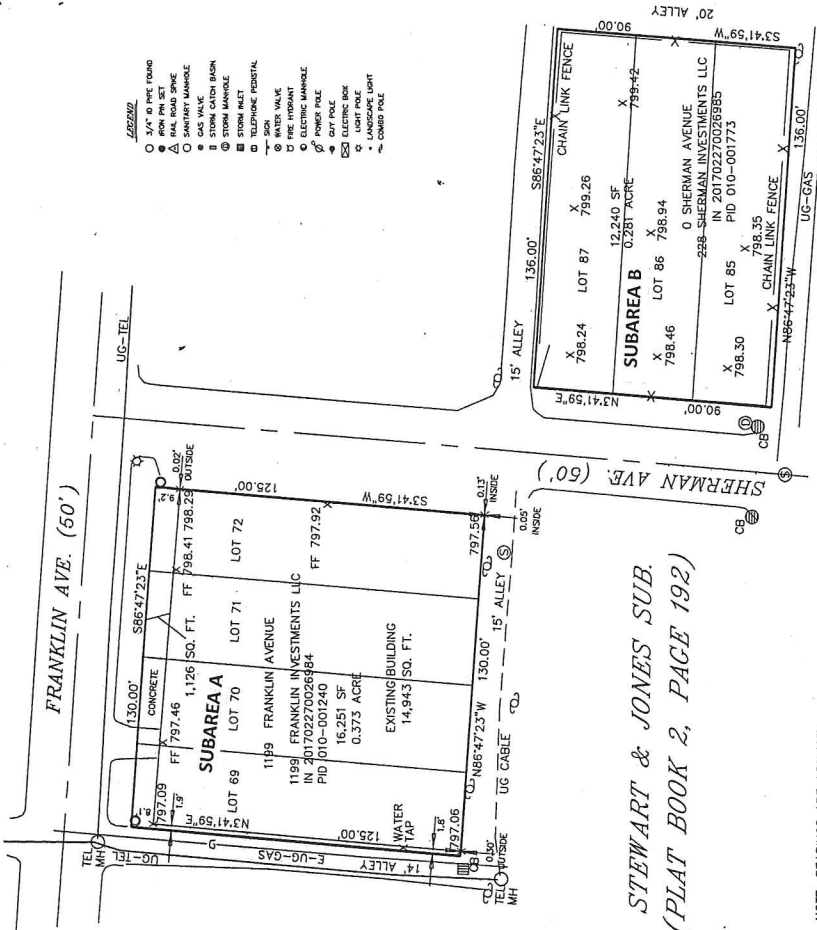
C017-076

EXHIBIT "A"**(Legal Description)**

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

Being Lots Numbers Eighty-five (85), Eighty-six (86) and Eighty-seven (87) in STEWART AND JONES ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, page 192, Recorder's Office, Franklin County, Ohio.

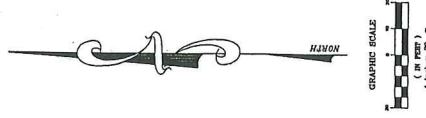
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS, BEING LOTS 69-72, 85-87 OF
STEWART & JONES SUB. (PLAT BOOK 2, PAGE 192)



STEWART & JONES SUB.
(PLAT BOOK 2, PAGE 192)

NOTE: BEARINGS ARE ASSUMED

ELEVATIONS ARE BASED UPON FRANKLIN COUNTY SURVEY CONTROL DATABASE
DESIGNATION: 9 BRASS PLUG IN THE BOTTOM STEP OF THE DEBRE LELAM KIDUS GEBRIEL
56.5 FEET SOUTH OF THE SOUTH CURB OF U.S. 40 (EAST BROAD STREET), 48.3 FEET
WEST OF THE WEST CURB OF 21ST STREET, LEVEL WITH THE BOTTOM STEP.



- LEGEND**
- 3/4" IRON ROD
 - △ IRON ROD SPUR
 - SANITARY MANHOLE
 - GAS VALVE
 - STORM CATCH BASIN
 - STORM MANHOLE
 - TELEPHONE POLE
 - TELEPHONE POSTAL
 - SON
 - WATER VALVE
 - ELECTRICAL MANHOLE
 - ELECTRICAL MANHOLE
 - POWER POLE
 - GUY POLE
 - ELECTRIC BOX
 - LIGHT POLE
 - LIGHT POLE
 - LIGHT POLE
 - COMB POLE

CHAMPION AVE.	OAK STREET
FRANKLIN AVE.	COLUMBUS
SHERMAN AVE.	WILSON AVE.
BRYDEN RD.	

