



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV14-030 / 14315-00000-00370

Date Received: 5/30/14

Application Accepted By: S. Pine Fee: \$1600-

Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 590 Oakland Park Ave Columbus OH Zip 43214

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: 010-063834-00

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

Current Zoning District(s): C4

Recognized Civic Association or Area Commission: Clintonville Area Commision

Proposed use or reason for Council Variance request: Use Variance: Distillery

Acreage: .307

**APPLICANT:** Name David Chew, 451 Spirits LLC

Address 590 Oakland Park Ave, Suite D City/State Columbus OH Zip 43214

Phone # 614-378-8132 Fax # \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER(S):** Name Schedwin, Deirdre A

Address 4918 Stonequarry Road City/State Johnstown, OH Zip 43031

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

### ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name David Kerr Architect, LLC

Address 3225 Scioto Run Blvd City/State Hilliard OH Zip 43026

Phone # 614-529-8821 Fax # \_\_\_\_\_ Email: davek@davekerrarch.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE Deirdre Schedwin

ATTORNEY / AGENT SIGNATURE David Kerr

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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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CV14-030

### 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:**

We are proposing a distillery in the existing C-4 zoning district. The distillery will not impair light or air to adjacent properties. There will be no customers so there will be no affect on traffic. The distillery uses no gas in its process and only uses normal 120V electrical for fans and pumps, so there is no increase fire threat. There will be no retail sales of alcohol at this location and there is only a small volume that is stored before it is taken to a State of Ohio controlled storage facility for hard alcohol. Furthermore, the proposed use will not diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant

Date 5-30-2014

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### 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 # CV14-030

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Dave Kerr, Architect

Of [COMPLETE ADDRESS] 3225 Scioto Run Blvd Hilliard OH 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 formats

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. 451 Spirits LLC 590 Oakland Park Ave, Suite D Columbus OH 43214 2 Employees Dave Chew 614-378-8132	2.
3.	4.

☐ Check here if listing additional parties on a separate page

#### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of May, in the year 2014

#### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

WILLIAM C. HARRISON

Notary Public, State of Ohio

My Comm. Expires 03-14-2018

Recorded in Franklin County



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

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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-030

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Kerr

of (1) MAILING ADDRESS 3225 Scioto Run Blvd, Hilliard OH 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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 590 Oakland Park Ave, Suite D Columbus OH 43214

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) 5/30/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4)

Schedwin, Deirdre A

4918 Stonequarry Road

Johnstown, OH 43031

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

DAVID CHEW / 451 SPIRITS LLC  
590 OAKLAND PARK AVE  
COLUMBUS OH 43214

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

(5) Clintonville Area Commission, Dana Bagwell 614-937-7268

Wm C/O 3909 N. HIGH STREET  
COLUMBUS OH 43214

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

Subscribed to me in my presence and before me this

(8) 30

day of May

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Wm C Harrison

My Comm. Expires:

WILLIAM C. HARRISON  
Notary Public, State of Ohio  
My Comm. Expires 03-14-2018  
Recorded in Franklin County



