

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-020 Date Received: 3/31/15  
Application Accepted by: SP Fee: \$800 (w/ rezoning)  
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 180 Detroit Avenue Zip: 43201

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: 010-036341, 010-056312, 010-056275, 010-044366

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

Current Zoning District(s): AR-3 (0.42 ac), AR-1 (0.12 ac)

Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for Council Variance request:

Variances for multifamily development, see also rezoning Z15-

Acreage: 0.54 +/-

### APPLICANT:

Name: Lykens Companies c/o Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**PROPERTY OWNER(S)** ☐ *Check here if listing additional property owners on a separate page*

Name: LS Development - 174 Detroit, LLC c/o Donald Plank Phone Number: (614) 947-8600 Ext.: -----

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**ATTORNEY / AGENT** (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**SIGNATURES** (All signatures must be provided and 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 checks payable to the Columbus City Treasurer

## Council Variance Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

### 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:**

See Exhibit B

Signature of Applicant

*Donald Hawk*

Date

3/30/15

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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## Exhibit B

### Statement of Hardship

CV15- 020

#### 180 Detroit Avenue

The development site consists of 0.42 +/- acres located at the northeast corner of Detroit Avenue (50') and Hamlet Street (25' north of Detroit Avenue) and 0.12 +/- acres located at the southwest corner of Detroit Avenue (50') and Hamlet Street (50'). Hamlet Street is a street, as defined, south of Detroit Avenue. The 0.42 +/- acre parcel shall hereafter be referred to as "Site A" and the 0.12 +/- acre parcel shall hereafter be referred to as "Site B". A rezoning application (Z15- \_\_\_\_\_) is pending to rezone Site A from M, Manufacturing to AR-3, Apartment Residential and Site B from R-4, Residential to AR-1, Apartment Residential. Rezoning for both Sites A and B is to conform the sites to the proposed use and density. The site is in Italian Village. The Italian Village Commission granted preliminary approval of the proposed use of both sites.

#### Site A

The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 18 apartments with interior parking. On the east side of the manufacturing building, a one story building will be razed and replaced with a three (3) story apartment building with 13 dwelling units, also with interior parking. The buildings will be connected, so the total development on this site will be 31 dwelling units with 31 interior parking spaces.

The following variances are requested:

- 1) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet for the existing and proposed buildings.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25') and permit a two (2) foot side yard on the east wall of the new building.
- 4) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 5.0% of lot area.
- 5) 3312.13, Driveway, to permit separate 12' two-way driveways for access to first floor and lower level interior parking levels.
- 6) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the building.

- 7) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking for the new 13 DU portion of the 31 DU apartment building from 20 spaces to 15 spaces.
- 8) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for the Detroit Avenue entrance to the lower parking level to 3' and to permit the location of the existing building in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25').

#### SITE B

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning and density for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:

- 1) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3333.18, Building Lines, to reduce the Hamlet Street building setback line to 8' and the Detroit Avenue building setback to zero (0) feet.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard on the east side of the proposed building to 4'.
- 4) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 9.0% of lot area.
- 5) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the proposed detached garage building.
- 6) 3312.25, Maneuvering, to reduce the required 20 feet of maneuvering area to 18.5 feet for the north parking space of the detached garage, due to the angle of the alley, while the south 3 spaces will meet or exceed 20' of maneuvering area.
- 7) 3312.27, Parking Setback Line, to reduce the Detroit Avenue parking setback from 10 feet to zero (0) feet for the detached garage.
- 8) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 space to 4 spaces for the 4 DU building.
- 9) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 15' +/- and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 4'.

Italian Village is a dense, historic urban neighborhood, built long before Columbus had a zoning code. The proposed development is appropriate for the neighborhood. Applicant has a hardship and practical difficulty with complying with suburban development standards being applied to an urban in-fill development in a historic district. There are many examples of non-compliance with the cited development standards in this and other City of Columbus historic districts.

03-30-2015

## Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: CV15-020

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

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 180 Detroit Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/31/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) LS Development - 174 Detroit, LLC  
c/o Donald Plank, Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

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

Lykens Companies  
c/o Donald Plank (614) 947-8600

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

(5) Italian Village Commission  
c/o Randy Black, Historic Preservation Office  
50 W. Gay Street, FL 4  
Columbus, OH 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.

