



OFFICE USE ONLY

Application # 210-024/10335-00000-00421
Date of Submittal: 10/5/10
Planning Area: Northland
Received by: S. Pine
Fee: 1st acre (\$1,850 or \$3,200):
Each additional acre (\$185 or \$315)
Total: \$5090

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 5509 N. Hamilton Rd. Zip 43230
Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-210808
Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-C-4 Requested Zoning District(s) CPD
Recognized Area Commission or Civic Association Northland Community Council
See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: Add Institutional Use to permitted uses (continue on separate page if necessary)
Proposed Height District: 35' Acreage 6.25+/- acres
(Columbus City Code Section 3309.14)

APPLICANT

Name Stock Development Company LLC
Address P.O. Box 12118 City Columbus Zip 43212
Phone# 351-7554 Fax # 523-3499 Email jstock@stockdevelopment.com

PROPERTY OWNER(S)

Name Suburban Improvement of Columbus Inc., c/o Smith & Hale LLC
Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215
Phone# 221-4255 Fax # 221-4255 Email jreynolds@smithandhale.com
If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jackson B. Reynolds III, Smith & Hale LLC
Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215
Phone# 221-4255 Fax # 221-4409 Email jreynolds@smithandhale.com

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

Applicant Signature By: Stock Development Co. LLC
Property Owner Signature By: Suburban Improvement of Columbus Inc.
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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-024

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III  
of (1) MAILING ADDRESS 37 W. Broad St., Ste. 725, 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 5509 N. Hamilton Rd.  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) 10/5/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS  
 Check here if listing additional property  
owners on a separate page.

(4) Suburban Improvement of Columbus Inc.  
c/o Smith & Hale LLC  
37 W. Broad St., Ste. 725  
Columbus, OH 43215

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

Stock Development Co. LLC  
(614) 351-7554

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

(5) Bob Thurman  
Northland Community Council  
4493 Flower Garden Drive  
New Albany, OH 43054

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)

SIGNATURE OF AFFIANT  
Subscribed to me in my presence and before me this  
SIGNATURE OF NOTARY PUBLIC  
My Commission Expires:

8) Jackson B Reynolds III  
7<sup>th</sup> day of October, in the year 2010  
Natalie C Timmons  
9/4/15

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015



# 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.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION # 210-024

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
 of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, 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 format:

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

<p>1. Stock Development Co. LLC                  Attn: John Stock                  P.O. Box 12218                  Columbus, OH 43212                  (614) 351-7554</p>	<p>2. The New Albany Company                  P.O. Box 490                  New Albany, OH 43054                  (614) 939-8000 Tom Rubey</p>
<p>3. Suburban Improvemnt of Columbus Inc                  c/o Smith &amp; Hale LLC                  37 W. Broad St., Ste. 725                  Columbus, OH 43215                  (614) 221-4255, Ben Hale</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 4<sup>th</sup> day of

October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*Natalie C Timmons*

My Commission Expires:

9/4/15

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



Natalie C. Timmons  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-2015

210-024

**OWNER / APPLICANT**

**ATTORNEY**

**AREA COMMISSION**

Suburban Improvement of  
Columbus Inc.  
c/o Smith & Hale LLC  
37 W. Broad St., Ste 725  
Columbus, OH 43215

Jackson B. Reynolds III  
37 W. Broad St., Ste. 725  
Columbus, OH 43215

Northland Community Council  
c/o Bob Thurman  
4493 Flower Garden Drive  
New Albany, OH 43054

