

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

14315-00000-00031

OFFICE USE ONLY

Application Number: CW14-044 Date Received: 9/2/14

Fee: \$1280.00 Application Accepted by: TP + SP

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

**LOCATION AND ZONING REQUEST**

Certified Address (for Zoning Purposes) 345 E. Deshler Avenue Zip 43206

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: 010-066697

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

Current Zoning District(s): AR-1, R-3

Civic Association or Area Commission: Columbus Southside Area Commission

Proposed use or reason for Council Variance request: Variances related to single family and multi-family

Acreage: 6.16 Ac. development

**APPLICANT:** Name Homeport c/o Donald Plank, Plank Law Firm

Address, City, State & Zip 145 E. Rich Street, FL 3, Columbus, OH 43215

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

**PROPERTY OWNER(S):** Name Board of Education of the Columbus City School District

Address, City, State & Zip 270 E. State Street, Columbus, OH 43215 ☒ Dan Good Superintendent

Phone # 614-365-5164 Fax # ----- Email alenzotti2999@columbus.k12.oh.us  
Anne Lenzotti, Real Estate Dept.

**ATTORNEY/AGENT** (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent For Applicant

Name Donald Plank, Plank Law Firm

Address, City, State & Zip 145 E. Rich Street, FL 3, Columbus, OH 43215

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

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

Applicant Signature Donald Plank, attorney

Property Owner Signature Donald Plank

**Attorney/Agent** Signature Donald Plank

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**

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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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:**

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See Exhibit B

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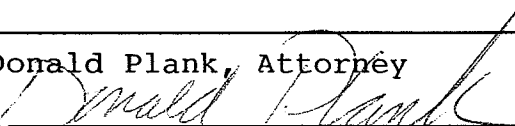
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Homeport BY: Donald Plank, Attorney

Signature of Applicant



Date

8/21/14

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## **Exhibit B**

### **Statement of Hardship**

**CV14-044**

#### **345 East Deshler Avenue**

The site is 6.16 acres bounded by East Deshler Avenue, South Washington Avenue, Thurman Avenue and Bruck Street. The site is developed with the Barrett Avenue School, presently owned by the Columbus Board of Education, and is zoned R-2F, Residential. The Barrett School has been closed since about 2009. The building consists of the original four story school building built in the 1880's and a large one (1) story addition to the east side of the original building built in the late 1950's. The original building has significant historic and neighborhood interest and is proposed to be preserved. The 1950's addition does not have historic significance and is typical of many school additions built in the 1950's and 1960's as school districts built additions to schools to accommodate the growing number of students. The 1950's school addition resulted in the demolition of dwellings, probably many being single family dwellings, to accommodate the building addition and sports fields/play ground. The Columbus Board of Education wants to sell the property and applicant is in contract to purchase the property. As with any property/building developed/developed for a specific purpose and the original purpose is no longer viable, a viable new land use must be determined.

The larger neighborhood surrounding the Barrett School site is developed with many forms of residential uses. The neighborhood is experiencing considerable revival and investment. It makes sense to develop the Barrett site with residential land uses. Applicant proposes to preserve the original Barrett School building by changing the use from a former school to 52 dwelling units, remove the 1950's one (1) story addition to the Barrett School building, develop an additional 56 multi-family dwelling units on the west approximately one-half of the site (total of 108 multi-family units) and develop 22 detached single family homes on approximately the east half of the site. The development plan includes establishing the former alley (non-dedicated) grid system by establishing non-dedicated north/south and east/west vehicular connections. The site development plan is depicted on the submitted site plan titled "Zoning Exhibit for Barrett School Redevelopment", dated \_\_\_\_\_.

The site and surrounding neighborhood were developed before the City of Columbus established zoning. Development standards representative of the neighborhood typically are not in compliance with development standards of the current Zoning Code which largely has its roots in suburban development styles rather than urban development or urban redevelopment. Urban redevelopment in the City of Columbus typically requires variances to current code requirements because the current code standards don't address urban redevelopment, particularly for residential uses. Applicant has a hardship to comply with the Zoning Code due to the current code standards representing non-urban development and, therefore, requests the following variances in conjunction with rezoning (Z14-\_\_\_\_\_) the property to the R-3 and AR-1 districts to permit the proposed development represented on the submitted site plan.

Applicant requests the following variances:

AR-1, Apartment Residential District area

- 1) 3309.14, Height Districts, to permit a variance to the H-35 Height District for the existing four (4) story Barrett School building, which is approximately 75 feet tall to the mid-point of the roof.
- 2) 3312.27, Parking Setback Line, to reduce the required parking setback on Thurman Avenue from 10 feet to 8 feet for a parallel parking space and from 10 feet to 6 feet for a parallel parking space.
- 3) 3333.18, Building Lines, to reduce building setback lines for Thurman Avenue and Bruck Street for the AR-1 multi-family area from 30 feet and 25 feet, respectively, to 8 feet and 10 feet, respectively.
- 4) 3333.255, Perimeter Yard, to reduce the required perimeter yard from 25 feet to 21 feet adjacent to Buildings 5 and 6, while the distance from the face of the buildings to the east property line exceeds 25 feet, but parking starts 21 feet east of the buildings.