LOCATION MAP
NOT TO SCALE

TOPOGRAPHIC SURVEY

LOCATION
SOUTH OF FRANKLIN AVE.
WEST OF WILSON AVE.
EAST OF CHAMPION AVE.

CLIENT
BLISS STUDIO ARCHITECTS

ENGINEER
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

BY
FRANK C. LONG, P.S. No. 6615

DATE
10/12/2017

SCALE
1" = 20'

SHEET
1 OF 1

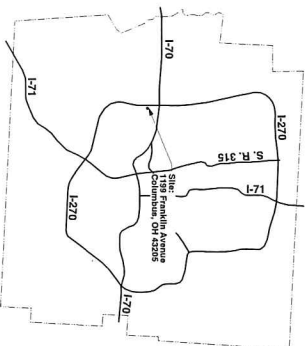
CU17-076

AVERY BUILDING AND PARKING LOT - SITE DATA **1199 Franklin Avenue**

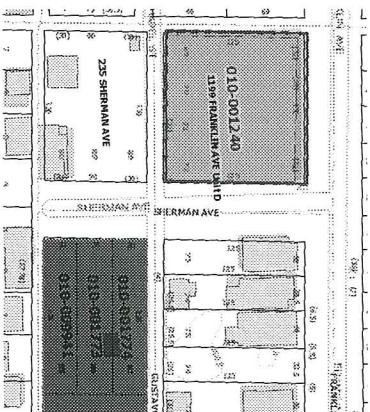
Avery Building (1)		Parking Lot
TID	010-01240	(Billed A)
ANAL	0.371 acre +/-, 16,248 SF +/-	010-01274, 010-01273, 010-00941
ZONING	R-3, Residential	R-3, Residential
PERMITTED USE	57 ground floor commercial space and 15 space interior parking (garage, Second floor/lot); 15 dwelling units	57 ground floor commercial space and 15 space interior parking lot (off-st, 34 spaces)
TRAFFIC		
Car	7,550 SF restaurant (2) @ 175 SF, 101 spaces	0
Required	800 SF Patio @ 1150.5 spaces	0
Provided	150 SF patio @ 1150.5 spaces per DL, 23 spaces	34
Required	129 spaces	0
Provided	8 spaces	0
Required	8 spaces	0
Provided	8 spaces	0
Lot coverage	100%	N/A

(1) Avery Building is registered on the national and Columbus Historic Building registers.
(2) Commercial space is calculated as restaurant space. Retail and office uses are also permitted.

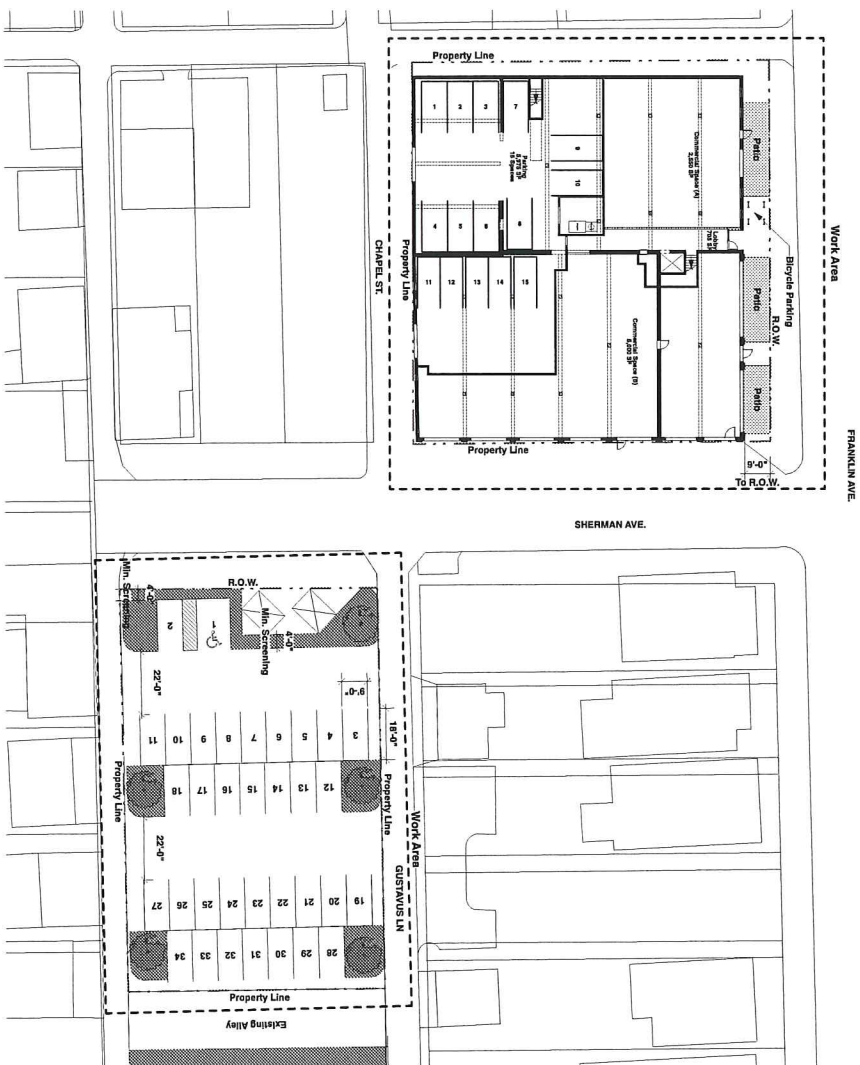
2 Location Map SCALE: 1" = 100'



