



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: CV15-012
Date Received: 3/3/15
Application Accepted By: SP Fee: \$800 (in conjunction w/ rezoning)
Comments: Assigned to Eliza Thrush 645-1341 ec-thrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1730 N GRANT AVENUE 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: 010-066575

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

Current Zoning District(s): PENDING AR-1

Recognized Civic Association or Area Commission: UNIVERSITY AREA COMMISSION (UAC)

Proposed use or reason for Council Variance request: MULTI-FAMILY APARTMENTS PROPOSED

Acreage: ~~0.750~~ 0.797

APPLICANT: Name BHAKTI BANIA

Address 2029 RIVERSIDE DR, SUITE 202 City/State COLUMBUS OH Zip 43221

Phone # 614.443.2624 Fax # — Email: BHAKTI@BBCODESIGN.COM

PROPERTY OWNER(S): Name 13th & INDIANOLA LLC c/o LMS INC.

Address 266 CHITTENDEN AVENUE City/State COLUMBUS OH Zip 43201

Phone # 614.452.2373 Fax # 614.242.3738 Email: JC@LMSCOLUMBUS.COM

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

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name BHAKTI BANIA

Address 2029 RIVERSIDE DR, SUITE 202 City/State COLUMBUS OH Zip 43221

Phone # 614.443.2624 Fax # — Email: BHAKTI@BBCODESIGN.COM

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Bhakti Bania

PROPERTY OWNER SIGNATURE JC, owner 13th & Indianola LLC

ATTORNEY / AGENT SIGNATURE Bhakti Bania

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

Revised 02/14/11



BBCODESIGN
ARCHITECTURE INTERIORS

COUNCIL VARIANCE APPLICATION

STATEMENT OF HARDSHIP

Monday, March 9, 2015

The site under consideration is located in the north-east corner of the Weinland Park neighborhood. It is a 0.797 acre property located between 11th Avenue to the south and Chittenden Avenue to the north, with Grant Avenue on the West and the railway lines to the East. The property is currently zoned for C-4 Commercial Use. It is under the University Area Commission and has the University Overlay as well. We are requesting a rezoning of the subject property to an AR-1 Apartment Residential District.

The site area is 32,960 sf and the proposed development building footprint in 6,475 sf.

Currently the site is surrounded predominantly by single family homes that are owner occupied or as rental units. With all the development by Wagenbrenner Development in the recent years, and still ongoing, the neighborhood is transitioning into a stable mixed rental and owner occupied homes. Immediately the the south of the subject property, across 11th Avenue, is a vehicle salvage business. Immediately to the south of that, on the East side of Grant Avenue, is planned a large multi-family apartment complex by the same developer mentioned earlier.

The current University District Plan Recommendations list the subject property in a Medium Density Residential Land Use Plan, as per page 42, section 3.2

Based on the current redevelopment of a large number of properties in the immediate vicinity of the subject property into rental or for sale units, we understand that the neighborhood is moving in the recommendations of the Weinland Park neighborhood plan as well as the University District Plan.

We would like to request a rezoning of the subject property to an AR-1 Apartment Residential district, in keeping with the recommendations of the University District Plan. This would be an appropriate zoning for the site, as it would allow us to design a building with 18 units in it. The units would be a mix of 2-bedrooms and 3-bedrooms with parking provided on the site.

In conclusion, this rezoning would keep the property development in alignment with the overall vision for the neighborhood not only as indicated in the Weinland Park Neighborhood Plan but also the University District Plan Recommendations for Land Use.

The following variances would be requested from the University Area Planning Overlay, as applicable to this site.

3372.521 SUPPLEMENTAL PARKING REQUIREMENTS

A. No Parking or maneuvering shall be permitted between any building and public street.

Variance requested fro parking and maneuvering between the building and Chittenden Avenue.

3372.522 COMPATIBILITY

A buildings front facade shall include a pedestrian entrance and give the appearance of primary orientation towards said street through the sizing, placement and treatment of windows and doors.



Variance requested as the 2 primary entrances are oriented towards 11th Avenue and Chittenden Avenue, but there is no entrance facing Grant Avenue.

3372.564 PARKING

A. Maximum allowed lot coverage for parking = 35% = 11,536 sf
Actual lot coverage for parking = 42% = 13,843 sf

Since we would like to provide all the parking that is feasible for the project on site, we are exceeding the allowable parking lot coverage.

