



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-050  
Date Received: 10/1/12  
Application Accepted By: D Hitt Fee: \_\_\_\_\_  
Comments: 12315-00000-00582 Case Planner: Dana Hitt 645-2395  
dahitte@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 362 E 11th 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: 010-002602

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

Current Zoning District(s): C-4, AR-4

Recognized Civic Association or Area Commission: University Area Commission

Proposed use or reason for Council Variance request: See Exhibit B

Acreage: 3.92 +/- acres

**APPLICANT:** Name Weinland Park Properties, LLC c/o Donald Plank, Plank Law Firm

Address 145 East Rich Street, Fl 3 City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

**PROPERTY OWNER(S):** Name Community Properties of Ohio III LLC c/o Susan K. Ziegler

Address 88 East Broad St, Suite 1800 City/State Columbus, OH Zip 43215  
Phone # (614) 224-8446 Fax # (614) 629-3061 Email: SZiegler@OCCH.org

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

### ATTORNEY/ AGENT

☒ Attorney ☐ Agent

ATTORNEY FOR APPLICANT AND HARRISON WEST VENTURES LLC

Name Donald Plank, Plank Law Firm  
Address 145 East Rich Street, Fl 3 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 \_\_\_\_\_

Attorney for applicant and Harrison West Ventures LLC

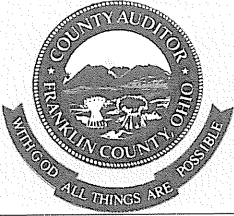
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided 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

Revised 05/9/12



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 9/21/12



## Disclaimer

Scale = 228



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



## 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: 010002602 + 23 PARCELS

Zoning Number: 362

Street Name: E 11TH AVE

Lot Number: 25-36, 40-41  
& 3-20

SUBDIVISION: NEW INDIANOLA &  
NEW INDIANOLA ADD

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

Issued By: *Adyana Wharrior*

Date: 9/24/2012



SCALE: 1 inch = 200 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 10740



## COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV12-050

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank

of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, Fl 3, Columbus, OH 43215

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 362 E 11th 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) 10/2/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Community Properties of Ohio III LLC

c/o Susan K. Ziegler

88 East Broad St, Suite 1800

Columbus, OH 43215

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

Weinland Park Properties, LLC

c/o Donald Plank, (614) 947-8600

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

(5) University Area Commission c/o Susan Keeny

358 King Avenue

Columbus, OH 43201

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

X ☒ (7) Check here if listing additional property owners on a separate page. See Supplemental Property Owner List

SIGNATURE OF AFFIANT

(8)

Donald Plank

Subscribed to me in my presence and before me this 27th day of SEPTEMBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC

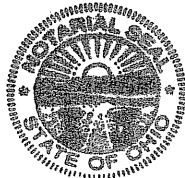
(8)

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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Please make all checks payable to the Columbus City Treasurer

## **SUPPLEMENTAL LIST OF PROPERTY OWNERS**

362 East 11<sup>th</sup> Avenue  
CV12-\_\_\_\_\_

- 1) Community Properties of Ohio III  
c/o Susan K. Ziegler  
88 East Broad Street, Suite 1800  
Columbus, OH 43215
  
- 2) Harrison West Ventures LLC  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, Fl 3  
Columbus, OH 43215

**EXHIBIT A, Public Notice**  
**362 East 11<sup>th</sup> Avenue**  
**CV12- \_\_\_\_\_, 9/30/12**

**APPLICANT:**

Weinland Park Properties LLC  
c/o Donald Plank, Attorney  
Plank Law Firm  
145 East Rich Street, Flr. 3  
Columbus, OH 43215

**PROPERTY OWNERS:**

Community Properties of Ohio III  
c/o Susan K. Ziegler  
88 East Broad Street, Suite 1800  
Columbus, OH 43215

Harrison West Ventures LLC  
c/o Donald Plank, Attorney  
145 East Rich Street, Flr. 3  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT AND  
HARRISON WEST VENTURES LLC:**