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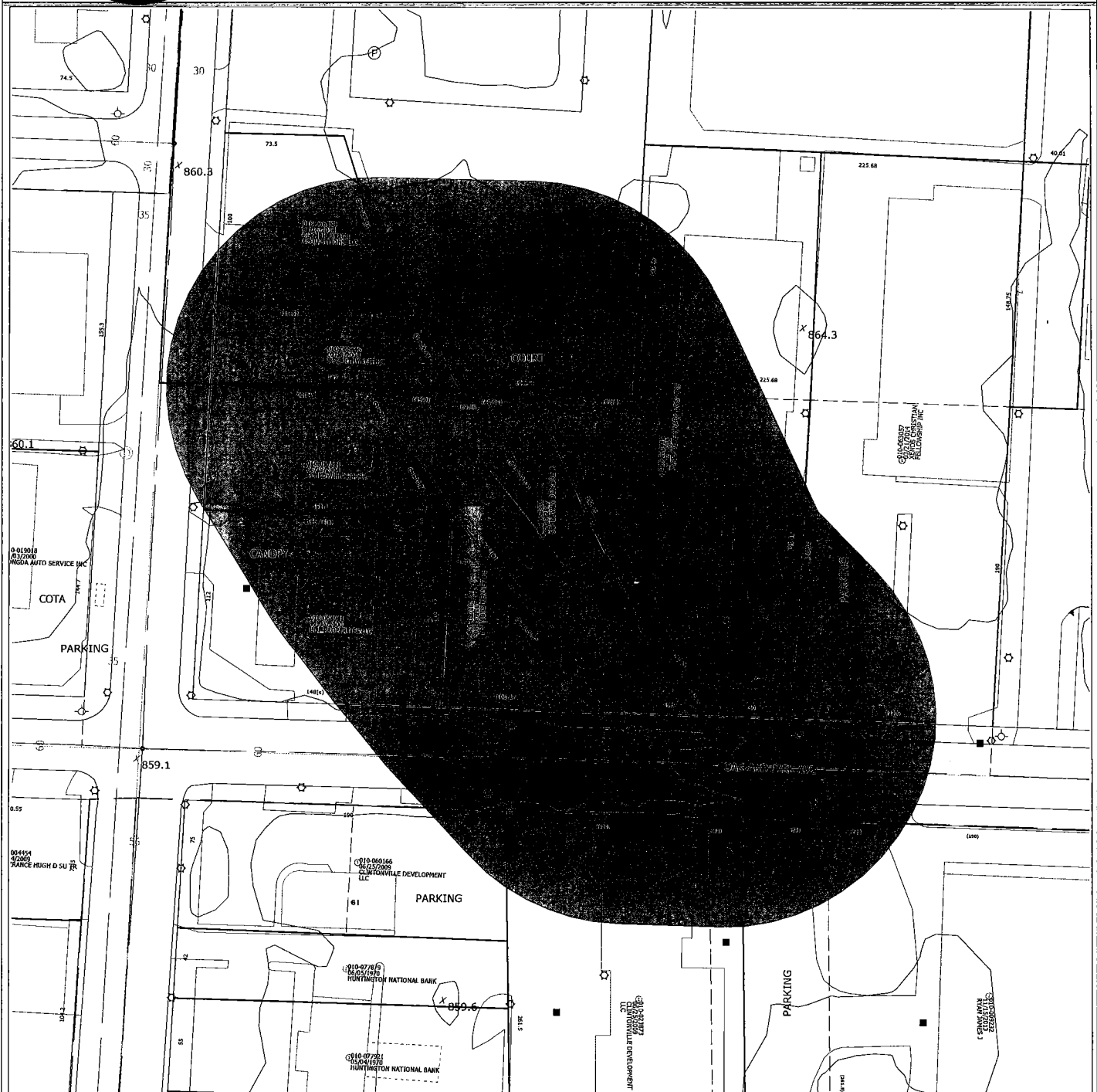
Please make all checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 5/28/14



Disclaimer

Scale = 87'



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.

Real Estate / GIS Department

report.var

\\ Report of parcels touching irregular area - MMPC301 ///

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CLARENCE E MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAY 28, 2014

010-009232 \* Owner: RYAN JAMES J  
Address: 609 OAKLAND PARK AV  
Mail To: JAMES J RYAN  
: 4333 SHARON AVE  
: COLUMBUS OH 43214  
: COLUMBUS OH 43214

010-017081 \* Owner: LEMMONS KENNETH E  
Address: 580 OAKLAND PARK AV  
Mail To: KENNETH E LEMMONS  
: 580 OAKLAND PARK AVE  
: COLUMBUS OH 43214

010-017511 \* Owner: SCHEDWIN DEIRDRE  
Address: 3408 INDIANOLA AV  
Mail To: DEIRDRE SCHEDWIN  
: 4918 STONEQUARRY RD  
: JOHNSTOWN OH 43031

010-023446 \* Owner: KNAPP VETERINARY HOSP INC  
Address: 596 OAKLAND PARK AV  
Mail To: KNAPP VETERINARY HOSP INC  
: 596 OAKLAND PARK AVE  
: COLUMBUS OH 43214

010-023873 \* Owner: CLINTONVILLE DEVELOPMENT LLC  
Address: 585 OAKLAND PARK AV  
Mail To: CLINTONVILLE DEVELOPMENT  
: LLC  
: 585 OAKLAND PARK AVE  
: COLUMBUS OH 43214

010-060166 \* Owner: CLINTONVILLE DEVELOPMENT LLC  
Address: 3378 INDIANOLA AV  
Mail To: CLINTONVILLE DEVELOPMENT  
: LLC  
: 585 OAKLAND PARK AVE  
: COLUMBUS OH 43214

010-063057 \* Owner: XENOS CHRISTIAN FELLOWSHIP INC  
Address: 600 OAKLAND PARK AV

report.var  
 Mail To: XENOS CHRISTIAN FELLOWSHI  
 : ACCOUNTING DEPT  
 : 1340 COMMUNITY PARK DR  
 : COLUMBUS, OH 43229

VA013\_MMPC301 Page 1  
 CLARENCE E MINGO II  
 FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAY 28, 2014

