

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: CV15-055 Date Received: 9/2/15

Application Accepted by: JB MM & SP Fee: 1920⁰⁰

Comments: Assigned to Tim Dietrich; (614) 645-6665; t.dietrich@columbus.gov
Shannon Pine; (614) 645-2209; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1774 E. Main Street Zip: 43205

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: 010-020853 (See Supplemental Parcel List)

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

Current Zoning District(s): C-4, L-P-1

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request:

Residential and Commercial Development

Acreage: 2.17 +/-

APPLICANT:

Name: The WODA Group, Inc. c/o Joseph M. McCabe Phone Number: (614) 396-3200 Ext.: -----

Address: 229 Huber Village Blvd. City/State: Westerville, OH Zip: 43081

Email Address: jmccabe@wodagroup.com Fax Number: -----

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

Name: AYTCH LLC Phone Number: ----- Ext.: -----

Address: PO Box 9846 City/State: Columbus, OH Zip: 43209-0846

Email Address: ----- Fax Number: -----

~~XXXXXXXX~~ AGENT (Check one if applicable): ~~XXXXXXXX~~ Agent

Name: The WODA Group, Inc., c/o Joseph M. McCabe Phone Number: (614) 396-3200 Ext.: -----

Address: 229 Huber Village Blvd. City/State: Westerville, OH Zip: 43081

Email Address: jmccabe@wodagroup.com Fax Number: -----

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature] THE WODA GROUP by JOSEPH M. McCABE, V.P. DEVELOPMENT

PROPERTY OWNER SIGNATURE [Signature] THE WODA GROUP by JOSEPH M. McCABE, V.P. DEVELOPMENT
OWNER AUTHORIZED AGENT BY CONTRACT

~~XXXXXXXX~~ / AGENT SIGNATURE [Signature] THE WODA GROUP by JOSEPH M. McCABE, OWNER AGENT APPLICANT

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

CV15-_____
1774 E Main Street

SUPPLEMENTAL PARCEL LIST CV15-055

010-020853
010-021428
010-048862
010-030935
010-016099
010-013326
010-046053
010-016635
010-019212
010-029638
010-024011
010-054431

CV15-_____
1774 E Main Street

SUPPLEMENTAL PROPERTY OWNER LIST CV15-055

AYTCH LLC
PO Box 9846
Columbus, OH 43209-0846

L&N-UP Alum Creek LLC
3450 E Fulton Street
Columbus, OH 43227

Richard V. Christensen
Marjorie J. Christensen
8656 State Rte 13 NW
Somerset, OH 43783



