



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV15-074
Date Received: 12-01-2015
Application Accepted By: JB, TD Fee: \$1,600
Comments: Assigned to Shannon Pine; spine@columbus.gov; 645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 180 Detroit Avenue Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-036341, 010-056312, 010-056275, 010-044366

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

Current Zoning District(s): AR-3 (0.42 ac), AR-1 (0.12 ac)

Recognized Civic Association or Area Commission: Italian Village Commission

Proposed use or reason for Council Variance request: Variances for multi-family development

Acreage: 0.54 +/-

APPLICANT: Name Lykens Companies c/o Donald Plank, Plank Law Firm

Address 145 E Rich Street, 3rd Floor City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

PROPERTY OWNER(S): Name LS Development - 174 Detroit, LLC c/o Donald Plank

Address Plank Law Firm, 145 E. Rich Street, 3rd FL City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

ATTORNEY/AGENT

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm

Address 145 E Rich Street, 3rd Floor City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY/AGENT 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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV 15-074

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 St., 3rd FL, Columbus, OH 43215
deposed and states that (he) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 180 Detroit Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 12-1-15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) LS Development - 174 Detroit, LLC
c/o Donald Plank, Plank Law Firm
145 E Rich St., 3rd FL
Columbus, OH 43215

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

Lykens Companies
c/o Donald Plank (614) 947-8600

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

(5) Italian Village Commission
c/o Randy Black, Historic Preservation
50 E Gay St., FL 4 Office
Columbus, OH 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

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

SIGNATURE OF AFFIANT

(8)

Donald Plank

Subscribed to me in my presence and before me this

4th

day of

November

in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

Stacey L. Danza

My Commission Expires:

11-5-2018

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



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EXHIBIT A, Public Notice
180 Detroit Avenue
CV15-020
November 4, 2015

APPLICANT

Lykens Companies
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

LS Development - 174 Detroit, LLC
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Italian Village Commission
c/o Mr. Randy Black
50 W. Gay Street, FL 4
Columbus, OH 43215

Italian Village Commission
c/o Ms. Connie Torbeck
50 W. Gay Street, FL 4
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Andrew I. Klein
1090 Say Avenue
Columbus, OH 43201

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

Robert E Wagner
Shannon M Gaines
160 E 4th Avenue
Columbus, Ohio 43201

J & J Inc.
1057 N. 4th St.
Columbus, OH 43201

Jason A. Slagle & Roy M. Slagle
1051 Hamlet St.
Columbus, OH 43201

James W. Hill, II
190 Detroit Avenue
Columbus, OH 43201

Green Room Brewing, LLC
1101 N 4th Street
Columbus, OH 43201

Matthew Wood
Christopher Hammer
60 W. Beaumont Rd.
Columbus, OH 43214

Kay K. Morgan
1056 Hamlet St.
Columbus, OH 43201

Generation Rentals Ltd.
1020 Dennison Avenue, Suite 102
Columbus, OH 43201-3497

New Victorians Inc.
455 W. 3rd Ave.
Columbus, OH 43201

180 Detroit Avenue
CV15-020 074
Exhibit A, Public Notice
Page 1 of 2, 11/4/15

Jeffrey P. Jerome
1059 Hamlet St.
Columbus, OH 43201

Michael Miller
1062 Hamlet St.
Columbus, OH 43201

Kay Kilgore
1056 Hamlet St.
Columbus, OH 43201

Albert V. Blazelevicius
Audrone R. Biknevičius
158 Detroit Ave.
Columbus, OH 43201

