

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: CV15-069 Date Received: 11-3-15
Application Accepted by: SP + TD Fee: \$ 880
Comments: Assigned to Tim Dietrich; 645-6665; tedietch@cumulus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1414 Broadview Avenue Zip: 43212

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: 010-059430

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

Current Zoning District(s): AR-3 (pending Z15-_____)

Area Commission or Civic Association: 5th by Northwest Area Commission

Proposed Use or reason for Council Variance request:

variances in conjunction with rezoning application Z15-

Acreage: 1.1 +/-

APPLICANT:

Name: Snyder Barker Acquisitions, LLC Phone Number: 614-947-8600 Ext.: -----
c/o Don Plank, Plank Law Firm
Address: Plank Law Firm City/State: Columbus, OH Zip: 43215
145 E Rich St., 3rd Fl
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: Florence Corkwell Phillips Trust, Phone Number: 614-947-8600 Ext.: -----
Elizabeth M. Fagan, Trustee c/o Don Plank, Plank Law Firm
Address: 145 E Rich Street, 3rd Fl City/State: Columbus, OH Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----
Address: 145 E Rich Street, 3rd Fl 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

Rezoning Application Z15-_____
Council Variance Application CV15- 06a
1414 Broadview Avenue, Columbus, OH 43212

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010-063294
010-059430
010-062921
010-063596
010-063508
010-063219
010-049873

Rezoning Application Z15-_____
Council Variance Application CV15- 669
1414 Broadview Avenue, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Florence Corkwell Phillips Trust
c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, Ohio 43015

- 2) Owais T. Rana
Omar Qaiser
2369 Dorset Road
Columbus, Ohio 43221

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: CV15-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank, Plank Law Firm
of (1) MAILING ADDRESS 145 E Rich Street, 3rd Fl., Columbus, Ohio 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 1414 Broadview Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 11/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Florence Corkwell Phillips Trust

Elizabeth M. Fagan, Trustee

8911 Olentangy River Road

Delaware, Ohio 43015

See Supplemental Property
Owner List

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

Snyder Barker Acquisitions, LLC

c/o Donald Plank, 614-947-8600

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

(5) 5th by Northwest Area Commission

c/o Bruce McKibben

1094 Lincoln Road

Columbus, Ohio 43212

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 2nd day of November, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018

My Commission Expires

Notary Seal



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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Rezoning Application Z15-_____
Council Variance Application CV15- 069
1414 Broadview Avenue, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Florence Corkwell Phillips Trust
c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, Ohio 43015

- 2) Owais T. Rana
Omar Qaiser
2369 Dorset Road
Columbus, Ohio 43221

EXHIBIT A, Public Notice
1414 Broadview Avenue
CV15- 069
October 21, 2015

APPLICANT

Snyder Barker Acquisitions, LLC
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Florence Corkwell Phillips Trust
Elizabeth m. Fagan, Trustee
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

5th By Northwest Area Commission
c/o Bruce McKibben, Zoning Chair
1094 Lincoln Road
Columbus, Ohio 43212

5th By Northwest Area Commission
c/o Rebecca Obester, Chair Person
1802 Kings Court, Unit C
Columbus, Ohio 43212

PROPERTY OWNERS WITHIN 125 FEET

Lindsay D. Durik
1467 Mews Court
Columbus, Ohio 43212

Thoman William James
1468 Mews Court
Columbus, Ohio 43212

Naveen V. Ramprasad
1452 Mews Court
Columbus, Ohio 43212

James F. Oberla
Rebecca M. Oberla
1068 Westwood Avenue
Columbus, Ohio 43212

1401 Broadview LLC
P.O. Box 20234
Columbus, Ohio 43220

Broadview Avenue, LLC
P.O. Box 134
Burton, Ohio 44021

Wallace F., Ackley Co.
695 Kenwick Road
Columbus, Ohio 43209

Rachel M. Kuhar, Tr
1415 Broadview Avenue
Columbus, Ohio 43212

Brian D. Myers
1458 Mews Court
Columbus, Ohio 43212

Broadview Mews, LLC
500 W. Wilson Bridge Road
Worthington, Ohio 43085

Richard A. DeRoberts
1270 Marlyn Drive
Columbus, Ohio 43220

1414 Broadview Avenue
CV15- 069
Exhibit A, Public Notice
Page 1 of 2, 10/21/15

Nick J. Hodak
1453 Mews Court
Columbus, Ohio 43212

Marnie L. Wagner
1454 Mews Court
Columbus, Ohio 43212

Wiley M. Woodard
1455 Mews Court
Columbus, Ohio 43212

Wagenbrenner Company, Ltd.
c/o Thomas G. Wagenbrenner
1289 Grandview Avenue
Columbus, Ohio 43212

