



PERSPECTIVE FROM MAIN STREET

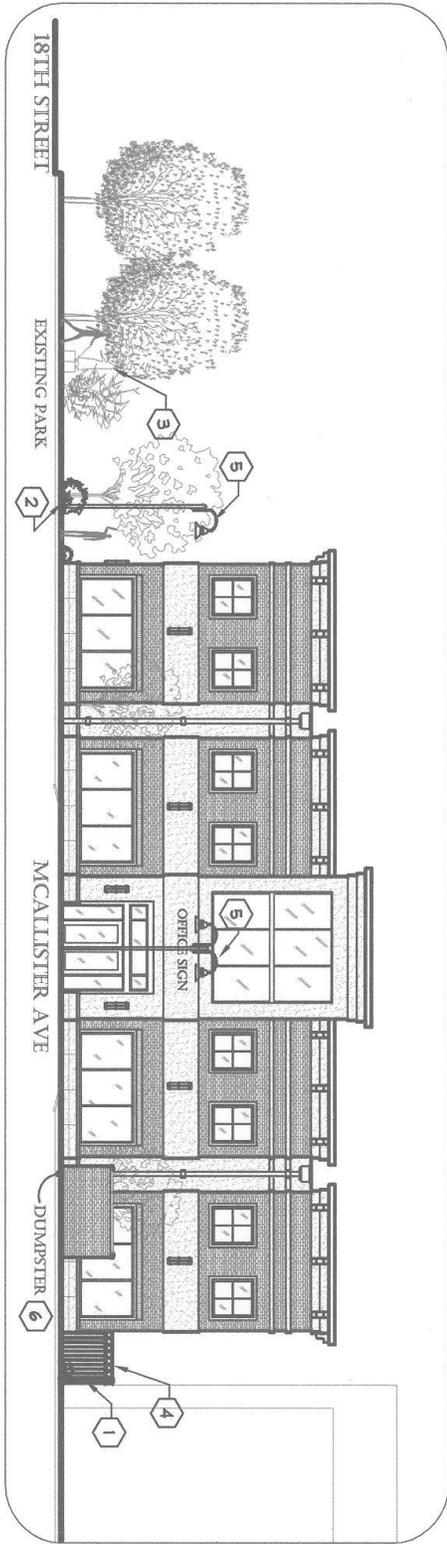


ELEVATION FROM MAIN STREET

CV07-036 Final Received 10/26/07
by Shannon Long


Shannon Long

ELEVATION MCALLISTER AVE



ELEVATION 18TH STREET



CV07-036 Final Received 10/26/07
by Shannon Fong

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
		SHADE TREES				
2	HTO	Crotonodendron crueggii	Hawthorn, thornless	2.0' Coll B & B		
2	HT	Gleditsia triacanthos	Honeylocust, thornless	2.0' Coll B & B		
		ORNAMENTAL TREES				
5	MS	MALUS 'Santinal'	Santinal Crab	1.5' Coll B & B		
		EVERGREEN TREES				
3	TO	ARBORVITAE α 'Techny'	Mission Arborvitae	5-6' HT	CONT.	screening
		SHRUBS				
22	JS	JUNIPERUS α 'Sea Green'	Sea Green Juniper	No.3	Cont.	screening
		OTHER				
-	XT	TO BE DETERMINED LATER				

XT PLANTS SHOWN ARE FOR INTENT. THEY ARE NOT A PART OF REQUIRED SCREENING ETC. OR ANY OTHER ZONING OR DEVELOPMENT TEXT REQUIREMENT. OWNER WANTS A NICE PROJECT TO ATTRACT BUSINESSES AND BUSINESS. ADDITIONAL FLOWERS, SHRUBS, ETC. THAT BE USED THROUGHOUT THE PROJECT IN ADDITION TO GRASS AREAS. MIDDLE STRIP IN PARKING AREA WILL BE MULCHED. AREA BETWEEN BUILDINGS WILL BE MULCHED AS WELL. AREAS UP AGAINST THE BUILDING AND BETWEEN THE FENCE AND PARKING WILL BE MULCHED. OTHER OPEN AREAS ARE TO HAVE GRASS.

