



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: CV13-033 / 13315 - 00000 - 00630
Date Received: 8/30/13
Application Accepted By: SP + TP Fee: \$1600
Comments: Assigned to Tom Proehl, 614-2749, vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1131 Dublin Road, Columbus, OH Zip 43215
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: 010-258109
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): ARLD
Civic Association or Area Commission: N/A
Proposed use or reason for Council Variance request: See Statement of Hardship
Acreage: 0.772

APPLICANT: Name Wayne A. Garland, Jr., c/o Donald Plank, Plank Law Firm, LPA

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

PROPERTY OWNER(S): Name Clydeco, Ltd., c/o Donald Plank, Plank Law Firm, LPA

Address 145 E. Rich St., FL 3 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, LPA
Address 145 E. Rich St., 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

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 # CV13-033

STATE OF OHIO

COUNTY OF FRANKLIN

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

of (1) MAILING ADDRESS Plank Law Firm, LPA, 145 E. Rich St., FL 3, Columbus, OH 43215-5240

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 1131 Dublin Road, Columbus, OH 43215

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) Clydeco, Ltd., c/o Donald Plank

Plank Law Firm, LPA

145 E. Rich St., FL 3

Columbus, OH 43215-5240

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

Wayne A. Garland, Jr., c/o Donald Plank

(614) 947-8600

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

(5) N/A

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 28th day of AUGUST, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Priscilla A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here

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Exhibit A Public Notice
1131 Dublin Road
CV13-_____, 08/20/13

APPLICANT:

Wayne A Garland, Jr.
 c/o Donald Plank, Attorney
 Plank Law Firm, LPA
 145 East Rich Street, Flr. 3
 Columbus, OH 43215

PROPERTY OWNER:

Clydeco, LTD
 c/o Donald Plank, Attorney
 Plank Law Firm, LPA
 145 East Rich Street, Flr. 3
 Columbus, OH 43215

ATTORNEY FOR APPLICANT:

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

COMMUNITY GROUP
/COALITION:

N/A

SURROUNDING PROPERTY
OWNERS (125 Feet)

Airport Plaza-Green Acres LLC
 275 Battery St.
 San Francisco, CA 94111

Knisley Family Partnership
 1111 Dublin Rd.
 Columbus, OH 43215

Guild Athletic Club
 1114 Ridge St.
 Columbus, OH 43215

Community Housing Network
 Title Holding LLC
 1680 Watermark Dr.
 Columbus, OH 43215

Girls Scouts of Ohio's Heartland
 Council Inc.
 1700 Watermark Dr.
 Columbus, OH 43215

Scioto Darby Investments Inc.
 2300 E. Fifth Ave.
 Columbus, OH 43216

Bristol Land Company Ltd
 330 W. Spring St., Ste. 500
 Columbus, OH 43215

Tim Donut US Limited
 4150 Tuller Rd., Ste. 236
 Dublin, OH 43017

1114 Dublin Road LLC
 Ste. 450
 3650 Olentangy River Rd.
 Columbus, OH 43214

ALSO NOTIFY:-----

Wayne A. Garland, Jr.
 48 East 15th Avenue
 Columbus, OH 43201

David B. Perry
 David Perry Co., Inc.
 145 East Rich Street, FL 3
 Columbus, OH 43215

Bob Mickley
 48 East 15th Avenue
 Columbus, OH 43201

Clydeco, Ltd
 48 East 15th Avenue
 Columbus, OH 43201

SHEET 1 of 1
1131 Dublin Road
CV13-_____, 08/20/13



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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 # CV13-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, LPA, 145 E. Rich St., FL 3, Columbus, OH 43215-5240
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. Clydeco, Ltd. 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne A. Garland, Jr. (614) 294-5511 # of Columbus Based Employees: 0	2. Wayne A. Garland, Jr. 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne A. Garland, Jr. (614) 294-5511 # of Columbus Based Employees: 0
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 25th day of AUGUST, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Donald Plank
Barbara A. Painter
AUGUST 3, 2015

Notary Seal Here



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

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

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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

8/28/13

Attorney for Applicant and Property Owner

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EXHIBIT B

Statement of Hardship

1131 Dublin Road, Columbus, OH 43215

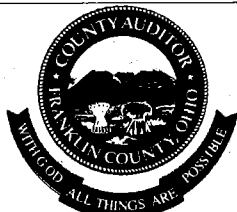
Council Variance # CV13-133

The 0.772 acre site located on the south side of Dublin Road, abutting the west side of Ridge Street and 800' +/- feet west of Grandview Avenue is zoned C-4, Commercial. The area is characterized by older commercial development zoned C-4, the Watermark Business Park zoned M but developed with large office uses and the Arbors of Watermark apartment complex zoned ARLD. This application is a companion variance application to rezoning application Z13-_____, 1131 Dublin Road, by which applicant proposes to rezone the site from C-4 to ARLD for construction of a twelve (12) dwelling unit apartment building. While the C-4, Commercial District permits dwelling units located above a ground floor commercial use, the ground floor of the apartment building will be accessory parking for the residents. Staff requested that the C-4 parcel be rezoned to a multi-family district. Certain variances are needed due to the residential zoning to be established. The location is desirable for housing due to its close proximity to many employment options and easy vehicular access by Dublin Road and I-670. The McKinley-Dublin Road Area Plan, while not adopted yet, supports the development of housing and recognizes the need for more residents in the area to support the community.

Applicant requests the following variances:

- 1) 3333.02 AR-12, ARLD and AR-1 Apartment Residential District Use, to permit the continued use of the Dublin Road curbcut and driveway for commercial vehicular access to two (2) adjacent commercially developed parcels that share the curbcut/driveway and vehicular residential use related to the apartment building.
- 2) 3333.18, Building Lines, to permit a dumpster and bulk item pad in the 25 foot building setback of at the terminus of Ridge Street.
- 3) 3333.24, Rear Yard, to reduce rear yard from 25% of the parcel area (8,407 sq. ft.) to 6% and to permit a dumpster box and bulk refuse pad in the rear yard adjacent to the terminus of Ridge Street.
- 4) 3312.21, Landscaping and Screening, which Section requires tree planting on the interior of the parking lot, while applicant will provide all required trees but adjacent to the parking and circulation areas rather than with interior islands.
- 5) 3312.25, Maneuvering, to permit the dumpster and bulk refuse pad to be accessed from the terminus of Ridge Street with box/pad located on-site but accessed only from Ridge Street with maneuvering in Ridge Street.