Robbins Realty Company
939 S. High Street
Columbus, Ohio 43206

Michael Storey
1460 Mews Court
Columbus, Ohio 43212

Crosby Co., Ltd.
P.O. Box 12159
Columbus, Ohio 43212

John Mast-Finn
151 W Dominion Blvd.
Columbus, Ohio 43214

Shah Summit
1459 Mews Court
Columbus, Ohio 43212

Steven C. Cuff
1461 Mews Court
Columbus, Ohio 43212

James B. Wright
1463 Mews Court
Columbus, Ohio 43212

Tyler R. Mathews
1465 Mews Court
Columbus, Ohio 43212

Andrew K. Brandt
1462 Mews Court
Columbus, Ohio 43212

Sual Strieb
Karla L. Strieb
1464 Mews Court
Columbus, Ohio 43212

Erik J. Janas
1466 Mews Court
Columbus, Ohio 43212

Grandview Center, LLC
1395 Grandview Avenue
Columbus, Ohio 43212

Kent D. Stuckey
7720 Rivers Edge Drive, Suite 123
Columbus, Ohio 43212

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

ALSO NOTIFY

Florence Corkwell Phillips Trust
c/o Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, OH 43015

Florence Corkwell Phillips Trust
c/o Jeff Florey
Wallace F. Ackley Company
695 Kenwick Road
Columbus, OH 43229

Owais T Rana
Omar Qaiser
2369 Dorset Road
Columbus, OH 43221

Jason Snyder
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Brian Barker
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Paul Pardi
Snyder Barker Acquisitions, LLC
100 W Third Avenue, Suite 100
Columbus, OH 43201

Mike Fitzpatrick
Elford Development
1220 Dublin Road
Columbus, OH 43215

Joe Sullivan
Sullivan Bruck Architects
309 S 4th Street, FL 5
Columbus, OH 43215

1414 Broadview Avenue
CV15- 069
Exhibit A, Public Notice
Page 2 of 2, 10/21/15

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 # CV15-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd Fl, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

- | | |
|---|--|
| 1. Snyder Barker Acquisitions LLC
100 W. Third Ave, Suite 100
Columbus, Ohio 43201
Columbus Based Employees: 0
Contact: Jason Snyder 614-746-5858 | 2. Florence Corkwell Phillips Trust
Elizabeth M. Fagan, Trustee
8911 Olentangy River Road
Delaware, Ohio 43015
Columbus Based Employees: 0
Contact: Jeff Florey, 614-989-4555 |
| 3. Owais T. Rana
Omar Qaiser
2369 Dorset Road
Columbus, OH 43221
Columbus based employees: 0
Contact: Omar Qaiser, 646-327-4050 | 4. _____ |

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 2nd day of November, in the year 2015

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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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 Hank

Date

Nov 2, 2015

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

CV15-069

Exhibit B

Statement of Hardship

CV15- 069 , 1414 Broadview Avenue

Rezoning application Z15- 051 is pending to rezone the 1.082 +/- acre site to AR-3, Apartment Residential for a proposed apartment building. This variance application is submitted for variances to certain applicable site development standards of the AR-3, Apartment Residential District as a companion application to the pending rezoning for the proposed site development. The site plan titled "Zoning Site Plan - Broadview Apartments", hereafter "Site Plan", is the site development plan. Applicant proposes an apartment building for a maximum of 68 dwelling units. The proposed land use and development is consistent with a wide range of uses in the area. The site is developed with five (5) two family dwellings, none of which have any off-street parking, and one (1) four family dwelling, which has limited off-site parking. The tenants of the existing dwelling units predominantly park on Broadview Avenue. The proposed apartment building is fully code compliant for parking with a partially below grade parking level and surface parking totaling 103 on-site parking spaces. The proposed development will make additional on-street parking available.

This council variance application is submitted in conjunction with and as companion to rezoning application Z15, 051 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and applicant has a practical difficulty with code compliance to develop the property in a comprehensive, coordinated way, as proposed. The Zoning Code standards for multi-family use are designed for suburban development, thereby necessitating variances for urban redevelopment. Many redevelopment projects in the 5th by Northwest Area Commission area have required similar variances.

Applicant requests the following variances:

- 1). 3309.14, Height Districts, to permit a maximum height of 45 feet in the H-35 height district.
- 2). 3312.25, Maneuvering, to permit nine (9) stacked parking spaces, with the interior spaces maneuvering through the adjacent parking space. Pairs of stacked spaces shall be assigned to the same dwelling unit.
- 3). 3312.27, Parking Setback Line, to reduce the Broadview Avenue parking setback line from 25 feet to eight (8) feet to permit surface parking as depicted on the Site Plan.
- 4). 3321.05 (A)(1), Vision Clearance, to reduce the 10' x 10' clear vision triangle for the driveway to 8' x 10' to permit a minor reduction in the triangle for one parking space.
- 5). 3333.15(C), Basis of Computing Area, to increase the permitted building coverage from 50% to 63%.