B. Total floor area = 19,425 sf, # du = 18.
Required parking spaces = 47 spaces
Provided = 42 spaces

We would be providing 1 parking space per bedroom on site, which we believe to be sufficient parking for the project.

D. Screening for parking lot up to 3 feet above parking lot grade to be provided.

3372.565 BUILDING LINES

Required setback from Grant Avenue = 30 feet
Provided setback from Grant Avenue = 10 feet

Required setback from 11th Avenue = 50 feet
Provided setback from 11th Avenue = 30 feet

Required setback from Chittenden Avenue = 25 feet
Provided setback from Chittenden Avenue = 10 feet (parking setback)

We believe that the 10 foot for setback from Grant Avenue is more appropriate for this site and project, as this makes it more urban. Bringing the building closer to the street, while providing parking behind the principal building, is more in keeping with the guidelines used in other parts of the neighborhood and on High Street.

3372.566 BUILDING SEPARATION AND SIZE

C - Maximum allowable calculated floor area = 10,200 sf
Proposed calculated floor area = 19,425 sf

3372.568 HEIGHT

A. Highest point allowed for the roof = 35 feet
Proposed highest point of the roof = 45 feet

B. The majority of the front principal cornice/eave of the building is at a height within 10% of the average cornice/eave height on that street.



BBCODESIGN
ARCHITECTUREINTERIORS

Since the proposed project occupies the entire block from 11th Avenue to Chittenden Avenue, we do not have another building adjacent for context. We are also seeking a variance for the height of the building.

3372.569 REFUSE STORAGE

A. Not permitted in required setback from ROW

Since the proposed location for the trash enclosure is within the setback from Chittenden Avenue ROW, we will need a variance.

3312.27 PARKING SETBACK LINE

2. Parking setback required = 25 feet from ROW

Variance required as parking is 10 feet from ROW on Grant Avenue and Chittenden Avenue.



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV15-012

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BHAKTI BANIA
of (1) MAILING ADDRESS 2029 RIVERSIDE DR. SUITE 202, COLUMBUS OH 43221
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 1930 N GRANT 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) 3/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 13TH & INDIANOLA LLC
40 LMS INC.
266 CHITTENDEN AVENUE
COLUMBUS OH 43201

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

BHAKTI BANIA
614.443.2624

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

(5) UAC
SUSAN KEENEY 937-479-0201

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 3rd day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



PAMELA J. DAWLEY

NOTARY PUBLIC
STATE OF OHIO

RECORDED IN
FRANKLIN COUNTY

My Commission Expires
April 28, 2018

(8) Bania
Pamela J. Dawley
4-28-18

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

BBCO Design
Bhakti Bania
2029 Riverside Drive Suite 202
Columbus, OH 43221

13th & Indianola LLC
c/o LMS Inc.
266 Chittenden Avenue
Columbus, OH 43201

Red Mortgage Capital Inc.
Loan SVC & Asset Mgmt
c/o Spruce Bough Homes LLC
1717 Main St Fl 10
Dallas, TX 75201

Shelby Investment Group LLC
1179 Northwest Blvd
Columbus, OH 43212

Weinland Park Properties LLC
575 W 1st Ave
Columbus, OH 43215

Huntington Mortgage Corp
c/o Christopher Perry Nida Perry
PO Box 182661
Columbus, OH 43218

Penelope E Workman
1066 Carlisle Ave
Columbus, OH 43224

Grant Avenue Properties LTD
1454 N Grant Ave
Columbus, OH 43201

Specialized Loan Servicing
c/o Copeland Real Estate II LLC
8742 Lucent Blvd
Highlands Ranch, CO 80129

David Beyerle
331 S Gill St
State College, PA 16801

Norfolk Southern Railway
Tax Department
c/o Pennsylvania Lines LLC
110 Franklin Rd SE
Roanoke, VA 24042

Hanks Holdings LLC
266 Chittenden Ave
Columbus, OH 43201

New York Central Lines
Tax Dept
500 Water St (J-910)
Jacksonville, FL 32202

Huntington Mortgage Corp
c/o Sharon A Sills et al
PO Box 182661
Columbus, OH 43218

