



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 112-038 / 12315-00000-00441
Date Received: 7/31/12
Application Accepted By: SPI Fee: \$945
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1779, 1783, 1787 South Washington Avenue Zip 43207

Is this property currently being annexed into the City of Columbus Yes No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-034812, 010-030686, 010-030574

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

Current Zoning District(s): P-1, Parking

Recognized Civic Association or Area Commission: Columbus South Side Area Commission

Proposed use or reason for Council Variance request: To permit 3 single family dwellings on 3 separate parcels (one per parcel)

Acreage: 0.338 +/- acres

APPLICANT: Name The NRP Group LLC c/o Donald Plank, Plank Law Firm

Address 145 E Rich Street, Fl 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

PROPERTY OWNER(S): Name Columbus Association of the Deaf, Inc. c/o Donald Plank, Plank Law Firm

Address 145 E Rich Street, Fl 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

ATTORNEY/AGENT Attorney Agent

Name Donald Plank, Plank Law Firm

Address 145 E Rich Street, Fl 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Donald Plank, attorney

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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-038

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich Street, Fl 3, Columbus, OH 43215

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 1779, 1783, 1787 South Washington Avenue
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) 7/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Columbus Association of the Deaf, Inc. c/o Donald Plank
Plank Law Firm
145 East Rich Street, Fl 3
Columbus, OH 43215

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

The NRP Group LLC c/o Donald Plank
(614) 947-8600

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

(5) Columbus South Side Area Commission c/o Curtis Davis
PO Box 7846
Columbus, OH 43207

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank (8) _____

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC (8) Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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EXHIBIT A, Public Notice
1779, 1783, 1787 S. Washington Ave.
CV12- 0390
July 26, 2012

APPLICANT

The NRP Group LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

Columbus Association of the Deaf, Inc.
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP

Columbus Southside Area Commission
c/o Mr. Curtis Davis
PO Box 7846
Columbus, OH 43207

PROPERTY OWNERS WITHIN 125 FEET

United Magyar Protestant Church
Hungarian Reformed Church
PO Box 77546
Columbus, OH 43207

Dheel Lawrence
1772 S. Washington Ave.
Columbus, OH 43207

Ernest Randall Dotson
360 E. Innis Ave.
Columbus, OH 43207

Woodrow Baker
1945 Studer Ave.
Columbus, OH 43207

Hibbs LLC
8130 La Mesa Blvd. #216
La Mesa, CA 91942

Brian Daniel
PO Box 722
Canal Winchester, OH 43110

Hungarian United Church of Christ
365 E. Woodrow Ave.
Columbus, OH 43207

Jeffrey Corby
4515 E. Dublin Granville
Westerville, OH 43081

EXHIBIT A, Public Notice
1779, 1783, 1787 S. Washington Ave.
CV12- 0390
July 26, 2012, Page 1 of 2

Keziah Nduati
1788 S. Washington Ave.
Columbus, OH 43207

Days Tonowoa
1792 S. Washington Ave.
Columbus, OH 43207

Woodrow W. Baker, et. al
1776 S. Washington Ave.
Columbus, OH 43207

Kathy Bishop
320 Stanaford Pl.
Columbus, OH 43207

Perdue Faun Moses
318 Stanaford Pl.
Columbus, OH 43207

Peter Orourke
118 Graceland Blvd., Ste 129
Columbus, OH 43214

City of Columbus
Real Estate Management
90 W. Broad St., Rm 425
Columbus, OH 43215

Brown & Erdmann I LLC
229 E. Longview Ave.
Columbus, OH 43202

Richard J. Smith & Sandra E. Smith
356 Innis Ave.
Columbus, OH 43207

ALSO NOTIFY

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Joseph A. McCabe
The NRP Group LLC
5300 Transportation Boulevard
Cleveland, OH 44125

Columbus Association of the Deaf, Inc.
c/o Anthony J. Latella
323 East Woodrow Avenue
Columbus, OH 43207

Shawn Goodwin
American Structure Point, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # CV12-0390

