



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT 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: 13309-0-00172
Date Received: 3/14/13
Commission/Civic: Bear East
Existing Zoning: ARLD Application Accepted by: [Signature] Fee: \$1,900.00
Comments: 5/28/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3333.26 Variance for allowable height to allow up to 55' building in the ARLD H-35. 3312.49 Variance for parking count to allow 70 parking spaces where 156 are required. 3312.27 Variance for parking setback to allow a 10' setback rather than 25'.

3333.17 Variance for building lines of 25' from Champion Ave. and 28' from Ohio Ave. rather than the 30' setback.

LOCATION

1. Certified Address Number and Street Name 237 N. Champion Avenue
City Columbus State OH Zip 43203
Parcel Number (only one required) 010-000357-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Columbus Metropolitan Housing Authority, c/o Thomas Williamson (see below)
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Columbus Metropolitan Housing Authority
Address 880 E. 11th Avenue City/State Columbus, OH Zip 43211
Phone # (614) 421-6077 Fax # (614) 421-8012 Email twilliamson@cmhanet.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Catherine A. Cunningham, c/o Kegler, Brown, Hill & Ritter Co., LPA
Address 65 E. State Street, Suite 1800 City/State Columbus, OH Zip 43215
Phone # (614) 462-5486 Fax # (614) 464-2634 Email: ccunningham@keglerbrown.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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

13310-00172
237 N. Champion Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Catherine Cunningham, Attorney for Applicant
of (1) MAILING ADDRESS Kegler, Brown, Hill & Ritter, 65 E. State St., Ste. 1800, 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 ADDRESS CARD FOR PROPERTY
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) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Columbus Metropolitan Housing Authority
880 E. 11th Avenue
Columbus, OH 43211

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

Columbus Metropolitan Housing Authority
(614) 421-6077

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

(5) Near East Area Commission
Annie Ross-Womack, Zoning Chair
874 Oakwood Ave., Columbus, OH 43206

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See attached.

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

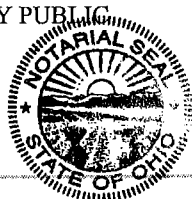
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8) Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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COLUMBUS METROPOLITAN
HOUSING AUTHORITY
C/O THOMAS S. WILLIAMSON
880 E 11TH AVE
COLUMBUS, OH 43211

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

ROLANDA R. WARREN
1210 E. RICH STREET
COLUMBUS OH 43205

LOIS JOHNSON
5970 LITTLE BROOK WAY
COLUMBUS OH 43232

ARMANDO CAMPA
PO BOX 30823
COLUMBUS OH 43230

JAMES MOTEN
5316 PRATER DR
GROVEPORT OH 43125

FIVE BROTHERS MARKET
CORP
1228 E LONG ST STE 30
COLUMBUS OH 43203

NATHAN OBRIEN
43819 CRONES NEST
WOODSFIELD OH 43793

JONATHAN V ROBINSON
1457 BRIARWOOD AVE
COLUMBUS OH 43211

NEAR EAST AREA COMMISSION
C/O ANNIE ROSS-WOMACK,
ZONING CHAIRPERSON
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

CHAD L. BROWN, SR.
DORITA J. BROWN
6315 FREEMAN ROAD
WESTERVILLE, OH 43082

BOARD OF EDUCATION OF
COLUMBUS CITY SCHOOLS
REAL ESTATE COORDINATOR
270 ESTATE ST
COLUMBUS, OH 43215

KHARI ENAHARO
1433 LINWOOD AVE
COLUMBUS OH 43206

WILLA M HARRIS
169 N OHIO AVE
COLUMBUS OH 43203

L&N-UP ALUM CREEK LLC
3540 E FULTON ST
COLUMBUS, OH 43227

PEOPLES INVESTMENT GROUP
LLC
479 FAIRFIELD AVE.
EAMBRIDGE OH 43725

JANICE THOMAS
2920 BERWICK BLVD
COLUMBUS OH 43209

DAISY A FLOWERS
46 N OHIO AVE
COLUMBUS OH 43203

STEVEN NAPPER
128 HAWKES AVE
COLUMBUS OH 43222

CATHERINE A. CUNNINGHAM
KEGLER, BROWN, HILL & RITTER
65 E. STATE STREET, STE 1800
COLUMBUS, OH 43215

CENTRAL OHIO COMMUNITY
IMPROVEMENT CORP.
PO BOX 6355
COLUMBUS, OH 43206

PAUL A. CRAFT
LAURA CRAFT
195 N. OHIO AVENUE
COLUMBUS, OH 43203

JOAN ROBINSON
62 N 17TH ST
COLUMBUS OH 43203

MONEY-LINE MORTGAGE LLC
717 N UNION ST
WILMINGTON DE 19805

TYRIKE DAVIS
157 N. OHIO AVENUE
COLUMBUS, OH 43203

M. ORINDA SMITH
C/O JANET ODRISCOLL
PO BOX 127
TWINSBURG OH 44087

BETTYE J. BEIM
GAROLD BEIM
C/O BEIM & GRUNDSTEIN
PO BOX 09743
COLUMBUS OH 43209

UNION GROVE BAPTIST
CHURCH
266 N CHAMPION AVE
COLUMBUS, OH 43203

WEST SIDE & OHIO AVE DAY
NURSERIES ASSN
40 N GRUBB ST
COLUMBUS OH 43215

MARK LARRIMER, PE
MOODY NOLAN
300 SPRUCE STREET, STE 300
COLUMBUS, OH 43215



13310-00172
237 N. Champion Ave.

One Stop Shop Zoning Report Date: Wed Mar 20 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1239 METRO AVE Unit I COLUMBUS, OH

Mailing Address: 880 E 11TH AVE
COLUMBUS, OH 43211

Owner: COLUMBUS METROPOLITAN HOUSING

Parcel Number: 010000357

ZONING INFORMATION

Zoning: Z73-197, Multi-family, ARLD
effective 4/11/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Near East Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

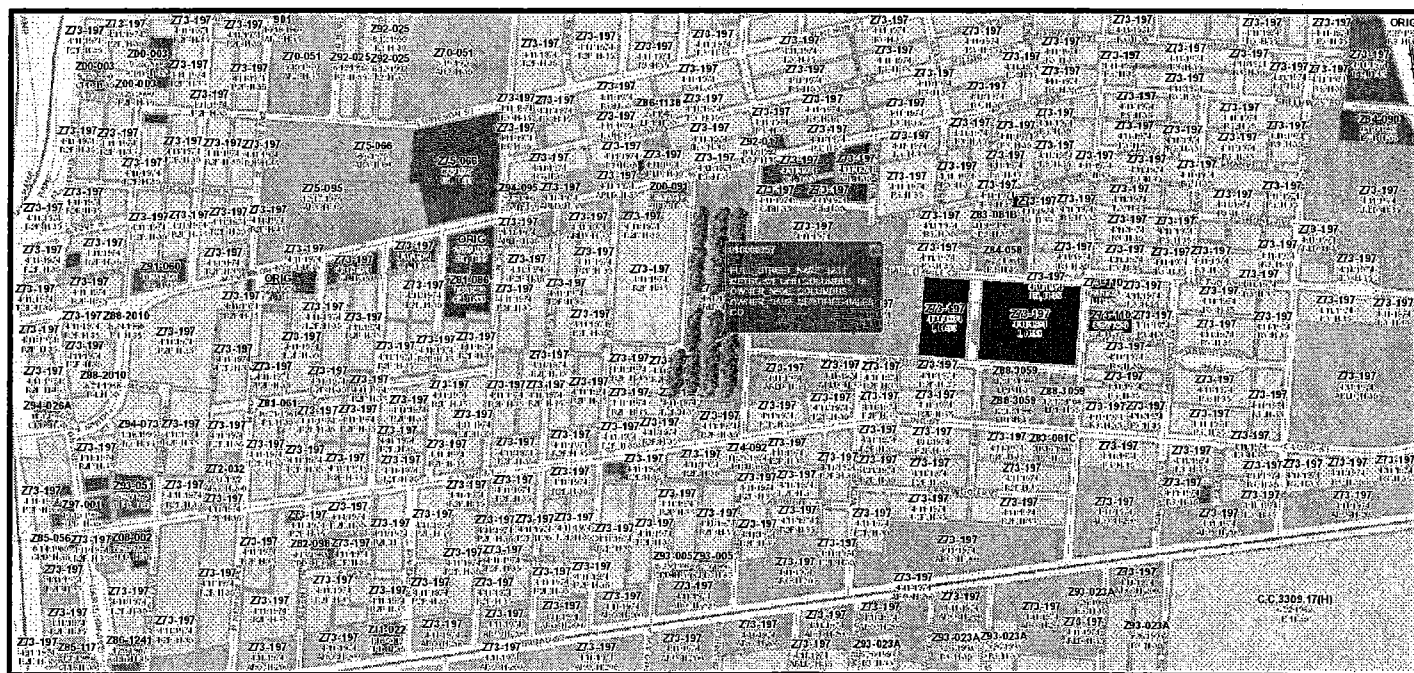
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Statement of Hardship

13310-00172
237 N. Champion Ave.