Rebecca S. Lamb
Matteo Citarelli
175 E. Fourth Ave.
Columbus, OH 43201

Benjamin C. Borchers
742 Jaeger Street
Columbus, OH 43206

Michael R. Young
851 Harrison Avenue, Apt. J
Columbus, OH 43215

John R. Hill
269 Village Dr.
Columbus, OH 43214

Anthony L. Woodford
294 Longbranch Dr.
Dublin, OH 43017

Matthew D. Kennon
1053 Hamlet St.
Columbus, OH 43201

Slim Builds LLC
Michael J. Losinske
471 W. 4th Ave.
Columbus, OH 43201

Angel M. Gondek
Jeffrey W. Gondek
1061 Hamlet St.
Columbus, OH 43201

Emily R. Erb
181 E. 4th Ave.
Columbus, OH 43201

Jonathan Gale Ryan
100 E. Broad St., Ste. 1301
Columbus, OH 43215

Stephen McCoy
1043 Hamlet St.
Columbus, OH 43201

Catherine E. Romanos
Clayton C. Howard
672 Kerr Street
Columbus, OH 43215

Christopher Toy
1054 Hamlet St.
Columbus, OH 43201

Laurie Mihalacki
111 West 3rd Avenue
Columbus, OH 43201

ALSO NOTIFY

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

Mr. Kevin Lykens
Lykens Companies
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

LS Development – 174 Detroit, LLC
1020 Dennison Ave., Ste. 102
Columbus, OH 43201

180 Detroit Avenue
CV15-074
Exhibit A, Public Notice
Page 2 of 2, 11/4/15



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

CV15-074

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

11/4/15

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Revised 05/9/12

Exhibit B

Statement of Hardship

CV15-_____

180 Detroit Avenue

The development site consists of 0.42 +/- acres located at the northeast corner of Detroit Avenue (50') and Hamlet Street (25' north of Detroit Avenue) and 0.12 +/- acres located at the southwest corner of Detroit Avenue (50') and Hamlet Street (50'). Hamlet Street is a street, as defined, south of Detroit Avenue. The 0.42 +/- acre parcel shall hereafter be referred to as "Site A" and the 0.12 +/- acre parcel shall hereafter be referred to as "Site B". By Ordinance 1922-2015 (Z15-019), passed July 27, 2015, Site A and Site B were rezoned to the AR-3 and AR-1 districts, respectively. By Ordinance 1924-2015 (CV15-020), passed July 27, 2015, variances were granted for both Site A and B. Applicant has changed the development plans for Site A. The project requires a new variance to change the proposed development for Site A and also to repeat the same variances for Site B since the development plan upon which Ordinance 1924-2015 (CV15-020) is conditioned shows the development committed to for both development areas.

Italian Village is a dense, historic, urban neighborhood, built long before Columbus had a zoning code. The proposed development is appropriate for the neighborhood and in a different form has already been approved. Applicant has a hardship and practical difficulty with complying with suburban development standards being applied to an urban in-fill development in a historic district. There are many examples of non-compliance with current development standards in this and other City of Columbus historic districts.

SITE A

The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 19 apartments with surface parking spaces adjacent to the east side of the building. The following variances are requested:

- 1) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet.
- 2) 3333.22, Maximum Side Yard Required, to reduce total side yard from 16 feet to 5' at the narrowest point of the sum of the side yards.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25' ROW).
- 4) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 7% of lot area.

- 5) 3312.49, Minimum Numbers of Parking Spaces Required to reduce code required parking for 19 dwelling units from 29 spaces to 19 spaces.
- 6) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for existing building to be located in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25'), as depicted on the Site Plan.

SITE B

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:

- 1) 3332.18(D), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3332.21, Building Lines, to reduce the Hamlet Street building setback line to 8' and the Detroit Avenue building setback line to zero (0) feet.
- 3) 3332.26(c)), Minimum Side Yard Permitted, to reduce the 5' minimum side yard on the east side of the proposed building to 3'.
- 4) 3332.27, Rear Yard, to reduce required rear yard from 25% of lot area to 3% of lot area.
- 5) 3312.27, Parking Setback Line, to reduce the Detroit Avenue parking setback from 10 feet to zero (0) feet for the detached garage.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 spaces to 4 spaces for the 4 DU building.
- 7) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 14' and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 5'.

