

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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

OFFICE USE ONLY

Application Number: CV14-047 14315-00000 Date Received: 9/30/14

Fee: \$900 Application Accepted by: TP+ET

Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

**LOCATION AND ZONING REQUEST**

Certified Address (for Zoning Purposes) 760 Reinhard 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: 010-066731 (see also Supplemental Parcel List)

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

Current Zoning District(s): AR-1 (See also rezoning application Z14-\_\_\_\_\_)

Civic Association or Area Commission: Columbus Southside Area Commission

Proposed use or reason for Council Variance request: See Exhibit B, Statement of Hardship

Acreage: 2.65 +/-

-----  
**APPLICANT:** Name NRP Group LLC 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

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

-----  
**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 ☒ Dr. Dan Good, Superintendent

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

Z14-

CV14- 047

760 Reinhard Avenue, Columbus, OH 43206

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## SUPPLEMENTAL PROPERTY OWNER LIST

City of Columbus

c/o Ann Kelly

Real Estate Management

90 West Broad Street, Room 425

Columbus, OH 43215

(PID: 010-044365)

09/28/2014

Z14-

CV14- 047

760 Reinhard Avenue, Columbus, OH 43206

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## SUPPLEMENTAL PARCEL NUMBER LIST

010-066731

010-020942

010-003230

010-065298

010-044540

010-044539

010-044365

09/28/2014



# City of Columbus Zoning Plat



CV14-047

## 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: 010066731, -020942, -003230, -065298, -044540, -044539, -044365

Zoning Number: 760

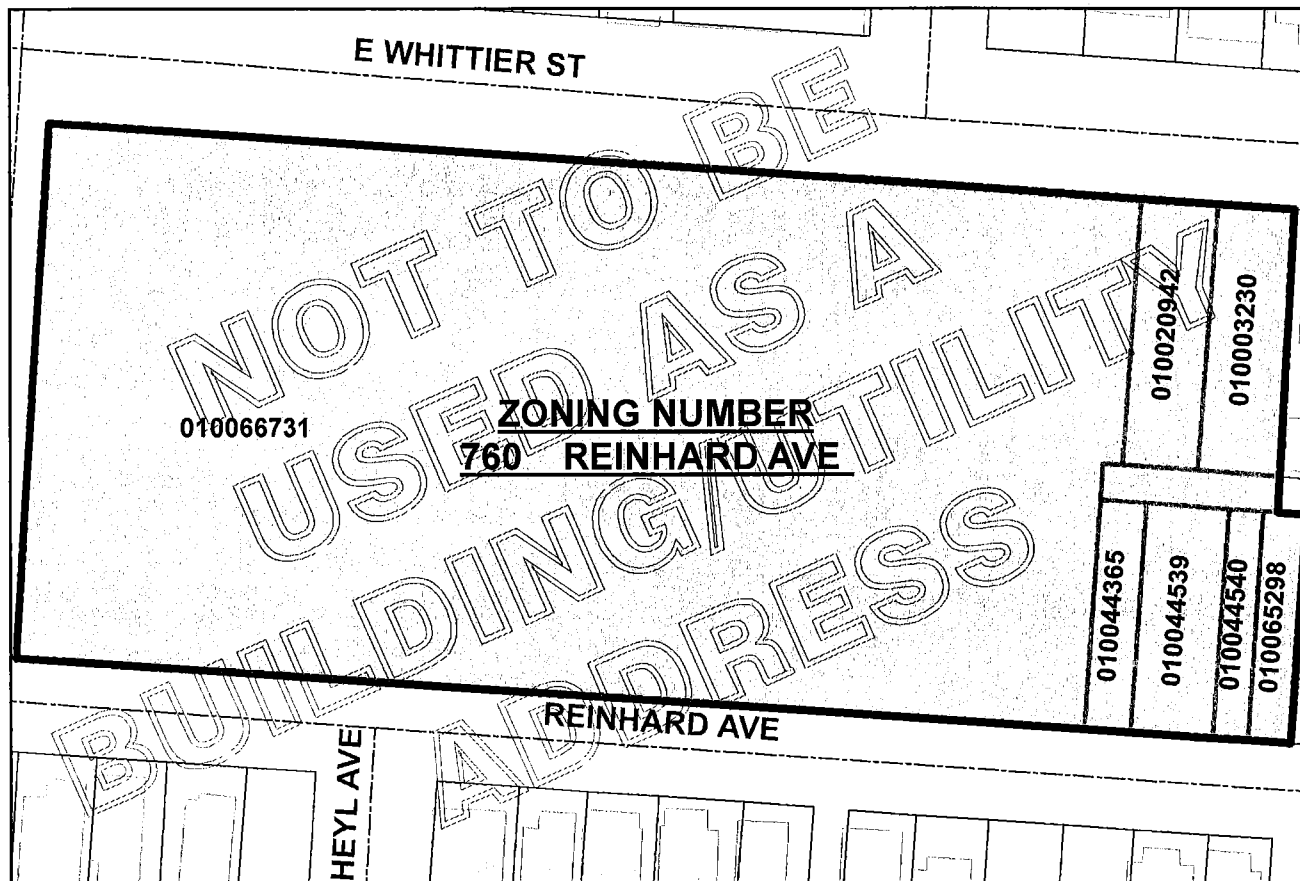
Street Name: REINHARD AVE

Lot Number : N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, Inc, (DAVE PERRY)