**SURROUNDING PROPERTY  
OWNERS**

Tribes LLC  
1432 Redwood Forest Dr.  
Ballwin, MO 63021

Marcella Gonzalez  
5880 Blendon Place Dr.  
Gahanna, OH 43230

Lynn Blazejewski  
5882 Blendon Place Dr.  
Gahanna, OH 43230

Tami Adcock  
5884 Blendon Place Dr.  
Gahanna, OH 43230

Michael Platt  
Angela Susil-Platt  
5886 Blendon Place Dr.  
Gahanna, OH 43230

Michael Beachy  
5888 Blendon Place Dr.  
Gahanna, OH 43230

Tekesha Simmons  
5866 Blendon Place Dr.  
Gahanna, OH 43230

Richard Greathouse  
5868 Blendon Place Dr.  
Gahanna, OH 43230

Amanda Nevel  
Juan Younker  
5870 Blendon Place Dr.  
Gahanna, OH 43230

Joaopaulo Santos  
5872 Blendon Place Dr.  
Gahanna, OH 43230

Diane Tweedy  
5874 Blendon Place Dr.  
Gahanna, OH 43230

Charles & Diane Young  
5852 Blendon Place Dr.  
Gahanna, OH 43230

David & Denise Perry  
6651 Dutch Lane NW  
Johnstown, OH 43031

Nicole Shuff  
5856 Blendon Place Dr.  
Gahanna, OH 43230

Megan Blum  
5858 Blendon Place Dr.  
Gahanna, OH 43230

Elie Aswad  
5860 Blendon Place Dr.  
Gahanna, OH 43230

Delisa McKee  
5838 Blendon Place Dr.  
Gahanna, OH 43230

Keri Kandybowicz  
5840 Blendon Place Dr.  
Gahanna, OH 43230

Tom Mastrandreu  
5842 Blendon Place Dr.  
Gahanna, OH 43230

Benjamin Sloas  
5844 Blendon Place Dr.  
Gahanna, OH 43230

Skylar Richards  
5846 Blendon Place Dr.  
Gahanna, OH 43230

Doyle Dunlap TR  
4008 Parkcove Dr.  
Gahanna, OH 43230

Kevin & Sarah Widmer  
4006 Parkcove Dr.  
Gahanna, OH 43230

Hershell & Marilyn Huffman  
4004 Parkcove Dr.  
Gahanna, OH 43230

Lori Ross  
4002 Parkcove Dr.  
Gahanna, OH 43230

Rodney Rodgers  
496 Township Rd. 700  
Polk, OH 44866

Marina Barash  
4026 Parkcove Dr.  
Gahanna, OH 43230

Corey Sokolnicki  
Melissa Lamar  
4024 Parkcove Dr.  
Gahanna, OH 43230

Sherry Kiel  
4022 Parkcove Dr.  
Gahanna, OH 43230

Elizabeth Baker  
4020 Parkcove Dr.  
Gahanna, OH 43230

Avery Sterling  
4048 Parkcove Dr.  
Gahanna, OH 43230

Rebecca Henrie  
4046 Parkcove Dr.  
Gahanna, OH 43230

Joseph & Brenda Buchanan  
4044 Parkcove Dr.  
Gahanna, OH 43230

Bradley & Karen Hemstreet  
4042 Parkcove Dr.  
Gahanna, OH 43230

Louise Smith  
4040 Parkcove Dr.  
Gahanna, OH 43230

David Levenson  
4068 Parkcove Dr.  
Gahanna, OH 43230

Lynn Schwieterman  
4066 Parkcove Dr.  
Gahanna, OH 43230

Margolyn Young  
4064 Parkcove Dr.  
Gahanna, OH 43230

Craig Spencer  
4062 Parkcove Dr.  
Gahanna, OH 43230

Frederick Garvin  
4060 Parkcove Dr.  
Gahanna, OH 43230

James Newell  
4088 Parkcove Dr.  
Gahanna, OH 43230

Joseph Janszen III  
6871 Bethany Dr.  
Westerville, OH 43081

Jodi Eldred  
4084 Parkcove Dr.  
Gahanna, OH 43230

Monique Cumberlander  
4082 Parkcove Dr.  
Gahanna, OH 43230

Theodore Rodgers IV  
408 Cole St.  
Chicago, IL 60187

Todd Markwood  
4108 Parkcove Dr.  
Gahanna, OH 43230

Kerstin Sandberg  
4106 Parkcove Dr.  
Gahanna, OH 43230

Alexander Petit  
4104 Parkcove Dr.  
Gahanna, OH 43230

Kristen Walker  
4102 Parkcove Dr.  
Gahanna, OH 43230

April Gates  
3200 Reynoldsburg New Albany Rd.  
New Albany, OH 43230

Sara Rastegar  
P.O. Box 30247  
Columbus, OH 43230

Board of Metro Parks Commissioners  
1069 W. Main St.  
Westerville, OH 43081-118

Retail Properties Ltd.  
Lisa Baker  
4066 Morse Rd.  
Columbus, OH 43230

UBS Realty Investors  
Rexwood Drive Apartments  
P.O. Box 130156  
Carlsbad, CA

One Springboro Co. LLC  
4835 Munson St. NW  
Canton, OH 44718

Candia Nanes  
4100 Parkcove Dr.  
Gahanna, OH 43230

Romo II Investment Co. LLC  
c/o Tireless Limited, Bob Sumarel  
1257 Cox Ave.  
Erlanger, KY 41018