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 30th day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

AUGUST 3, 2015  
My Commission Expires

Notary Seal Here



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

This Affidavit expires six (6) months after the 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 checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**180 Detroit Avenue**  
**CV15-020**  
**March 29, 2015**

**APPLICANT**

Lykens Companies  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

LS Development - 174 Detroit, LLC  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT**

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

**COMMUNITY GROUP**

Italian Village Commission  
c/o Mr. Randy Black  
50 W. Gay Street, FL 4  
Columbus, OH 43215

Italian Village Commission  
c/o Ms. Connie Torbeck  
50 W. Gay Street, FL 4  
Columbus, OH 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Andrew I. Klein  
PO Box 10038  
Columbus, OH 43201

Urban Restorations LLC  
815 N. High St., Ste. R  
Columbus, OH 43215

Robert E. Wagner  
Shannon M. Gaines  
160 E. 4<sup>th</sup> Avenue  
Columbus, OH 43201

J & J Inc.  
1057 N. 4<sup>th</sup> St.  
Columbus, OH 43201

Jason A. Slagle & Roy M. Slagle  
1051 Hamlet St.  
Columbus, OH 43201

James W. Hill, II  
822 Hamlet St., Apt. C  
Columbus, OH 43215

Scott & Carol Guiler  
355 Cherokee Dr.  
Canal Winchester, OH 43110

Matthew Wood  
Christopher Hammer  
60 W. Beaumont Rd.  
Columbus, OH 43214

Kay K. Morgan  
1056 Hamlet St.  
Columbus, OH 43201

Generation Rentals Ltd.  
PO Box 10123  
Columbus, OH 43201

New Victorians Inc.  
455 W. 3<sup>rd</sup> Ave.  
Columbus, OH 43201

**180 Detroit Avenue**  
**Z15-020**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 3/29/15**

Jeffrey P. Jerome  
1059 Hamlet St.  
Columbus, OH 43201

Michael Miller  
1062 Hamlet St.  
Columbus, OH 43201

Kay Kilgore  
1056 Hamlet St.  
Columbus, OH 43201

Albert V. Blazelevicius  
Audrone R. Biknevicius  
158 Detroit Ave.  
Columbus, OH 43201

Rebecca S. Lamb  
Matteo Citarelli  
175 E. Fourth Ave.  
Columbus, OH 43201

Benjamin C. Borchers  
154 Detroit Ave.  
Columbus, OH 43201

Michael R. Young  
851 Harrison Avenue, Apt. J  
Columbus, OH 43215

John R. Hill  
269 Village Dr.  
Columbus, OH 43214

Anthony L. Woodford  
294 Longbranch Dr.  
Dublin, OH 43017

Matthew D. Kennon  
1053 Hamlet St.  
Columbus, OH 43201

Slim Builds LLC  
Michael J. Losinske  
471 W. 4<sup>th</sup> Ave.  
Columbus, OH 43201

Angel M. Gondek  
Jeffrey W. Gondek  
1061 Hamlet St.  
Columbus, OH 43201

Emily R. Erb  
181 E. 4<sup>th</sup> Ave.  
Columbus, OH 43201

Jonathan Gale Ryan  
100 E. Broad St., Ste. 1301  
Columbus, OH 43215

Stephen McCoy  
1043 Hamlet St.  
Columbus, OH 43201

Catherine E. Romanos  
Clayton C. Howard  
1050 Hamlet St.  
Columbus, OH 43201

Christopher Toy  
1054 Hamlet St.  
Columbus, OH 43201

Laurie Mihalacki  
159 E. Fourth Ave.  
Columbus, OH 43201

**ALSO NOTIFY**

David B. Perry  
David Perry Company, Inc.  
145 E Rich Street, FL 3  
Columbus, OH 43215

Mr. Kevin Lykens  
Lykens Companies  
1020 Dennison Avenue, Suite 102  
Columbus, OH 43201

LS Development – 174 Detroit, LLC  
1020 Dennison Ave., Ste. 102  
Columbus, OH 43201

180 Detroit Avenue  
CV15-020  
Exhibit A, Public Notice  
Page 2 of 2, 3/29/15



## Council Variance Application

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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 # CV15-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. 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. LS development - 174 Detroit, LLC 1020 Dennison Avenue, Suite 102 Columbus, OH 43201 # Columbus based employees: 0 Contact: Kevin Lykens (614) 565-4209	2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, OH 43201 # Columbus based employees: 5 Contact: Kevin Lykens (614) 565-4209
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 30th day of March, in the year 2015

Barbara A. Painter  
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015  
My Commission Expires

Notary Seal Here



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

**This Project Disclosure expires six (6) months after the date of notarization.**

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Please make checks payable to the Columbus City Treasurer

Z15 - 019  
CV15 - 020  
**180 Detroit Avenue**  
**Legal Description**

**AR-3**

Being Lots Numbered Six (6), Seven (7), Eight (8) and Nine (9) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

**AR-1**

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.