R-3, Residential District area

- 5) 3332.035, R-3, Residential District Use, to permit a non-dedicated east/west alley as a separate parcel, as depicted on the submitted site plan, to be used only for vehicular and pedestrian access to the rear of the single family lots as a primary use in the R-3 district.
- 6) 3332.05, Area District Lot Width Requirements, which Section requires a minimum lot width of fifty (50) feet in the R-3 District, while applicant proposes lot widths of 32 +/- feet and 49 +/- feet, subject to surveying/platting, which may require slightly different lot width dimensions.
- 7) 3332.13, R-3, Area District Requirements, which Section requires a minimum lot area of 5,000 square feet, while applicant proposes eight (8) lots of less than 5,000 sq. ft. with four (4) lots (Lots 2, 11, 12, 22 on site plan) of 3,670 +/- sq. ft. and four (4) lots (Lots 1, 10, 13, 21 on site plan) of 4,450 sq. ft., subject to surveying/platting, which may require slightly different lot area, and applicant further proposes lot areas of approximately 3,070 sq. ft. under calculated lot depth provisions of 3332.18.
- 8) 3332.18(C)(D), Basis of Computing Area, which Section limits calculation of area to the depth of the lot that is three (3) times the width, applicant has 14 proposed single family lots that will be approximately 32' x 166', so the area calculation will be limited to 32' x 96' or 3,072 sq. ft. for area calculation under the provisions of this Section, subject to surveying/platting, which may require slightly different depth and area calculations; and to permit an increase in lot coverage from 50% to 65% for Lots 1, 2, 10, 11, 12, 13, 21, 22, as numbered on the site plan.

- 9) 3332.19, Fronting, which Section requires each lot to front upon a public street, while Lots 2 and 22, as numbered on the site plan, won't front upon a public street, but are desirable to create buildings facing the multi-family buildings to the west, to create the front of buildings on the non-dedicated north/south drive and to create the desired look and feel of the non-dedicated north/south drive with pedestrian amenities and presence.
- 10) 3332.21, Building Lines, to reduce building setback lines for Thurman Avenue, Washington Avenue and Deshler Avenue for the R-3 single family area from 30 feet, 25 feet and 25 feet, respectively, to 15 feet, 2 feet and 15 feet, respectively.
- 11) 3332.26(B), Minimum Side Yard Permitted, which Section requires a minimum five (5) interior property line side yard on Lots 1, 2, 10, 11, 12, 13, 21 and 22, as numbered on the site plan, while applicant proposes to reduce the interior property line side yards on these lots from five (5) feet to three (3) feet; and, as an alternate house location option, to reduce one (1) side yard on single family lots 3-9, inclusive, and 14-20, inclusive, to zero (0) feet, subject to all of the houses on the referenced lots being located to provide a six (6) foot west side yard, rather than the minimum three (3) foot side yard on each side. If all houses on lots 3-9, inclusive, and 14-20, inclusive, aren't located with an east side of zero (0) feet and a west side yard of six (6) feet, then all houses on these lots shall be located to provide three (3) foot side yards on each side.
- 12) 3332.27, Rear Yard, which Section requires 25% of total lot area to be located in the rear yard, while applicant requests 15% rear yard for Lots 1, 2, 10, 11, 12, 13, 21, and 22.
- 13) 3332.33, Private Access and Parking Requirements, which Section requires private access for single family dwellings, while Lots 2 and 22 may share a common access point from the north/south access with Lots 1 and 21, respectively.
- 14) 3332.38(E)(G), Private Garage , which Sections limit the area of a detached garage to 45% of total rear yard and limits the height of a detached garage to 15 feet, while applicant proposes a maximum area of the rear yard of 65% for Lots 1, 2, 10, 11, 12, 13, 21, and 22, and a maximum garage height of 18 feet, to permit increased rear yard garage coverage and a steeper garage roof pitch that will be more characteristic of the single family homes to be built and the area.
- 15) 3321.05(B), Vision Clearance at street intersections, which Section requires a 30' vision clearance triangle, while many corner lots in urban areas do not comply with this suburban design standard and applicant requests a 15' vision clearance triangle for Lot 10 (NW corner of Thurman Avenue and Washington Avenue) and Lot 13 (SW corner of East Deshler Avenue and Washington Avenue).

08/21/14, DBP

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**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See next page for instructions)

APPLICATION #

CW14-044

STATE OF OHIO

COUNTY OF FRANKLIN

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

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

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 345 E. Deshler Avenue

for which the application for a rezoning, variance, special permit or graphics plan was filed with the

Department of Building and Zoning Services, on (3)

9/2/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Board of Education of the Columbus City School District

AND MAILING ADDRESS

270 E. State Street, Columbus, OH 43215

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

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

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

(5) Columbus Southside Area Commission

c/o Mr. Curtis Davis, Zoning Chair

584 E. Moler Street, Columbus, OH 43207

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 this 21<sup>st</sup> day of

August

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 1/1

(8)

Notary Seal Here



Amy K. Kuhn, Attorney at Law

NOTARY PUBLIC STATE OF OHIO

PLEASE NOTE: If the information will result in the rejection of this submittal.  
Applications for a hearing appointment. Call 614-645-4522 to schedule.  
Please call 614-645-7433 for checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**345 E. Deshler Avenue**  
**CV14- 044**  
**August 21, 2014**

**APPLICANT**

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

**PROPERTY OWNER**

Board of Education of the Columbus City  
School District  
c/o J. Daniel Good, Superintendent  
270 E. State Street  
Columbus, OH 43215

