



## 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: CN4-095/14315-00000-00459

Date Received: 7/1/14

Application Accepted By: TPJ ET Fee: \$320.00

Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 960 HUNTER AVE Zip 43201

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 030187

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

Current Zoning District(s): ARLD

Recognized Civic Association or Area Commission: Victorian Village

Proposed use or reason for Council Variance request: New residence, garage below living space above on lot which has single family residence

Acreage: 7048 SF.

**APPLICANT:** Name Juliet Bullock Architects, LLC

Address 1182 Wyandotte Rd City/State Columbus OH Zip 43212

Phone # 935-0944 Fax # \_\_\_\_\_ Email: bullock.juliet@gmail.com

**PROPERTY OWNER(S):** Name Chad Seiber

Address 960 Hunter Ave City/State Columbus, OH Zip 43201

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: chadseiber@gmail.com

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

### ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

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

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE VSJ

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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



## 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)

CN4-035

### 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: **HARDSHIP**

The actual use of the property is a single family, although permitted  
use of the property is ARLD zoning permits apartment houses,  
apartment complexes, townhouses & dwellings containing no less than  
3 dwelling units. The lot is very large for this area and supports  
an add'l dwelling unit. There is precedent in this neighborhood for  
similar size dwelling unit/carriage houses and will be compatible for  
neighborhood. Variance. 3333.02 ARLD DISTRICT USE; 3333.055  
single or two family exception. 3333.16 Fronting Public St. 3333.24  
rear yard.

Signature of Applicant

*Juliet Anelloch*

Date 6/28/14.



## 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)

### AFFIDAVIT

(See next page for instructions)

APPLICATION # CM4-035

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock

of (1) MAILING ADDRESS 1182 Wyandotte Rd.

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

for which the application for a renewal, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Chad Seiber  
9600 Hunter  
Columbus, Ohio 43201

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

Juliet Bullock 614-935-0944

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

(5) Victorian Village Commission  
James Goodman  
50 W. Gay 4th Floor  
Columbus, Ohio 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)

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

SIGNATURE OF AFFIANT

(8)

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

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Brittany Rambacher  
12-4-18

Notary Seal Here



BRITTANY RAMBACHER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 12/4/18

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

CM4-035

**Agent for Owner**

Juliet Bullock  
1182 Wyandotte Road  
Columbus Ohio 43212

**Owner**

Chad Seiber  
960 Hunter Avenue  
Columbus Ohio 43201

**Bradley McClincy**

PO Box 227  
Marysville Ohio 43040

**Collins Huitger**

943 Hunter Avenue  
Columbus Ohio 43201

**Thomas and Colleen Robertson**

947 Hunter Avenue  
Columbus Ohio 43201

**Stacy Woodford**

947 Dennison Avenue  
Columbus Ohio 43201

**James E. Bookwalter**

969 Hunter Avenue  
Columbus Ohio 43201

**Marc Eller**

PO Box 12101  
Columbus Ohio 43212

**Edison Apartment Rentals**

PO Box 12101  
Columbus Ohio 43212

**Barb and John Eakins**

925 Dennison Avenue  
Columbus Ohio 43201

**Timothy and Beth Gerber**

946 Hunter Avenue  
Columbus Ohio 43201

**Stephen Snyder**

953 Dennison Avenue  
Columbus Ohio 43201

**Andre Connelly**

952 Hunter Avenue  
Columbus Ohio 43201

**Williams & Connie Eakins**

1510 Cleanglades Drive  
Wesley Chapel, Florida 33543

**James Goodman**

Historic Preservation Office  
50 West Gay 4<sup>th</sup> Floor  
Columbus Ohio 43215



## 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)

### 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 # CN14-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Chad Seiber

Of [COMPLETE ADDRESS] 960 Hunter Ave Columbus, Ohio 43201  
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. <u>Chad Seiber</u> <u>960 Hunter Ave</u> <u>Columbus, Ohio 43201</u>	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 30th day of June, in the year 2014

#### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Stephen Birmingham  
Notary Public, State of Ohio  
My Commission Expires  
July 29, 2017