201402270024498

Pg: 3 \$36.00 T20140013528  
02/27/2014 4:18PM MEPLS DEVELOP  
Terry J. Brown  
Franklin County Recorder

2614

TRANSFERRED

Conveyance	
Mandatory-	200.00
Permissive-	200.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

FEB 27 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

SPECIAL WARRANTY DEED

CV 15-020

KNOW ALL MEN BY THESE PRESENTS THAT THE E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC., ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to LS DEVELOPMENT - 174 DETROIT, LLC, ("Grantee"), whose tax mailing address is 1020 DENNISON AVENUE SUITE 102, COLUMBUS, OH 43201, the following property:

SEE EXHIBIT 'A'

PARCEL #s: 010-036341-80, 010-036341-90;  
010-056275-80, 010-056275-90;  
010-044366-80, 010-044366-90;  
010-056312-80, 010-056312-90

Prior Instrument References: O.R. Volume 2663, Page 347-348;  
O.R. Volume 2768, Page 514-516;  
O.R. Volume 2980, Page 466-467;  
O.R. Volume 2663, Page 343-344

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR, for itself and its heirs and assigns, hereby covenants with the said Grantee, its successors and assigns, that said Grantor is lawfully seized of the same in **FEE SIMPLE**, and has good right and full power to bargain, sell and convey the same; and that **GRANTOR**, for itself and its heirs, executors, and administrators, shall **Warrant and Defend** the title to the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

The Grantor has hereunto executed this deed this 18<sup>th</sup> day of February, 2014.

**E.J. THOMAS COMPANY,  
n/k/a JOECK PROPERTIES, INC.**

By Linda J. Eckhardt, President  
**LINDA J. ECKHARDT, President and  
Authorized Representative**

STATE OF Ohio )  
 ) ss  
Delaware COUNTY )

BEFORE ME a notary public in and for said county and state, personally appeared the above-named **E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC.,** by **LINDA J. ECKHARDT, President and authorized representative,** who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18<sup>th</sup> day of February, 2014.



**Matthew A. Tellak**  
Notary Public, State of Ohio  
My Commission Expires: 4/18/15

Matthew A. Tellak  
Notary Public

THE DRAFTER OF THIS DEED DOES NOT REPRESENT THE PARTIES TO THIS TRANSACTION. ALL PARTIES ARE ADVISED TO CONSULT THEIR RESPECTIVE ATTORNEYS PRIOR TO ACCEPTING OR SIGNING THIS DEED. In addition the drafter of this deed did not perform a title search of the property and did not handle the execution of the deed.

This Instrument prepared by: Donofrio Law, LLC, Marie C. Donofrio, Esq., P.O. Box 310 Powell, Ohio 43065

**EXHIBIT 'A'**

**PARCEL: 010-036341-80, 010-036341-90**

Being Lots Numbered Six (6) and Seven (7) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

**PARCEL: 010-056275-80, 010-056275-90**

Being Lot Number Nine (9) in Catherine White's Subdivision of Lots 16-17 of Deshler's Addition to Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 246, Recorder's Office, Franklin County, Ohio.

**PARCEL: 010-044366-80, 010-044366-90**

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.

**PARCEL: 010-056312-80, 010-056312-90**

Being Lot No. eight (8) of Catherine White's Subdivision of Lots Nos. Sixteen (16) and Seventeen (17) of Deshler's Addition to Mt. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's Office, Franklin County, Ohio.



