THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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: CV17-066 Date Received: 11/6/17

Application Accepted by: KP Fee: $040 (paid)

Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 158 N. Wheatland Avenue, Columbus, Ohio Zip: 43204

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: 010-267201 (Part of)

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

Current Zoning District(s): ARLD (Pending Z17-039)

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for Councial Variance request:
Variances for site development standards in conjunction with Z17-039

Acreage: 3.499 +/- Ac

APPLICANT:

Name: The WODA Group, LLC (c/o Dave Perry) Phone Number: 614-228-1727 Ext.: -------

Address: David Perry Company, Inc. 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: City of Columbus c/o John Turner Phone Number: 614-645-2551 Ext.: ---------

Address: 50 West Gay Street, FL 4 City/State: Columbus, Ohio Zip: 43215

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

ATTORNEY / AGENT (Check one if applicable): ■ Attorney ☐ Agent (Attorney for Applicant)

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 The Woda Group LLC by David B Perry Agent

PROPERTY OWNER SIGNATURE [signature], Administrator

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

Rev 10/16 slp

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AND ZONING SERVICES

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STATEMENT OF HARDSHIP

CV17-066

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 conjuction 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** 11-3-17

Attorney _____ (Donald Plank, Plank Law Firm) Date _____

Consultant Dave Perry (Dave Perry, David Perry Company, Inc.) Date 11-3-17

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Exhibit B

Statement of Hardship

CV17-066, 158 N. Wheatland Avenue, Columbus, OH

The 3.5 +/- acre site is located on the east side of N. Wheatland Avenue, 1,200 +/- feet north of W. Broad Street. The site is owned by the City of Columbus and is zoned NG, Neighborhood General from a previous development proposal. Applicant proposes to rezone (Z17-039) the site to the ARLD, Apartment Residential District to permit a multi-family residential development consisting of a single 60 unit apartment building. This proposed development is similar to the 60 dwelling units approved as Phase 1 on N. Wheatland Avenue abutting this site to the north. The 60 units proposed with rezoning application Z17-039 and this variance application are phase 2 of the Wheatland Crossing development by applicant. The site plan titled "Wheatland Crossing Phase 2", dated ____, hereafter "Site Plan" is submitted with this variance application.

Applicant has a hardship warranting variances in that there is no zoning district to which the site could be rezoned without also requiring variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, with the proposed standards variances. The height variance is to permit an increase in height from 35 feet to 40 feet, as measured to the mid-point of the hip/gable roof. The site is located near a major bus line for alternative transportation.

Applicant requests variances from the following sections of the Columbus Zoning Code:

1). Section 3309.14(A), Height Districts, to permit a building height of 40 feet, in the H-35 Height District.

2). Section 3312.21(D), Landscaping and Screening, to not provide parking lot screening along the east and north sides of the parking lot because it is adjacent to the parking lot for Wheatland Phase I, and to reduce the height of parking lot screening from five (5) feet to three (3) feet along all of the south property line.

3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 1.5 spaces per dwelling unit to 1.15 spaces per dwelling unit for 60 dwelling units, thereby reducing parking from 90 spaces to 69 spaces.

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AND ZONING SERVICES

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: CV17-066

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 158 North Wheatland Avenue, Columbus, Ohio 43204
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, FL 4
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
The WODA Group, LLC c/o Dave Perry (David Perry Company, Inc.)
614-228-1727

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)**
Greater Hilltop Area Commission
c/o Daryl Hennessey
PO Box 28052, Columbus, Ohio 43228

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 Dave B. [signature]

Sworn to before me and signed in my presence this 3rd day of November, in the year 2017

Stacey L. Danza
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

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

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

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EXHIBIT A, Public Notice
158 N. Wheatland Avenue
CV17-066
November 1, 2017

APPLICANT

The WODA Group, LLC
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

PROPERTY OWNER

City of Columbus
c/o John Turner
845 Parsons Avenue
Columbus, Ohio 43206

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP:

Greater Hilltop Area Commission
C/o Daryl Hennessey
PO Box 28052
Columbus, Ohio 43228

PROPERTY OWNERS WITHIN 125 FEET

State of Ohio (*or current occupant*)
1960 West Broad Street
Columbus, Ohio 43223-1206

City of Columbus Ohio (*or current occupant*)
50 West Gay Street, FL 4
Columbus, Ohio 43215-9000

Wheatland Crossing Limited Partnership (*or current occupant*)
229 Huber Village Blvd., Suite 100
Westerville, Ohio 43081-8075