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, Fl 3, Columbus, OH 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. The NRP Group LLC 5300 Transportation Boulevard Cleveland, OH 44125 Number of Columbus Based Employees: 0 Contact: Joseph M. McCabe, (216) 475-8900, ext. 1850	2. Columbus Association of the Deaf, Inc. 323 East Woodrow Avenue Columbus, OH 43207 Number of Columbus Based Employees: Contact: Anthony J. Latella, Jr., (614) 449-9321
3. Southern Gateway Homes LLC 5300 Transportation Boulevard Cleveland, OH 44125 Number of Columbus Based Employees: 0 Contact: Joseph M. McCabe, (216) 475-8900, ext. 1850	4. Community Development for All People 946 Parsons Avenue Columbus, OH 43203 Number of Columbus Based Employees: 15 Contact: George Howard, Director of Development, (614) 445-7342

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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CV12-038

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The site is part of the Southern Gateway Homes (SGH) project. The SGH project is a collaborative effort between The NRP Group LLC, Southern Gateway Homes LLC, Community Development for All People and the City of Columbus to build 40 new single family homes on scattered sites generally in the area between South High Street, Parsons Avenue, Morrill Avenue and Hosack Street. Many of the lots are City of Columbus Land Bank lots. The subject site is three (3) separate lots/parcels zoned P-1, Private Parking from rezoning (Z83-058) passed in March 1984. The site is not developed with a parking lot. Property to the south is zoned R-3, Residential District and property to the west, north and east is zoned R-4. Applicant proposes to build one (1) single family dwelling on each of the three (3) parcels. The platted lots meet the requirements of Section 3332.16 - Exception for single- or two-family dwelling, as lots or parcels of record prior to January 14, 1959. Due to construction timing needs, applicant requests a variance to permit the construction of three (3) single family dwellings in the P-1, Parking District. Applicant has also submitted a rezoning application to rezone to the R-3, Residential District.

Applicant requests the following variance:

- 1) Section 3371.01 - P-1 Private Parking District, which Section doesn't permit single family residential use nor any building other than a shelter for a parking lot attendant, while the site consists of three (3) separate platted lots and applicant proposes to build one (1) single family dwelling on each of the three (3) lots.