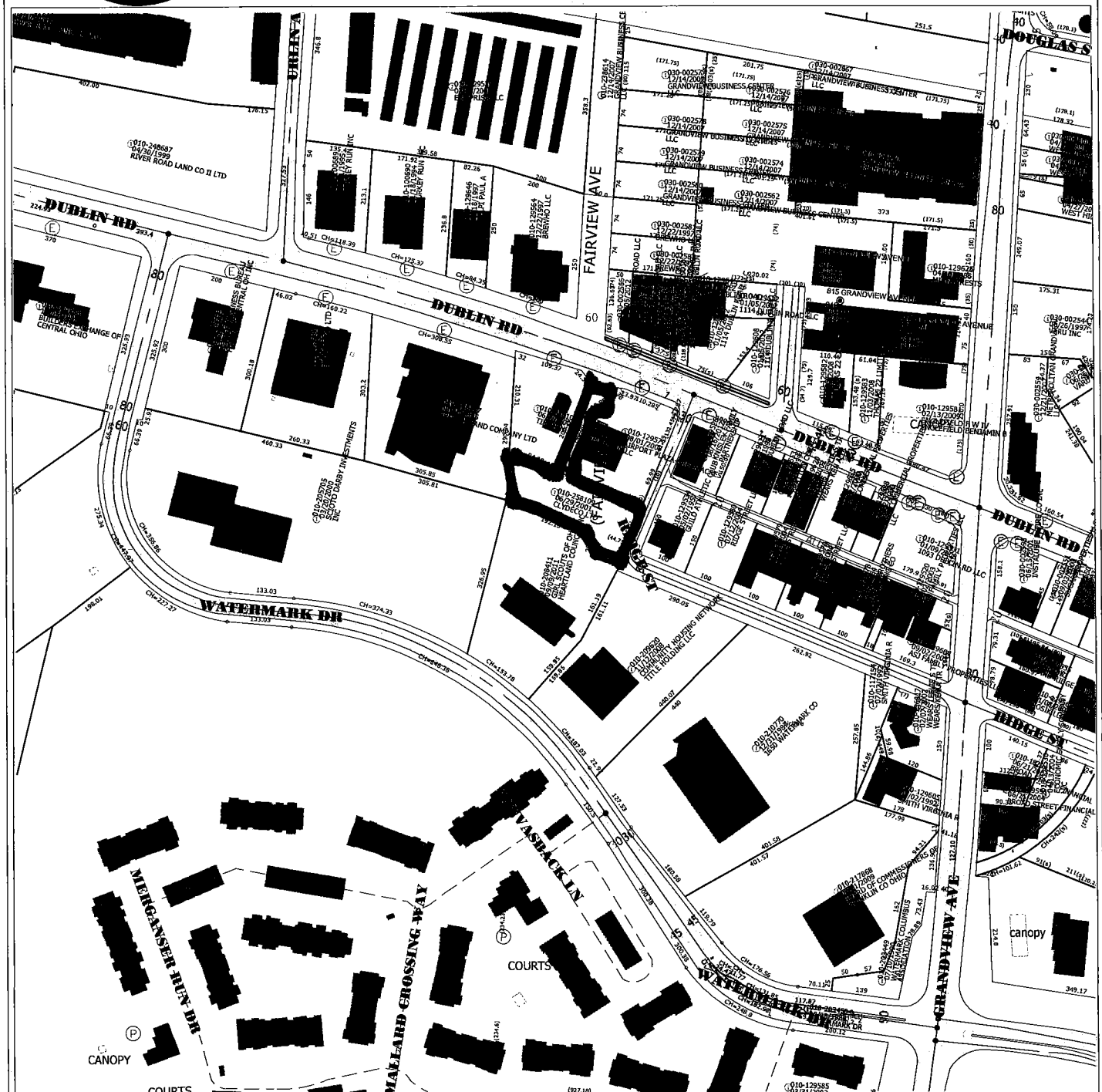
CV13-033



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: TH

DATE: 8/13/13



Disclaimer

Scale = 300



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



CV13-033

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: 010258109

Zoning Number: 1131

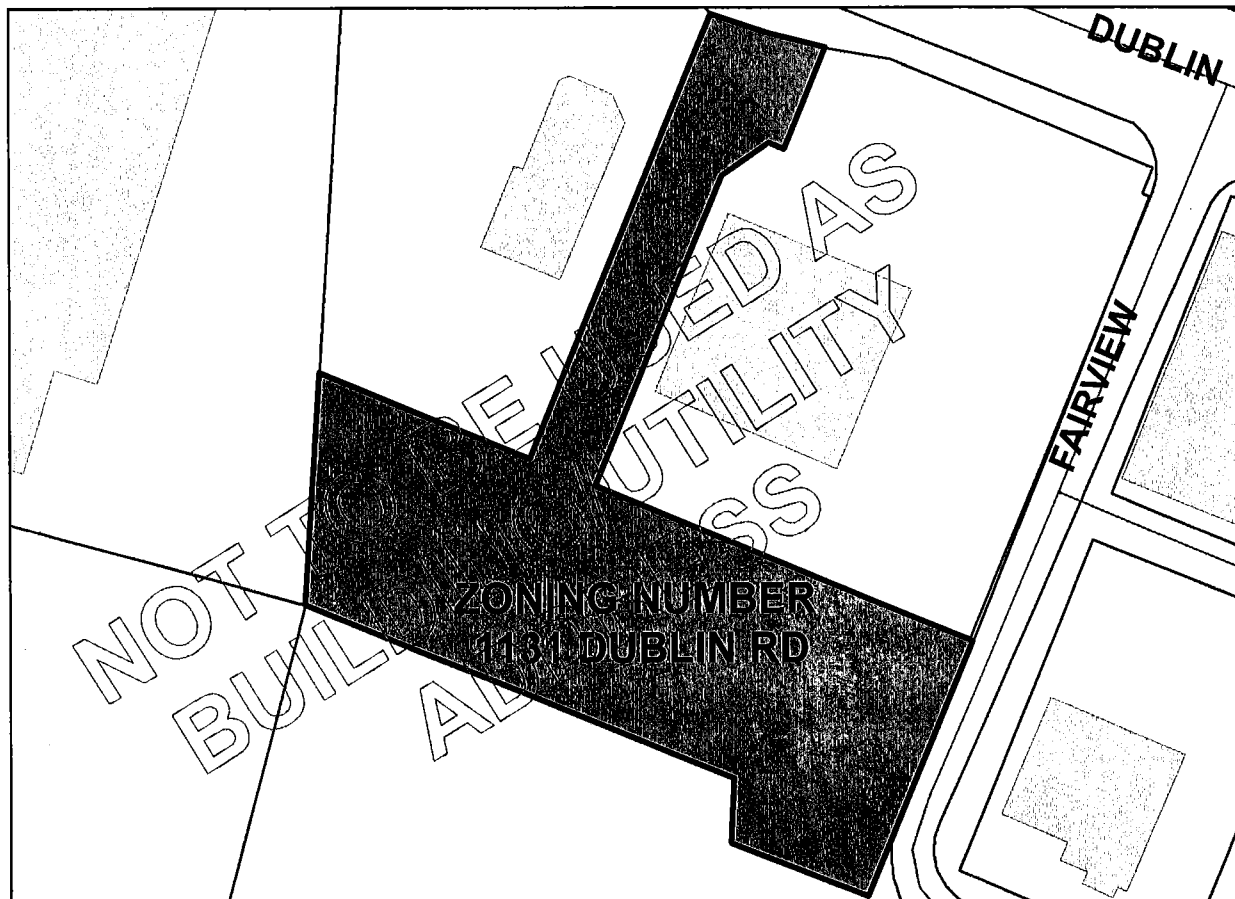
Street Name: DUBLIN RD

Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO (DAVE PERRY)

Issued By: Cassandra Sampson Date: 8/15/2013



SCALE: 1 inch = 80 feet



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

Legal Description

0.772 Acre

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 12, Township 1, Range 23, Congress Lands and containing 0.772 acre of land more or less, being all out of that 2.168 acre tract of land as conveyed to Grandview Building of record in Official Record 04999, Page H16, 0.470 acre of said 0.772 acre tract being out of Parcel # 010-129577 comprised partly of Lot "K" of Croughton, Denmead and W.A. Pope, Second Suburban Subdivision of record in Plat Book 4, Page 441, and part of vacated Fairview Avenue of record in Vacation Record 19, Page 5, 0.070 acre of said 0.772 acre tract being out of Parcel # 010-129525 comprised partly of that 0.23 acre tract referred to as "Parcel 2" of record in Deed Book 1261, Page 561, 0.017 acre of said 0.772 acre tract being out of Parcel # 010-129589 comprised partly of said vacated Fairview Avenue, and 0.215 acre of said 0.772 acre tract being out of Parcel # 010-129590 comprised partly of Lot 14 of said Croughton, Denmead and W.A. Pope, Second Suburban Subdivision and part of said vacated Fairview Avenue (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.772 acre being more particularly described as follows:

Beginning for reference at a $\frac{3}{4}$ -inch I.D. iron pipe found at the northwest corner of said 2.168 acre Grandview Building tract, also being in the southerly right-of-way line of Dublin Road (State Route 33);

Thence South $70^{\circ}39'22''$ East, with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 141.37 feet to an iron pipe set, an angle point;

Thence South $35^{\circ}45'36''$ East, continuing with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 24.55 feet to a P.K. nail set, being the true point of beginning of the herein described tract;

Thence from said true point of beginning, South $70^{\circ}37'40''$ East, with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 50.23 feet to a P.K. nail set;

Thence with a new division line across and through said 2.168 acre tract the following (5) five bearings and distances:

South $24^{\circ}49'44''$ West, a distance of 45.00 feet to a P.K. nail set;

North $65^{\circ}10'16''$ West, a distance of 7.00 feet to a P.K. nail set;

South $57^{\circ}51'43''$ West, a distance of 23.85 feet to a P.K. nail set;

South $24^{\circ}49'44''$ West, a distance of 140.00 feet to an iron pipe set;

South $65^{\circ}18'46''$ East, a distance of 167.68 feet to an iron pipe set in the east line of said 2.168 acre Grandview Building tract, also being a west right-of-way line of a 30 foot public alley;

Thence South $24^{\circ}49'44''$ West, with the west line of said 30 foot public alley, a distance of 115.01 feet to an iron pipe set, the southeast corner of said 2.168 acre Grandview Building tract, also being the northeast corner of a 1.692 acre tract of land as conveyed to Seal of Ohio Girl Scout Council, Inc. of record in Official Record 12262, Page C06;

Thence North $65^{\circ}15'07''$ West, with a southerly line of said 2.168 acre Grandview Building tract, also being a northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 61.68 feet to a 3/4-inch I.D. iron pipe found;

Thence north $5^{\circ}47'04''$ East, continuing with a southerly line of said 2.168 acre Grandview Building tract, also being the northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 26.37 feet to a 3/4-inch I.D. iron pipe found;

Thence North $65^{\circ}18'46''$ West, continuing with the southerly line of said 2.168 acre Grandview Building tract, also being the northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 191.03 feet to a 3/4-inch I.D. iron pipe found, the northwesterly corner of said 1.692 acre Ohio Girl Scout Council tract, the northeasterly corner of a 5.289 acre tract of land as conveyed to Scioto Darby Investments Inc., of record in Instrument No. 200003200053887, the southeasterly corner of a 2.055 acre tract of land as conveyed to Bristol Land Company, Ltd. of record in Official Record 29860, Page B15;

Thence North $6^{\circ}00'46''$ East, with the westerly line of said 2.168 acre Grandview Building tract, also being the easterly line of said 2.055 acre tract, a distance of 95.00 feet to an iron pipe set;

Thence with a new division line across and through said 2.168 acre Grandview Building tract the following (2) two bearings and distances:

- 1) South $65^{\circ}18'46''$ East, a distance of 94.28 feet to an iron pipe set;
- 2) North $24^{\circ}49'44''$ East, a distance of 200.29 feet to the true point of beginning and containing 0.772 acre of land, more or less.