Frank J Oestreicher, Jr.
Mary E Oestreicher (*or current occupant*)
207 N Wheatland Avenue
Columbus, Ohio 43204-3777

Shekinah Glory Properties, LLC (*or current occupant*)
PO Box 1175
Hilliard, Ohio 43026-6175

Gregory L Smith
Angela P Smith (*or current occupant*)
1136 Forest Drive
Columbus, Ohio 43223-2816

Waytorom, LLC (*or current occupant*)
5020 Crockett Drive
Hilliard, Ohio 43026-9113

Ronda Jo Adkins (*or current occupant*)
225 N Wheatland Avenue
Columbus, Ohio 43204-3777

Robert A Jewett (*or current occupant*)
231 N Wheatland Avenue
Columbus, Ohio 43204

Homes on the Hill Community Development Corp. (*or current occupant*)
3659 Soldano Boulevard
Columbus, Ohio 43228-1423

Gale E Budlong (*or current occupant*)
241 N Wheatland Avenue
Columbus, Ohio 43204-3777

David Lille (*or current occupant*)
247 N Wheatland Avenue
Columbus, Ohio 43204-3777

Karen S Vidnanski (*or current occupant*)
251 N Wheatland Avenue
Columbus, Ohio 43204-3777

Judy K Kackley (*or current occupant*)
255 N Wheatland Avenue
Columbus, Ohio 43204

Paradise 4U Properties Ltd, LLC (*or current occupant*)
7355 Lancaster Circleville Rd. SW
Lancaster, Ohio 43130-9203

John C Farra
Sharon A Farra (*or current occupant*)
273 N Wheatland Avenue
Columbus, Ohio 43204

Joseph P Sarvino
Mary Jo Sarvino (*or current occupant*)
2522 Regina Avenue
Columbus, Ohio 43204-2860

Christopher R Baker
Rachel E Upton (*or current occupant*)
PO Box 44142
Columbus, Ohio 43204-0946

Central Ohio Community Improvement Corp. (*or current occupant*)
373 S High Street, 15th Floor
Columbus , Ohio 43215-6318

Daniel F Hoy
Joan C Hoy (*or current occupant*)
203 N Wheatland Avenue
Columbus, Ohio 43204

Christopher L Tope
Cathleen Tope (*or current occupant*)
115 N Wheatland Avenue
Columbus, Ohio 43204-3775

Lee W Hennick (*or current occupant*)
2539 Regina Avenue
Columbus, Ohio 43204

Ana Rubiel Salinas (*or current occupant*)
147 N Wheatland Avenue
Columbus, Ohio 43204-3776

Mihai Jipa
Daniela Jipa (*or current occupant*)
2666 Sandover Road
Columbus, Ohio 43220-2870

Lee Spector (*or current occupant*)
1400 Dublin Road
Columbus, Ohio 43215

Chad L Frost
Terri Frost (*or current occupant*)
2385 Cherokee Drive
London, Ohio 43140-8762

Richard C Bartholomew Jr
Rebecca J Bartholomew
(*or current occupant*)
2308 Glenview Boulevard
Columbus, Ohio 43204

Allie Jeffrey (*or current occupant*)
181 N Wheatland Avenue
Columbus, Ohio 43204-3794

Tri-Medical Transportation Services, LLC (*or current occupant*)
1661 Geranium Drive
Lewis Center, Ohio 43035-7183

Eugenie M Klingler (*or current occupant*)
105 N Wheatland Avenue
Columbus, Ohio 43204-3775

Thomas J Mullen
Yvonne E Mullen (*or current occupant*)
138 Center Street
Chardon, Ohio 44024-1120

Lisa A Orsini-Trapasso (*or current occupant*)
6874 Big Walnut Road
Galena, Ohio 43021-9327

Bruce D Cutlip, Tr
Edna Cutlip Tr (*or current occupant*)
151 N Wheatland Avenue
Columbus, Ohio 43204-3776

Property Privacy Services Tr (*or current occupant*)
1050 Perry Street
Columbus, Ohio 43201-3340

Virginia A Black-Woods
Michael W Murphy (*or current occupant*)
269 N Wheatland Avenue
Columbus, Ohio 43204

Moreales Leonor De Marcos (*or current occupant*)
283 N Wheatland Avenue
Columbus, Ohio 43204

James C Osborn (*or current occupant*)
2317 Glenview Boulevard
Columbus, Ohio 43204-3753

Christopher V Flores (*or current occupant*)
592 E Como Avenue
Columbus, Ohio 43202-1322

Lorraine C Pastore (*or current occupant*)
199 N Wheatland Avenue
Columbus, Ohio 43204-3794

