

**NOTES:**

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAN) PER FEMA. FIRM MAP NUMBER 39049C 0326K, EFFECTIVE DATE JUNE 17, 2008.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION OF THE PROPOSED WORK, TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS. OTHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBUS CONSTRUCTION MATERIALS AND SPECIFICATIONS MANUAL.
4. ZONING: THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE C-3, COMMERCIAL DISTRICT, PER Z31-088. THE PROPERTY IS ALSO WITHIN THE URBAN COMMERCIAL OVERLAY.
5. PARKING LOT STRIPING/MARKING WILL BE IN ACCORDANCE WITH SECTION 3312.39 OF THE COLUMBUS ZONING CODE.
6. PARKING LOT WILL BE PAVED IN ACCORDANCE WITH SECTION 3312.43 OF THE COLUMBUS ZONING CODE.
7. DUMPSTERS SCREENING WILL BE IN ACCORDANCE WITH SECTION 3321.01 OF THE COLUMBUS ZONING CODE.
8. SITE LIGHTING TO BE FULLY SHIELDED LAMPS PER 3321.03.
9. THE SITE INFORMATION ON THIS PLAN WAS OBTAINED FROM GIS RECORDS AND CITY OF COLUMBUS RECORD PLANS. NO FIELD SURVEY WAS CONDUCTED.

**PARKING SPACE REQUIREMENTS**

USAGE	REQUIREMENTS	AREA	REQUIRED
RETAIL COMMERCIAL USE	1 SPACE PER EA 250 SQ. FT. (MIN.)	2,880	12
MEDICAL OFFICE USE	1 SPACE PER EA 300 SQ. FT. (MIN.)	4,360	15
URBAN COMMERCIAL OVERLAY	OFF-STREET PARKING MAY BE REDUCED BY 50% (RETAIL) AND 25% (MEDICAL)		27
TOTAL PARKING REQUIRED			27
PARKING PROVIDED:			24

**SITE DATA TABLE**

TOTAL SITE AREA:	0.52 AC.
DISTURBED AREA (WITHIN R/W):	±800 S.F. (0.01 AC.)
PRE-DEVELOPED IMPERVIOUS:	0.45 AC. (87.2%)
POST-DEVELOPED IMPERVIOUS:	0.43 AC. (82.7%)
<b>GENERAL ZONING INFORMATION:</b>	
ADDRESS:	1464 N. CLEVELAND AVE., COLUMBUS, OH 43211
PARCEL NUMBER:	01-0-272266
ZONING CLASSIFICATION/DISTRICT:	C3 - COMMERCIAL
HEIGHT DISTRICT:	H-35
COMMERCIAL OVERLAY:	SOUTH LINDEN URBAN COMMERCIAL OVERLAY

**SCOPE OF WORK:**

THE PROPOSED PROJECT WILL INCLUDE BUILDING RENOVATION AND PARKING LOT RESURFACING. THE PROPOSED USE IS A FOOD MARKET AND PHARMACY.