Background

The proposed apartment building is the first phase of the redevelopment of Poindexter Village, a public-housing complex built more than seventy years ago on the Near East Side of Columbus. The applicant, Columbus Metropolitan Housing Authority ("CMHA"), has been working with HUD and the community to formulate a redevelopment plan for Poindexter Village. CMHA, the City of Columbus, and The Ohio State University formed a partnership called Partners Achieving Community Transformation (PACT) to formulate a master plan for the redevelopment and revitalization of this neighborhood near University East Hospital. Goody Clancy, an urban planning and design group from Boston specializing in urban revitalization, creation and design was engaged to assist in the design and redevelopment of Poindexter Village. CMHA has also formed partnerships with National Church Residences and Columbus Early Learning Centers to provide services to the future residents in the redevelopment of the site.

This first phase of the redevelopment involves the construction of a 104 unit apartment building known as Poindexter Place on parcel number 010-000357-00, whose street address is 237 N. Champion Avenue. The apartments will be constructed after the existing vacant buildings on the parcel are razed (none of those buildings have been designated as historic structures or are being studied by the Columbus Historic Preservation Office). The apartment units are for low-income seniors (62 and older) and are conveniently located in close proximity to public transportation, an Adult Day service program located across Champion Avenue at the Multigenerational Day care program operating at the Poindexter Community Building, the Beatty Recreation Center directly across Ohio Avenue and a local church east of Champion.

A four story sustainable building is being proposed on this site that will exceed LEED Silver and Green Enterprise standards. The building fronts Champion Avenue. It also faces Ohio Avenue. The apartment building will have an open lobby from front to back with entrances from both Ohio Avenue and Champion Avenue. There will be fenestration and architectural features on the building frontage on each street. The building is designed to accommodate seniors with an open lobby, central community rooms and gathering spaces, elevators, and short hallways with a compact design and easily accessible areas. Approximately forty percent (40%) of the apartments are ADA accessible. A four story building will allow shorter and more efficient travel distances for residents to and from their apartments and provides better accommodations for seniors than a more sprawling two or three story building. The Goody Clancy Mater Plan for the area recommended the construction of 4 and 5 story buildings in the redevelopment and revitalization of Poindexter Village.

The placement of the building on the parcel and the site itself are designed to accommodate the required programs, community areas, surface parking, stormwater management, and clean water requirements throughout the site. They are also designed to allow flexibility with any additional phase of redevelopment. The placement of the building would allow the future extension of Phale D. Hale Drive and Hawthorne Avenue through the site to Ohio Avenue should those extensions be suitable.

The location of the building will allow large outdoor community greenspaces on the north and south ends of the site. Impervious surfaces are reduced and located near the building entrances to reduce travel distances. Portions of the site are being utilized to collect and treat clean water on the site and manage stormwater and runoff.

Variances Requested

Height (C.C. 3333.26): The property is located in the ARLD H-35 district with a building height limitation of 35 feet. A variance is requested to increase the building height from 35 feet to 55 feet to allow for the construction of a four story building.

An increase in building height will allow the construction of a four story structure to be built on the site, which allows for a more compact design with shorter hallways and more easily accessible central community spaces for seniors. Other buildings in the area exceed 35 feet including Champion Middle School across the street at 284 Twenty-Second Street, Jenkins Terrace, a CMHA apartment complex at 1100 E. Broad Street at between Twenty-Second Street and Ohio Avenue, Mt. Vernon Plaza at 1035 Atcheson Street, just north of the site and Columbus Urban League at 788 Mt. Vernon Avenue, to name a few. Surrounding properties include the Beatty Recreation Center, Champion Middle School, the Union Grove Baptist Church and a CMHA facility. Single family residences are not adjacent to the apartment building and the height is both comparable to and compatible with surrounding properties and their uses.

Building Lines (C.C. 3333.17): A 30 feet building line is required along both Ohio Avenue and Champion Avenue. A variance is requested to reduce building line setbacks to allow a 25 feet setback on Champion Avenue and at 28 feet building setback on Ohio Avenue.

The reduction of building lines from 30 feet on both Ohio and Champion Avenues to 25 feet on Campion and 28 feet on Ohio will allow the building to be situated and aligned so that it fronts each street and leaves space for future development or road extensions north and south of the building on the site. The building facades have been designed to provide attractive architecture and entry features on each street and to be placed close to the right of way to enhance the streetscape and building massing. The variances are necessary to accommodate the building design and programs, allow flexibility for future development and public improvements, and utilize the site in an efficient, green and environmentally sustainable manner.

Parking Spaces and Setback (C.C. 3312.49; 3312.27): **Parking Spaces:** 156 parking spaces are required for a residential use with more than 4 dwelling units (1.5 spaces/d.u. x 104 d.u.). A variance is requested to reduce the number of spaces required from 156 spaces to 70 spaces. **Parking Setback:** a 25 feet parking setback is required along Ohio Avenue. A variance is requested to reduce the setback from 25 feet to 10 feet.

CMHA seeks reduction in parking spaces from the 156 spaces required by code to 70 spaces. CMHA will serve an elderly, low-income population at this location. Typically, senior residents served by CMHA do not own vehicles and rely on public transportation. The apartments are located in an urban environment that is near essential services and has access to public transportation. In addition, there will be ample on-street parking adjacent to front and rear entries of the building on Champion Avenue and Ohio Avenue.

CMHA has experience with apartments serving a senior population. CMHA has found that 0.5 parking spaces per unit provides adequate parking in projects of similar size serving the same demographic group. For example, at Bollinger Towers (750 N. High Street), there are 100 apartment units and 34 parking spaces, and at Jenkins Terrace (1100 E. Broad Street), there are 100 units and 71 parking spaces. There has never been a reported incident in the history of these properties in which there has been a shortage of parking spaces. The reduction of unnecessary pavement supports green development, the reduction, treatment of and discharge of stormwater from the site, and sustainability in an urban environment.

CMHA is also seeking a reduction in the required parking setback along Ohio Avenue from 25 feet to 10 feet. Perimeter landscaping to buffer the parking areas and provide headlight screening will be provided as required by the Columbus City Code. With senior housing, it is important to provide both handicapped and non-handicapped parking spaces in close proximity to building entrances. The design of the parking lot and reduction in the parking setback will allow more parking spaces to be located near the Ohio Avenue building entrance and while providing a streetscape to the site and perimeter screening along the parking lot to enhance the view of the site from the street.

Facts and Conditions Supporting Variances

1. Special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.

The revitalization and redevelopment of public housing is unique and does not generally apply to other properties in the ARLD zoning district. Poindexter Village is a special circumstance. It is a large public housing project that has aged and fallen into disrepair. Its redevelopment for senior housing by CMHA in collaboration with the City of Columbus, The Ohio State University, the community and consultants specializing in urban redevelopment is vital to the sustainability of the community and affordable housing for seniors.

2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.