Subject to all restrictions, easements and rights-of-way of previous record, or otherwise legally established.

All iron pipes set are 3/4-inch inside diameter by 30 inches in length with an orange cap marked "Geo Graphics."

A bearing of South $65^{\circ}44'46''$ East was used on the centerline of Dublin Road (State Route 33) as shown on Franklin County Plans FRA-33-12.31, page 64.

The above description was prepared by Robert E. Blackburn, Ohio Surveyor No. 6305 of Geo Graphics, Inc., Land Surveying and Civil Engineering, Columbus, Ohio, from information obtained from an actual field survey of the premises in February 2001.

20160257 ① CV13-033

GENERAL WARRANTY DEED
(Sections 5302.05 and 5302.06 Ohio Revised Code)

GRANDVIEW BUILDING, an Ohio general partnership, Grantor, of Franklin County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to CLYDECO., Ltd. an Ohio limited liability company, Grantee, whose tax mailing address is P.O. Box 8310, Columbus, Ohio 43201, the following REAL PROPERTY: Situated in the State of Ohio, County of Franklin and City of Columbus:

Being the 0.772-Acre Tract more fully described on the attached EXHIBIT "A"

Split from Parcel No. 010-129577-00

Subject to real estate taxes and assessments; zoning ordinances; public right-of-way; and restrictions, conditions, and easements of record.

Prior Instrument Reference: Instrument No. 200106250142643, Franklin County Recorder's Office.

Witness the hand of Grantor's duly authorized partner this 28 day of June, 2001.

Witnessed and Acknowledged in the presence of:

GRANDVIEW BUILDING, an Ohio general partnership

[Signature]
Witness
Printed: JOHAN W. NEFF

[Signature]
Paul M. Loper
General Partner

[Signature]
Witness
Printed: Jeffrey A. Auker

STATE OF OHIO,

COUNTY OF FRANKLIN, ss:

On this the 28 day of June, 2001, before me a Notary Public in and for said county and state, personally appeared Paul M. Loper, General Partner of and on behalf of Grandview Building, an Ohio general partnership, Grantor in the foregoing deed, who acknowledged the signing thereof and deed of him individually and in his capacity on behalf of said company.



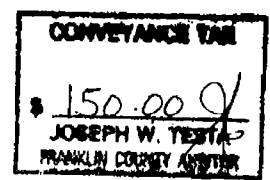
JEFFREY A. AUKER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

[Signature]
Notary Public

AUDITOR'S STAMPS

HAVENS
WILLIS
LAW FIRM LLC
141 East Town Street
Suite 200
Columbus, Ohio 43215

TRANSFERRED
JUN 29 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



ChinaxoStell-com

0.772 Acre

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 12, Township 1, Range 23, Congress Lands and containing 0.772 acre of land more or less, being all out of that 2.168 acre tract of land as conveyed to Grandview Building of record in Official Record 04999, Page H16, 0.470 acre of said 0.772 acre tract being out of Parcel # 010-129577 comprised partly of Lot "K" of Croughton, Denmead and W.A. Pope, Second Suburban Subdivision of record in Plat Book 4, Page 441, and part of vacated Fairview Avenue of record in Vacation Record 19, Page 5, 0.070 acre of said 0.772 acre tract being out of Parcel # 010-129525 comprised partly of that 0.23 acre tract referred to as "Parcel 2" of record in Deed Book 1261, Page 561, 0.017 acre of said 0.772 acre tract being out of Parcel # 010-129589 comprised partly of said vacated Fairview Avenue, and 0.215 acre of said 0.772 acre tract being out of Parcel # 010-129590 comprised partly of Lot 14 of said Croughton, Denmead and W.A. Pope, Second Suburban Subdivision and part of said vacated Fairview Avenue (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.772 acre being more particularly described as follows:

Beginning for reference at a 3/4-inch I.D. iron pipe found at the northwest corner of said 2.168 acre Grandview Building tract, also being in the southerly right-of-way line of Dublin Road (State Route 33);

Thence South 70°39'22" East, with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 141.37 feet to an iron pipe set, an angle point;

Thence South 35°45'36" East, continuing with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 24.55 feet to a P.K. nail set, being the true point of beginning of the herein described tract;

Thence from said true point of beginning, South 70°37'40" East, with said southerly right-of-way line, also being the northerly line of said 2.168 acre Grandview Building tract, a distance of 50.23 feet to a P.K. nail set;

Thence with a new division line across and through said 2.168 acre tract the following (5) five bearings and distances:

South 24°49'44" West, a distance of 45.00 feet to a P.K. nail set;

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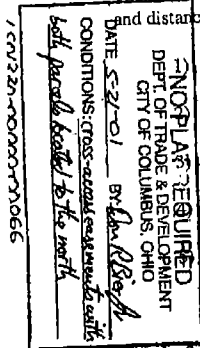
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Thence South 24°49'44" West, with the west line of said 30 foot public alley, a distance of 115.01 feet to an iron pipe set, the southeast corner of said 2.168 acre Grandview Building tract, also being the northeast corner of a 1.692 acre tract of land as conveyed to Seal of Ohio Girl Scout Council, Inc. of record in Official Record 12262, Page C06;