6). 3333.18, Building Lines, to reduce the Broadview Avenue building setback line from 25 feet to 20 feet.

7). 3333.24, Rear Yard, to permit 8% rear yard.

8). 3333.26, Height District, to permit a height of 45 feet in an H-35 height district.

Applicant requests the following conditions to be included in the variance ordinance.

1). Site development shall be conditioned upon the Site Plan titled "Zoning Site Plan - Broadview Apartments", dated _____ and signed by _____.

2). There shall be a maximum of 68 dwelling units.

3). The apartment building shall be U shaped with a court yard facing Broadview Avenue.

4). The apartment building architecture shall be four (4) sided, with the same quality of finish and wall articulation on all four (4) sides of the building.

5) A pedestrian connection shall be provided from the east side of the property to the commercial property to the east, to provide pedestrian connectivity to the Grandview Avenue commercial corridor.

11/02/2015

Rezoning Application Z15-_____
Council Variance Application CV15- 069
1414 Broadview Avenue, Columbus, OH 43212
Legal Description

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

All of Lot Number Fifteen (15) of GRANDVIEW, CROUGHTON AND DENMEAD'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 318, Recorder's Office, Franklin County, Ohio.

AND

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

Being part of the north one-half (1/2) of the following described premises:

Part of Section No. 1, Township No. 1, Range No. 23., Congress Lands; being Lot Number Eighteen (18) in GRANDVIEW, CROUGHTON AND DENMEAD'S SUNBURBAN SUBDIVISION, as per plat thereof, record in Plat Book No. 4, Page 318, Recorder's Office, Franklin County, Ohio; more particularly described as follows:

Beginning at the northwest corner of said Lot No. 18; thence South along the western line of said Lot No. 18, 53.96 feet to a point; thence Eastwardly to a point on the East line of said Lot No. 18, said point being 53.81 feet South of the Northeast corner of said Lot No. 18; thence North along the east line of said lot 53.81 feet to the northeast corner of said lot, thence west along the north line of said lot to the place of beginning.

Being 1.082 acres.