010-063834 \* Owner: SCHEDWIN DEIRDRE A  
 Address: 590 OAKLAND PARK AV  
 Mail To: DEIRDRE SCHEDWIN  
 : 4918 STONEQUARRY RD  
 : JOHNSTOWN OH 43031

010-064941 \* Owner: UDF PROPERTIES LLC  
 Address: 3388 INDIANOLA AV  
 Mail To: UNITED DAIRY FARMERS INC  
 : 3955 MONTGOMERY RD  
 : CINCINNATI, OH 45212

010-066446 \* Owner: MCCARTHY KEITH C  
 Address: 3420 INDIANOLA AV  
 Mail To: KEITH MCCARTHY  
 : 554 CRESTVIEW RD  
 : COLUMBUS OH 43202

010-066558 \* Owner: OLYMPIC BEACH ACQUISITIONS LLC  
 Address: 3430 INDIANOLA AV  
 Mail To: OLYMPIC BEACH  
 : ACQUISITIONS LLC STE 112  
 : 448 W NATIONWIDE BLVD  
 : COLUMBUS OH 43215

010-261300 \* Owner: OLYMPIC POOL PROPERTIES II LLC  
 Address: 3450 INDIANOLA AV  
 Mail To: OLYMPIC POOL PROPERTIES  
 : II LLC  
 : 4497 OLENTANGY RIVER RD  
 : COLUMBUS OH 43214

010-264978 \* Owner: NEW YORK CENTRAL LINES LLC  
 Address:  
 Mail To: NEW YORK CENTRAL LINES  
 : TAX DEPT  
 : 500 WATER ST (J-910)  
 : JACKSONVILLE, FL 32202

VA013\_MMPC301 Page 2

## APPLICANT:

David Chew  
451 Spirits LLC  
590 Oakland Park Ave  
Columbus OH 43214

## PROPERTY OWNER:

Deirdre A Schedwin  
4918 Stonequarry Road  
Johnstown OH 43031

## ARCHITECT:

Dave Kerr  
Dave Kerr Architect, LLC  
3225 Scioto Run Blvd  
Hilliard OH 43026

## AREA COMMISSION:

Dana Bagwell  
Clintonville Area Commission  
c/o 3909 N. High Street  
Columbus, Ohio 43214

## KNAPP VETERINARY HOSP INC

596 OAKLAND PARK AV  
COLUMBUS OH 43214

## LEMMONS KENNETH E

580 OAKLAND PARK AV  
COLUMBUS OH 43214

## MCCARTHY KEITH C

3420 INDIANOLA AV  
COLUMBUS OH 43214

## OHIO BELL TELEPHONE CO

3419 INDIANOLA AV  
COLUMBUS OH 43214

## OLYMPIC BEACH ACQUISITIONS LLC

3430 INDIANOLA AV  
COLUMBUS OH 43214

## OLYMPIC POOL PROPERTIES II LLC

3450 INDIANOLA AV  
COLUMBUS OH 43214

## SCHEDWIN DEIRDRE

3408 INDIANOLA AV  
COLUMBUS OH 43214

## TONGDA AUTO SERVICE INC

3395 INDIANOLA AV  
COLUMBUS OH 43214

## UDF PROPERTIES LLC

3388 INDIANOLA AV  
COLUMBUS OH 43214



CV14-030

# OHIO WARRANTY DEED CORPORATE DEED

200702130026263  
 Pgs: 2 \$28.00 T20070010072  
 02/13/2007 9:33AM NEPJOHN B MAN  
 Robert G. Montgomery  
 Franklin County Recorder

## KNOW ALL MEN BY THESE PRESENTS:

THAT MDC, INC., formerly known as Ankney-Buckeye Scale Corp., an Ohio Corporation, (see Certificate of Amendment to Articles of Incorporation of Ankney-Buckeye Scale Corp., for change of name to MDC, Inc., filed with Secretary of State of Ohio April 15, 1998, Number 06252-0611), the GRANTOR, for the sum of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of DEIRDRE A. SCHEDWIN (individually), the GRANTEE, whose tax mailing address is 4918 Stone Quarry Road, Johnstown, Ohio, 43031, does GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee, DEIRDRE A. SCHEDWIN, her heirs and assigns, the following described premises:

Situated in the State of Ohio, County of Franklin, and City of Columbus, and bounded and described as follows:

**PARCEL 1:** Known as being a certain parcel of land situated in the First Quarter, Township 1 North, Range 18 West, Clinton Township, Franklin County, Ohio, a part being within the present corporate limits of the City of Columbus, and the remainder being in Clinton Township; the parcel herein intended to be conveyed is more particularly described as follows: Beginning at an iron pipe on the north line of Oakland Park Avenue distant 253.1 feet east, measured along said north line, from the east line of Indianola Avenue; thence east along said north line, of Oakland Park Avenue 59.1 feet to an iron pipe; thence deflecting 134° 54' to the left follows northwestwardly by a curved course of radius varying from 6000 feet at the beginning of the course to 600 feet at the end of same, with centers to the northeast, to an iron pin on the north line of lands formerly owned by John Karl, et al., a distant 147 feet east from the east line of Indianola Avenue measured along said north line of lands formerly owned by John Karl, et al.; thence west along said north line of lands formerly owned by John Karl, et al., 49.0 feet to an iron pipe, distant 98.0 feet east from the east line of Indianola Avenue measured along the North line of lands formerly owned by John Karl, et al.; thence southeastwardly by a course parallel with the second course to the point of beginning, containing a total of 0.23 acre, more or less, of which 0.19 acre lies within the present corporate limits of the City of Columbus, and 0.04 acre lies in Clinton Township.

**PARCEL 2:** Being part of Section 1, Township 1, Range 18, U. S. Military Lands, and being part of a parcel of land described in a deed to Louise B. Knapp of record in Deed Book 1354, Page 220, and being more particularly described as follows: Beginning at an iron pin in the westerly line of said Knapp tract, the easterly line of Salvatore W. DiNovo 0.23 acre tract, said iron pin being located a distance of 69.15 feet northwesterly from an iron pin at the southwesterly corner of the Louise B. Knapp tract and at a deflection of 134° 32' 30" from the northerly line of Oakland Park Avenue; thence with the westerly line of said Louise B. Knapp tract, the easterly line of the Salvatore W. DiNovo, tract, said line following a curved course of varying radius a chord distance of 179.17 feet to a spike set in the concrete base of an iron fence post, said spike being the northwesterly corner of the Louise B. Knapp tract; thence easterly, with the northerly line of the said Louise B. Knapp tract a distance of 40.85 feet to an iron pin; thence southerly, crossing the said Louise B. Knapp tract, a distance of 156.75 feet to the place of beginning, containing 0.077 acres (3384 square feet, more or less).

Being all of the premises referred to as Parcel No. 63834, Auditor's Duplicate, Franklin County, Ohio.

SUBJECT to any and all conditions, easements, and restrictions of record or those contained in former deeds of record.

Being the same real estate conveyed by Salvatore W. DiNovo aka Salvatore William DiNovo, and Antoinette M. DiNovo, his wife, to Ankney-Buckeye Scale Corp., an Ohio Corporation, by deed dated May 28, 1970, in Volume 3062, Page 429, of the Deed Records of Franklin County, Ohio.

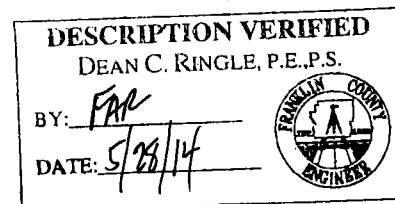
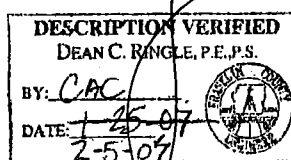
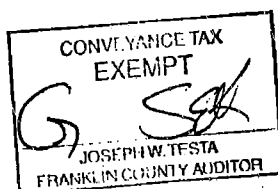
SUBJECT TO all valid and existing leases, if any, easements, conditions, building and other restrictions of record, and zoning, together with all real estate taxes hereafter due and payable, which taxes Grantee hereby assumes and agrees to pay.

Address of property: 590 Oakland Park Avenue, Columbus, Ohio, 43215

The within conveyance is part of a distribution of assets following a corporate dissolution (Certificate of Dissolution filed August 17, 2006, in the Office of the Secretary of State, State of Ohio, Document Number 200623301132).