Issued By: *Edyana Williams* Date: 8/29/2014



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 22824

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO



**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

**AFFIDAVIT**

(See next page for instructions)

APPLICATION #

CV14-047

STATE OF OHIO

COUNTY OF FRANKLIN

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

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

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

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 760 Reinhard 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)

9/30/14  
(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)

The NRP Group LLC 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  
504 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) Donald Plank

Subscribed to me in my presence and before this 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: AUGUST 3, 2015

(8) Barbara A. Painter

Notary Seal Here



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

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**Please make all checks payable to the Columbus City Treasurer**

Z14-

CV14- 047

760 Reinhard Avenue, Columbus, OH 43206

---

## SUPPLEMENTAL PROPERTY OWNER LIST

City of Columbus  
c/o Ann Kelly  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

(PID: 010-044365)

09/28/2014

**EXHIBIT A, Public Notice**  
**760 Reinhard Avenue**  
**CV14- 047**  
**September 26, 2014**

**APPLICANT**

The NRP Group LLC  
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 Dr. Daniel Good, Superintendent  
270 E. State Street  
Columbus, OH 43215

**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

Southside C.A.N.  
c/o Mr. Charles F. Loutzenhiser, Jr.  
581 Reinhard Avenue  
Columbus, OH 43206

**PROPERTY OWNERS WITHIN 125 FEET**

Team 3 Investments LLC  
730 E. Whittier St.  
Columbus, OH 43206

City of Columbus Land Bank  
50 W. Gay St., 4<sup>th</sup> Floor  
Columbus, OH 43215

Elista LLC  
PO Box 994  
Hilliard, OH 43026

Betty Lane  
824 E. Whittier St.  
Columbus, OH 43206

Board of Education  
Real Estate Coordinator  
270 E. State St.  
Columbus, OH 43215

Bryan Fitchpatrick  
772 E. Whittier St.  
Columbus, OH 43206

Johnathan C. Cockrell  
777 Reinhard Ave.  
Columbus, OH 43206

GE Investment Group LLC  
4000 MacArthur Blvd., Ste. 600  
Newport Beach, CA 92660

**760 Reinhard Avenue**  
**CV14- \_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 3, 9/26/14**

988-998 Heyl Avenue LLC  
PO Box 82591  
Columbus, OH 43202

Pauline Walker-Britton  
815 E. Whittier St.  
Columbus, OH 43206

Shannon MacDonald  
819 E. Whittier St.  
Columbus, OH 43206

James H. Washington  
PO Box 83515  
Columbus, OH 43203

Nancy Jenkins  
773 Reinhard Ave.  
Columbus, OH 43206

Beatrice Fields  
727 Reinhard Ave.  
Columbus, OH 43206

GOF LLC  
25 Braintree Hill Park, Ste. 401  
Braintree, MA 02184

Carrie Blake  
c/o Bryan Fitchpatrick  
248 S. Harris Ave.  
Columbus, OH 43204

Michael Brown  
Tonette Brown  
5754 Ebright Rd.  
Groveport, OH 43125

Gloria J. Green  
208 S. Algonquin Ave.  
Columbus, OH 43204

Midwest Real Estate Consultants LLC  
PO Box 2861  
Westerville, OH 43086

Ryan E. McMullen  
812 E. Whittier St.  
Columbus, OH 43206

James and Sharon F. Chandler  
25791 Starr Route Rd.  
Rockbridge, OH 43149

Ryan E. McMullen  
814 E. Whittier St.  
Columbus, OH 43206

Midwest Building & Financial Group LLC  
PO Box 2861  
Westerville, OH 43086

Marla Staten  
453 Nashoba Ave.  
Columbus, OH 43223

Richard A. Woerner  
Eric P. Rosa  
211 E. Dominion Blvd.  
Columbus, OH 43214

Larry E. and Jonda R. Spradlin  
9327 Neiswander Rd.  
Ashville, OH 43103

Saleh Barakat  
941 Thornapple Grv.  
Galloway, OH 43119

Sumatra Real Estate Investments LLC  
595 E. Broad Street, 3<sup>rd</sup> FL  
Columbus, OH 43215

Paul R. Norris  
6169 Sharon Woods Blvd.  
Columbus, OH 43229

TSY Properties LLC  
6478 Winchester Blvd., Ste. 115  
Canal Winchester, OH 43110

