



Mayor Michael B. Coloman

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: CV15-028
Date Received: 5/4/15
Application Accepted By: ET+TP Fee: \$1600
Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3333 N. HIGH ST Zip 43202
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: 010-031326
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): COMMERCIAL, C4, North High St. UCO
Recognized Civic Association or Area Commission: CLINTONVILLE AREA COMMISSION
Proposed use or reason for Council Variance request: BAKERY - MANUFACTURING USE
Acreage: .177 ACRES

APPLICANT: Name ERIC D. MARTINEAU
Address 22 E 4th Ave Suite 1A City/State Columbus OH Zip 43201
Phone # 614 297 6488 Fax # 614 297 6378 Email: edm@wowway.com

PROPERTY OWNER(S): Name RICO SUCARA LLC
Address 4895 Decker Ave NE City/State THORNVILLE OH Zip 43076
Phone # 614-2884895 Fax # 740.467.2884 Email: N/A
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name ERIC D. MARTINEAU
Address 22 E 4th Ave Suite 1A City/State Columbus OH Zip 43201
Phone # 614 297 6488 Fax # 614 297 6378 Email: edm@wowway.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [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.
For all questions regarding this form and fees please call: 614-645-4522
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

CV15-028

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 ATTACHED EXHIBIT B

Signature of Applicant

Date

4/30/15

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

Exhibit B – Statement of Hardship – 3333 N. High St.

The Applicant seeks to aid Tenant in converting the use of a portion of this property, which was built prior to enactment of the current Zoning code. As the nature of retail and shopping patterns have changed due to big-box stores and internet shopping, it is increasingly difficult to find traditional retail uses in our city's older, traditional "town center" retail buildings. Without a variance to permit a change in use, many older properties simply cannot be rented, as the supply of older small retail exceeds the demand for small, strictly retail space.

Applicant is requesting a limited variance which will enable these 2 retail units to be used for a purpose other than retail, but at the same time preserve the size and scale walk-up nature of the business (café) and also provide for wholesale revenue (the bakery) to supplement the income from the café itself. The square footage of both units subject to the variance request are quite small (678 sf for the café and 579 sf for the bakery). This will prevent the change in use from creating any major change to the relationship between the parcel and the neighbors. And in fact, under the request, the majority of this parcel remains as retail. The use variance would be limited to a Bakery, which the Code lists as **Food and beverage products—less objectionable uses of manufacturing districts**.

The property is located in Clintonville and near the major crossroads of the neighborhood, High Street and North Broadway. The lot was platted and the existing structure was built prior to implementation of the Zoning Code. The designation of this property as retail use was not the result of any action by Owner and granting the variance as to allow more mixed use on the parcel will enable this lot to be used in a manner consistent with the character of the neighborhood and also be in a manner similar to other properties in the Clintonville and other traditional/older districts.

In addition to the use variance, the permitting of the carriage house would create the need for a variance with respect to the number of parking spaces (3312.49 – Minimum number of required parking spaces.) As a building in a traditional, street-fronting retail center, most of the parcels in the area do not conform to the zoning requirements with respect to parking. This property is a relative rarity in the area, as it actually does have some off-street parking. However, the 6 parking spots fall short of the 15 required for the proposed uses under the zoning code. As a walkable neighborhood in which many of the customers of the café are expected to walk or ride bicycles, combined with the parking which it does have, mitigates the impact of the shortfall.

Many other property owners in the same zoning district and in particular in the Clintonville have parcels with non-conforming uses and/or parking options. Granting Applicant's request will preserve a substantial property right- the right to preserve the physical structure and at the same time utilize it in a manner which recognizes the changes to traditional retail as well as enjoy the benefits which other property owners have been granted variances for in the same zoning district.

The requested variance will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the Zoning Code as the requested variance will increase the value of the applicant's property and the value of neighboring properties; still provide for adequate light, air and open space; reinforce the small-scale mixed-use commercial nature of the district and enhance the historical nature of the neighborhood by operating in a style, manner and location consistent with the location, and; would not prove a fire hazard as there is no modification to the existing building dimensions so therefore no encroaching or approaching any property boundary or neighboring structure.

Exhibit A – Zoning Code Sections. 3333 N. High St. See attached Site Plan

Summary: conversion of 2 retail units in a 3 retail unit parcel – unit 3335 to a wholesale bakery (manufacturing use) and unit 3333 to a café (eating and drinking establishment). Unit 3337 N. High St. to remain retail.

Zoning variances for this project and to make the existing structure conforming include the following:

3356.03 – Use Variance to allow 3335 N. High St. (which is 559 square feet) to be used as a wholesale/commercial bakery. Such a use would be considered manufacturing under current Zoning of the parcel. (3363.07 Manufacturing District – Bakery products, wholesale (manufacturing permitted))

3312.49 – Minimum number of required parking spaces. The current parcel has 3 retail units which total 2,826 square feet. Under zoning, retail of this nature requires 1 parking space for every 250 square feet. As 3 retail units totaling 2,826 square feet, the gross parking requirement would be 12 parking spaces (rounded up from 11.304 spaces). This property is subject to the Urban Commercial Overlay, which provides a 50% reduction in the gross parking requirement for this type of retail. Accordingly, as it exists now, the parcel is required to have 6 off-street parking spaces to comply with code.