City of Columbus Zoning Plat



CV15-055

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: 010013326 +11 OTHERS

Zoning Number: 1774

Street Name: E MAIN ST

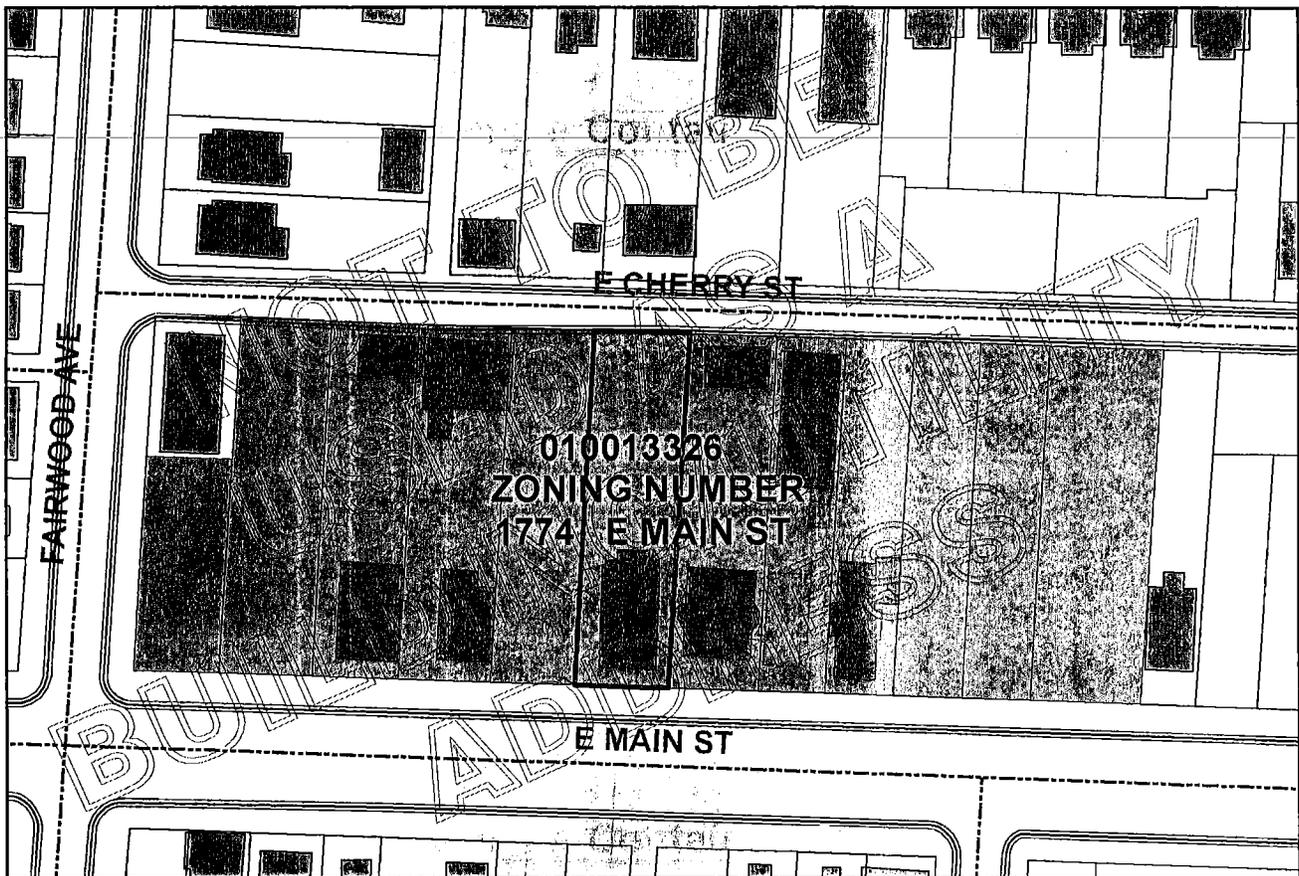
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY (DAVE PERRY)

Issued By: *Debra Williams*

Date: 8/25/2015



SCALE: 1 inch = 100 feet

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

GIS FILE NUMBER: 42369



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: CV15-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joseph M. McCabe
of (1) MAILING ADDRESS The WODA Group, Inc., 229 Huber Village Blvd., Westerville, OH 43081

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 _____

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 9/2/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

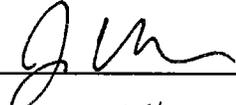
SUBJECT PROPERTY OWNERS NAME (4) AYTCH LLC
AND MAILING ADDRESS PO Box 9846
Columbus, OH 43209-0846
(see also additional property owners)

APPLICANT'S NAME AND PHONE # The WODA Group, Inc.
(same as listed on front application) c/o Joseph M. McCabe (614) 396-3200

AREA COMMISSION OR CIVIC GROUP (5) Near East Area Commission
AREA COMMISSION ZONING CHAIR c/o Kathleen Bailey
OR CONTACT PERSON AND ADDRESS 489 Linwood Avenue
Columbus, OH 43205

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 

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

(8) SIGNATURE OF NOTARY PUBLIC Lisa M. Stephens 10.24.2016
My Commission Expires



Lisa G. Stephens
Notary Public, State of Ohio
My Commission Expires 10-24-2016
This Affidavit expires six (6) months after the date of notarization.