11-03-2015



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City of Columbus, Ohio • Department of Building & 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 # CV15-074

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 formats

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

1. LS Development - 174 Detroit, LLC 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201 # Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209	2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201 # Columbus Based Employees: 5 Contact: Kevin Lykens (614) 565-4209
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to, read to, and before me this 4th day of November, in the year 2015

NOTARY PUBLIC

My Commission Expires:

Stacey L. Danza

Notary Public, State of Ohio

My Commission Expires 11-05-2018

This Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat



CV15-074

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: 010036341, 010044366, 010056312, 010056275

Zoning Number: 180

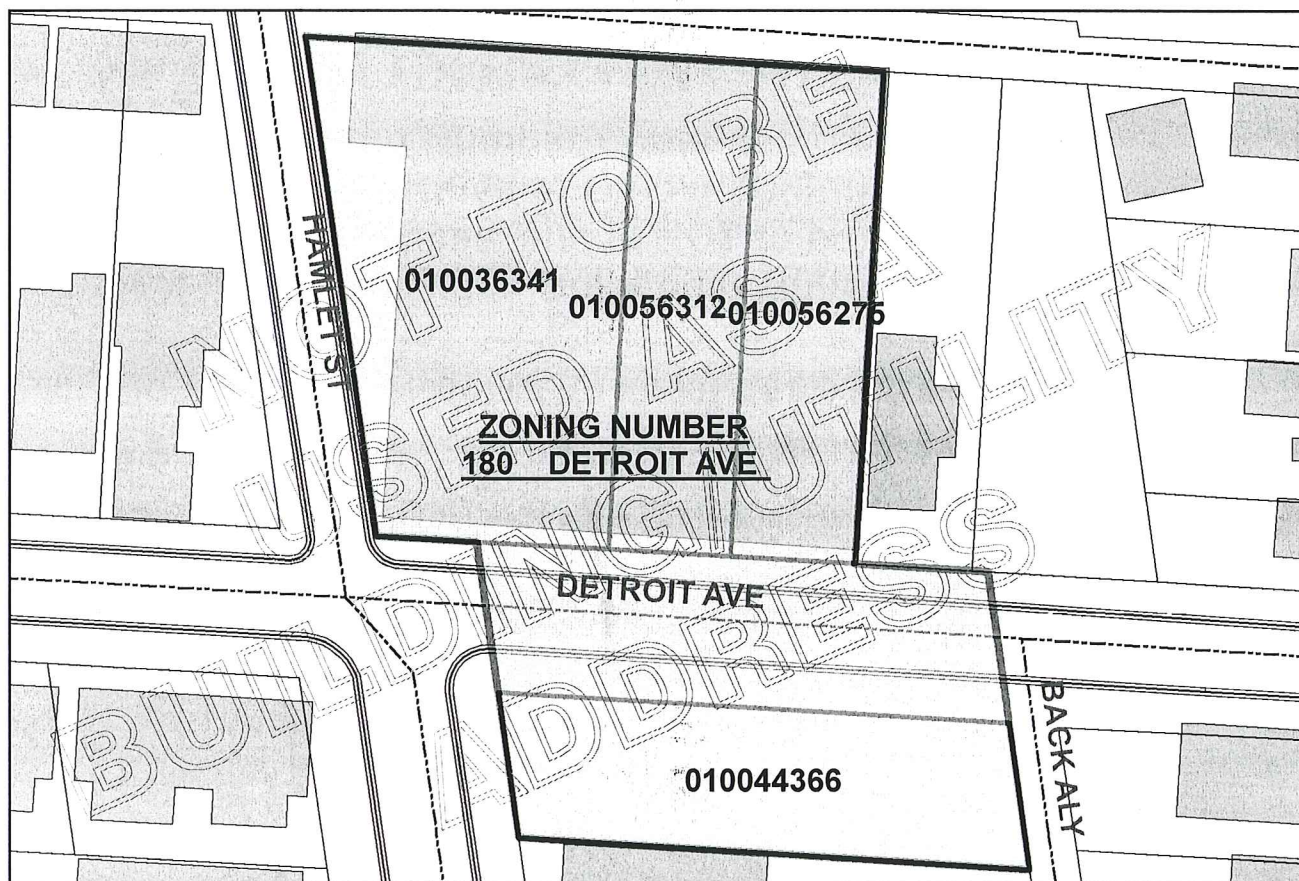
Street Name: DETROIT AVE

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Adriana Williams* Date: 3/23/2015



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 30185

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



CV15 - 074
180 Detroit Avenue
Legal Description

AR-3

Being Lots Numbered Six (6), Seven (7), Eight (8) and Nine (9) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

AR-1

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.