TJB Investments  
5478 N. Hamilton Rd.  
Columbus, OH 43230

JT Hamilton LLC  
4300 E. Broad St.  
Columbus, OH 43213

Aldi Inc.  
P.O. Box 2997  
Springfield, OH 45501

Norma Connett  
5420 N. Hamilton Rd.  
Columbus, OH 43230

stock-hamilton2lbl(ssg)  
10/1/10 F:Docs/s&hlabels/2010



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010210808

Zoning Number: 5509

Street Name: N HAMILTON RD

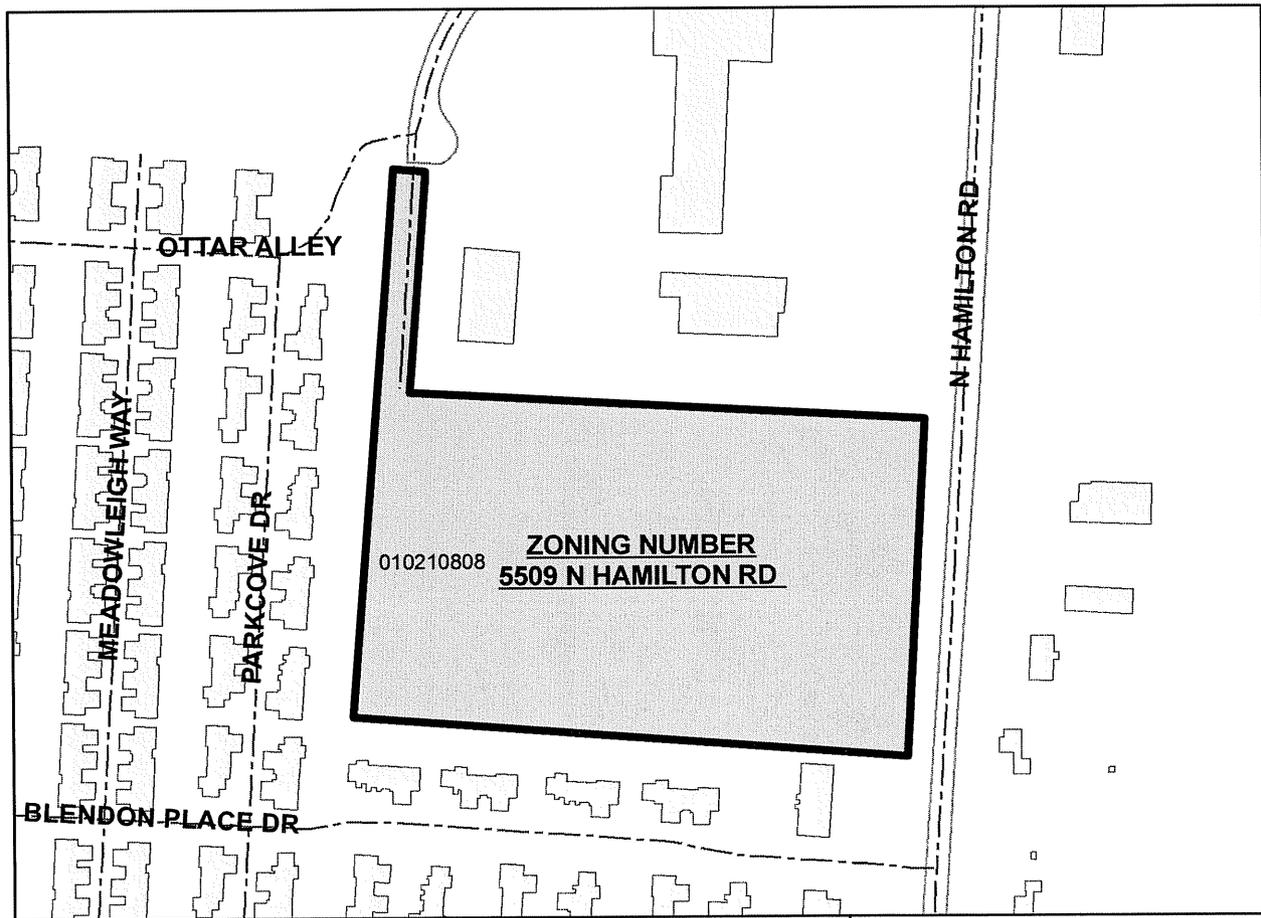
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 9/23/2010



SCALE: 1 inch = 300 feet



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

GIS FILE NUMBER: 7041

210-024

210-024

**ZONING EXHIBIT  
6.26 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot 17, Quarter Township 4, Township 2, Range 17, United States Military Lands, being out of the remainder of that original 34.058 acre tract conveyed to The New Albany Company Limited Partnership by deed of record in Official Record 34304J16 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

