

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-062 Date Received: 10-9-15
Application Accepted by: MM, SP, JB, TD Fee: \$960 in conjunction w/rezoning
Comments: Assigned to Michael Maret; 614-645-2749; m.jmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 587 LEHMAN ST. Zip: 43206

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 004935

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

Current Zoning District(s): CPD (297-D1A 587 LEHMAN ST.)

Area Commission or Civic Association: SOUTHSIDE AREA COMMISSION

Proposed Use or reason for Council Variance request:

-SEE ATTACHED

Acreage: 2.86 TOTAL

APPLICANT:

Name: JEFF MAT Phone Number: 614-582-1992 Ext.: _____

Address: P.O. Box 247 City/State: CANAL WINCHESTER, OH Zip: 43110

Email Address: JEFF@BOBBAUTO.COM Fax Number: _____

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

Name: JMM REAL ESTATE INVESTMENTS, LLC Phone Number: 614-582-1992 Ext.: _____

Address: 4639 WEST BROAD ST City/State: COLUMBUS, OH Zip: 43228

Email Address: JEFF@BOBBAUTO.COM Fax Number: _____

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

Name: MICHAEL J. MAISTROS, AIA Phone Number: 614-884-8828 Ext.: _____

Address: 4740 REED RD, STE 201 City/State: CANAL WINCHESTER, OH Zip: 43220

Email Address: MJ.MAISTROS@NEW-AVEUE.NET Fax Number: 614-884-8848

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

APPLICANT SIGNATURE [Signature] JMM REAL ESTATE INVESTMENTS, INC

PROPERTY OWNER SIGNATURE [Signature] JMM REAL ESTATE INVESTMENTS, INC

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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Council Variance Application

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

AFFIDAVIT (See instruction sheet)

Application Number: CV15-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL J. HAISTROS, AIA
of (1) MAILING ADDRESS 4740 REED RD. STE. 201 UPPER ARNOLDTON, OH 43220
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 587 LEHMAN ST. COLUMBUS, OH 43206
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) JMM REAL ESTATE INVESTMENTS, INC.
4639 WEST BROAD ST.
COLUMBUS, OH 43228

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

JEFF MAY
614-582-1992

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

(5) SOUTHSIDE AREA COMMISSION
CURTIS DAVIS
584 E. MOER ST. COLUMBUS, OH 43207

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 7th day of October, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

07/13/16
My Commission Expires



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/16

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

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Council Variance Application

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CVIS-062

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 "COUNCIL VARIANCE REQUEST" PAGE

Signature of Applicant



JMM REAL ESTATE INVESTMENTS
INC

Date

10/07/2015

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Council Variance Requests

Along with the Rezoning for the properties, a Council Variance is requested for the following items:

1. Parking within the perimeter yard.

Although the current site design with the in-ground parking structure accommodates the required amount of parking spaces for the proposed use of the property, it is requested that additional angled parking spaces along Jackson Street and East Blenkner Street be allowed to be installed within the perimeter yard of the property in order to further benefit the surrounding neighbors and neighborhood with addition street parking.

2. Dumpster location and screening within the perimeter yard

The current building and site design for the proposed apartment building has generated the opportunity to have the trash receptacles and collection area to be located along the alley on the south side of the building in order to keep the majority of the more public facing facades to be free of such distracting elements. In order for this to happen, a portion of the dumpster enclosure area will need to extend out into the perimeter yard.

3. A reduction of the street tree requirement

The proposed new apartment building is sized based on the pro-forma requirements of the Owner for a financial feasible Project. The footprint of the structure ultimately will consume an area of the site that will require a reduction in the code mandated number of street and yard trees within the property limits.

4. A use variance for a swimming pool area for commercial use by the Fitness Loft on the adjacent lot

The current proposed master plan for this apartment building involves the adjacent Fitness Loft building which is owned and operated by the same developer. This involvement entails the inclusion of two swimming lap pools within the apartment structure to be used by the members of the Fitness Loft gym. This would be accomplished by a raised pedestrian bridge connection from the second floor of the gym across the existing parking lot to the second floor of the apartment building.

Applicant

Jeff May
P.O. Box 247
Canal Winchester, Ohio 43110

Property Owner

JMM Real Estate Investments, Inc
4639 West Broad Street
Columbus, Ohio 43228-1610

Agent (Architect)

Michael j. Maistros, AIA
4740 Reed Road, Suite 201
Upper Arlington, Ohio 43220

Area Commission**Southside Area Commission**

Curtis Davis
584 East Moler Street
Columbus, Ohio 43207

Surrounding Property Owners

Bushwood Lane, Ltd
219 Frebis Ave
Columbus, Ohio 43206

Ohio Providence Investments
7420 Rodebaugh Rd
Reynoldsburg, Ohio 43068

Timothy S Shafer
496 Marshall Ave
St. Paul, MN 55102

Miller & Rives Investments
PO Box 218241
Columbus, Ohio 43221

Glenn Lewis Gustafson
474 Beck St
Columbus, Ohio 43206

Katherine M Covault
240 Hanford St
Columbus, Ohio 43206

Mark Wildman
1421D Meadow Rd
Columbus, Ohio 43212

Hondros Family Real Estate
4140 Executive Pkwy
Westerville, Ohio 43081

Stephanie L Hayward
Brandon L Pence
528 Beck St
Columbus, Ohio 43206

Chris Macke
Derek Kinnear
PO Box 6314
Columbus, Ohio 43206

Gary R Phillips
518 E Beck St
Columbus, Ohio 43206

Elizabeth A Williams
484 Jackson St
Columbus, Ohio 43206

Belinda K Dean
486 Jackson St
Columbus, Ohio 43206

Sudhir Dubey
537 South Lane
Columbus, Ohio 43206

Tanna L Gilliland
545 South Lane
Columbus, Ohio 43206

Rosemarie Keidel
525 S 4th St
Columbus, Ohio 43206

Patrice P Hamel
475 Jackson St
Columbus, Ohio 43206

Derek Kinnear
512 Jackson St
Columbus, Ohio 43206

Richard C Ziebarth
514 E Beck St
Columbus, Ohio 43206

Thomas M Frato
522 E Beck St
Columbus, Ohio 43206

James T Neace
7020 E Livingston Ave
Reynoldsburg, Ohio 43068

Andrew C Trout
502 Jackson St
Columbus, Ohio 43206

E-Z Cash Pawn Shop, Inc
3210 E Main St
Columbus, Ohio 43215

Linda Scarrett
1049 Harmon Ave
Columbus, Ohio 43223

Matthew W Hoffman
J Tarver Brian
466 Beck St
Columbus, Ohio 43206

Bruce A Coates
498-500 E Beck St
Columbus, Ohio 43206

Alice Schilliger
Charles Shilliger
502 E Beck St
Columbus, Ohio 43206

John P Defelice
494 Jackson St
Columbus, Ohio 43206

Cynthia Meeks Puckett
709 S 5th St
Columbus, Ohio 43206

Terrance L Drennen
Betty J Drennen
3152 Scioto Trace
Columbus, Ohio 43221

Bruce A Coates
494 E Beck St
Columbus, Ohio 43206

Howard B Zeldin
Marcie T Zeldin
635 Pincay Pl
Columbus, Ohio 43230

Chad J Willett
473 Jackson St
Columbus, Ohio 43206

Virginia Fahys
Jeffrey Eisenman
488 Beck St
Columbus, Ohio 43206

Arfan Midani
6143 Dublin Rd
Dublin, Ohio 43017

Livingston 505, LLC
PO Box 460389
Houston, TX 77056

John B Elden
498 Jackson St
Columbus, Ohio 43206

Timothy G Schirmer
478 Jackson St
Columbus, Ohio 43206

Alison L Albrecht
480 Jackson St
Columbus, Ohio 43206

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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 # CV15-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS, AIA
of (COMPLETE ADDRESS) 4740 REED ROAD, STE 201 UPPER ARLINGTON, OH 43220
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. <u>IMM REAL ESTATE INVESTMENTS, INC</u> <u>4639 WEST BROAD ST.</u> <u>COLUMBUS, OH 43228</u>	2. <u>JEFF MAT</u> <u>P.O. Box 247</u> <u>CANAL WINCHESTER, OH 43110</u>
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 7th day of October, in the year 2015

Tamara R. Sines

SIGNATURE OF NOTARY PUBLIC

07/13/16

My Commission Expires

Notary Seal Here

My Commission Expires 07/13/16
Notary Public, State of Ohio
Tamara R. Sines



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

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Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/2/15