Lan Z. Montler, TR  
821 Reinhard Ave.  
Columbus, OH 43206

Adam Scalf  
Lyndsay Lawrence  
815 Reinhard Ave.  
Columbus, OH 43206

Franklin Bolengaugh  
Alice C. Stephens  
811 Reinhard Ave.  
Columbus, OH 43206

One Big Family LLC  
c/o Leslie Wigne  
PO Box 738  
West Dover, VT 05356

Diana L. Saunders  
726 Reinhard Ave.  
Columbus, OH 43206

R. Todd Dewberry  
5510 Bullfinch Dr.  
Westerville, OH 43081

Radar Investments LLC  
3395 Smiley Rd.  
Columbus, OH 43221

**760 Reinhard Avenue  
CV14- \_\_\_\_\_  
Exhibit A, Public Notice  
Page 2 of 3, 9/26/14**



Beverly J. Butler-Burnam  
811 E. Whittier St.  
Columbus, OH 43206

Eric Heydt  
3452 Red Pine Ct.  
Grove City, OH 43123

Levi Yhezkel  
141 Stanbery Ave.  
Columbus, OH 43209

740 E. Whittier LLC  
740 E. Whittier St.  
Columbus, OH 43206

Patriarch Real Estate Fund LLC  
4000 MacArthur Blvd., Ste. 900  
Newport Beach, CA 92660

Cohen Management LLC  
PO Box 3554  
Mansfield, OH 44907

Andrew Lavecchio  
737 Reinhard Ave.  
Columbus, OH 43206

Kelly Billingsley  
c/o Lori Fiske  
6545 Steen St.  
Canal Winchester, OH 43110

Anne M. Bare  
814 Reinhard Ave.  
Columbus, OH 43206

PNC Mortgage  
3232 Newmark Dr.  
Miamisburg, OH 45342

Nickolas Szabolcs  
422 S. Monroe Ave.  
Columbus, OH 43205

Southside Homes Limited Partnership  
Community Properties of Ohio  
910 E. Broad St.  
Columbus, OH 43205

ATFH Real Property LLC  
American Tax Funding LLC  
345 Jupiter Lakes Blvd., Ste. 100  
Jupiter, FL 33458

A New Beginning Missionary Baptist  
Church  
2525 Northwold Rd.  
Columbus, OH 43231

Ghada Ittayem  
786 E. Whittier St.  
Columbus, OH 43206

Orangestone Dwellings LLC  
605 N. High St.  
Columbus, OH 43215

Patrick Gallegos  
765 Reinhard Ave.  
Columbus, OH 43206

### Also Notify

Ms. Mary Hada  
The NRP Group LLC  
5300 Transportation Boulevard  
Cleveland, OH 44125

Bob Leighty  
1280 South Fourth Street  
Columbus, OH 43207

Ms. Margaret Kavourias  
RDL Architects, Inc.  
16102 Chagrin Boulevard  
Shaker Heights, OH 44120

Mr. Aaron Pechota  
The NRP Group LLC  
5300 Transportation Boulevard  
Cleveland, OH 44125

David B. Perry  
David Perry Company, Inc.  
145 E Rich Street, FL 3  
Columbus, OH 43215

**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 # CV14-047

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. The NRP Group LLC 5309 Transportation Boulevard Cleveland, OH 44125 Contact: Mary Hada (216) 584-0650 # of City of Columbus employees: <u>9</u>	2. Board of Education of the Columbus City School District 270 E. State Street Columbus, OH 43215 Contact: Anne Lenzotti (614) 365-5164 # of City of Columbus employees: 7,700
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before this 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter



Commission Expires:

AUGUST 3, 2015

**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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CV14-047

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

**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

DEPARTMENT OF BUILDING  
AND 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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Signature of Applicant

*Donald Plank*

Date

*9/29/14*

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## EXHIBIT B

### Statement of Hardship

760 Reinhard Avenue, Columbus, OH 43206

CV14- 047

The 2.65 +/- acre site, zoned C-4, Commercial, AR-1, Apartment Residential, and R-4, Residential, is located at the northeast corner of Reinhard Avenue and Heyl Avenue. The site is developed with the Heyl Elementary School, owned by the Columbus Board of Education. By application Z14- 045, the property is proposed to be rezoned to the AR-1, Apartment Residential District. The property is in contract to be sold to applicant for redevelopment, as depicted on the submitted site plan. The number of units proposed by applicant (58) are presently permitted in the C-4, Commercial District, above a commercial use, but applicant proposes ground level residential use. The C-4 area of this site permits extensive commercial development under existing zoning. Applicant's commercial uses, 2,500 SF of general office and/or day care, are a considerable downzoning of the C-4 area. The three (3) zoning classifications on the site necessitate consolidation with a single district (Z14- 045, AR-1). The site is an urban redevelopment for which variances are needed and are common due to the suburban basis of the Zoning Code. Applicant has a hardship and practical difficulty with literal compliance with AR-1 standards.