Signature of Applicant Donald Plank Date 7/30/2012

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City of Columbus

Address Plat



CV12-038

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010034812

Project Name: NEW SINGLE FAMILY HOME

House Number: 1779

Street Name: S WASHINGTON AVE

Lot Number: 139

Subdivision: SOUTHSIDE TERRACE

Work Done: NEW

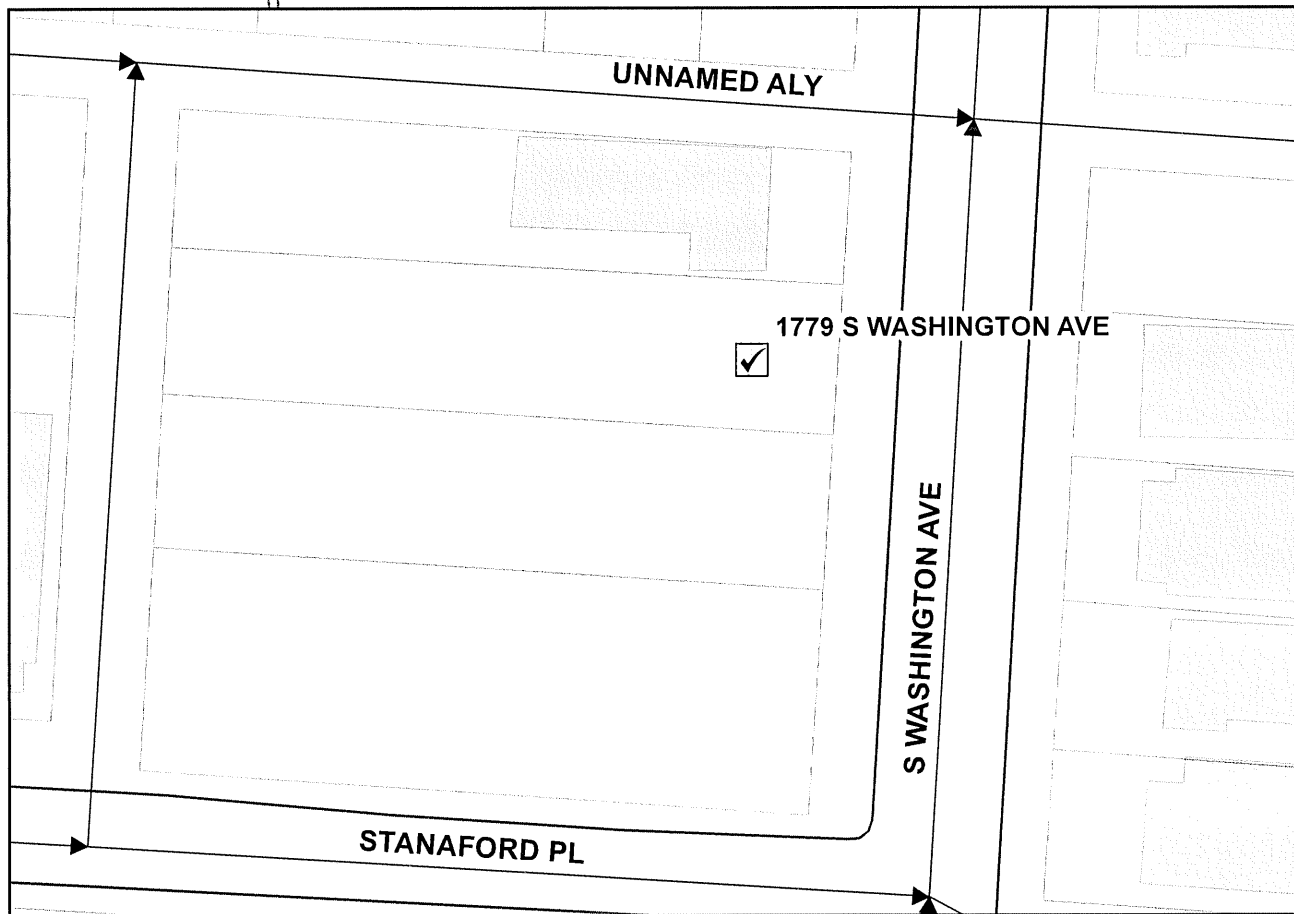
Complex: SOUTHSIDE TERRACE

Owner: COLUMBUS ASSOCIATION FOR THE DEAF INC

Requested By: DAVE PERRY CO (DAVE PERRY)