Board of Education, Columbus City SD  
c/o Anne Lenzotti, Real Estate Dept.  
889 E 17<sup>th</sup> Avenue  
Columbus, OH 43211

**ATTORNEY FOR APPLICANT**

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

**COMMUNITY GROUP**

Columbus Southside Area Comm.  
c/o Mr. Curtis Davis  
584 E. Moler St.  
Columbus, OH 43207

Columbus Southside Area Comm.  
c/o Mr. Jim Griffin  
507 Sheldon Ave.  
Columbus, OH 43207

Merion Village Association  
c/o Mr. Tony Roell  
302 E. Gates Street  
Columbus, OH 43206

Merion Village Association  
1330 S. Fourth St.  
Columbus OH 43206

**PROPERTY OWNERS WITHIN 125 FEET**

Robyn G. Lintner  
Jason E. Lintner  
342 E. Deshler Ave.  
Columbus, OH 43206

Richard J. Ferris  
Caroline A. Ferris  
1672 Galleon Boulevard  
Hilliard, OH 43206

Natalia Krasev  
434 E. Deshler Ave.  
Columbus, OH 43206

Timothy B. Baum,  
384 E. Deshler Ave.  
Columbus, OH 43206

Gloria T. Fares, TR  
968 Lansmere Ln.  
Columbus, OH 43220

Kenneth P. McFarren  
428 Redbud Al.  
Columbus, OH 43206

Benjamin A. Robinson  
Megumi N. Robinson  
350 E. Deshler Ave.  
Columbus, OH 43206

Kerri Lilly  
Christopher Hutton  
389 Thurman Ave.  
Columbus, OH 43206

345 E Deshler Avenue  
CV14- \_\_\_\_\_  
Exhibit A, Public Notice  
Page 1 of 3, 8/21/14

Malvin E. Long, AFDT  
393 Thurman Ave.  
Columbus, OH 43206

Richard E. Wheeler  
335 Thurman Ave.  
Columbus, OH 43206

Thomas T. Calhoon, II  
Keith H. Brooks  
2950 Linkbury Ln.  
Columbus, OH 43221

Ulysses S. Thompson, Jr.  
Mary E. Thompson  
345 Thurman Ave.  
Columbus, OH 43206

Ronald E. Betz, TR  
Michael J. Kibbey, TR  
319 Thurman Ave.  
Columbus, OH 43206

Cyrus J. Moser  
380 E. Deshler Ave.  
Columbus, OH 43206

Seth B. Martin  
Christopher J. Equizi  
327 Thurman Ave.  
Columbus, OH 43206

Angela Williams-Gebhardt  
Sam Gebhardt  
3103 S. Halm Ave.  
Los Angeles, CA 90034

Robert A. Fernandez  
383 Thurman Ave.  
Columbus, OH 43206

Margaret M. Engle  
432 E. Redbud Al.  
Columbus, OH 43206

Julia F. Sherman  
422 Thurman Ave.  
Columbus, OH 43206

James H. Alge  
1156 S. Washington Ave.  
Columbus, OH 43206

Louie Enterprises LLC  
12710 W. Bank Dr. NE  
Millersport, OH 43046

Stephan L. Monaghan  
Phyllis M. Monaghan  
PO Box 44  
Pickerington, OH 43147

Kevin J. Reis  
302-304 E. Thurman Ave.  
Columbus, OH 43206

Margaret M. Reeber  
Thomas Bukowski  
323 Thurman Ave.  
Columbus, OH 43206

Todd Roeth  
Claire Roeth  
300 E. Thurman Ave.  
Columbus, OH 43206

Chandler H. Mercer  
Robert D. Podlogar  
376 E. Deshler Ave.  
Columbus, OH 43206

Leigh A. Wolf  
Michael R. Wolf, TR  
379 Thurman Ave.  
Columbus, OH 43206

Roger N. & Janey L. Noble  
356 E. Deshler Ave.  
Columbus, OH 43206

James G. Meier  
Janette S. Meier  
396 E. Deshler Ave.  
Columbus, OH 43206

Scott Hollander  
399 Thurman Ave.  
Columbus, OH 43206

Christopher A. Wheeler  
427 Deshler Ave.  
Columbus, OH 43206

Elizabeth Morgan Lee  
Tan Nguyen  
431 Deshler Ave.  
Columbus, OH 43206

Abraham Alexander  
289 E. Whittier Street  
Columbus, Oh 43206

Summerfield Homes LLC  
88 E. Broad Street  
Columbus, OH 43215

James G. Meier  
Janette S. Meier  
396 E. Deshler Ave.  
Columbus, OH 43206

Christopher R. Boggs  
Chelsea L. Boggs  
400 E. Deshler Ave.  
Columbus, OH 43206

Mark H. Greiner  
Cynthia A. Greiner  
326 E. Deshler Ave.  
Columbus, OH 43206

345 E Deshler Avenue  
CV14- 044  
Exhibit A, Public Notice  
Page 2 of 3, 8/21/14



Ray C. Harrison  
315 Thurman Ave.  
Columbus, OH 43206

Patricia S. Thomas  
Norwood D. Thomas  
373 Thurman Ave.  
Columbus, OH 43206

Jeff T. Robinson  
Monica K. Robinson  
346 E. Deshler Ave.  
Columbus, OH 43206

Sharon Lynn Properties LLC  
410 Deshler Ave.  
Columbus, OH 43206

Joseph P. Ratajczak  
Elizabeth J. Keller  
404 E. Deshler Ave.  
Columbus, OH 43206