# City of Columbus Zoning Plat



CV 15-020

## 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: 010036341, 010044366, 010056312, 010056275

Zoning Number: 180

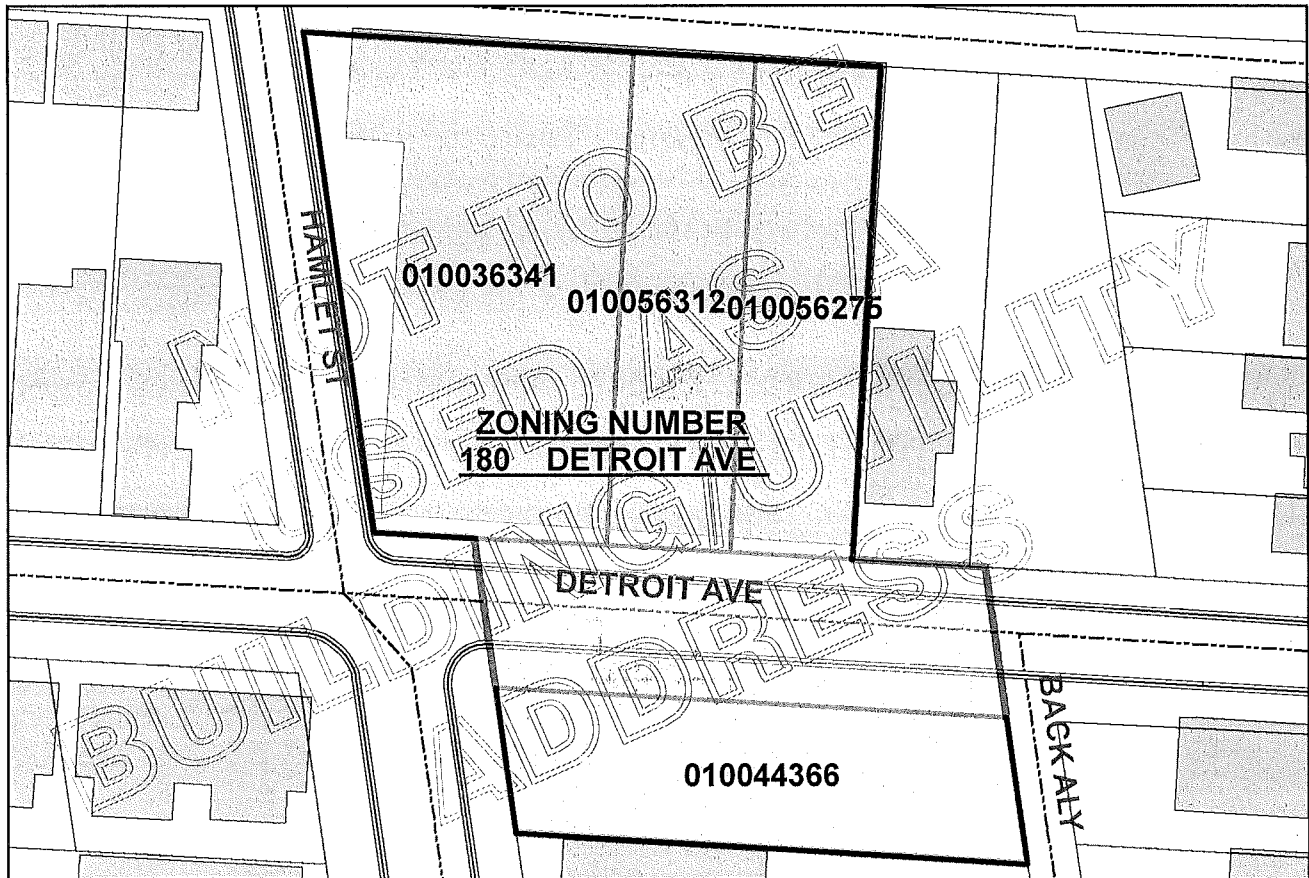
Street Name: DETROIT AVE

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: Edyana Whisman Date: 3/23/2015