Thence North 65°15'07" West, with a southerly line of said 2.168 acre Grandview Building tract, also being a northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 61.68 feet to a 3/4-inch I.D. iron pipe found;

Thence North 5°47'04" East, continuing with a southerly line of said 2.168 acre Grandview Building tract, also being the northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 26.37



CV13-033

feet to a 3/4-inch I.D. iron pipe found;

Thence North 65°18'46" West, continuing with the southerly line of said 2.168 acre Grandview Building tract, also being the northerly line of said 1.692 acre Ohio Girl Scout Council tract, a distance of 191.03 feet to a 3/4-inch I.D. iron pipe found, the northwesterly corner of said 1.692 acre Ohio Girl Scout Council tract, the northeasterly corner of a 5.289 acre tract of land as conveyed to Scioto Darby Investments Inc., of record in Instrument No. 200003200053887, the southeasterly corner of a 2.055 acre tract of land as conveyed to Bristol Land Company, Ltd. of record in Official Record 29860, Page B15;

Thence North 6°00'46" East, with the westerly line of said 2.168 acre Grandview Building tract, also being the easterly line of said 2.055 acre tract, a distance of 95.00 feet to an iron pipe set;

Thence with a new division line across and through said 2.168 acre Grandview Building tract the following (2) two bearings and distances:

- 1) South 65°18'46" East, a distance of 94.28 feet to an iron pipe set;
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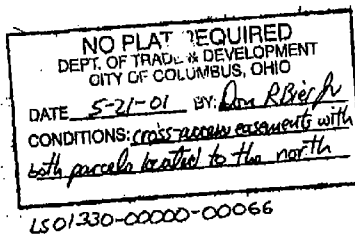
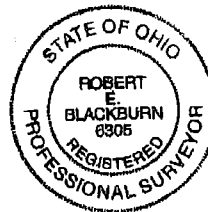
All iron pipes set are 3/4-inch inside diameter by 30 inches in length with an orange cap marked "Geo Graphics".

A bearing of South 65°44'46" East was used on the centerline of Dublin Road (State Route 33) as shown on Franklin County Plans FRA-33-12.31, page 64.

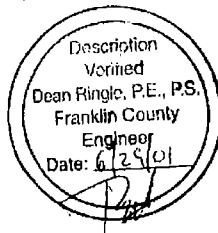
The above description was prepared by Robert E. Blackburn, Ohio Surveyor No. 6305 of Geo-Graphics, Inc., Land Surveying and Civil Engineering, Columbus, Ohio, from information obtained from an actual field survey of the premises in February 2001.

M-68
ALL OF
0.772 AC.
GRANDVIEW
FRONT
129577
(010)

Robert E. Blackburn
Robert E. Blackburn
Ohio Surveyor No. 6305



M-68
~~SPITE~~
Portions of
Lot K, Lot 14,
Acreage and
Vacated R.O.W.
Totaling
0.772 Acres
out of
(010)
129577