BBCO Design
Bhakti Bania
2029 Riverside Drive Suite 202
Columbus, OH 43221

13th & Indianola LLC
c/o LMS Inc.
266 Chittenden Avenue
Columbus, OH 43201

Red Mortgage Capital Inc.
Loan SVC & Asset Mgmt
c/o Spruce Bough Homes LLC
1717 Main St Fl 10
Dallas, TX 75201

Shelby Investment Group LLC
1179 Northwest Blvd
Columbus, OH 43212

Weinland Park Properties LLC
575 W 1st Ave
Columbus, OH 43215

Huntington Mortgage Corp
c/o Christopher Perry Nida Perry
PO Box 182661
Columbus, OH 43218

Penelope E Workman
1066 Carlisle Ave
Columbus, OH 43224

Grant Avenue Properties LTD
1454 N Grant Ave
Columbus, OH 43201

Specialized Loan Servicing
c/o Copeland Real Estate II LLC
8742 Lucent Blvd
Highlands Ranch, CO 80129

David Beyerle
331 S Gill St
State College, PA 16801

Norfolk Southern Railway
Tax Department
c/o Pennsylvania Lines LLC
110 Franklin Rd SE
Roanoke, VA 24042

Hanks Holdings LLC
266 Chittenden Ave
Columbus, OH 43201

New York Central Lines
Tax Dept
500 Water St (J-910)
Jacksonville, FL 32202

Huntington Mortgage Corp
c/o Sharon A Sills et al
PO Box 182661
Columbus, OH 43218



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

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 # CV15-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BHAKTI BANIA

Of [COMPLETE ADDRESS] 2029 RIVERSIDE DR, STE 202, COLUMBUS OH 43221
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. MARK DECELLO 8798 KILLIE CT DUBLIN OH 43017	2. ROBERT CORWIN 5294 SPRING GROVE CT POWELL OH 43065
3. JOHN HANKS c/o LMS INC 266 CHITTENDEN AVE COLUMBUS OH 43201	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to and in my presence and belief this 3rd day of March in the year 2015

SIGNATURE OF NOTARY PUBLIC
STATE OF OHIO

My Commission Expires:



RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

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

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

LEGAL DESCRIPTION OF RECORD:

BASED UPON TITLE COMMITMENT NO.: 201208008; 0.730 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING PART OF A PARCEL FORMERLY CONVEYED TO THE COLUMBUS STREET RAILWAY COMPANY, AS RECORDED IN DEED BOOK 243, PAGE 398 AND ALL OF A PARCEL CURRENTLY CONVEYED TO THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED BOOK 1070, PAGE 471, ALL REFERENCES CONTAINED HEREIN ARE TO FRANKLIN COUNTY RECORDER'S RECORDS, FRANKLIN COUNTY, OHIO, BEING SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THEREOF AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

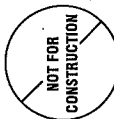
BEGINNING AT A 5/8 INCH REBAR FOUND AT THE INTERSECTION OF THE NORTH LINE OF ELEVENTH AVENUE AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO NEW YORK CENTRAL LINES, LLC, AS RECORDED IN INSTRUMENT NUMBER 200212180325201; THEN, N 86° 47' 13" W, 123.61 FOOT ALONG THE NORTHERLY LINE OF SAID ELEVENTH AVENUE AND PASSING CONCRETE MONUMENTS FOUND AT 5.00 FEET AND 118.61 FEET TO A 5/8 INCH IRON PIN AND CAP SET; THENCE, N 03° 14' 31" E, 268.40 FEET ALONG THE EASTERLY LINE OF SAID GRANT AVENUE AND PASSING CONCRETE MONUMENT FOUND AT 5.00 FEET AND 263.39 FEET TO A 1 INCH IRON PIPE FOUND, SAID IRON PIPE ALSO BEING IN THE SOUTHERLY LINE OF CHITTENDEN AVENUE; THENCE, S 86° 07' 09" E, 104.12 FEET ALONG THE SOUTHERLY LINE OF SAID CHITTENDEN AVENUE AND PASSING A CONCRETE MONUMENT FOUND AT 98.97 FEET TO A 5/8 INCH IRON PIN AND CAP SET, SAID IRON PIN AND CAP ALSO BEING IN THE WESTERLY RIGHT-OF-WAY OF SAID NEW YORK CENTRAL LINES, LLC; THENCE, S 02° 50' 00" E, 278.74 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NEW YORK CENTRAL LINES, LLC AND PASSING CONCRETE MONUMENTS FOUND AT 4.98 FEET AND 273.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.757 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF SUPERVISION, THIS FIFTEENTH DAY OF JULY, 2003. BEARINGS ARE BASED ON A BEARING OF S 05° 50' 00" E FOR THE WESTERLY LINE OF THE NEW YORK CENTRAL LINES, LLC RAILWAY. ALL IRON PIN AND CAPS SET ARE 5/8 X 30" REBAR WITH YELLOW CAP STAMPED CENTRAL SURVEYING CO., LTD