Disclaimer

Scale = 100

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



City of Columbus Zoning Plat

CVIS-062



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: 010004935

Zoning Number: 587

Street Name: LEHMAN ST

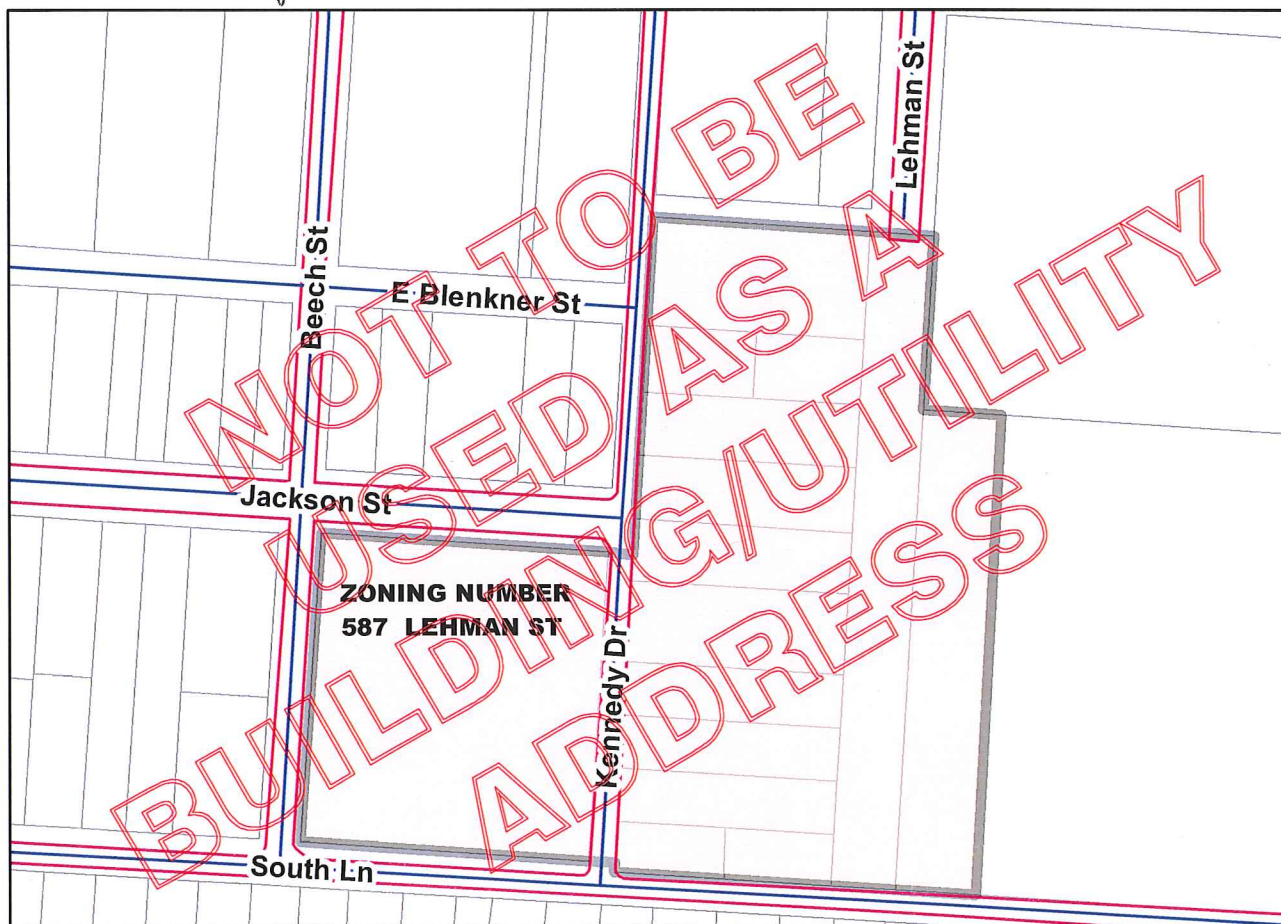
Lot Number: N/A

Subdivision: N/A

Requested By: NEW AVENUE ARCHITECTS (MICHAEL J MAISTROS)

Issued By: Alfred Connor

Date: 10/9/2015



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

SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 46517

List of Parcel Numbers

Note: The list of parcels below are currently being legally combined into one parcel for this entire Project.

- | | | |
|-----|------------|-------------------------------------|
| 1. | 010-004935 | 587 Blenkner Street, Columbus, Ohio |
| 2. | 010-033082 | 597 Lehman Street, Columbus, Ohio |
| 3. | 010-044889 | 521 Blenkner Street, Columbus, Ohio |
| 4. | 010-033915 | Lehman Street, Columbus, Ohio |
| 5. | 010-029609 | Lehman Street, Columbus, Ohio |
| 6. | 010-041996 | Lehman Street, Columbus, Ohio |
| 7. | 010-020953 | 619 Lehman Street, Columbus, Ohio |
| 8. | 010-018990 | Lehman Street, Columbus, Ohio |
| 9. | 010-051883 | 627 Lehman Street, Columbus, Ohio |
| 10. | 010-045105 | 631 Lehman Street, Columbus, Ohio |
| 11. | 010-045589 | 527 South Lane, Columbus, Ohio |
| 12. | 010-021162 | 637 Lehman Street, Columbus, Ohio |
| 13. | 010-039305 | Jackson Street, Columbus, Ohio |
| 14. | 010-237321 | Lehman Street, Columbus, Ohio |

Legal Property Descriptions

CVIS-062

010-004935 587 Blenkner Street, Columbus, Ohio

Being Lot Number Nine (9) of William F. Lehman's Executor's Sub., as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: Part of 010-004935
Property Address: 587 Blenkner Street, Columbus, Ohio

010-033082 597 Lehman Street, Columbus, Ohio

Being the East half of Lot No. (11) of William F. Lehman's executor's subdivision. Recorded in Plat Book (3) Page (201), Recorder's Office, Franklin County, Ohio. And being the dimensions of forty by sixty eight and one twelfth feet; being the same premises conveyed by Margaret Joest to Frank Joest by deed dated January 26th, 1916, and recorded in Vol. (613) Page (350) deed records, Franklin County, Ohio.

Auditor's Parcel No.: 010-033082
Property Address: 597 Lehman Street, Columbus, Ohio

010-044889 521 Blenkner Street, Columbus, Ohio

Being the West one-half (1/2) of Lot Number Eleven (11) of Wm. F. Lehman's Ex'rs Subdivision of the Estate of William F. Lehman, Deceased, by the Executors C.H.L. Schuette and Theo Mees, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-044889
Property Address: 521 Blenkner Street, Columbus, Ohio

010-033915 Lehman Street, Columbus, Ohio

Being Lot Number Thirteen (13), WM. F. LEHMAN'S EXECUTOR'S SUBDIVISION, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-033915
Property Address: Lehman Street, Columbus, Ohio

Legal Property Descriptions

CV15-062

010-029609 and 010-041996 Lehman Street, Columbus, Ohio

Being Lots Numbers Fifteen (15) and Seventeen (17) of William F. Lehman's Executors Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-29609 and 010-041996
Property Address: Lehman Street, Columbus, Ohio

010-020953 619 Lehman Street, Columbus, Ohio

Being Lot Number Nineteen (19) in William F. Lehman's Executors Subdivision of a part of Half-Section No. 27, Township 5, Range 22, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: Part of 010-20953
Property Address: 619 Lehman Street, Columbus, Ohio

010-018990 Lehman Street, Columbus, Ohio

Being Lot Number Twenty-one (21) of William F. Lehman's Executors Subdivision of part of half-section 27, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 201, Recorder's Office, Franklin County, Ohio

Auditor's Parcel No.: 010-018990
Property Address: Lehman Street, Columbus, Ohio

010-051883 627 Lehman Street, Columbus, Ohio

Being Lot Number Twenty-three (23) in W.F. LEHMAN'S EXECUTOR'S SUBDIVISION, to the said City of Columbus, as recorded therein in Plat Book 3, Page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-051883
Property Address: 627 Lehman Street, Columbus, Ohio

Legal Property Descriptions

CVIS-062

010-045105 631 Lehman Street, Columbus, Ohio
010-045589 527 South Lane, Columbus, Ohio

Real property in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lot Number Twenty Five (25), and the west half of Lot No. Twenty Seven (27) of WILLIAM F. LEHMAN'S EXECUTOR'S SUBDIVISION of part of half section no. twenty seven (27), Township No. 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 201, Recorder's Office, Franklin County, Ohio.