**FOR THE DIVISION OF POWER:**

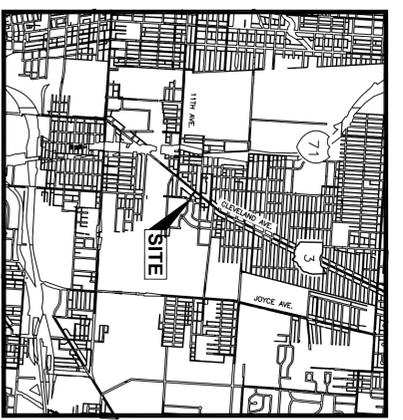
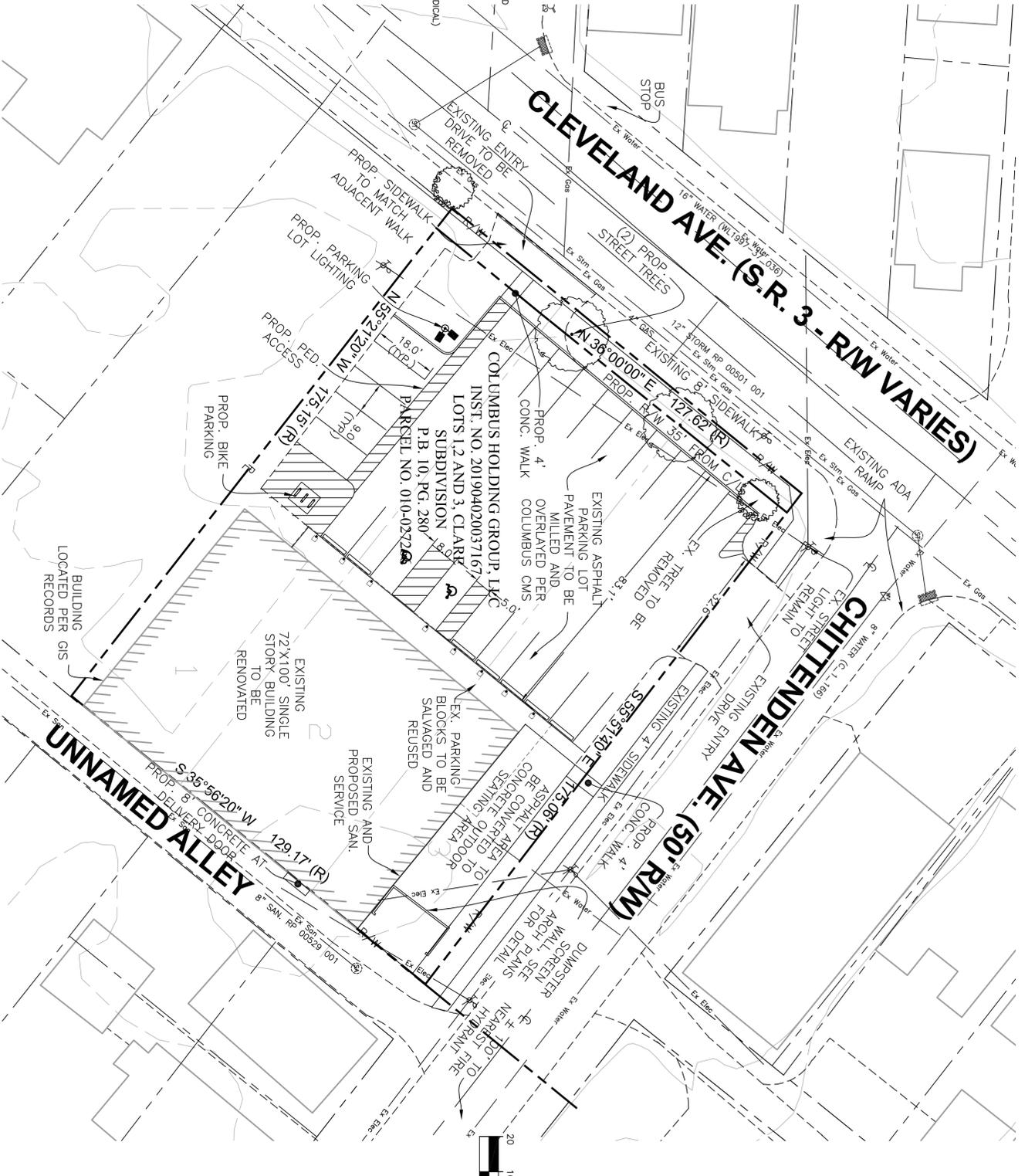
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND TERTIARY LINES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES AND RECORDING THEM PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTION CONCERNED WITH THE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS. OTHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

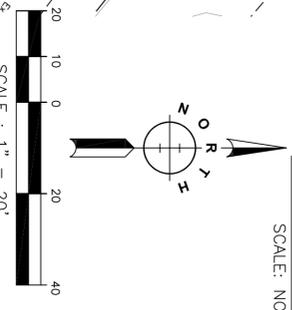
IF ANY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7827. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED SERVICES SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

**FIRE DEPARTMENT NOTE:**

EMERGENCY RESPONDER RADIO COVERAGE TO BE TESTED BY A THIRD PARTY. RAPID KEY ENTRY SYSTEM REQUIRED.