201402270024498
Pg: 3 \$36.00 T20140013528
02/27/2014 4:18PM MEPLS DEVELOP
Terry J. Brown
Franklin County Recorder

CV15-074

2614

TRANSFERRED

Conveyance	
Mandatory-	200.00
Permissive-	200.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

FEB 27 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC., ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to LS DEVELOPMENT - 174 DETROIT, LLC, ("Grantee"), whose tax mailing address is 1020 DENNISON AVENUE SUITE 102, COLUMBUS, OH 43201, the following property:

SEE EXHIBIT 'A'

PARCEL #s: 010-036341-80, 010-036341-90;
010-056275-80, 010-056275-90;
010-044366-80, 010-044366-90;
010-056312-80, 010-056312-90

Prior Instrument References: O.R. Volume 2663, Page 347-348;
O.R. Volume 2768, Page 514-516;
O.R. Volume 2980, Page 466-467;
O.R. Volume 2663, Page 343-344

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR, for itself and its heirs and assigns, hereby covenants with the said Grantee, its successors and assigns, that said Grantor is lawfully seized of the same in FEE SIMPLE, and has good right and full power to bargain, sell and convey the same; and that GRANTOR, for itself and its heirs, executors, and administrators, shall Warrant and Defend the title to the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

The Grantor has hereunto executed this deed this 18th day of February, 2014.

E.J. THOMAS COMPANY,
n/k/a JOECK PROPERTIES, INC.

By Linda J. Eckhardt, President
LINDA J. ECKHARDT, President and
Authorized Representative

STATE OF Ohio)
)ss
Delaware COUNTY)

BEFORE ME a notary public in and for said county and state, personally appeared the above-named E.J. THOMAS COMPANY, n/k/a JOECK PROPERTIES, INC., by LINDA J. ECKHARDT, President and authorized representative, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of February, 2014.



Matthew A. Tellak
Notary Public, State of Ohio
My Commission Expires: 4/18/15

Matthew A. Tellak
Notary Public

THE DRAFTER OF THIS DEED DOES NOT REPRESENT THE PARTIES TO THIS TRANSACTION. ALL PARTIES ARE ADVISED TO CONSULT THEIR RESPECTIVE ATTORNEYS PRIOR TO ACCEPTING OR SIGNING THIS DEED. In addition the drafter of this deed did not perform a title search of the property and did not handle the execution of the deed.

This Instrument prepared by: Donofrio Law, LLC, Marie C. Donofrio, Esq, P.O. Box 310 Powell, Ohio 43065

CV15-074

EXHIBIT 'A'

PARCEL: 010-036341-80, 010-036341-90

Being Lots Numbered Six (6) and Seven (7) of Catherine White's Subdivision of Lot Numbered Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's office, Franklin County, Ohio.

PARCEL: 010-056275-80, 010-056275-90

Being Lot Number Nine (9) in Catherine White's Subdivision of Lots 16-17 of Deshler's Addition to Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 246, Recorder's Office, Franklin County, Ohio.

PARCEL: 010-044366-80, 010-044366-90

Being Lot Number 7 of Patrick Kelley's Subdivision Lots Number (3) to Twelve (12) both inclusive of E.R. Sorin's Subdivision of Lots 45 and 46 of Wm. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 2, Page 290, Recorder's Office, Franklin County, Ohio.

PARCEL: 010-056312-80, 010-056312-90

Being Lot No. eight (8) of Catherine White's Subdivision of Lots Nos. Sixteen (16) and Seventeen (17) of Deshler's Addition to Mt. Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's Office, Franklin County, Ohio.

