



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: CV13-028 / 13315-00000-00446
Date Received: 6/27/13
Application Accepted By: S.P. Fee: \$1760
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 965 West Fifth Ave and 1015 West Fifth Ave Zip

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: 010-061577 and 010-0118402

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

Current Zoning District(s): M-Manufacturing

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

Proposed use or reason for Council Variance request: Mixed use retail, restaurant and multifamily dwelling units

Acreage: 1.531 acres and 0.361 acres

APPLICANT: Name JSDI 5th AVE ASSOCIATES LLC

Address 470 Olde Worthington Road Suite 200 City/State Westerville Zip 43082

Phone # 614-985-6511 Fax # 614-985-6577 Email: jsolove@solove.com

PROPERTY OWNER(S): Name Centro Inc. and HighPearl Inc.

Address 3363 Tremont Road, Suite 305 City/State Columbus, OH Zip 43221

Phone # 614-241-2154 Fax # 614-220-8825 Email: jbibbo@columbus.rr.com

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

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name James Maniace

Address 65 East State Street, Suite 1000, City/State Columbus, OH Zip 43215

Phone # 614-221-4000 Fax # 614-221-2007 Email: jmaniace@taftlaw.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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CV13-028

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:

PLEASE SEE ATTACHED STATEMENT.

Signature of Applicant

Jerome S. Johnson *Authorized Officer* Date *June 26, 2013*

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Revised 11/12 tmt

CV13-028
STATEMENT OF HARDSHIP

The applicant is a ground lessor/developer of a mixed use retail, restaurant and multi-family dwelling unit development. The proposed development is the first step in catalyzing the fulfillment of the 5th by Northwest District's Area Plan, which calls for dense, mixed use development, with larger projects containing on-site parking structures. The subject property is zoned M, a use classification which permits C-1, C-2, C-3 and C-4 uses, which uses include multi-family rental dwelling units above commercial uses. Unfortunately, the relevant Columbus City Code provision, 3363.01 also contains language which can be interpreted as limiting dwelling units to those for a resident security person; or units within a half-way house or community residential treatment center, a hospital, or other building specifically for human care. City staff has chosen to interpret 3363.01 in the most restrictive manner against the use of the property. Although the applicant believes the City's interpretation is not consistent with the legal rule of construction that in instances of ambiguity, zoning restrictions are to be interpreted in the most permissive manner, the applicant respects the staff's difficult position in interpreting the inartfully drafted provision.

Applicant's hardship is that without a use variance, the private and public benefits of achieving the vision of the 5th by Northwest District's Area Plan is not possible. Almost all of the properties along the W. 5th Avenue corridor share the M classification and would share the similar disability to achieve the vision. The applicant meets all area and development standards applicable to the site. Therefore, the applicant requests a variance to permit unrestricted multifamily rental dwelling units to be permitted above commercial uses in the M District.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CU13-028

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jerome G. Solove

of (1) MAILING ADDRESS 470 Olde Worthington Road, Suite 200, Westerville, OH 43082

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 965 West Fifth Ave and 1015 West Fifth Ave

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) 6/27/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Centro Inc.

Highpearl Inc.

3363 Tremont Road, Suite 305

Columbus Ohio 43221

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

JSDI 5th Ave Associates LLC

(614) 985-6511

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

(5) 5th by Northwest Area Commission

Rebecca Obester, 1802 Kings Court, Unit C

Columbus, OH 43212 *See Attached*

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)

Subscribed to me in my presence and before me this 26th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

3/18/2017

Notary Seal Here

MARY F. VANKIRK
Notary Public, State of Ohio
My Commission Expires 03-18-2017

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CV13-028

AFFIDAVIT ATTACHMENT

AREA COMMISSION CHAIR

Rebecca Obester's (information continued)

Email: rebecca2305_1@hotmail.com

AREA COMMISSION ZONING CHAIR

Bruce McKibben
1094 Lincoln Road
Columbus, OH 43212
Telephone: 614-488-6137

Email: thestylingnook@sbcglobal.net

CV13-028

APPLICANT

JSDI 5TH AVE ASSOCIATES LLC
470 OLDE WORTHINGTON ROAD
SUITE 200
WESTERVILLE OH 43082

PROPERTY OWNER

CENTRO INC
HIGHPEARL INC.
3363 TREMONT ROAD
SUITE 305
COLUMBUS OH 43221

ATTORNEY

JAMES V. MANIACE
TAFT STETTINIUS & HOLLISTER LLP
65 E STATE ST SUITE 1000
COLUMBUS OH 43215

AREA COMMISSION CHAIR

REBECCA OBESTER
1802 KINGS COURT
UNIT C
COLUMBUS OH 43212

AREA COMM. ZONING CHAIR

BRUCE MCKIBBEN
1094 LINCOLN ROAD
COLUMBUS OH 43212

**SURROUNDING
PROPERTY OWNERS**

1404 HOLLY LTD
7051 COFFMAN ROAD
DUBLIN OH 43017

FIFTH AVENUE DESIGN CENTER
LLC
4844 ADELE CT
WOODLAND HILLS CA 91364

GRANDVIEW 1341 LLC
536 S WALL ST
SUITE 300
COLUMBUS OH 43215

GRIMESBACH PROPERTIES LTD
1390 HOLLY AVE
COLUMBUS OH 43212

JSDI HOLLY AVE ASSOCIATES LLC
65 E. STATE ST
SUITE 1000
COLUMBUS OH 43215

MARY JOSEPH PROPERTIES
1132 W THIRD AVE
COLUMBUS OH 43212

RTR OF COLUMBUS LTD
1356 NORTON AVE
COLUMBUS OH 43212

SHOPPES LLC
1480 DUBLIN RD
COLUMBUS OH 43215

B E T INVESTMENTS LLC
20 NORTH ST
DUBLIN OH 43017

SUZANNE W BLOCK
4857 SMOKETALK LANE
WESTERVILLE OH 43081



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

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 # CW13-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jerome G. Solove