Printed By: *Alfred Cannon*

Date: 7/16/2012



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 1318889



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010030686

Project Name: NEW SINGLE FAMILY HOME

House Number: 1783

Street Name: S WASHINGTON AVE

Lot Number: 138

Subdivision: SOUTHSIDE TERRACE

Work Done: NEW

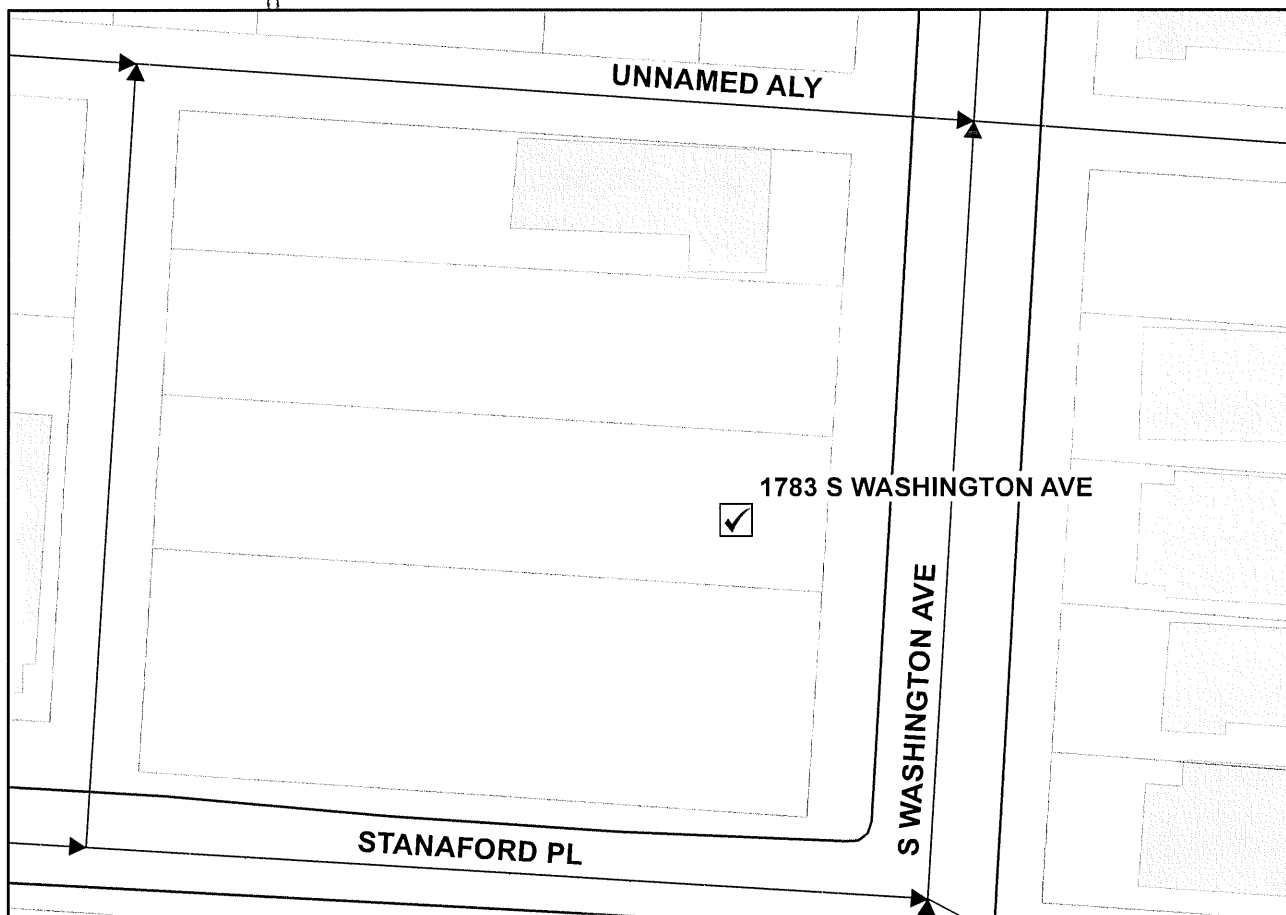
Complex: SOUTHSIDE TERRACE

Owner: COLUMBUS ASSOCIATION FOR THE DEAF INC

Requested By: DAVE PERRY CO (DAVE PERRY)

