

Council Variance Application

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

OFFICE USE ONLY

Application Number:

CV15-042

Date Received:

6/30/15

Application Accepted by:

Fee:

\$1000

Comments:

Assigned to Eliza Thrush, 645-1341, ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 154 E. 5th 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: 010-037298

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

Current Zoning District(s): R-4, Residential and C-4, Commercial

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:

See Exhibit B

Acreage: 0.508+/- (22,130 sf)

APPLICANT:

Name: Victorian Heritage Homes 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

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

Name: Victorian Heritage Homes 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

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

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

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 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 Plank

Date

6/1/15

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Exhibit B
Statement of Hardship
CV15-_____
154 E 5th Avenue, Columbus, OH 43201

The property (PID: 010-037298) is located at the northwest corner of E 5th Avenue and Hamlet Street. The 23,130 SF parcel is zoned R-4, Residential and is developed with a two (2) family dwelling and a 15 dwelling unit building, both on the same parcel. The buildings and building arrangement pre-date the R-4 zoning (Z79-106) and pre-dates Columbus establishing zoning (1928). The use of the property with two (2) buildings totaling 17 dwellings on one parcel is non-conforming and site development doesn't comply with various development standards of the Zoning Code as itemized. Due to the non-conforming use and non-conformity to development standards, applicant seeks to conform the property/buildings in the R-4 district to applicable sections of the Zoning Code. The City of Columbus "Statement of Hardship" form, to which this narrative/explanation is a supplement, is hereby incorporated by reference. Applicant has a hardship and practical difficulty with compliance with the referenced code sections because there is no zoning district to which the property could be rezoned to conform the property to current use and applicable standards, non-compliance is not due to any action of applicant and applicant's lender requires conformance.

Variances are requested as follows:

1. 3312.49, Minimum Number of Parking Spaces Required, to reduce code required parking from 26 spaces (17 DU @ 1.5 spaces) to 13 spaces.
2. 3321.05(B)(2), Vision Clearance, to reduce the 30 foot clear vision triangle at the intersection of E 5th Avenue and Hamlet Street to 9' x 9'.
3. 3332.039, R-4 Residential District, to permit a two (2) family dwelling and a 15 dwelling unit building, total of 17 dwelling units, on a single parcel.
4. 3332.15, R-4 Area District Requirements, to permit a two (2) family dwelling and a 15 dwelling unit building, total of 17 dwelling units, on a 22,130 SF parcel (1,300 SF lot area/DU) rather than on separate lots with 2,500 SF of lot area per unit.
5. 3332.21, Building Lines, to reduce building setback lines on E 5th Avenue and Hamlet Street from 60 feet and 25 feet to 21 feet and 0 feet. Respectively.
6. 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 16 feet to 0 feet for the E 5th Avenue building.
7. 3332.26, Minimum Side Yard Permitted, to reduce the minimum 5 foot side yard to 0' for the west side yard of the East 5th Avenue building and to 0.75 feet for the north side yard of the Hamlet Street building.
8. 3372.541, Landscaped Area and Treatment, to reduce landscaped area behind the most rear portion of the buildings from 10% of lot area to 0%.
9. 3372.542, Maximum Lot Coverage, to increase permitted lot coverage from 25% to 42%.
10. 3372.543, Building Lines, to increase the E 5th Avenue building setback from 5' to 21'.
11. 3372.544, Maximum Floor Area, to increase the permitted floor area from 0.40 to 1.2.

06-01-2015

CV15-042

Legal Description
CV15 - _____
154 E 5th Avenue

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Numbered Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36), RIDDLE'S SECOND SUBDIVISION of Lots Numbered One (1), Nineteen (19), Twenty (20) and Twenty-one (21) of John Hyer's Amended Subdivision of Lot Number Six (6) of Stevenson Heir's Subdivision of the Fourth Quarter of Township Number 1, Range 18, U.S. Military Lands, as said lots are numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 7, page 164, Recorder's Office, Franklin County, Ohio, EXCEPT .85 feet off the West Side of said Lot Number Thirty (30).

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: _____

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 154 E. 5th Avenue, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6-30-2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Victorian Heritage Homes LLC
c/o Donald Plank, Attorney
Plank Law Firm
145 E. Rich Street, FL 3, Columbus, OH 43215

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

Victorian Heritage Homes LLC
c/o Donald Plank (614) 947-8600

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

(5) University Area Commission
c/o Susan Keeny
358 King Avenue
Columbus, OH 43201

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.