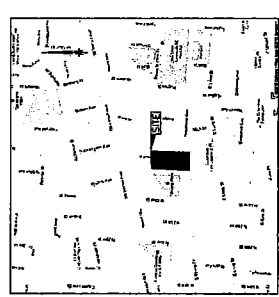
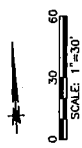
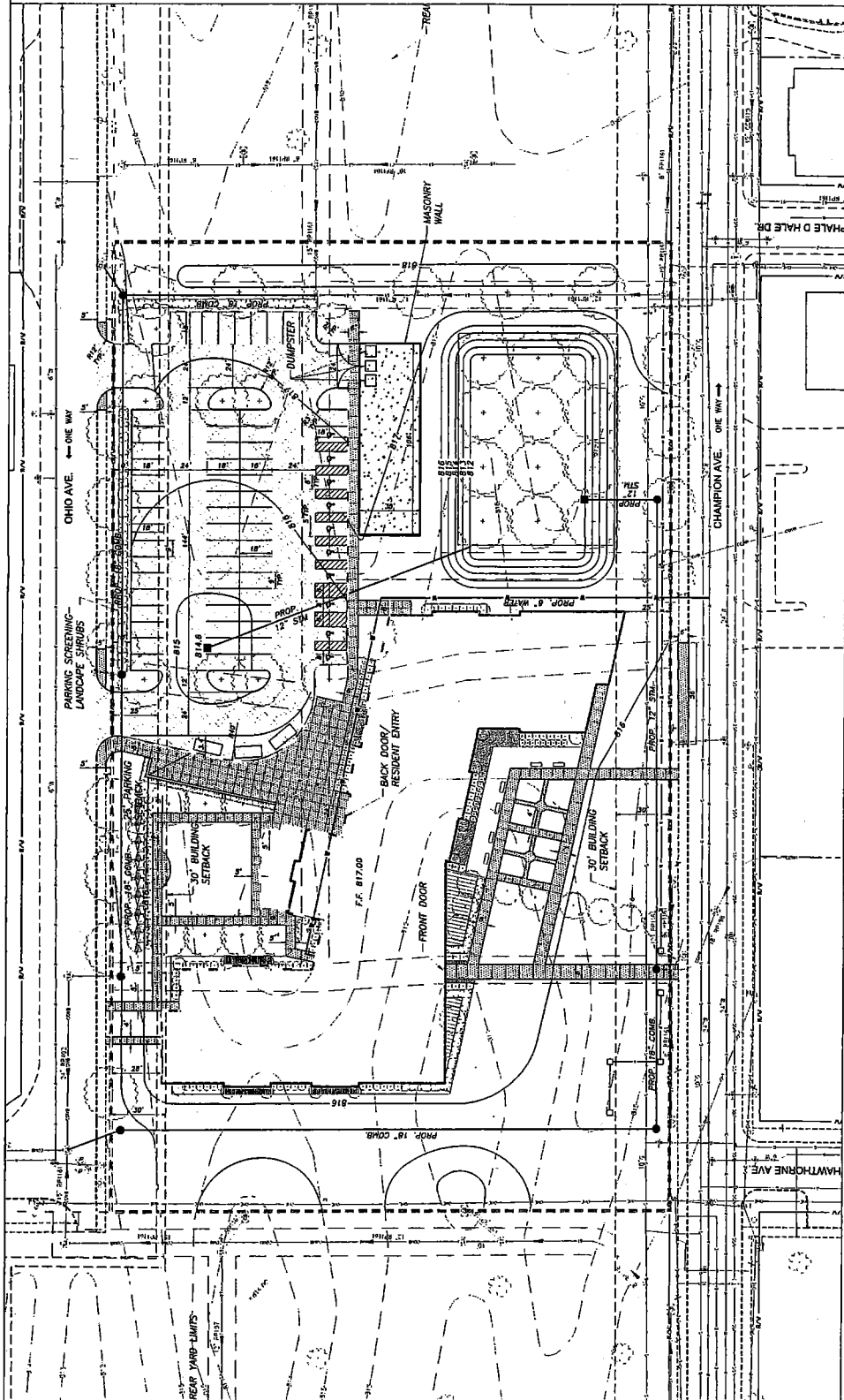
The circumstances and condition of Poindexter Village as the buildings have aged and fallen into disrepair over the course of more than 70 years is not the result of the actions of CMHA. The circumstances arise from the age and life expectancy of the buildings, which are now vacant, in poor condition and will be razed. CMHA collaboratively developed a master plan for the redevelopment of Poindexter Village and has applied for tax credit financing to develop Poindexter Place to serve the needs of the community today and provide an aging population with affordable housing. The design of the building and its placement on the site are an accommodation to the senior population who will live in the apartments and the existing conditions such as the location of public streets adjacent to site and the environmental sustainability of both the building and the grounds under the current standards.

- 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.**

As the owner of the property, CMHA has a substantial property right to use its property. It also has the right to redevelop its site for an apartment use permitted in the ARLD district. The variances requested are to accommodate the senior tenants, existing roads and public improvements, and environmental sustainability of the building and site. None of the variances are substantial, and all accommodate the redevelopment and revitalization of Poindexter Village with the construction of 104 senior apartments at Poindexter Place.

- 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.**

The variances requested will not be injurious to neighboring properties. Most adjacent neighbors are community, institutional or religious uses that are complimentary to the proposed Poindexter Place. The variances are not contrary to the public interest. Rather, it is in the public interest to provide affordable housing to residents is served and this project is supported by the Mayor, City Council, Franklin County Commissioners, Senator Charleta B. Tavares, Representative Kevin L. Boyce and National Church Residences. Copies of their letters of support for an award of tax credit financing for this project are attached. As the letters indicate, CMHA has applied to the Ohio Housing Finance Agency for tax credit financing, which requires that all necessary zoning and variances be in place by the end of May, 2013.



SANITARY SEWER NOTE
CONTACT SEWER PERMIT OFFICE 910 DUBLIN ROAD 380
COLUMBUS, OHIO 43215
EXISTING SANITARY SEWER LATERALS OUTSIDE OF THE
BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE
SANITARY SEWER MAINLINE ARE REQUIRED.

13310-00172
237 N. Champion Ave.

#	Date	Change Description

MOODY-NOLAN COLUMBUS METROPOLITAN HOUSING AUTHORITY COMMUNITY DEVELOPMENT DIVISION	
1900 State Street Columbus, Ohio 43215 Phone: (614) 461-1000 Fax: (614) 461-1001 www.mnpl.com	
Eng. Dept:	Task Dept:
MM1228	MM1228
SITE COMPLIANCE	
PLAN	
Z1.1	
B2A Site Plan	

DIVISION OF POWER NOTE

FOR THE DIVISION OF POWER
The Division of Power has reviewed primary, secondary and overhead
street lighting in the project area. The contractor is hereby REQUIRED to
install any new lighting fixtures and wiring in accordance with the
ANY ACTIVITY within the construction area, the DOP (DP) dispatch office
number is: (614) 845-7827 (voice).
Any required relocation, support, protection, or any other activity
concerned with the City's electrical facilities in the construction area is to
be done at the expense of the contractor. The contractor shall coordinate
with the Division of Power and the City of Columbus Construction and Related
Specifications (CARS). Any new or re-installed underground electrical
facilities shall be installed in accordance with the City of Columbus
Safety Policy and Held Card System, MS-95, copies of which are
available at (614) 460-0821 or on the web at (614) 460-0821.
If the contractor is not familiar with the DOP is damaged in any manner
by the contractor, the contractor shall immediately report the damage to the
emergency repair, DOP shall make all necessary repairs, and the
contractor shall be responsible for the cost of the repairs and the cost of the
contractor to the Division of Power, City of Columbus, Ohio.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIMITS OF DISTURBED AREA
- PROPOSED TREES