The following variances are requested:

1. 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a maximum of 2,500 SF of office and/or day care use located in the apartment building fronting Whittier Street, and to permit a total of 58 dwelling units in the form of a 44 dwelling unit building, three (3) four family dwellings and one (1) two (2) family dwelling, all on the same parcel, as depicted on the submitted site plan, an to treat the proposed development a multiple building development for purposes of yard compliance.
2. 3333.18, Building Lines, to reduce required building lines on Whittier Street from 30 feet to 15 feet for the proposed residential buildings and to permit a bus stop with a bus shelter structure at zero (0) setback on Whittier Street, and to reduce the Reinhard Avenue building setback from 25 feet to 15 feet.
3. 3333.255, Perimeter Yard, to reduce perimeter yard on the east and west sides of the site from 25 feet to ten (10) feet (east side, 4 family fronting Whittier Avenue)

and six (6) feet (east side, 2 family dwelling fronting Reinhard Avenue) and fifteen (15) feet (west side, adjacent to Heyl Avenue – 30 foot alley).

4. 3309.14, Height Districts, to permit the 44 dwelling unit building to be 39 feet and to permit the townhouse buildings to be 36 feet, as calculated by code.
5. 3312.13, Driveway, to reduce the 2 driveways intersecting Reinhard Avenue from 20 feet to 18 feet.
6. 3312.21, Landscaping and Screening, to permit a bus stop with either a paved pad or a bus shelter in the landscaped parking setback of Whittier Street.
7. Chapter 3376, On-premise Signs in Residential Districts, to permit signs in accordance with C-2 standards for the 2,500 SF of proposed general office and/or day care use in the AR-1 District.

09-29-2014

Z14-  
CV14- 047  
760 Reinhard Avenue

## **LEGAL DESCRIPTION**

Being Lot Numbers Six (6) and Seven (7) of Philip Schmitt's Subdivision of Lots Nos. 19-20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio, being the same premises conveyed by Philip Schmitt and wife to said Frederick John Williams in Deed Book 184, pages 166 and 167, Recorder's Office, Franklin County, Ohio.

AND

Also the following part of Lot Number Five (No. 5) of said Philip Schmitt's Subdivision of Lots Nos. 19-20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands as numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio; Beginning at a point in the east line of Heyl Avenue in the City of Columbus where said east line intersects the South line of Schiller Street in said City; thence east with the said South line of Schiller Street 363 57/100 feet to the west line of a lane 30 feet wide; thence with the West line of said lane south 10 36/100 feet to the north line of Lot No. 6 in said Philip Schmitt's Subdivision; thence west with the said line 362 57/100 feet to the east line of said Heyl Avenue, thence north 12 75/100 feet to the place of beginning, being all of that portion of said Lot Number Five situated south of Schiller Street, being the same premises conveyed to Ludwig Hafner and wife to said Frederick John Williams as Frederick J. Williams in Deed Book 296, page 188, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Numbers One (1), Two (2) and (3) of MARY A. GODDARD Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 303, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Numbers One (1), and Four (4) of GEORGE W. RHODES Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 382, Recorder's Office, Franklin County, Ohio.

AND

Being Lot Number Three (3) of GEORGE W. RHODES Subdivision of Lot Nine (9) and parts of Lots Eight (8) and Ten (10) of Philip Schmitt's Subdivision of Lots Nineteen (19) to Twenty-One (21) of Samuel McClelland's Subdivision in 1/2 Section 30, Township 5, Range 22, Refugee Lands as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 382, Recorder's Office, Franklin County, Ohio.

AND

Being forty-five (45) feet off the West end of Lot Number Eight (8) of Philip Schmitt's Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 107, Recorder's Office, Franklin County, Ohio.