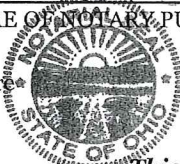
(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 1st day of June, in the year 2015

Barbara A. Painter
(8) 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 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
154 E 5th Avenue
CV15-_____
May 27, 2015

APPLICANT

Victorian Heritage Homes LLC
 c/o Donald Plank, Plank Law Firm
 145 East Rich Street, FL 3
 Columbus, OH 43215

PROPERTY OWNER

Victorian Heritage Homes LLC
 c/o Donald Plank, Plank Law Firm
 145 East Rich Street, FL 3
 Columbus, OH 43215

ATTORNEY

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

COMMUNITY GROUP:

University Area Commission
 c/o Susan Keeny
 358 King Avenue
 Columbus, OH 43201

PROPERTY OWNERS WITHIN 125 FEET

Lori Wallace
 Dawn N. Barry
 1210 Hamlet St.
 Columbus, OH 43201

1461 North Sixth Thompson Holdings LLC
 4272 Vista Walk Ln.
 Powell, OH 43065

Thomas E. Zipf
 9740 Covan Dr.
 Westerville, OH 43082-9294

Jeff Bernath
 1348 Summit St.
 Columbus, OH 43201

Matthew R. Martin
 Ashley L. Martin
 1209 Hamlet St.
 Columbus, OH 43201

Petrohilos Properties LLC
 497 Springs Dr.
 Columbus, OH 43214

Alan L. Feters
 1222 Summit
 Columbus, OH 43201

Urban Restorations LLC
 815 N. High St., Ste. R
 Columbus, OH 43215-6425

Eric Weisgarber
 1212 Summit Street
 Columbus, OH 43202

1208-1210 Summit Street LLC
 6250 Cupola Ct.
 Galena, OH 43021

127E5 LLC
 4160 Rutherford Rd.
 Powell, OH 43065

154 E 5th Avenue
CV15-____, 5/27/2015
Exhibit A, Public Notice
Page 1 of 2

Z&Z Investments Inc.
161 E. 5th Ave.
Columbus, OH 43201-2813

Carl H. Zipf, III
3129 Carisbrook Rd.
Columbus, OH 43221-2241

ALSO NOTIFY:

David B. Perry
David Perry Co., Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

Victorian Heritage Homes LLC
c/o Mr. George Tabit
3443 Agler Road
Columbus, OH 43219

Victorian Heritage Homes LLC
c/o Ms. Lisa Minklei
3443 Agler Road
Columbus, OH 43219

CV15-042

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

<p>1. Victorian Heritage Homes LLC 3443 Agler Road Columbus, OH 43219 # Columbus based employees: 0 Contact: Lisa Minklei, (614) 545-4878</p>	<p>2. _____ _____ _____</p>
<p>3. _____ _____ _____</p>	<p>4. _____ _____ _____</p>

☐ 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 1st day of June, 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.

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

TRANSFERRED

DEC 12 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

107

Conveyance	2466
Mandatory	2466
Permissive	2466 SK
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

201412120165330
Pgs: 5 \$52.00 T20140085108
12/12/2014 2:57PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

CV15-042

Talon Title - W
134389

VICTORIAN HERITAGE
FHA No. 043-35520 (NEW)
FHA No. 043-35236 (OLD)

WARRANTY DEED

Victorian Heritage, Ltd., an Ohio limited partnership (the "Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to it by Victorian Heritage Homes LLC, an Ohio limited liability company (the "Grantee"), whose tax mailing address is 3443 Agler Road, Columbus, OH 43219, does hereby GRANT, BARGAIN AND SELL to the Grantee, its successors and assigns, the following described premises, situated in the City of Columbus, County of Franklin, and State of Ohio and is identified as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.)

Property Addresses:

- Parcel 1: 66-72 Clark Place, Columbus, Ohio 43201
- Parcel 2: 1379 North High Street, Columbus, Ohio 43201
- Parcel 3: 138-166 East Fifth Avenue, Columbus, Ohio 43201
- Parcel 4: 32-34 West King Avenue, Columbus, Ohio 43201

Prior Instrument reference:

- Parcel 1 (66-72 Clark Place, Columbus, Ohio): Official Record Volume 3788, page 787, Franklin County records.
- Parcel 2 (1379 North High Street, Columbus, Ohio): Official Record Volume 3788, page 785, Franklin County records.
- Parcel 3 (138-166 East Fifth Avenue, Columbus, Ohio): Official Record Volume 3788, page 789, Franklin County records.
- Parcel 4 (32-34 West King Avenue, Columbus, Ohio): Official Record Volume 3788, page 786, Franklin County records.