Maria Duque  
426 Thurman Ave.  
Columbus, OH 43206

Michael S. McConahay  
Carol P. McConahay  
367 Thurman Ave.  
Columbus, OH 43206

Karen A. Musick  
296 E. Thurman Ave.  
Columbus, OH 43206

Ohio Bell Telephone Co.  
Room 36-M-01  
1 SBC Center  
St. Louis, MO 63101

Demetra Stefanidis  
363 Thurman Ave.  
Columbus, OH 43206

Lynn A. Willhite  
418 Thurman Ave.  
Columbus, OH 43206

Diane D. Crider  
437 Deshler Ave.  
Columbus, OH 43206

James M. Meeker, AFDT  
414 E. Deshler Ave.  
Columbus, OH 43206

Thurman Avenue M E Church  
415 Thurman Ave.  
Columbus, OH 43206

Bonnie J. Ackerman  
309 E. Deshler Ave.  
Columbus, OH 43206

Joseph J. Maly  
338 E. Deshler Ave.  
Columbus, OH 43206

Jason W. Reece  
1148 S. Washington Ave.  
Columbus, OH 43206

Kevin A. McGrory  
Charles P. Weatherford  
299 Thurman Ave.  
Columbus, OH 43206

**Also Notify**

George Tabit  
Homeport  
562 E Main Street  
Columbus, OH 43215

Kolby Turnock  
CASTO  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

Joseph W. Sullivan  
Sullivan Bruck Architects, Inc.  
309 South Fourth Street  
Columbus, OH 43215

Justin Metzler  
Homeport  
562 E Main Street  
Columbus, OH 43215

Brian Quakenbush  
EMHT  
5500 New Albany Road  
Columbus, Ohio 43054

Bob Leighty  
1280 South Fourth Street  
Columbus, OH 43207.000

Dave Perry  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

345 E Deshler Avenue  
CV14- 044  
Exhibit A, Public Notice  
Page 3 of 3, 8/21/14

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # CW14-044

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY  
FOR SAME and the following is a list of all persons, other partnerships, corporations or entities  
having a 5% or more interest in the project which is the subject of this application in the following  
formats:

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

1. Homeport 562 E. Main Street Columbus, OH 43215 # Columbus Employees: 65 George Tabit (614) 221-8889	2. CASTO 250 Civic Center Drive, Suite 500 Columbus, OH 43215 # Columbus Employees: 200 Kolby Turnock (614) 744-3443
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before this 21<sup>st</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: N/A

Notary Seal Here

This Project Disclosure Statement expires six months after the date of execution.



Amy K. Kuhn, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

My commission has no expiration date.

Sec. 147.03 R.C.

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Please make all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat



CV14-044

## 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: 010066697

Zoning Number: 345

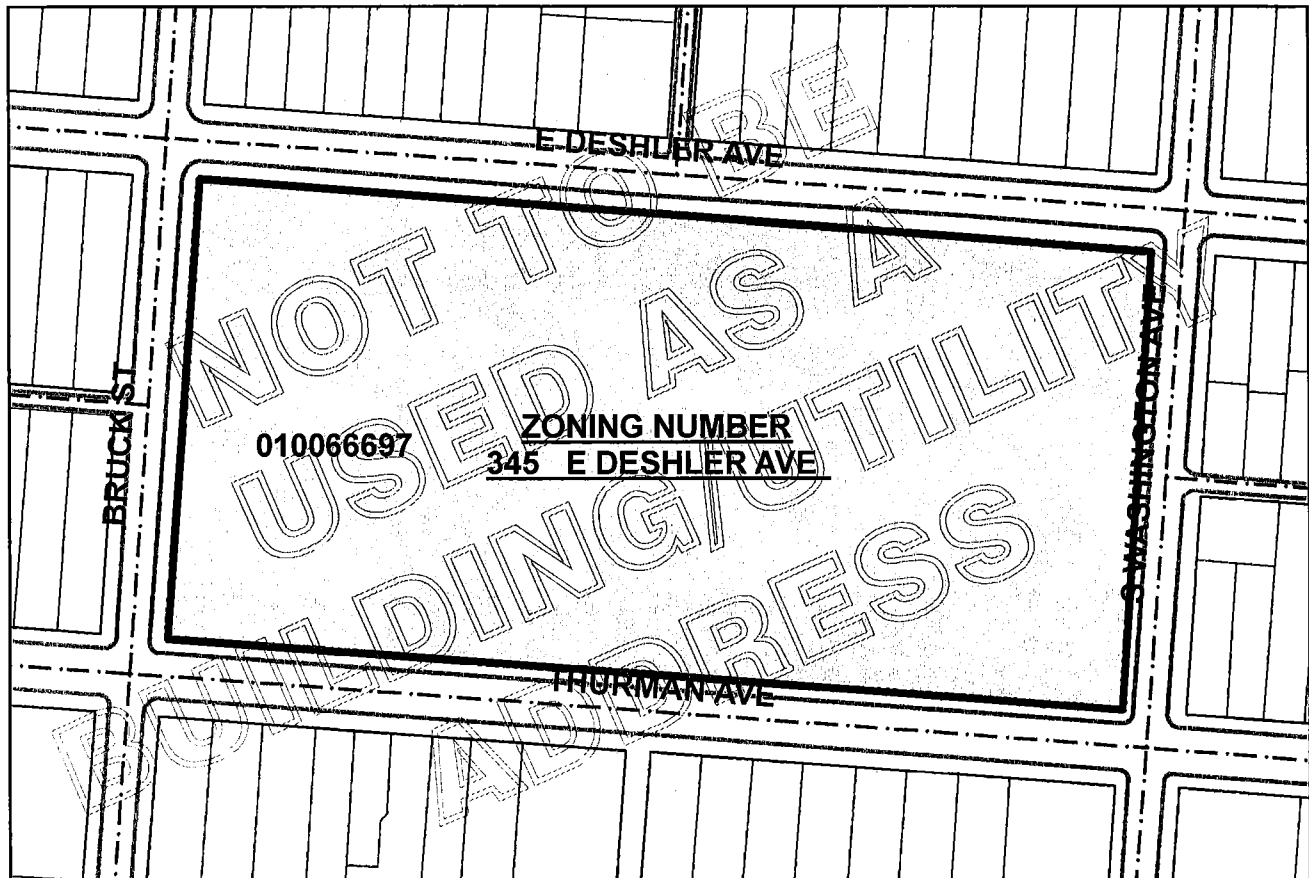
Street Name: E DESHLER AVE

Lot Number 1-36 & VAC AL

Subdivision: DESHLER THURMAN & BENNETT

Requested By: DAVE PERRY COMPANY, INC (DAVE PERRY)

Issued By: Adyana Williams Date: 2/12/2014



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 17381



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

Z14- 043  
CV14- 044  
345 E Deshler Avenue

2.67 Acres, R-2F to R-3

**ZONING DESCRIPTION OF  
2.67 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being Lots 11 thru 18 and Lots 29 thru 36, inclusive, and part of Lots 10 and 28 of that subdivision entitled "Deshler Thurman & Bennett's", of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 1104-76 and part of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 337-68, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 18 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the westerly right-of-way line of South Washington Avenue;

Thence South  $04^{\circ} 12' 24''$  West, with said westerly right-of-way line, the easterly line of said subdivision, a distance of 358.30 feet to the southeasterly corner of Lot 36 of said subdivision, being the intersection of said westerly right-of-way line with the northerly right-of-way line Thurman Street;

Thence North  $85^{\circ} 45' 21''$  West, with the northerly right-of-way line of said Thurman Street, a distance of 325.00 feet to a point;

Thence North  $04^{\circ} 12' 24''$  East, across said subdivision and vacated alley, a distance of 358.27 feet to a point in said southerly right-of-way line;

Thence South  $85^{\circ} 45' 37''$  East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 325.00 feet to the POINT OF BEGINNING, containing 2.67 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Z14- 043  
CV14- 044  
345 E Deshler Avenue

3.49 Acres, R-2F to AR-1

**ZONING DESCRIPTION OF  
3.49 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 5, Township 21, Range 22, United States Military Lands, being all of Lots 1 thru 9 and Lots 19 thru 27, inclusive, and part of Lots 10 and 28 of that subdivision entitled "Deshler Thurman & Bennett's", of record in Deed Book 3, Page 292, all of that portion of Red Bud Alley vacated by City of Columbus Ordinance No. 32258, part of that portion of Red Bud Alley and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 337-68 and all of that portion of Rex Alley vacated by City of Columbus Ordinance No. 563-53, as conveyed to The Board of Education of the Columbus City School District by deed of record in Instrument Number 200808290131470 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 1 of said subdivision, being the intersection of the southerly right-of-way line of Deshler Street with the easterly right-of-way line of Bruck Street;

Thence South 85° 45' 37" East, with said southerly right-of-way line, the northerly line of said subdivision, a distance of 424.80 feet to a point;