Printed By: *Alfred Carrano*

Date: 7/16/2012



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 985515



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010030574

Project Name: NEW SINGLE FAMILY HOME

House Number: 1787

Street Name: S WASHINGTON AVE

Lot Number: 136-137

Subdivision: SOUTHSIDE TERRACE

Work Done: NEW

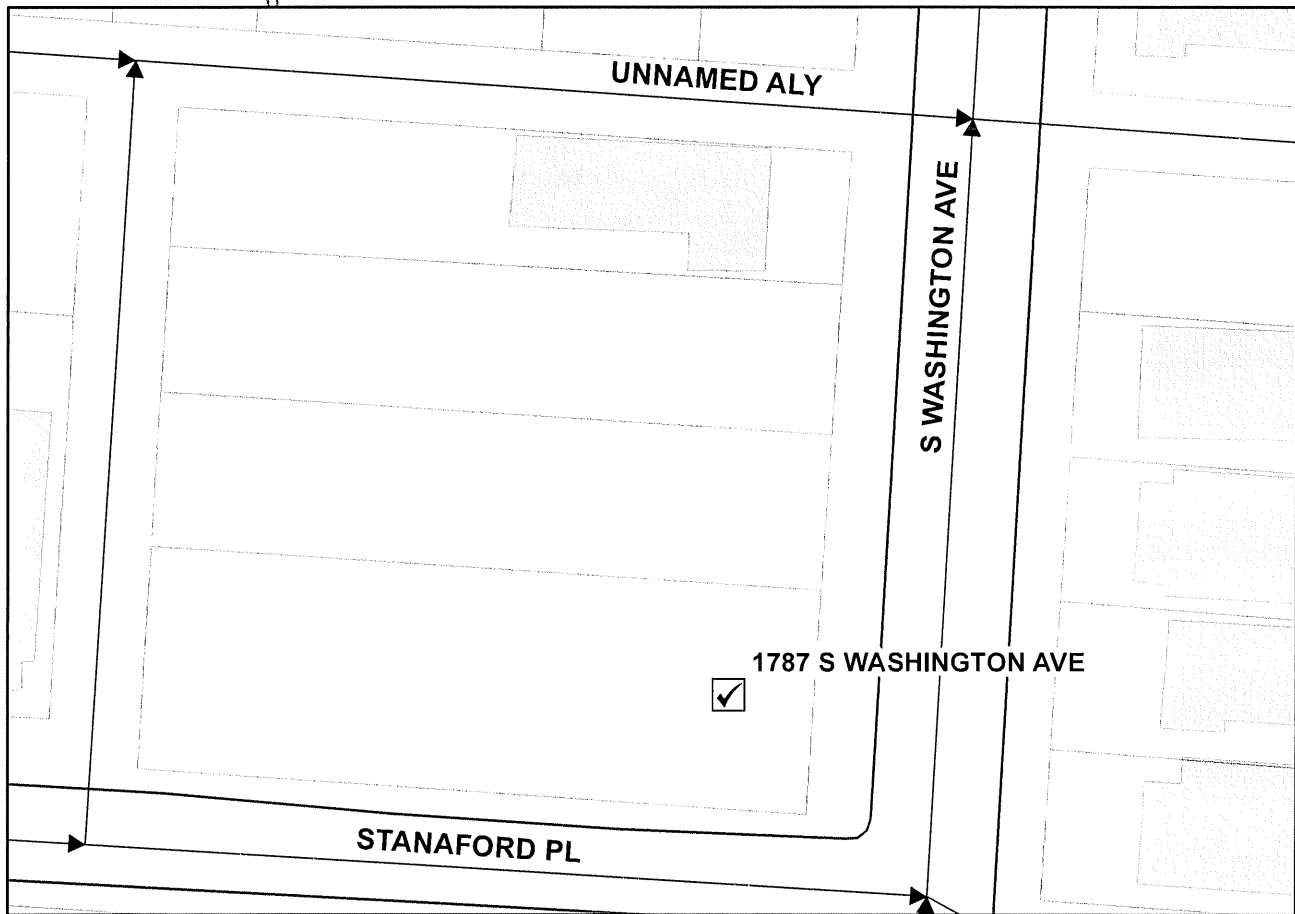
Complex: SOUTHSIDE TERRACE

Owner: COLUMBUS ASSOCIATION FOR THE DEAF INC

Requested By: DAVE PERRY CO (DAVE PERRY)

Printed By: *Alfred Cannon*

Date: 7/16/2012



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 1318890



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 7/13/12

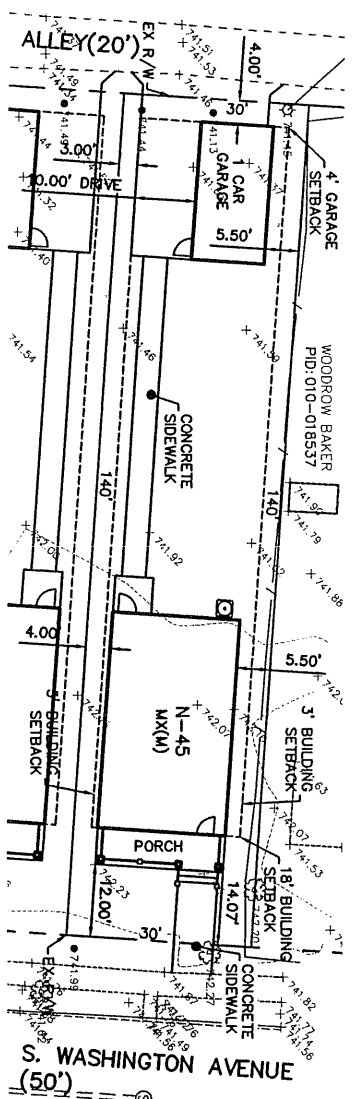


Disclaimer

Scale = 100

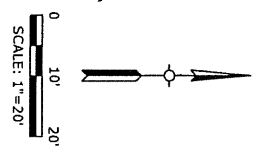


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



NOTE:
 UNIT HAS ADA ACCESSIBLE SLOPES
 FROM THE GARAGE TO THE REAR PATIO.