DETENTION / WQ SUMMARY

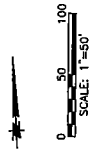
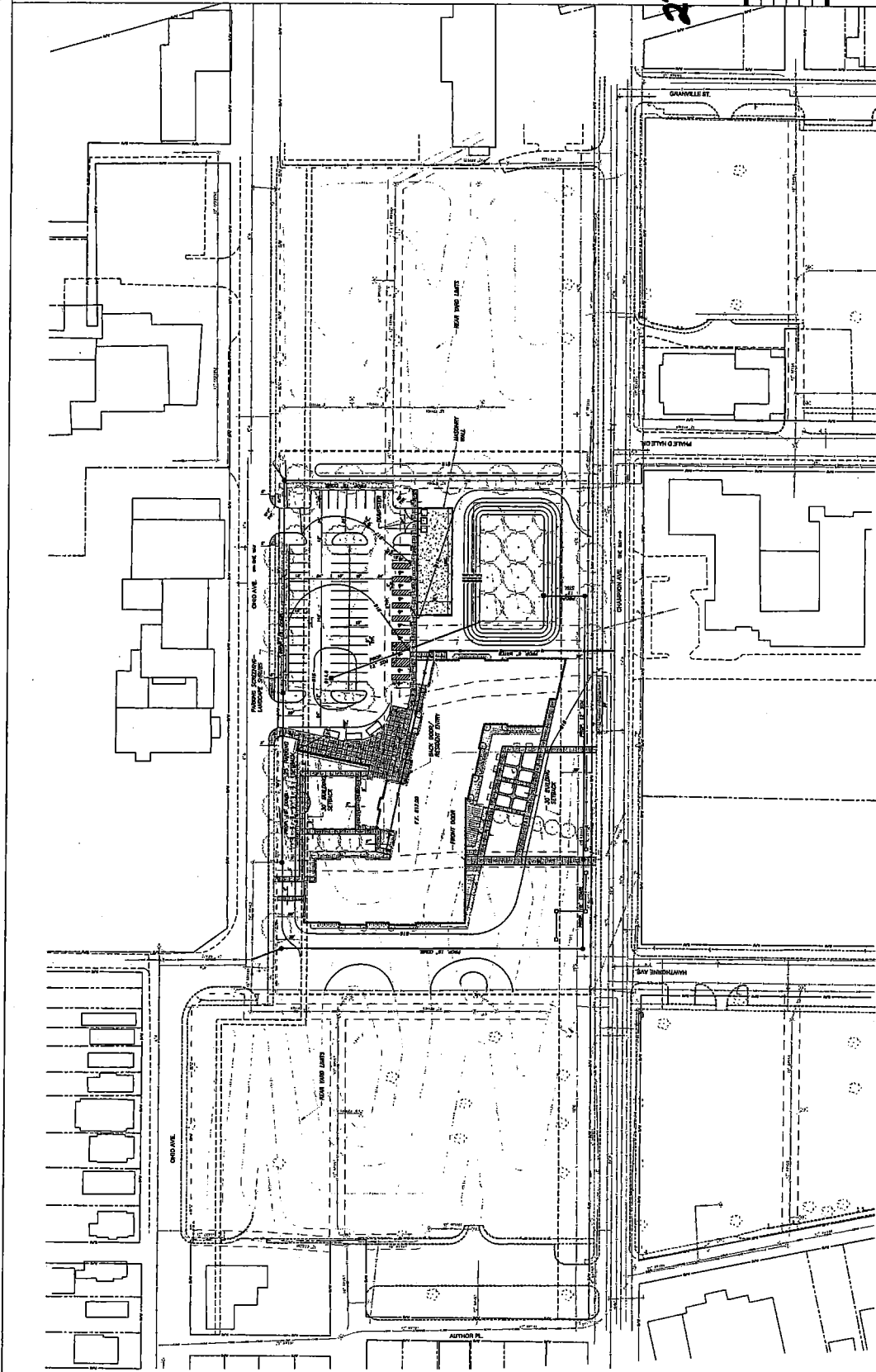
EXISTING IMPERVIOUS AREA: 16,379 Sq. Ft.
PROPOSED IMPERVIOUS AREA: 28,874 Sq. Ft.
WALK/PARKING: 9,913 Sq. Ft.
DUMPSTER AND EQUIP: 3,707 Sq. Ft.
TOTAL PROPOSED IMPERVIOUS AREA: 50,225 Sq. Ft.
EXISTING IMPERVIOUS: 16,379 Sq. Ft.
WALKS: 28,874 Sq. Ft.
PAVED PARKING/ROAD: 27,091 Sq. Ft.
TOTAL EXISTING IMPERVIOUS AREA: 93,257 Sq. Ft.
TOTAL SITE AREA: 3,600 AC
TOTAL PRE-DEVELOPED IMPERVIOUS AREA: 2,236 AC
POST-DEVELOPED IMPERVIOUS AREA: 1,115 AC

PROJECT ZONING INFORMATION

Project: Near East Elderly Housing
Certified Site Address: 237 N. Champion Ave.
Owner: Columbus Metropolitan Housing Authority
Architect/CHL Engineer: Moody-Nolan, Inc.
A. SITE PLAN: As Shown
B. SITE LOCATION MAP: As Shown
C. ZONING DISTRICT: 273-197 4/11/1974
D. SITE AREA: Approximately 3.80 Acres
E. PROPERTY AREA: 8,337 Acres
F. PARCEL NUMBER: 010-0000957
G. MAP PER USE: -Residential-Apartment=109,770F
H. BUILDING HEIGHTS: -Prop. 4 Story Building= 49'-10"
I. FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the

REMARKS

1. DUMPSTER SCREENS: Dumpster Screening to be installed on all dumpster enclosures.
2. THE PROPOSED SITE WILL REMAIN WITH EXISTING 3201.07' LANDSCAPE: 3321.03' LIGHTING: 3312.21' SURFACE, AND 3312.43' WALK STOP/COAT.
3. REZONING: Does not apply.
4. BUILDING FACADE/LANDSCAPING/LIGHTING: To be applied in future.
5. PARKING DECK/DECKING: Does Not Apply.
6. PARKING REQUIREMENTS PER CITY OF COLUMBUS CODE SECTION 3312.
7. PARKING REQUIRED: 104 UNITS @ 1.3 SPACES PER UNIT=135 SPACES REQUIRED (5 BICYCLE RACKS).
8. PARKING REQUIRED: 104 UNITS @ 1.3 SPACES PER UNIT=135 SPACES REQUIRED (5 BICYCLE RACKS).
9. PARKING REQUIRED: 104 UNITS @ 1.3 SPACES PER UNIT=135 SPACES REQUIRED (5 BICYCLE RACKS).



1330-00172
237 N. CHAMPION

#	Date	Change Description

Near East Side Elderly Housing
Columbus, Ohio

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT

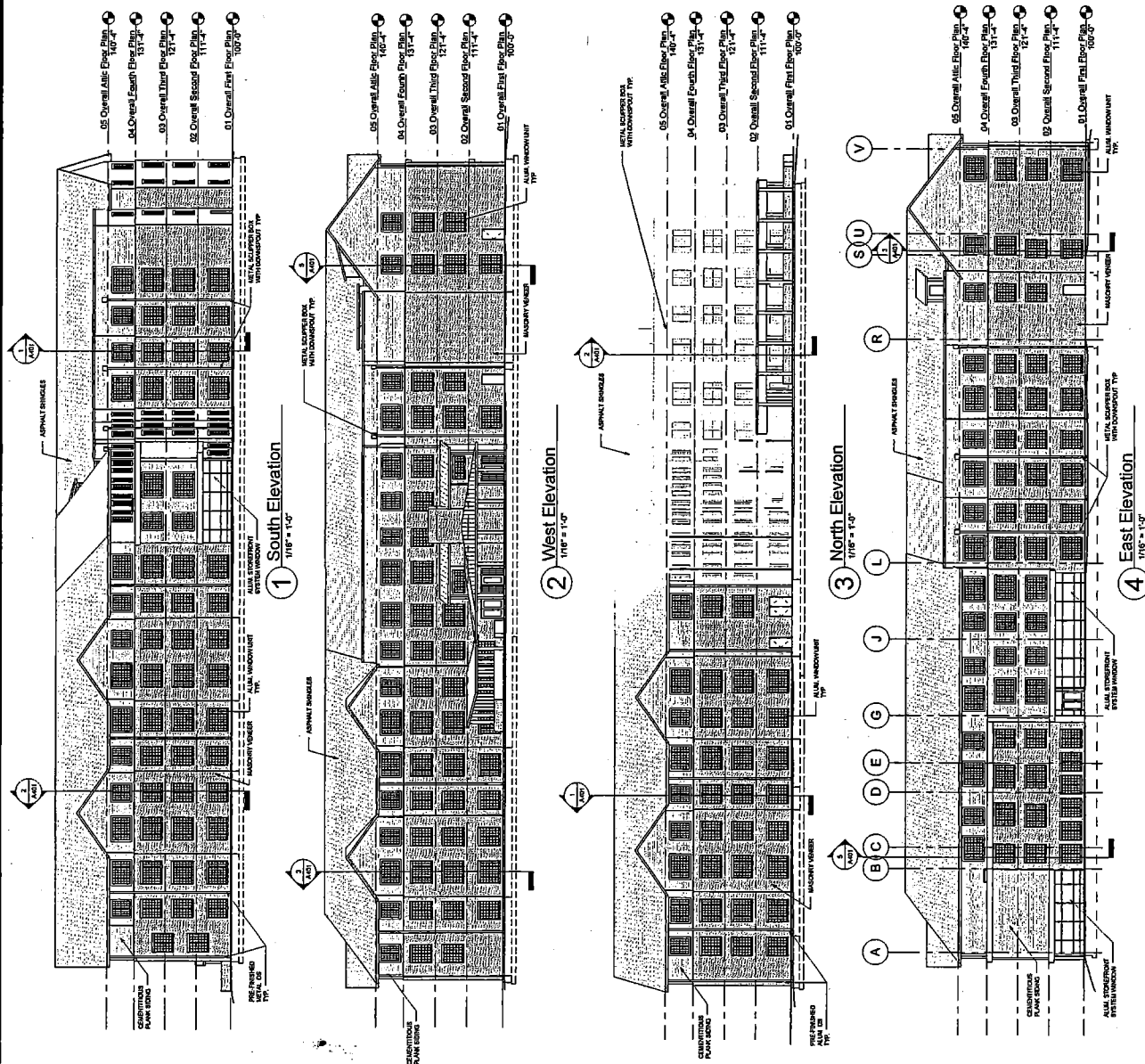
MOODY•NOLAN
architects | civil engineers | interior architects
340 Spruce Street Columbus, Ohio 43215
Phone: (614) 461-6644
Fax: (614) 461-6645
www.moodynolan.com