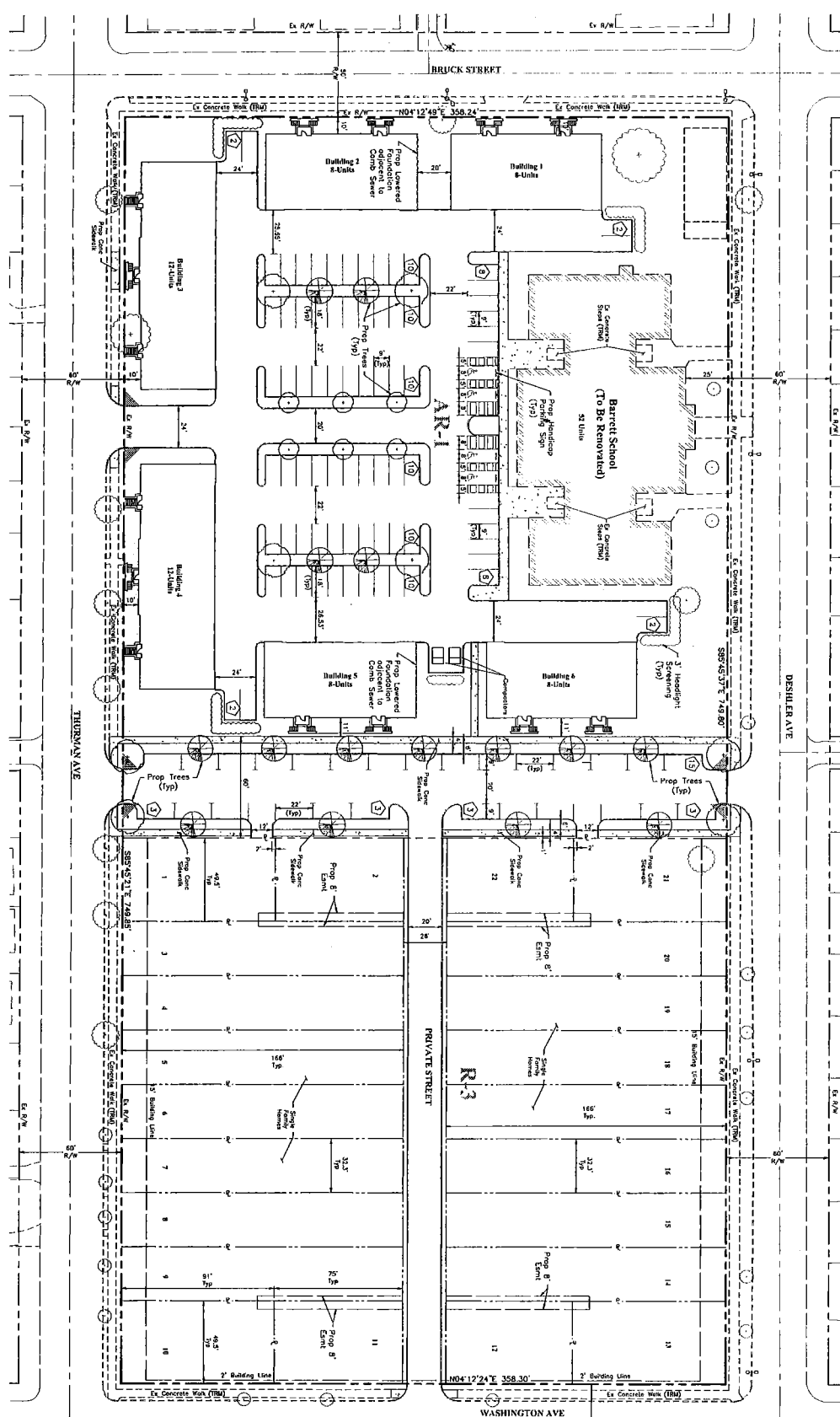
Thence South 04° 12' 24" West, across said subdivision and vacated alley, a distance of 358.27 feet to a point in the northerly right-of-way line of Thurman Street;

Thence North 85° 45' 21" West, with said northerly right-of-way line, a distance of 424.85 feet to the southwesterly corner of Lot 19 of said subdivision, being the intersection of said northerly right-of-way line with said easterly right-of-way line;

Thence North 04° 12' 49" East, with said easterly right-of-way line, a distance of 358.24 feet to the POINT OF BEGINNING, containing 3.49 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.





**LEGEND**

- EA Building (10 to 16 million)  
 EA Tree (75M)  
 EA Utility/Street Light Pole  
 Proposed Trees  
 Proposed Concrete Sidewalk  
 Aesthetic/VIATIONS  
 TMA To Kernan

**PROJECT ZONING INFORMATION**  
**Address**

Tax Parcel No.:  
 Total Site Area  
 Existing Zoning:  
 Height District:  
 Proposed Zoning:  
 Single Family Site Area (R-3):  
 22 Lots  
 Multi Family Site Area (MR-1):  
 108 Units (1,407 SF/Unit)

**PROJECT DATA TABLE**

Total Disturbed Area	0.16 Ac
<b>Site Summary</b>	
Single Family Lots (#=3)	22
Commercial Units (AK=1)	56
Remodeled Barret School Units (AK=1)	32
Total Multi-Family Units	108
Spaced Provided at 1.5/Unit	162
Surplus Spaces Provided	84
Partial Provided	27
Garage Provided	55
Total Spaces Provided	167