Of [COMPLETE ADDRESS] 470 Olde Worthington Road Suite 200, Westerville, Ohio 43082
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. Centro, Inc. 3363 Tremont Road, Suite 305 Columbus, Ohio 43221	2. Highpearl, Inc. 3363 Tremont Road, Suite 305 Columbus, Ohio 43221
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jerome G. Solove
Mary F. Vankirk
3/18/2017

MARY F. VANKIRK
Notary Public, State of Ohio
My Commission Expires 03-18-2017

Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat



CV13-0220

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: 010118402

Zoning Number: 1015

Street Name: W 5TH AVE

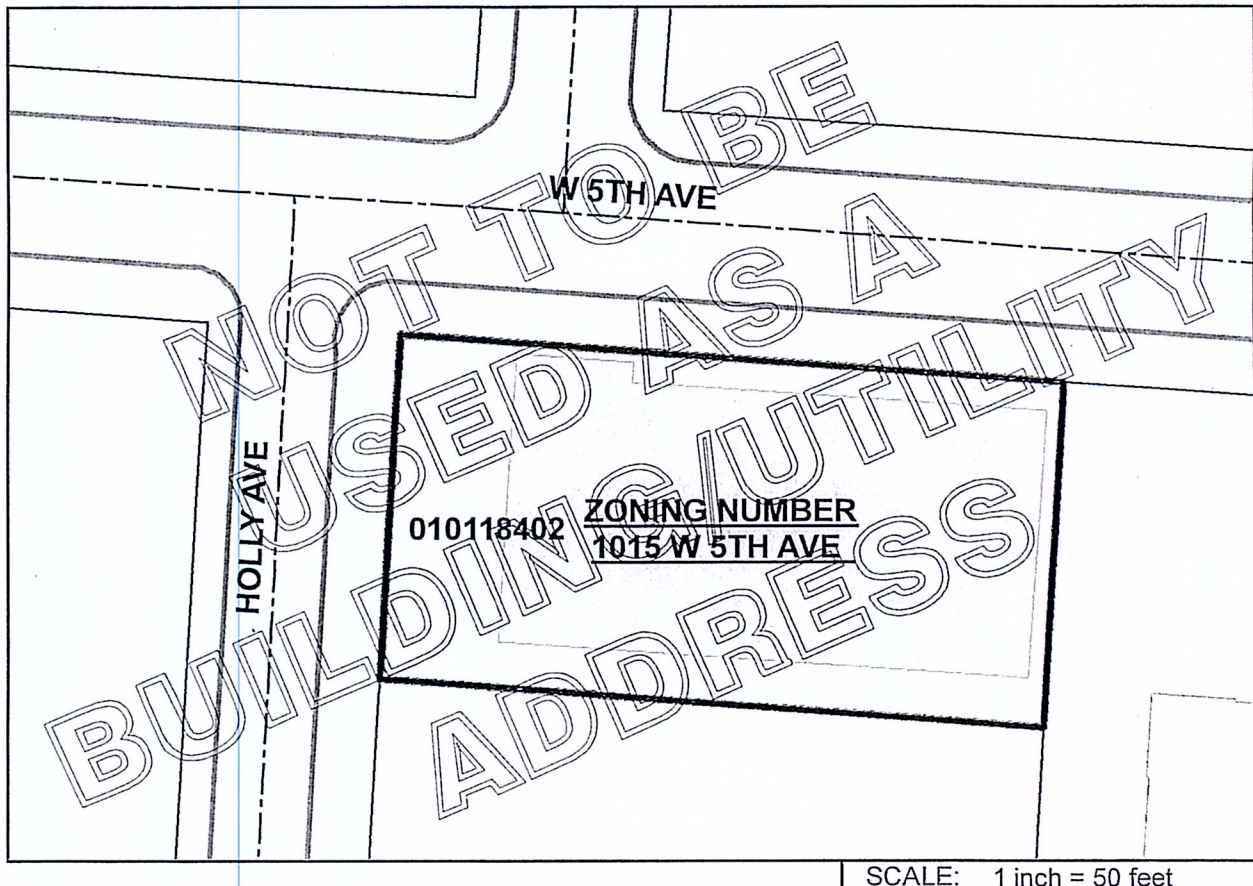
Lot Number: N/A

Subdivision: N/A

Requested By: TAFT STETTINIUS & HOLLISTER LLP(ELIZABETH McCARTY)

Issued By: *Patricia Austin*

Date: 6/7/2013



010118402 ZONING NUMBER
1015 W 5TH AVE

SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 13786

CV13-028
LEGAL DESCRIPTION FOR
965 WEST FIFTH AVENUE
1.531 ACRES
Industrial Ceramic Products, Inc.

Real Estate in Franklin County, City of Columbus, being a parcel of land out of the 6.7475 acre tract formerly owned by Catherine Murphy, lying south of West Fifth Avenue and being part of Half Section No. 6, Township No. 5, Range No. 22, Refugee Lands,

Said tract being a more particular description of six (6) parcels of land combined to make the 1.633 acre tract herein descried, being known this date as Industrial Ceramic Products, Inc. Said surveyed tract being comprised of those six (6) parcels described as:

1. Official Record Volume 17560, page 119
2. Deed Book 1445, page 306
3. Deed Book 1052, page 15
4. Deed Book 1275, page 531
5. Deed Book 1147, page 10
6. Deed Book 1288, page 61, Franklin County Records,

Beginning for reference at the intersection of the west line of the Kathryn Murphy 6.7475 acre tract with the south marginal line of West Fifth Avenue (60 feet wide);