Parcel Nos. 010-045105-00 and 010-045589-00

Property Addresses: 631 Lehman Street, Columbus, Ohio and 527 South Lane, Columbus, Ohio

010-021162 637 Lehman Street, Columbus, Ohio

Being the East One-Half of Lot Number Twenty-Seven (27) in William E. Lehman's Executor's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 201, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No.: 010-021162

Property Address: 637 Lehman Street, Columbus, Ohio

010-039305 Jackson Street, Columbus, Ohio

Tract 1:

Being all of Lot 8 and part of Lot 7 of Michael Oestrieher et al. Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 5, Page 206, Recorder's Office, Franklin County, Ohio and being a part of Lot 13 of Joseph Schwartz Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Deed Book 32, Page 109, Recorder's Office, Franklin County, Ohio and being part of the same premises deeded to The R. & S. Construction Company in Deed book 1943, Page 643 and being more particularly described as follows:

Beginning at an iron pin at the Northeasterly corner of said Lot 8 (Southeasterly corner of Lot 6 of said Michael Oestrieher et al. Subdivision), said iron pin being in the Westerly line of 16 foot alley;

Thence in a Southerly direction, along the Westerly line of said 16 foot alley, a distance of 166.8 feet to an iron pin at the Northerly line of South Lane (28 feet wide);

Thence in a Westerly direction, along the Northerly line of said South Lane, a distance of 110.0 feet to an iron pin;

Thence in a Northerly direction, across said Lot 13, and across said Lot 7, and parallel to the Westerly line of said 16 foot alley, a distance of 167.3 feet to an iron pin in the Northerly line of said Lot 7, (Southerly line of Lot 5 of said Michael Oestrieher Et al. Subdivision);

Thence in an Easterly direction, along the Northerly line of said Lots 7 and 8 (Southerly line of said Lots 5 and 6) a distance of 110.0 feet to the place of beginning, subject however to all legal highways, and easements, and restrictions of record.

Tract 2:

Being Lot Number Six (6) of Michael Oestrieher, et al. Subdivision of Lots Number Ten (10) and Eleven (11) and part of Number Twelve (12) of Joseph Schwartz Addition to the said City (known as Petersburg) and recorded in D.B. 32, Page 109, Recorder's Office, Franklin County, Ohio, as said Lot No. Six (6) is numbered and delineated upon the aforesaid Recorder's Office, and that portion of the vacated alleyway abutting the subject premises and described in City Council Ordinance No. 774-69 and City Council Ordinance No. 2229-83.

Tract 3:

Being Seventy (70) feet off the entire West side of Lot Number Seven (7) of MICHAEL OESTRIEHER ET AL. SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 206, Recorder's Office, Franklin County, Ohio.

Tract 4:

Being the east one-half of Lot Number Thirteen (13) of JOSEPH SCHWARTZ'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 109, Recorder's Office, Franklin County, Ohio, EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Lot 13 of Joseph Schwartz Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 109, Recorder's Office, Franklin County, and being part of the same premises deeded to the R. & S. Construction Company in Deed Book 1943, page 643, and being more particularly described as follows:

Beginning at an iron pin at the Northeasterly corner of said Lot 8 (Southeasterly corner of Lot 6 of said Michael Oestriecher Et Al. Subdivision), said iron pin being in the Westerly line of 16 foot alley; thence in a Southerly direction along the Westerly line of said 16 foot alley, a distance of 166.8 feet to an iron pin in the Northerly line of South Lane (28 feet wide); thence in a Westerly direction, along the Northerly line of said South Lane, a distance of 110.0 feet to an iron pin; thence in a Northerly direction, across said Lot 13, and across said Lot 7, and parallel to the Westerly line of said 16 foot alley, a distance of 167.3 feet to an iron pin in the Northerly line of said Lot 7 (Southerly line of Lot 5 of said Michael Oestriecher Et al. Subdivision); thence in an Easterly direction, along the Northerly line of said Lots 7 and 8 (Southerly line of said Lots 5 and 6) a distance of 110.0 feet to the place of beginning, subject however to all legal highways, and easements, and restrictions of record.

Tract 5:

Being Lot Number Five (5) of MICHAEL OESTRIECHER ET AL. SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 206, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-39305
Address: Jackson Street, Columbus, Ohio

Legal Property Descriptions

CV15-062

010-237321 Lehman Street, Columbus, Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of William F. Lehman's Executors Subdivision (Plat Book 3, Page 201) as recorded in the Franklin County Recorder's Office, and also being a part of Lehman Street (40' wide) and being more particularly described as follows:

Beginning at the southeast corner of Lot #27 of said William F. Lehman's Executors Subdivision said corner also being on the north right-of-way line of South Lane (20 feet wide),

Thence northerly along the west right-of-way line of said Lehman Street, 413.6 to the south right-of-way line of the first alley (15 feet wide) south of Livingston Avenue,

Thence easterly along said south right-of-way line, 40 feet to the northeast corner of Lot #10 of said William F. Lehman's Executors Subdivision said corner also being on the west right-of-way line of said Lehman Street,

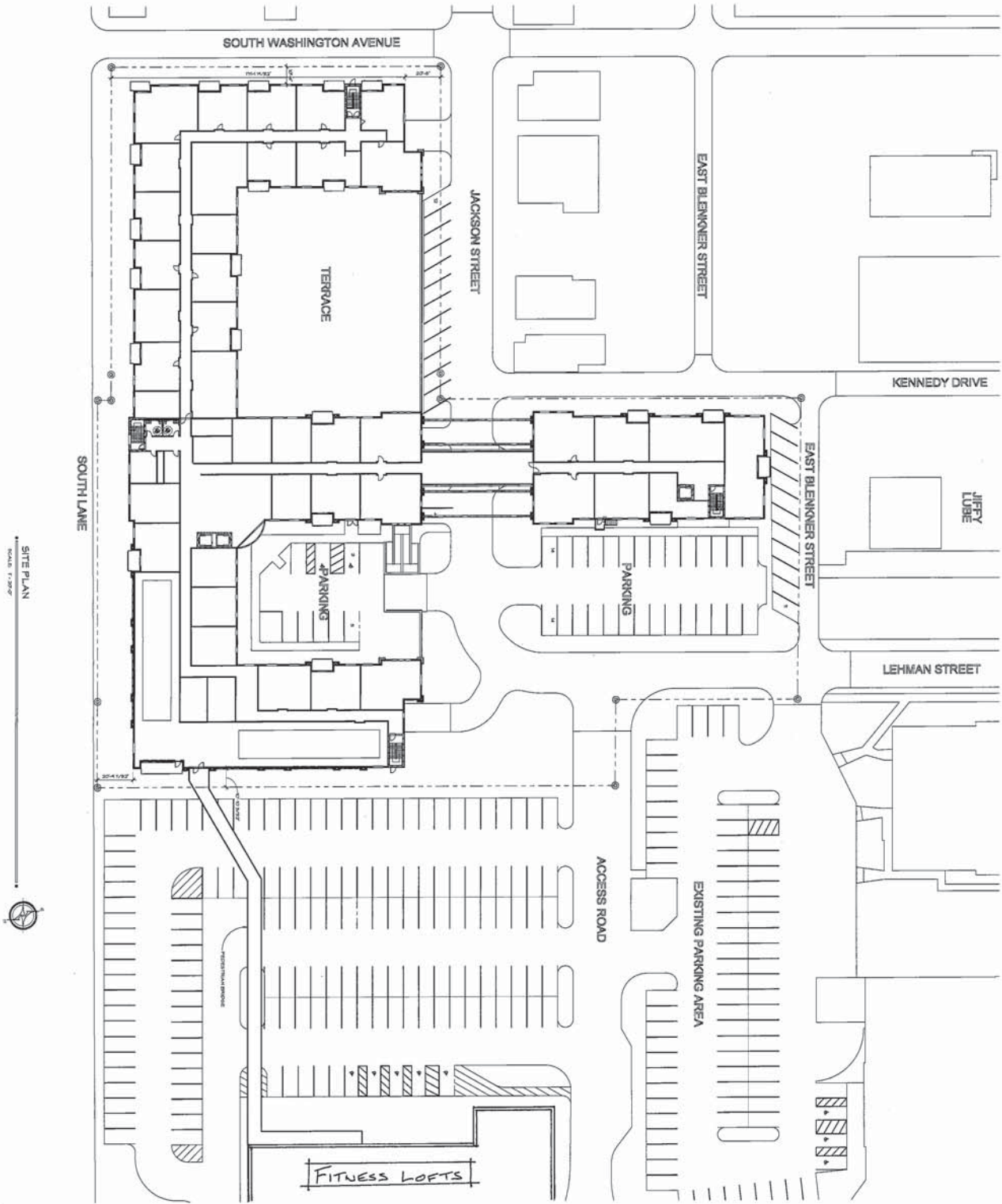
Thence southerly along said west right-of-way line 413.6 feet to the southwest corner of Lot #28 of said William F. Lehman's Executors Subdivision said corner also being on the north right-of-way line of said South Lane,

Thence westerly along the north right-of-way line of said South Lane 40 feet to the place of beginning.