CODED NOTES

- 1 FENCE SCREENING: 6'-0" TALL VINYL FENCE
- 2 PARKING LOT SCREENING: PLANTS/SHRUBS. SEE PLANT SCHEDULE.
- 3 STATUE AT ADJACENT PARK
- 4 BLACK METAL GATE/FENCE AT AREA BETWEEN BUILDINGS FOR SECURITY PURPOSES
- 5 10'-0" HIGH LIGHT POLES, BLACK IN COLOR. CUT-OFF/DOWN LIGHTING. LIGHTING PLAN AND LIGHT FIXTURE CUT SHEETS CAN BE PROVIDED AT LATER DATE. SINGLE LT
DOUBLE LT
- 6 DUPRSTER, BRICK ENCLOSURE TO MATCH BUILDING MATERIALS. 6'-0" HIGH ENCLOSURE.
- 7 MAIN STREET FACADE: BUILDING HAS ENTRANCE OFF OF MAIN STREET AS PART OF URBAN OVERLAY REQUIREMENT. BUILDING HAS FIRST FLOOR GLASS AREA AS REQUIRED BY URBAN OVERLAY BETWEEN 2' AND 10' ABOVE SIDEWALK-60% GLASS VISIBLE TO 40' INTO THE BUILDING. 2ND FLOOR HAS OVER 25% GLASS/WINDOW AREA.
- 8 METAL CANOPY OVER SIDE ENTRY
- 9 BUILDING SIGNS TO BE OF A CONSPICUOUS NATURE IN MATERIALS AND WILL BE COMPLIANT WITH COLUMBUS ZONING CODES AND ANY NEAC REQUIREMENTS. BUILDING DESIGN, SIGNS, LIGHTING WILL BE REVIEWED AT THE TIME OF THE BUILDING DESIGN REVIEW.

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Final Received 10/26/07
by *[Signature]*

Volume 107617 Sheet 4 of 4

DDP and Associates architects/planners

855 East Cooke Road - Columbus, Ohio 43224

Statement of Hardship

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

Main Street Family Medicine

Existing Location: 1336 East Main Street
Columbus, Ohio 43205
Proposed New Location: 881 E. Main Street
Columbus, Ohio 43205