3 Vicinity Map SCALE: 1" = 100'



1 Site Plan (Subarea B) SCALE: 1" = 50'



CV17-076

BASS
STUDIO
ARCHITECTS

36 KING AVENUE
 Columbus, OH 43201
 Ph. 614.294.4893
 BassStudioArchitects.com

Avery Building
Renovation and
Parking Lot
 1199 Franklin Avenue

Date: 23 October 2017

DATE & VERSION

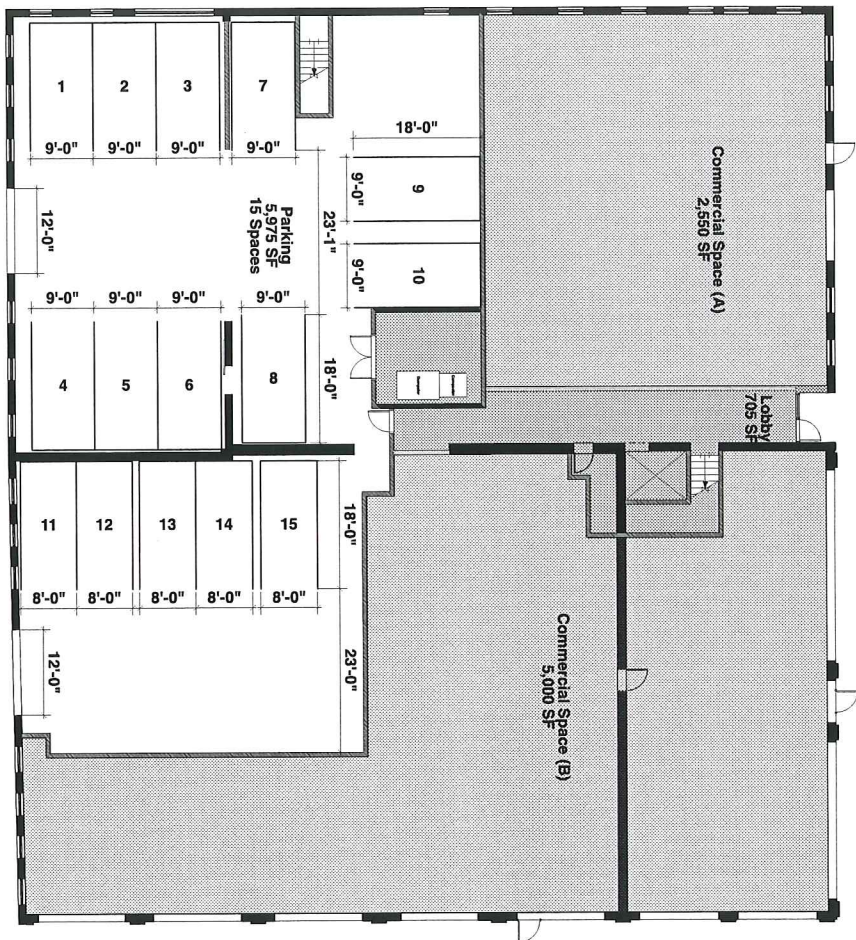
Zoning Exhibit

SHEET TITLE

Z1

SHEET NO.