13TH AND
INDIANA LLC



GRANT APARTMENTS

SITE PLAN & ZONING INFORMATION



2015-01

SP-100

SITE PLAN INFORMATION:

AR-1 DISTRICT

TOTAL SITE AREA = 32,660 SF
TOTAL BUILDING FOOTPRINT = 6,475 SF
TOTAL LOT AREA = 18,185 SF
APARTMENT COMPLEX
3333.24 REAR YARD = 25% OF TOTAL LOT AREA

UNIVERSITY AREA
PLANNING OVERLAY

TOTAL SITE AREA = 32,660 SF
TOTAL BUILDING FOOTPRINT = 6,475 SF

1. 3372.521 SUPPLEMENTAL PARKING REQUIREMENTS
APPLICABLE TO ALL BUILDINGS PERMITTED
BETWEEN ANY BUILDING AND PUBLIC
STREET - VARIANCE NEEDED
A. TOTAL PARKING SPACES
B. 3372.522 COMPACTIBILITY
C. VARIANCE NEEDED

2. 3372.521 SUPPLEMENTAL PARKING REQUIREMENTS
APPLICABLE TO ALL BUILDINGS PERMITTED
BETWEEN ANY BUILDING AND PUBLIC
STREET - VARIANCE NEEDED
A. TOTAL PARKING SPACES
B. 3372.522 COMPACTIBILITY
C. VARIANCE NEEDED

3. 3372.541 - LANDSCAPE REQUIREMENT
LANDSCAPE SHALL BE PLANTED WITH
PERMANENT PLANTS, TREES, AND
SHRUBS TO SCREEN THE BUILDING
FROM THE STREET - VARIANCE NEEDED

4. 3372.542 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

5. 3372.543 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

6. 3372.544 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

7. 3372.545 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

8. 3372.546 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

9. 3372.547 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

10. 3372.548 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

11. 3372.549 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

12. 3372.550 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

13. 3372.551 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

14. 3372.552 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

15. 3372.553 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

16. 3372.554 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

17. 3372.555 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

18. 3372.556 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

19. 3372.557 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

20. 3372.558 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

21. 3372.559 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

22. 3372.560 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

23. 3372.561 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

24. 3372.562 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

25. 3372.563 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

26. 3372.564 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

27. 3372.565 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

28. 3372.566 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

29. 3372.567 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

30. 3372.568 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

31. 3372.569 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

32. 3372.570 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

33. 3372.571 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

34. 3372.572 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

35. 3372.573 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

36. 3372.574 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

37. 3372.575 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

38. 3372.576 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

39. 3372.577 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

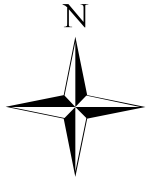
40. 3372.578 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

41. 3372.579 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF

42. 3372.580 - MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE SHALL BE
CALCULATED AS FOLLOWS:
ACTUAL = 50% OF LOT AREA = 9,092 SF