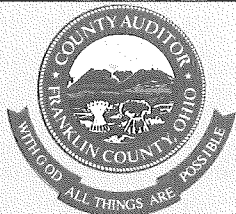


SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 30185

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

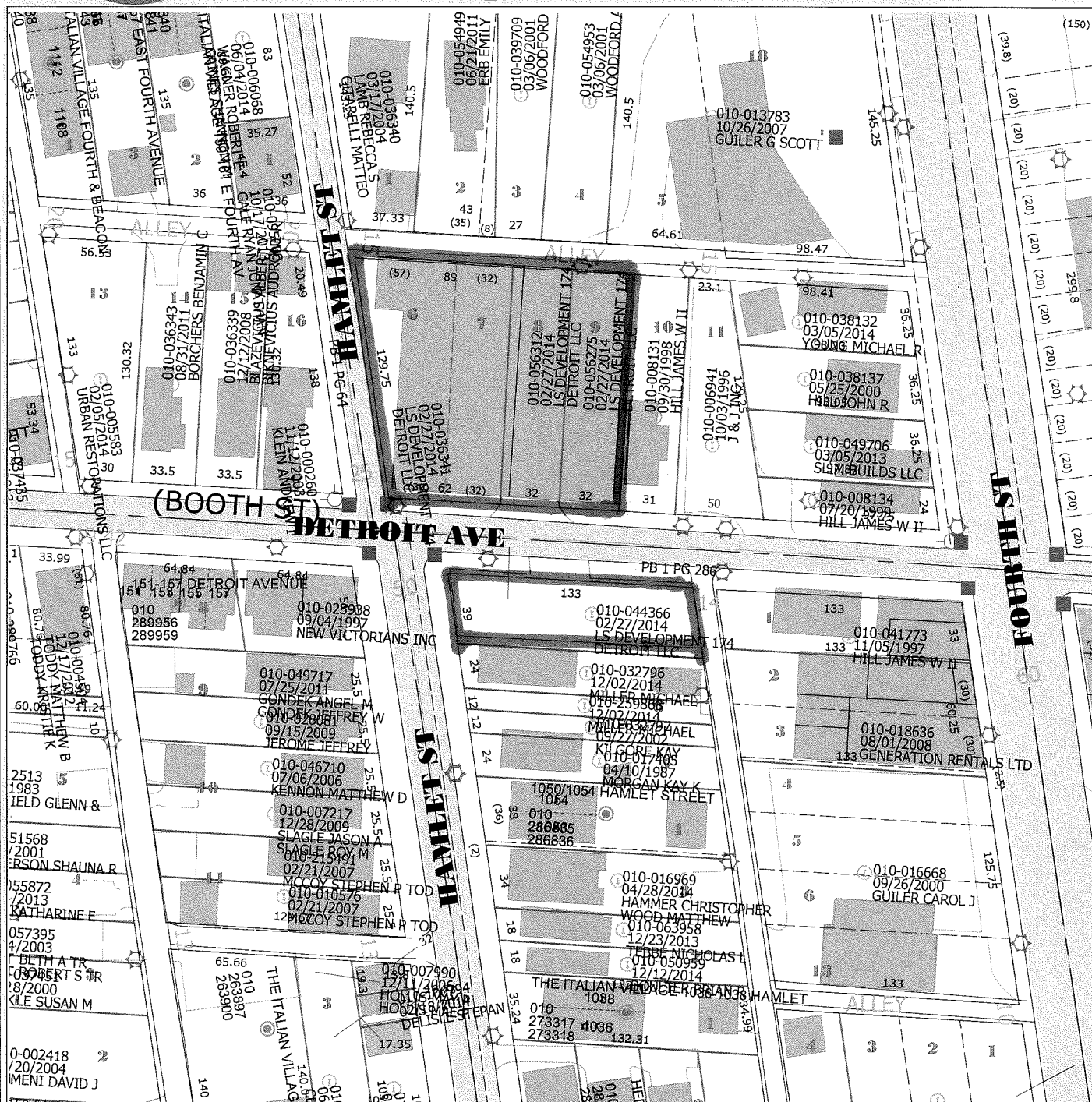




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15



Disclaimer

CVIS-020

Scale = 80

Grid North

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

PROJECT NAME:  
**HAMLET AND DETROIT**  
180 DETROIT AVE  
COLUMBUS  
OHIO

ARCHITECT:  
**SHREMSHOCK ARCHITECTS INC.**  
NEW ALBANY  
OHIO

OWNER:  
**LS DEVELOPMENT 174 DETROIT LLC**  
COLUMBUS  
OHIO

**PROJECT ZONING AND SITE INFORMATION**  
**SITE AND BUILDING A**

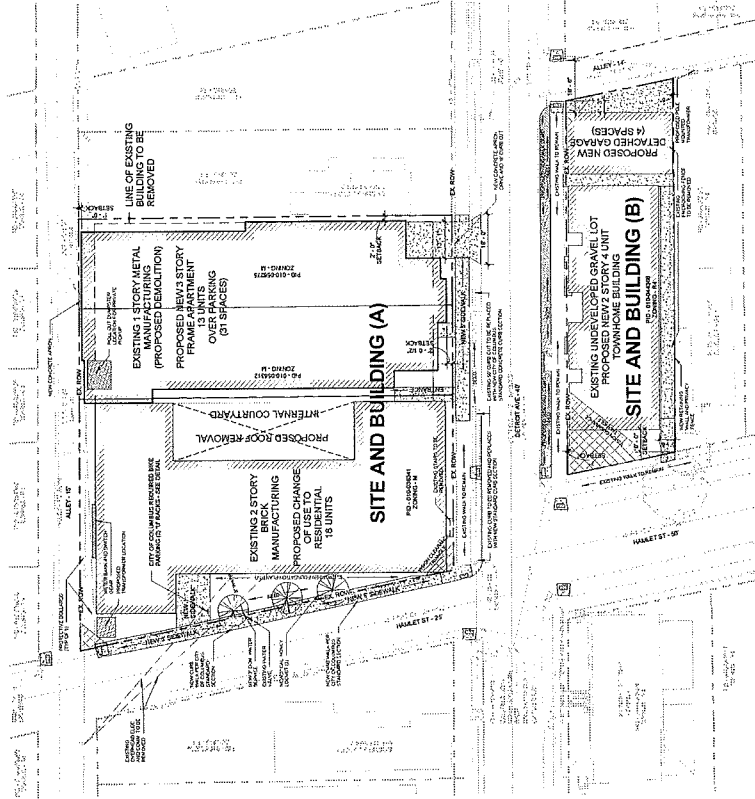
EXISTING ZONING: R4 - 35' HEIGHT DISTRICT  
PROPOSED ZONING: AR-3  
PROPOSED USE: APARTMENT RESIDENTIAL  
31 DWELLING UNITS  
PROPOSED HEIGHT: 34' TO TOP OF FLAT ROOF

PARKING:			31 COVERED SPACES		
FLOOD ZONE:			OUT		
PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)			
PID - 010-056312-80	4326.43	0.10			
PID - 010-038541-80	9895.32	0.23			
PID - 010-056275-80	4326.43	0.10			
			16488.17 SF		
			0.42		
EXISTING LOT COVERAGE			PROPOSED LOT COVERAGE		
AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%