Thence with the south marginal line of West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East (reference bearing), 220.02 feet to a found three-fourths (3/4) inch diameter iron pipe at the northeast corner of a twenty (20) foot wide tract, said tract previously a Hocking Valley Railway Company right-of-way, and being the true place of beginning of the herein described tract;

Thence continuing with the south marginal line of West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East, 201.33 feet to a set p.k. nail at the intersection of the south marginal line of said West Fifth Avenue with the west marginal line of Norton Avenue (50 feet wide),

Thence with the west marginal line of said Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 115.00 feet to a set iron pipe;

Thence North 89 degrees 51 minutes 25 seconds East, 25.00 feet to a set pony spike in the centerline of said Norton Avenue;

Thence with the centerline of said Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 177.53 feet to a pony spike set on the northeasterly corner of a 1.147

acre tract (Parcel No. 1) of land owned by Fournier Rubber and Supply Company (Deed Book 3513, page 808);

Thence with the north line of said Fournier Rubber and Supply Company 1.147 acre tract, South 89 degrees 51 minutes 25 seconds West, 203.35 feet to a found one-half (1/2) inch diameter iron pipe (passing a found one (1) inch diameter iron pipe at 24.98 feet);

Thence with a westerly line of said Fournier Rubber and Supply Company 1.147 acre tract, South 07 degrees 25 minutes 25 seconds West, 26.95 feet to a set iron pipe;

Thence with a westerly line of said Fournier Rubber and Supply Company 1.147 acre tract, South 11 degrees 48 minutes 25 seconds West, 93.88 feet to a set iron pipe in the easterly right-of-way of the aforesaid old railroad right-of-way;

Thence with the easterly right-of-way of the old railroad, North 00 degrees 08 minutes 35 seconds West, 113.02 feet to a set iron pipe;

Thence South 89 degrees 51 minutes 25 seconds West, 20.00 feet to a found one-half (1/2) inch diameter iron pipe in the westerly right-of-way of the old railroad;

Thence with the westerly right-of-way of the old railroad, North 00 degrees 08 minutes 35 seconds West, 301.65 feet to a set iron pipe at the northwest corner of the old railroad right-of-way, being in the south marginal line of said West Fifth Avenue;

Thence with the south marginal line of said West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East, 20.04 feet to the place of beginning.

Bearing (South 89 degrees 13 minutes 00 seconds East) assured from Franklin County Deed Book 1052, page 15, which is one of the tracts of this survey.

The tract s described from an actual field survey performed on or about January 7, 1999, by James A. Page (S- 6034), of Page Engineering, Inc., Marysville, Ohio, contains 1.633 acres, more or less, EXCEPTING 0.102 acre dedicated for Norton Avenue right-of-way, leaving a balance of 1.531 acres, subject to all previous easements and rights-of-way of record, including those described in Franklin County Official Records Vol. 2414, page 72, Official Records Vol. 1456, page 579; Official Records Vol. 1127, page 346 and Deed Volume 1049, page 628, Deed Volume 1004, page 431. All iron pipes set are 3/4" x 30" galvanized iron pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Franklin County Engineer.

LESS AND EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and City of Columbus:

Real estate situated in Franklin County, City of Columbus, Ohio, being a parcel of land out of the 6.7475 acre tract formerly owned by Catherine Murphy, lying south of West Fifth Avenue, and being part of the Half section NO. 6, Township 5, Range No. 22, Refugee Lands;

Said tract being part of a more particular description of six (6) parcels of land combined to make the 1.633 acre tract, being known as Industrial Ceramic Products, Inc. Said surveyed tract being comprised of these six (6) parcels described in:

1. Official Record Volume 17560, page 119
2. Deed Book 1445, page 306
3. Deed Book 1052, page 15
4. Deed Book 1272, page 531
5. Deed Book 1147, page 10
6. Deed Book, 1288, page 61, Franklin County records;

Said 0.102 acre tract more particularly described as follows:

Beginning for reference at a set p.k. nail at the intersection of the south marginal line of said West Fifth Avenue with the west marginal line of Norton Avenue (50 feet wide);

Thence with the west marginal line of said Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 115.00 feet to a set iron pipe being the true place of beginning;

Thence North 89 degrees 51 minutes 25 seconds East, 25.00 feet to a set pony spike in the centerline of Norton Avenue;

Thence with the centerline of Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 177.53 feet to a set pony spike;

Thence South 89 degrees 51 minutes 25 seconds West, 25.00 feet to a point (passing a found iron pipe at 24.98 feet);

Thence North 00 degrees 08 minutes 35 seconds West, 177.53 feet to the true place of beginning.

Bearing (South 00 degrees 08 minutes 35 seconds East) assumed from Franklin County Deed Book 1052, page 15, which is one of the tracts of this survey.

The tract as described from an actual field survey performed on or about January 7, 2000, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 0.102 acre, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" X 30" galvanized iron pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Franklin County Engineer.

James A. Page, PS
S-6034
January 24, 2000
(Norton Avenue Right-of-Way)
JN 98-114

C113-028

LEGAL DESCRIPTION FOR
1015 WEST FIFTH AVENUE

Situated in the State of Ohio, the County of Franklin and in the City of Columbus, and being part of Half Section 6, Township 5, Range 22, Refugee Lands and being more particularly described as follows:

Beginning at an iron pin at the intersection of the Southerly line of West Fifth Avenue (60 feet in width) with the Easterly line of Holly Avenue (50 feet in width) the same point being the Northeasterly corner of that certain 25 foot strip conveyed to the City of Columbus by deed of record in Deed Book 1507, Page 399, thence from said point of beginning and in an Easterly direction and along the Southerly line of West Fifth Avenue, a distance of 175.10 feet to an iron pin; Thence in a Southerly direction a distance of 90 feet to an iron pin, same iron pin being Easterly a distance of 175.05 feet from the Easterly line of Holly Avenue as measured along a line parallel to the Southerly line of West Fifth Avenue; Thence in a Westerly direction and parallel to the Southerly line of West Fifth Avenue and passing a spike on line at 49.63 feet, a distance of 175.05 feet to a spike in the Easterly line of Holly Avenue and in the Easterly line of that certain 25 foot strip conveyed to the City of Columbus, aforementioned; Thence in a Northerly direction and along the Easterly line of Holly Avenue and the Easterly line of the aforementioned 25 foot strip a distance of 90 feet to the point of beginning and containing 0.361 acres, more or less, subject however to an easement 8.0 feet in width along the Southerly line of the above described and extending Easterly a distance of 125.42 feet from the Easterly line of Holly Avenue for the purpose of joint ingress and egress by Grantee and Grantor alike; together with the right of an easement 8.0 feet in width Southerly from the Southerly line of the above described and extending Easterly a distance of 125.42 feet from the easterly line of Holly Avenue for the purpose of ingress and egress and to be used jointly by Grantee and Grantor.

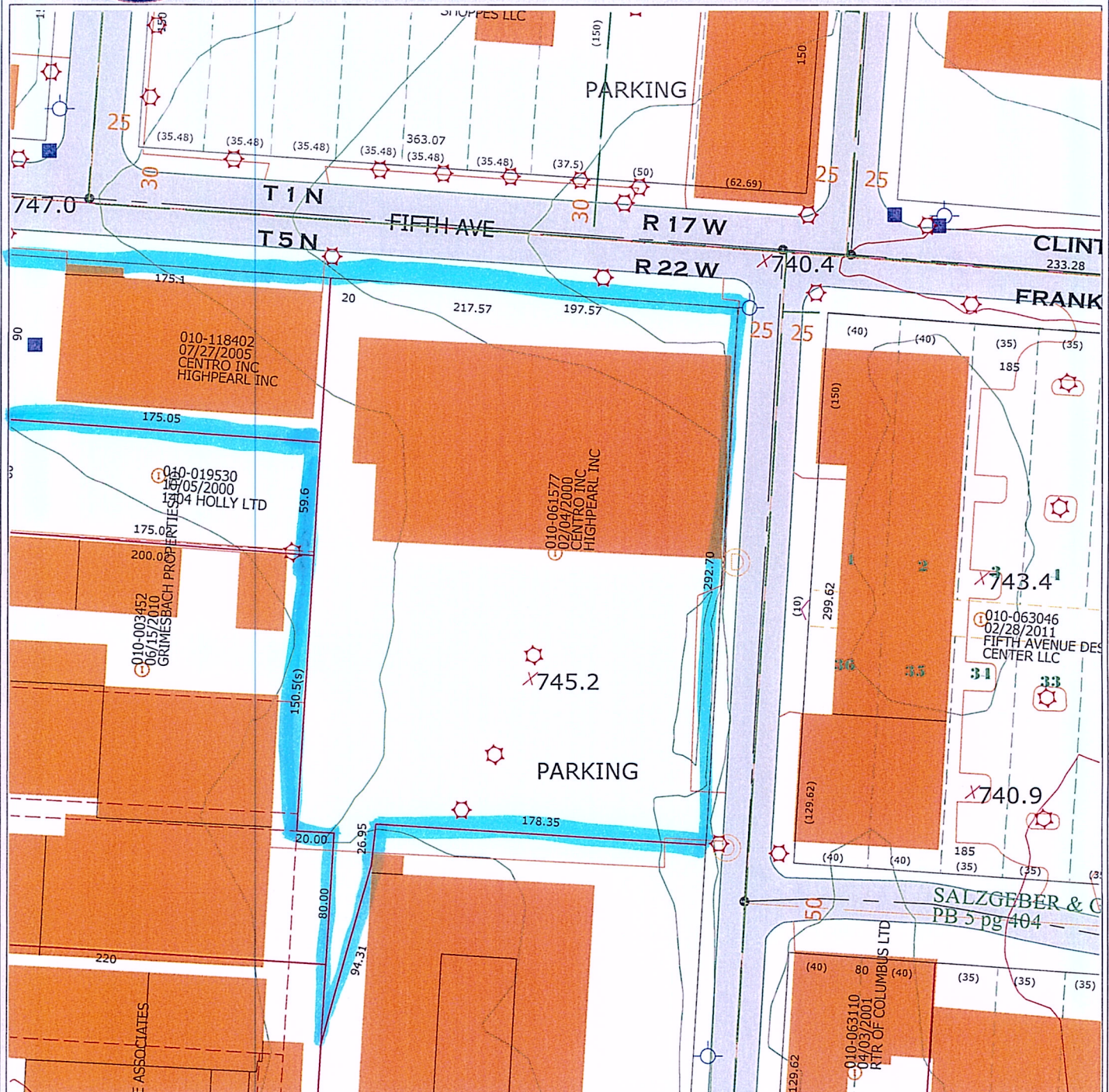


CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/4/13

CV13-028



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.