901792  
 TRANSFERRED  
 FEB - 9 2007

JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO



0-014-L  
 ALL OF  
 (010)  
 63834



# City of Columbus Zoning Plat



## ZONING NUMBER

CV14-030

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: 010063834

Zoning Number: 509

Street Name: OAKLAND PARK AVE

Lot Number : N/A

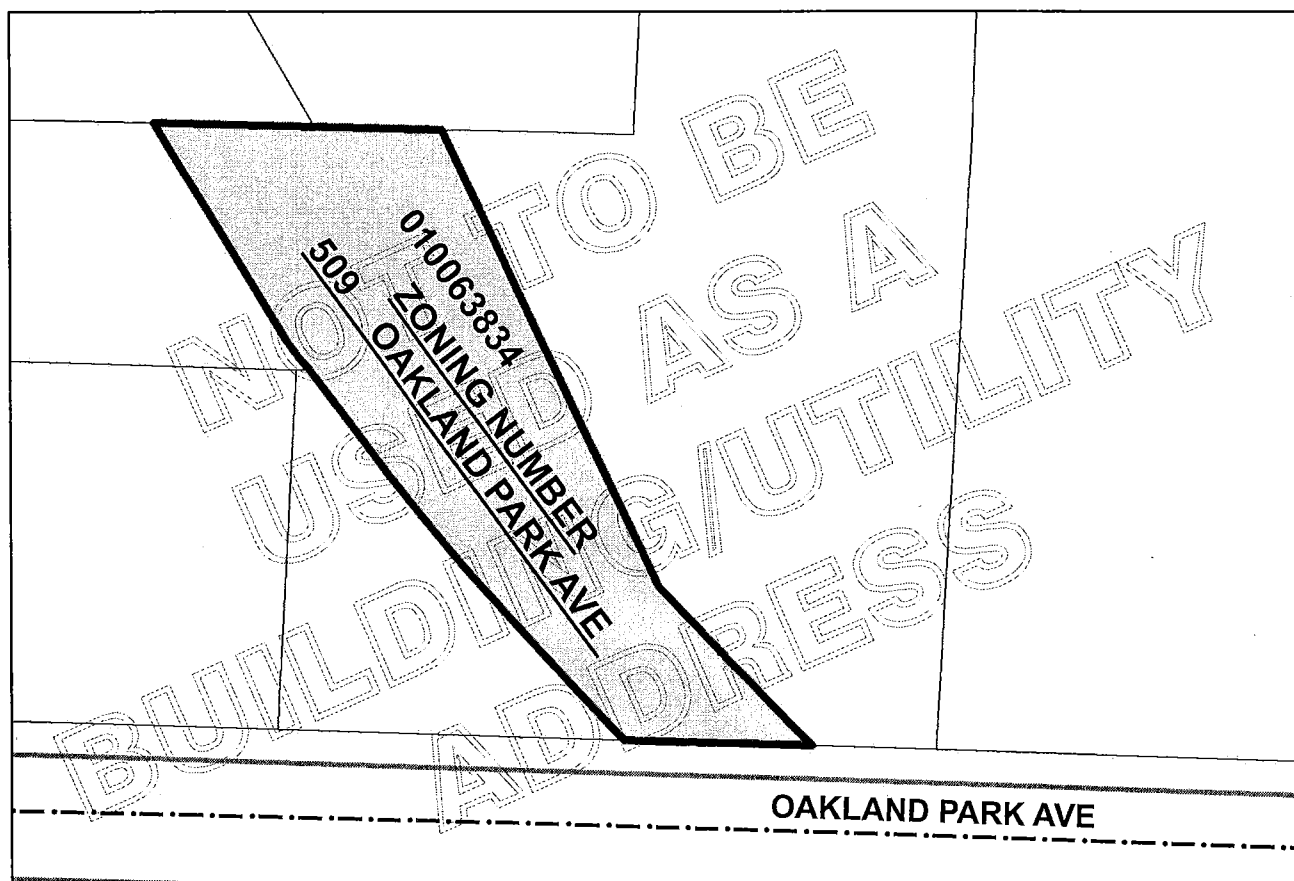
Subdivision: N/A

Requested By: DAVID KERR ARCHITECTS, LLC (DAVE KERR)

Issued By:

*Patricia Austin*

Date: 5/29/2014



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 20921

**MAP ID: C**

**DATE: 5/28/14**



Scale = 60

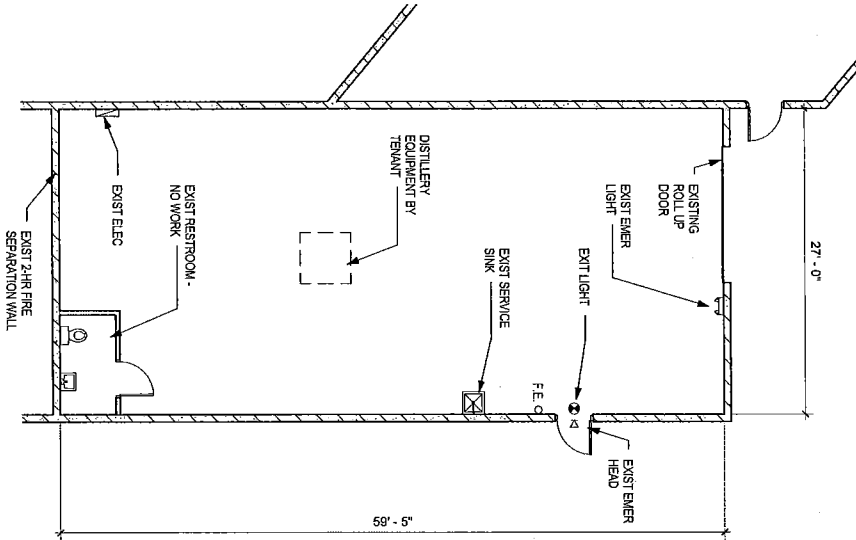


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Real Estate / GIS Department