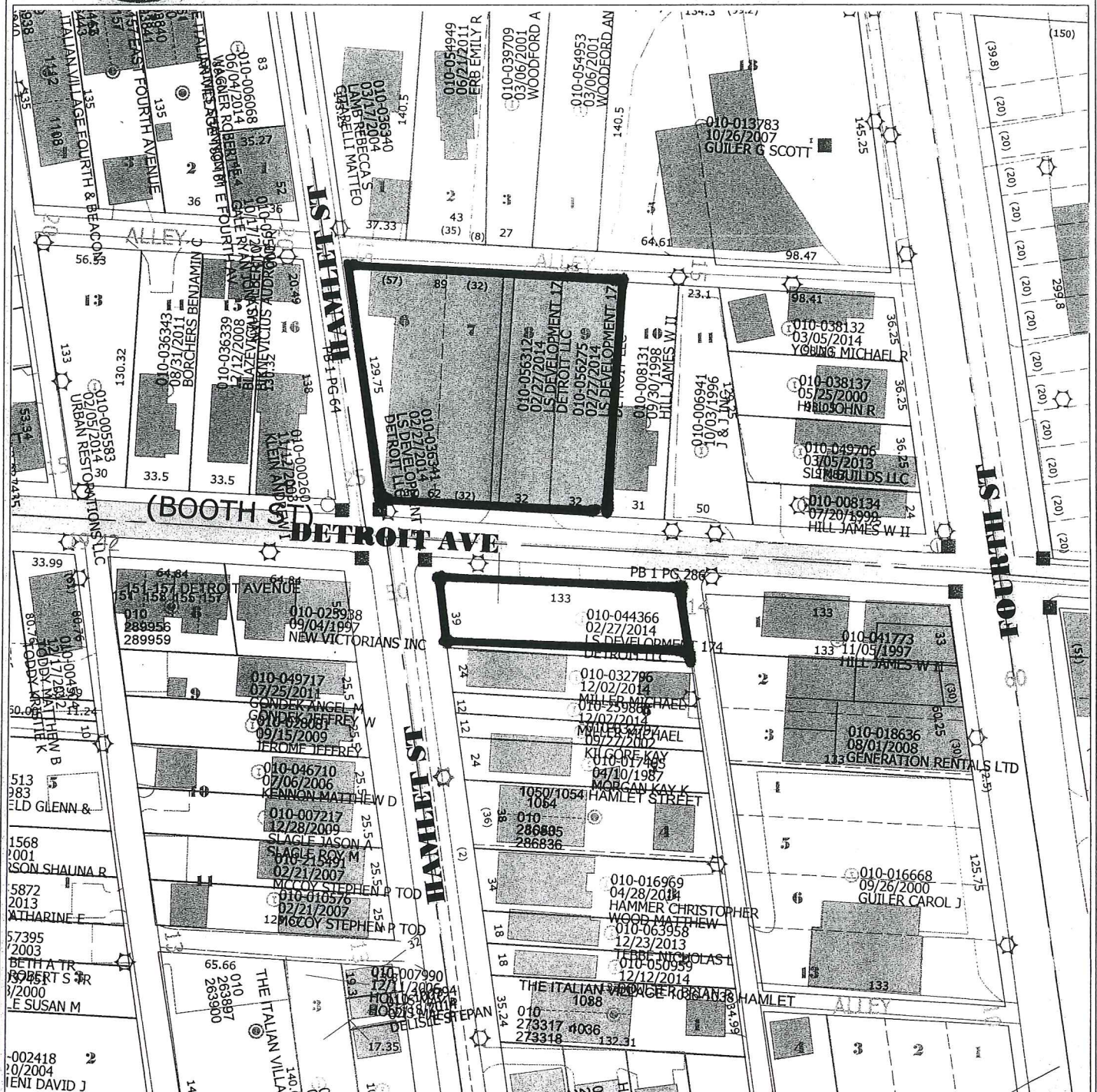


CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15

CU15-074



Disclaimer

Scale = 80



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

PROJECT NAME: **LS DEVELOPMENT 174 DETROIT LLC**
180 DETROIT AVE
COLUMBUS OHIO

ARCHITECT: **SHREMSHOCK ARCHITECTS INC.**
NEW ALBANY OHIO

PROJECT ZONING AND SITE INFORMATION

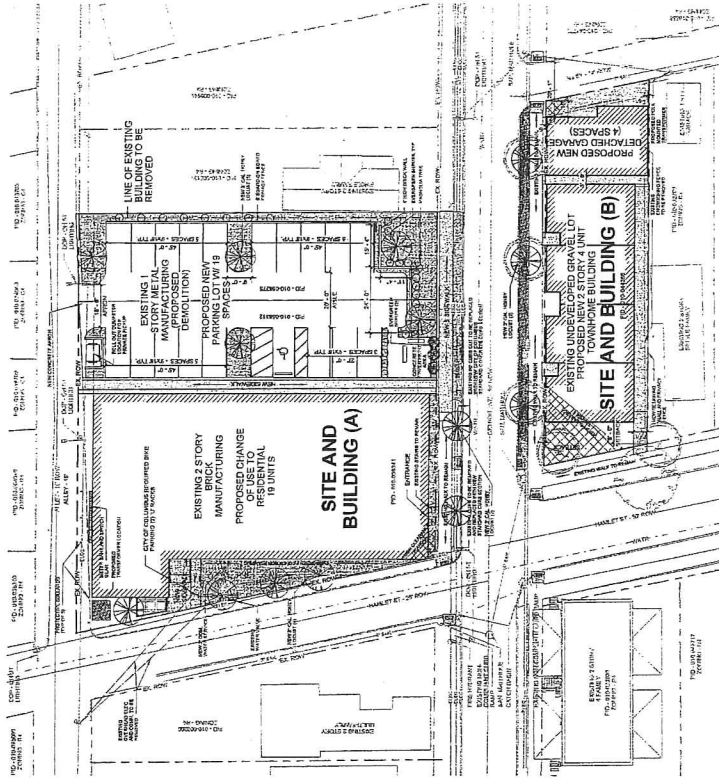
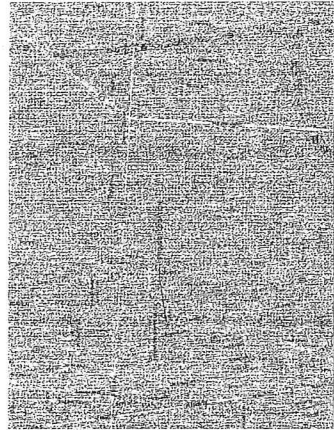
EXISTING ZONING: **M-35 HEIGHT DISTRICT**
PROPOSED ZONING: **AR-3**
PROPOSED USE: **APARTMENT RESIDENTIAL**
PROPOSED HEIGHT: **19 DWELLING UNITS**
PROPOSED LOT COVERAGE: **34% TO TOP OF FLAT ROOF**

PARKING: 19 SPACES			
FLOOD ZONE: OUT			
PARCELS & TOTAL SITE AREA		AREA (SF)	AREA (AC)
PID - 010-00812-80		4226.43	0.10
PID - 010-00811-80		5955.52	0.13
PID - 010-00817-80		4226.43	0.10
TOTAL DISTURBED AREA (SITE A)		14668.17	0.42
EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE	
AREA (SF)	AREA (AC) %	AREA (SF)	AREA (AC) %