- LEGEND**
- ☀ CONIFEROUS TREE
 - 🌳 DECIDUOUS TREE
 - ☆ LIGHT POLE
 - ⚡ UTILITY POLE
 - ⊕ GAS METER
 - ⊖ WATER VALVE
 - ⊗ WATER METER
 - ⊙ OVERHEAD ELECTRIC
 - ⊚ BURIED GAS LINE
 - ⊛ BURIED WATER LINE
 - ↑ TOP OF RIM ELEVATION
 - ↓ INVERT ELEVATION
 - ➡ FLOW DIRECTION
 - ⊖ PROPOSED ELEVATION
 - ⊖ DO NOT DISTURB
 - ⊖ (TBR) TO BE REMOVED



FOR: SOUTHERN GATEWAY HOMES
 HOUSE STYLE: MX(M)
 BUILDING HEIGHT: 26'-5"
 PARCEL ID: 010-034812
 ZONING: P1
 LOT NO.: 139
 ADDRESS: 1779 S. WASHINGTON AVE
 SUBDIVISION: SOUTHSIDE TERRACE
 CITY OF: COLUMBUS
 COUNTY OF: FRANKLIN
 MIN. SETBACKS: FRONT-18' SIDE-3' BACK-4'
 FLOOD ZONE: ZONE X
 FIRM MAP NO.: 39049C0336K
 FIRM MAP DATE: JUNE 17, 2008

NOTES:
 SEE LANDSCAPE PLANS FOR PLANTING LAYOUT
 AND TREES TO BE REMOVED.
 SEE SP.00 FOR CONSTRUCTION NOTES AND DETAILS.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN AS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM AN ENGINEERED SUBDIVISION PLAN. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY
 APPROVED: _____
 DATE: _____

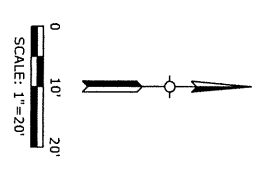
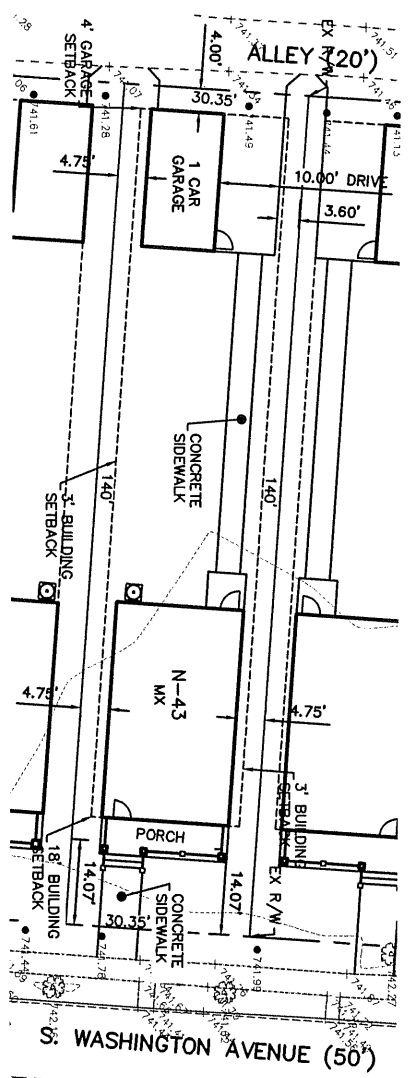
PROFESSIONAL ENGINEER NO. 72732 DATE _____
 PROFESSIONAL SURVEYOR NO. 8438 DATE _____

REVISION	DATE

AMERICAN STRUCTUREPOINT INC.
 2550 CORPORATE DRIVE, STE. 300
 COLUMBUS, OHIO 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

SP43
 DATE: 7-26-2012
 DRAWN BY: JEM
 CHECK BY: SJZ
 JOB NO.: 20120637

CV12-038



NOTE:
UNIT HAS ADA ACCESSIBLE SLOPES FROM THE GARAGE TO THE REAR PATIO.