Lee W Hennick (*or current occupant*)
2539 Regina Avenue
Columbus, Ohio 43204-2861

Irwin Estates LLC (*or current occupant*)
1570 N Hague Avenue
Columbus, Ohio 43204-1604

Eli Salinas
Myriam Salinas (*or current occupant*)
145 N Wheatland Avenue
Columbus, Ohio 43204-3776

Alberta E Stuckey (*or current occupant*)
155 N Wheatland Avenue
Columbus, Ohio 43204-3776

Vicki Lopes (*or current occupant*)
67 N Wheatland Avenue
Columbus, Ohio 43204

Lee Hennick (*or current occupant*)
2539 Regina Avenue
Columbus, Ohio 43204

Wake Up America (*or current occupant*)
PO Box 10072
Columbus, Ohio 43201-0571

Rodney Lee Hall, II (*or current occupant*)
11342 Gore Greendale Road
Logan, Ohio 43138-9189

David C Martin (*or current occupant*)
8215 M V High Road
Plain City, Ohio 43064-8819

ALSO NOTIFY

The WODA Group, LLC
c/o Joseph McCabe
229 Huber Village Blvd., Suite 100
Westerville, Ohio 43081

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # CV17-066

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. City of Columbus 50 West Gay Street, FL 4 Columbus, Ohio 43215 # of Columbus based employees: 10,000+/- Contact: John Turner 614-645-2551	**2.** The Woda Group, LLC 229 Huber Village Boulevard, Suite 100 Westerville, Ohio 43081 # of Columbus based employees: 0 Contact: Joseph McCabe 614-396-3200
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 3rd day of November, in the year 2017

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

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

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City of Columbus
Zoning Plat