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

**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

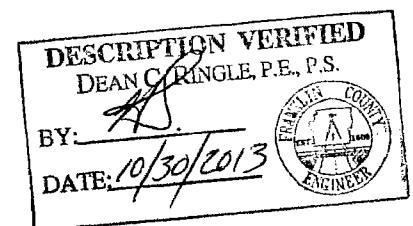
CN4-035

EXHIBIT "A"

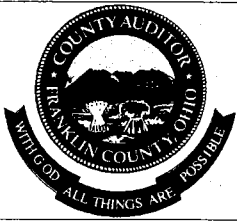
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF COLUMBUS AND BEING ALL OF LOT NO. 42 OF STEWART AND GREENERS SUBDIVISION OF RECORD IN PLAT BOOK NO. 2, PAGE 78, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, ALSO BEING PART OF LOT NO. 4 OF ANDREW GREENERS SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 191, OF THE AFOREMENTIONED RECORDS, ALSO BEING A PART OF THAT DISPOSAL PARCEL 64, DANNISON AVENUE CONSERVATION AREA (OHIO R-10), QUIT CLAIMED TO CHARLESTON, INC. BY QUIT CLAIM DEED OF RECORD IN DEED BOOK 3669, PAGE 724 OF THE AFOREMENTIONED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE ABOVE MENTIONED LOT NO. 42 AND THE SOUTHWESTERLY CORNER OF THE ABOVE MENTIONED DISPOSAL PARCEL 64, SAID POINT BEING NORTH 288.80 FT. FROM AN IRON PIN SET IN CONCRETE AT THE INTERSECTION OF THE EASTERLY LINE OF HUNTER AVENUE AND THE NORTHERLY LINE OF FIRST AVENUE; THENCE NORTH ALONG THE EASTERLY LINE OF HUNTER AVENUE AND THE WESTERLY LINE OF THE ABOVE MENTIONED LOTS NOS. 42 AND 4 AND THE WESTERLY LINE OF THE ABOVE MENTIONED DISPOSAL PARCEL 64 A DISTANCE OF 54.5 FT. TO AN IRON PIN, SAID IRON PIN BEING SOUTH 54.5 FT. FROM THE NORTHWESTERLY CORNER OF SAID DISPOSAL PARCEL; THENCE S. 89° 30' E. ACROSS SAID LOT NO. 4 AND SAID DISPOSAL PARCEL 126.45 FT. TO AN IRON PIN IN THE WESTERLY LINE OF A 13 FT. ALLEY AND THE EASTERLY LINE OF SAID LOT NO. 4 AND SAID DISPOSAL PARCEL, SAID IRON PIN BEING S. 11° 25' 49" E. A DISTANCE OF 57.78 FT. FROM THE NORTHEASTERLY CORNER OF SAID DISPOSAL PARCEL; THENCE S. 11° 25' 49" E. ALONG THE WESTERLY LINE OF SAID ALLEY AND THE WESTERLY LINE OF SAID LOT NO. 4 AND SAID DISPOSAL PARCEL 17.90 FT. TO AN ANGLE POINT AT THE SOUTHEASTERLY CORNER OF SAID LOT NO. 4; THENCE SOUTH CONTINUING ALONG THE WESTERLY LINE OF SAID ALLEY AND THE EASTERLY LINE OF SAID LOT NO. 42 AND SAID DISPOSAL PARCEL 37 FT. TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF SAID LOT NO. 62 AND SAID DISPOSAL PARCEL; THENCE N. 89° 30' W. ALONG THE SOUTHERLY LINE OF SAID LOT NO. 42 AND SAID DISPOSAL PARCEL AND PASSING AN IRON PIN ON LINE AT 1.0 FT. A DISTANCE OF 130 FT. TO THE PLACE OF BEGINNING; CONTAINING 7055 SQ. FT. MORE OR LESS; SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