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: 010066575

Zoning Number: 1530

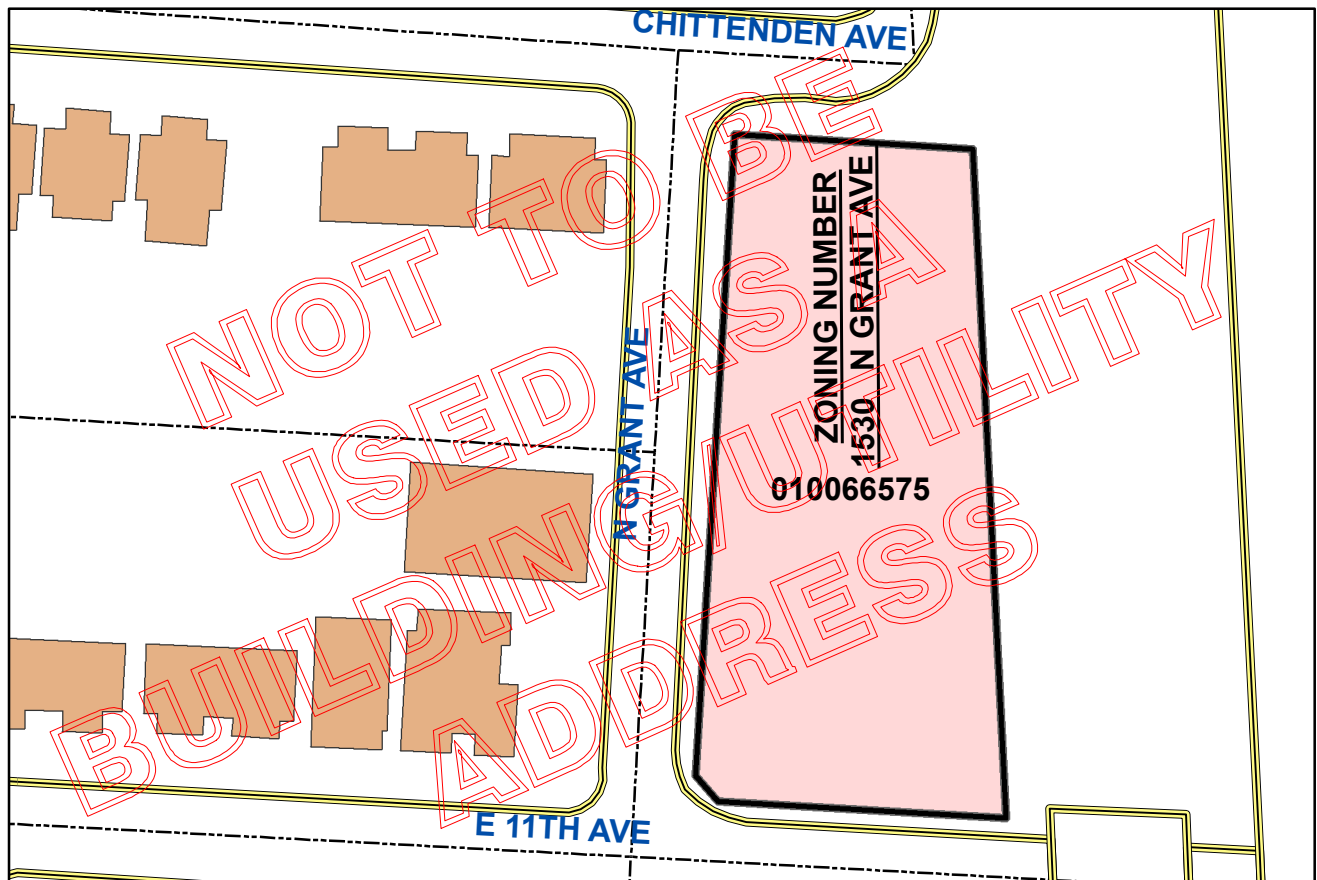
Street Name: N GRANT AVE

Lot Number : N/A

Subdivision: N/A

Requested By: BBCO DESIGN, LLC (BHAkti BANIA)