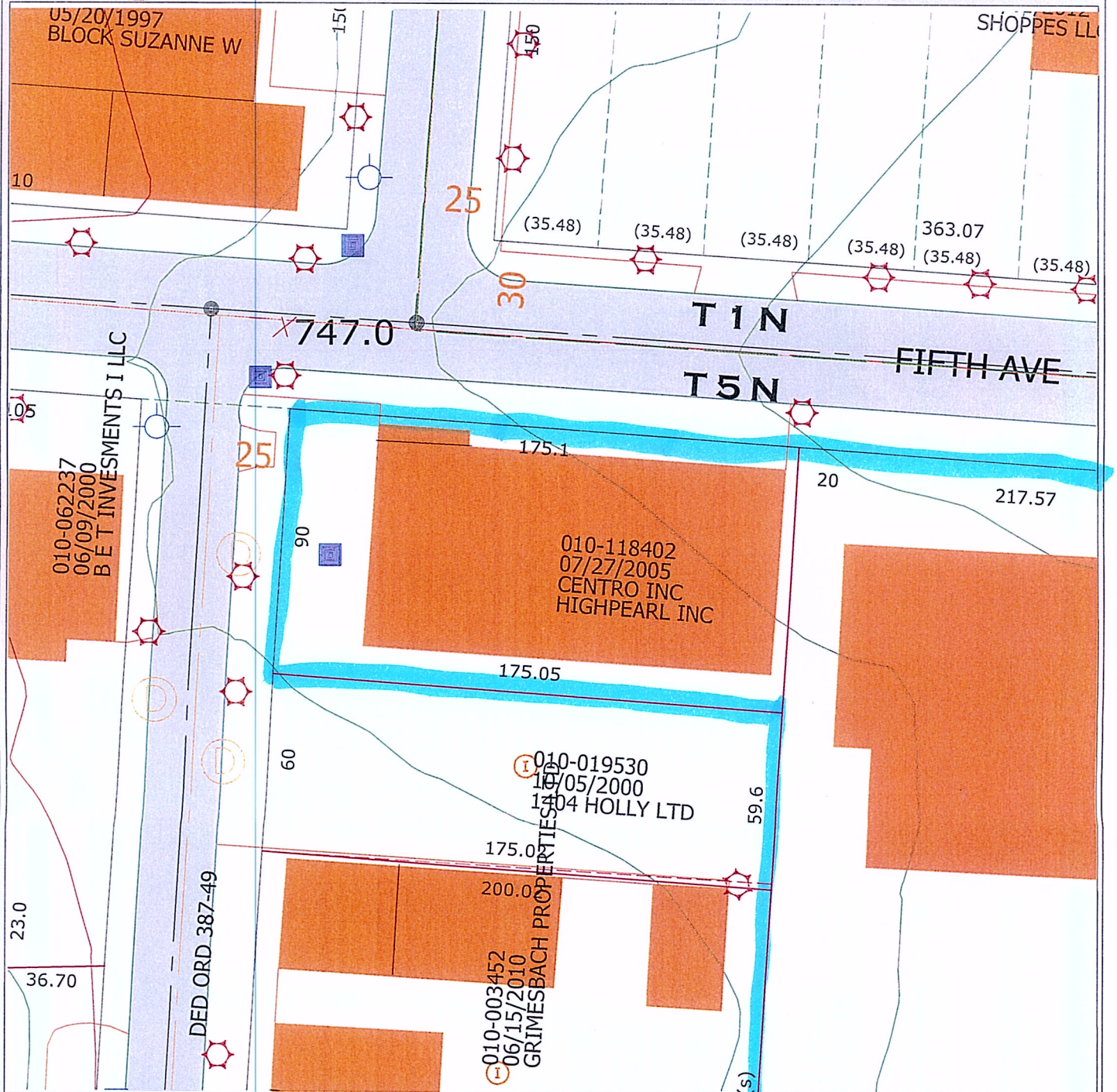
Real Estate / GIS Department



CW13-028

CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 6/4/13



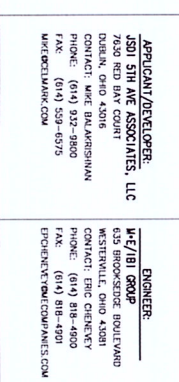
Disclaimer

Scale = 50

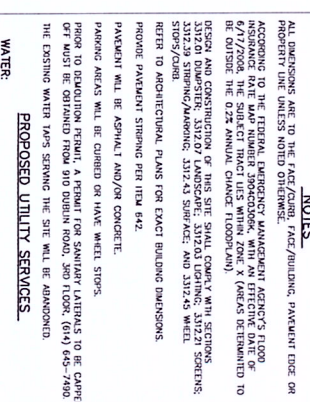


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Real Estate / GIS Department



- SANITARY SEWER NOTE:**
CONNECTION TO SANITARY SEWER CANNOT BE
MADE WITHOUT OBTAINING A PERMIT FROM
SEWER PERMIT OFFICE
910 DUBLIN ROAD, 3RD FLOOR (614) 645-7490

[illegible][illegible]

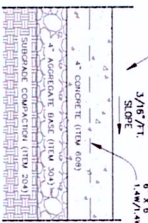
TREE PLANTING DETAIL

Forestry Section
1533 Alum Creek Drive
Columbus, Ohio 43209
614-645-6640

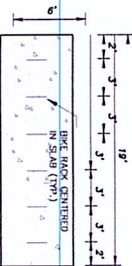
1. Bike rack to be Belson Outdoors Model U190-SF-P (www.belson.com), or approved equal.

2. Use 1-1/8" O.D. tubing;
3. Contractor may use in-ground or surface mount installations. Installation to be per manufacturer's requirements. Contractor to provide grout cover if in-ground mount is utilized.
4. Owner to determine tubing color.