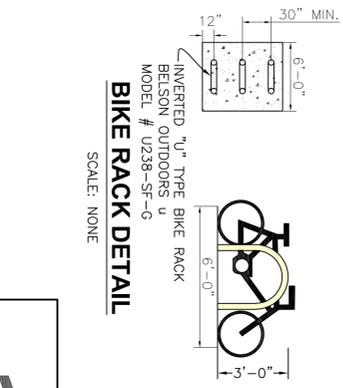
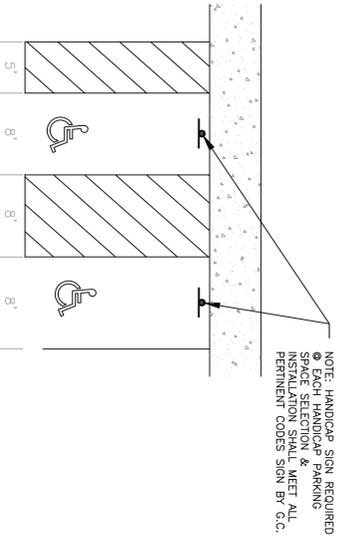


**SITE LOCATION MAP**  
SCALE: NOT TO SCALE



**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE OF ROAD
	EX. ELECTRIC
	EX. GAS
	EX. SANITARY
	EX. STORM
	EX. TELEPHONE
	EX. WATER
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	EX. CONTOUR
	CENTERLINE OF ROAD
	EX. EDGE OF PAVEMENT
	POWER POLE
	LIGHT POLE
	TELEPHONE POLE
	UTILITY POLE
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	GAS VALVE
	GAS METER
	WATER VALVE
	EX. FIRE HYDRANT
	EX. CURB INLET
	EX. CATCH BASIN
	EX. STORM MANHOLE
	EX. SANITARY MANHOLE
	EX. SIGN
	HANDICAP PARKING/ACCESS
	EX. BUILDING



**BIKE RACK DETAIL**  
SCALE: NONE

**ACCESSIBLE STRIPING DETAIL**  
SCALE: NONE

NOTE: PAVEMENT STRIPING NOT TO EXCEED 28" IN ANY DIRECTION.

NOTE: ALL PAVEMENT STRIPING AND MARKING SHALL BE PER COC ITEM #642.

CV20-024 Final Received 6/24/2020



DEVELOPER/CLIENT

PROJECT NAME AND ADDRESS  
**LINDEN FRESH MARKET  
1464 CLEVELAND AVENUE  
COLUMBUS, OH 43211**

CONSULTANT

SEAL

REVISIONS

DATE  
**24 JUNE, 2020**

SCALE  
**1" = 20'**

DWG. TITLE  
**CHANGE OF USE PLAN**

SHEET  
**C-001**

DRAWN BY  
**JS**

CHECKED BY  
**TR**

DATE  
**06/24/2020**

PROJECT  
**1464 N. CLEVELAND AVE., COLUMBUS, OH 43211**



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

CV20-024

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...
B. Permit a use of the property not permitted by the Zoning District...

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...

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...

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached Statement of Hardship

Signature of Applicant

[Handwritten signature in blue ink]

Date

3/5/2020

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 checks payable to the Columbus City Treasurer



Columbus Office  
8415 Pulsar Place Suite 300 | Columbus, OH 43240  
P: 614.224.9555

March 5, 2020: [Revised 06/17/2020](#)