Donald Plank, Attorney  
Plank Law Firm  
145 East Rich Street, Flr. 3  
Columbus, OH 43215

**COMMUNITY GROUP/COALITION:**

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

**SURROUNDING PROPERTY  
OWNERS (125 FEET):**

Columbus Affordable Housing LLC  
Wagenbrenner Realty  
AKA Royal Tallow Holdings  
575 W. 1<sup>st</sup> Ave. Ste 100  
Columbus, OH 43215

Carol A. Jones  
1482 N. Sixth St.  
Columbus, OH 43201

Gary N. Morkassel & Brooke M. Zamudio  
349-351 Chittenden Ave.  
Columbus, OH 43201

Community Properties of Ohio III LLC  
c/o Susan Ziegler  
88 E. Broad Street, Ste 1800  
Columbus, OH 43215

Weinland Park Homes LLC  
5309 Transportation Blvd.  
Cleveland, OH 44125

Harrison West Ventures LLC  
575 W. 1<sup>st</sup> Ave. Ste 100  
Columbus, OH 43215

Khaled Hamad & Alia Hamad  
9501 Scioto Darby Rd.  
Hilliard, OH 43026

Richard W. Mann, Jr. & Peggy W. Yerke  
617 East Third  
Columbus, OH 43201

**SHEET 1 of 3**  
**362 East 11<sup>th</sup> Avenue**  
**CV12- \_\_\_\_\_, 9/30/12**

Earnest Endeavors LLC  
7285 Shannon Valley Rd.  
Frazeysburg, OH 43822

David E. Evans & Harriett P. Evans  
1550 N. 4<sup>th</sup> St.  
Columbus, OH 43201

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

Marigold Hill LLC  
41 S. High Street  
Columbus, OH 43215

University District Properties LLC  
17710 Indianola Ave.  
Lakewood, OH 44107

City of Columbus, Ohio  
City of Columbus Land Bank  
109 N. Front St.  
Columbus, OH 43215

David E. Evans & Harriet P. Evans  
1550 N. 4<sup>th</sup> St.  
Columbus, OH 43201

Dustin B. Hovis  
1471 N. 6<sup>th</sup> Street  
Columbus, OH 43201

Oxford McCoy LLC  
4235 Oxford Drive  
Columbus, OH 43220

Chatham Partners LLC  
4272 Vista Walk Ln.  
Powell, OH 43065

Lena A. Lidaka  
403 Chittenden Ave.  
Columbus, OH 43201

Spruce Bough Homes LLC  
562 E. Main Street  
Columbus, OH 43215

Hamed Tarik  
9501 Scioto Darby Rd.  
Hilliard, OH 43026

TG Property Management  
2935 E. Main St. Unit 9980  
Columbus, OH 43209

Matthew Reitman  
377 Chittenden Ave.  
Columbus, OH 43201

Jeffrey R. Indalecio  
1258 N. Fourth Street  
Columbus, OH 43201

PR CO  
617 E. 3<sup>rd</sup> Ave.  
Columbus, OH 43201

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

Park Property Investments  
4272 Vista Walk Ln.  
Powell, OH 43065

Pricilla L. Grinston  
2033 Levelgreen Dr.  
Columbus, OH 43219

Columbus Affordable Housing LLC  
575 W. 1<sup>st</sup> Ave. Ste 100  
Columbus, OH 43215