N
W E
S

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

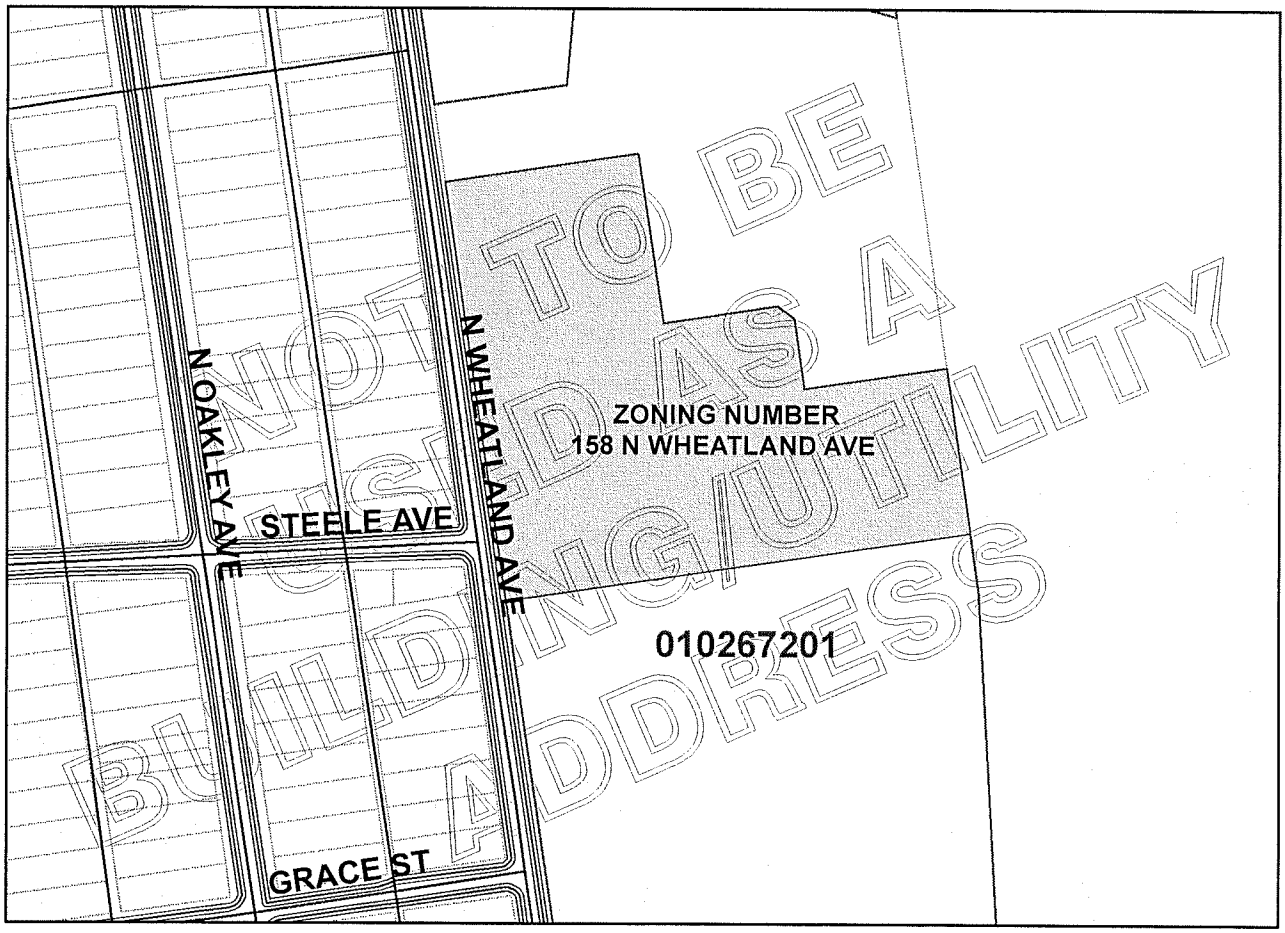
Parcel ID: PORTION OF 010267201

Zoning Number: 158 **Street Name: N WHEATLAND AVE**

Lot Number: N/A **Subdivision: N/A**

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

Issued By: Cedyana Umariam **Date: 10/30/2017**



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 106051

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

CV17-066

DESCRIPTION OF 3.499 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 2668, and being 3.037 acres out of that original 20.098 acre tract conveyed to **City of Columbus** by a Governor's Deed of record in Instrument Number 200307020202150, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at a ¾ inch iron pipe found at the intersection of the west right-of-way line for Wheatland Avenue (40 feet wide) and the south right-of-way line for Steele Avenue (40 feet wide), both as established by the Highland Park Subdivision, of record in Plat Book 4, page 326, and being the northeast corner of Lot 42 of said Highland Park Subdivision;

Thence **North 81 degrees 36 minutes 13 seconds East**, along a line perpendicular to the right-of-way lines for said Wheatland Avenue, a distance of **40.00 feet** to a point on the east right-of-way line for said Wheatland Avenue, being on the west line of said 20.098 acre tract;

Thence **South 08 degrees 23 minutes 47 seconds East**, along the east right-of-way line for said Wheatland Avenue, along the west line of said 20.098 acre tract, a distance of **43.18 feet** to an iron pin set at the **TRUE POINT OF BEGINNING** for this description;

Thence **North 08 degrees 23 minutes 47 seconds West**, along the east right-of-way line for said Wheatland Avenue, along the west line of said 20.098 acre tract, a distance of **442.24 feet** to an iron pin set at the southwest corner of that 3.098 acre tract described in a deed to Wheatland Crossing Limited Partnership, of record in Instrument Number 201611070153952;

Thence crossing said original 20.098 acre tract along property line for said 3.098 acre tract along the following six (6) described courses:

1. **North 81 degrees 36 minutes 13 seconds East**, a distance of **204.65 feet** to an iron pin set;
2. **South 08 degrees 23 minutes 47 seconds East**, a distance of **178.91 feet** to an iron pin set;
3. **North 81 degrees 36 minutes 13 seconds East**, a distance of **120.97 feet** to an iron pin set;
4. **South 53 degrees 26 minutes 57 seconds East**, a distance of **21.23 feet** to an iron pin set;
5. **South 08 degrees 23 minutes 47 seconds East**, a distance of **74.38 feet** to an iron pin set;
6. **North 81 degrees 36 minutes 13 seconds East**, a distance of **150.77 feet** to an iron pin set at the southeast corner of said 3.098 acre tract, being on the east line of said original 20.098 acre tract, and being on the west line of the remainder of that original 300 acre tract described in a deed to State of Ohio, of record in Deed Book 101, Page 390;

Thence **South 08 degrees 23 minutes 47 seconds East**, along the east line of said original 20.098 acre tract, along the west line of the remainder of said original 300 acre tract, a distance of **173.95 feet** to an iron pin set;