A-061  
ALL OF  
(010)  
030187



CV14-035



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

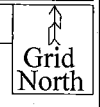
MAP ID: C

DATE: 6/26/14

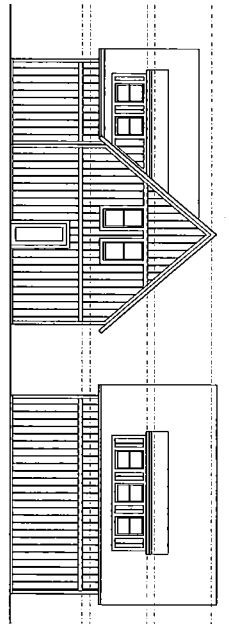


Disclaimer

Scale = 30

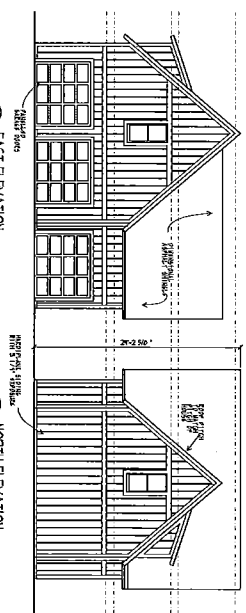


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



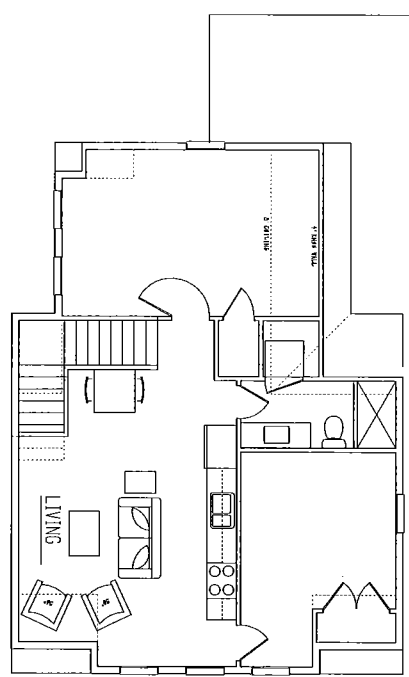
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

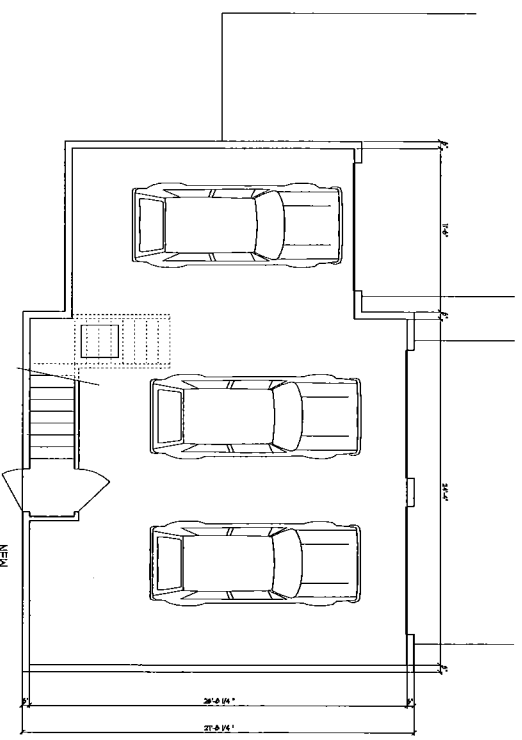


EAST ELEVATION  
SCALE: 1/8" = 1'-0"

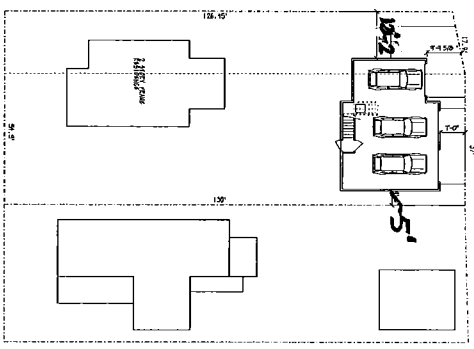
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



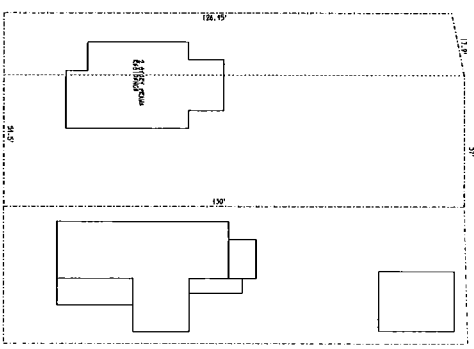
NEW  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NEW  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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