Under the proposed changes in use, the parking requirements would be as follows:

Converting 3333 N. High St. (678 square feet) to eating/drinking establishment with a ratio of 1 parking spot per 75 sf of area) plus the addition of 128 sf of patio space (with a ratio of 1 parking space per 150 sf after including patio discount of 50%) would require a gross of 11 parking spaces. (9.04 for the building rounded to 10 plus .854 for the patio space rounded to 1 = 11 parking spaces). Once the Urban Commercial Overlay discount of 25% for eating/drinking establishments is applied, the total required parking for unit 3333 N. High St. would be 9 parking spaces ($11 * .75 = 8.25$, or 9 rounded up from 8.25 spaces).

Converting 3335 N. High St. (579 sf) to a wholesale/industrial kitchen would require 1 parking spot per vehicle used in the business (a single delivery vehicle) plus 1 parking spot for every 750 sf of area. This would equal 1 additional parking spot (rounded up from .772) for a total of 2 spots. There is no Urban Commercial Overlay discount for manufacturing/industrial use.

Keeping 3337 N. High Street as retail (1,569 sf) at the retail ratio of 1 parking spot per 250 sf equals a gross parking requirement of 7 spaces (rounded up from 6.276). After applying the UCO discount of 50%, the net parking for 3337 N. High St. is 4 parking spaces (rounded up from 3.5)

Total of 3 units=

3333 3335 3337

9 + 2 + 4 = 15 off street parking spaces based on proposed use changes.

Current number of parking spaces totals 6.

Applicant requests a variance to reduce the number of required parking spaces from 15 to 6.

Finally, the below conditions are existing conditions which applicant asks a variance to be granted to recognize them as pre-existing.

3312.13(B) – Commercial Driveway Width. There exists a single 11' wide driveway to access the back parking area. This driveway is bordered on each side by existing structures. To comply with Zoning code, the driveway should be 20' wide. Applicant asks for a variance to allow the continued use of the pre-existing 11' wide driveway.

3321.05(A)(1) – Vision Clearance. The entrance to the driveway does not provide the required vision clearance to comply with code. As the structures which obscure the vision clearance were constructed prior to the zoning code enactment and are on separate parcels which are not owned or controlled by the Applicant or owner of the subject parcel, Applicant asks for a variance from the required vision clearance.



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 # CV15-029

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME ERIC D. MARTINEAU
of (1) MAILING ADDRESS 22 E 4th Ave, Suite 1A, Columbus OH 43201

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 3333 N. HIGH ST.
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) 5/4/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) RICO SUCARA, LLC
4895 DECKER AVE. NE
THORNVILLE OH 43076

APPLICANT'S NAME AND PHONE # (same as listed on front of application) ERIC D. MARTINEAU
614 297 6488

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) CLINTONVILLE AREA COMMISSION
3909 N. HIGH ST. COLUMBUS OH
DANA BAGWELL

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) [Signature]

Subscribed to me in my presence and before me this 1st day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC (8) [Signature]

My Commission Expires: 4/22/17

Notary Seal Here



RENEE M SUNDBERG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
April 22, 2017

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



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 # CV15-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ERIC D. MARTINEAU

Of [COMPLETE ADDRESS] 22 E 4th Ave Suite 1A, Columbus OH 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>DOUGH MAMA'S KITCHEN, LTD.</u> <u>PERRIE WIKOF MANAGING MEMBER</u> <u>CONNIE GRAPPO, MEMBER</u> <u>2770 Indianapolis Ave, Unit A</u> <u>COLUMBUS OH 43202 917/292-8704</u>	2. <u>RICO SUCARA, LLC</u> <u>OWEN M. RUECKEL JR., managing member</u> <u>4895 DELKER AVE</u> <u>THORNVILLE OH 43076</u>
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 1st day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



Renee M Sundberg
RENEE M SUNDBERG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
April 22, 2017