BUILDING (A)	15594.63 0.36	BUILDING (A)	1761.21 0.18
SITE (A)	1147.51 0.03	SITE (A)	8953.04 0.19
	16742.16 0.38		15946.26 0.37
TOTAL DISTURBED AREA (SITE A)		11960.75 0.27	
PROPOSED GROSS BUILDING AREA (A)		EXISTING GROSS BUILDING AREA (A)	
15524.13 SF		15594.63 SF	

SITE AND BUILDING B - HAMLET

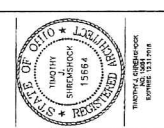
EXISTING ZONING: **RA-35 HEIGHT DISTRICT**
PROPOSED ZONING: **AR-1**
PROPOSED USE: **APARTMENT RESIDENTIAL**
PROPOSED HEIGHT: **4 DWELLING UNITS**
PROPOSED LOT COVERAGE: **28% TO TOP OF FLAT ROOF**

PARKING: 4 COVERED SPACES					
FLOOD ZONE: OUT					
PARCELS TOTAL SITE AREA		AREA (SF)	AREA (AC)		
PID - 010-004386-00		5581.40	0.12		
		5581.40	0.12		
EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE			
AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%
SITE (B)	0.00	0.00	BUILDING (B)	1033.16	0.02
	0.00	0.00	SITE (B)	4626.11	0.10
			TOTAL DISTURBED AREA (SITE B)		6715.12
					0.15
TOTAL DISTURBED AREA (SITE B)		PROPOSED GROSS BUILDING AREA (B)			
NEW (B)		18736.13 SF			