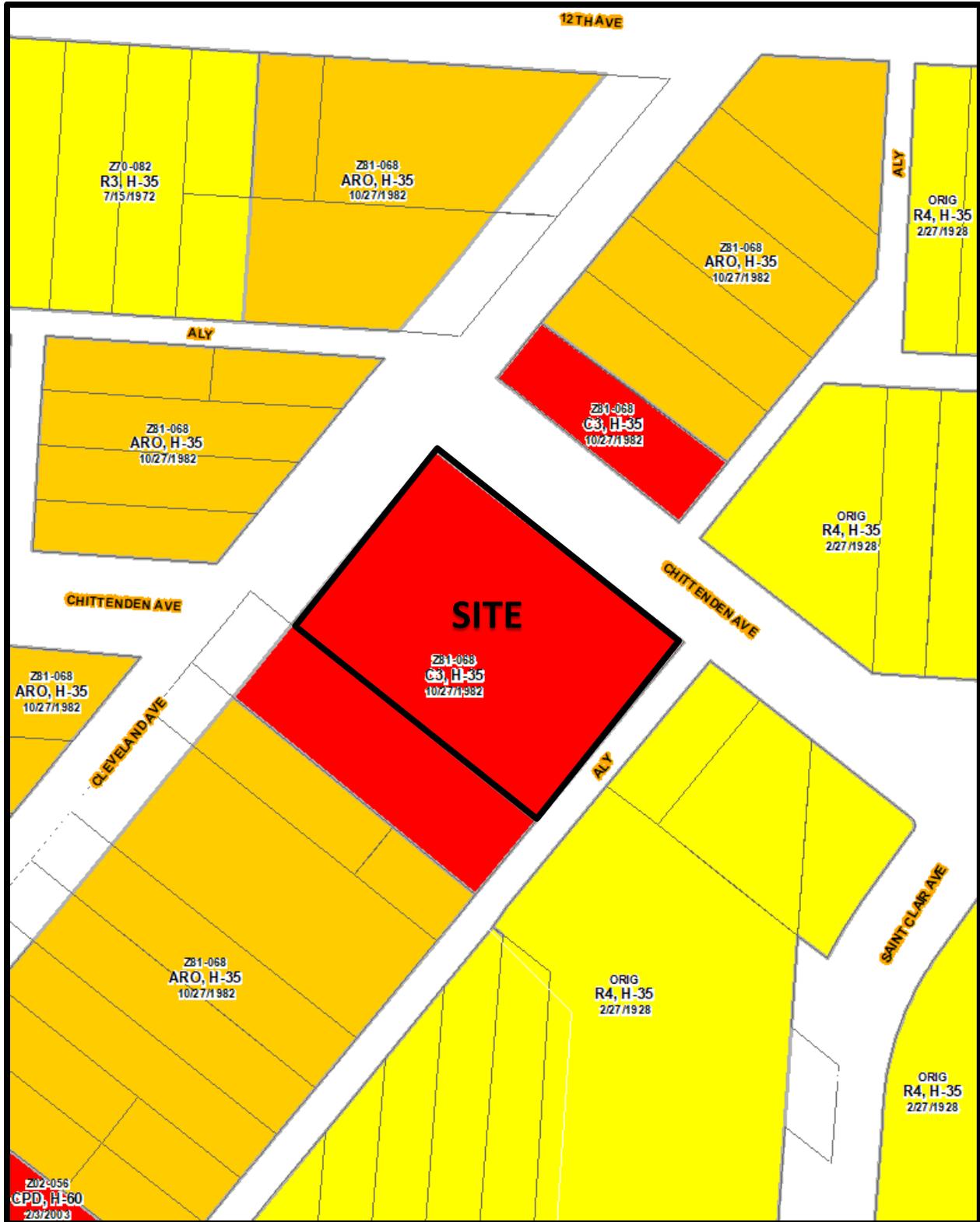
Renovation to the Linden Market  
1464 Cleveland Ave for Columbus Next Generation Corporation