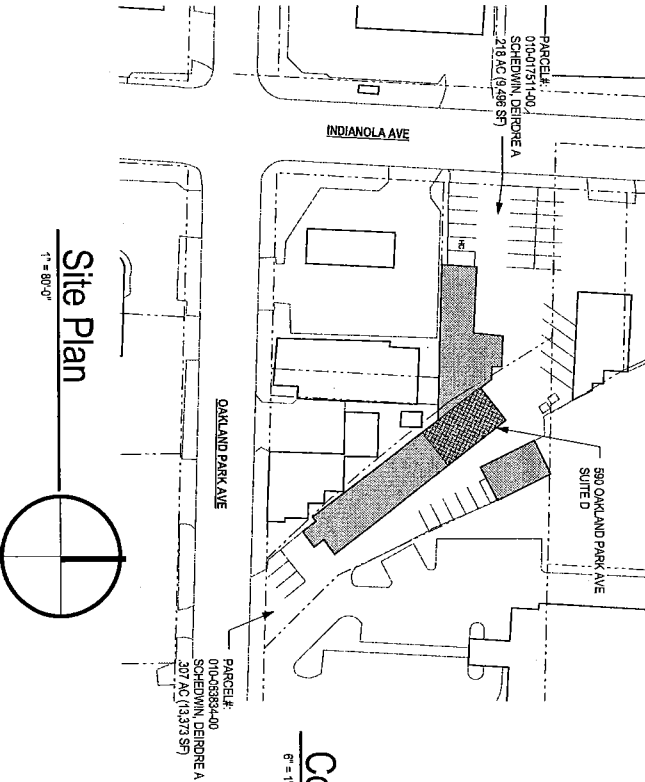
# Floor Plan

3/2" = 1'-0"



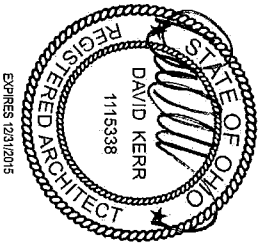
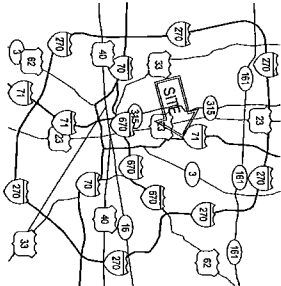
# Site Plan

1" = 80'-0"



# Columbus Vicinity Map

1" = 1'-0"



EXPIRES 12/31/2015

**ZONING DATA:**  
ADDRESS: 590 OAKLAND PARK AVE - SUITE D  
COLUMBUS, OH  
PARCEL NUMBER: 010-06834-00  
OWNER: SCHEIDWIN, DEBORAH A  
4918 STONECLIFF ROAD  
JOHNSTOWN, OH 43031  
ZONING: ORG. COMMERCIAL, C4  
EFFECTIVE 2/27/1923  
HEIGHT DISTRICT H-35  
FLOOD PLAIN: NO  
COMMERCIAL OVERLAY: INDIANOLA / OAKLAND PARK LCO  
AREA COMMISSION: CLINTONVILLE AREA COMMISSION  
APPLICABLE BUILDING CODES:  
OHIO BUILDING CODE (2011 EDITION)  
OHIO PLUMBING CODE (2011 EDITION)  
OHIO ELECTRICAL CODE (2011 EDITION)  
NATIONAL ELECTRICAL CODE (2011 EDITION, NFPA 70)  
ANSI 117.1 (2009 EDITION) W/O B.C. CHAPTER 11  
MODIFICATIONS