Issued By: *Adriana Williams* Date: 3/4/2015



SCALE: 1 inch = 80 feet



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 29235



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/2/15



Disclaimer

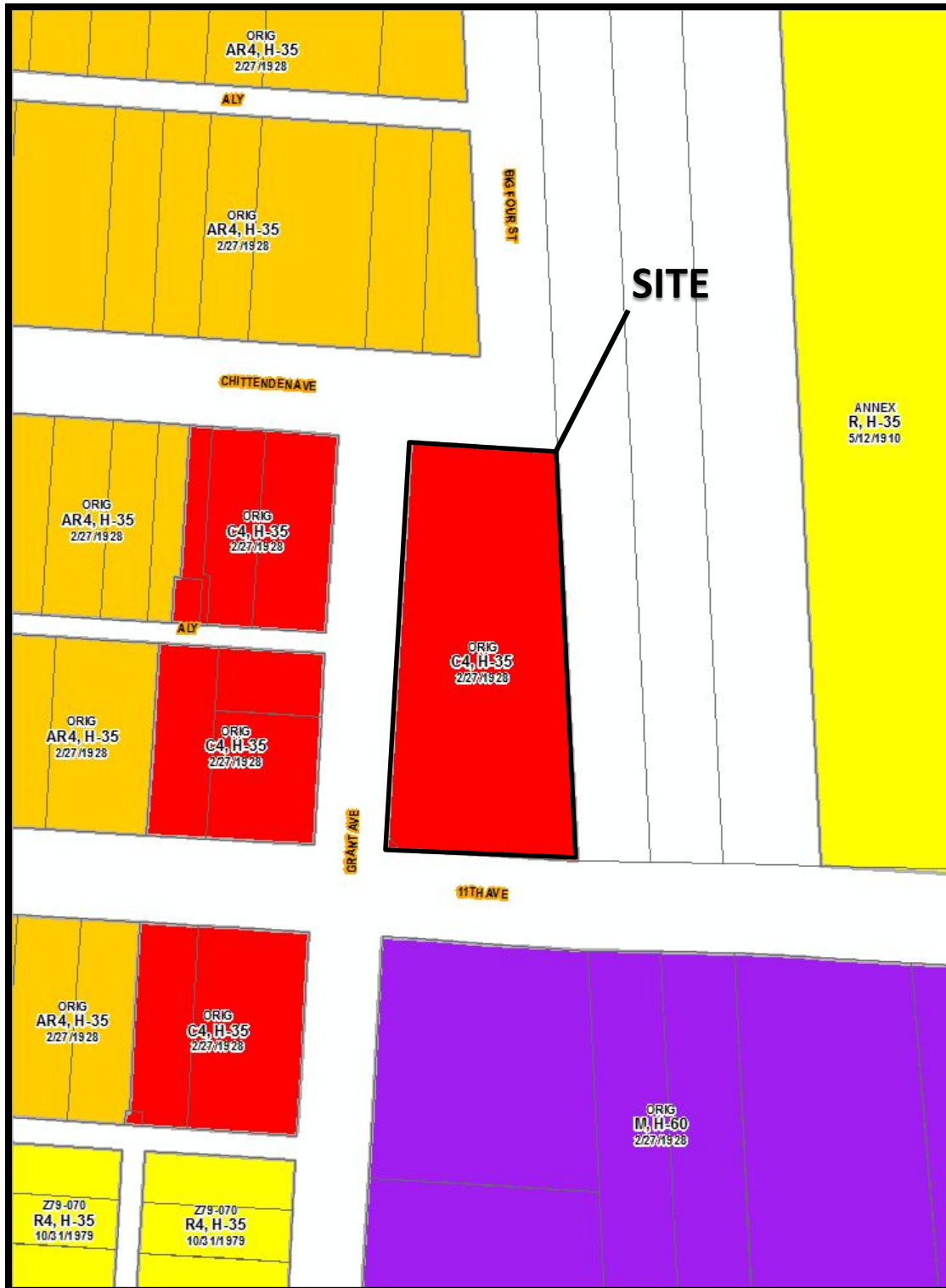
Scale = 100



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.