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: 010063596

Zoning Number: 1414

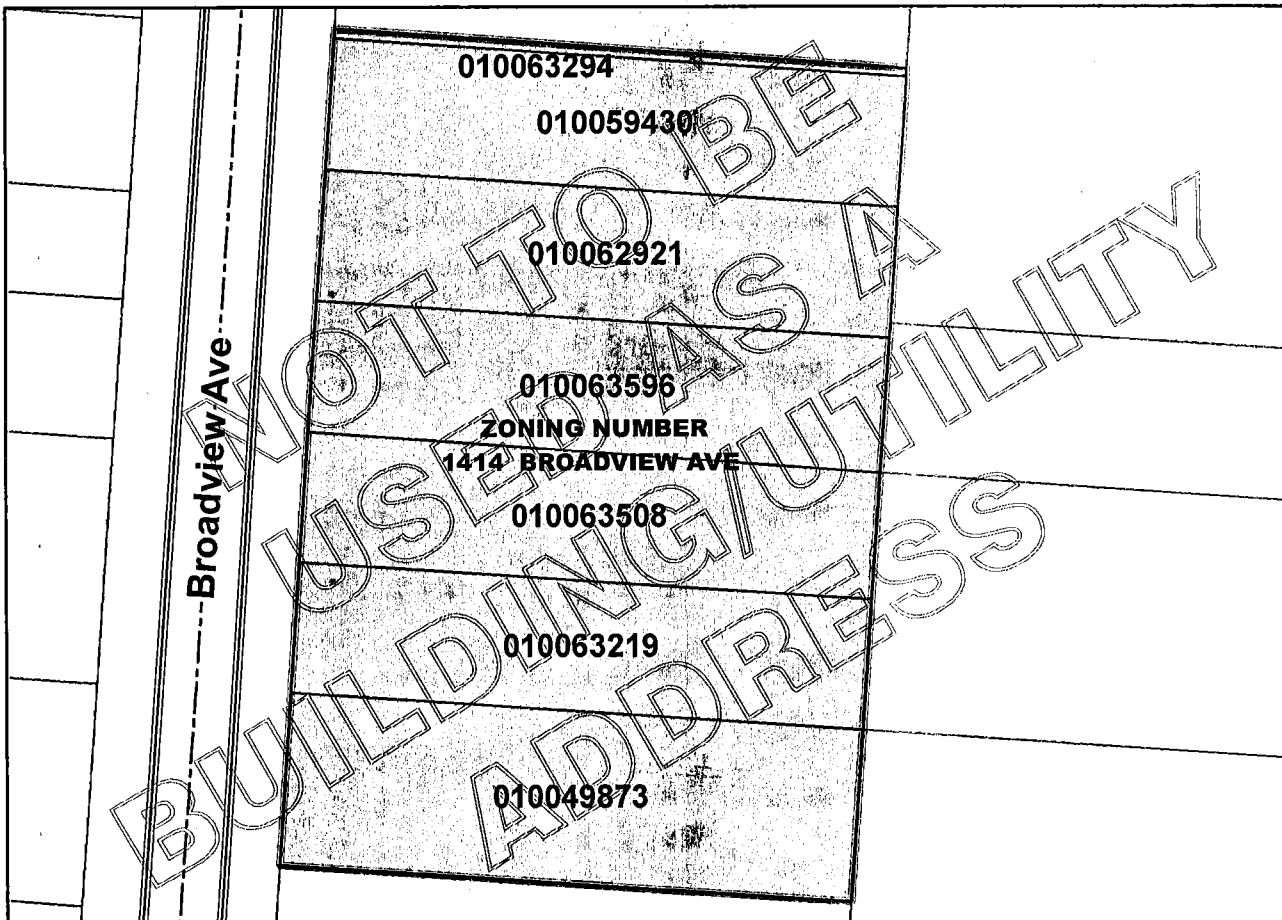
Street Name: BROADVIEW AVE

Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Whisman* Date: 10/15/2015

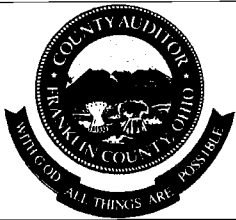


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 46841

CV15-069



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/21/15



Disclaimer

Scale = 200



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

CV15-069



SNYDERBARKER
Real Estate Investment & Development

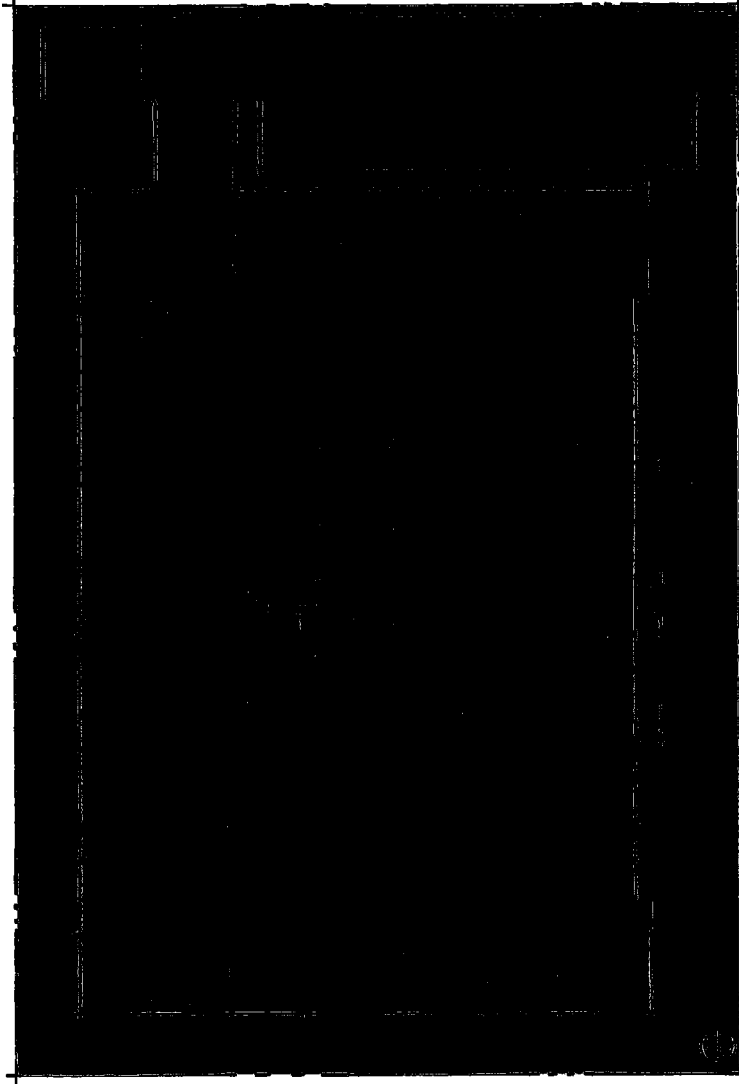
Broadview Ave Apartments Fifth by Northwest | Columbus, Ohio

2015-10-08



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CVIS-069



Parking Plan
1" = 30'-0"