Wanda G. Driver  
1485 N. 5<sup>th</sup> St.  
Columbus, OH 43201

Teri C. Driver  
1481 N. Fifth St.  
Columbus, OH 43201

ITB Partners LLC  
64966 Little Court  
Desert Hot Springs, CA 92240

Penelope E. Workman  
1066 Carlisle Ave.  
Columbus, OH 43224

Robert Ricketts  
PO Box 29510  
Columbus, OH 43229-0510

Cynthia Donahey  
306½ E. 11<sup>th</sup> Ave.  
Columbus, OH 43201

Alrik Investment Properties LLC  
1140 Cambridge Ave.  
Marion, OH 43302

Chiazor Ifeyinwa Akusoba  
325 Chittenden Ave.  
Columbus, OH 43201

**SHEET 2 of 3**  
**362 East 11<sup>th</sup> Avenue**  
**CV12- \_\_\_\_\_, 9/30/12**

Anastacia Costello  
1514 Indianola Ave.  
Columbus, OH 43201

Bruce C. Lavielle, et al.  
6865 Sovereign Court  
Dayton, OH 45414

Grant Avenue Properties Ltd  
1534 Glenn Ave.  
Columbus, OH 43212

Charles E. Pollock  
2844 Atoll Drive  
Lewis Center, OH 43035

Kay Lackey  
1484 N. 5<sup>th</sup> St.  
Columbus, OH 43201

Sharon A. Sills, et al.  
6975 Central College Road  
New Albany, OH 43054

Indianola Forest LLC  
Northsteppe Realty  
Attn.: Diana Hawks  
10 E. 17<sup>th</sup> Ave.  
Columbus, OH 43201

Joseph Hutson  
4000 Lincoln Hwy  
Gomer, OH 45809

Brolin Properties LLC  
1600 Tremont Rd.  
Upper Arlington, OH 43212

Harvey Le Gilliam & Julie A. Fultz, Rmdr  
1485 N. 6<sup>th</sup> St.  
Columbus, OH 43201

Green Horseshoe LLC  
2922 Sandhurst Drive  
Lewis Center, OH 43035

Manta Investments Ltd  
88 Thurman Ave.  
Columbus, OH 43206

University Lofts LLC  
Northsteppe Realty  
Attn: Diana Hawks  
10 E. 17<sup>th</sup> Ave.  
Columbus, OH 43201

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

#### **ALSO NOTIFY**

David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

Weinland Park Properties, LLC  
c/o Mark Wagenbrenner  
575 W. 1<sup>st</sup> Avenue, Ste 100  
Columbus, OH 43215

Weinland Park Properties, LLC  
c/o Joe Williams  
575 W. 1<sup>st</sup> Avenue, Ste 100  
Columbus, OH 43215

Weinland Park Properties, LLC  
c/o Eric Wagenbrenner  
575 W. 1<sup>st</sup> Avenue, Ste 100  
Columbus, OH 43215

Weinland Park Properties, LLC  
c/o Rob Harris  
575 W. 1<sup>st</sup> Avenue, Ste 100  
Columbus, OH 43215

Jared Boch  
Architectural Alliance  
165 North Fifth Street  
Columbus, OH 43215







## 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](http://www.columbus.gov)

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See Exhibit B

Signature of Applicant

*Donald Plank*

Date

*9/27/12*

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Revised 05/9/12

## EXHIBIT B

### Statement of Hardship

362 East 11<sup>th</sup> Avenue, Columbus, OH 43201

Council Variance # CV12-\_\_\_\_\_

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The site consists of 24 parcels on both the north and south side of East 11<sup>th</sup> Avenue between North Fourth Street and North Grant Avenue. All of the buildings are vacant and boarded. All of the buildings are in the New Indianola Historic District. All of the parcels are zoned AR-4, Apartment Residential, except 393-395 East 11<sup>th</sup> Avenue, 394-396 East 11<sup>th</sup> Avenue and 397-403 East 11<sup>th</sup> Avenue, which are zoned C-4, Commercial. Twenty-three (23) of the 24 parcels are developed with apartment buildings that will be completely renovated for market rate housing. The 24<sup>th</sup> parcel has a building, but it will be razed. The total number of dwelling units is 90 and the number of dwelling units per building, as itemized on the submitted data table, corresponds to the use of record for each building. Applicant proposes to permit the dwellings in the C-4, Commercial District and develop new and expanded parking areas to provide a total of 186 parking spaces or 2.06/DU. Development of the parking areas requires variances to site development standards due to property lines and proposed parking space stacking. All of the buildings are on separate parcels and need to remain on separate parcels.