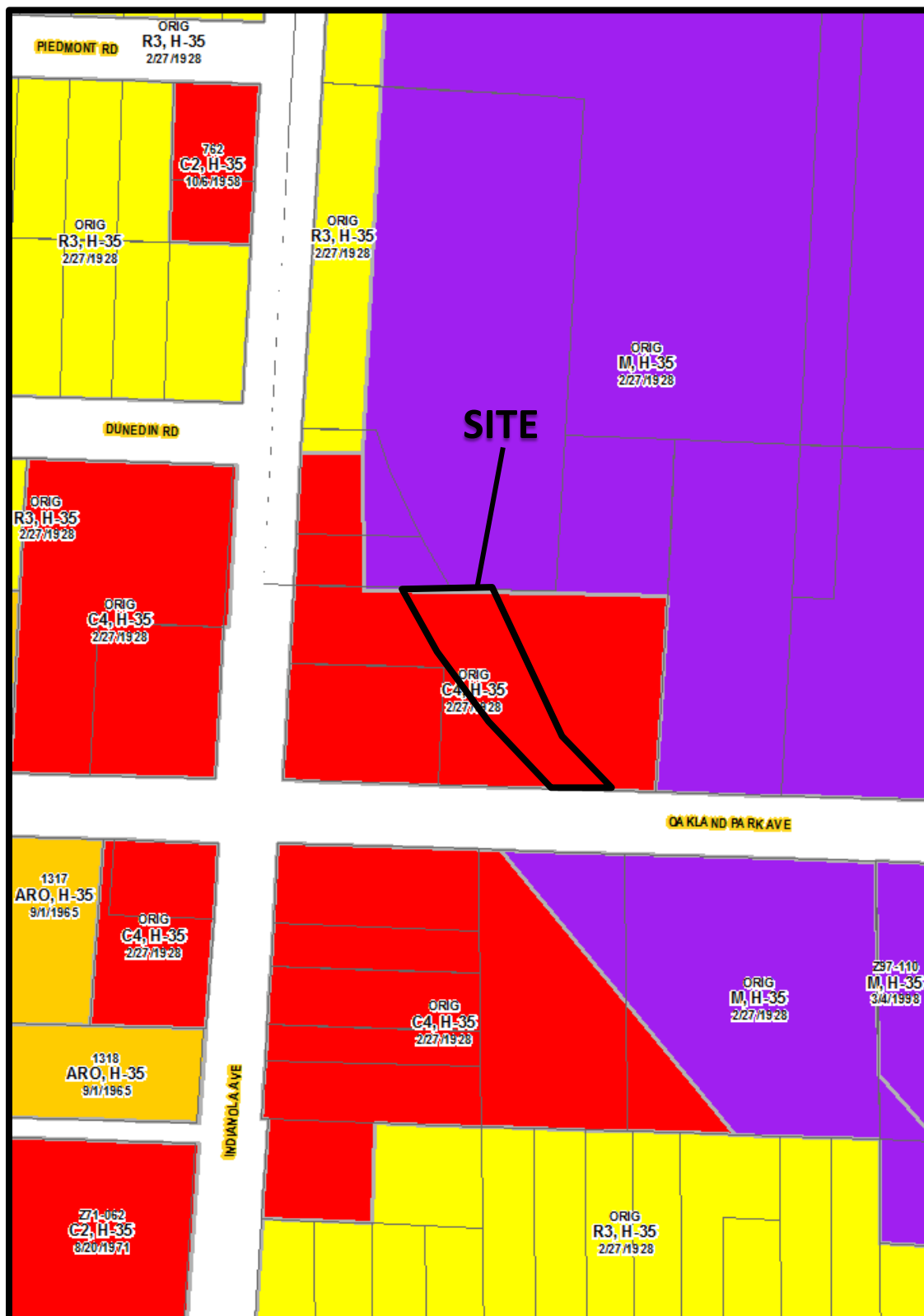
**BUILDING CODE DATA:**  
SCOPE: CHANGE OF USE FOR CERTIFICATE OF OCCUPANCY. THERE IS NO CONSTRUCTION WORK AS A PART OF THIS PROJECT. THE NEW BUILDING IS A MODIFIED EXISTING BUILDING. THE FINISHED PRODUCT IS STORED AT OHIO LIQUOR CONTROL BONDING WAREHOUSES.  
USE GROUP IN TENANT SPACE: F-1, FACTORY (MODERATE HAZARD)  
OTHER USE GROUPS IN BUILDING: B, A2  
CONSTRUCTION TYPE: VB  
SEPARATION: SEPARATED MIXED USE  
TOTAL BUILDING AREA: 7,390 SF  
TENANT AREA: 1,880 SF  
BUILDING HEIGHT OF EXISTING BUILDING: 15'  
OCCUPANCY: 5 OCCUPANTS  
PLUMBING FIXTURES:  
TYPE REQUIRED PROVIDED  
WATER CLOSETS 1 1  
LAVATORIES 1 1  
DRINKING FOUNTAINS 1 0  
BOTTLED WATER COOLER PROVIDED BY TENANT 1  
MOP SINK 1 1  
FIRE PROTECTION:  
THIS BUILDING IS NOT EQUIPPED THROUGHOUT WITH A FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM.  
EGRESS: (1) EXIT REQUIRED