1.5 Spaces per Unit

SNYDERBARKER
Real Estate Investment & Development



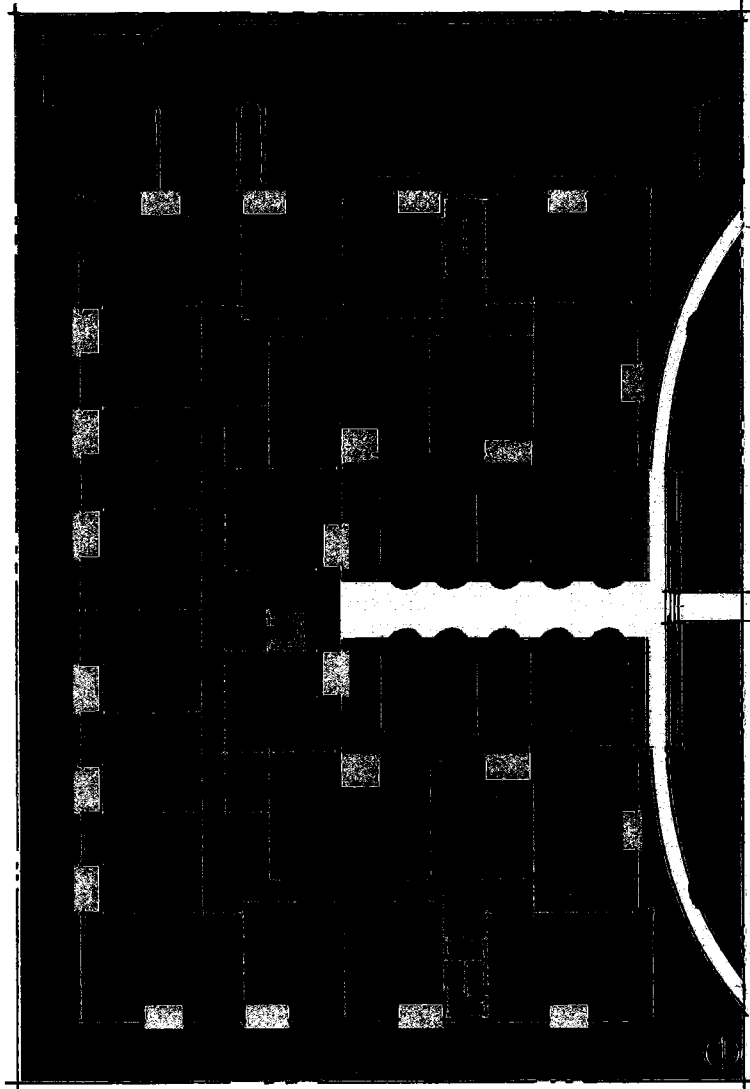
Broadview Ave Apartments
Fifth by Northwest | Columbus, Ohio
2015-10-08



SULLIVAN BRUCK
ARCHITECTS

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CV15-06a



Building Plan
1" = 30'-0"

+/- 70 Units

SNYDERBARKER
Real Estate Investment & Development



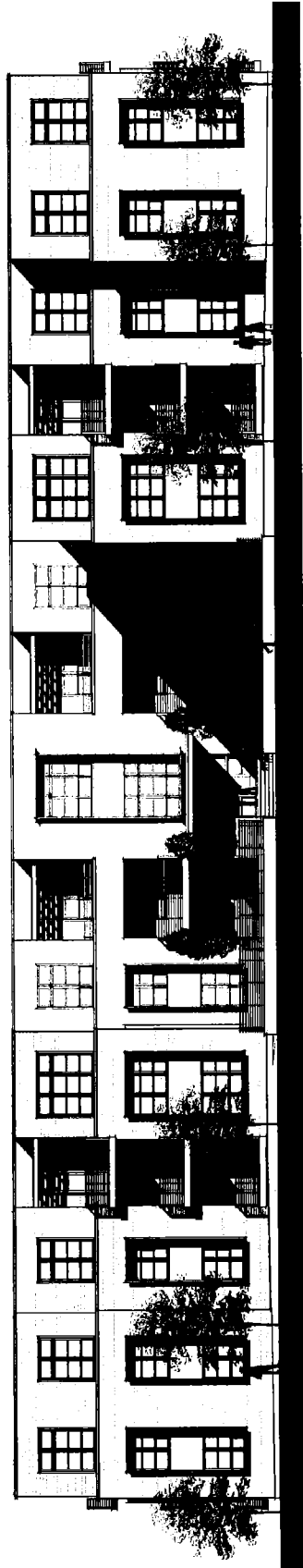
Broadview Ave Apartments
Fifth by Northwest | Columbus, Ohio

2015-10-08



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CVIS-069



Front Elevation

1/16" = 1'-0"