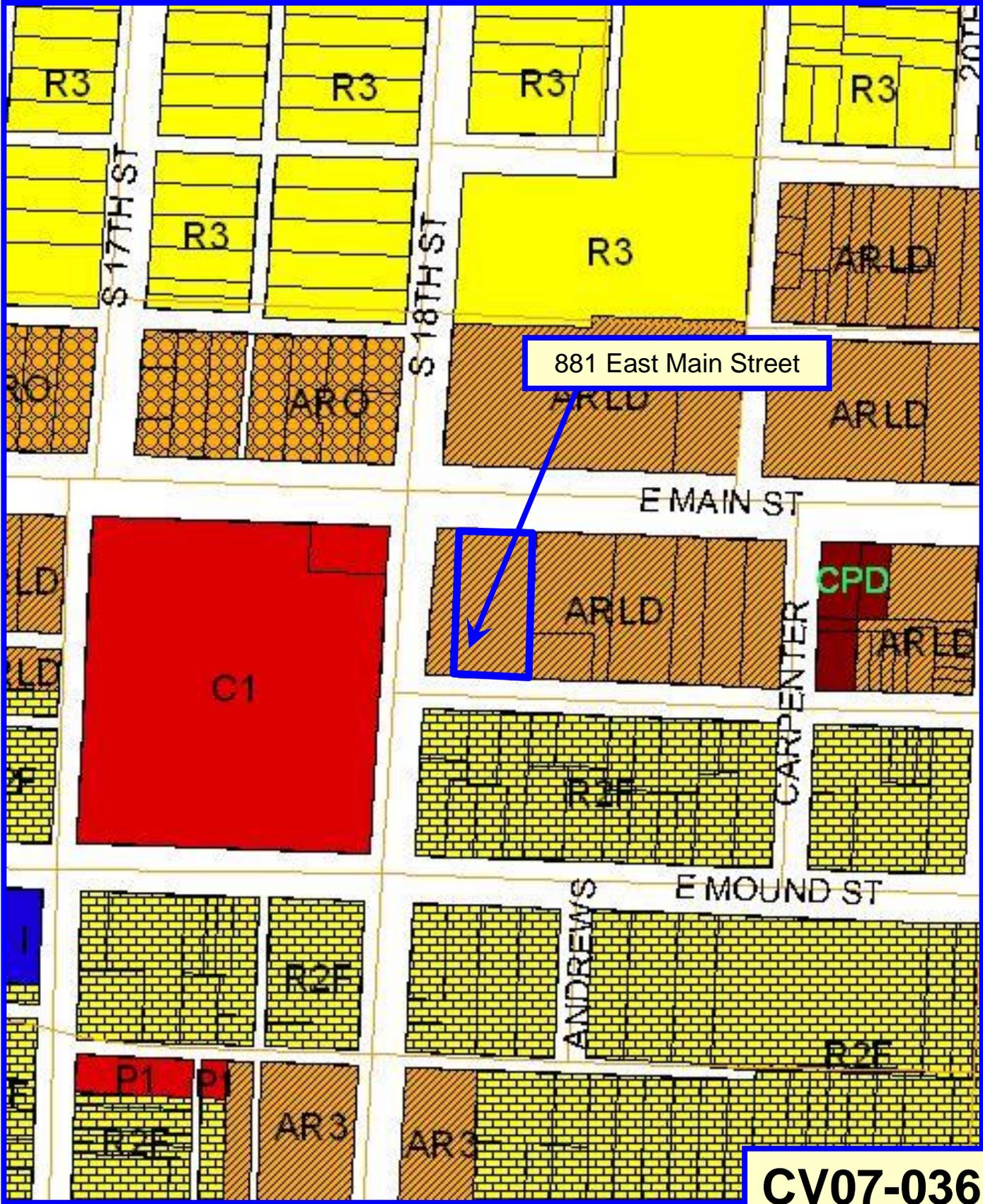
The physicians of the Main Street Family Medical Practice have been providing quality medical services to many of its near east side residences for over two years. Being primary care physicians with the majority of its cliental coming from the immediate area and adjoining neighborhoods it is critical to the Practice's success to be cost effective while also providing state of the art facilities to meet the needs of its diverse client base.