Containing 0.380 acres or 16,544 square feet more or less.

Auditor's Parcel No.: 010-237321

Property Address: Lehman Street, Columbus, Ohio



SITE PLAN
SCALE: 1"=20'-0"

SP1.1

SITE PLAN

Project No. 15-0108

Schneider Place
Apartments
New Avenue Building
Kennedy Drive
Columbia, Mo 65206

RENDER
JAN 14 2016

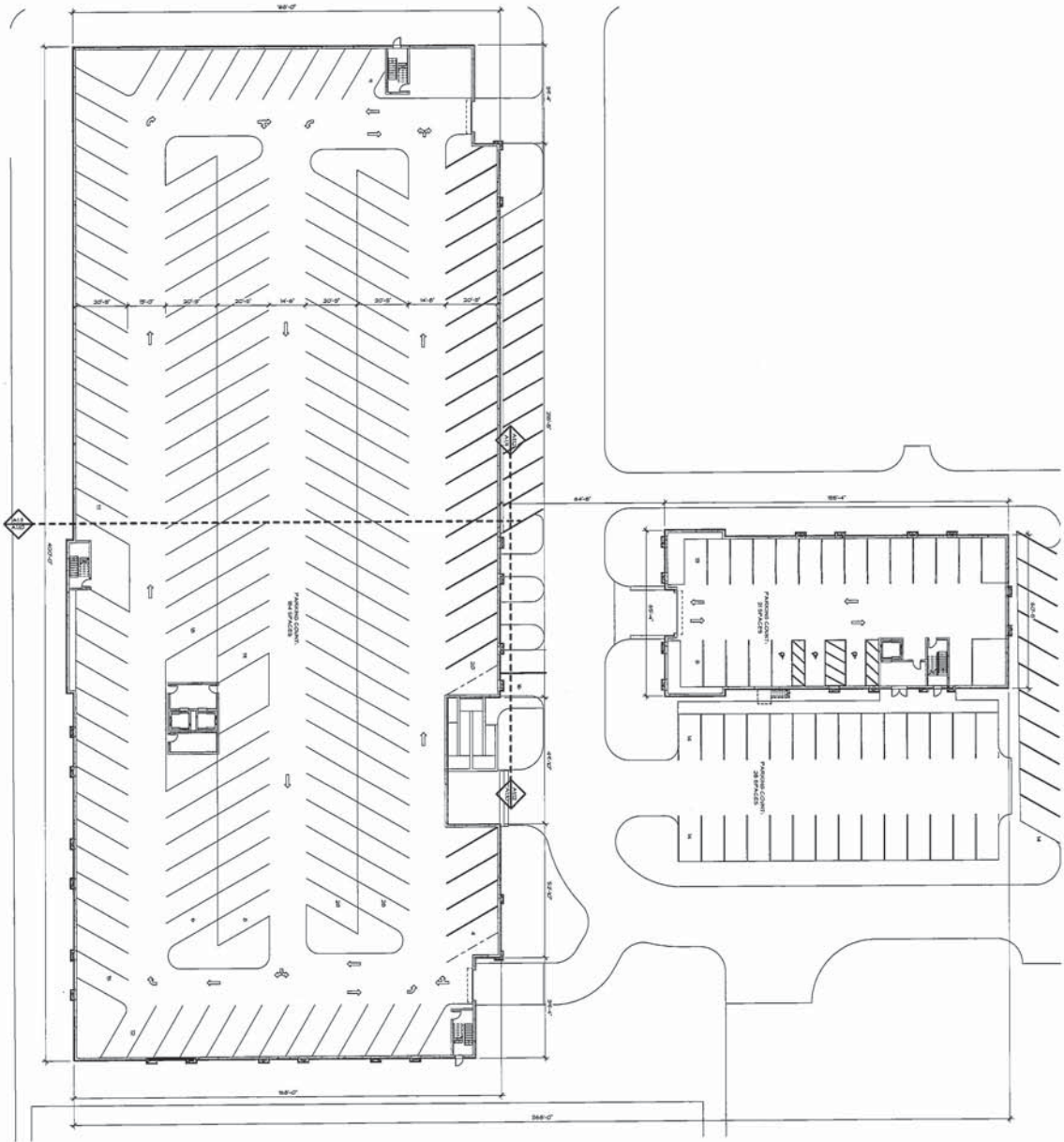
www.new-avenue.net

4100 BIRD ROAD, SUITE 201
OVERLAND PARK, MO 66204
INFO@NEW-avenue.net

614.984.8888



NEW AVENUE
architects • engineers



LOWER LEVEL GARAGE OVERALL FLOOR PLAN



A1.00

OVERALL GARAGE
LEVEL FLOOR PLAN
NOTES

1. SEE NEW APARTMENTS FOR
FLOOR PLAN AND ELEVATIONS
2. SEE NEW APARTMENTS FOR
FLOOR PLAN AND ELEVATIONS

Project No. 13-8888

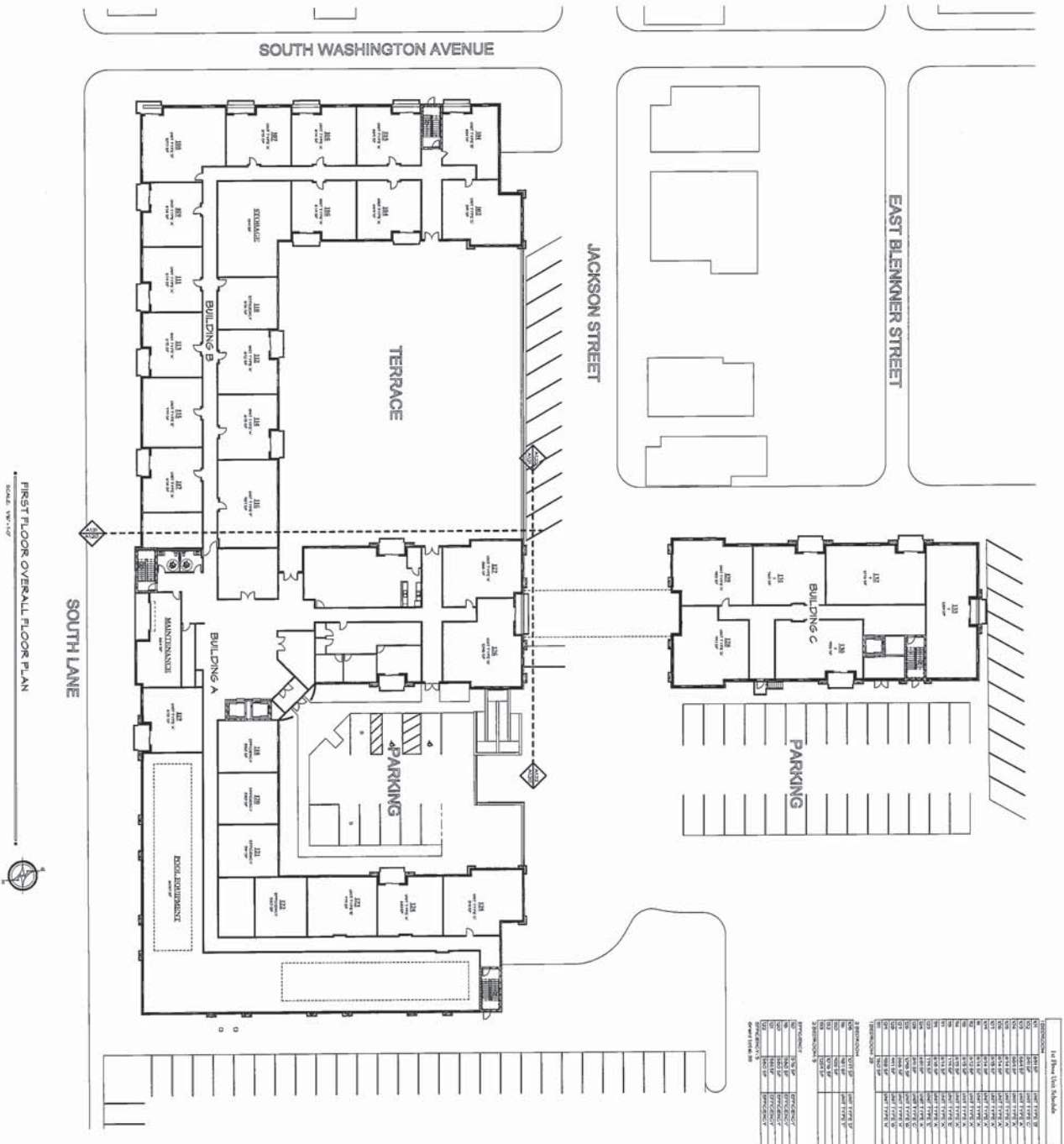
OWNER:
JMA Real Estate

Schumacher Place
Apartments
For Apartment Building
Kensel Drive
Columbus, Ohio 43260

www.new-avenue.net
4740 REED ROAD, SUITE 201
COLUMBUS, OHIO 43230
NEW AVENUE ARCHITECTS
614.881.8888
Date:
Drawn by:
Checked by:



NEW AVENUE
ARCHITECTS + ENGINEERS



FIRST FLOOR OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

1st Floor Unit Schedule			
UNIT NO.	SQ. FT.	APPROX. PRICE	REMARKS
101	1,200	\$1,200	1 BR/1 BA
102	1,200	\$1,200	1 BR/1 BA
103	1,200	\$1,200	1 BR/1 BA
104	1,200	\$1,200	1 BR/1 BA
105	1,200	\$1,200	1 BR/1 BA
106	1,200	\$1,200	1 BR/1 BA
107	1,200	\$1,200	1 BR/1 BA
108	1,200	\$1,200	1 BR/1 BA
109	1,200	\$1,200	1 BR/1 BA
110	1,200	\$1,200	1 BR/1 BA
111	1,200	\$1,200	1 BR/1 BA
112	1,200	\$1,200	1 BR/1 BA
113	1,200	\$1,200	1 BR/1 BA
114	1,200	\$1,200	1 BR/1 BA
115	1,200	\$1,200	1 BR/1 BA
116	1,200	\$1,200	1 BR/1 BA
117	1,200	\$1,200	1 BR/1 BA
118	1,200	\$1,200	1 BR/1 BA
119	1,200	\$1,200	1 BR/1 BA
120	1,200	\$1,200	1 BR/1 BA
121	1,200	\$1,200	1 BR/1 BA
122	1,200	\$1,200	1 BR/1 BA
123	1,200	\$1,200	1 BR/1 BA
124	1,200	\$1,200	1 BR/1 BA
125	1,200	\$1,200	1 BR/1 BA
126	1,200	\$1,200	1 BR/1 BA
127	1,200	\$1,200	1 BR/1 BA
128	1,200	\$1,200	1 BR/1 BA
129	1,200	\$1,200	1 BR/1 BA
130	1,200	\$1,200	1 BR/1 BA
131	1,200	\$1,200	1 BR/1 BA
132	1,200	\$1,200	1 BR/1 BA
133	1,200	\$1,200	1 BR/1 BA
134	1,200	\$1,200	1 BR/1 BA
135	1,200	\$1,200	1 BR/1 BA
136	1,200	\$1,200	1 BR/1 BA
137	1,200	\$1,200	1 BR/1 BA
138	1,200	\$1,200	1 BR/1 BA
139	1,200	\$1,200	1 BR/1 BA
140	1,200	\$1,200	1 BR/1 BA
141	1,200	\$1,200	1 BR/1 BA
142	1,200	\$1,200	1 BR/1 BA
143	1,200	\$1,200	1 BR/1 BA
144	1,200	\$1,200	1 BR/1 BA
145	1,200	\$1,200	1 BR/1 BA
146	1,200	\$1,200	1 BR/1 BA
147	1,200	\$1,200	1 BR/1 BA
148	1,200	\$1,200	1 BR/1 BA
149	1,200	\$1,200	1 BR/1 BA
150	1,200	\$1,200	1 BR/1 BA
151	1,200	\$1,200	1 BR/1 BA
152	1,200	\$1,200	1 BR/1 BA
153	1,200	\$1,200	1 BR/1 BA
154	1,200	\$1,200	1 BR/1 BA
155	1,200	\$1,200	1 BR/1 BA
156	1,200	\$1,200	1 BR/1 BA
157	1,200	\$1,200	1 BR/1 BA
158	1,200	\$1,200	1 BR/1 BA
159	1,200	\$1,200	1 BR/1 BA
160	1,200	\$1,200	1 BR/1 BA
161	1,200	\$1,200	1 BR/1 BA
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191	1,200	\$1,200	1 BR/1 BA
192	1,200	\$1,200	1 BR/1 BA
193	1,200	\$1,200	1 BR/1 BA
194	1,200	\$1,200	1 BR/1 BA
195	1,200	\$1,200	1 BR/1 BA
196	1,200	\$1,200	1 BR/1 BA
197	1,200	\$1,200	1 BR/1 BA
198	1,200	\$1,200	1 BR/1 BA
199	1,200	\$1,200	1 BR/1 BA
200	1,200	\$1,200	1 BR/1 BA

NEW AVENUE
ARCHITECTS + ENGINEERS

www.new-avenue.net

4140 REED ROAD, SUITE 200
DUBLIN, OHIO 43017
614.881.8888

DATE: 10/8/2015
DRAWN: J. L. LEE
CHECKED: J. L. LEE
PROJECT: NEW AVENUE

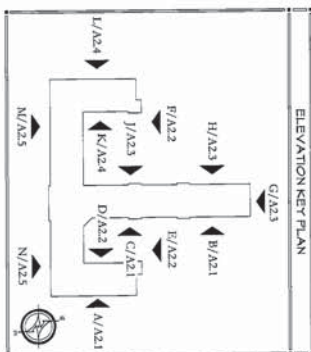
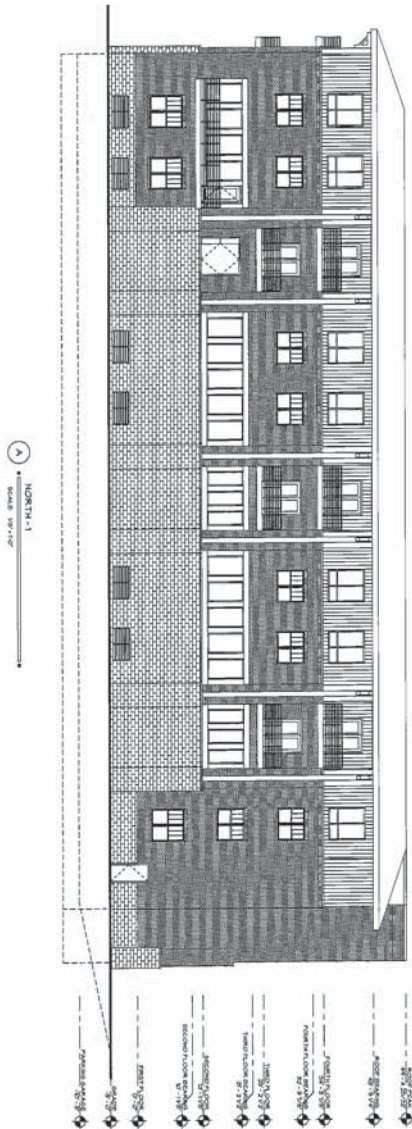
BUILDING
JAN 1st Floor