SNYDERBARKER
Real Estate Investment & Development

Broadview Ave Apartments
Fifth by Northwest | Columbus, Ohio
2015-10-08



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CVIS-06a



Therapeutic

View from Broadview Ave



Real Estate Investment & Development

Broadview Ave Apartments
Fifth by Northwest | Columbus, Ohio

Fifth by Northwest | Columbus, Ohio

2015-10-08

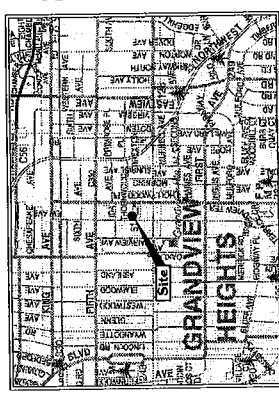
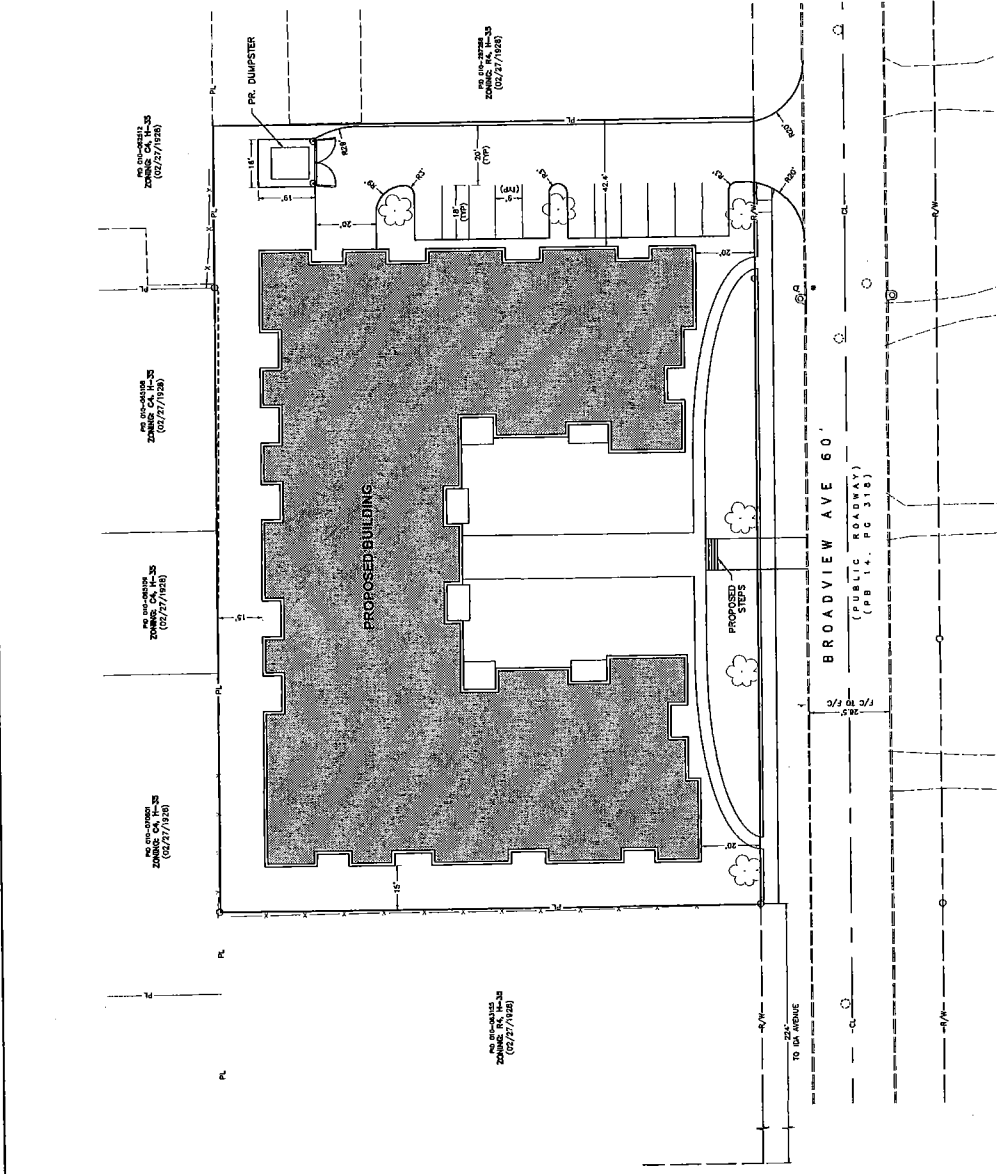


**SULLIVAN BRUCK
ARCHITECTS**

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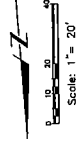
CVLS-069