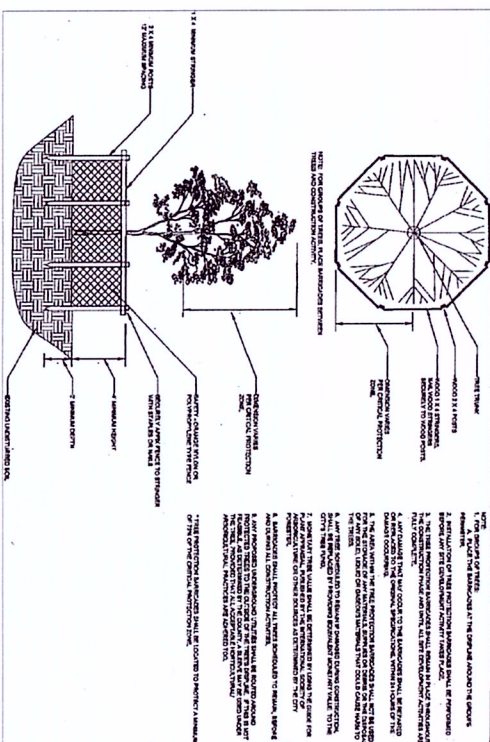
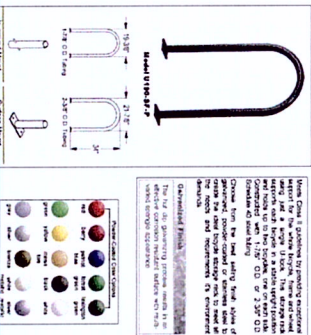
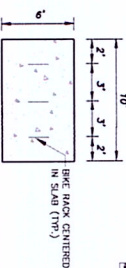
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



DIVISION OF POWER NOTES

The Division of Power has overhead street lighting and secondary in the project area. The contractor is hereby required to contact OUPS at 1-800-362-2764 forty-eight hours prior to conducting any activity within the construction area. The D.O.P. dispatch office number is (614) 645-7627 (voice).

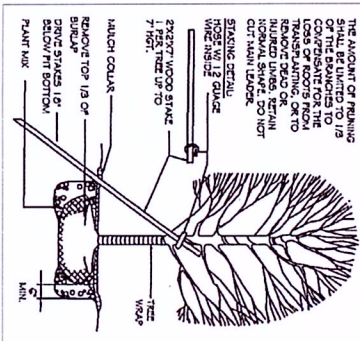
Any required retention, support, protection, or related activity concerned with the City's electrical facilities within the construction area is to be performed by the Contractor under the direction of DOR's personnel and at the expense of the project. DOR will make all final connections to DOR's existing electrical systems at the street lighting system by following DOR's "Material and Installation Specifications" and the City of Columbia's "Construction and Material Specifications" - City of Columbia's. Any new or re-installed underground streetlight system shall require testing as referred to in section 100.018 of the DOR manual (US-92), copies of which are available from the DOR. If you have any questions, call Murali Chinnai at (916) 945-6895 or Chris Vogel at (916) 945-6953.

If any electric facility belonging to the D.O.P. is damaged in any manner by the Contractor, its agents, servants or employees, and requires emergency repairs, D.O.P. shall make all necessary repairs and the expense of such repairs and other related costs shall be paid by the Contractor to the Division of Power City of Columbus, Ohio.



THIS IS TO CERTIFY THAT THE BUILDING AND SITE PLAN
AS SHOWN MEET ALL REQUIRED TEXT STANDARDS

ERIC P. CHENEVEY

06-20-2013
DATE

GRAPHIC SCALE

1 inch = 40 ft.



635 Brockledge Boulevard
Westerville, OH 43081
Contact: ERIC CREWERY
614-818-9900 ext. 235
Fax: 614-818-9902
www.ericcrewery.com

NOT FOR CONSTRUCTION

MUS, OHIO

FIFTH AVE. MIXED USE

DESIGN	DRAFT	CHECK
BAK	BAK	EPC

13-053

SCENE:

VERTICAL:

SPECIAL TITLEPRELIMINARY SITE
COMPLIANCE PLAN

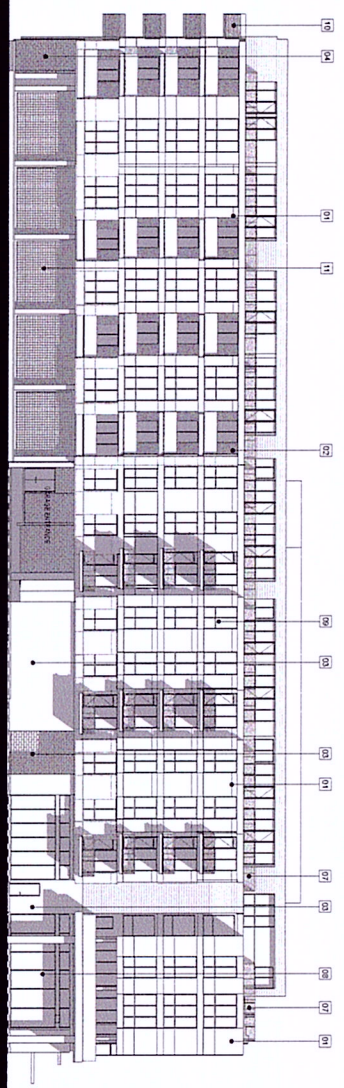
SHEET NO.: 2/2

CU13-0202

EXTERIOR ELEVATION NOTES	
01	FABR CORNER MARCOON
02	WOOD COMPOSITE CLADDING PANEL
03	BRD LACONARY
04	PAINTED POLYWOOD
05	NETA, EOOD
06	GLAZI BALAND
07	NETA, BALAND
08	ALUM STEPHENIT BALAND
09	ALUMINUM BALAND SYSTEM
10	DALE KACHEL BARBER
11	GREENHOUSE PLANTING TRELLIS