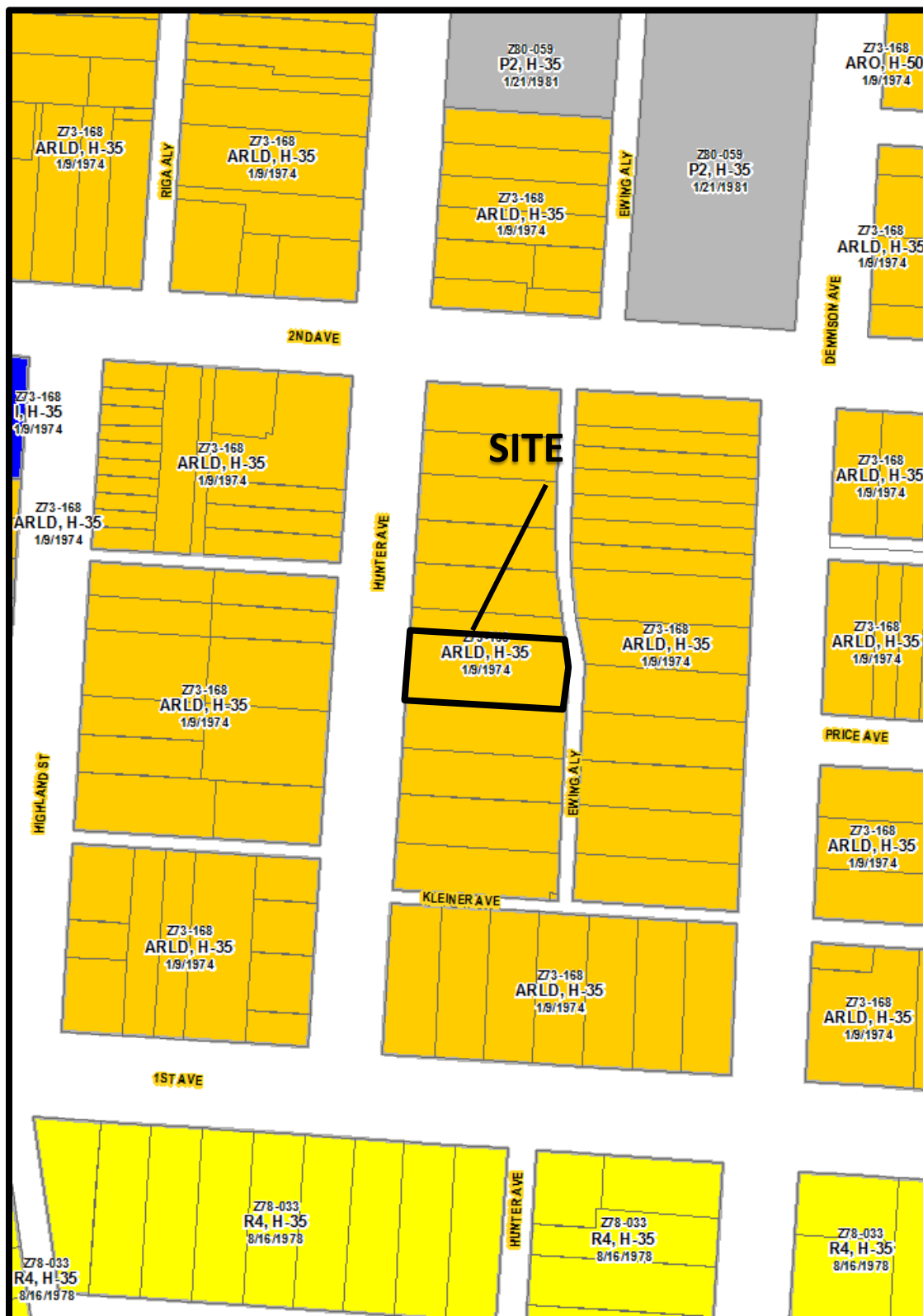
INDEX TO DRAWINGS

- SHEET 1: 201-1-1
- SHEET 2: 201-1-2
- SHEET 3: 201-1-3
- SHEET 4: 201-1-4
- SHEET 5: 201-1-5
- SHEET 6: 201-1-6
- SHEET 7: 201-1-7
- SHEET 8: 201-1-8
- SHEET 9: 201-1-9
- SHEET 10: 201-1-10
- SHEET 11: 201-1-11
- SHEET 12: 201-1-12
- SHEET 13: 201-1-13
- SHEET 14: 201-1-14
- SHEET 15: 201-1-15
- SHEET 16: 201-1-16
- SHEET 17: 201-1-17
- SHEET 18: 201-1-18
- SHEET 19: 201-1-19
- SHEET 20: 201-1-20
- SHEET 21: 201-1-21
- SHEET 22: 201-1-22
- SHEET 23: 201-1-23
- SHEET 24: 201-1-24
- SHEET 25: 201-1-25
- SHEET 26: 201-1-26
- SHEET 27: 201-1-27
- SHEET 28: 201-1-28
- SHEET 29: 201-1-29
- SHEET 30: 201-1-30
- SHEET 31: 201-1-31
- SHEET 32: 201-1-32
- SHEET 33: 201-1-33
- SHEET 34: 201-1-34
- SHEET 35: 201-1-35
- SHEET 36: 201-1-36
- SHEET 37: 201-1-37
- SHEET 38: 201-1-38
- SHEET 39: 201-1-39
- SHEET 40: 201-1-40
- SHEET 41: 201-1-41
- SHEET 42: 201-1-42
- SHEET 43: 201-1-43
- SHEET 44: 201-1-44
- SHEET 45: 201-1-45
- SHEET 46: 201-1-46
- SHEET 47: 201-1-47
- SHEET 48: 201-1-48
- SHEET 49: 201-1-49