Given working with the existing buildings and maintaining the existing separate parcels, applicant has a practical difficulty with literal compliance with parking lot design standards, while, in effect, code requirements will be met through common ownership and easements where applicable. Applicant also has a practical difficulty in complying with applicable development standards to an area of Columbus where many properties don't comply with current design standards since these properties and the area were developed before the current design standards existed. Applicant believes a hardship exists in that there is no zoning district to which the property could be rezoned to conform the parcels and buildings to applicable current zoning regulations. Applicant believes the proposed variances meet the criteria contained in City of Columbus form, "Statement of Hardship", which form is hereby incorporated by reference. It is the intention of this application to permit the proposed project and to grant all applicable variances for existing conditions so the project is conforming to the zoning code by variance, as applicable.

Applicant requests the following variances:

- 1) 3356.03, C-4 Permitted Uses, which Section does not permit buildings used exclusively for residential purposes or any ground level residential use, while 393-395 East 11<sup>th</sup> Avenue, 397-403 East 11<sup>th</sup> Avenue and 394-396 East 11<sup>th</sup> Avenue were built before this current use limitation of the C-4 district, are exclusively used for residential purposes

and contain four (4), four (4) and two (2) dwelling units, respectively, and applicant proposes to permit the residential use of these buildings as a permitted use by variance in the C-4, Commercial District.

- 2) 3333.12, AR-1 and AR-4 Area District Requirements, which Section requires 1,200 square feet of lot area/dwelling unit, other than corner lots, while certain existing parcels with existing buildings and no change in number of existing/permitted dwelling units don't comply with 1,200 square feet of lot area/dwelling unit.
- 3) 3333.22, Maximum Side Yard Required, which Section requires 20% of the lot width to be provided in side yard, while 20% of lot width does not exist in total side yard on various parcels with the existing buildings.
- 4) 3333.23, Minimum Side Yard Permitted, which Section requires a five (5) foot minimum side yard, while buildings in the project have existing side yards of less than five (5) feet.
- 5) 3312.09, Aisle, which Section requires a minimum of twenty (20) foot aisle for 90 degree parking spaces, while applicant proposes to develop new parking areas at the rear of existing buildings on existing parcels and certain aisles will be divided by existing property lines, thereby creating aisles on each side of a property line that are less than twenty (20) feet, as well as certain parking spaces will be configured in a stacked arrangement, while the overall aisle width will meet or exceed twenty (20) feet and easements as applicable will be provided for the aisle to function as a single aisle divided by a property line and stacked spaces will be assigned in pairs to the same dwelling unit.
- 6) 3312.13, Driveway, which Section requires a twenty (20) foot wide driveway, while applicant proposes to develop new parking areas at the rear of existing buildings on existing parcels and certain driveways will be divided by existing property lines, thereby creating driveways divided by property lines with each part of the driveway less than twenty (20) feet wide, while the overall driveway width will meet or exceed twenty (20) feet and easements as applicable will be provided for each driveway to function as a single driveway even though divided by a property line.
- 7) 3312.17, Parking Setback Line, which Section requires a minimum parking setback line of ten (10) feet, regardless of permitted calculated building setback, while applicant proposes a parking area at 361-369 East 11<sup>th</sup> Avenue that is behind the established building setback (2') on North Sixth Street, but five (5) feet from the North Sixth Avenue right of way.
- 8) 3312.25, Maneuvering, which Section requires a minimum of twenty (20) feet of maneuvering area for 90 degree parking spaces, while applicant proposes to develop new parking areas at the rear of existing buildings on existing parcels and certain maneuvering areas will be divided by existing property lines, thereby creating maneuvering area on each side of a property line that is less than twenty (20) feet and applicant while the overall maneuvering area will meet or exceed twenty (20) feet and easements as applicable will be provided for the maneuvering area to function as a single maneuvering area divided by a property line.
- 9) 3312.29, Parking Space, which Section requires 90 degree parking spaces to be no less than 9 feet wide by 18 feet deep, while applicant proposes certain 8 foot wide parking spaces, as otherwise permitted by the University Planning Overlay, and also proposes to