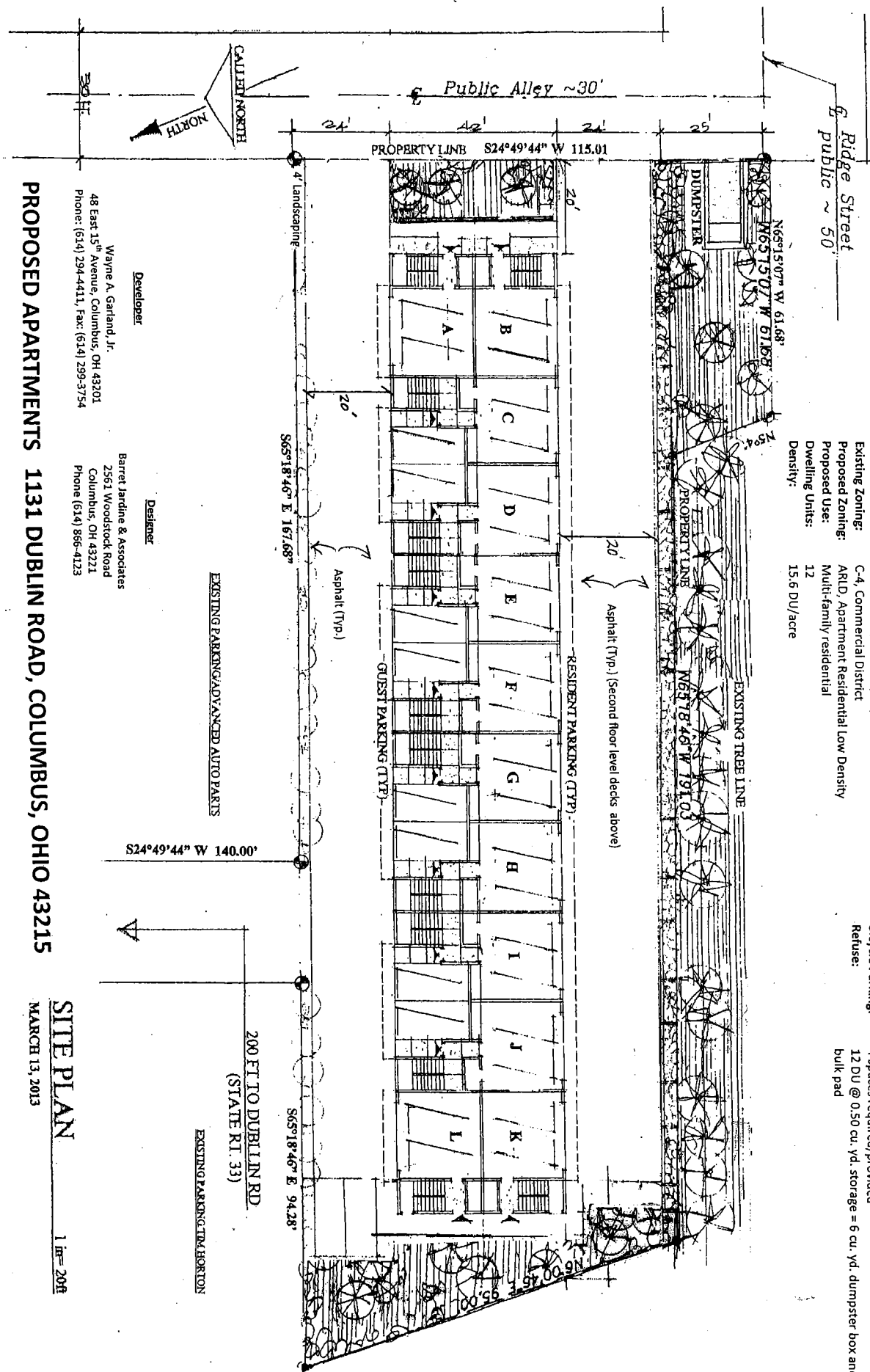
NA200000014201421gl.wpd



SITE DATA

Address: 1131 Dublin Road, Columbus, OH 43215
PID: 010-258109
Area: 0.772 acres (33,628 sq. ft.)
Existing Zoning: C-4, Commercial District
Proposed Zoning: ARLD, Apartment Residential Low Density
Proposed Use: Multi-family residential
Dwelling Units: 12
Density: 15.6 DU/acre

Parking:
Required: 12 DU @ 1.5 spaces/DU = 18 spaces
Provided: 34 (2 car garage/DU + 10 spaces guest parking)
Bicycle Parking: 4 spaces required/provided
Refuse: 12 DU @ 0.50 cu. yd. storage = 6 cu. yd. dumpster box and bulk pad



PROPOSED APARTMENTS 1131 DUBLIN ROAD, COLUMBUS, OHIO 43215

Developer
 Wayne A. Garland, Jr.
 48 East 15th Avenue, Columbus, OH 43201
 Phone: (614) 294-4411, Fax: (614) 299-3754

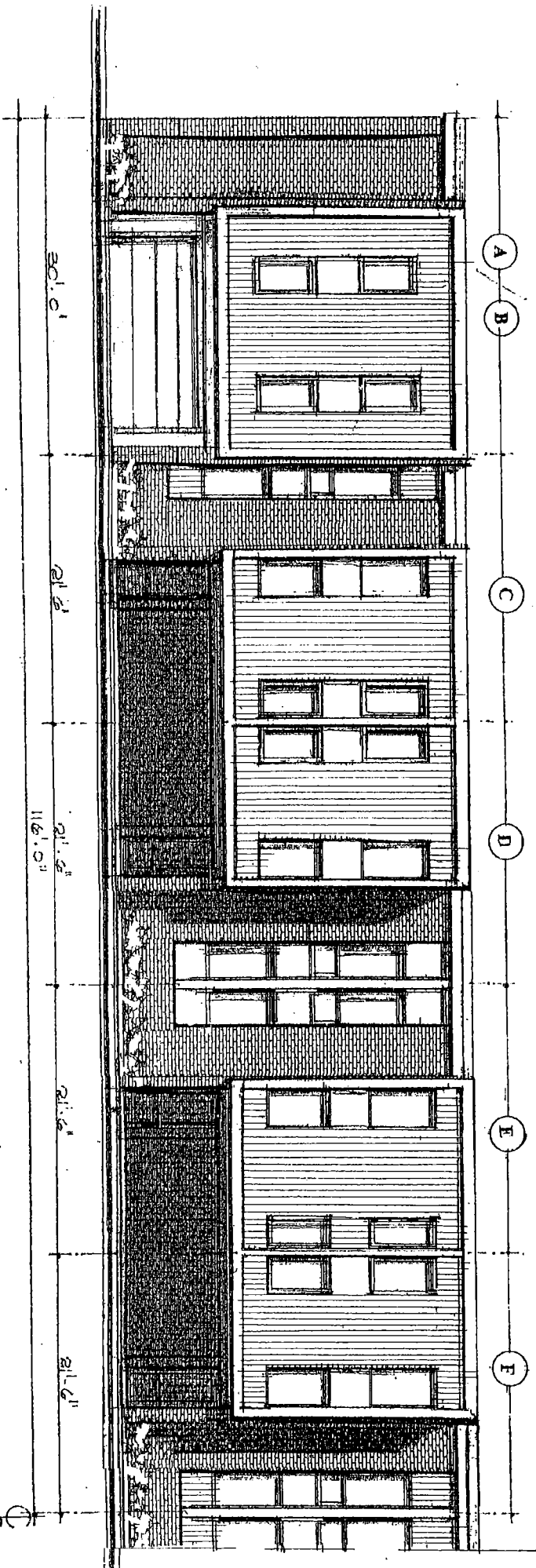
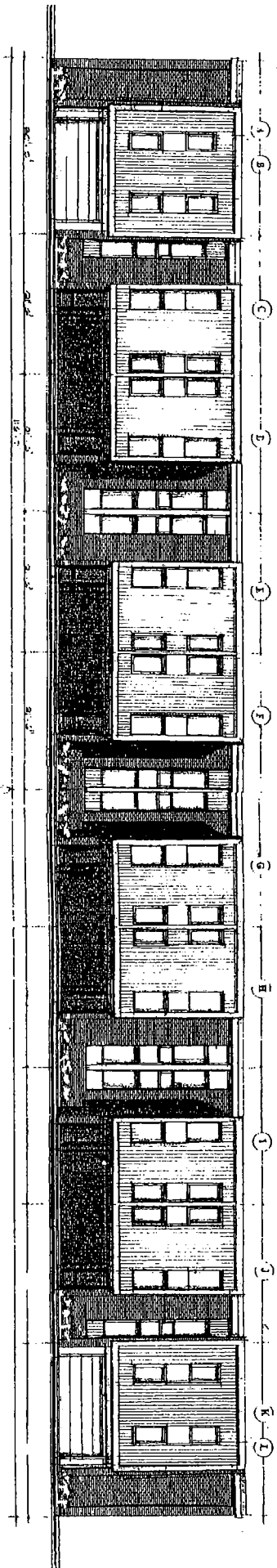
Designer
 Barrel Jardine & Associates
 2561 Woodstock Road
 Columbus, OH 43221
 Phone: (614) 866-4123