Parcel Numbers:

Parcel 1 (66-72 Clark Place, Columbus, Ohio): 010-012832-80; 010-012832-90
Parcel 2 (1379 North High Street, Columbus, Ohio): 010-026539-00
Parcel 3 (138-166 East Fifth Avenue, Columbus, Ohio): 010-037298-00
Parcel 4 (32-34 West King Avenue, Columbus, Ohio): 010-055180-00

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to said Grantee and its successors and assigns forever.

And the said Grantor for itself and its successors, does hereby covenant with said Grantee and its successors and assigns, that it is lawfully seized of the premises aforesaid and that said premises are free and clear from all encumbrances whatsoever except:

Zoning ordinances, legal highways, covenants, conditions, restrictions and easements of record; Use Agreement for Multifamily Projects Participating in the Mark-to-Market Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997 by and between Victorian Heritage, Ltd. and The Secretary of Housing and Urban Development, Washington, D.C., dated September 21, 2009 and filed for record September 21, 2009 in Instrument 200909210136700, Franklin County records; a Mortgage Restructuring Mortgage from Victorian Heritage, Ltd. to The Secretary of Housing and Urban Development acting by and through the Deputy Assistant Secretary of the Office of Affordable Housing Preservation, having its principal place of business in Washington, D.C., in the amount of \$1,307,515.00, filed for record September 21, 2009 in Instrument Number 200909210136705, Franklin County records; a Mortgage Restructuring Mortgage Regulatory Agreement for Insured Multifamily Housing Projects between Victorian Heritage, Ltd. and the Secretary of Housing and Urban Development filed for record September 21, 2009 in Instrument Number 200909210136706, Franklin County records; and, a UCC Financing Statement from Victorian Heritage, Ltd., Debtor, to The Secretary of Housing and Urban Development of Washington D.C., Secured Party, filed for record September 21, 2009 in Instrument Number 200909210136707, Franklin County records.

Grantor will forever warrant and defend the same with the appurtenances, to the said Grantee and its successors and assigns, against the lawful claims of all persons whomsoever.


Grantee, by acceptance of the within Deed, agrees to pay those mortgages referenced herein to the full and same effect as if the Grantee had been the original payor on the underlying note secured by such mortgages. Grantee further agrees to be bound by the terms and conditions of the Mortgage Restructuring Regulatory Agreement and Use Agreement all as reflected herein.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Victorian Heritage, Ltd., by its duly authorized representative,
has signed this deed this 11th day of December, 2014.

Victorian Heritage, Ltd.,
an Ohio limited partnership

By: TownHomes Management, Inc.,
An Ohio corporation,
Its General Partner

By: 
Darrell L. Spegal, Vice President

STATE OF OHIO)
)
COUNTY OF FRANKLIN) SS:

Before me, a Notary Public in and for said County, personally appeared Darrell L. Spegal, the Vice President of TownHomes Management, Inc., the General Partner of Grantor, who executed the foregoing deed, signed the same and acknowledged before me that he did so sign in the name and on behalf of said Grantor; that the same is his free act and deed and the free act and deed of said Grantor; and that he was duly authorized.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 11th day of December, 2014.



MICHAEL N. SCHAEFFER
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

My Commission expires: LIFETIME

THIS DOCUMENT PREPARED BY:

Adam F. Saad, Esq.
Saad & Saad LLP
229 Huber Village Blvd. Suite 130
Westerville, Ohio 43081
Tel.: (614) 396-3296

EXHIBIT "A"
(Victorian Heritage)

Parcel 1:

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

Being Lot Number Seventy-Seven (77) and Seventy-Eight (78) of DENNISON PLACE ADDITION as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 3, Page 13, Recorder's Office, Franklin County, Ohio, but excepting forty-five (45) feet off of the north end thereof.

Property Address: 66-72 Clark Place, Columbus, Ohio 43201

A-38
Am of
(010)
12832

Parcel 2:

Situated in the County of Franklin in the State of Ohio and in the City of Columbus:

Being Lots Number Two (2) and Three (3) of ELIZABETH J. MC MILLEN'S SUBDIVISION (also sometimes referred to as E. J. and W. J. McMillen's Subdivision), as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 29, Recorder's Office, Franklin County, Ohio.

Property Address: 1379 North High Street, Columbus, Ohio 43201

A-38
Am of
(010) 24539

Parcel 3:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Numbered Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36), RIDDLE'S SECOND SUBDIVISION of Lots Numbered One (1), Nineteen (19), Twenty (20) and Twenty-one (21) of John Hyer's Amended Subdivision of Lot Number Six (6) of Stevenson Heir's Subdivision of the Fourth Quarter of Township Number 1, Range 18, U.S. Military Lands, as said lots are numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 7, page 164, Recorder's Office, Franklin County, Ohio, EXCEPT .85 feet off the West Side of said Lot Number Thirty (30).