- SHEET 50: 201-1-50
- SHEET 51: 201-1-51
- SHEET 52: 201-1-52
- SHEET 53: 201-1-53
- SHEET 54: 201-1-54
- SHEET 55: 201-1-55
- SHEET 56: 201-1-56
- SHEET 57: 201-1-57
- SHEET 58: 201-1-58
- SHEET 59: 201-1-59
- SHEET 60: 201-1-60
- SHEET 61: 201-1-61
- SHEET 62: 201-1-62
- SHEET 63: 201-1-63
- SHEET 64: 201-1-64
- SHEET 65: 201-1-65
- SHEET 66: 201-1-66
- SHEET 67: 201-1-67
- SHEET 68: 201-1-68
- SHEET 69: 201-1-69
- SHEET 70: 201-1-70
- SHEET 71: 201-1-71
- SHEET 72: 201-1-72
- SHEET 73: 201-1-73
- SHEET 74: 201-1-74
- SHEET 75: 201-1-75
- SHEET 76: 201-1-76
- SHEET 77: 201-1-77
- SHEET 78: 201-1-78
- SHEET 79: 201-1-79
- SHEET 80: 201-1-80
- SHEET 81: 201-1-81
- SHEET 82: 201-1-82
- SHEET 83: 201-1-83
- SHEET 84: 201-1-84
- SHEET 85: 201-1-85
- SHEET 86: 201-1-86
- SHEET 87: 201-1-87
- SHEET 88: 201-1-88
- SHEET 89: 201-1-89
- SHEET 90: 201-1-90
- SHEET 91: 201-1-91
- SHEET 92: 201-1-92
- SHEET 93: 201-1-93
- SHEET 94: 201-1-94
- SHEET 95: 201-1-95
- SHEET 96: 201-1-96
- SHEET 97: 201-1-97
- SHEET 98: 201-1-98
- SHEET 99: 201-1-99
- SHEET 100: 201-1-100