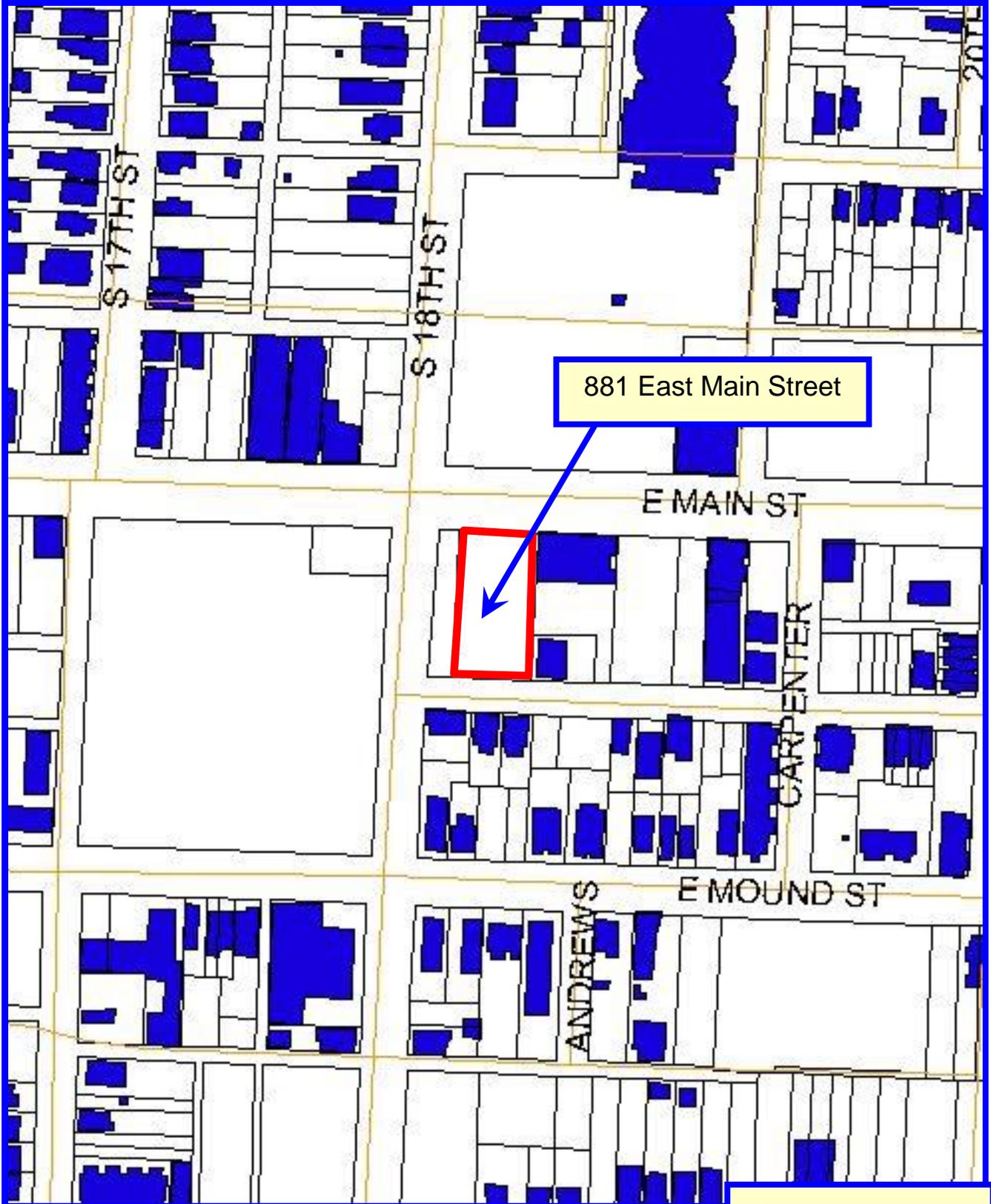
Just as critical to the Practice's success and competitiveness is its ability to provide its client's with a State of the Art Facility that is new and modern, energy efficient, and still located locally. It is not possible to achieve these goals and requirements at their current location thus creating a specific hardship for the continued success and growth of the practice and the neighborhood in general. The new facility will eliminate the hardship while also contributing to the area's revitalization.

The variances requested are:

- 1) A parking reduction.
- 2) Increase lot coverage.
- 3) A side yard set back reduction.
- 4) A combined use of professional offices, and or retail in addition to the existing residential use of ARLD.

Screening of adjacent residential property will comply with current zoning requirements with the west property line abutting the Lulla Peal Memorial Park to be screened with 3'to 4' tall planting in lieu of fencing, see site plan.