Real Estate / GIS Department

CVIS-012



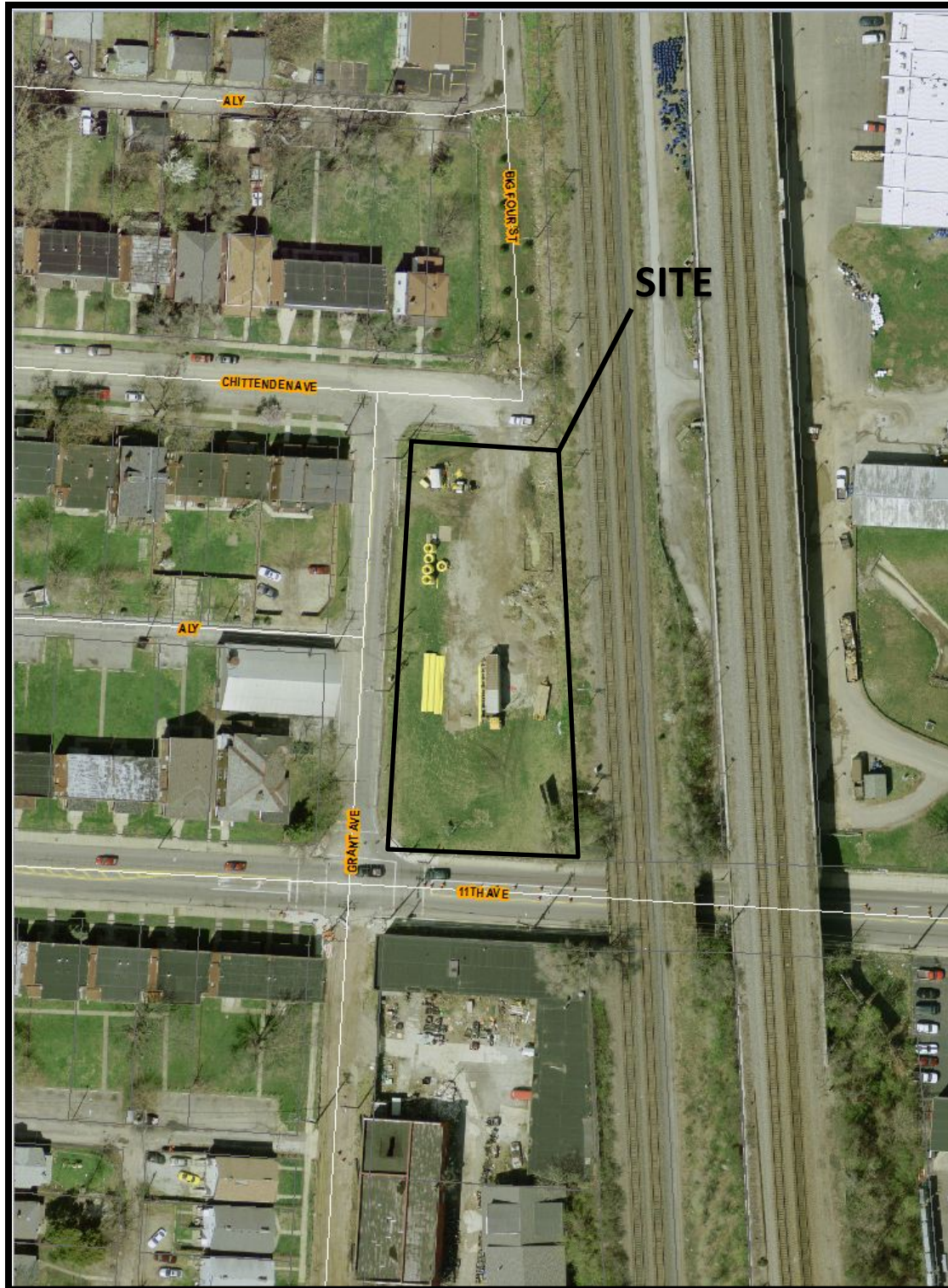
CV15-012
1530 North Grant Avenue
Approximately 0.73 acres