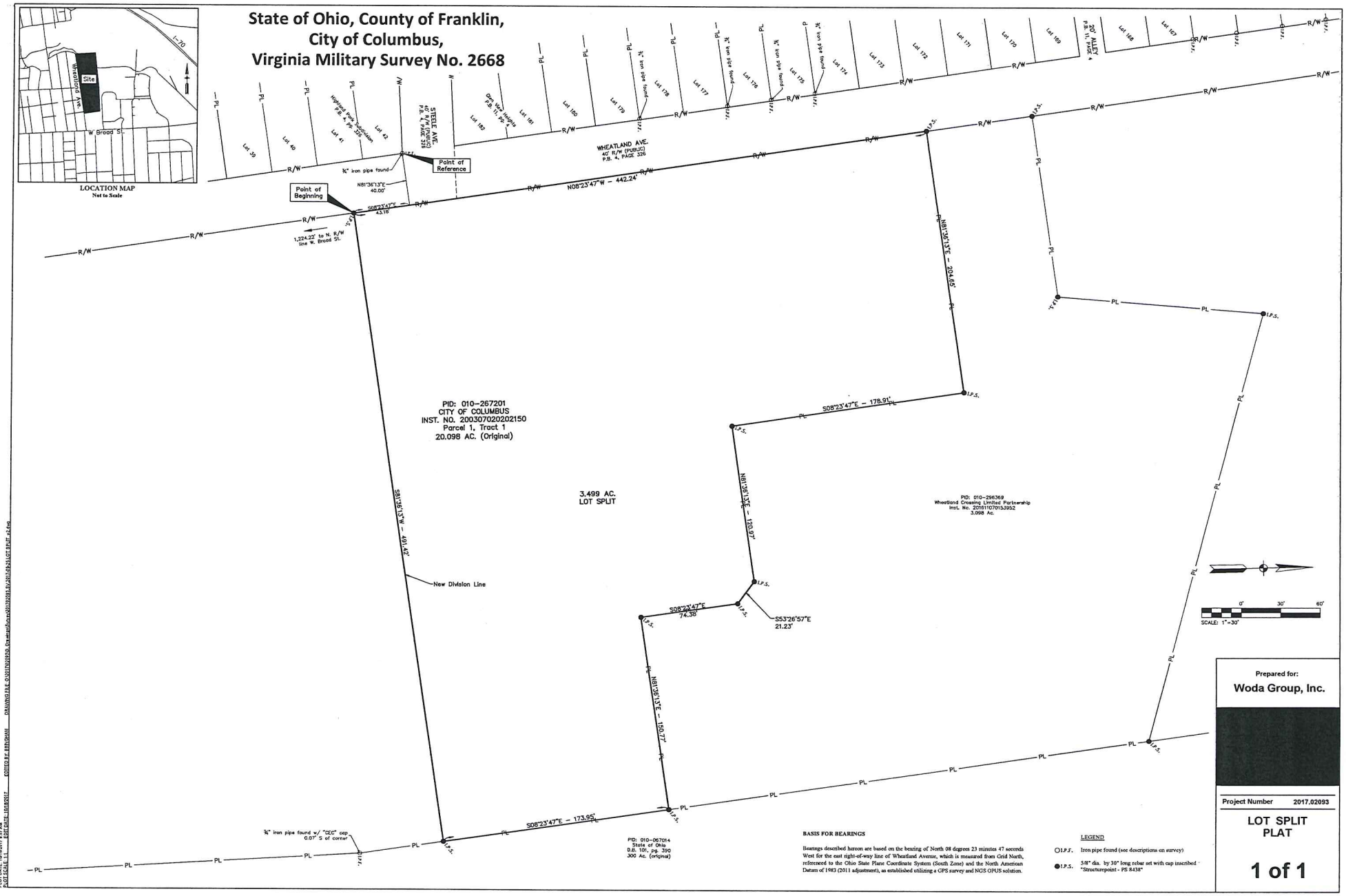
Thence **South 81 degrees 36 minutes 13 seconds West**, across said original 20.098 acre tract along a new division line, a distance of **491.42 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **3.499 acres** out of Franklin County Auditor's parcel number 010-267201.

The bearings described herein are based on the bearing of North 08 degrees 23 minutes 47 seconds West for the east right-of-way line for Wheatland Avenue, which is measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

CV17-066

State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 2668



BASIS FOR BEARINGS

Bearings described hereon are based on the bearing of North 08 degrees 23 minutes 47 seconds West for the east right-of-way line of Wheatland Avenue, which is measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

LEGEND

○I.P.F. Iron pipe found (see descriptions on survey)

●I.P.S. 5/8" dia. by 30" long rebar set with cap inscribed "Structurepoint - PS 8438"

Prepared for:

Woda Group, Inc.