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DEVELOPMENT STRATEGY

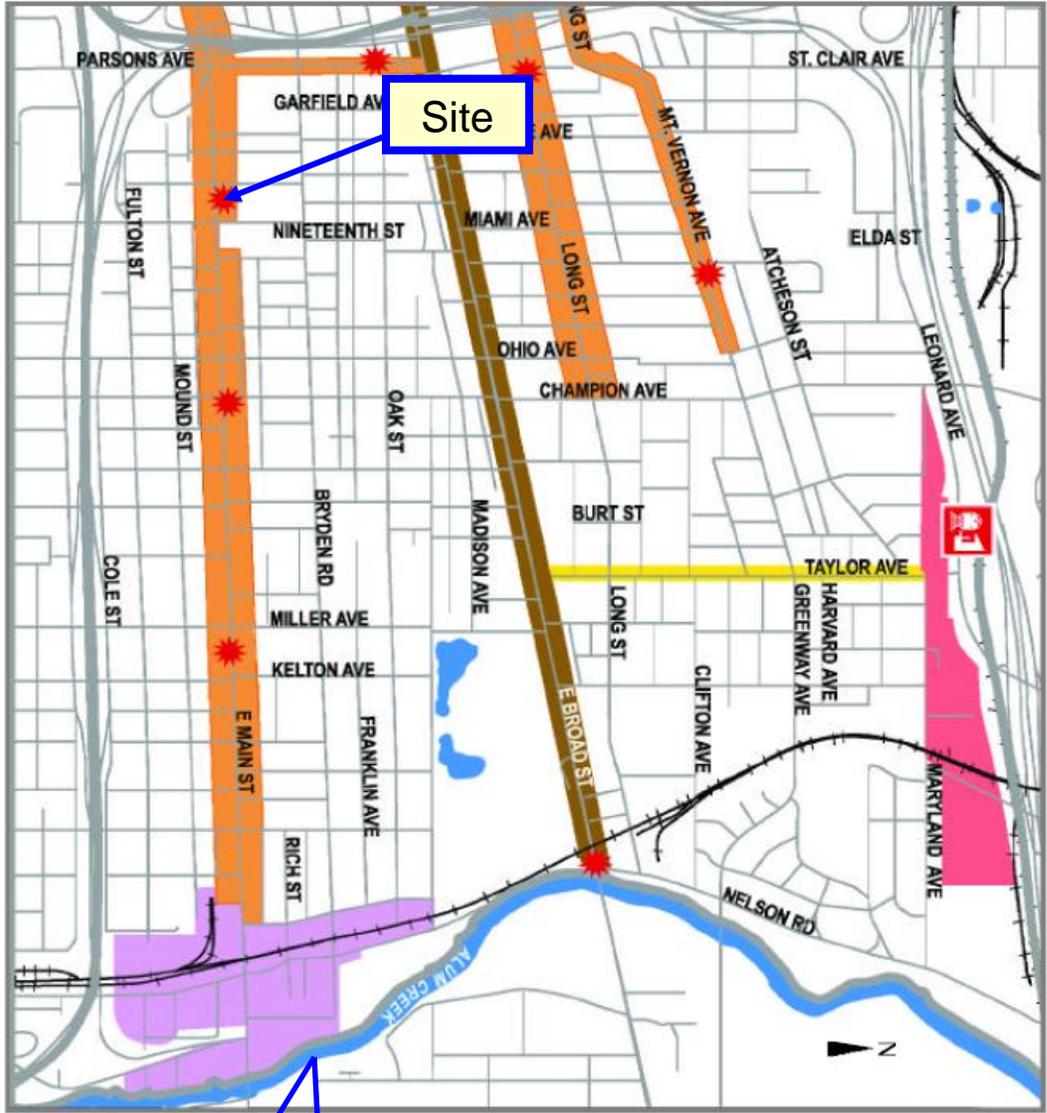


Figure 5

-  Lower and Medium Density Residential
-  East Broad Street
-  Higher Density Residential/
Mixed Use Development
-  Commercial District Nodes
-  Office/Light Industrial/Mixed Uses
-  Light Industrial/Commercial
-  Potential Light Rail Station

LAND USE AND ZONING 27

NEAR EAST AREA PLAN

➤ **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

➤ **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

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LAND USE PLAN

The specific issues, policies and strategies identified to achieve the overall goals are:

ISSUE 1:

Revitalization of the existing historic commercial districts

POLICY:

Commercial development and revitalization should occur within the existing historic commercial districts (Main Street, Parsons Avenue, Long Street, and Mt. Vernon Avenue).

STRATEGIES:

- » Steer commercial development toward existing commercial districts, with the most intense retail/commercial activity focused at the specific nodes identified on the Development Strategy map (page 27).
- » These commercial districts should serve as the adjacent neighborhoods' day-to-day retail hubs that provide local job opportunities and where area residents purchase food, clothing, gifts, etc., and conduct their regular banking, postal, and personal service transactions.
- » Require new commercial development to follow the commercial district design guidelines from this plan.
- » Utilize the recommendations from the commercial district design guidelines to guide land use and transportation decisions, investment, revitalization, and redevelopment efforts.
- » Commercial development is recommended for the portion of Nelson Road between Broad Street and Long Street. This site should be redeveloped as a signature development as it serves as a gateway to the city of Columbus. Any development should also follow the commercial development guidelines presented in this plan.