develop new parking areas at the rear of existing buildings on existing parcels and certain new parking spaces will be divided by existing property lines, thereby creating part of a parking space on each side of the existing property line, while the overall parking space will meet or exceed the required dimensions and easements as applicable will be provided for the divided parking spaces to function as single parking spaces divided by a property line.

- 10) 3321.01, Dumpster Area, which Section treats dumpster boxes as a structure, while the location of certain dumpsters may be across existing property lines and, for purposes of locating dumpster boxes, property lines will be disregarded and no parcel combination shall be required.

09/30/12

**Council Variance Application CV12 - , 362 East 11<sup>th</sup> Avenue**

Building # (1)	Address	Parcel Number	Zoning	Use/Use of Record
1 (2)	293-299 East 11 <sup>th</sup> Avenue	010-019572	AR-4	To be razed
2	305 East 11 <sup>th</sup> Avenue	010-014444	AR-4	4 DU
3	309-311 East 11 <sup>th</sup> Avenue	010-018590	AR-4	2 DU
4	315-327 East 11 <sup>th</sup> Avenue	010-024504	AR-4	7 DU
5	1499-1505 North Fifth Street	010-024505	AR-4	4 DU
6	1500-1502 North Fifth Street	010-047770	AR-4	4 DU
7	337-339 East 11 <sup>th</sup> Avenue	010-063819	AR-4	4 DU
8	341-345 East 11 <sup>th</sup> Avenue	010-047771	AR-4	6 DU
9	351-357 East 11 <sup>th</sup> Avenue	010-018193	AR-4	4 DU
10	361-369 East 11 <sup>th</sup> Avenue	010-043486	AR-4	5 DU
11	379 East 11 <sup>th</sup> Avenue	010-063695	AR-4	2 DU
12	383-385 East 11 <sup>th</sup> Avenue	010-063712	AR-4	4 DU
13	387-389 East 11 <sup>th</sup> Avenue	010-024508	AR-4	4 DU
14	393-395 East 11 <sup>th</sup> Avenue	010-024509	C-4	4 DU
15	397-403 East 11 <sup>th</sup> Avenue	010-024510	C-4	4 DU
16	394-396 East 11 <sup>th</sup> Avenue	010-030539	C-4	2 DU