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



City of Columbus Zoning Plat



CV15-028

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: 010031326

Zoning Number: 3333

Street Name: N HIGH ST

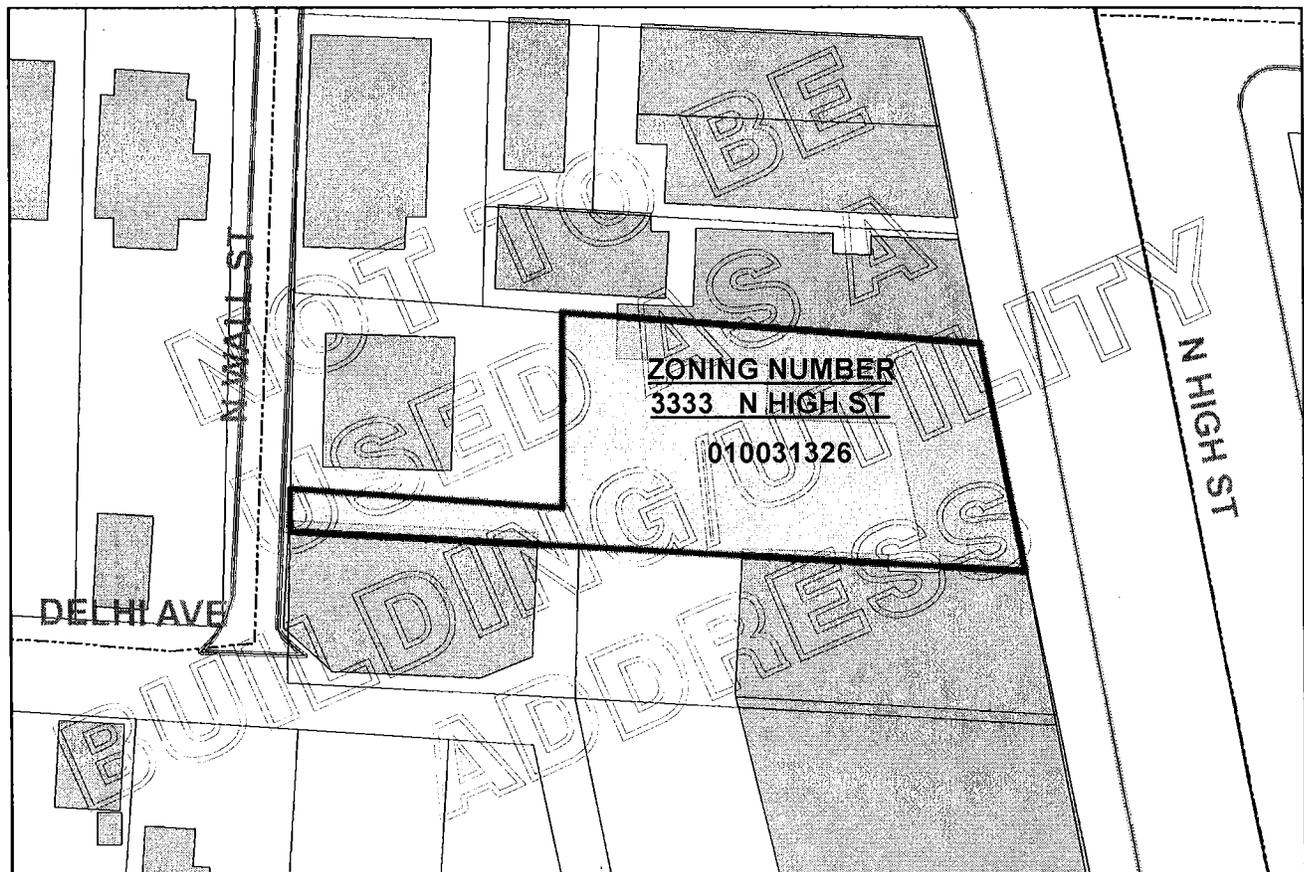
Lot Number : N/A

Subdivision: N/A

Requested By: ERIC MARTINEAU CO. LPA (ERIC MARTINEAU)

Issued By: *Edyana Williams*

Date: 4/30/2015



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 32115

CV15-028



200701090004552
Pg: 2 \$28.00 T20070001736
01/09/2007 9:33AM MLOWEN RUECKE
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

Owen M. Rueckel and Constance Rueckel, Husband and Wife

names(s) and marital or organizational status of grantors(s)

of _____ County, for valuable consideration paid, grant(s), with general warranty covenants, to Rico Sucara, L.L.C., an Ohio Limited Liability Company whose tax mailing address is 4895 Decker Avenue, Thornville, OH 43076, the following described real property situated in the State of Ohio, County of Franklin and City _____ of Columbus _____:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Tax district number and parcel number: 010-031326

Street address of property: 3333-3335-3337 North High Street, Columbus, OH 43

Prior instrument reference: DB 3782, Page 357

of the Deed Records _____ of Franklin _____ County, Ohio.

Owen M. Rueckel & Constance Rueckel, Husband & Wife, spouse of grantor releases all rights of dower wherein.

Signed this 21st day of December, 2006.

Signed and acknowledged

Owen M. Rueckel Jr
Owen M. Rueckel
Constance Rueckel
Constance Rueckel

STATE OF OHIO, COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 21 day of December, 2006

By Owen M. Rueckel and Constance Rueckel, Husband and Wife

_____, who under penalty of perjury in violation of Section 2921.11 of the Revised Code represented to me to be said person.



CAROL L. SONY-NICHOLL
Notary Public, State of Ohio
My Commission Expires 06-05-10

Carol L. Sony-Nicholl
Notary Public

This instrument prepared by Thomas R. Clark, 3083 Columbus Street, Grove City, Ohio 43123, Attorney at Law

900330
Auditor's and Recorder's Stamps
CONVEYANCE TAX
EXEMPT
[Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
JAN 09 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

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

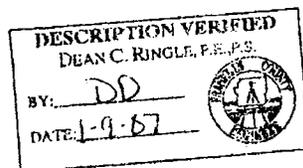
Being at part of Lot No. One (1) in Albrecht's Subdivision of Lots Numbered One (1), Two (2), Three (3), and One Hundred and Seven (107) in James Chestnut's Addition to the City of Columbus, together with a vacated alley adjoining said lots, as said Lot One (1) is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 142, Recorder's Office, Franklin County, Ohio bounded and described as follows:

Beginning at an iron pin at the Northeast corner of said lot; thence in a Southerly direction along the West line of High Street 60.50 feet to a stake; thence in a Westerly direction 15/100 of a foot away from, North of and parallel to the North edge of the North wall of the two story brick building and the same projected Westerly a distance of 193.85 feet to a stake in the West line of said Lot No. One (1); thence in a Northerly direction along the east line of an alley sixteen (16) feet wide, 61.60 feet to a stake in the North line of said lot; thence in an Easterly direction along said North line 180.65 feet to the beginning;