Property Address: 138-166 East Fifth Avenue, Columbus, Ohio 43201

C-40
Am of
(010)
37298

CV15-042


Parcel 4:

Situated in the County of Franklin in the State of Ohio and in the City of Columbus:

Being Lot Number Six (6) and Seven (7) feet off the East side of Lot Number (7), of Elizabeth J. McMillen's First Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 29, Recorder's Office, Franklin County, Ohio.

Property Address: 32-34 West King Avenue, Columbus, Ohio 43201

A-38
AMOF
(010)
55180

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <i>DRS</i>	
DATE: <i>12/12/14</i>	



CV15-042 N



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: 010037298

Zoning Number: 154

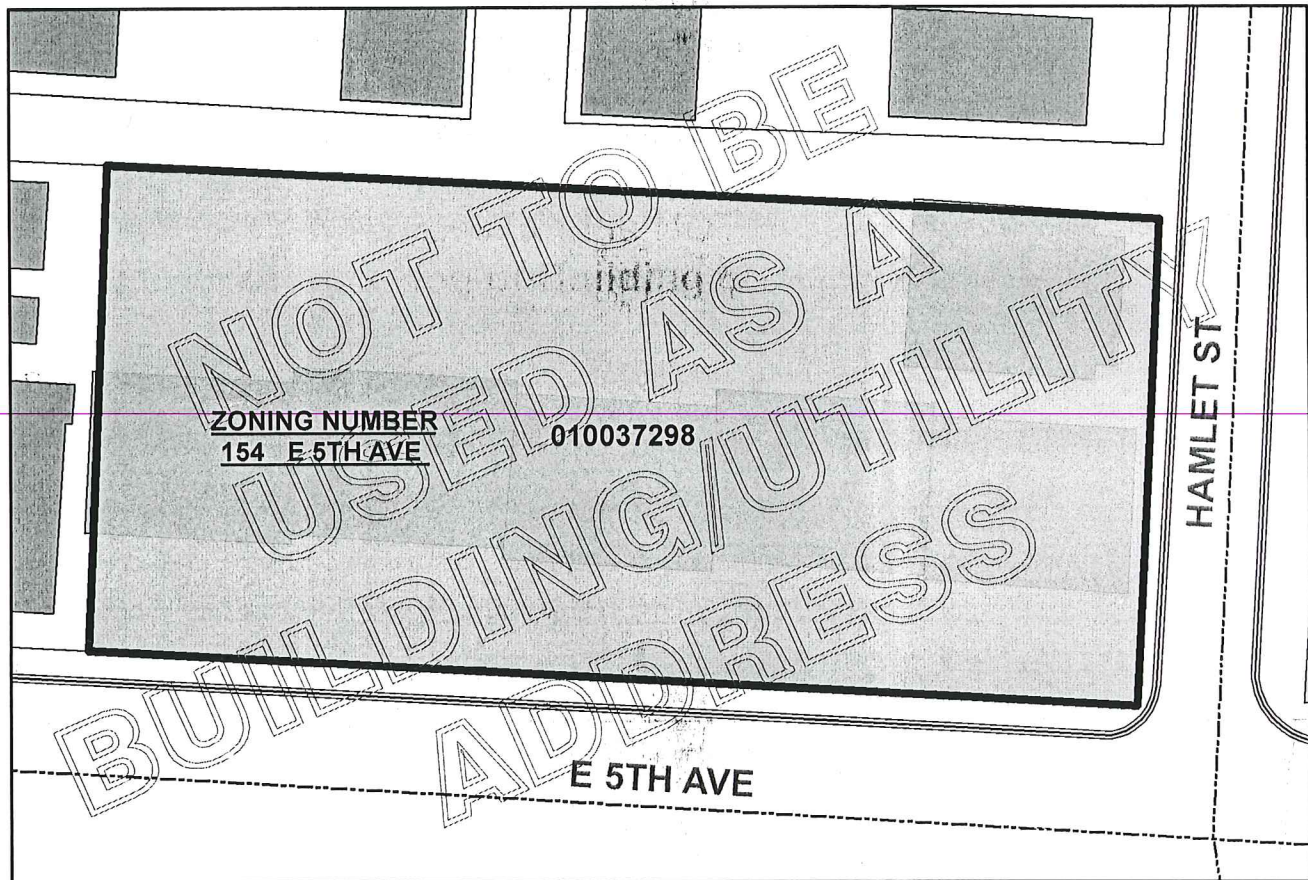
Street Name: E 5TH AVE

Lot Number :1

Subdivision: PHELANS SUB

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: Edyana Whisenand Date: 5/21/2015