BEGINNING at the southerly terminus of the westerly right-of-way line of Menerey Lane as shown of record in Plat Book 86, Page 6, being in the easterly line of "Blendon Park Condominiums Eleventh Amendment" of record in Condominium Plat Book 78, Page 8;

thence South 85° 23' 33" East, with the southerly terminus of said Menerey Lane, a distance of 50.00 feet to a point;

thence south 04° 36' 27" West, with the westerly line of that original 13.291 acre tract as conveyed to One Springboro Company, LLC by deed of record in Instrument Number 200310150331586 and with the westerly line of that 1.250 acre tract conveyed to JT Hamilton, LLC by deed of record in Instrument Number 200501130008744, a distance of 355.40 feet to a southwesterly corner of said 1.250 acre tract;

thence South 86° 52' 06" East, with the southerly line of said 1.250 acre tract and said 13.291 acre tract, a distance of 443.65 feet to a point;

thence South 04° 36' 27" West, across said original 34.058 acre tract, a distance of 520.74 feet to a point in the northerly line of said "Blendon Park Condominiums";

thence North 85° 49' 30" West, with the northerly line of said "Blendon Park Condominiums", a distance of 493.51 feet to the southeasterly corner of "Blendon Park Condominiums First Amendment" of record in Condominium Plat Book 69, Page 8;

thence North 04° 36' 27" East, with the easterly line of said, "Blendon Park Condominiums First Amendment" and partly with the easterly line of said "Blendon Park Condominiums Eleventh Amendment" of a distance of 868.44 feet to the POINT OF BEGINNING, and containing 6.26 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



COMMERCIAL PLANNED DISTRICT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DISTRICT

PROPERTY ADDRESS: 5509 Hamilton Road

OWNER: Suburban Improvement of Columbus, Inc.

APPLICANT: Stock Development Co.

DATE OF TEXT: 10/4/10

APPLICATION NUMBER: 210-024

1. INTRODUCTION: The subject property was part of the Rocky Fork Area West Plan which was zoned in 1991. That zoning case Z90-166 involved nearly 1700 acres for a mixture of residential, office and commercial uses. This site is on the west side of Hamilton Road between SR 161 and the proposed extension of Thompson Road. Most of the property to the south and west of this site was zoned for development in 1993. A modification to the L-C-4 district was made in 2006 under case Z94-120C and now the request is to rezone to the CPD district to allow for an Institutional use in Subarea 4A.

2. PERMITTED USES: Section 3349.03(Institutional) and Section 3356.03(C-4) of the Columbus City Code with the following exceptions:

- Billboards/off-premise graphics
- Bus or truck terminal
- Electric substation
- Gas Regulator Station
- Greenhouse and nursery
- Hospitals
- Limousine and Taxi Service
- Motel
- Newspaper printing

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the limitation text the applicable development standards are contained in Chapter 3356 of the Columbus City Code.

A. Density, Height, Lot and/or Setback commitments.

1. The permitted maximum density shall not exceed the ratio of 10,000 square feet of building per acre of site for the entire site.
2. A perimeter setback around the subject site shall be 25 feet for parking, maneuvering areas and for buildings except it combined with the acreage to the east for development purposes then the development standards for the C-4 district shall be used.
3. Height district shall be 35 feet as measured per Columbus City Code.
4. There shall be no more than 66 residential units constructed if the property is developed for Institutional purposes.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Major vehicular entries to the retail centers may contain a landscaped median subject to the review of the Division of Transportation.
2. Size, ratio and type of parking and loading facility shall be regulated by the Columbus City Code, Chapter 3312.
3. The view of all loading docks shall be fully screened from any adjacent public street, off-site building, or parking lot. Such screening shall achieve 90% opacity to a minimum height of seven (7) feet from finished grade.

C. Buffering, Landscaping, Open Space and/or Screening commitments.

1. Street tree planting shall be required within the setback along Menerey Lane. Such trees shall be those specified in the Columbus Street Program guidelines from the City of Columbus Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
2. All parking areas adjacent to Menerey Lane shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding or wall.
3. All major entries shall be developed by utilizing the fencing and landscaping material.
4. Tree planting shall be required within site parking and service areas as determined in Section 3312.21 of the Columbus Zoning Code.
5. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface area.
6. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.
7. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven (7) feet above finish grade.
8. A four foot high landscaped mound of 3:1 slope will be erected within the perimeter setback along the east, west and south sides of the subject site.

D. Building Design and/or Interior-Exterior treatment commitments.

1. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finished floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as to the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.
2. A maximum of three (3) building material types shall be utilized for the exterior of any building including roof materials. A maximum of three (3) building material types shall be utilized for the exterior of any building excluding roof materials. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.
3. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure except for shopping cart corrals. No outdoor sales/display areas shall be permitted.
4. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by the same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscape material.
5. Building illumination shall be permitted; provided such light source is concealed. No colored light shall be used to light the exterior of any building.

6. Blank facades on rear of buildings will not be permitted; therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet, 0 inches.

7. All buildings shall be finished utilizing the same materials on all sides of the exterior. The front façade of any building shall be predominately brick and the brick shall rap around the end elevations so that the first 25% in area of the end elevation shall be brick; the rear façade and the balance of the end elevations may be built with a different material than the front façade. The balance of the building elevations shall be finished with split face block.