Schneider Place
Apartments
New Avenue Building
Columbus, Ohio 43017

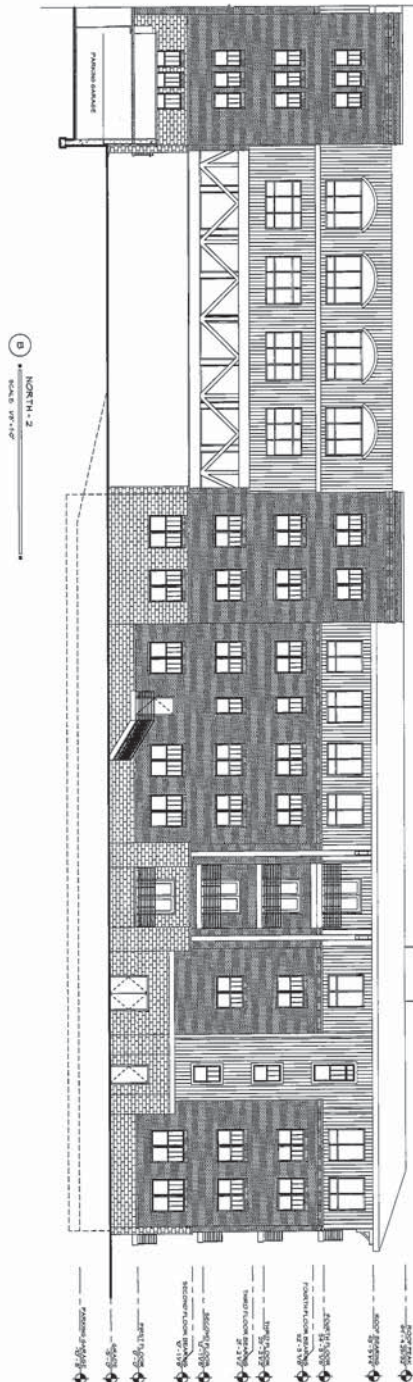
Project No. 134188

OVERALL FIRST FLOOR PLAN
NOTES

A1.01



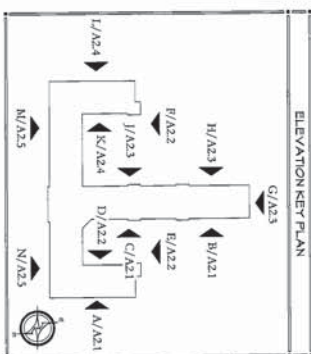
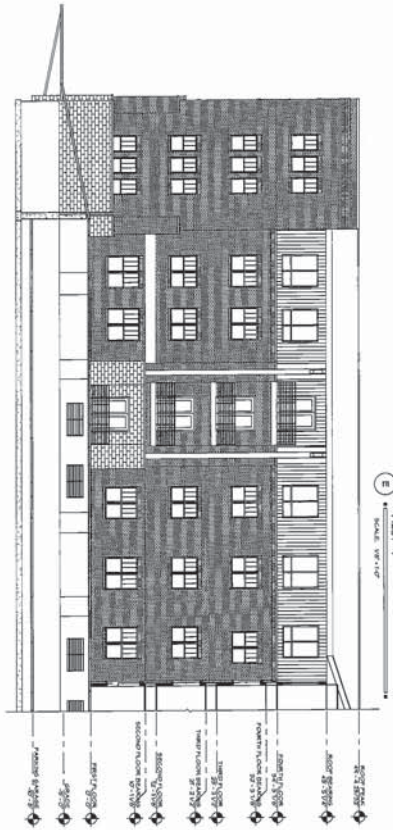
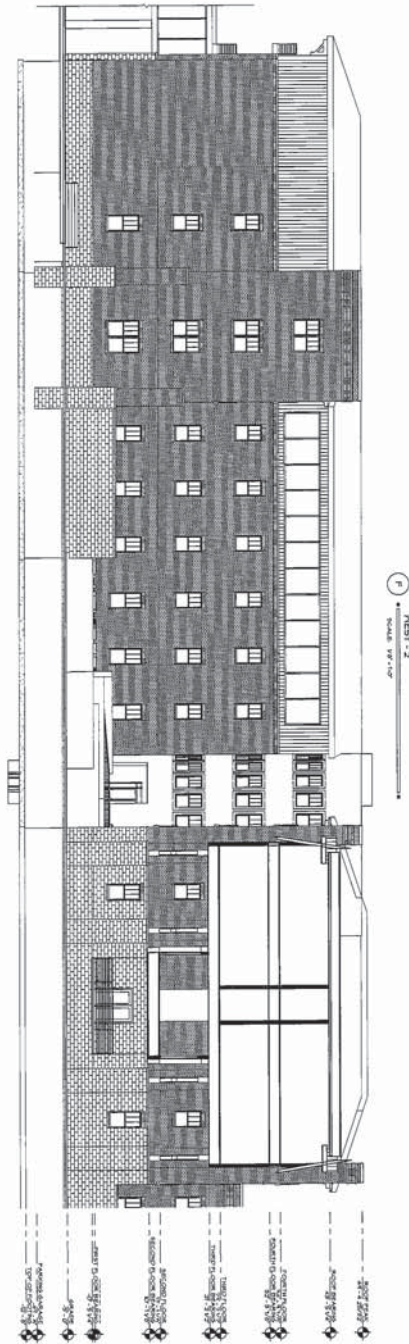
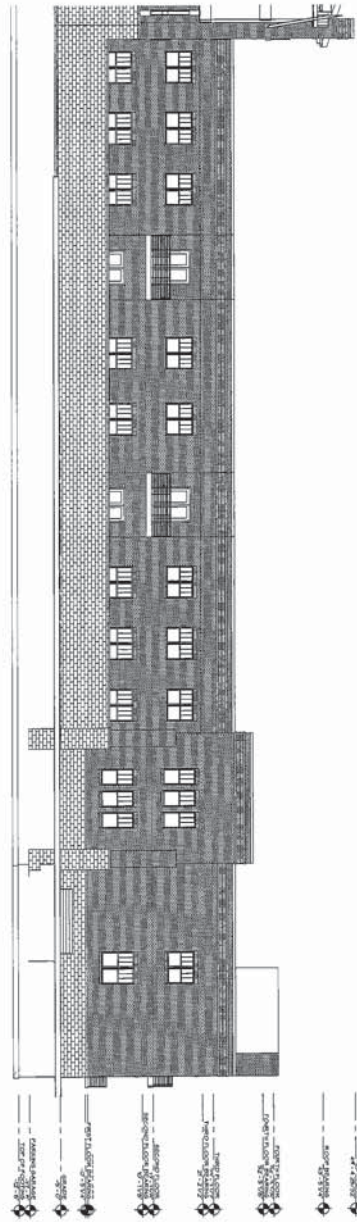
EXTERIOR
ELEVATIONS
A2.1



NEW AVENUE
ARCHITECTS - ENGINEERS
www.new-avenue.net
4100 BIRD ROAD, SUITE 201
DOWNTOWN, MINNESOTA 55401
614.884.8888



Schumacher Place
Apartments
New Avenue Building
Kendall Place
Columbia, Ohio 43068
RULDER
JAN Red Floor



Project No. 13-000

13-000

EXTERIOR ELEVATIONS

A2.2

Schmucker Place
Apartments
New Avenue Building
Kensel Drive
Cleveland, Ohio 44106

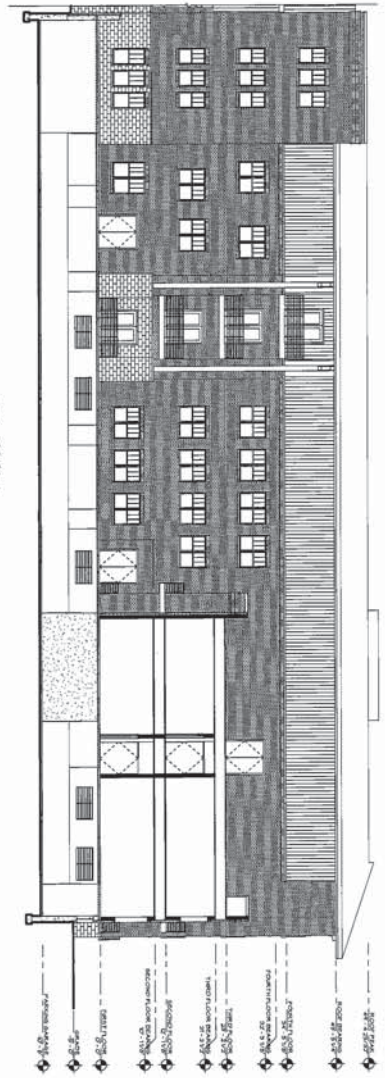
OWNER
JAN Real Estate

www.new-avenue.net

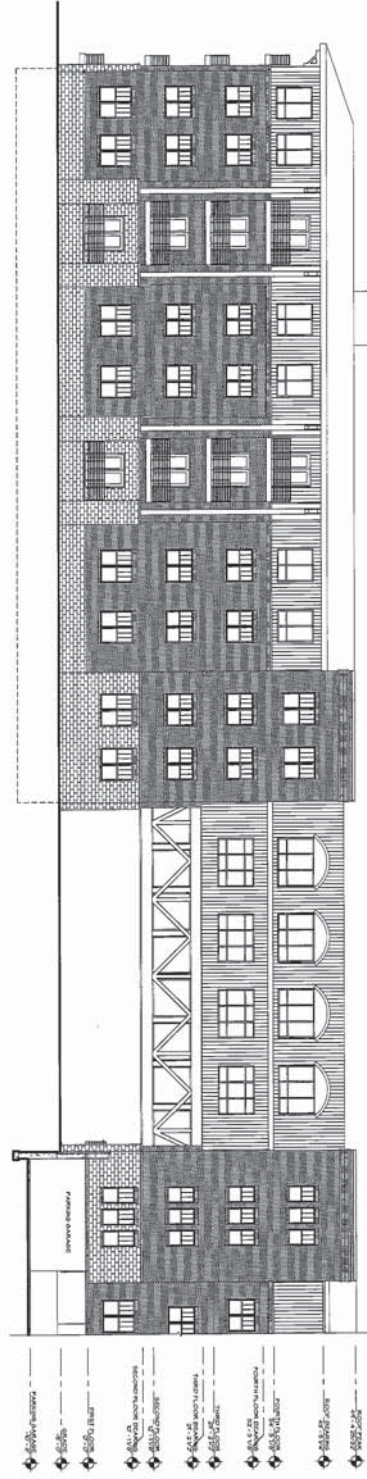
4100 KENSER ROAD, SUITE 200
CLEVELAND, OHIO 44106
INFO@NEW-AYENUE.NET
414.881.8888