Land use category

-
- 3.2 Land Use Plan**
- Land use category**
- Lower Intensity Residential
 - Medium Intensity Residential
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation
- stream buffer
- stream buffer
- woodruff avenue
- 15th avenue
- 17th avenue
- 19th
- 20th
- 21st
- 22nd
- 23rd
- 24th
- 25th
- 26th
- 27th
- 28th
- 29th
- 30th
- 31st
- 32nd
- 33rd
- 34th
- 35th
- 36th
- 37th
- 38th
- 39th
- 40th
- 41st
- 42nd
- 43rd
- 44th
- 45th
- 46th
- 47th
- 48th
- 49th
- 50th
- 51st
- 52nd
- 53rd
- 54th
- 55th
- 56th
- 57th
- 58th
- 59th
- 60th
- 61st
- 62nd
- 63rd
- 64th
- 65th
- 66th
- 67th
- 68th
- 69th
- 70th
- 71st
- 72nd
- 73rd
- 74th
- 75th
- 76th
- 77th
- 78th
- 79th
- 80th
- 81st
- 82nd
- 83rd
- 84th
- 85th
- 86th
- 87th
- 88th
- 89th
- 90th
- 91st
- 92nd
- 93rd
- 94th
- 95th
- 96th
- 97th
- 98th
- 99th
- 100th
- 101st
- 102nd
- 103rd
- 104th
- 105th
- 106th
- 107th
- 108th
- 109th
- 110th
- 111th
- 112th
- 113th
- 114th
- 115th
- 116th
- 117th
- 118th
- 119th
- 120th
- 121st
- 122nd
- 123rd
- 124th
- 125th
- 126th
- 127th
- 128th
- 129th
- 130th
- 131st
- 132nd
- 133rd
- 134th
- 135th
- 136th
- 137th
- 138th
- 139th
- 140th
- 141st
- 142nd
- 143rd
- 144th
- 145th
- 146th
- 147th
- 148th
- 149th
- 150th
- 151st
- 152nd
- 153rd
- 154th
- 155th
- 156th
- 157th
- 158th
- 159th
- 160th
- 161st
- 162nd
- 163rd
- 164th
- 165th
- 166th
- 167th
- 168th
- 169th
- 170th
- 171st
- 172nd
- 173rd
- 174th
- 175th
- 176th
- 177th
- 178th
- 179th
- 180th
- 181st
- 182nd
- 183rd
- 184th
- 185th
- 186th
- 187th
- 188th
- 189th
- 190th
- 191st
- 192nd
- 193rd
- 194th
- 195th
- 196th
- 197th
- 198th
- 199th
- 200th
- 201st
- 202nd
- 203rd
- 204th
- 205th
- 206th
- 207th
- 208th
- 209th
- 210th
- 211st
- 212nd
- 213rd
- 214th
- 215th
- 216th
- 217th
- 218th
- 219th
- 220th
- 221st
- 222nd
- 223rd
- 224th
- 225th
- 226th
- 227th
- 228th
- 229th
- 230th
- 231st
- 232nd
- 233rd
- 234th
- 235th
- 236th
- 237th
- 238th
- 239th
- 240th
- 241st
- 242nd
- 243rd
- 244th
- 245th
- 246th
- 247th
- 248th
- 249th
- 250th
- 251st
- 252nd
- 253rd
- 254th
- 255th
- 256th
- 257th
- 258th
- 259th
- 260th
- 261st
- 262nd
- 263rd
- 264th
- 265th
- 266th
- 267th
- 268th
- 269th
- 270th
- 271st
- 272nd
- 273rd
- 274th
- 275th
- 276th
- 277th
- 278th
- 279th
- 280th
- 281st
- 282nd
- 283rd
- 284th
- 285th
- 286th
- 287th
- 288th
- 289th
- 290th
- 291st
- 292nd
- 293rd
- 294th
- 295th
- 296th
- 297th
- 298th
- 299th
- 300th
- 301st
- 302nd
- 303rd
- 304th
- 305th
- 306th
- 307th
- 308th
- 309th
- 310th
- 311st
- 312nd
- 313rd
- 314th
- 315th
- 316th
- 317th
- 318th
- 319th
- 320th
- 321st
- 322nd
- 323rd
- 324th
- 325th
- 326th
- 327th
- 328th
- 329th
- 330th
- 331st
- 332nd
- 333rd
- 334th
- 335th
- 336th
- 337th
- 338th
- 339th
- 340th
- 341st
- 342nd
- 343rd
- 344th
- 345th
- 346th
- 347th
- 348th
- 349th
- 350th
- 351st
- 352nd
- 353rd
- 354th
- 355th
- 356th
- 357th
- 358th
- 359th
- 360th
- 361st
- 362nd
- 363rd
- 364th
- 365th
- 366th
- 367th
- 368th
- 369th
- 370th
- 371st
- 372nd
- 373rd
- 374th
- 375th
- 376th
- 377th
- 378th
- 379th
- 380th
- 381st
- 382nd
- 383rd
- 384th
- 385th
- 386th
- 387th
- 388th
- 389th
- 390th
- 391st
- 392nd
- 393rd
- 394th
- 395th
- 396th
- 397th
- 398th
- 399th
- 400th
- 401st
- 402nd
- 403rd

CV15-012

1530 North Grant Avenue
Approximately 0.73 acres



CV15-012
1530 North Grant Avenue
Approximately 0.73 acres