8. It is recommended that in addition to using building elevations to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equal on all sides of each structure. Through the use of articulated building elements, such as porticos, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

F: Graphics and Signage commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

2. The height of ground-supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains two or more stories dedicated to retail sales.

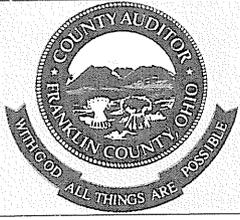
3. Outparcel ground-supported signage shall be limited to a maximum height of six feet and a maximum area of fifty square feet and may be placed within the setback area at a maximum of fifteen (15) feet from the street right-of-way.

4. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be a ground type only and limited to four square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits, identification logo or name shall not be displayed on directional signage.

G. Miscellaneous commitments.

N/A

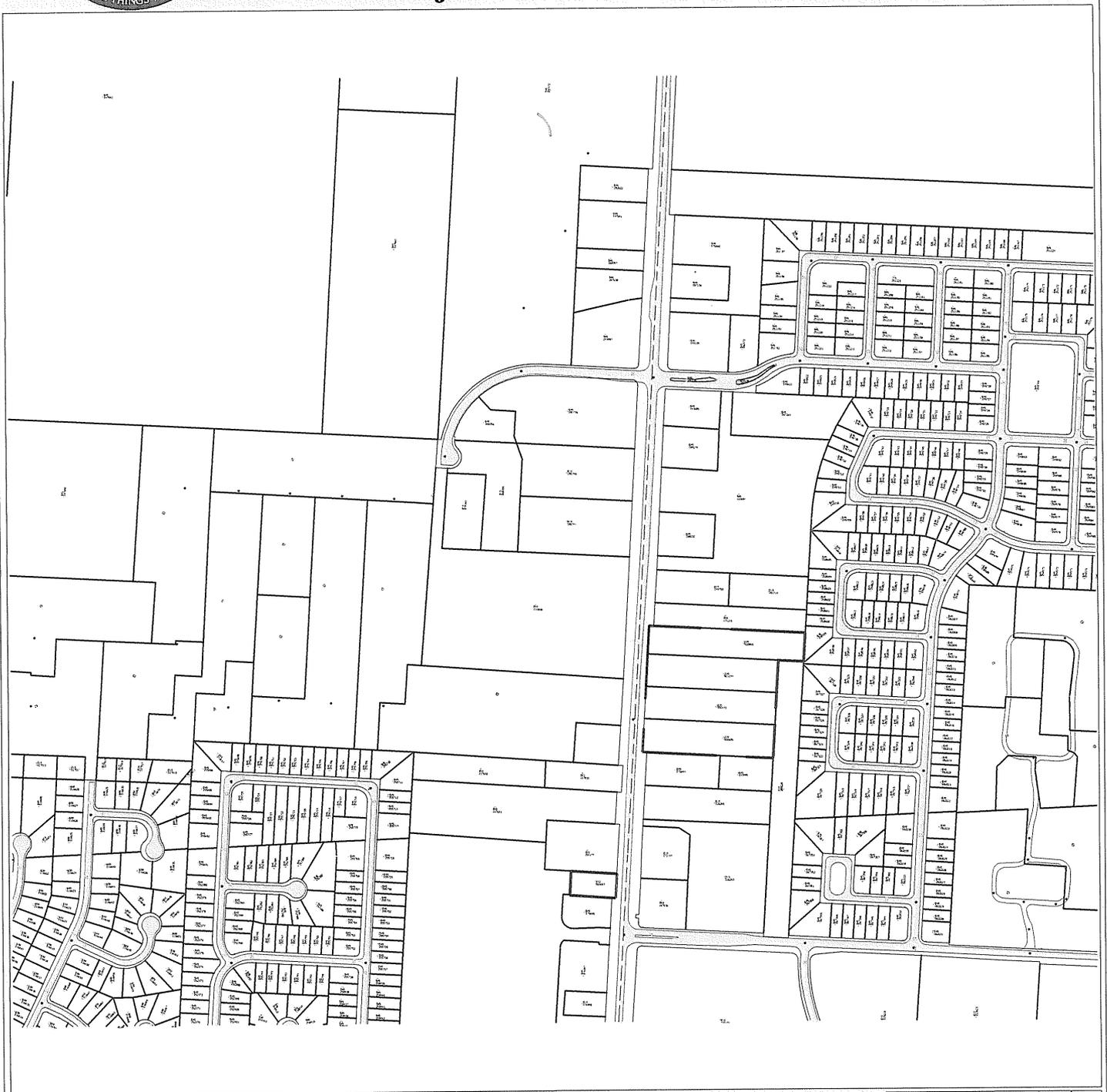
210-024



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

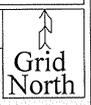
MAP ID: jbr

DATE: 9/24/10



Disclaimer

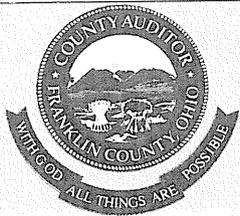
Scale = 638



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

210-024



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/24/10



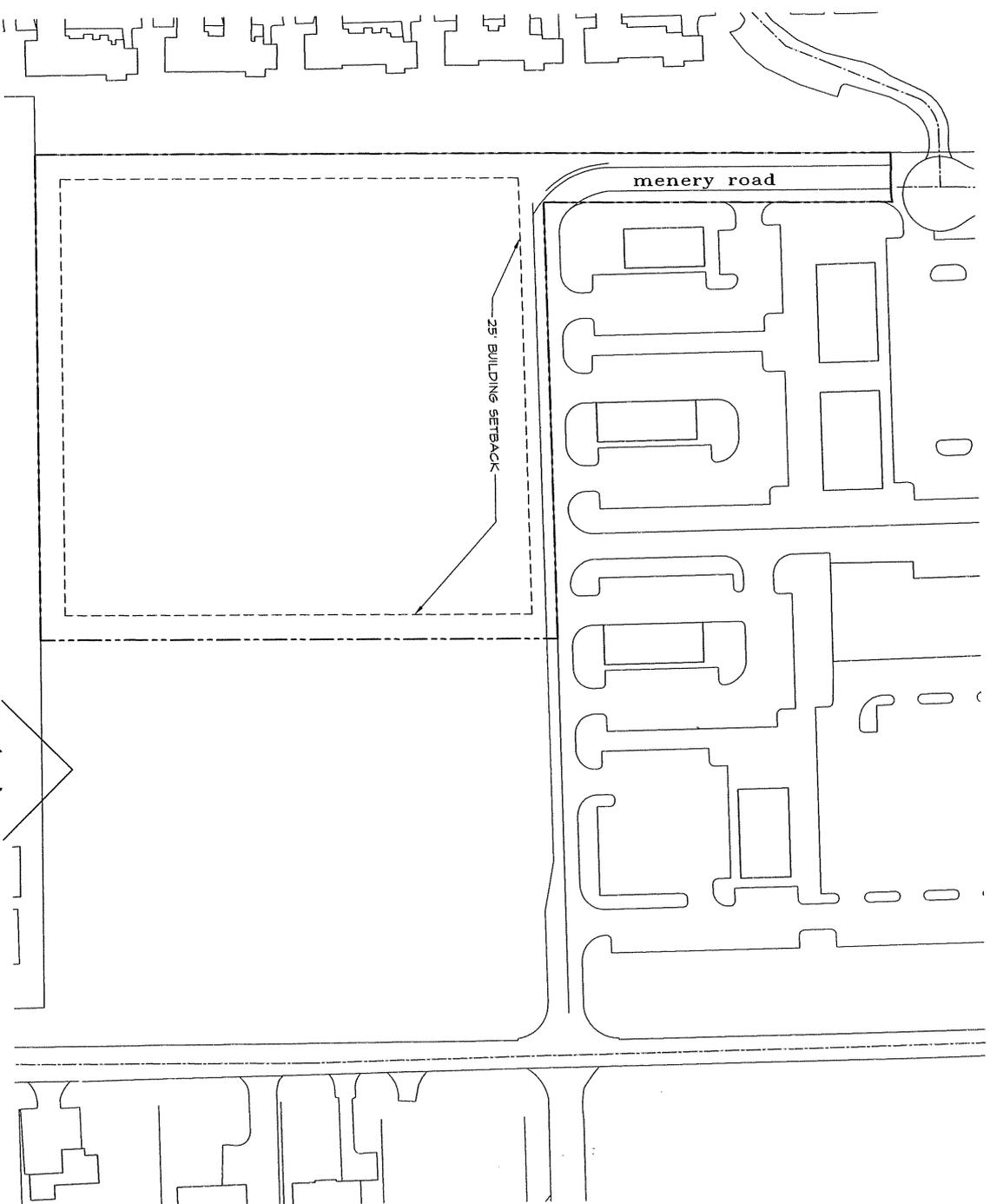
Disclaimer

Scale = 300

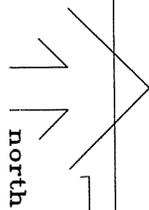


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Real Estate / GIS Department



cpd site plan 1"=50'