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CV15- 055
1774 E Main Street

SUPPLEMENTAL PROPERTY OWNER LIST

AYTCH LLC
PO Box 9846
Columbus, OH 43209-0846

L&N-UP Alum Creek LLC
3450 E Fulton Street
Columbus, OH 43227

Richard V. Christensen
Marjorie J. Christensen
8656 State Rte 13 NW
Somerset, OH 43783

EXHIBIT A, Public Notice
1774 E Main Street
CV15- 055
August 28, 2015

APPLICANT

The WODA Group, Inc.
c/o Joseph M. McCabe
229 Huber Village Blvd.
Westerville, OH 43081

COMMUNITY GROUP

Near East Area Commission
c/o Kathleen Bailey, Chair
489 Linwood Avenue
Columbus, OH 43205

Near East Area Commission
c/o Annie Ross-Womack, Zoning
874 Oakwood Avenue
Columbus, OH 43206

PROPERTY OWNERS

AYTCH LLC
PO Box 9846
Columbus, OH 43209

Richard V. Christensen
Marjorie J. Christensen
8656 State Route 13 NW
Somerset, OH 43783

L&N-UP Alum Creek LLC
3540 E. Fulton Street
Columbus, OH 43227

PROPERTY OWNERS WITHIN 125 FEET

Ayala Properties LLC
503 Wilson Ave.
Columbus, OH 43205

Nile Property Management
PO Box 91152
Columbus, OH 43209

Frank Eubanks
434 Fairwood Ave.
Columbus, OH 43205

AYTCH LLC
PO Box 9846
Columbus, OH 43209

Ayala Properties
503 Wilson Ave.
Columbus, OH 43205

Anthony Chhun
1789 E. Main St.
Columbus, OH 43205

Full Gospel Church of Christ
1763 E. Main St.
Columbus, OH 43205

Samuel E. Cabbell
1810 E. Main St.
Columbus, OH 43205

Dianne Haggins
230 Rathbone Rd.
Columbus, OH 43214

1774 E Main Street
CV15- _____
Exhibit A, Public Notice
Page 1 of 2, 08/28/15

Jack V. Smith
1745 E. Main St.
Columbus, OH 43205

City of Columbus Land Bank
50 W. Gay St., 4th Floor
Columbus, OH 43215

Vondra S. White
Donald E. White, Sr.
2620 Mitzi Dr.
Columbus, OH 43209

Stanley Nnadi
PO Box 29442
Columbus, OH 43229

Kenneth T. Woodard
550 S. Kellner Rd.
Columbus, OH 43209

Kenneth T. Woodard
1735 Penfield Rd.
Columbus, OH 43227

Kimberly King
451 Fairwood Ave.
Columbus, OH 43205

Allisen E. Harrison
424 Fairwood Ave.
Columbus, OH 43205

Lane Realty & Associates LLC
1783 E. Main St.
Columbus, OH 43205

Zachie Properties LLC
PO Box 9846
Columbus, OH 43209

Stephen W. Rice
440 Fairwood Ave.
Columbus, OH 43205

Mark Isbister
3191 Bembridge Rd.
Columbus, OH 43221

Tricia Kendall
1198 Windsong Trail
Fairborn, OH 45324

Harry Macklin
Marilyn Macklin
1726 E. Main St.
Columbus, OH 43205

Bertha Jefferson
James E. Harris
Betty Barns
459 Fairwood Ave.
Columbus, OH 43205