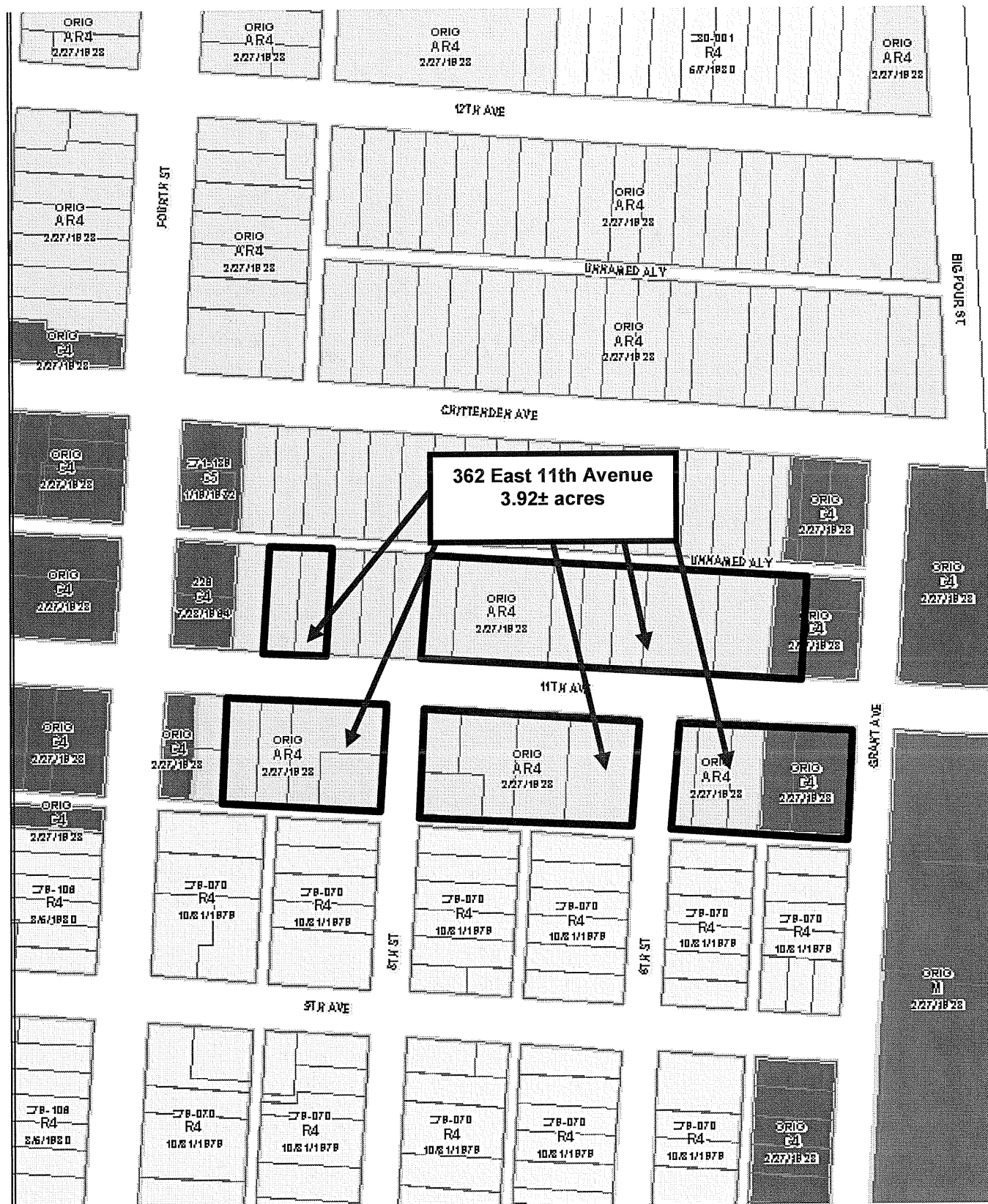
17	386-392 East 11 <sup>th</sup> Avenue	010-053428	AR-4	4 DU
18	374-382 East 11 <sup>th</sup> Avenue	010-053429	AR-4	5 DU
A (3)	370 East 11 <sup>th</sup> Avenue	010-003051	AR-4	To be razed
19	366-366 ½ East 11 <sup>th</sup> Avenue	010-003052	AR-4	2 DU
20	360-362 East 11 <sup>th</sup> Avenue	010-003053	AR-4	2 DU
21	342-354 East 11 <sup>th</sup> Avenue	010-002602	AR-4	7 DU
22	338-340 East 11 <sup>th</sup> Avenue	010-024606	AR-4	4 DU
23	318 East 11 <sup>th</sup> Avenue	010-024454	AR-4	4 DU
24	312-314 East 11 <sup>th</sup> Avenue	010-018591	AR-4	2 DU
TOTAL DU TOTAL PARKING SPACES				90 DU 186 parking spaces

(1) Building numbers correspond to numbering on site plan.