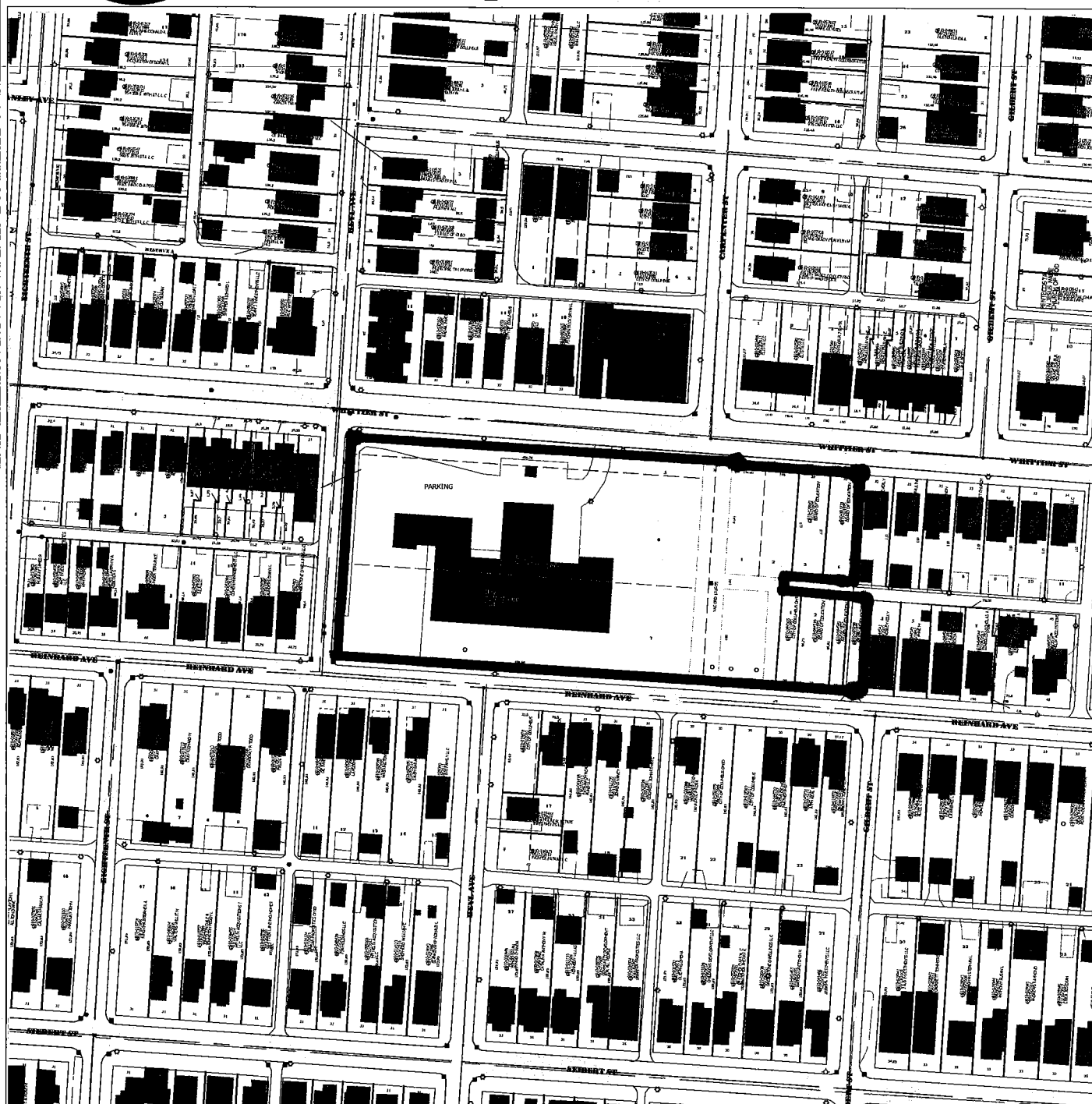
AND

That vacated part of Carpenter Street, from Whittier Street to Reinhard Avenue, and the first alley north of Reinhard Avenue, from Carpenter Street to a point 20 feet west of the east line of Lot No. 1 of Mary A. Goddard Subdivision, as set forth in City Ordinance No. 1316-55.

Being 2.65 +/- acres.

**MAP ID: dbp**

**DATE: 9/25/14**



Scale = 150



Real Estate / GIS Department



## SITE DATA

Address: 760 Reinhardt Avenue  
 APID: 010-066731, 010-020942, 010-003230, 010-044365,  
 010-044539, 010-044540, 010-065298  
 Acreage: +- 2.65 Acres  
 Zoning (existing): C-4, R-4, AR-1  
 Zoning proposed: AR-1 (Z14-\_\_\_\_) and variance (CV14-\_\_\_\_)  
 Proposed Use: Multifamily Apartments, 3-story, 44-unit building

Height District:	H-35
Proposed Heights:	3-Story Apartment Building - 30'-0" to the mid-point of the roof 3-Story Townhomes - 36'-0" to the mid-point of the roof

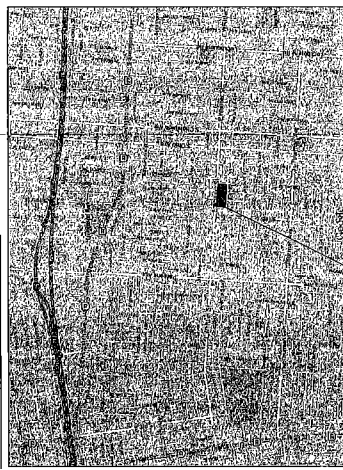
**Parking:**  
**Car:** Required: 87 spaces @ 1.5 spaces/DU  
+ 6 office/daycare spaces

**Bicycles:**  
Provided: 94 spaces (66 surface/28 garage)  
Required/Provided: 7 bike parking spaces

**Building Setback:** Setbacks at noted

**Refuse:** 58 dwelling units @ 0.50 cu. yd/du = 29 cubic yards of on-site storage. Dumpster housed inside apartment building and one dumpster on-site for townhomes, designated pick-up area as shown, private hauler, multi-day pick-up. Management provided bulk service.