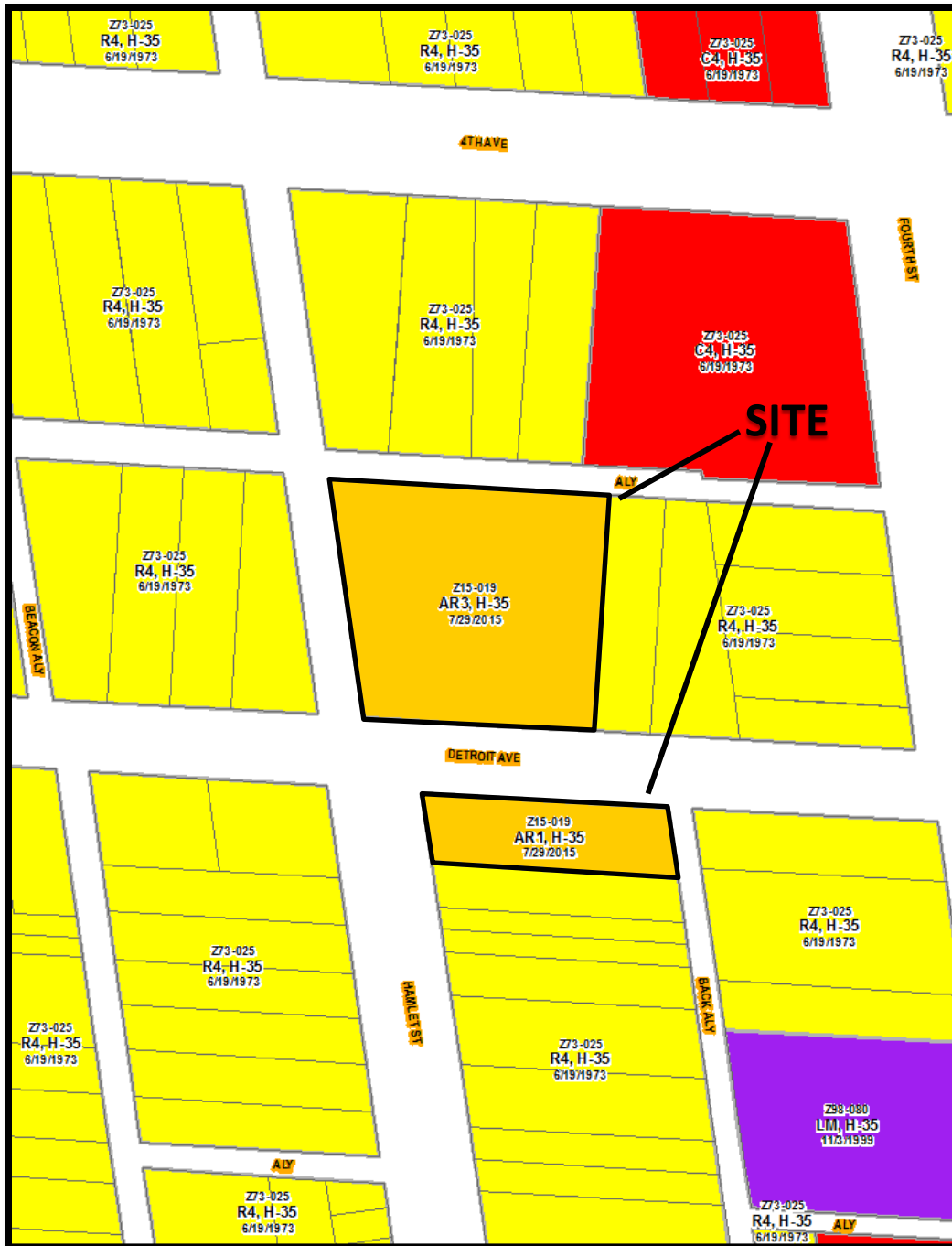


VARIANCE SITE PLAN
CV15-074
SHEET 1 OF 1

SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
1610 S. STANLEY RD. WESTVALE, OH 43081
614 545 4550 1614 545 4555 info@shremshock.com



DETROIT AND HAMLET
180 DETROIT AVE - MULTIFAMILY
ZONING VARIANCE SITE PLAN
DATE: 11/02/15
SCALE: AS SHOWN
SHEET: 100011-04-0000



CV15-074
180 Detroit Avenue
Approximately 0.54 acres



CV15-074
180 Detroit Avenue
Approximately 0.54 acres