CV17-



1 First Floor Architectural Plan (w/ Interior Parking)



BASS
STUDIO
ARCHITECTS

36 KING AVENUE
Columbus, OH 43201
Ph. 614.294.4893
BassStudioArchitects.com

Avery Building
Renovation and
Parking Lot
1199 Franklin Avenue

Date: 20 October 2017

DATE & REVISIONS

Overall First Floor Plan

SHEET TITLE

Z2

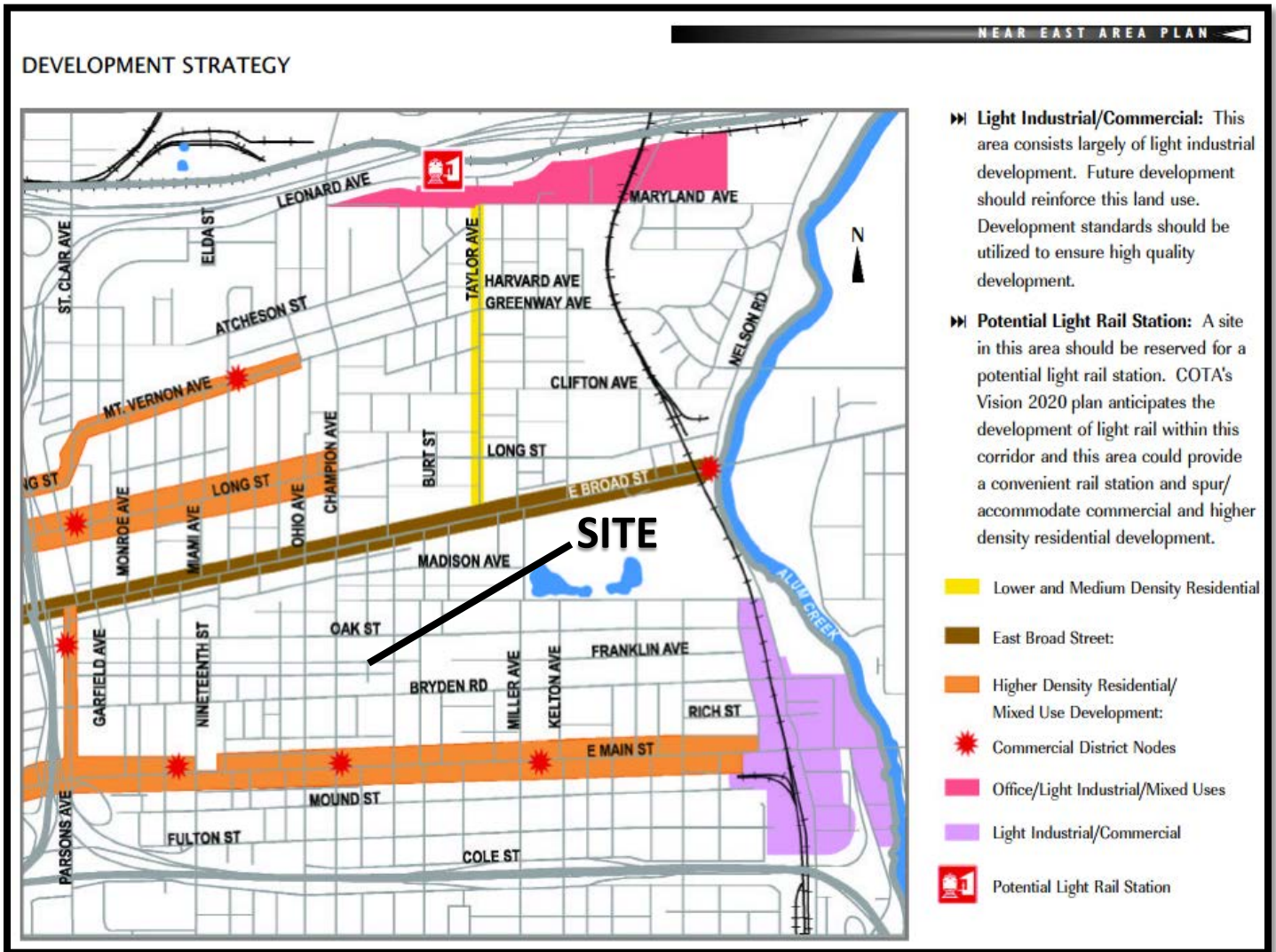
SHEET NO.

CU 17-076



CV17-076
1199 Franklin Avenue
Approximately 0.65 acres

Near East Area Plan (2005)



CV17-076
1199 Franklin Avenue
Approximately 0.65 acres



CV17-076
1199 Franklin Avenue
Approximately 0.65 acres