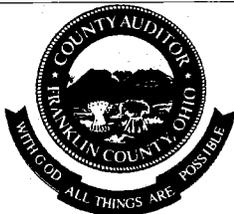
LESS AND EXCEPT:

Being a part of Lot No. One (1) in Albrecht's Subdivision of Lots Numbered One (1), Two (2), Three (3), and One Hundred and Seven (107) in James Chestnut's Addition to the City of Columbus, together with a vacated alley adjoining said lots, as said Lot One (1) is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 142, Recorder's Office, Franklin County, Ohio, bounded and described as follows:

Beginning at a point in the Northwest corner of said lot; thence in a Southerly direction along the West line of said Lot 49.6 feet to a point; thence in an Easterly direction parallel with the North line of said lot 69.6 feet to a point; thence Northerly parallel with the West line of said Lot 49.6 feet to a point in the North line of said Lot; thence Westerly along the North line of said Lot 69.6 feet to the place of beginning.



K-24 Callaf
(010)
31326



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/15



Disclaimer

Scale = 60



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.

CMS-028



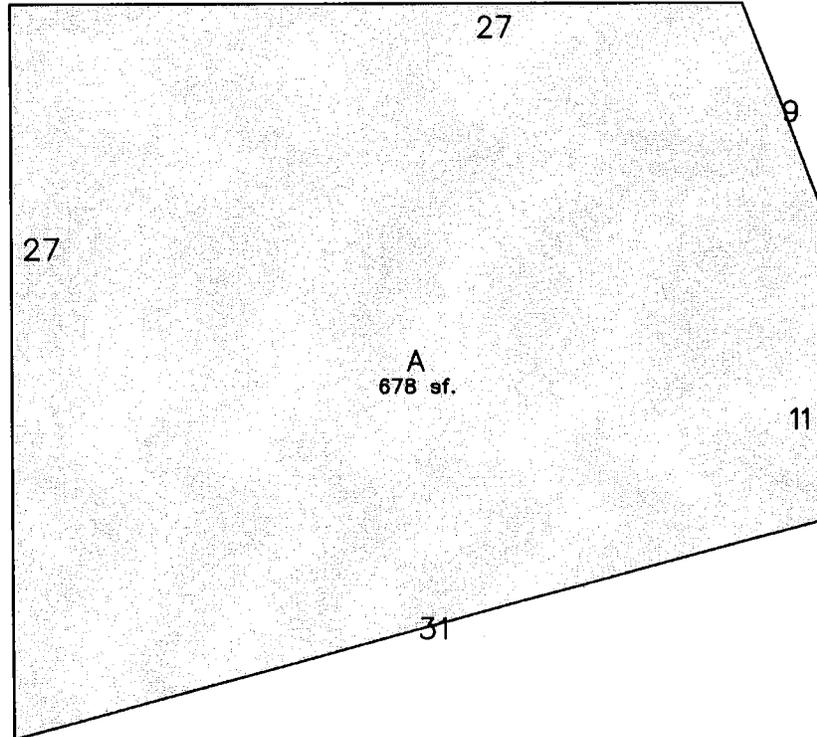
Sketch

Generated on: 04/09/15 at 10:54:41 AM

Parcel ID: 010-031326-00 Map Routing No: 010-R024 -025-00 Card No: 2 Location: 3335 -337N HIGH ST

Sketch

3333 N. HIGH



ID	Details	Description	SQFT
A	1SF	One Story Frame	678

Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

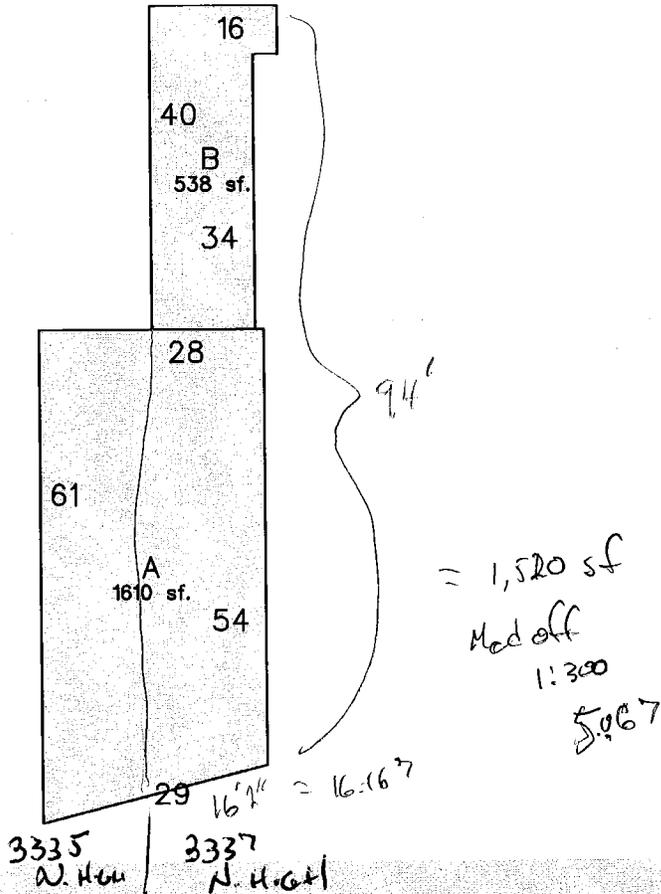


Sketch

Generated on 04/09/15 at 10:54:15 AM

Parcel ID: 010-031326-00 Map Routing No: 010-R024 -025-00 Card No: 1 Location: 3335 -337N HIGH ST