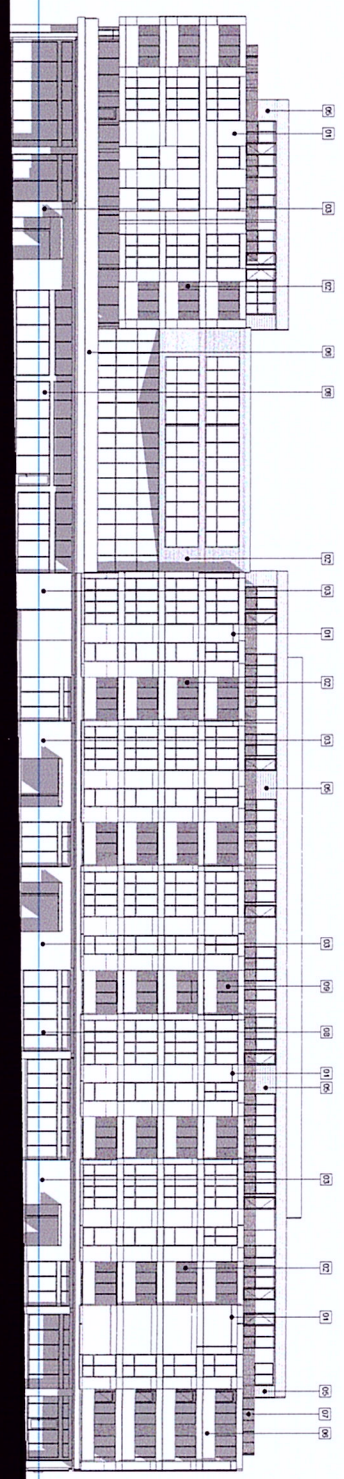
5th Avenue
Mixed Use

1505 W 5TH AVENUE
COLUMBUS OH 43201



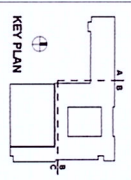
ELEVATION - EAST NORTON ST 3

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



ELEVATION - NORTH 5TH AVENUE 1

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



ZONING VARIANCE SUBMISSION

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ELEVATIONS

CU13-028

EXTERIOR ELEVATION NOTES	
01	FIBER CONCRETE MASONRY
02	WOOD COMPOSITE CLADDING PANEL
03	BRICK MASONRY
04	PAINTED OAK BLIND
05	NETA, STONE
06	BLACK PAINTING
07	NETA, BRICK
08	ALUMINUM STATIONARY GLAZING
09	ALUMINUM SLIDING SYSTEM
10	PAINTED OAK BLIND
11	GREENHOUSE PLANTING TRELLIS

RHODE: PARTNERS
 515 CONGRESS AVE
 SUITE 1400
 AUSTIN, TEXAS 78701
 512.423.9123
 512.479.8177

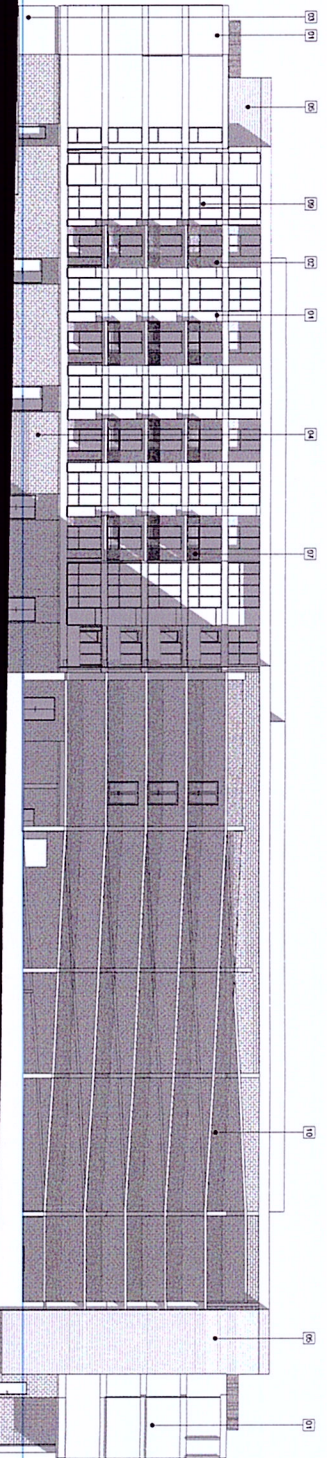
5th Avenue
Mixed Use

© RHODE: PARTNERS 2011



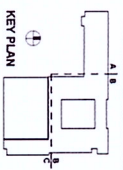
ELEVATION - WEST (HOLLY STREET) 7

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



ELEVATION - SOUTH 1

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



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ZONING VARIANCE SUBMISSION: 02/2013

DATE: 02/2013

CU13-028

RHODE: PARTNERS
 515 CONGRESS AVE
 SUITE 1400
 AUSTIN, TEXAS 78701
 P 512.473.0032
 F 512.473.0077

**5th Avenue
 Mixed Use**

1095 W. 5TH AVENUE
 COLUMBUS, OH 43201

PROJECT NUMBER: 1100010

DATE: 01/11/2017

BY: J. R. RHOADES

REVISIONS:

1. 01/11/2017

2. 01/11/2017

3. 01/11/2017

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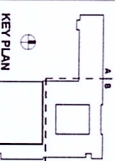
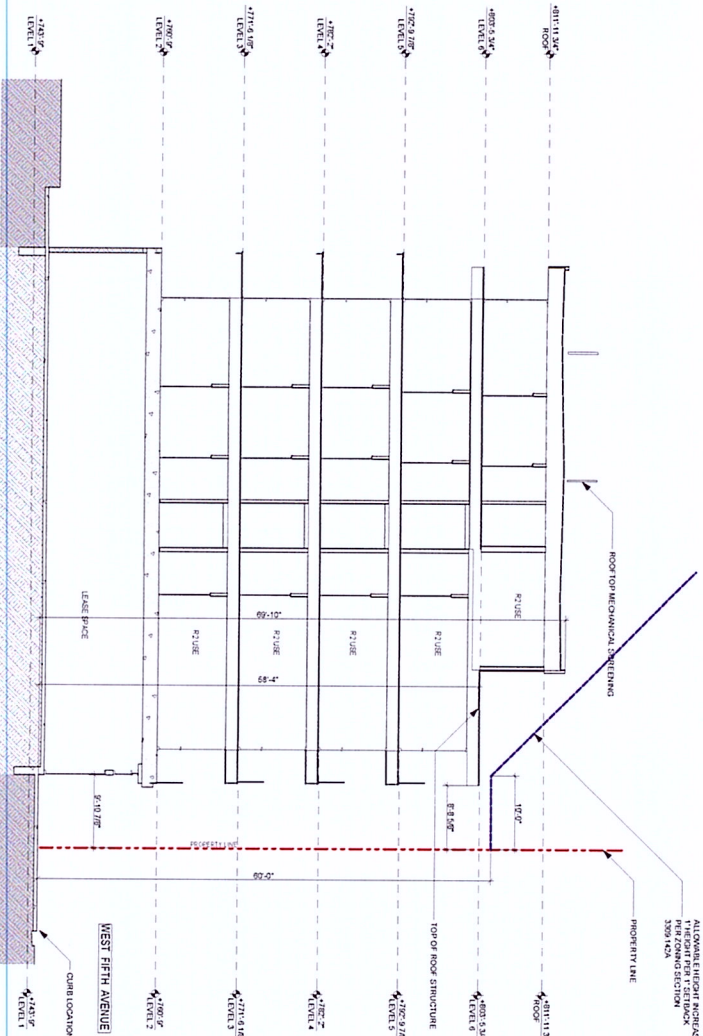
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CV13-028



**ZONING VARIANCE
 SUBMISSION**

IF THIS DOCUMENT IS NOT SIGNED, SIGNED, AND
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 CONSIDERED A NULL AND VOID.

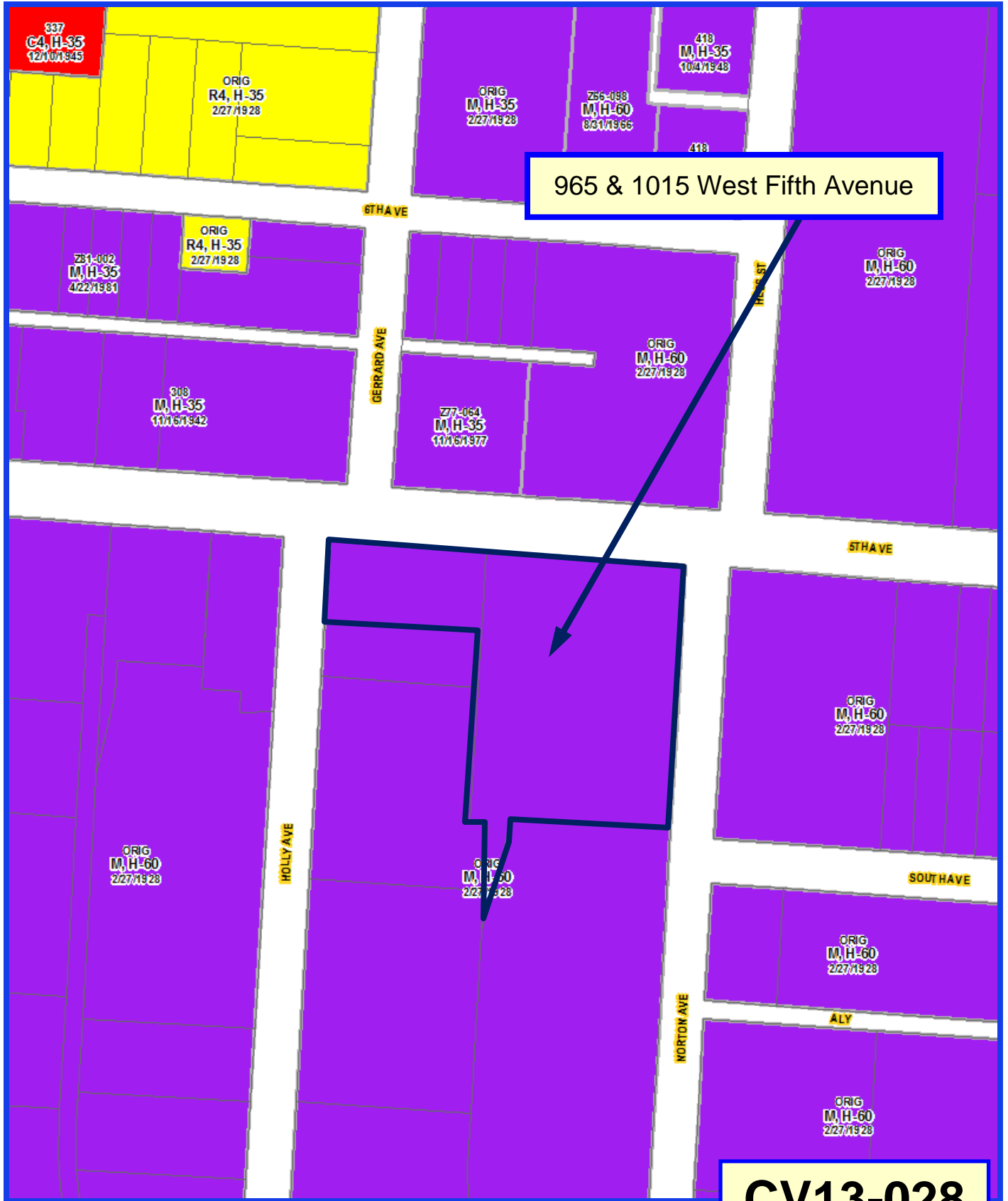
ZONING VARIANCE SUBMISSION 02/01/17

BUILDING SECTION



JSDI 5th AVE ASSOCIATES, LLC.
5th AVENUE MIXED USE DEVELOPMENT

RHODE: PARTNERS
CV13-0228





965 & 1015 West Fifth Avenue

CV13-028