[redacted]

Project Number 2017.02093

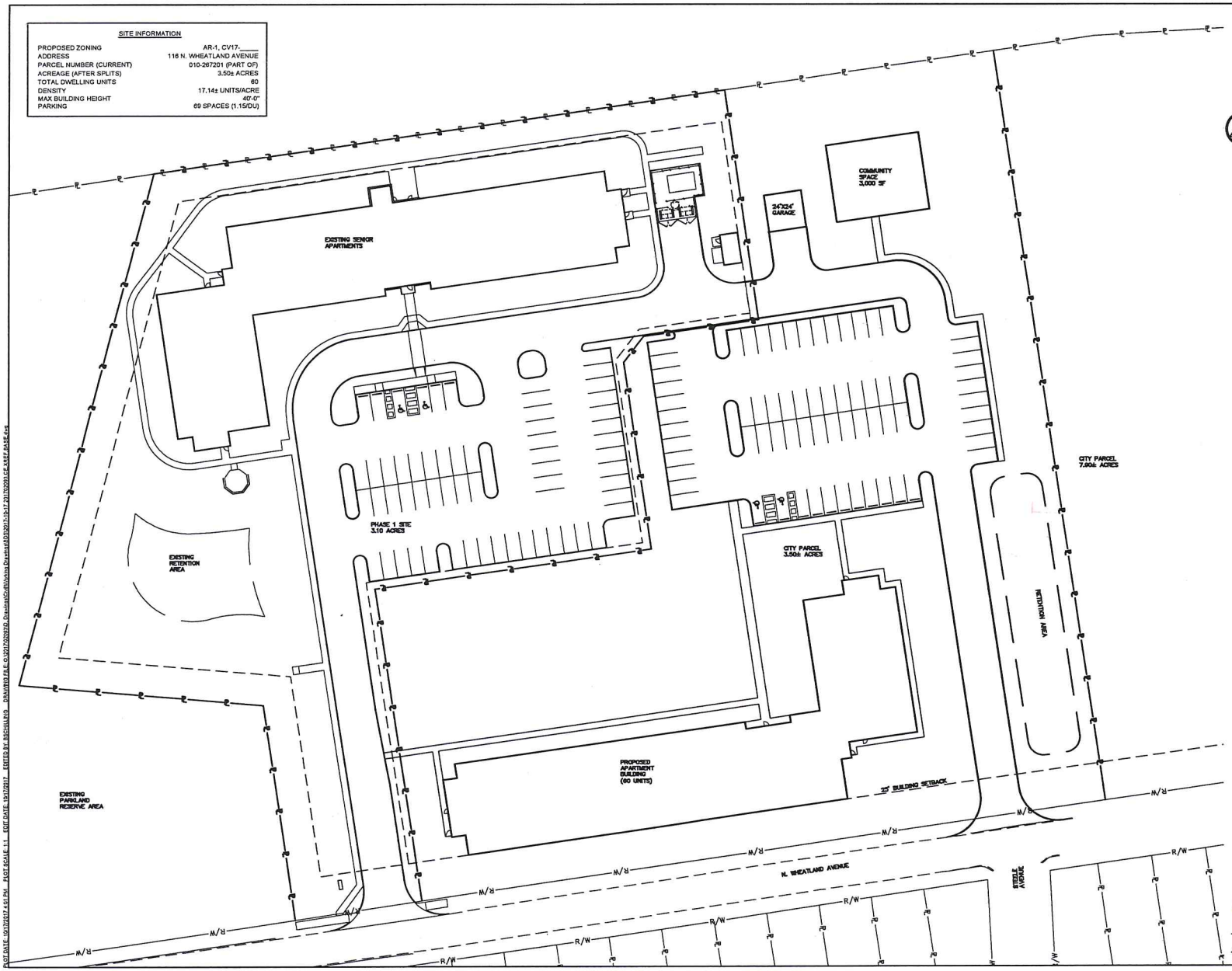
LOT SPLIT PLAT

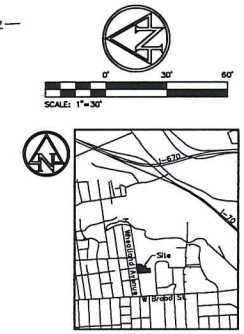
1 of 1

CV17-066

SITE INFORMATION

PROPOSED ZONING	AR-1, CV17-____
ADDRESS	116 N. WHEATLAND AVENUE
PARCEL NUMBER (CURRENT)	010-267201 (PART OF)
ACREAGE (AFTER SPLITS)	3.50± ACRES
TOTAL DWELLING UNITS	60
DENSITY	17.14± UNITS/ACRE
MAX BUILDING HEIGHT	40'-0"
PARKING	69 SPACES (1.15/DU)