Sketch

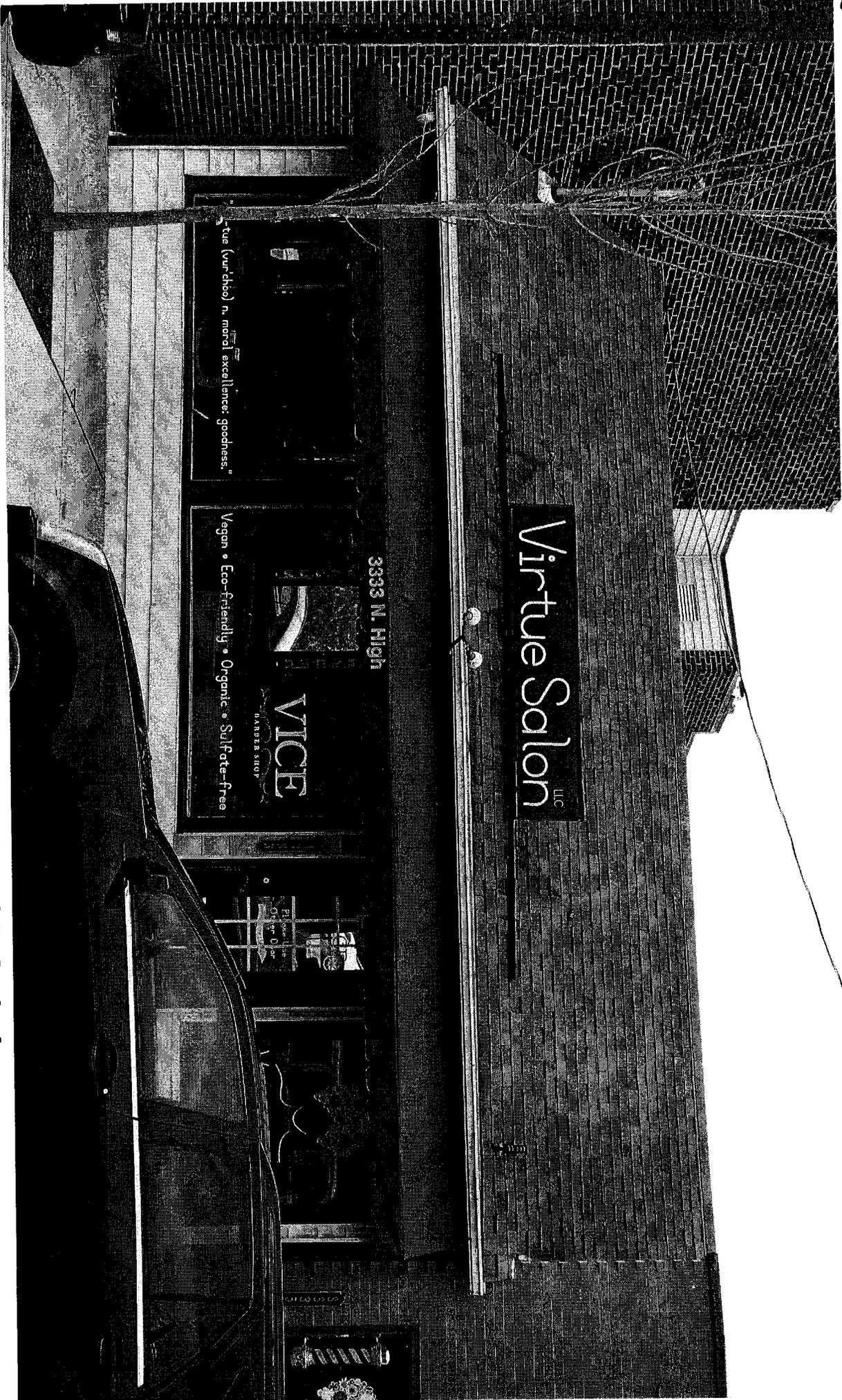


ID	Details	Description	SQFT
A	1SCB	One Story Concrete Block	1610
B	1SCB IRR <41>	One Story Concrete Block (Irregular)	538