1. ALL DIMENSIONS SHOWN SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE CURB UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE DRIVEWAY UNLESS OTHERWISE SPECIFIED.  
 6. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE BUILDING UNLESS OTHERWISE SPECIFIED.  
 7. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE WALL UNLESS OTHERWISE SPECIFIED.  
 8. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE ROOF UNLESS OTHERWISE SPECIFIED.  
 9. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE FLOOR UNLESS OTHERWISE SPECIFIED.  
 10. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE CEILING UNLESS OTHERWISE SPECIFIED.  
 11. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE DOOR UNLESS OTHERWISE SPECIFIED.  
 12. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE WINDOW UNLESS OTHERWISE SPECIFIED.  
 13. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE PORCH UNLESS OTHERWISE SPECIFIED.  
 14. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE PATIO UNLESS OTHERWISE SPECIFIED.  
 15. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE DECK UNLESS OTHERWISE SPECIFIED.  
 16. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE BALCONY UNLESS OTHERWISE SPECIFIED.  
 17. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE TERRACE UNLESS OTHERWISE SPECIFIED.  
 18. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE STAIR UNLESS OTHERWISE SPECIFIED.  
 19. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE RAMP UNLESS OTHERWISE SPECIFIED.  
 20. ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE ELEVATOR UNLESS OTHERWISE SPECIFIED.