LOCATION MAP
NOT TO SCALE

OWNER
CITY OF COLUMBUS LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS, OHIO 43215
CONTACT: JOHN TURNER
EMAIL: JMTURNER@COLUMBUS.GOV

DEVELOPER
THE WODA GROUP, INC.
229 HUBER VILLAGE BLVD, SUITE 100
WESTERVILLE, OHIO 43081
CONTACT: JOSEPH McCABE
PHONE: (614) 396-3223
EMAIL: JMcCABE@WODAGROUP.COM

WHEATLAND CROSSING PHASE 2

CERTIFIED BY

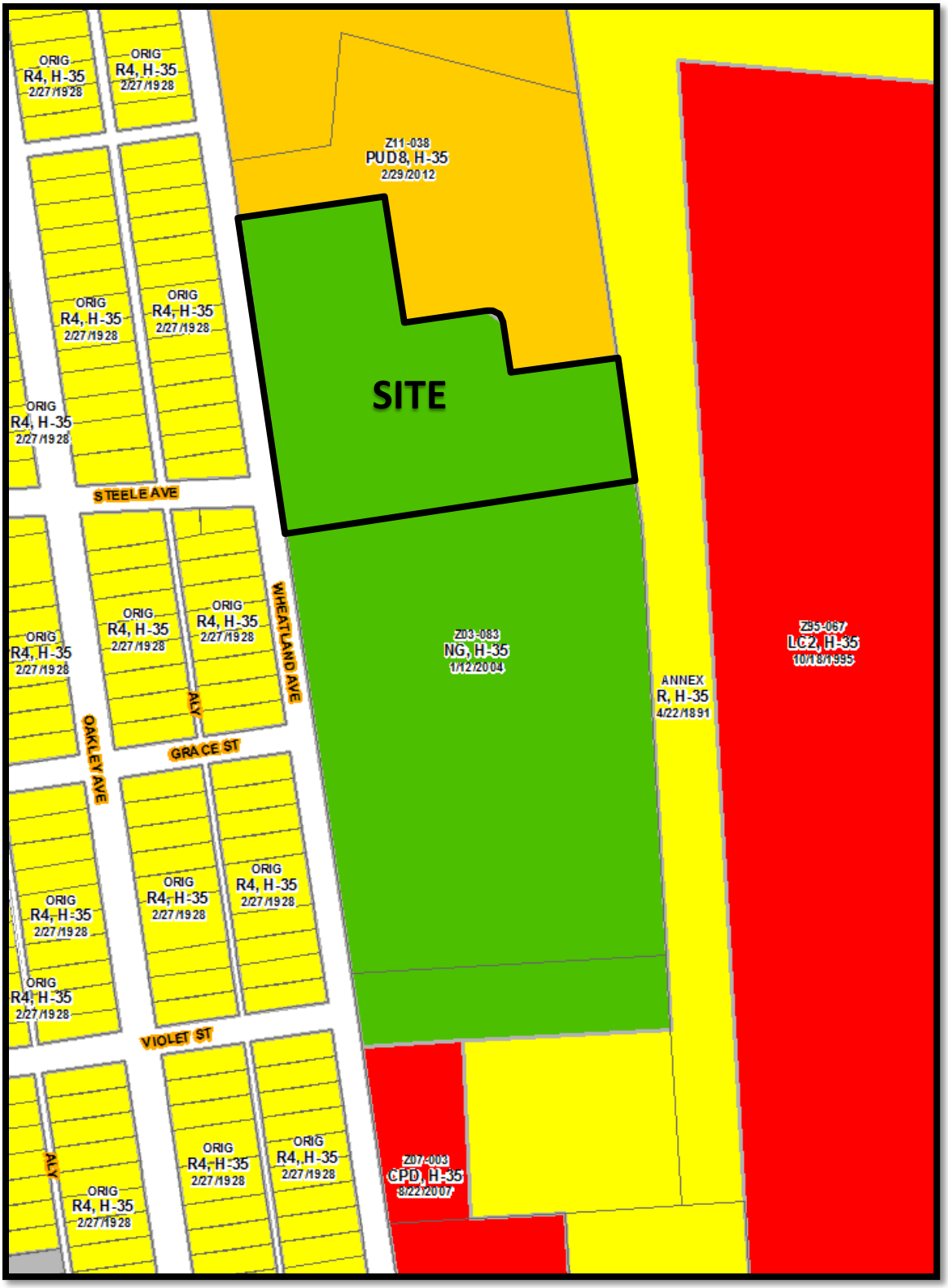
ISSUANCE INDEX
DATE: 10/17/2017

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 2017.02093

CV17-066/
Z17-039

PLOT DATE: 10/17/2017 4:01 PM PLOT SCALE: 1:1 EDIT DATE: 10/17/2017 EDITED BY: BSCHILLING DRAWING FILE: G:\2017\02093\D. Drawings\Civil\Working Drawings\BD\02017-10-17 20170209 3 CE_XREF_BASE.dwg