Omar Ayala
503 Wilson Ave.
Columbus, OH 43205

Community Properties Revitalization I LLC
88 E. Broad Street
Columbus, OH 43215

Morning Glory Ministries
3750 Henderson Rd.
Columbus, OH 43220

Linda N. Holt
1822 E. Cherry St.
Columbus, OH 43205

Brian L. Davis
1826 E. Cherry St.
Columbus, OH 43205

Linda N. Holt
573 Carpenter St.
Columbus, OH 43205

450-452 Fairwood LLC
PO Box 82591
Columbus, OH 43202

Apostolic Holiness Church
1725 E. Main St.
Columbus, OH 43205

Terrefe Tesfaye & Atsedu Bekele
3776 Tanager Dr.
Columbus, OH 43230

John Hassey
6391 Maxtown Rd.
Westerville, OH 43082

Beotis Crowder
1817 Rich St.
Columbus, OH 43205

Kimberly Spears-McNatt
1704 Convair Drive
Galloway, OH 43119

Shaunda Brown
1209 Hill Rd. N.
Pickerington, OH 43147

Raymond Diamond
Shirley A. Diamond
1751 E. Main St.
Columbus, OH 43205

1774 E Main Street
CV15-_____
Exhibit A, Public Notice
Page 2 of 2, 08/28/15

Council Variance Application

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AND ZONING SERVICES

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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 # CV15-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. McCabe
of (COMPLETE ADDRESS) The WODA Group, Inc., 229 Huber Village Blvd., Westerville, OH 43081
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. The WODA Group, Inc. 229 Huber Village Blvd. Westerville, Oh 43081 # Columbus based employees: 47 Contact: Joseph M. McCabe (614) 396-3200</p>	<p>2. AYTCH LLC PO Box 9846 Columbus, OH 43209-0846 # Columbus based employees: 0 Contact: Joseph M. McCabe (614) 396-3200</p>
<p>3. L&N-UP Alum Creek LLC 3450 E. Fulton Street Columbus, OH 43227 # Columbus based employees: Contact: Joseph M. McCabe (614) 396-3200</p>	<p>4. Richard V. Christensen Marjorie J. Christensen 8656 State Rte. 13 NW Somerset, OH 43783 # Columbus based employees: 0 Contact: Joseph M. McCabe (614) 396-3200</p>

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

SIGNATURE OF AFFIANT

Jan

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

Lisa G. Stephens
SIGNATURE OF NOTARY PUBLIC

10.24.2016
My Commission Expires



Notary Seal Here

Lisa G. Stephens
Notary Public, State of Ohio
My Commission Expires 10-24-2016

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

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Council Variance Application

DEPARTMENT OF BUILDING
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CV15-055

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


The WODA Group, Inc./Joseph M. McCabe

Date

7/1/15

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Exhibit B

Statement of Hardship

CV15- 055

1774 E Main Street

The site consists of 12 parcels. Eleven (11) of the parcels are zoned C-4, Commercial and one (1) is zoned L-P-1 (Z90-154, PID: 010-024011). Applicant proposes to develop the site with a 54 dwelling unit senior housing community and 1,200 SF of commercial use located at the corner of E. Main Street and Fairwood Avenue. The 1,200 SF commercial space may be retail, office or restaurant (coffee shop, sandwich shop, etc.).

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The C-4 District permits residential use located above most ground floor residential uses. Many variances have been granted for ground level residential use in the C-4 district. There is no zoning district to which the site could be rezoned without also needing variances for the proposed development.

Variances are requested as follows:

- 1) Section 3356.03, C-4, Permitted Uses, to permit ground level residential use.
- 2) Section 3371.01, P-1, Private Parking District, to permit part of the apartment building to be located on the parcel (010-024011) zoned L-P-1.
- 3) Section 3370.07, Conditions and Limitations, to permit part of the proposed apartment building and accessory parking on a parcel (010-024011) zoned L-P-1, the limitation text for which restricts use of the parcel to parking for an off-site church.
- 4) 3356.11, C-4, District Setback Lines, to reduce the E Main Street (Thoroughfare Plan) building setback line from 50 feet to 20 feet.
- 5) 3312.27, Parking Setback Line, to reduce the E Main Street parking setback line from ten (10) feet to six (6) feet for 2 parking spaces.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce total code required parking for 54 dwelling units, 1,200 SF of commercial space, including restaurant use, from 93 spaces to 88 spaces.
- 7) 3372.604, Setback Requirements, to increase the permitted commercial setback on Fairwood Avenue for the 1,200 SF commercial area from a maximum of 10 feet to 20 feet.