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 34372

CV15-042



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 5/22/15



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

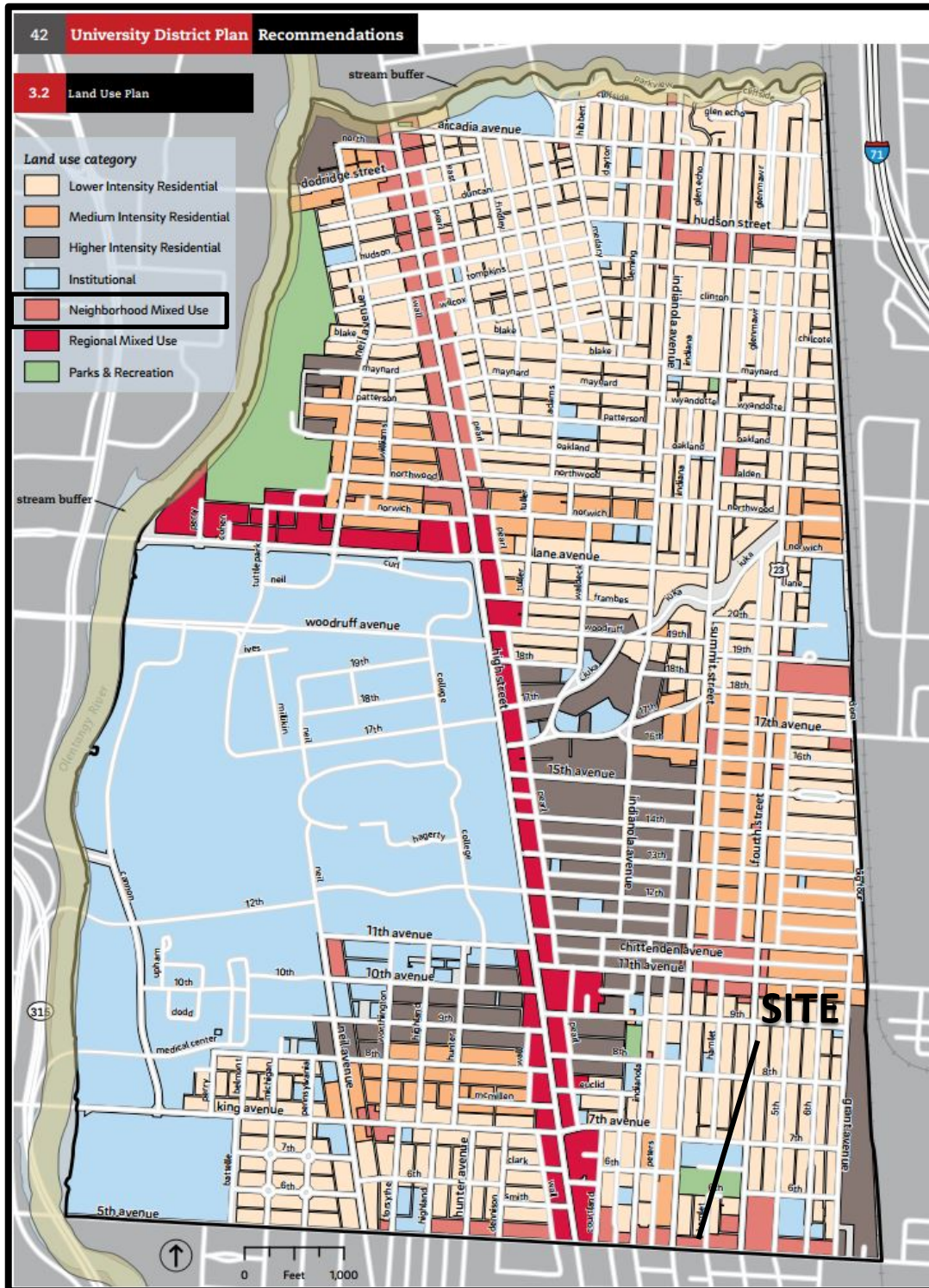


Location Map

General Notes



CV15-042
154 East Fifth Avenue
Approximately 0.51 acres



CV15-042
 154 East Fifth Avenue
 Approximately 0.51 acres
 University District Plan (2015)



CV15-042
154 East Fifth Avenue
Approximately 0.51 acres