CV15-069



LOCATION MAP
Not To Scale

SITE & BUILDING INFORMATION	
ADDRESS:	1414 Broadview Avenue, Columbus, OH 43212
PID:	010-063294, 010-059430, 010-082921, 010-063596, 010-063598, 010-063219, 010-049873
TOTAL ZONING ACRES:	1.092 AC. (47,138 SF.)
EXISTING ZONING:	R-4, RESIDENTIAL
PROPOSED ZONING:	AR-3, APARTMENT RESIDENTIAL
HEIGHT DISTRICT:	H-35
BUILDING HEIGHT:	45'
PROPOSED USE:	APARTMENT BUILDING
DENSITY:	68 UNITS, 693 SF/DU, 63 DU/ACRE
TOTAL REQUIRED SPACES:	68 DU @ 1.5 Spaces/DU = 102 Spaces
TOTAL PROVIDED SPACES:	103 Spaces
SETBACKS:	AS NOTED
LOT COVERAGE:	63% BUILDING COVERAGE
FLOOD ZONE:	"X"
PANEL NO.:	350460306K



PROJECT TITLE: ZONING SITE PLAN BROADVIEW APARTMENTS		CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE		11/02/2015	
OVERSEER USE ONLY		OWNER		SHEET: 1/2	
CONTRACTOR		INSPECTOR		RECORD PLAN NO.	
APPROVED		COMPLETED		SCALE: 1/2	
BY: [Signature]		DATE: [Date]		CONTRACT DRAWING NO.	
COUNTY RECORDER		REVISIONS		E.P. FERRIS & ASSOCIATES INC.	
NO.		DESCRIPTION		APPENDIX DATE	
QTY NO.		PAGE		GRANTOR	
VOL.		PAGE		GRANTOR	

CV15-069

1045.005

[illegible]

11/02/2015

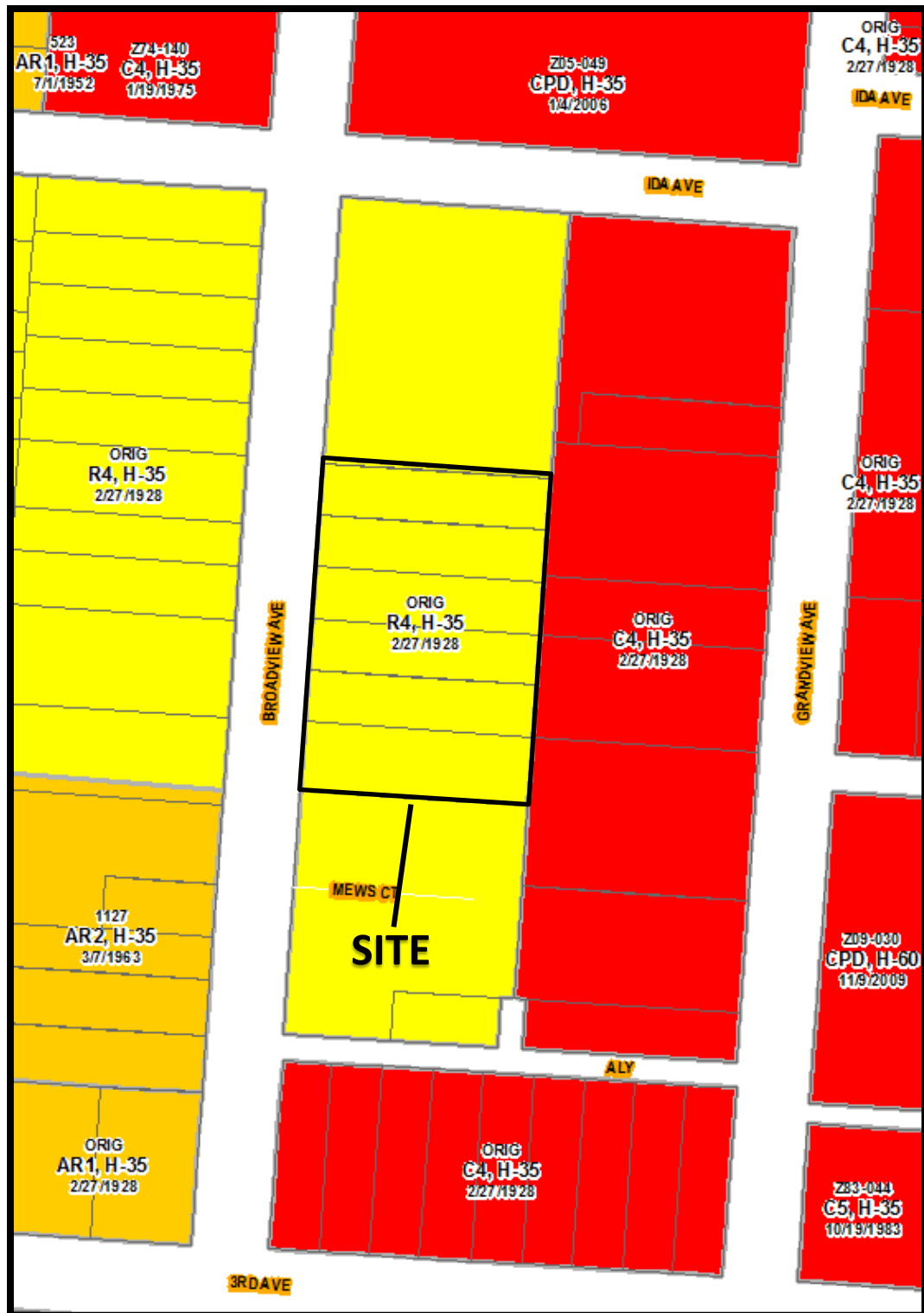
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
INTERNAL USE ONLY