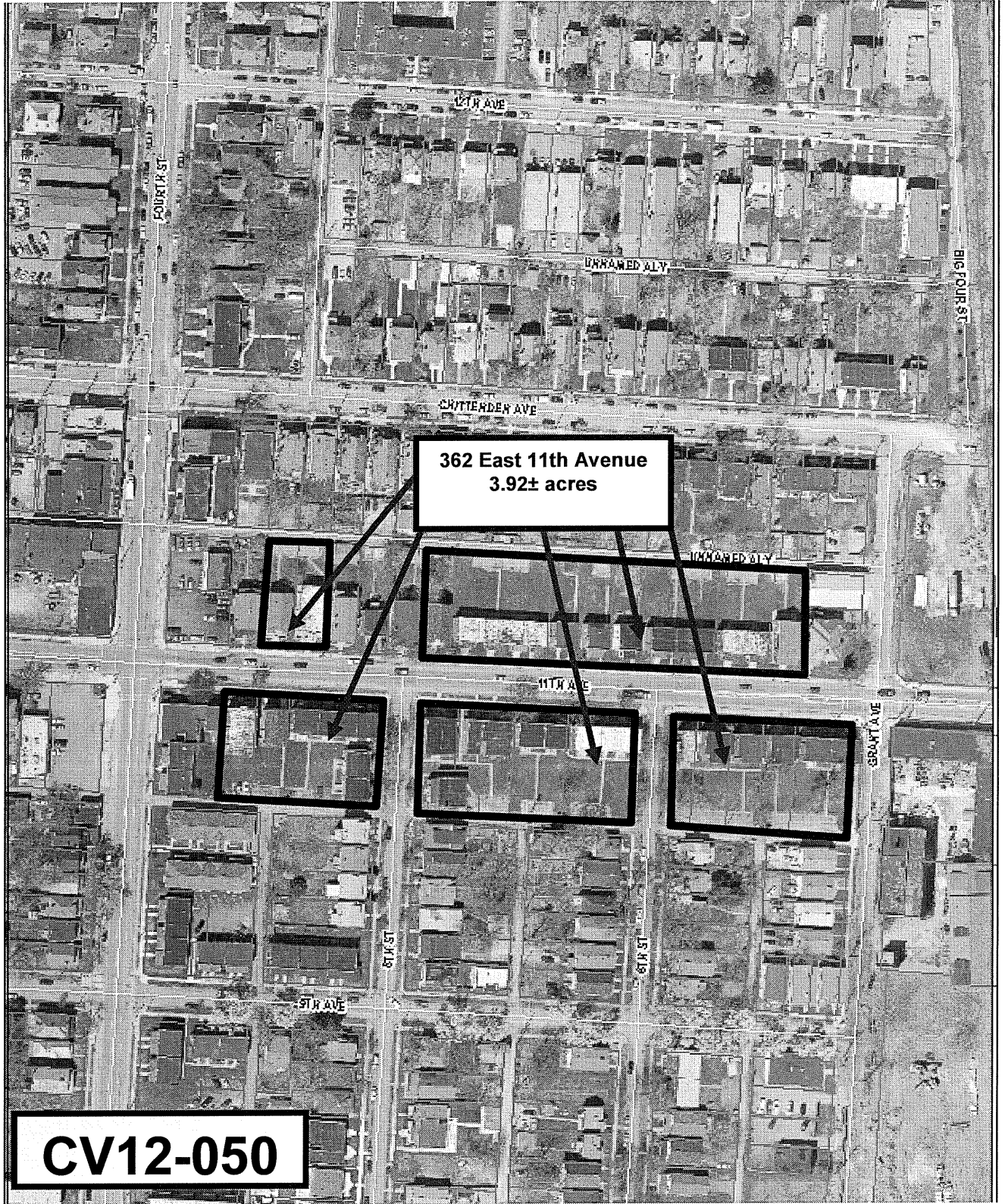
(2) Building on 293-299 East Eleventh Avenue (PID: 010-019572) to be razed.

(3) Building on 370 East 11<sup>th</sup> Avenue (PID: 010-003051) to be razed.

09/30/12







**CV12-050**