Proj. Coord.: **MAN #12389**

SITE COMPLIANCE PLAN

Z1.2

62A Site Plan 2/8/2013

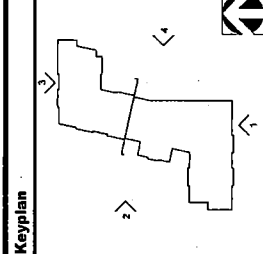


GENERAL NOTES - ELEVATIONS

1. REFER TO THE SERIES FOR WINDOW AND DOOR SCHEDULES AND INFORMATION.
2. SEE ELEVATION AND STRUCTURAL DRAWINGS FOR LOCATION OF WINDOW AND DOOR SCHEDULES.
3. NATIONAL INTERIOR CONTROL SYSTEMS ARE REQUIRED TO COMPLY WITH THE NATIONAL INTERIOR CONTROL SYSTEMS REQUIREMENTS FOR ALL WINDOW AND DOOR SCHEDULES.

CODED NOTES - ELEVATIONS

1. WINDOW
2. PRE-FINISHED METAL CORING
3. WINDOW ROOF
4. APPLIED EXTERIOR ROOF
5. STANDING SEAM METAL ROOF
6. NOT USED
7. PRE-FINISHED METAL COVERED FACIA
8. ALUM. STANDING SEAM ROOF
9. PRE-FINISHED METAL COVERED FACIA
10. PRE-FINISHED METAL COVERED FACIA
11. PRE-FINISHED METAL COVERED FACIA
12. PRE-FINISHED METAL COVERED FACIA
13. CHIMNEY ROOF



#	Date	Change Description

Moody Nolan
 1770 Harrison Avenue, Columbus, Ohio
 614.233.4881
 www.moodynolan.com

COLUMBUS METROPOLITAN HOUSING AUTHORITY
 COMMUNITY DEVELOPMENT DEPARTMENT

PROGRESS RESPONSIVE ARCHITECTURE
 1770 Harrison Avenue
 Columbus, Ohio 43215
 614.233.4881
 www.moodynolan.com

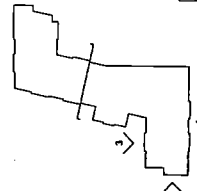
Proj. # 12389
 Overall Exterior Elevations
 A301

1. REFER TO A TWO SERIES FOR WINDOW AND DOOR SCHEDULES AND DETAILS.
2. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SLOPES INFORMATION
3. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF CONCRETE JOISTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR FINISHES TO MATCH EXTERIOR FINISHES WITH MAXIMUM SPACING MEASUREMENTS IN SECTION TWO AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOISTS AT ALL MASONRY REINFORCING CORNERS.

MOORE T

- | | |
|--|--|
| <p>1. WINDOW</p> <p>2. PRE-FINISHED METAL CORNING</p> <p>3. MASONRY VIBRATOR</p> <p>4. ASPHALT SHINGLE ROOF</p> <p>5. STANDING SEAM METAL ROOF</p> <p>6. NOT USED</p> <p>7. PRE-FINISHED METAL COVERED FAUCON ALUM. THROUGHTOUT WINDOW SYSTEM</p> <p>8. PRE-FINISHED METAL JOISTERS AND RAIL DOWNPOUT SYSTEM PROVIDE SA. LEADER IN BASE</p> <p>9. PRE-FINISHED METAL DOWNPOUT. PROVIDE 7 FT/L. LEADER AT BASE.</p> <p>10. PRE-FINISHED METAL GUTTER.</p> <p>11. FOUNDATION IS AS SHOWN</p> | |
|--|--|

Keyplan

[illegible]

Polindexter Place
For
13720 Heidelberg Avenue • Columbus Ohio

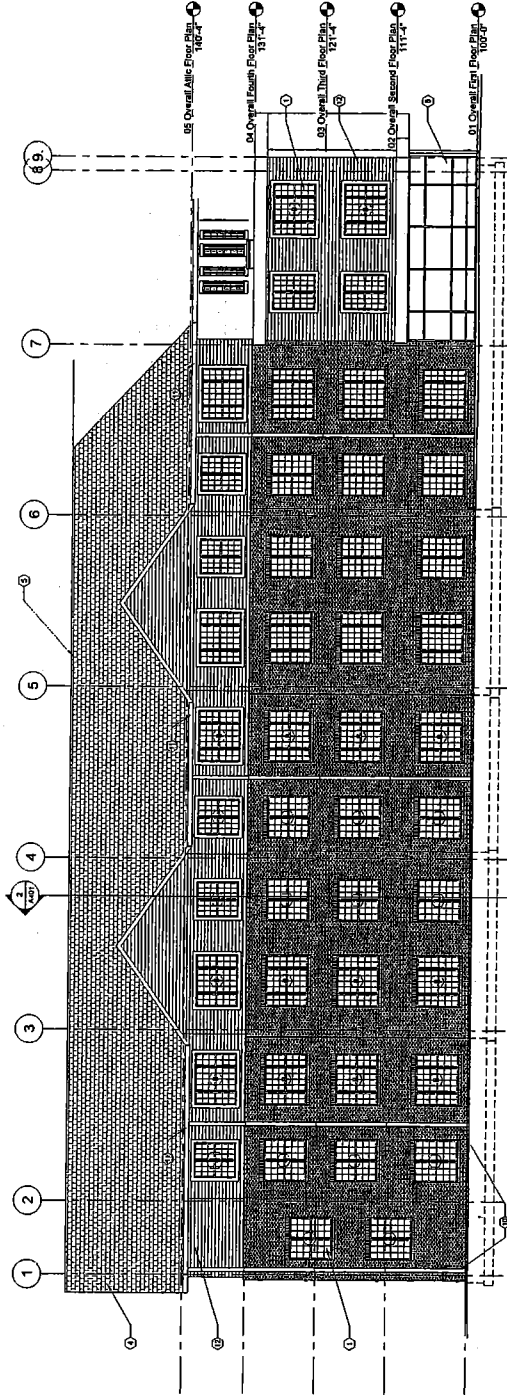
MOODY•NOLAN
RESPONSIVE ARCHITECTURE

Spence Street
303
Columbus, Ohio 43215

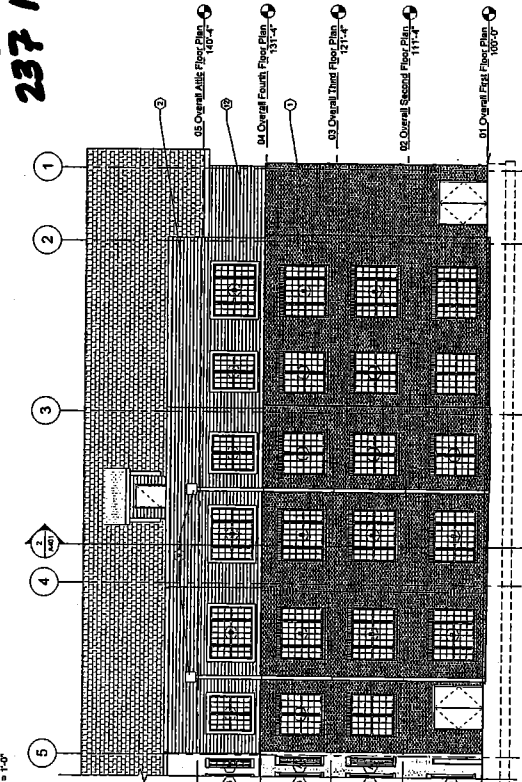
Phone: (614) 461-4884
Fax: (614) 260-8881
www.moodynolan.com