CV15- 055

1774 E. Main Street

Legal Description, 2.17 +/- acres

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

Being the East one-half of Lot Number One (1) of Martin and Stage's Subdivision of Lots 1 to 26 of their Fairwood Avenue Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-021428

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

Being the East half of Lot No. Three (3) of Martin & Stage's Subdivision of Lots No. One (1) to Twenty-Six (26) of their Fairwood Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-013326

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

Being the West half of Lot No. Three (3) of Martin & Stage's Subdivision of Lots No. One (1) to Twenty-Six (26) of their Fairwood Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-016099

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

Being the West half of Lot Number Four (4) in Martin & Stage's Subdivision of Lots Numbered One (1) to Twenty-Six (26) inclusive, in Martin & Stage's Fairwood Addition, as the said Lot is numbered and delineated on the recorded plat of said Subdivision in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-046053

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

Being the West half of Lot Number One (1) in Martin and Stage's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio, excepting 70 ft. off the rear of the North end thereof.

CV15-_____
1774 E. Main Street
Legal Description, 2.17 +/- acres

Parcel No. 010-020853

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

Being the East half of Subdivision No. 2 of Martin and Stage's Subdivision of Lots 1 to 26 of their Fairwood Addition, to the City of Columbus, as numbered and delineated on the recorded plat thereof, of record in Plat Book No. 2, page 128, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-030935

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

Being the west one-half (1/2) of Lot Number Two (2) of Martin and Stage's Subdivision of Lots Nos. 1 to 26, of their Fairwood Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, page 128, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-048862

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

Being thirty-five (35) feet off the East side of Lot Number Five (5), in Martin and Stage's Subdivision of Lots Numbers One (1) to Twenty-Six (26), inclusive, of their Fairwood Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 128, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-024011

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

Being a part of Lot Number Five (5) of Martin and Stage's Subdivision of Lots Numbers One (1) to Twenty-Six (26), inclusive, of their Fairwood Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 128, Recorder's Office, Franklin County, Ohio;

Commencing at a point in the South line of said Lot No. 5, thirty-five (35) feet West of the Southeast corner of said Lot No. 5, and running thence North parallel with the East line of said lot to the alley, the North line of said lot;

thence West along the South line of said alley, 35.60 feet;

CV15-
1774 E. Main Street
Legal Description, 2.17 +/- acres

thence South, parallel with the East line of said Lot No. 5 to the South line of said lot;
thence East along the South line of said Lot No. 5, 35.60 feet to the place of beginning.

Parcel Number: 010-029638

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

Being sixty (60) feet off the West side of Lot Number Six (6), in Martin & Stage's Subdivision of Lots Number 1 to 26, of their Fairwood Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat book 2, Page, 128, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-054431

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

Being parts of Lots Nos. 4 and 5 of Martin & Stage's Subdivision of Lots Nos. 1 to 26 inclusive of their Fairwood Addition to said City of Columbus, as said Lots Nos. 4 and 5, are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 128, Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Commencing at a point 23.80 ft. East of the Southwest corner of said Lot No. 5, thence North parallel with the East line of said Lot No. 5 to the alley, the North line of said Lot No. 5; thence West along the South line of said alley 36 feet; thence South parallel with the East line of said Lot 4 to the South line of said Lot 4; thence East along the South lines of said Lots 4 and 5, 36 feet to the place of beginning.

Parcel Number: 010-019212

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

Being Thirty-five (35) feet off the West Side of the East Half of Lot Number Four (4) of Martin and Stages Subdivision of Lots Nos. 1-26, inclusive of their Fairwood Addition of the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat of said subdivision of said part of Lot Four (4), hereby conveyed being more particularly described as follows;

Beginning in the center of and South line of said lot, thence East on the said South line of said Lot being the North line of Main Street, thirty-five (35) feet to a point; thence north-wardly on the line parallel with the east and west lines of said Lot to the North line of said Lot; thence west on the North line of said Lot Thirty-five (35) feet to center of said North line; thence South on a line parallel with the east and west line of said Lot to the place of beginning.