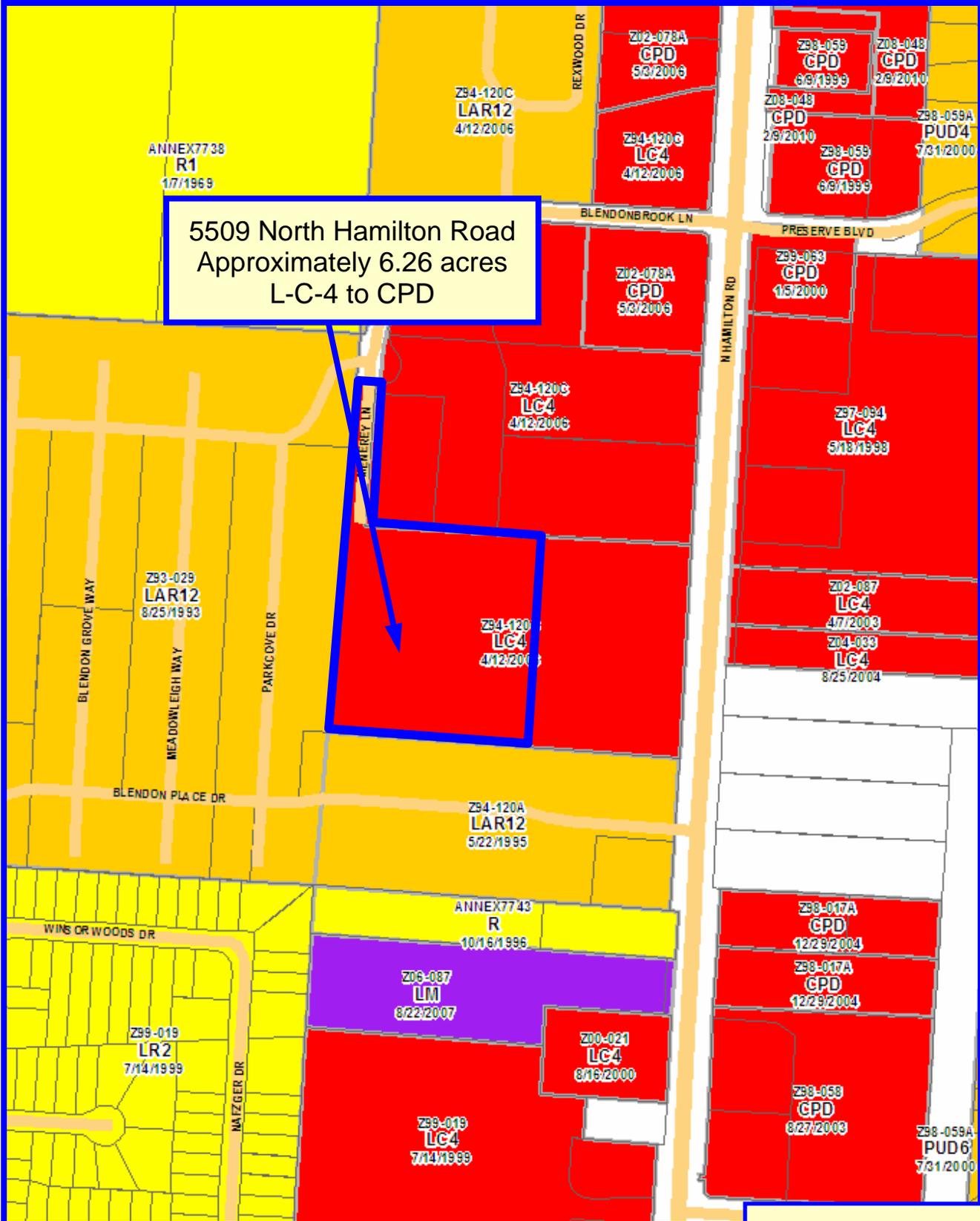
CPD PLAN

C1

**berardi**  
 + partners

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 Phone: (614) 221-1110 Fax: (614) 221-0033  
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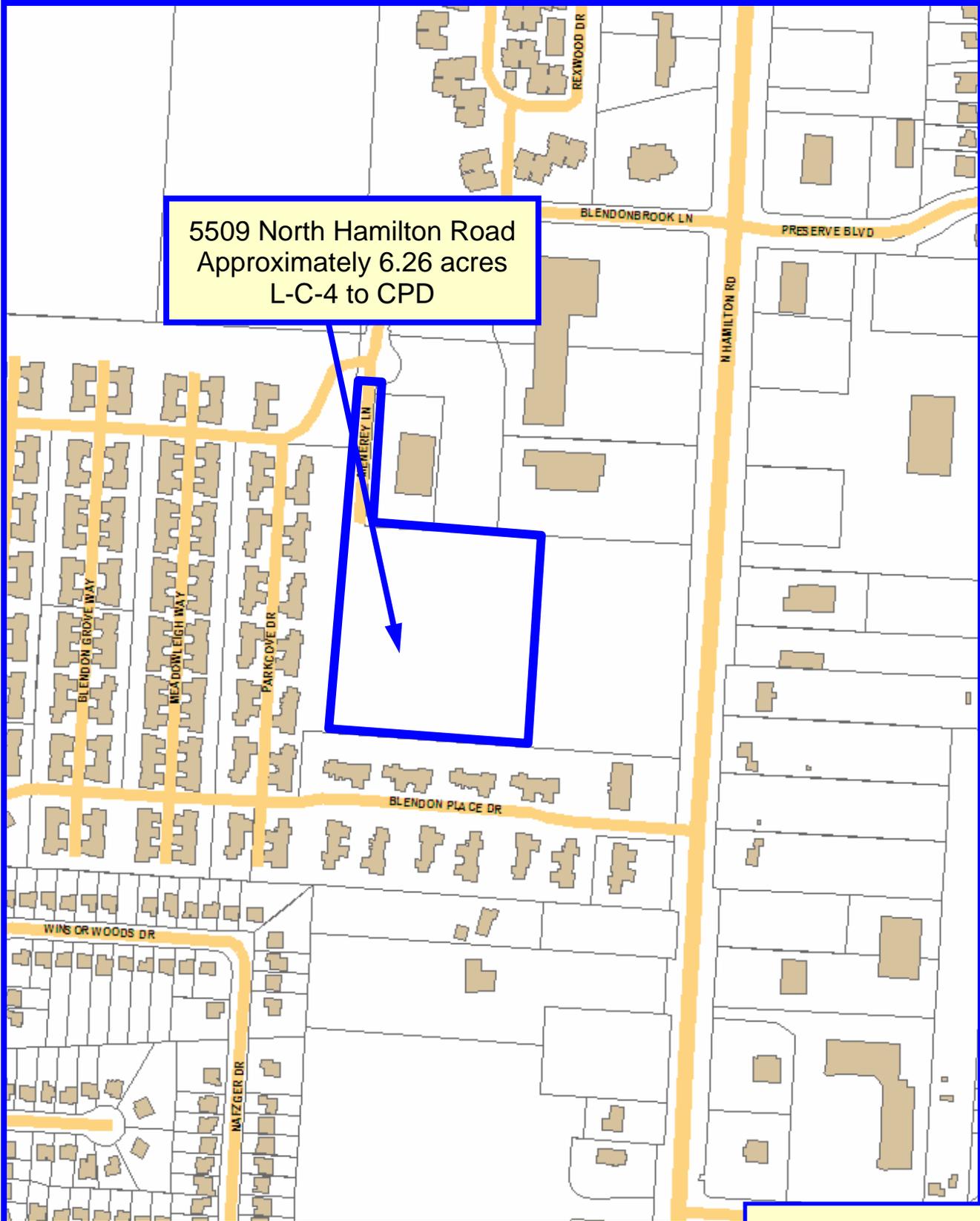
210-024



5509 North Hamilton Road  
 Approximately 6.26 acres  
 L-C-4 to CPD

**Z10-024**

5509 North Hamilton Road  
Approximately 6.26 acres  
L-C-4 to CPD



**Z10-024**

5509 North Hamilton Road  
Approximately 6.26 acres  
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**Z10-024**