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

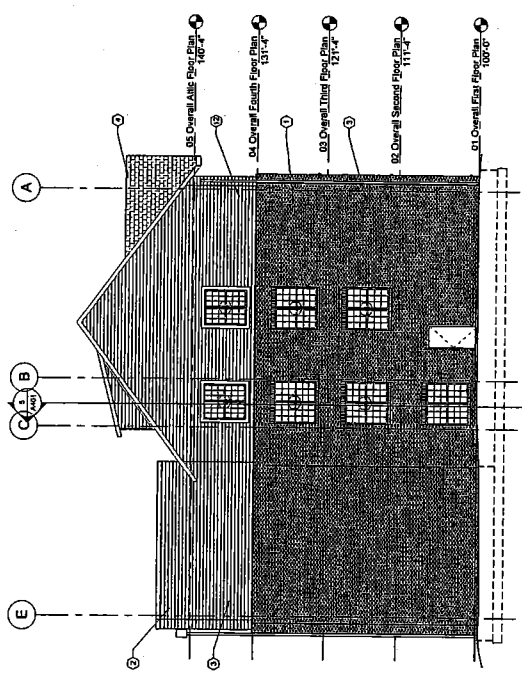
Coord.: Author	Tech. Coord.: Chetler	Proj. # 12369	A302
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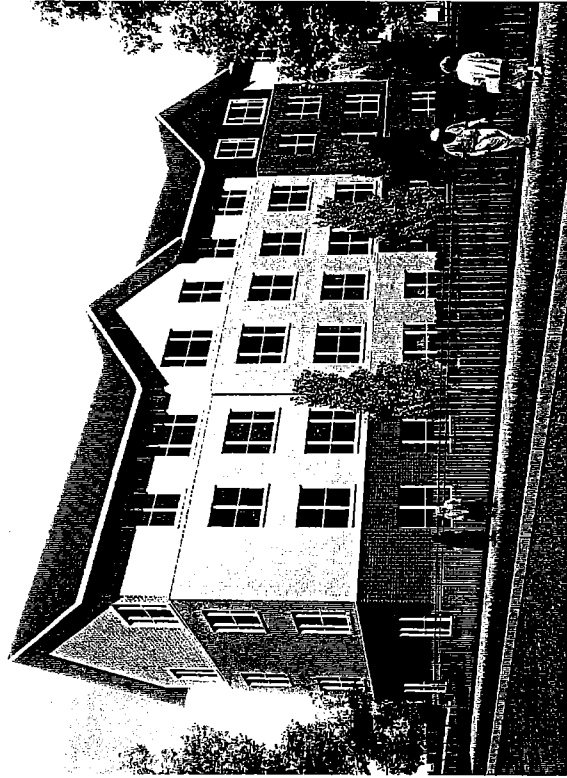
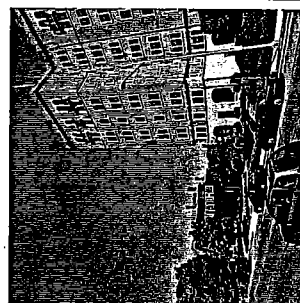
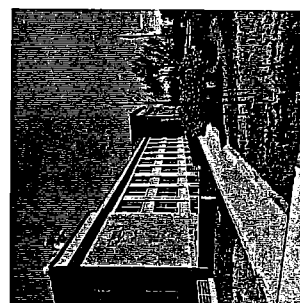
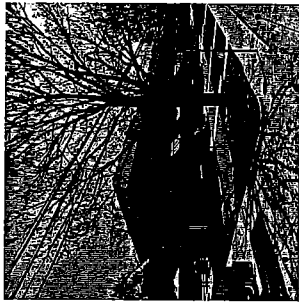
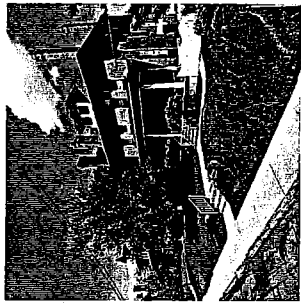
1 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



EXTERIOR VIEW FROM CHAMPION AVENUE

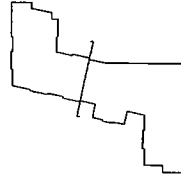
BRICK SELECTIONS FOR POINTDEXTER PLACE:
 Concept: Incorporate diversity of brick colors similar to adjacent neighborhood. The use of diverse brick colors and materials will reinforce the residential scale and the sense of unit identity on the exterior.

CLAY BRICK



FLY ASH BRICK OPTION: 40% RECYCLED CONTENT
 86% LESS CO2
 86% LESS EMBODIED ENERGY

Keyplan



#	Date	Change Description

Pointdexter Place
 237 N. Champion Ave., Columbus, Ohio

COLUMBUS METROPOLITAN HOUSING AUTHORITY
 COMMUNITY DEVELOPMENT DEPARTMENT

MOODY-NOLAN
 RESPONSIVE ARCHITECTURE
 3800 North Street
 Columbus, Ohio 43215
 Phone: 614.441-1464
 Fax: 614.441-1465
 www.moody-nolan.com

PROGRESS DRAWING NOT FOR CONSTRUCTION

Proj. # 13310
 Date: 1/20/2012
 Title: Brick Selection
 G004

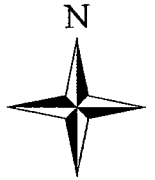
13310-00172
237 N. CHAMPION AVE.

POINTDEXTER PLACE NEIGHBORHOOD IMAGES

1 BRICK SELECTIONS
 1/16" = 1'-0"



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: 010000357

Zoning Number: 237

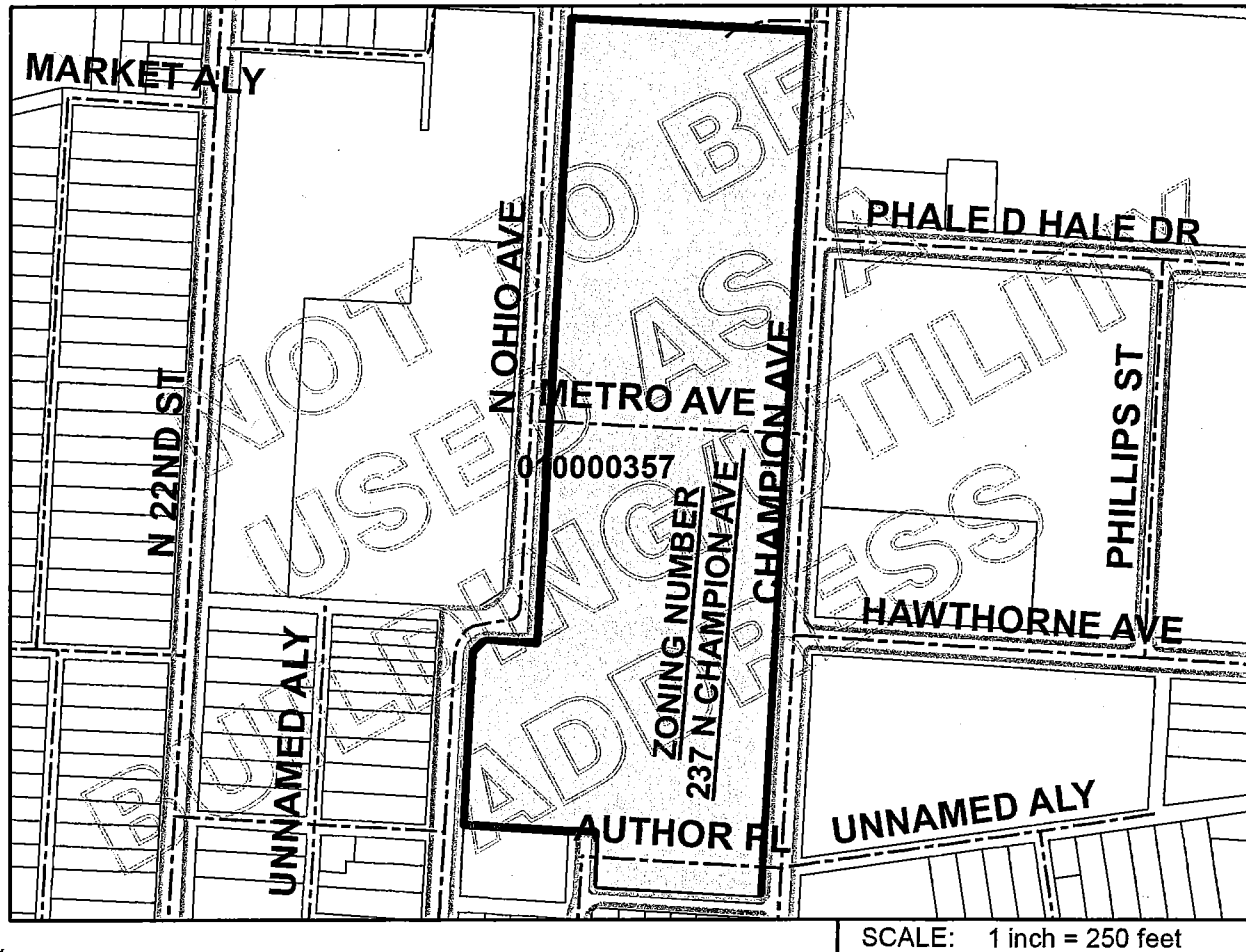
Street Name: N CHAMPION AVE

Lot Number: 32 EX TRI & AL SUBDIVISION: BETHAUSER ETAL

Requested By: MOODY NOLAN, Inc. (MARK LARRIMER)