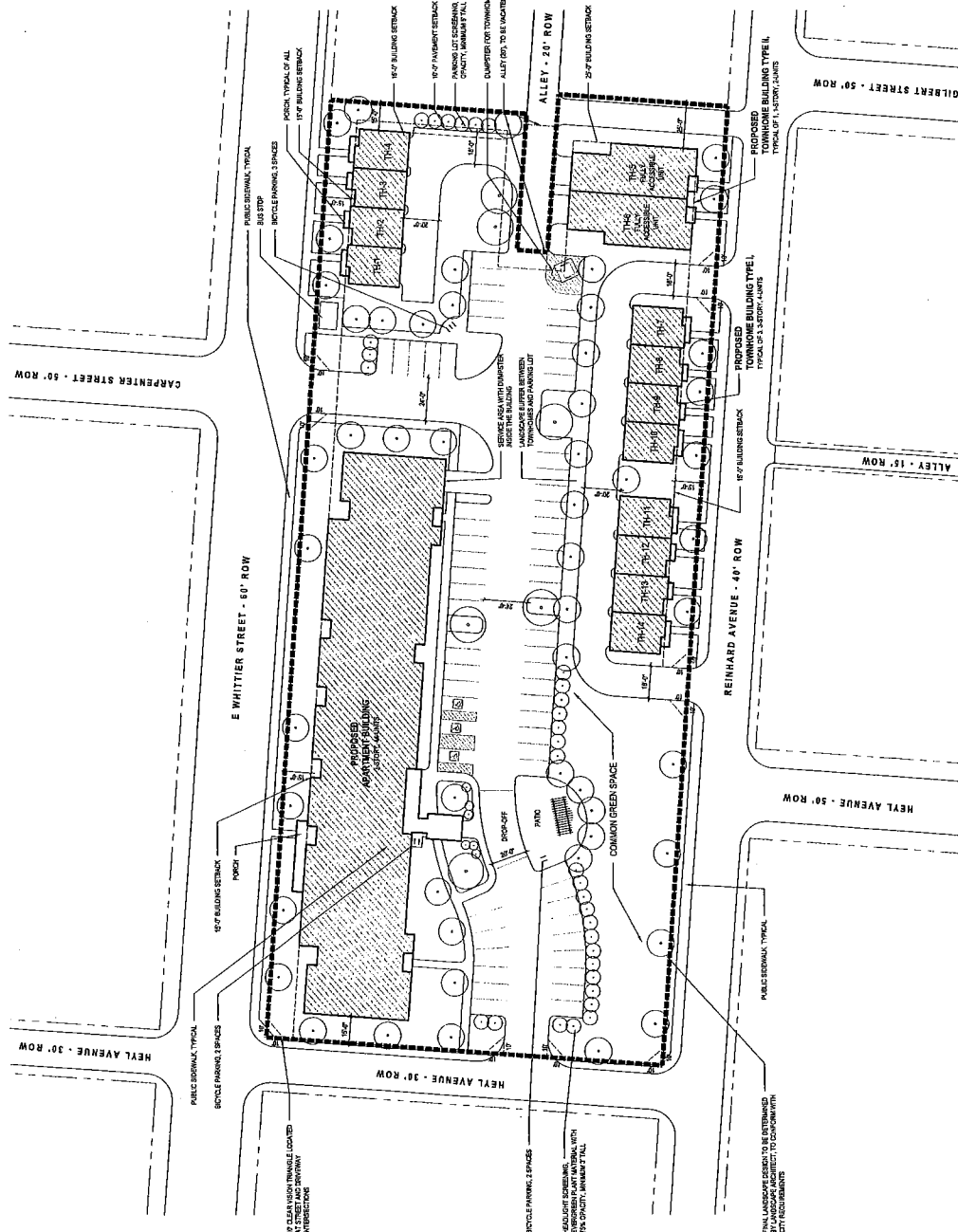
## SITE LOCATION MAP

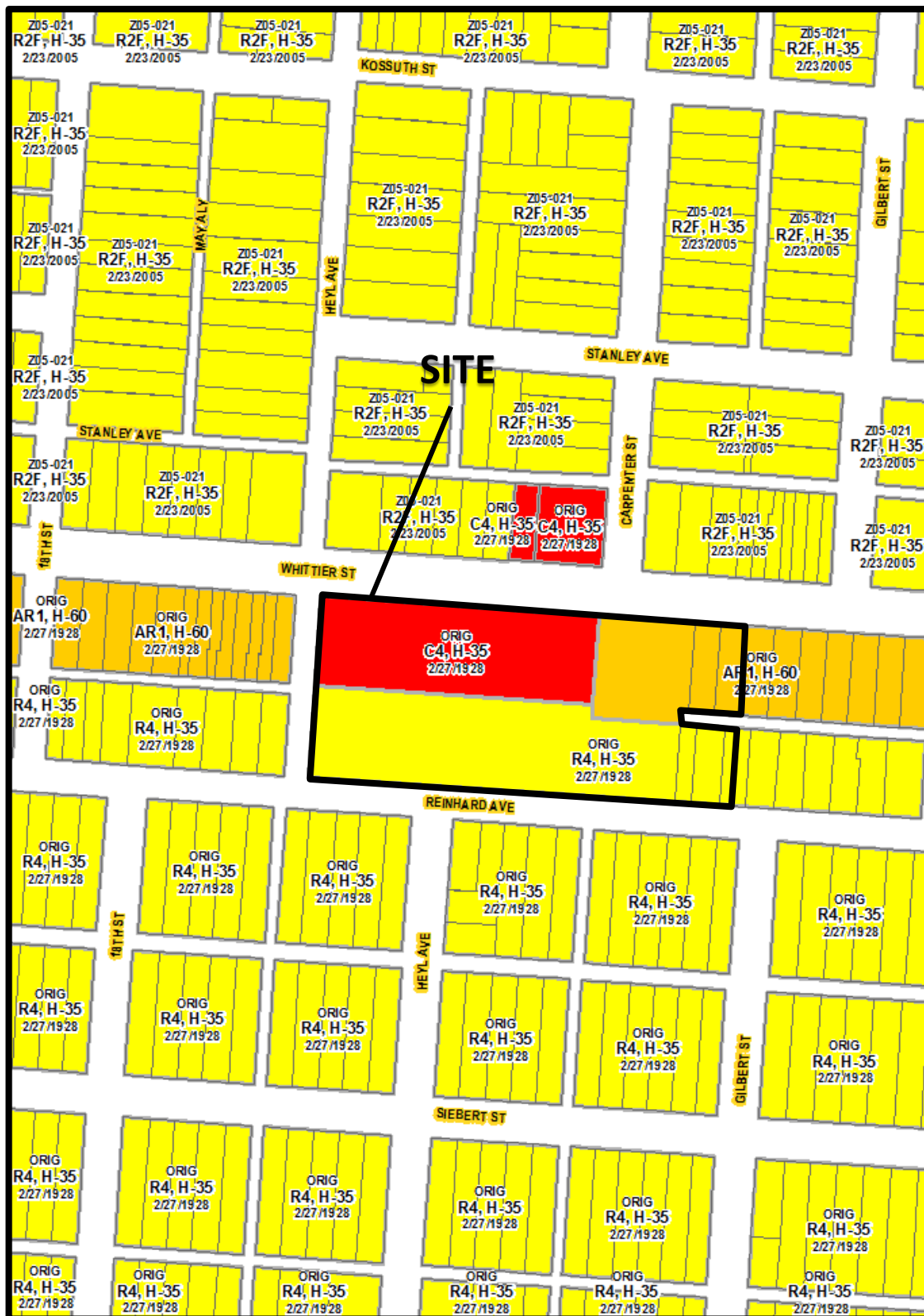


SITE LOCATION -

## ZONING BOUNDARY

CV14-