- LEGEND**
- CONIFEROUS TREE
 - DECIDUOUS TREE
 - LIGHT POLE
 - UTILITY POLE
 - GAS METER
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FOR: SOUTHERN GATEWAY HOMES
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 LOT NO.: 138
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 SUBDIVISION: SOUTHSIDE TERRACE
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 COUNTY OF: FRANKLIN
 MIN. SETBACKS: FRONT-18', SIDE-3', BACK-4'
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 FIRM MAP NO.: 39049C0336K
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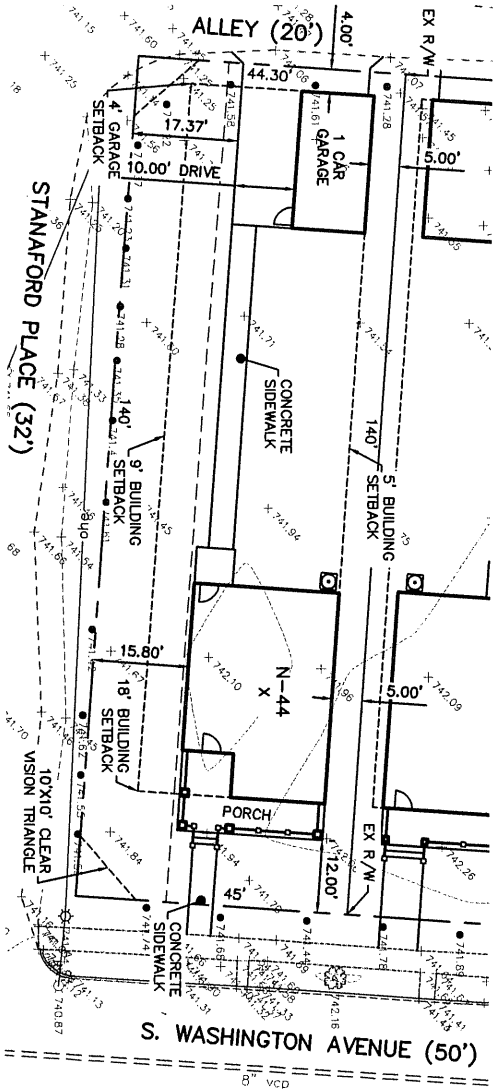
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 APPROVED: _____
 DATE: _____

PROFESSIONAL ENGINEER NO. 72732 DATE _____
 THIS PLAN WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY AMERICAN STRUCTUREPOINT, INC. PROPERTY LINES SHOWN HERE ON MEET THE REQUIREMENTS LISTED IN OAC 4733-37 (COMMONLY KNOWN AS THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS").

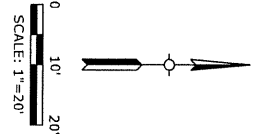
REVISION	DATE	PROFESSIONAL SURVEYOR NO. 8438	DATE
		7783 S. WASHINGTON AVENUE	
AMERICAN STRUCTUREPOINT INC.		SP 44	
2590 CORPORATE DRIVE, STE. 300		DATE:	7-26-2012
COLUMBUS, OHIO 43231		DRAWN BY:	JEM
TEL: 614.901.2235 FAX: 614.901.2236		CHECKED BY:	SLS
WWW.STRUCTUREPOINT.COM		JOB NO.:	2012.00637

CVA12-038



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FOR: SOUTHERN GATEWAY HOMES
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REVISION	DATE	PROFESSIONAL SURVEYOR NO. 8438	DATE
		787 S. WASHINGTON AVENUE	
AMERICAN STRUCTUREPOINT INC.		SP 45	
2590 CORPORATE DRIVE, STE. 300	DATE: 7-26-2012	DRWN BY: JEM	
COLUMBUS, OHIO 43231		CHEK. BY: SLS	
TEL 614.901.2235 FAX 614.901.2236			
WWW.STRUCTUREPOINT.COM			
			2012.00637

CVA-038



CV12-038



1779 South Washington Avenue

CV12-038