SITE PLAN

MARCH 13, 2013

1 in = 20ft

CN13-033

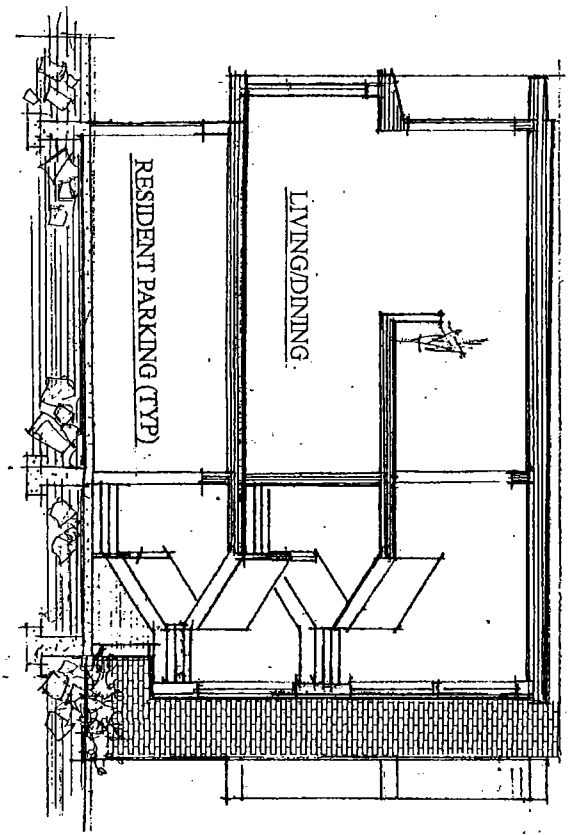


NORTH ELEVATION

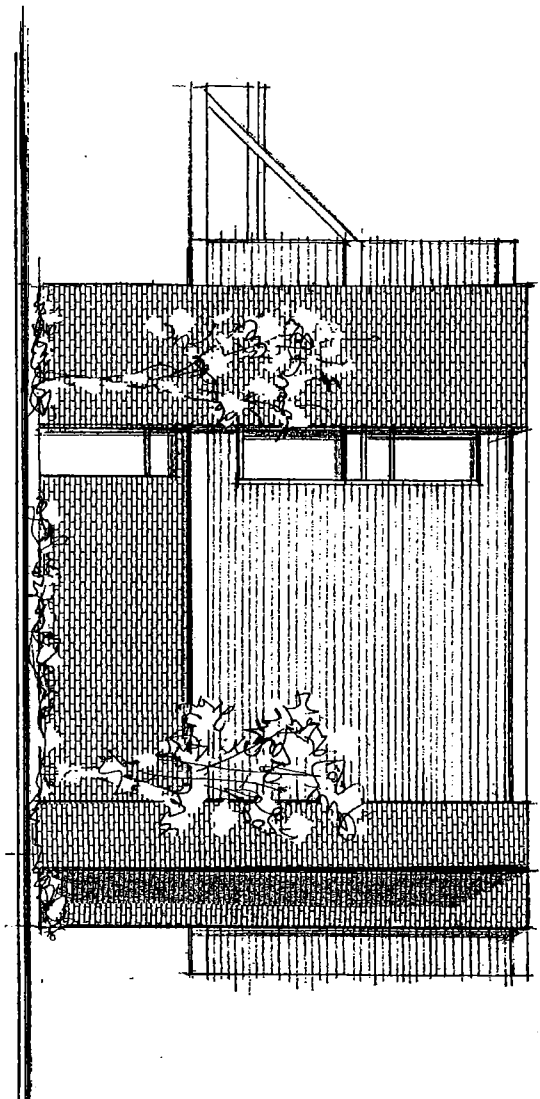
MARCH 13, 2013

1/8" = 1'-0"