### City Council Variance Request Statement of Hardship

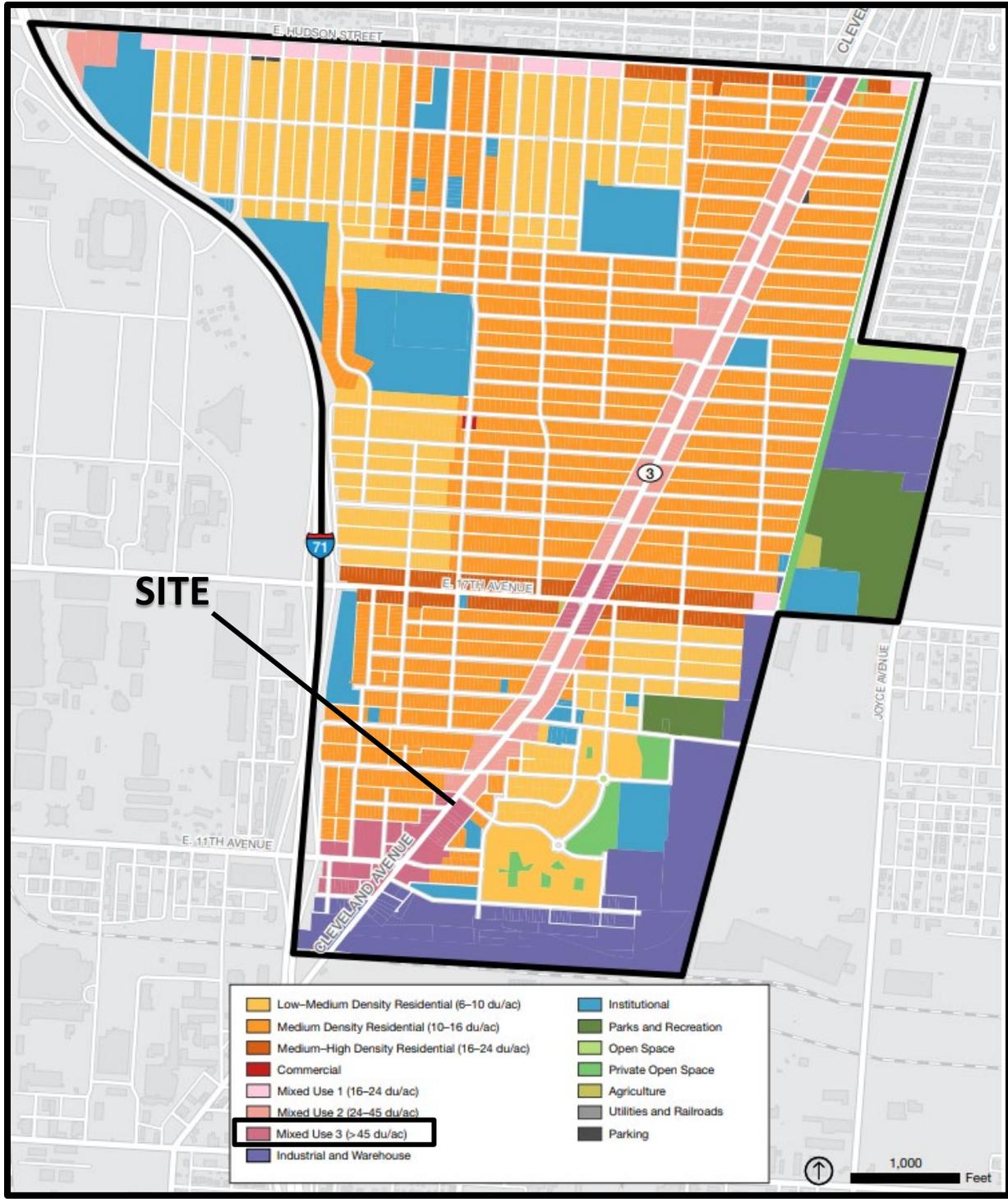
The follow two items are requested variances for the above referenced property:

1. That a portion of the building be permitted to be used as a Fresh market on a property currently zoned C-3.
  - a. Rationale: The building formerly functioned as a grocery store. Grocery stores are permitted in a C-3 district (City code 3355.03). A portion of the proposed use as a Fresh market. A Fresh market falls under the classification of Food Pantry. Food pantries require a C-4 zoning district (City Code 3356.03). The owner does not want to charge for the food. Rather than attempting to change the zoning of the property, the owner is requesting a zoning variance.
  
2. That less than 60% of the primary building frontage be permitted to be material other than glass.
  - a. Rationale: The proposed project is a renovation of an existing structure rather than a new build
  - b. The current building has approximately 5% glass on the primary frontage. The proposed renovation will increase the glass to 45%

Granting the variance for these two items will not seriously affect any adjoining property owners or the general welfare of the public. In fact, the granting the variance will allow this currently abandoned building to be renovated and occupied by a tenant that will be publicly serving the community.