Disclaimer
 This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

820 5071



010-031326 04/15/2014

CV15-078



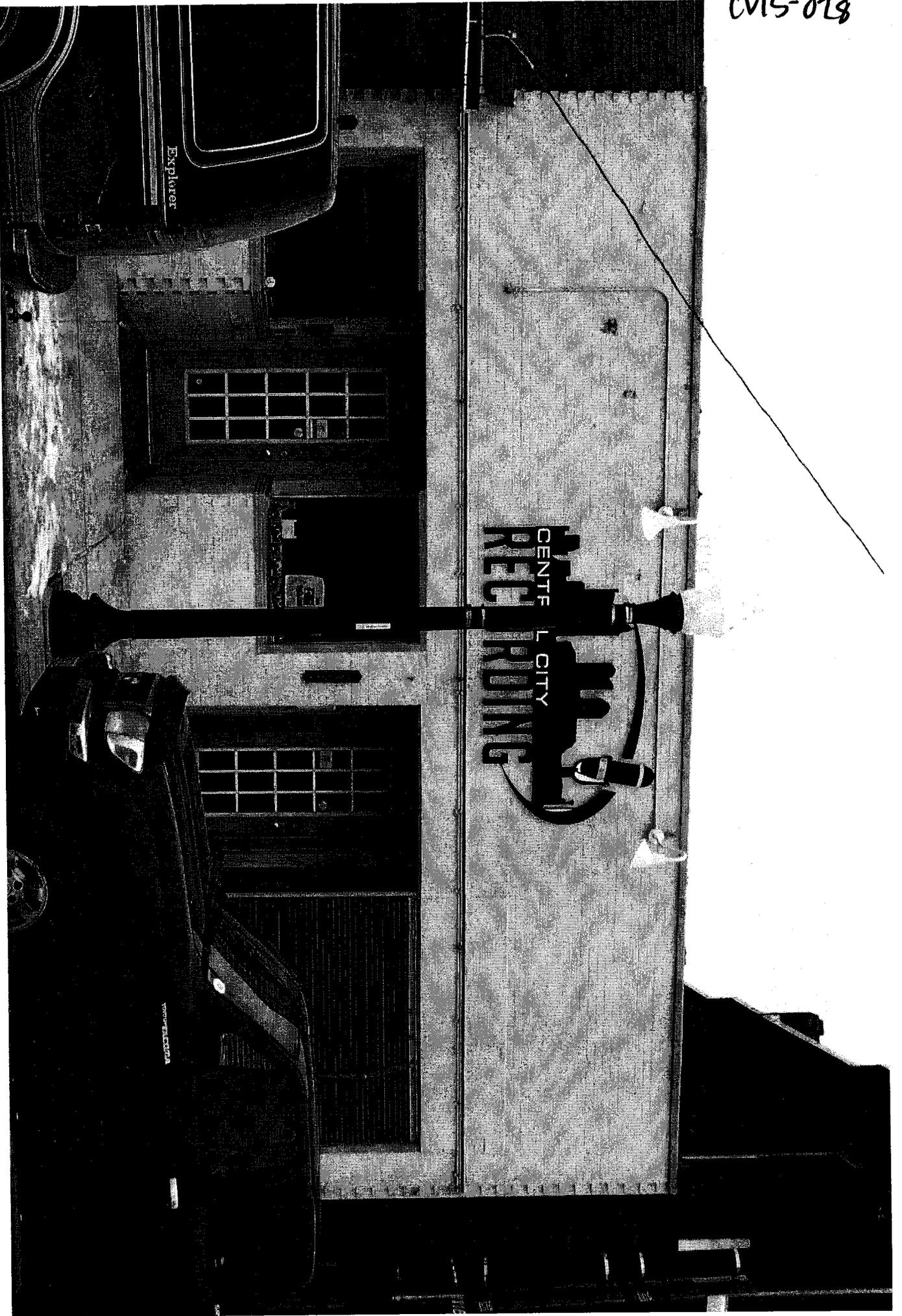
010-031326 04/15/2014

FOR RENT

FOR RENT

3333

CV15-028



010-031326-00 01/26/2008



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/15



Disclaimer

Scale = 60



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.



KRAMER ENGINEERS
 MECHANICAL/ELECTRICAL ENGINEERS
 394 OAK STREET
 COLUMBUS, OHIO 43215
 WWW.KRAMERENGINEERS.COM
 TEL: 614.233.6914
 FAX: 614.233.6914



DOUGH MAMA
 3333 & 3335 N HIGH ST
 COLUMBUS, OHIO

DATE	
SCALE	
PROJECT	
NO.	
BY	
CHECKED	
DATE	

CODE REVIEW
 SHEET NO.