Issued By: *Patricia A. Austin*

Date: 2/11/2013

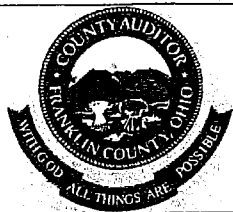


SCALE: 1 inch = 250 feet



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

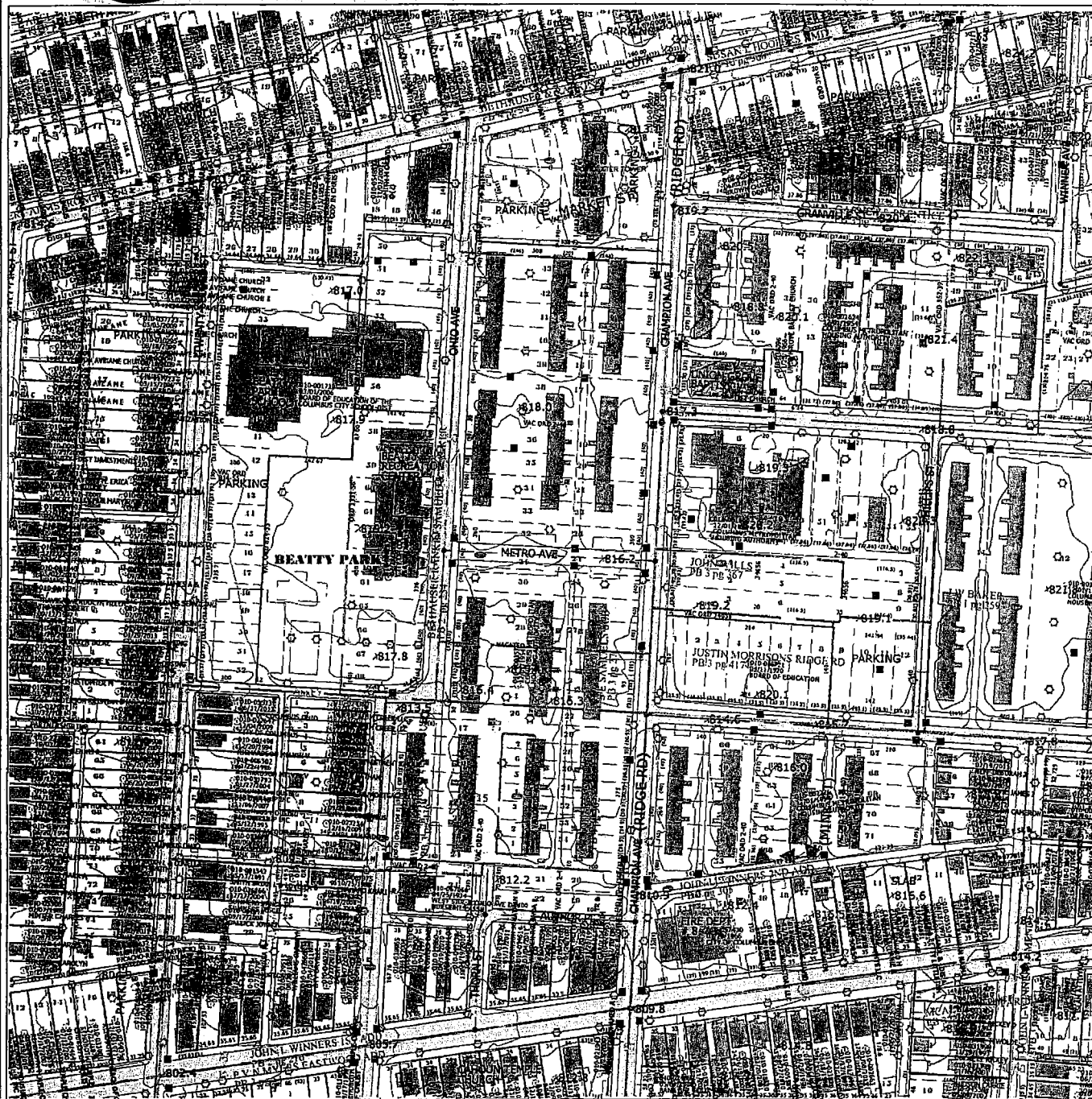
GIS FILE NUMBER: 12766



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 2/8/13



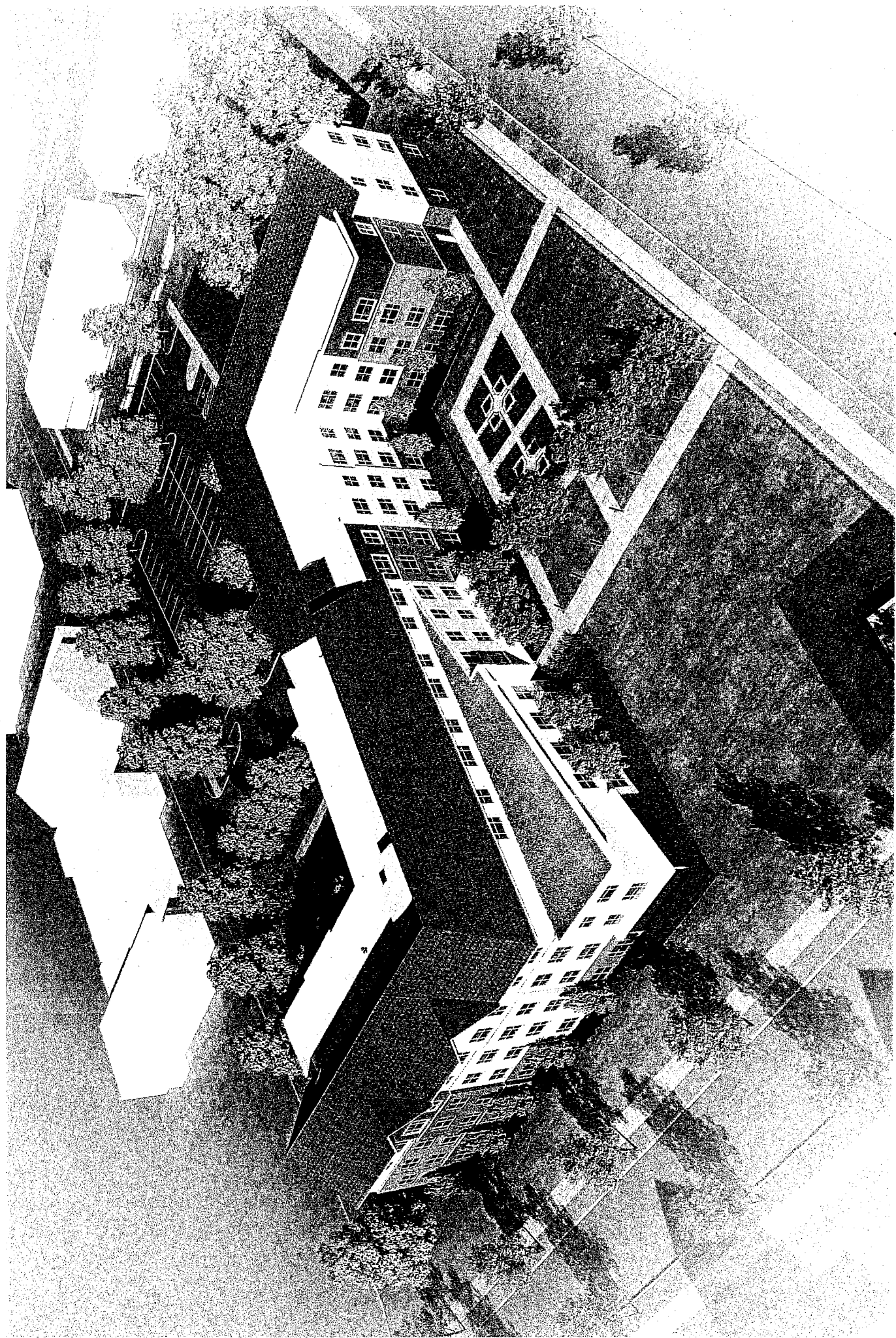
Disclaimer

Scale = 250

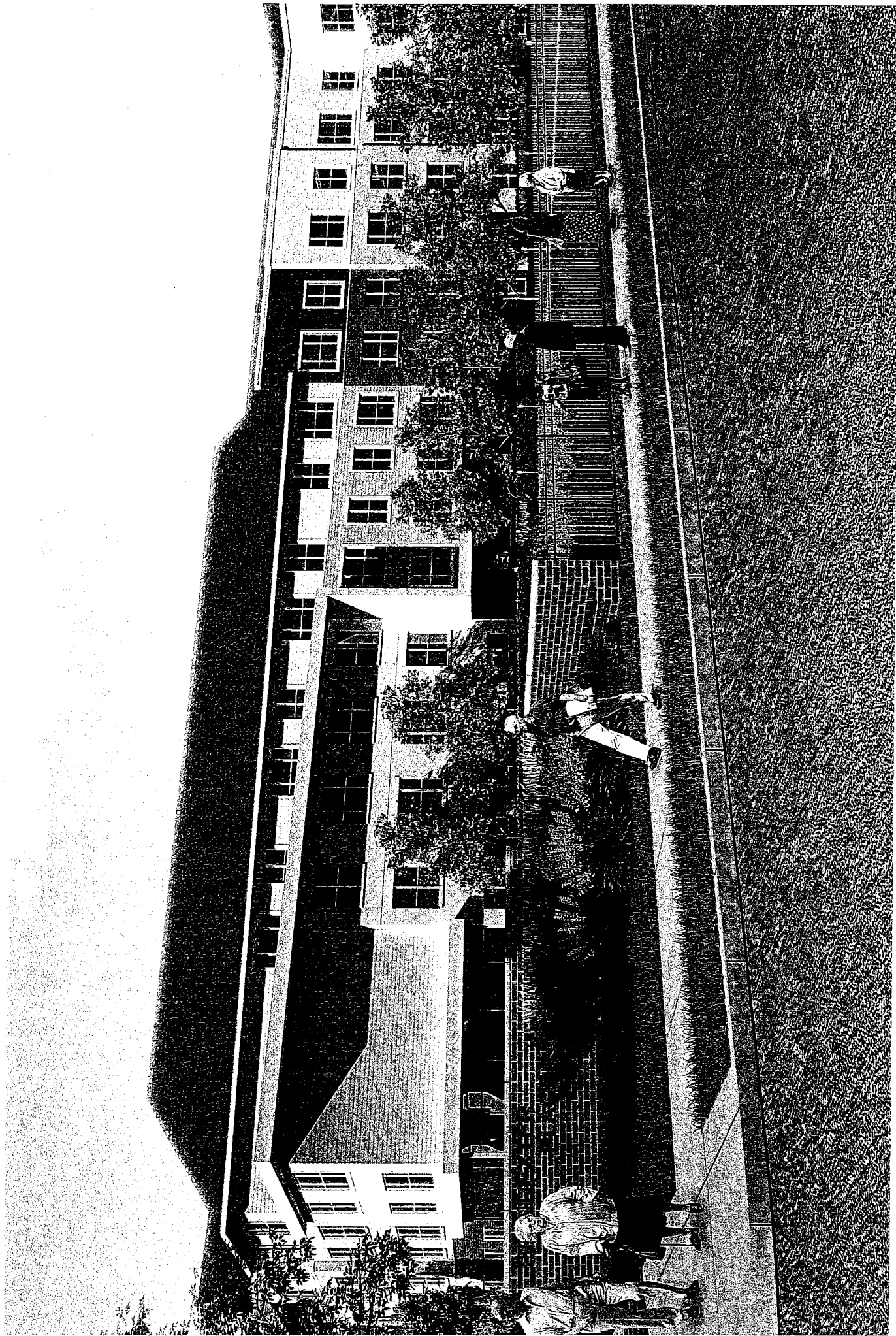


This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are r information sources should be consulted for verification of the informa county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

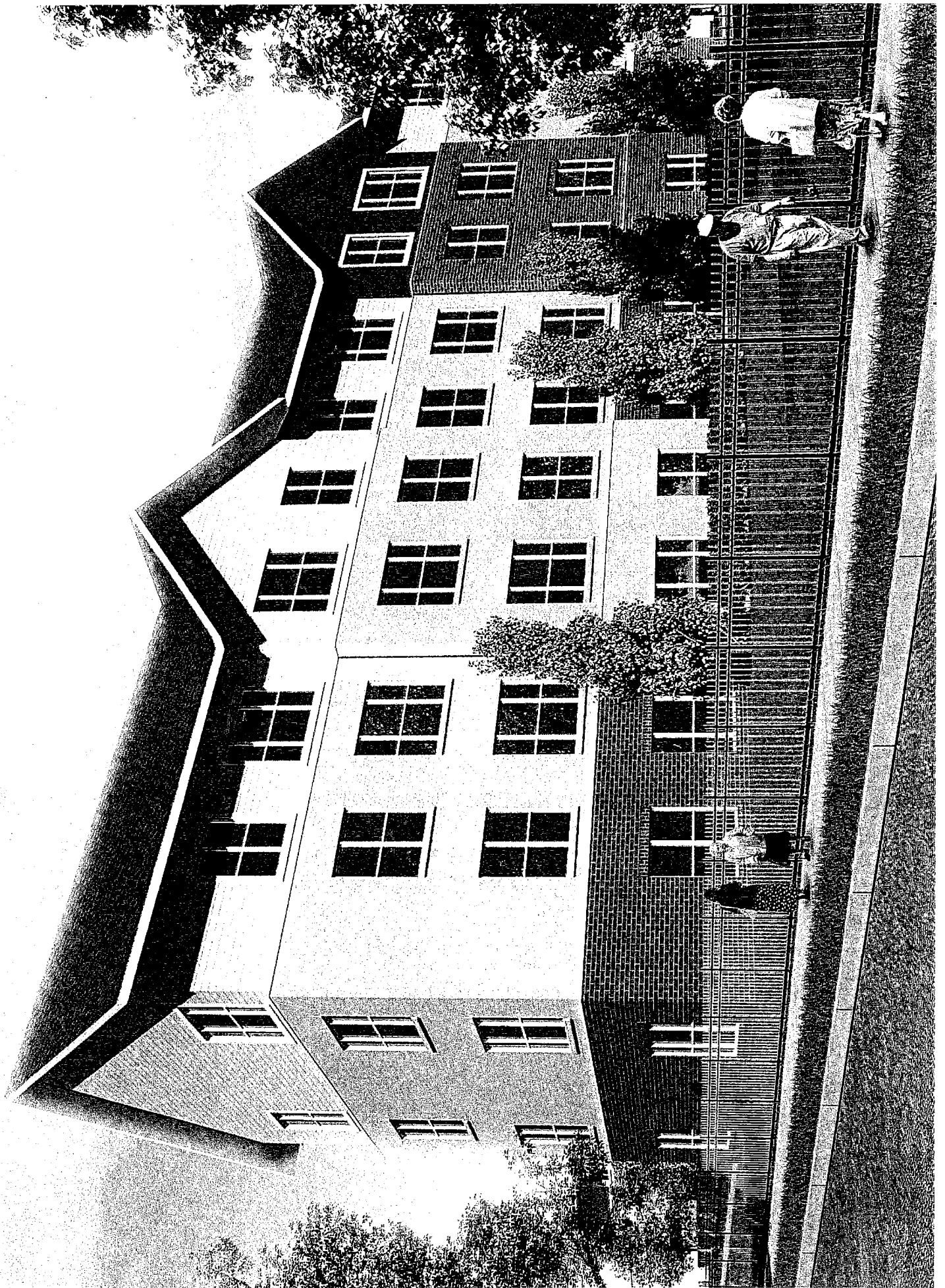
13310-00172
237 N. Champion Ave.



13310-00172 237 N. CHAMPION AVE.



13310-00172 237 N. CHAMPION AVE.





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # 13310-00172
237 N. Champion Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas Williamson, Columbus Metropolitan Housing
of (COMPLETE ADDRESS) 880 E. 11th Ave., Columbus, OH 43211 Authority
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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Columbus Metropolitan Housing Authority 880 E. 11th Avenue., Columbus, OH 43211

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013

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