- Encourage local businesses and residents to take advantage of the support of local business associations and community development corporations.
- Communicate regularly with local business associations and existing community development corporations and ensure they are taking advantage of economic development programs offered by the city of Columbus, e.g., low-interest loans, facade improvement grants, incentives.
- As previously stated, commercial development should be directed to the existing historic commercial districts. But it is recognized that neither the city nor neighborhood can stop proposals for commercial uses outside of the existing historic commercial districts (identified on Development Strategy map on page 27). In these cases, the following criteria should be used to evaluate the proposal:
 - 1) Has the applicant considered the existing commercial districts for their project?
 - 2) Is the request in reference to an existing business that has been a good neighbor and is providing a desired service to the neighborhood?
 - 3) Is the site adjacent to or near a commercial district?
 - 4) If so, can a shared parking situation be created?
 - 5) Does the proposed project result in the demolition of architecturally significant building(s) or is the project proposed to fill a vacant lot or replace a building that is historically noncontributing?
 - 6) Is any proposed structure architecturally compatible with adjacent structures and consistent with the appropriate design guidelines from this plan?
 - 7) What is the proposed project's anticipated impact on parking and traffic?
 - 8) Is appropriate screening proposed to buffer the project, including its parking lot, from adjacent residential properties?
 - 9) Does the proposed project/land use offer benefits desired by the neighborhood (needed jobs or business)?



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: NEAR EAST AREA COMM. Meeting Date: 10/11/07

Case Number: CV07-036 Case Type: Council Variance Rezoning

Zoning Address: 881 E. MAIN ST Applicant: DANNY POPP

Person(s) Representing Applicant at Meeting: SAME DDP & ASSOCS. ARCHITECTS / PLANNERS

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant Response
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

LETTER OF RECOMMENDATION FROM JOEL
TEMPERED NEIGHBORHOOD DESIGN CENTER
RE: ADHERENCE TO COMMERCIAL OVERLAY

Recommending Commission / Association / Accord Partner Vote: For 14 Against 0

Signature / Title of Authorized Representative: [Signature]

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

**neighborhood
DESIGNcenter**

415 EAST MAIN STREET
COLUMBUS, OHIO 43215
614-221-5001
FAX 614-221-5614

October 22, 2007

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Executive Director

HAMILTON J. TEAFORD

Kathleen Bailey, Chair
Near East Area Commission
c/o 489 Linwood Ave.
Columbus, OH 43205

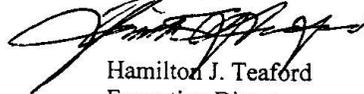
Re: Proposed Medical and Office Building at 881 E. Main St.

Dear Chair Bailey,

At the request of the Near East Area Commission, the Neighborhood Design Center has reviewed the design elevations for the Medical and Professional Office Building at 881 East Main Street submitted to the Commission by DDP and Associates.

In our opinion, the building complies fully with the urban commercial overlay. It is an attractive contemporary building which is entirely compatible with, and complementary to, the older buildings on East Main. We would recommend approval of the design elevations without reservation.

Very truly yours,



Hamilton J. Teaford
Executive Director

cc: Dan Miller ✓

*Supported by the Columbus Department of Development
and The Ohio State University Knowlton School of Architecture*

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224



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 # CV07-036

Being first duly cautioned and sworn (NAME) Danny Popp
of (COMPLETE ADDRESS) 855 E. Cooke Road, Columbus, Ohio 43224

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

Dr. Chandre Gowda

1336 EAST MAIN ST. COLUMBUS, OH 43025	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of August, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



PAUL N MARCHIO

NOTARY PUBLIC
STATE OF OHIO

This Project Disclosure Statement Expires six months after date of notarization.
Notary Seal Here

My Comm. Expires
March 20, 2011
page 10 - Rezoning Packet