Parcel Number: 010-016635



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 8/28/15



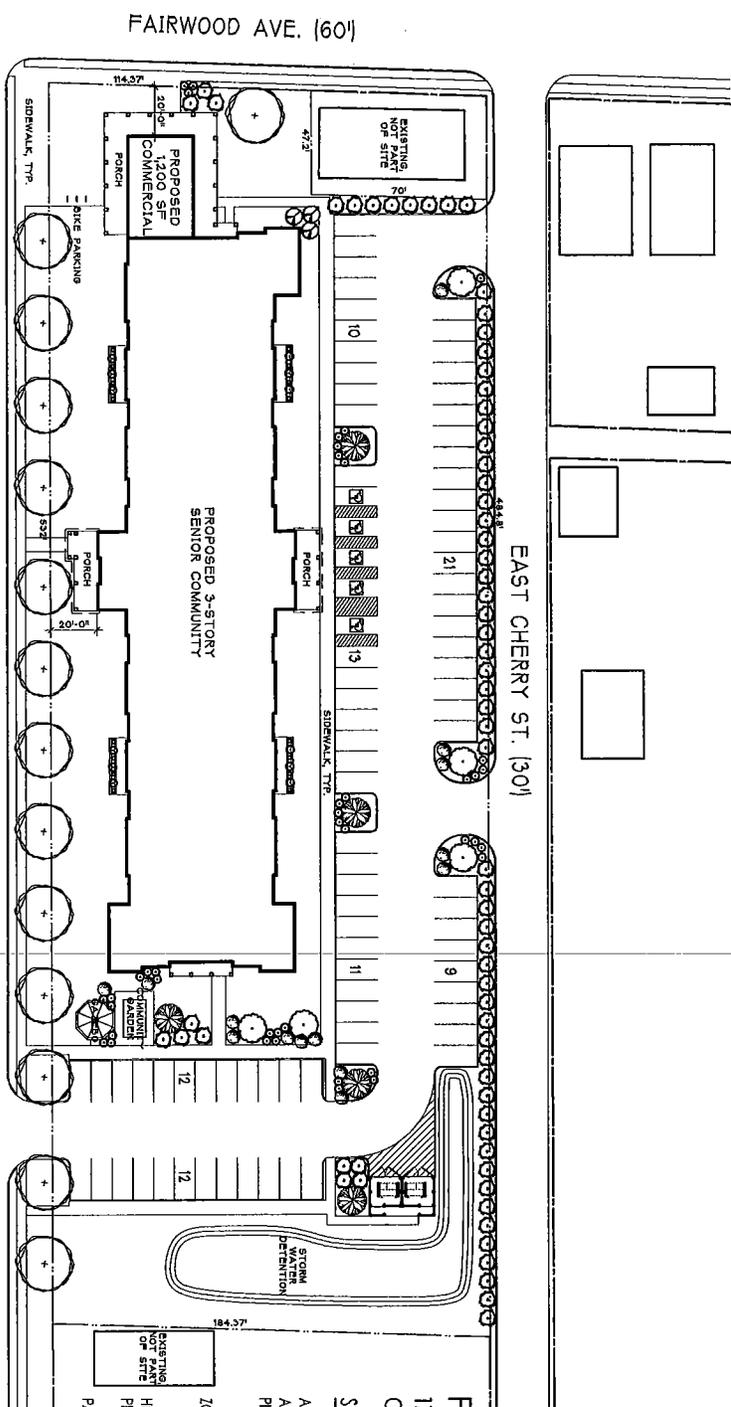
Disclaimer

Scale = 150



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.

CV15-055



FAIRWOOD COMMONS
 1774 E. MAIN ST
 COLUMBUS, OH 43205

SITE DEVELOPMENT DATA

ADDRESS: 1774 E. MAIN ST.
 AREA: 2.17 +/- ACRES (94,780 +/- SF)
 PID: 010-020853, 010-021428, 010-048862, 010-030935,
 010-014099, 010-013324, 010-044653, 010-016635,
 010-019212, 010-029358, 010-024011, 010-054431

ZONING: C-4, COMMERCIAL
 L-P-1, LIMITED PARKING (PPD 010-024011)
 EAST MAIN STREET URBAN COMMERCIAL OVERLAY (UCO)
 H-35, HEIGHT OF BUILDING: 37'-0"
 APARTMENT BUILDING (3 STORY) AND 1,200 SF RETAIL COMMERCIAL