A1

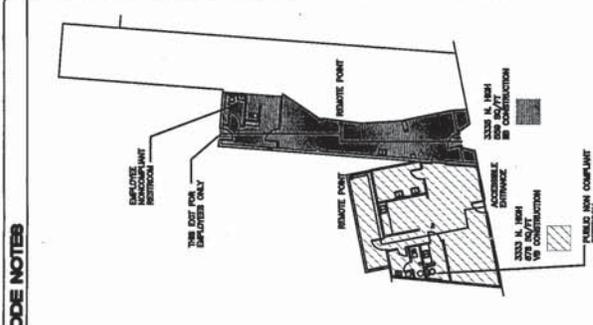
CM15-1754

BUILDING CODE NOTES

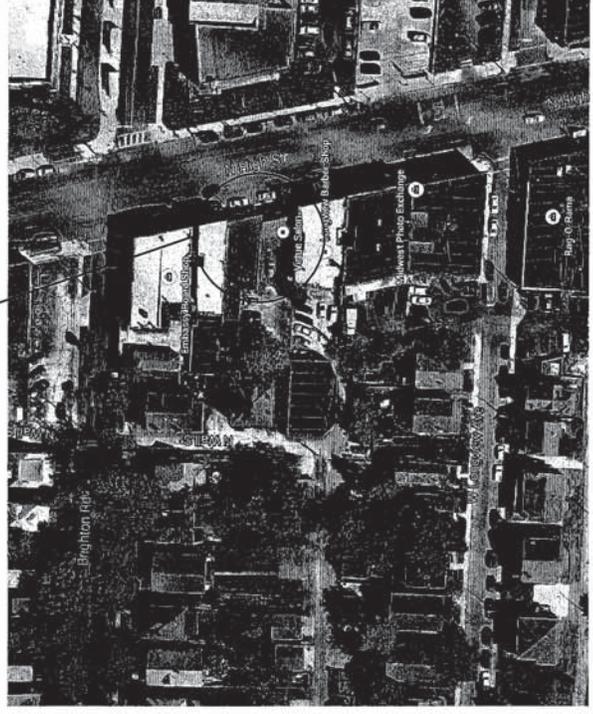
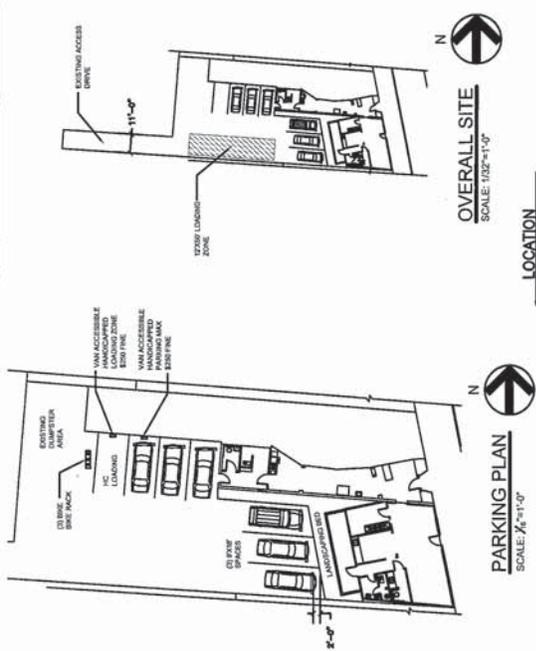
GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IPC).
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

ALLOWABLE AREA (TABLE 502)	10,000
ALLOWABLE HEIGHT (TYPE I)	4
ALLOWABLE HEIGHT (TYPE II)	3
TOTAL ALLOWABLE	10,000
TOTAL PROVIDED	10,000

MECHANICAL ROOMS	0
ELECTRICAL ROOMS	0
PLUMBING ROOMS	0
MECHANICAL ROOMS	0
ELECTRICAL ROOMS	0
PLUMBING ROOMS	0



NOTED: RESTROOMS ARE CURRENTLY NON-COMPLIANT. WHILE NOT TYPICALLY INSTALLED, UPON REVIEW OF THE EXISTING FLOOR PLAN, IT IS RECOMMENDED THAT A RESTROOM BE PROVIDED FOR THE BUILDING. THE RESTROOM SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. THE RESTROOM SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