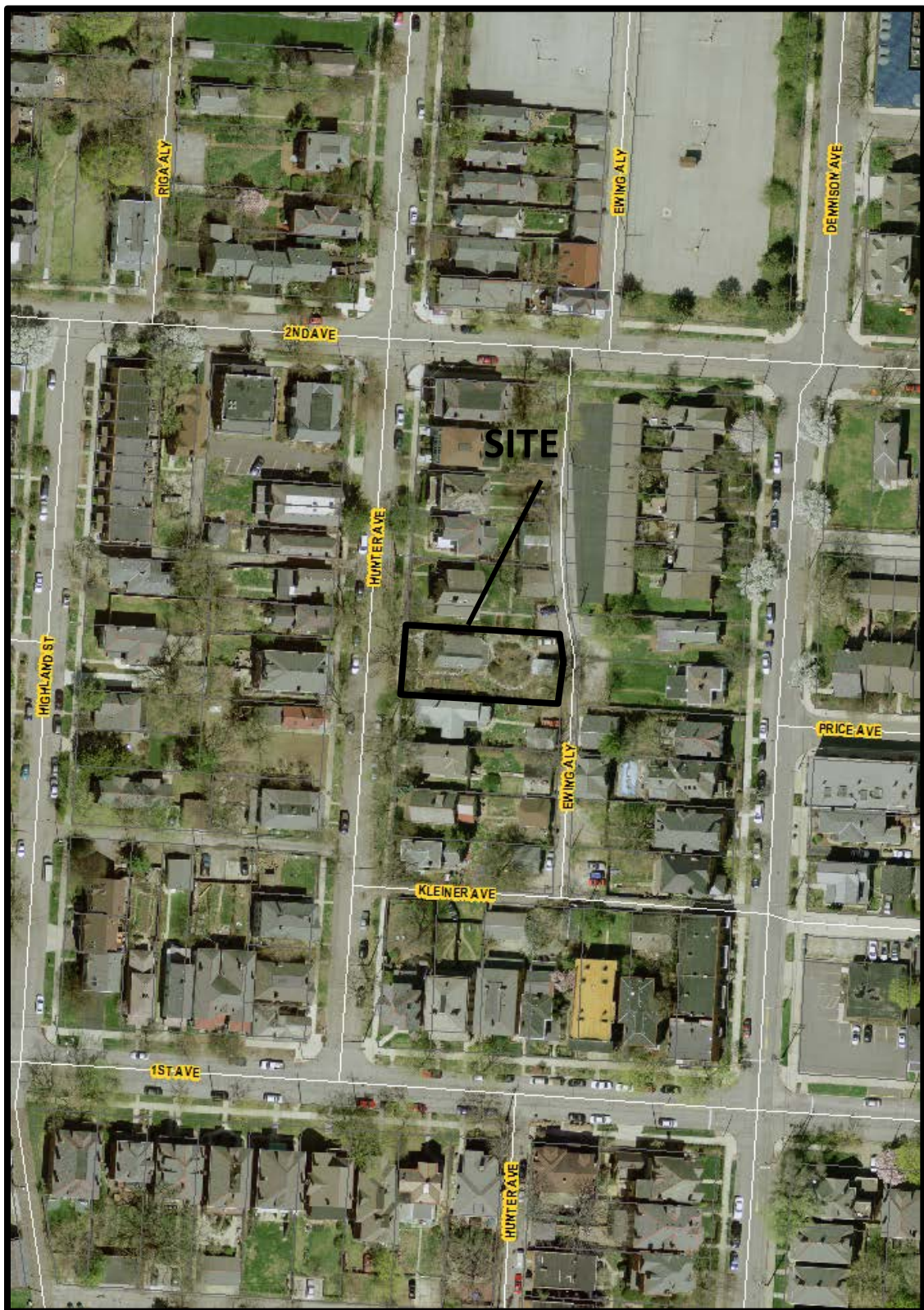
ZONING INFORMATION

- 1. ZONING DISTRICT: 11-1
- 2. ZONING DESCRIPTION: 11-1
- 3. ZONING MAP: 11-1
- 4. ZONING CODE: 11-1
- 5. ZONING REGULATIONS: 11-1
- 6. ZONING COMMISSION: 11-1
- 7. ZONING BOARD: 11-1
- 8. ZONING OFFICE: 11-1
- 9. ZONING PHONE: 11-1
- 10. ZONING FAX: 11-1
- 11. ZONING WEBSITE: 11-1
- 12. ZONING CONTACT: 11-1
- 13. ZONING ADDRESS: 11-1
- 14. ZONING CITY: 11-1
- 15. ZONING STATE: 11-1
- 16. ZONING COUNTRY: 11-1
- 17. ZONING POSTAL CODE: 11-1
- 18. ZONING TIME ZONE: 11-1
- 19. ZONING CURRENCY: 11-1
- 20. ZONING LANGUAGE: 11-1
- 21. ZONING RELIGION: 11-1
- 22. ZONING ETHNICITY: 11-1
- 23. ZONING OCCUPATION: 11-1
- 24. ZONING EDUCATION: 11-1
- 25. ZONING MARRIAGE: 11-1
- 26. ZONING PARENthood: 11-1
- 27. ZONING Siblings: 11-1
- 28. ZONING Friends: 11-1
- 29. ZONING Acquaintances: 11-1
- 30. ZONING Strangers: 11-1
- 31. ZONING Total Population: 11-1
- 32. ZONING Total Area: 11-1
- 33. ZONING Total Volume: 11-1
- 34. ZONING Total Weight: 11-1
- 35. ZONING Total Energy: 11-1
- 36. ZONING Total Matter: 11-1
- 37. ZONING Total Information: 11-1
- 38. ZONING Total Potential: 11-1
- 39. ZONING Total Kinetic: 11-1
- 40. ZONING Total Static: 11-1
- 41. ZONING Total Dynamic: 11-1
- 42. ZONING Total Complex: 11-1
- 43. ZONING Total Simple: 11-1
- 44. ZONING Total Abstract: 11-1
- 45. ZONING Total Concrete: 11-1
- 46. ZONING Total Imaginary: 11-1
- 47. ZONING Total Real: 11-1
- 48. ZONING Total Virtual: 11-1
- 49. ZONING Total Physical: 11-1
- 50. ZONING Total Mental: 11-1
- 51. ZONING Total Emotional: 11-1
- 52. ZONING Total Intellectual: 11-1
- 53. ZONING Total Spiritual: 11-1
- 54. ZONING Total Material: 11-1