Architect
Date





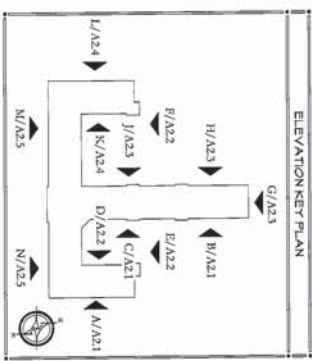
3 SOUTH-3
SCALE: 1/8" = 1'-0"



2 SOUTH-2
SCALE: 1/8" = 1'-0"



3 WEST-3
SCALE: 1/8" = 1'-0"



ELEVATION KEY PLAN

A2.3

EXTERIOR
ELEVATIONS

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NEW AVENUE
architects + engineers

www.new-avenue.net

4100 RED ROAD, SUITE 200
DENVER, COLORADO 80202
NEW AVENUE ARCHITECTS + ENGINEERS, INC.

614.881.8888

Drawings: _____ Date: _____

Schmecker Place
Aptarments
New Avenue Building
Kendall Park
Camden, Ohio 43006

PHILIP
JAN Bed House



NEW AVENUE
ARCHITECTS • ENGINEERS

WWW.NEW-AVENUE.NET

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43080
NEW-AVENUE-ARCHITECTS.NET

614.884.8888

Description: _____ Date: _____

Schumacher Place
Apartments
New Apartment Building
Kennedy Drive
Columbus, Ohio 43066

BUILDER:
JMU Real Estate



VIEW LOOKING DOWN LEIMAN STREET FROM LIVINGSTON

SCALE



VIEW LOOKING DOWN ACCESS ROAD NORTH OF FITNESS LOFT

SCALE



VIEW LOOKING SE FROM LIVINGSTON

SCALE



VIEW LOOKING NN FROM PARSONS

SCALE

3D VIEWS

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B.5

Project No: _____ Project Number: _____



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 RED ROAD, SUITE 201
COLUMBUS, OHIO 43236
614.881.8888

Date: _____

Schumacher Place
Apartments
New Apartment Building
Kenseth Drive
Columbus, Ohio 43206