PROJECT TITLE: **ZONING SITE PLAN**
BROADVIEW APARTMENTS

SCALE:	SHEET: 2/2
CONTRACT DRAWING NO. RECORD PLAN NO.	

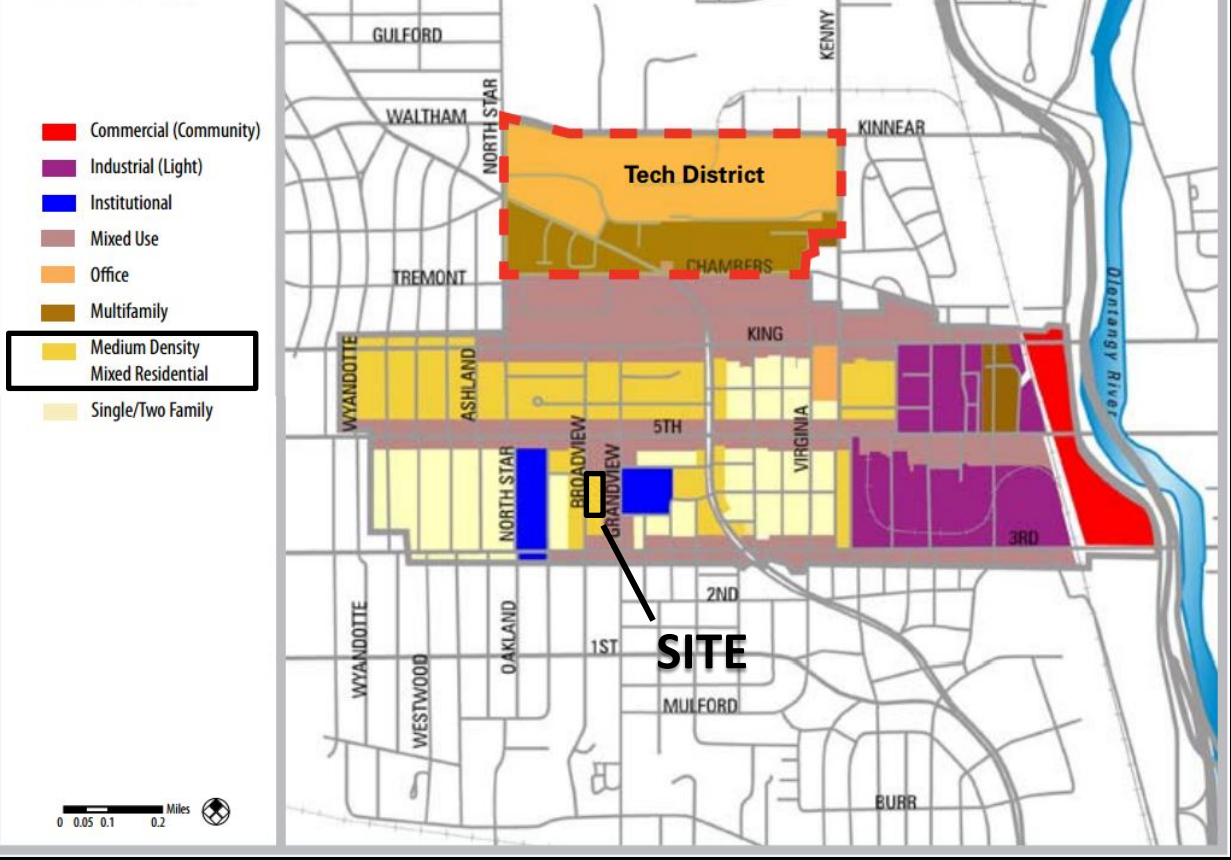
1045.005

E.P. FERRIS & ASSOCIATES INC



CV15-069
1414 Broadview Avenue
Approximately 1.1 acres

Figure 7
Land Use Plan



CV15-069
1414 Broadview Avenue
Approximately 1.1 acres



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