BUILDING (A)	1594.65	0.36	84.44	0.02	0.32
SITE (A)	1147.51	0.03	6.21	0.00	0.06
TOTAL DISTURBED AREA (SITE A)	1647.16	0.38	90.65	15463.98	0.38
TOTAL DISTURBED AREA (SITE A)	1647.16	0.38	90.65	15463.98	0.38
PROPOSED GROSS BUILDING AREA (A)	17643.25	0.29			
EXISTING	1665.17 SF				
NEW (A)	40956.65 SF				

**SITE AND BUILDING B - HAMLET (NO ADDRESS)**

EXISTING ZONING: R4 - 35' HEIGHT DISTRICT  
PROPOSED ZONING: AR-1  
PROPOSED USE: APARTMENT RESIDENTIAL  
4 DWELLING UNITS  
PROPOSED HEIGHT: 28'-0" TO TOP FLAT ROOF

PARKING:			4 COVERED SPACES		
FLOOD ZONE:			OUT		
PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)			
PID - 010-040592-80	5981.49	0.12			
			1665.17 SF		
			0.04		
EXISTING LOT COVERAGE			PROPOSED LOT COVERAGE		
AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%
BUILDING (B)	0.00	0.00	1031.16	0.03	0.03
SITE (B)	0.00	0.00	4505.12	0.10	0.15
TOTAL DISTURBED AREA (SITE B)	0.00	0.00	5536.28	0.13	0.18
PROPOSED GROSS BUILDING AREA (B)	8133.47 SF				
NEW (B)	8133.47 SF				



NO SITE ZONING PLAN (A)  
1" = 20'

CV15-020 SHEET 1 OF 2

V1.0

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PRELIMINARY  
NOT FOR CONSTRUCTION

HAMLET AND DETROIT  
180 DETROIT AVE - MULTI-FAMILY

REVISIONS:

DATE: 03/11/15  
TITLE: ZONING VARIANCE SITE PLAN

SCALE: AS SHOWN  
DRAWING NUMBER: 15-020

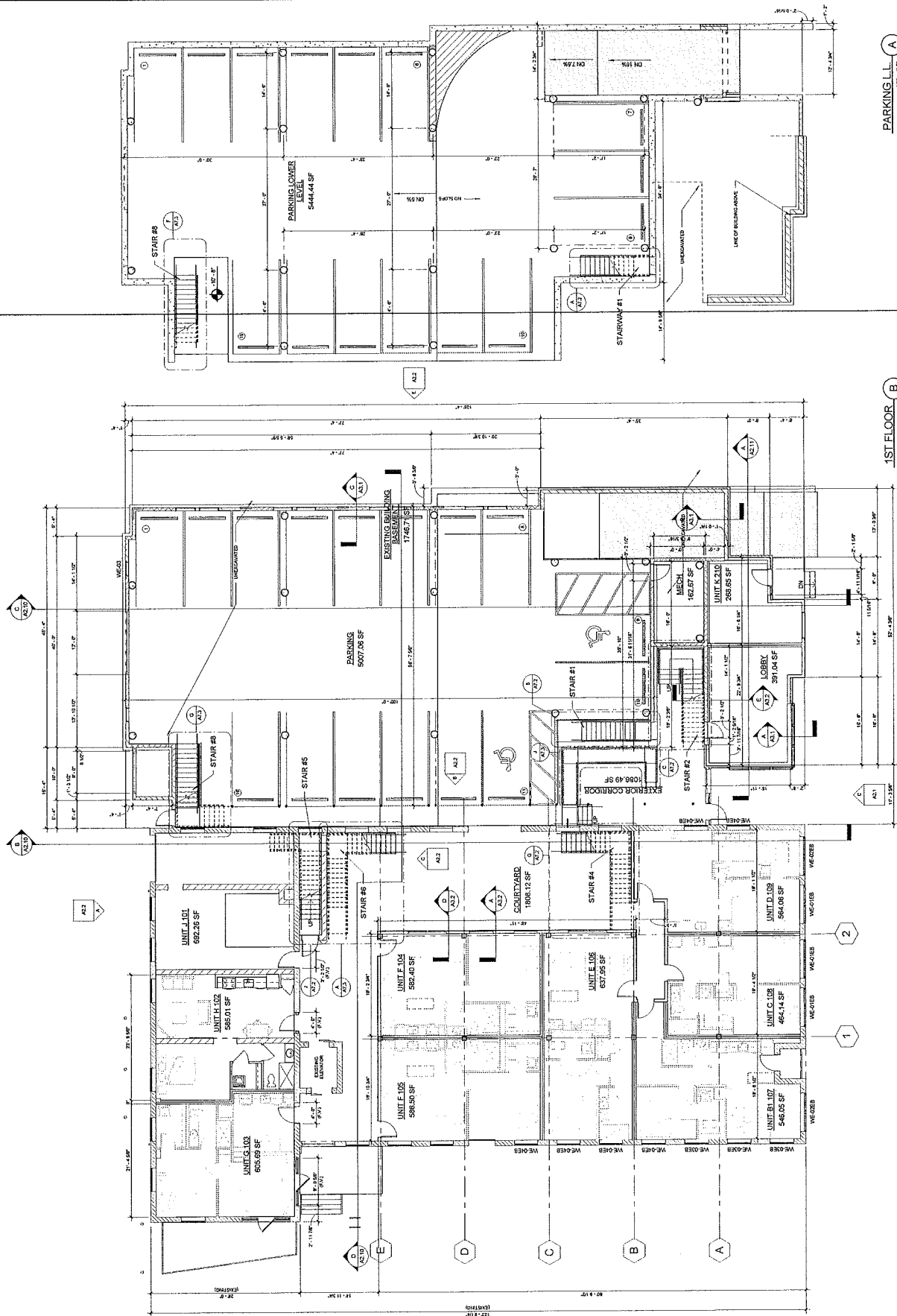
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PARKING LL A  
1/8" = 1'-0"

CV15-020 SHEET 2 OF 2

1ST FLOOR B  
1/8" = 1'-0"





- EXTERIOR MATERIAL LIST:
- BRICK - BELDEN 700 A - SANDMOLD BRICK - COLOR TO RESEMBLE EXISTING
  - CONCRETE MASONRY - SMOOTH FACE WITH INTEGRAL WATER PROOFING - 2 COLORS - GREY AND CHARCOAL
  - FIBER CEMENT PANEL CLADDING - BUTT JOINT AND ALUMINUM REVEAL VERTICAL JOINTS AND MINIMALLY FLASHED HORIZONTAL JOINTS - FIELD PAINTED IN THREE COLORS
  - WINDOWS (NEW AND EXISTING) - QUAKER SERIES K200 FIXED AND SINGLE HUNG ALUMINUM WINDOWS WITH CLEAR LOW E GLAZING AND SIMULATED DIVIDED LITE MUNTINS AS SHOWN
  - ALUMINUM PARAPET CAPS - NEW BRICK AND FIBER CEMENT LOCATIONS
  - EXTERIOR DOORS - INSULATED HOLLOW METAL - FIELD PAINTED
  - AWNINGS - WOOD FRAMED WITH FIBER CEMENT WRAP AND ALUM. FLASHING
  - MISC. EXPOSED STEEL AND ALUMINUM BREAK METAL ACCENTS AND DETAILS.