BUILDER:
JAM Real Estate



3D Perspective
SCALE



3D Perspective
SCALE



3D Perspective
SCALE

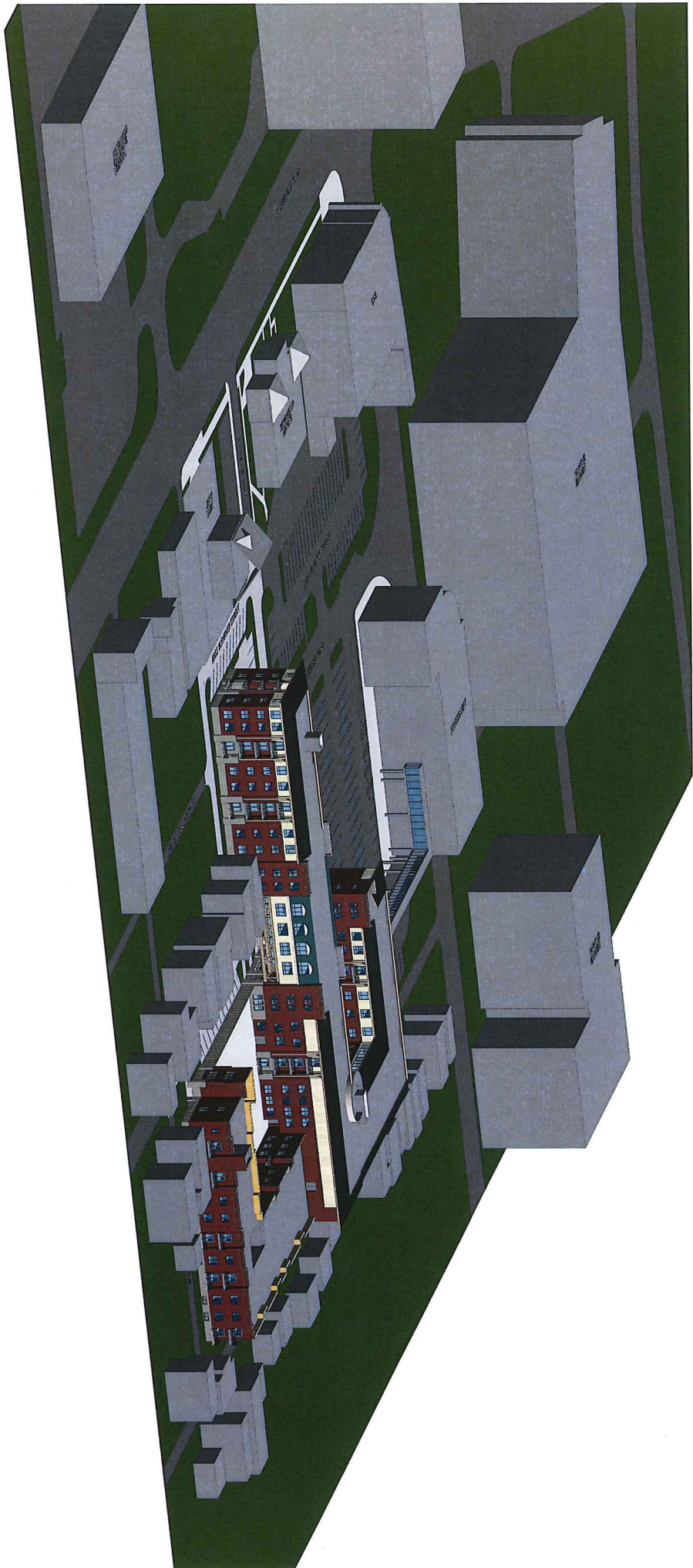


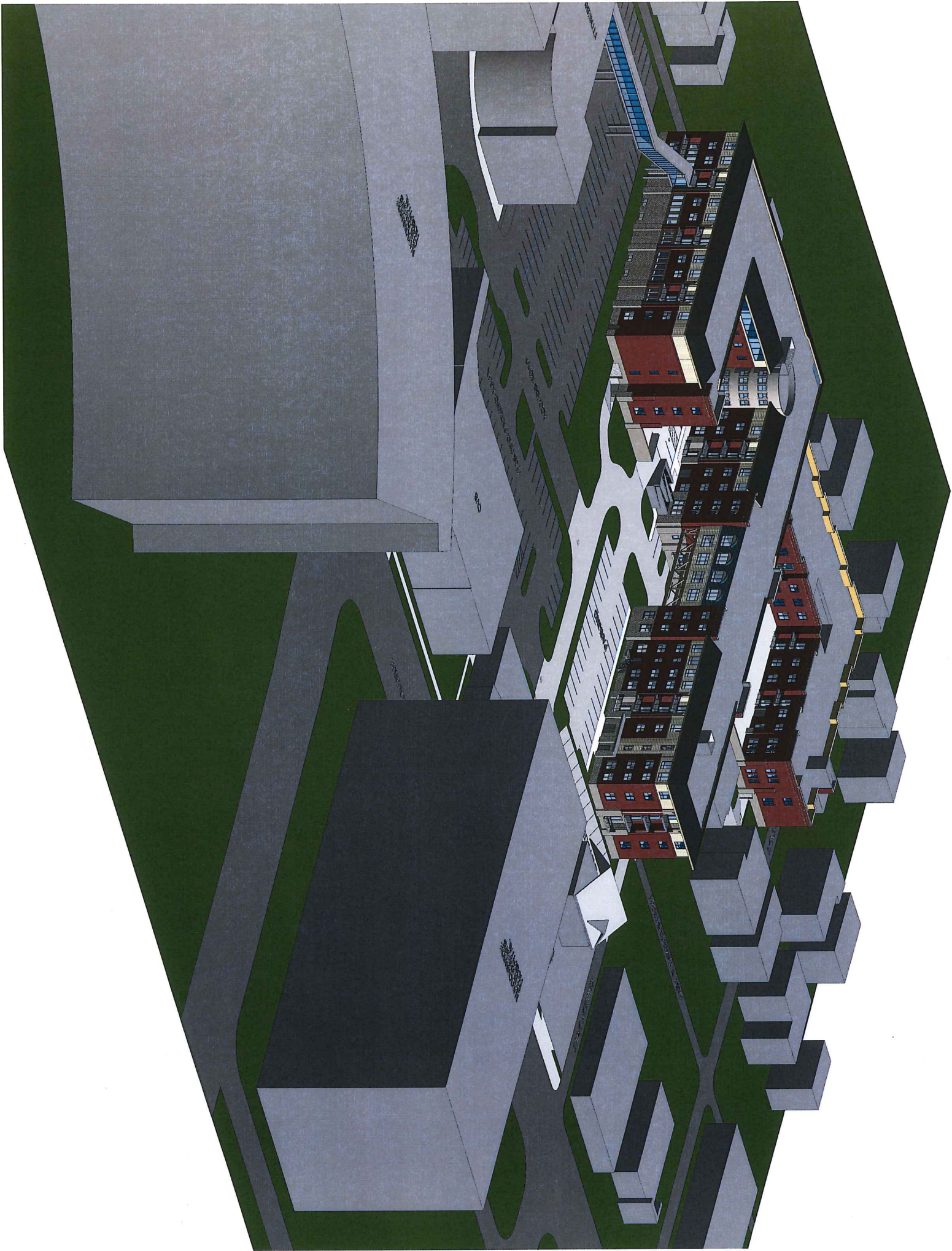
3D Perspective
SCALE

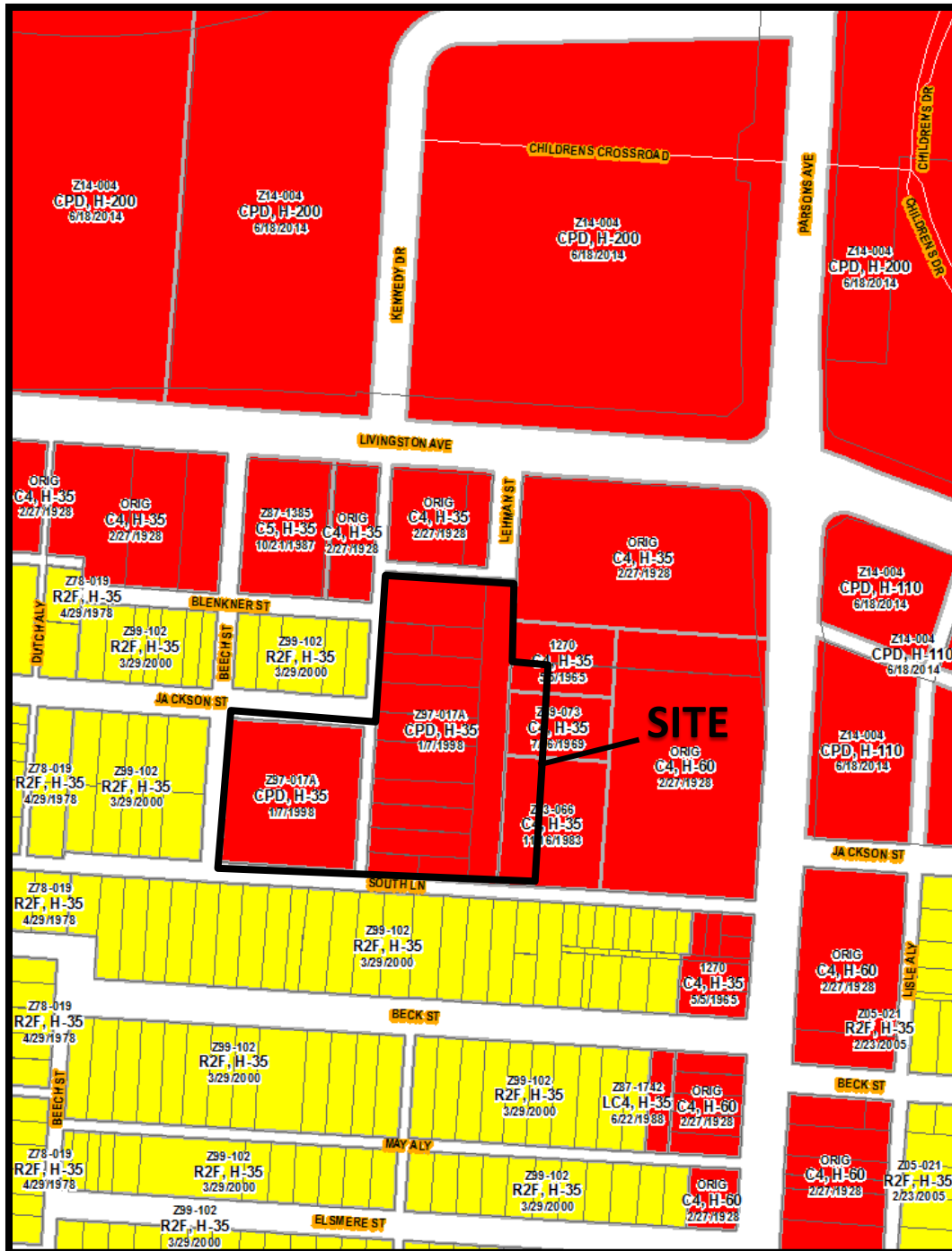
3D VIEWS

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B.6

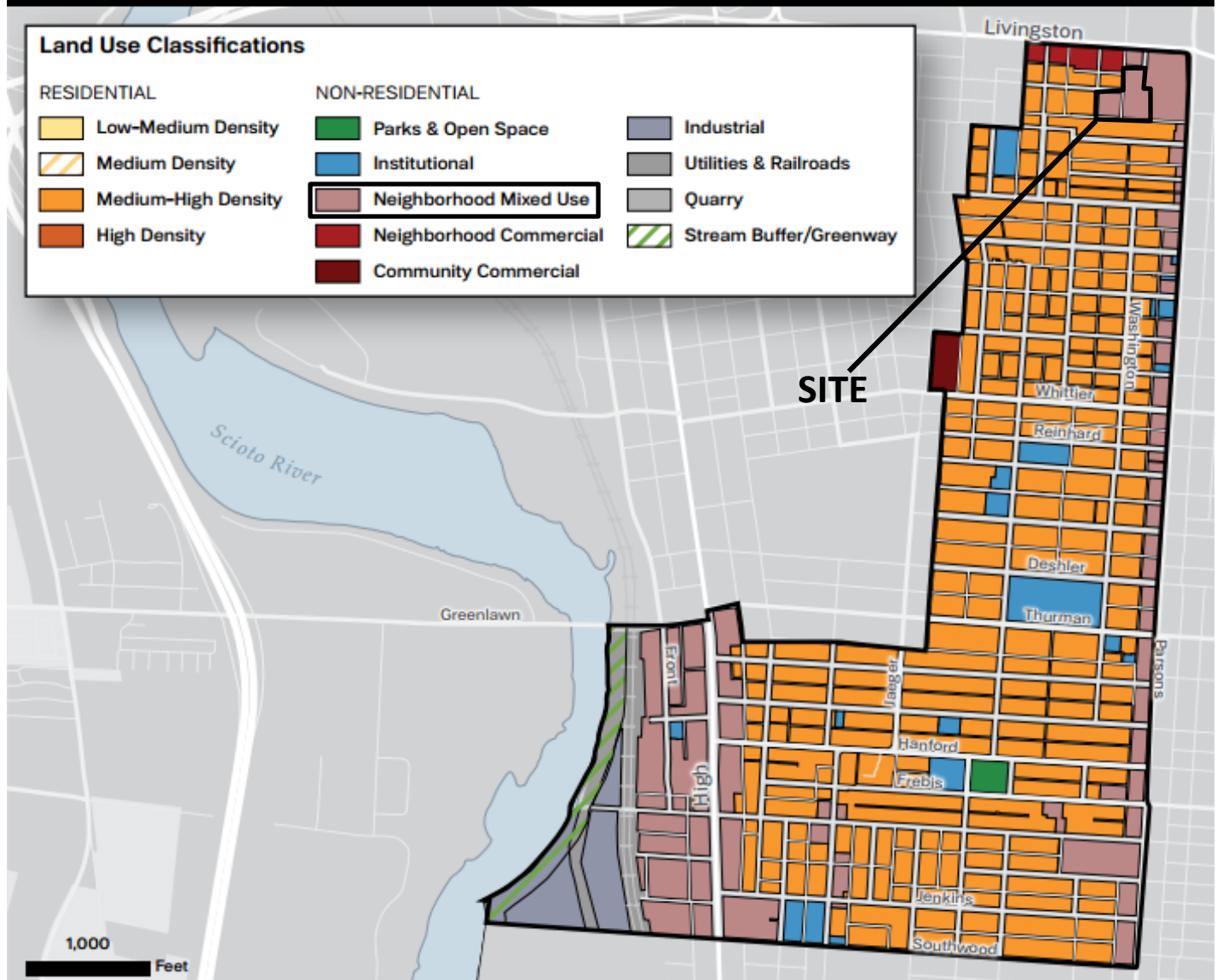






CV15-062
 587 Lehigh Street
 Approximately 2.86 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV15-062
 587 Lehman Street
 Approximately 2.86 acres



CV15-062
587 Lehman Street
Approximately 2.86 acres