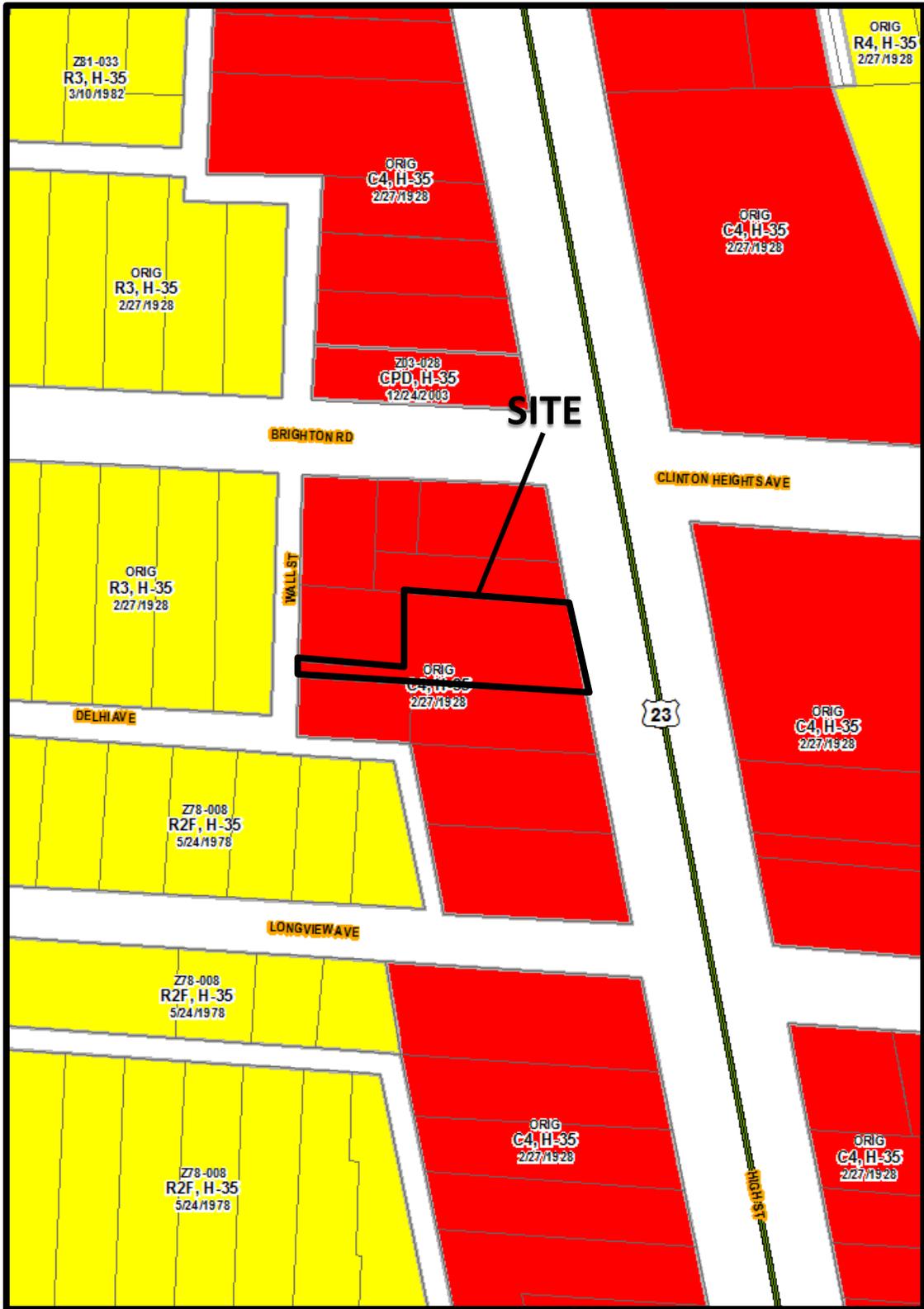


SITE LOCATION
 SCALE: NTS

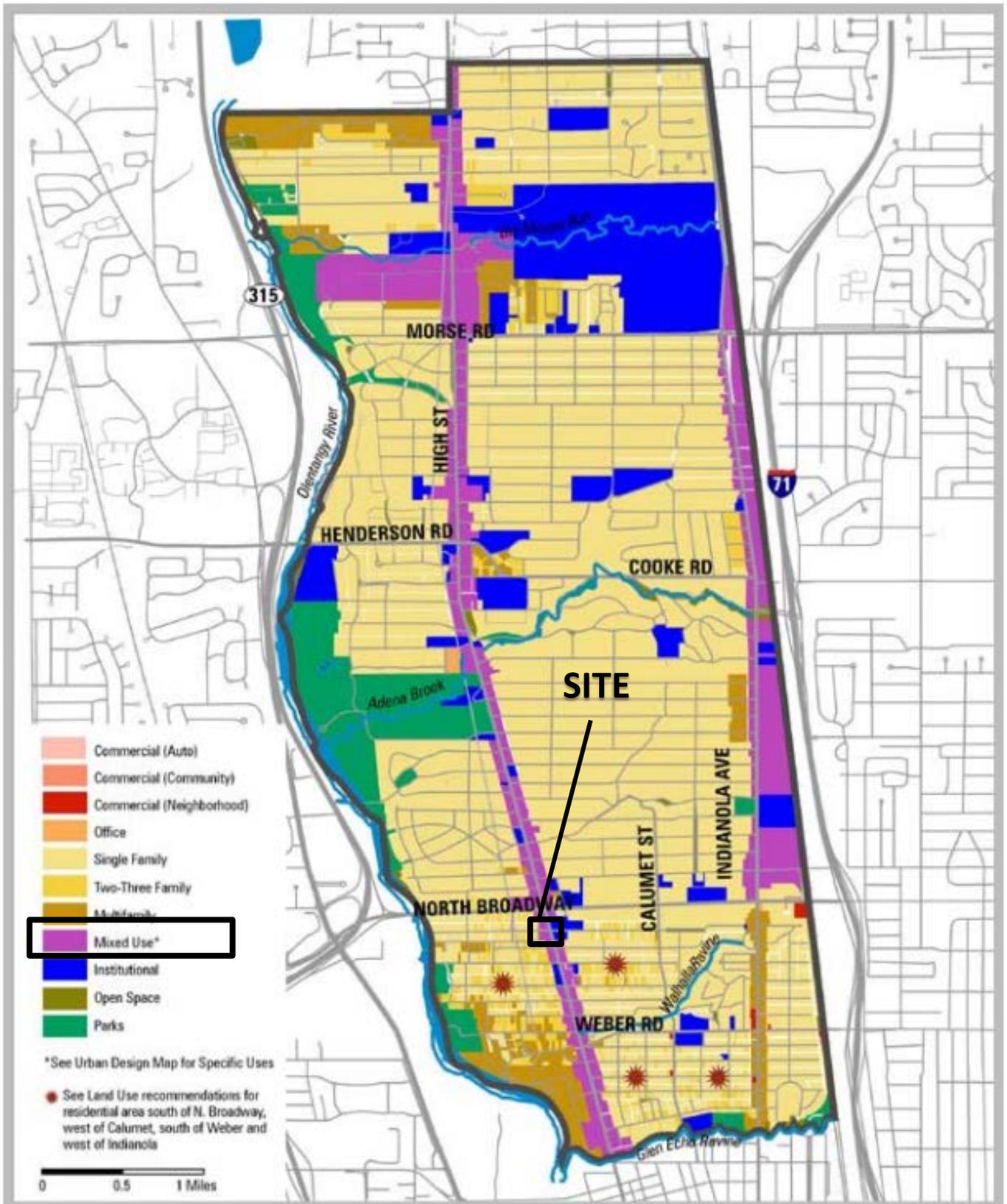
OVERALL SITE
 SCALE: 1/32\"/>

PARKING PLAN
 SCALE: 1/8\"/>

LOCATION



CV15-028
3333 N. High Street
Approximately 0.177 acres



CV15-028
 3333 N. High Street
 Approximately 0.177 acres
 Clintonville Area Plan (2009)



CV15-028
3333 N. High Street
Approximately 0.177 acres