# 451 Spirits

590 OAKLAND PARK AVE, SUITE D



Project Number:	12018
Drawn By:	DK
Date:	05/30/2014
A1	

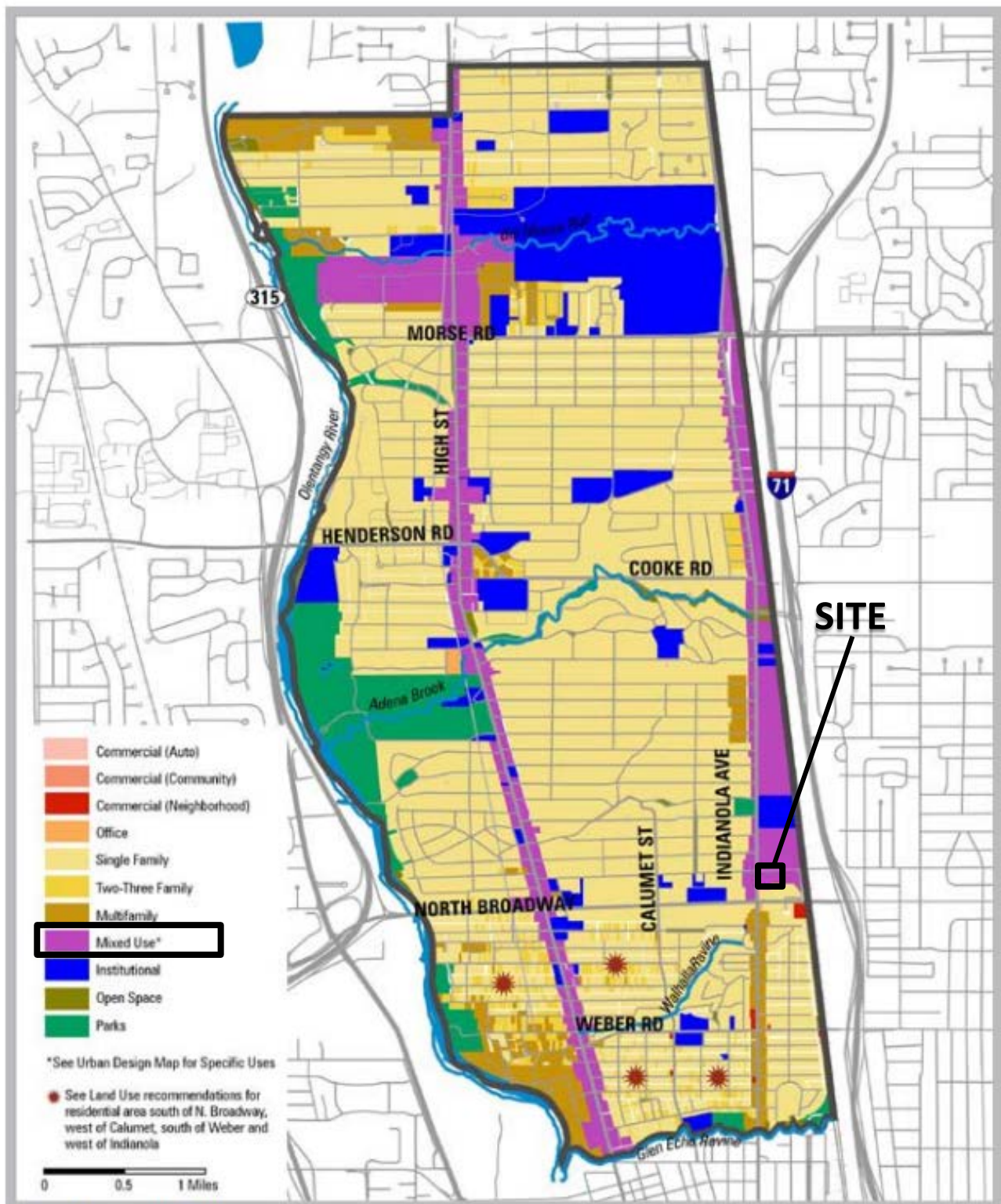


CV14-030  
590 Oakland Park Avenue  
Approximately 0.31 acres



CV14-030  
590 Oakland Park Avenue  
Approximately 0.31 acres





**Figure 10 : Land Use Plan**



CV14-030  
 590 Oakland Park Avenue  
 Approximately 0.31 acres