CV15-020



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CV15-020

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## HAMLET AND DETROIT

NORTHWEST CORNER - MULTI-FAMILY

## DESIGN DEVELOPMENT DRAWINGS

SAI #

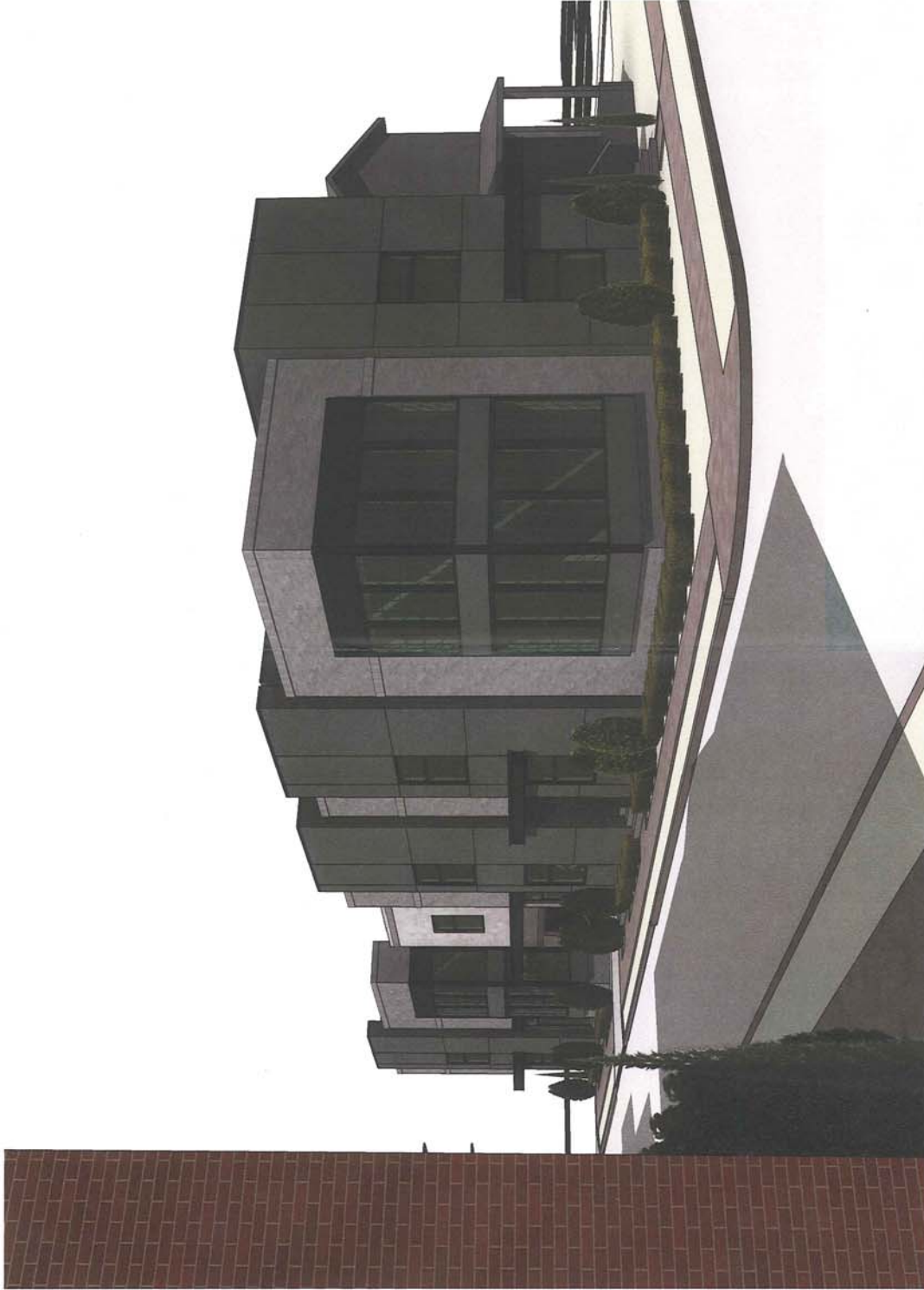
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COVER





CV15-020



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# HAMLET AND DETROIT SOUTHEAST CORNER TOWNHOMES DESIGN DEVELOPMENT DRAWINGS

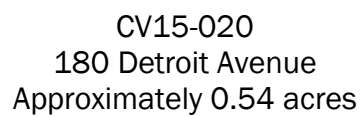
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01/12/15

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SAI #



Approximately 0.54 acres





CV15-020  
180 Detroit Avenue  
Approximately 0.54 acres