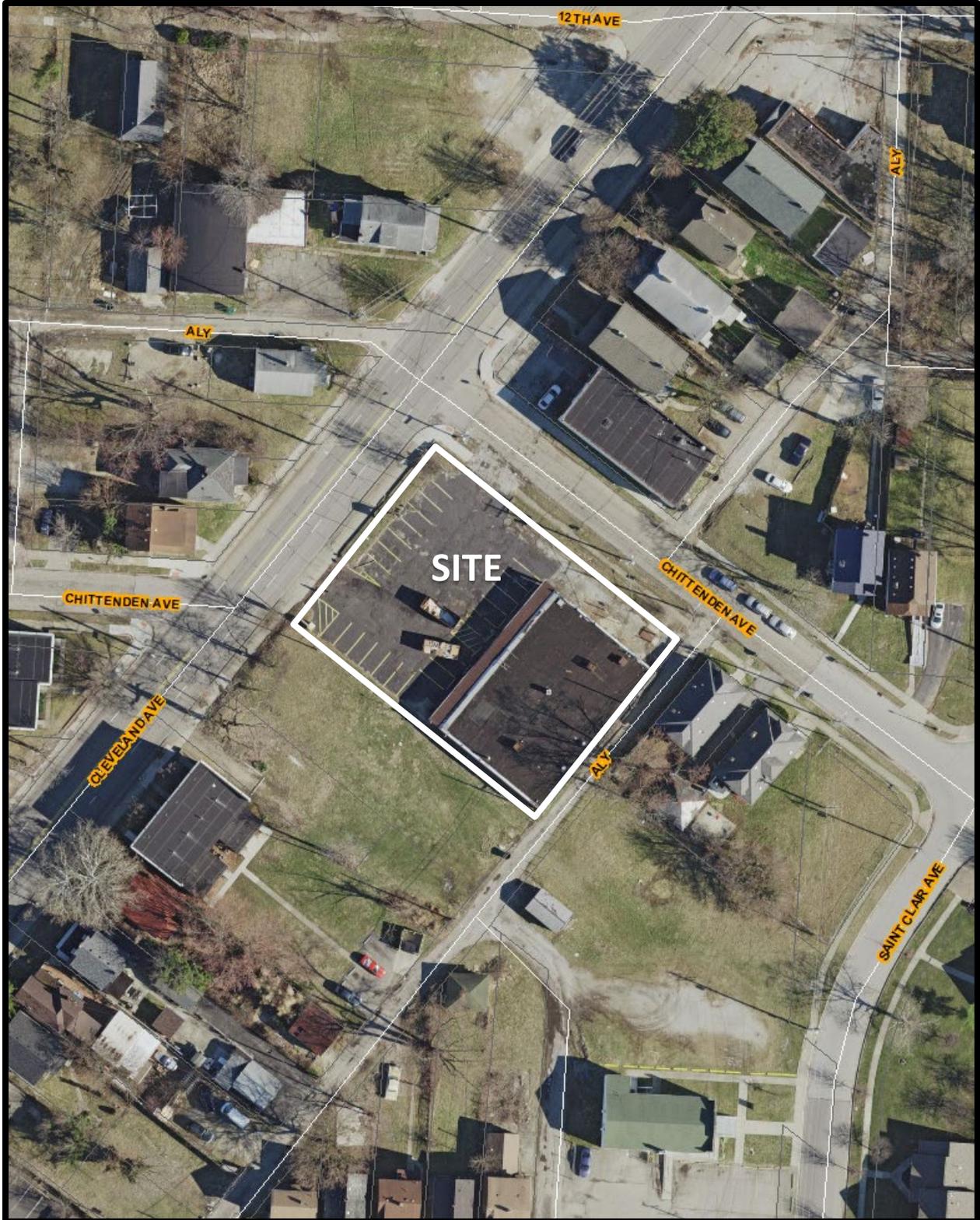


CV20-024  
1464 Cleveland Ave.  
Approximately 0.51 acres



Mixed Use	Mixed Use 1	Up to 24 du/acre	[Light Pink]	Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.	Residential/ Commercial
	Mixed Use 2	24-45 du/acre	[Pink]		
	Mixed Use 3	45 and higher du/acre	[Dark Pink]		

CV20-024  
 1464 Cleveland Ave.  
 Approximately 0.51 acres



CV20-024  
1464 Cleveland Ave.  
Approximately 0.51 acres



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig M. Vander Veen  
of (COMPLETE ADDRESS) 8415 Pulsar Place, Suite 300 Columbus OH 43240  
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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

<p>1. Columbus Holding Group (Columbus Next Generation Corp.) 1393 E. Broad Street, 3rd Floor Columbus OH 43205</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Craig M. Vander Veen*

Subscribed to me in my presence and before me this 5th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*Tameeka Olverson*

My Commission Expires:

July 31, 2022

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

Notary Seal Here



**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