- 55. ZONING Total Immaterial: 11-1
- 56. ZONING Total Tangible: 11-1
- 57. ZONING Total Intangible: 11-1
- 58. ZONING Total Visible: 11-1
- 59. ZONING Total Invisible: 11-1
- 60. ZONING Total Audible: 11-1
- 61. ZONING Total Inaudible: 11-1
- 62. ZONING Total Tactile: 11-1
- 63. ZONING Total Intactile: 11-1
- 64. ZONING Total Olfactory: 11-1
- 65. ZONING Total Inolfactory: 11-1
- 66. ZONING Total Gustatory: 11-1
- 67. ZONING Total In gustatory: 11-1
- 68. ZONING Total Pain: 11-1
- 69. ZONING Total Pleasure: 11-1
- 70. ZONING Total Discomfort: 11-1
- 71. ZONING Total Comfort: 11-1
- 72. ZONING Total Painful: 11-1
- 73. ZONING Total Pleasant: 11-1
- 74. ZONING Total Unpleasant: 11-1
- 75. ZONING Total Pleasant: 11-1
- 76. ZONING Total Unpleasant: 11-1
- 77. ZONING Total Pleasant: 11-1
- 78. ZONING Total Unpleasant: 11-1
- 79. ZONING Total Pleasant: 11-1
- 80. ZONING Total Unpleasant: 11-1
- 81. ZONING Total Pleasant: 11-1
- 82. ZONING Total Unpleasant: 11-1
- 83. ZONING Total Pleasant: 11-1
- 84. ZONING Total Unpleasant: 11-1
- 85. ZONING Total Pleasant: 11-1
- 86. ZONING Total Unpleasant: 11-1
- 87. ZONING Total Pleasant: 11-1
- 88. ZONING Total Unpleasant: 11-1
- 89. ZONING Total Pleasant: 11-1
- 90. ZONING Total Unpleasant: 11-1
- 91. ZONING Total Pleasant: 11-1
- 92. ZONING Total Unpleasant: 11-1
- 93. ZONING Total Pleasant: 11-1
- 94. ZONING Total Unpleasant: 11-1
- 95. ZONING Total Pleasant: 11-1
- 96. ZONING Total Unpleasant: 11-1
- 97. ZONING Total Pleasant: 11-1
- 98. ZONING Total Unpleasant: 11-1
- 99. ZONING Total Pleasant: 11-1
- 100. ZONING Total Unpleasant: 11-1





CV14-035  
960 Hunter Avenue  
Approximately 0.16 acres



CV14-035  
960 Hunter Avenue  
Approximately 0.16 acres