## GRAPHIC SCALE

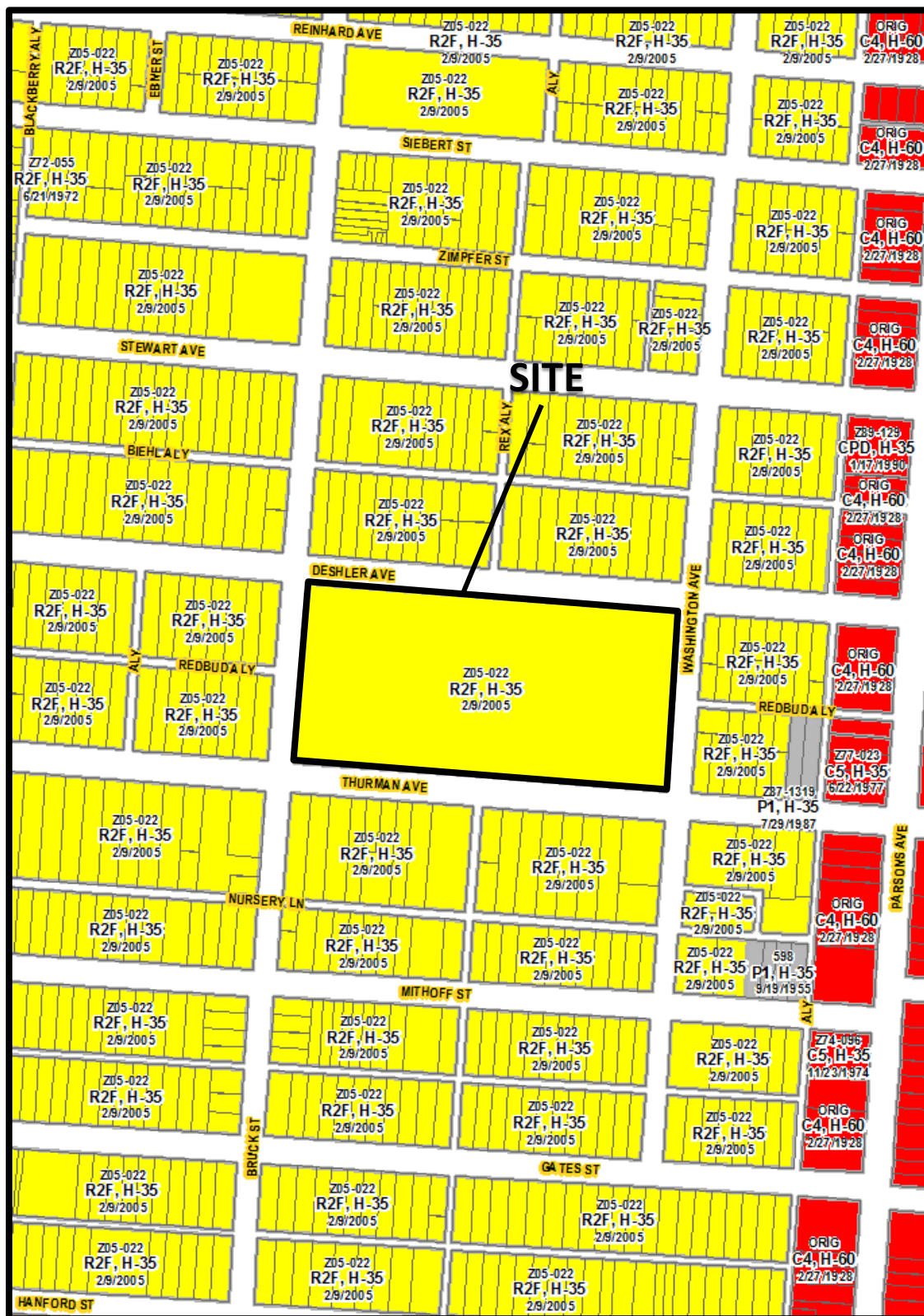


## REVISIONS

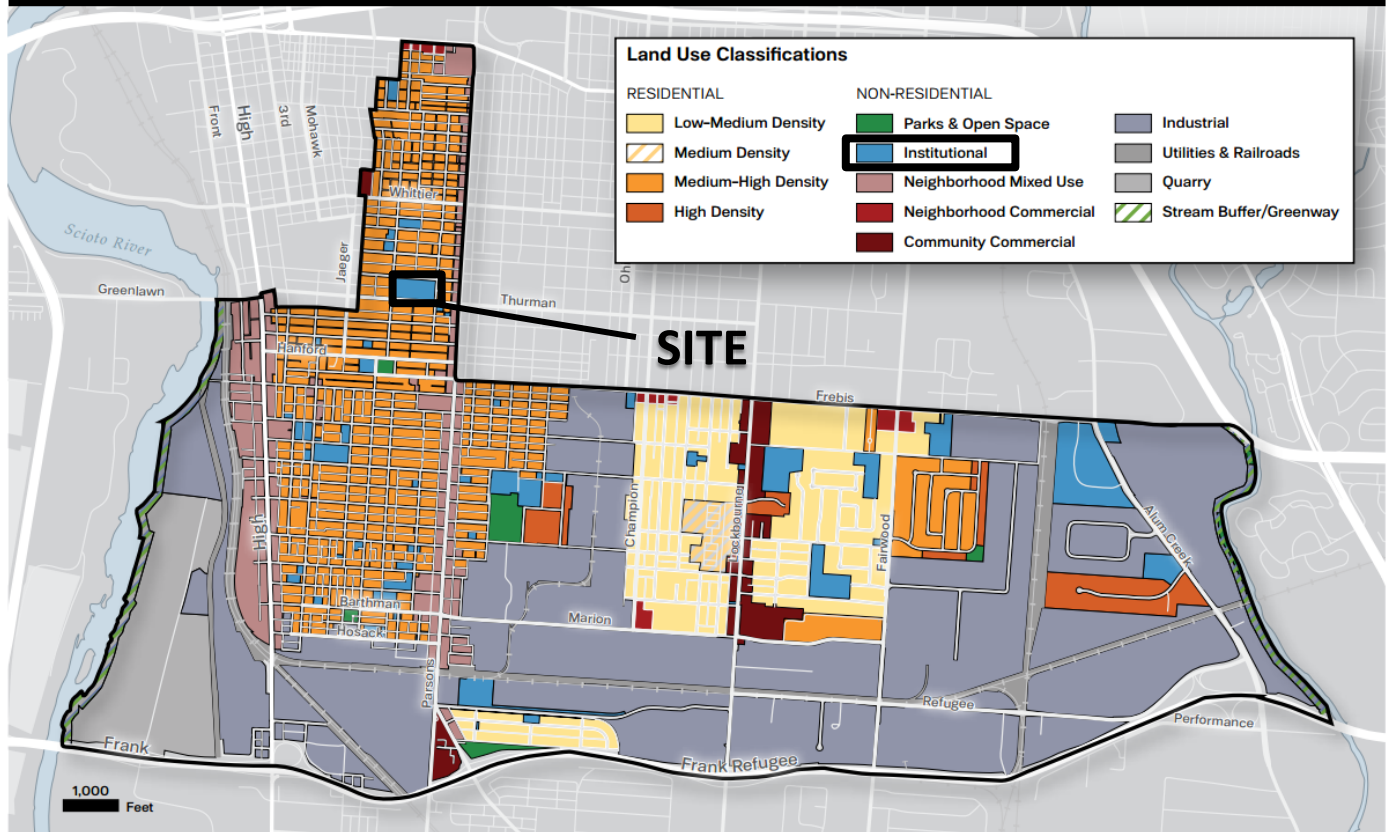
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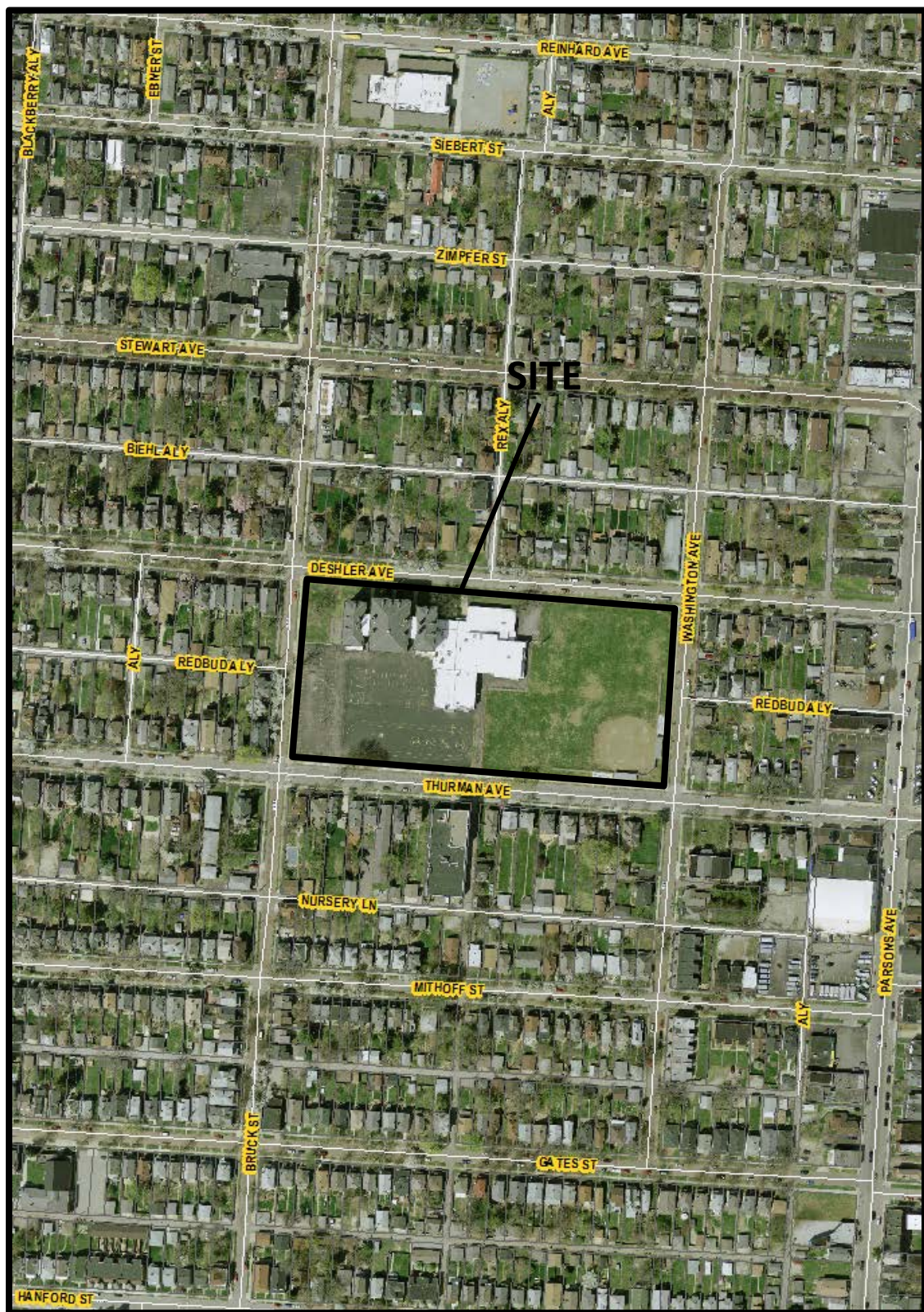


CV14-044  
 345 E. Deshler  
 Approximately 6.16 acres

**FIGURE 8: FUTURE LAND USE PLAN**

Z14-043 & CV14-044  
 345 E. Deshler  
 Approximately 6.16 acres





CV14-044  
345 E. Deshler  
Approximately 6.16 acres