CV14-047  
760 Reinhard Avenue  
Approximately 2.65 acres

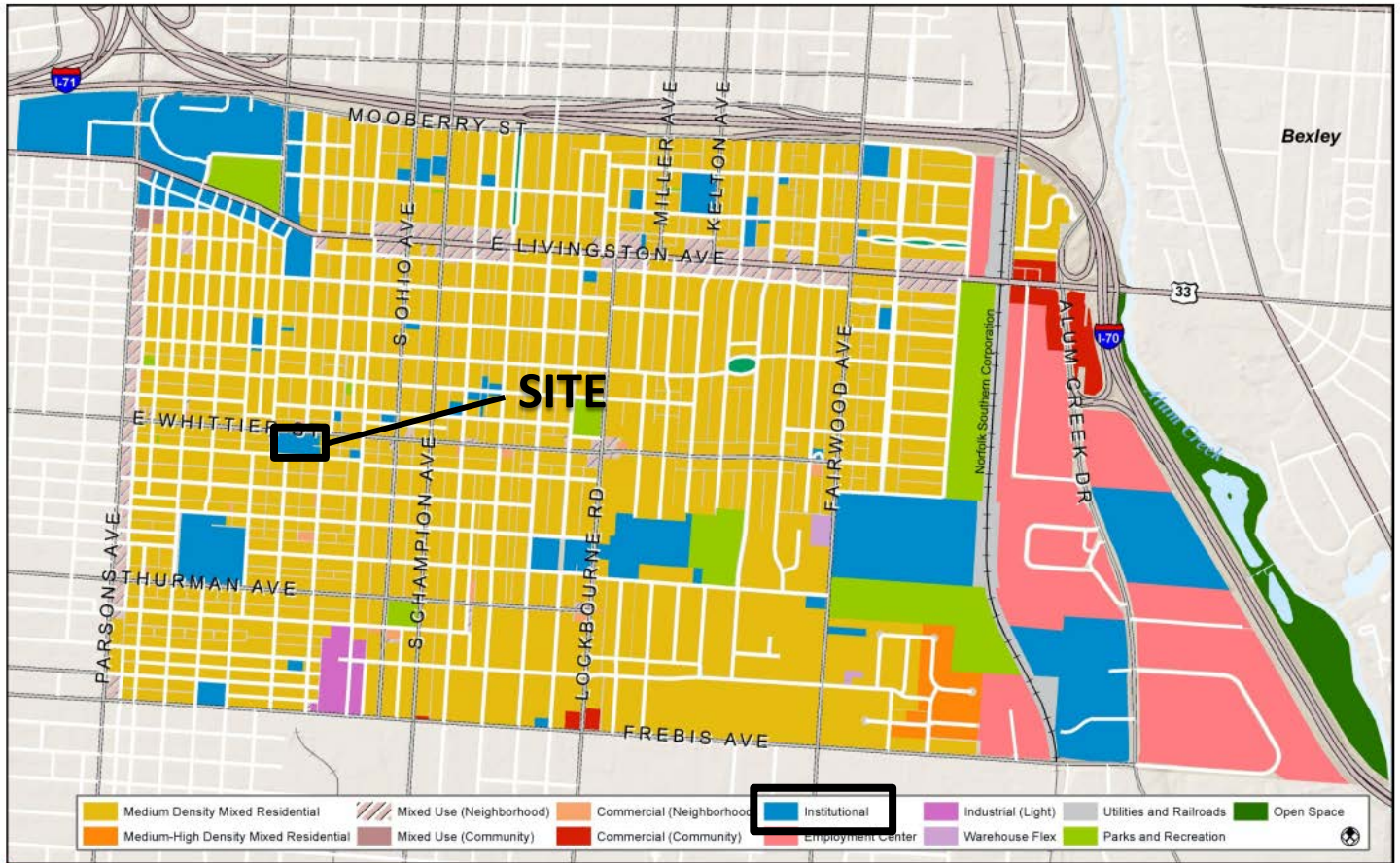
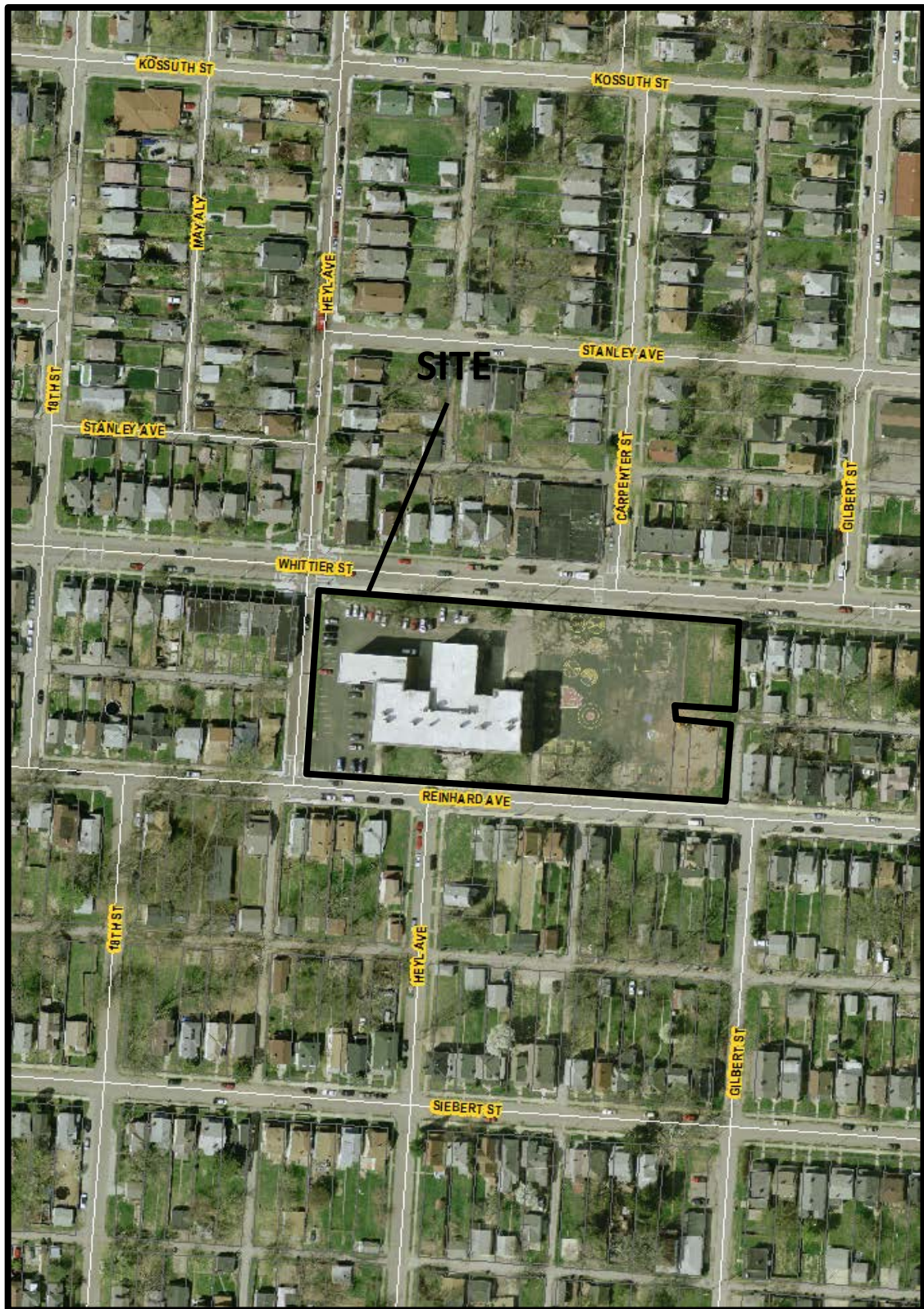


Figure 10: Future Land Use Plan Map

CV14-047  
 760 Reinhard Avenue  
 Approximately 2.65 acres





CV14-047  
760 Reinhard Avenue  
Approximately 2.65 acres