CV17-066
158 North Wheatland Avenue
Approximately 3.50 acres

Greater Hilltop Plan (2010)

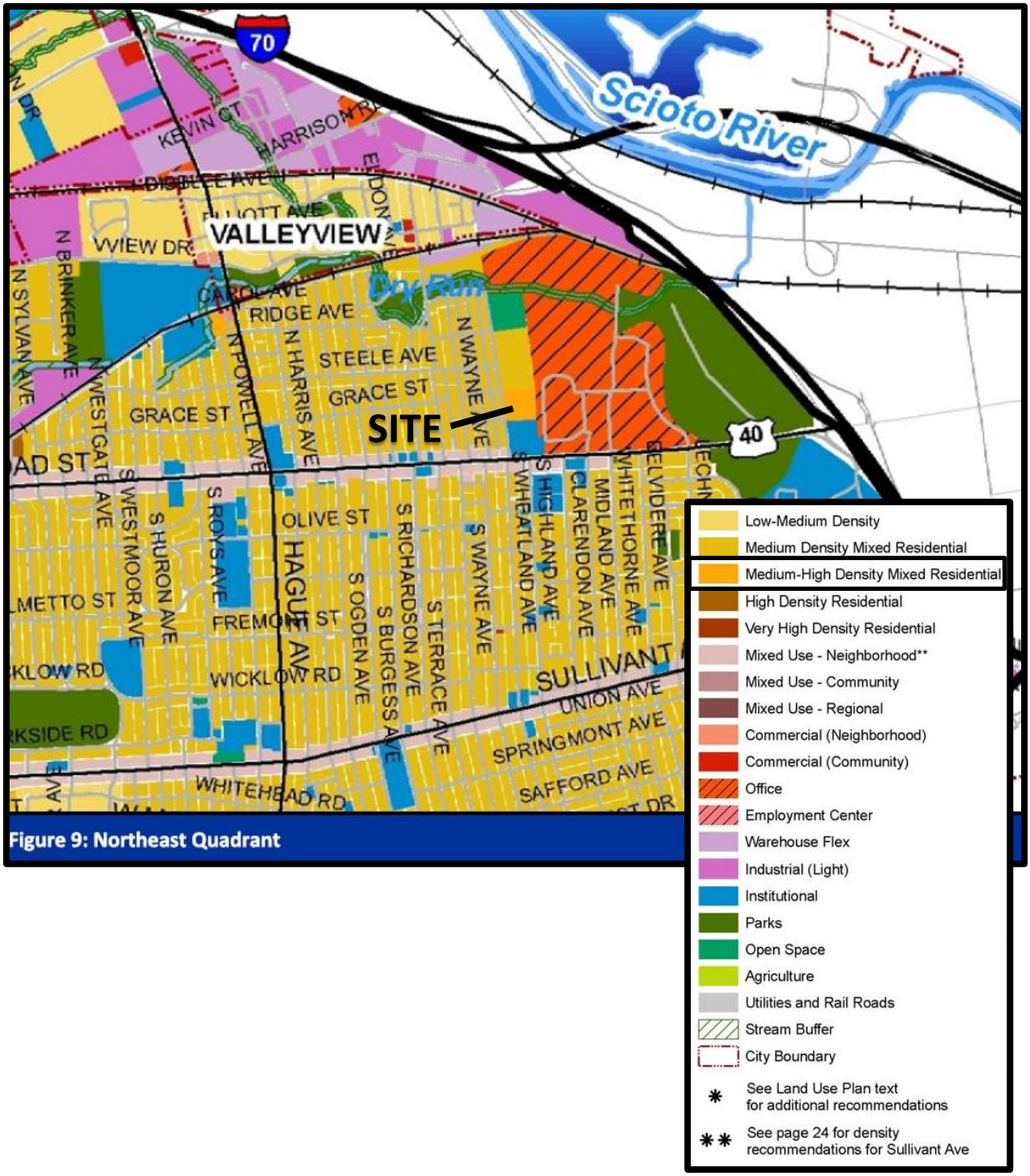


Figure 9: Northeast Quadrant

CV17-066
158 North Wheatland Avenue
Approximately 3.50 acres

CV17-066
158 North Wheatland Avenue
Approximately 3.50 acres