HEIGHT DISTRICT:
 PROPOSED USE:

PARKING:
 CARS:
 54 DWELLING UNITS @ 1.5 SPACES/UNIT = 81 SPACES
 1,200 SF COMMERCIAL @ 1 SPACES/75 SF = 16 SPACES, LESS 25% UCO REDUCTION = 12 SPACES
 TOTAL REQUIRED PARKING: 93 SPACES
 TOTAL PROVIDED PARKING: 88 SPACES
 BICYCLE:
 6 SPACES REQUIRED AND PROVIDED



REGISTERED PROFESSIONAL ARCHITECT
PCI DESIGN GROUP, INC.
 229 WESTERN AVENUE
 COLUMBUS, OH 43201
 Copyright 2015 PCI Design Group, Inc. All Rights Reserved

SCALE: 1" = 50'-0"

PROJECT TYPE
SENIOR COMMUNITY

PRELIMINARY
SITE PLAN

DATE
 08-25-15
 DRAWN BY:

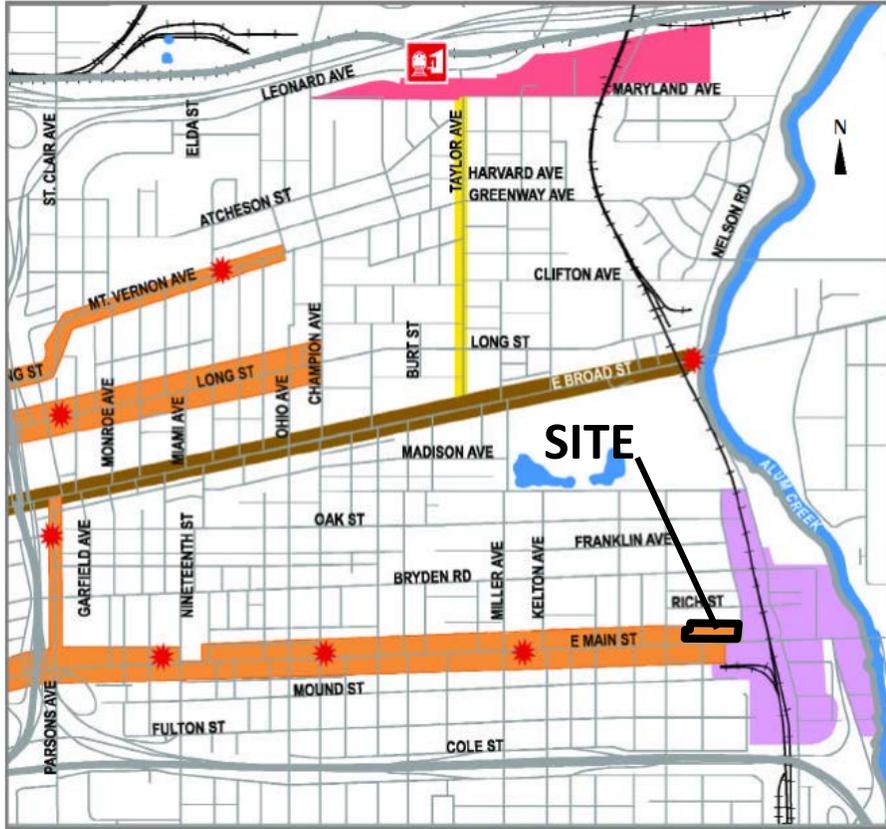
REGISTERED ARCHITECT
FAIRWOOD COMMONS
 1774 E. MAIN ST.
 COLUMBUS, OHIO

SHEET
A-2



CV15-055
 1774 East Main Street
 Approximately 2.17 acres

DEVELOPMENT STRATEGY



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- ★ Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- 🏢 Potential Light Rail Station

CV15-055
 1774 East Main Street
 Approximately 2.17 acres



CV15-055
1774 East Main Street
Approximately 2.17 acres