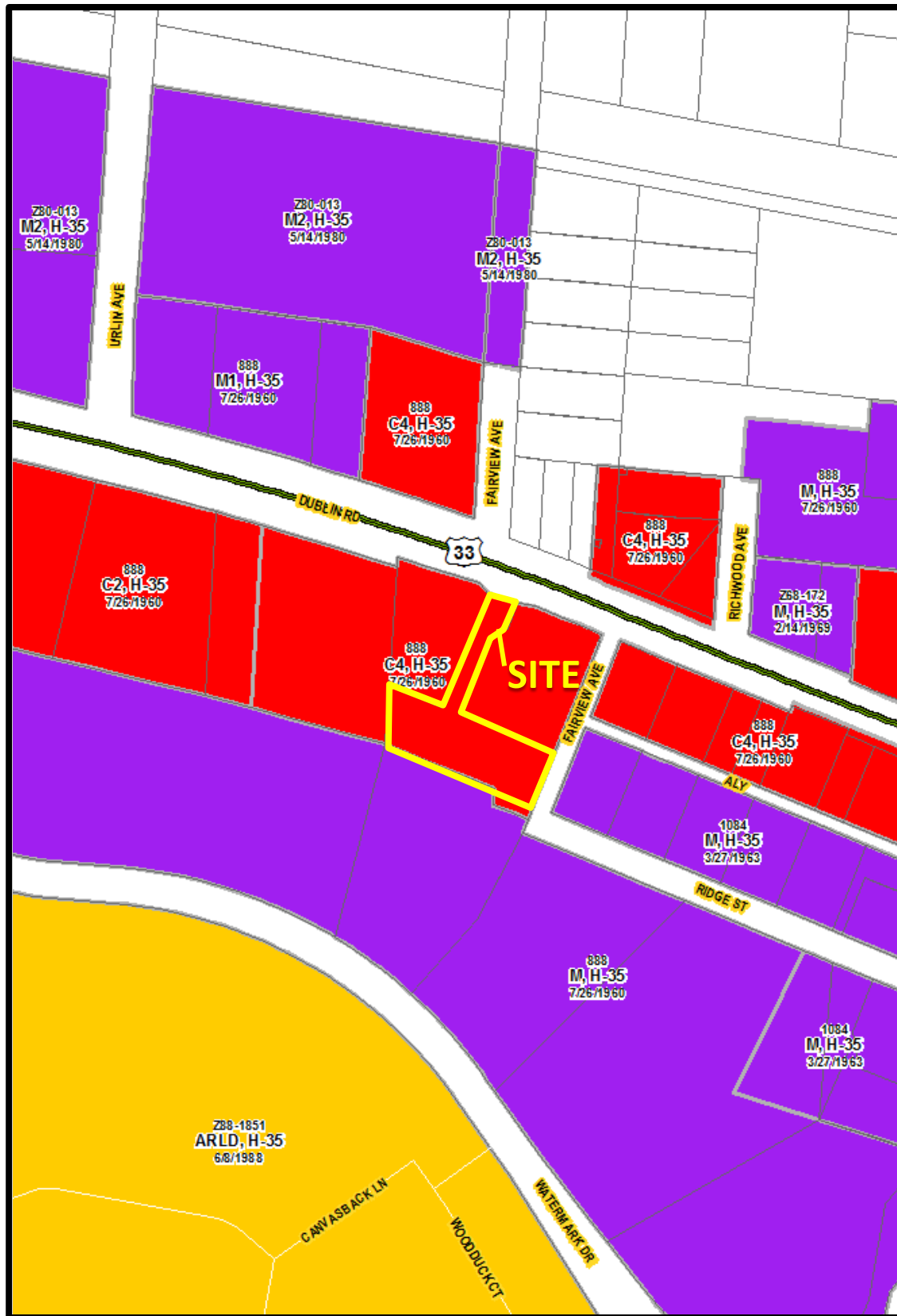
CV13-033



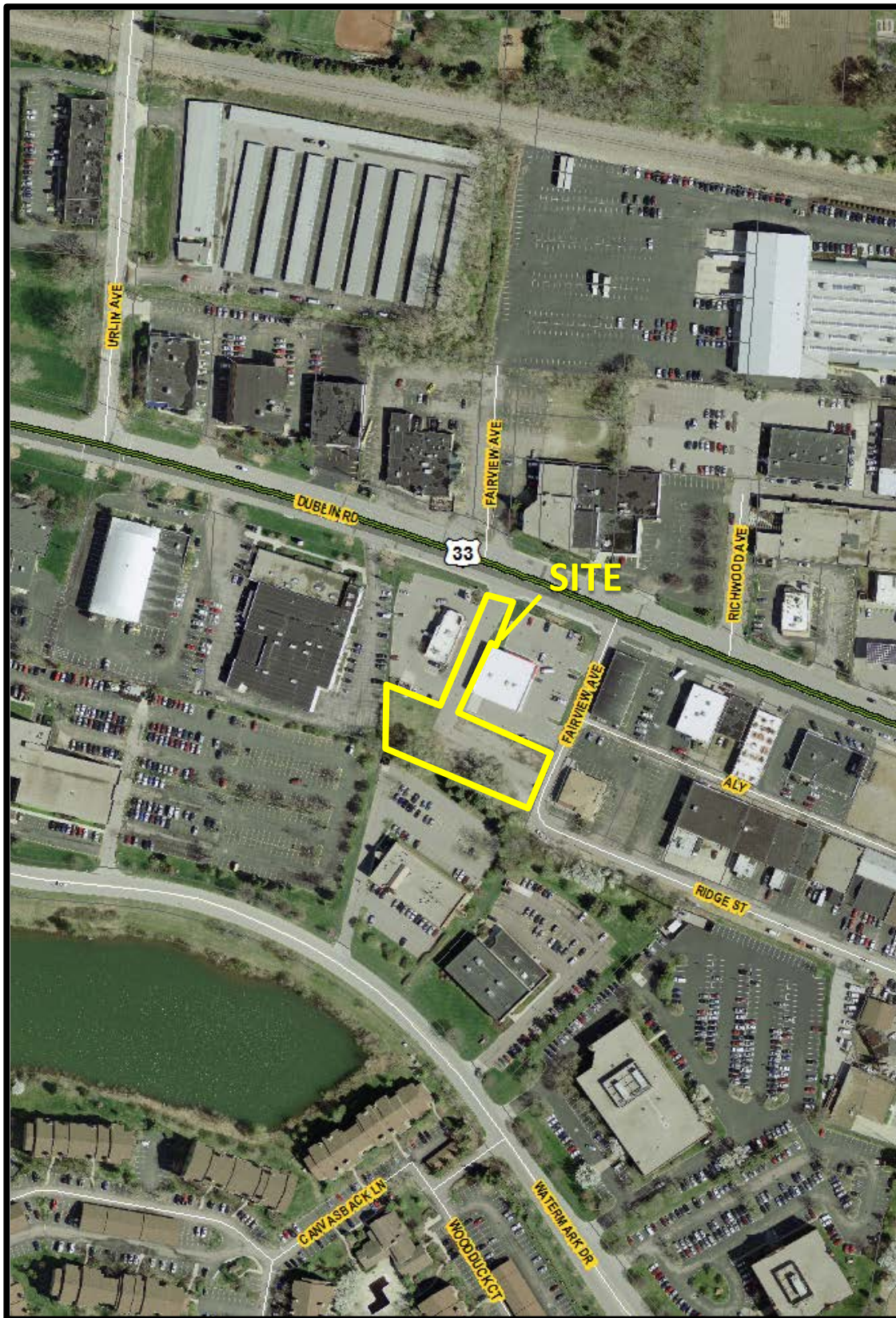
SECTION
1/8" = 1'-0"
SEPTEMBER 8, 2012



EAST ELEVATION
1/8" = 1'-0"



CV13-033
1131 Dublin Road
010-258109
Approximately 0.772 acres
Request: Multi-Family Residential



CV13-033
1131 Dublin Road
010-258109
Approximately 0.772 acres
Request: Multi-Family Residential