

**ZONING AND CODE INFORMATION**

PARCEL NUMBER: 010-061171-00  
 ZONING CLASS / LAND USE: E - EXEMPT  
 SIZE OF SITE: .11 ACRES  
 LEGAL DESCRIPTION: 1522 E BLAKE AVENUE COLUMBUS OH 43224  
 EXISTING USE GROUP: E - EXEMPTED, OWNED BY COC  
 NEW USE GROUP: NO CHANGE OF USE  
 OCCUPANT LOAD: NOT APPLICABLE  
 BUILDING CODE USED: 2017 OBC  
 CONSTRUCTION CLASSIFICATION: NOT APPLICABLE  
 SPRINKLER: NONE REQUIRED.  
 NUMBER OF FLOORS: ONE  
 AREA OF BUILDING: .11 (ASPHALT PAVING)  
 AREA TO BE ALTERED: NOT APPLICABLE  
 PROPERTY CLASS: EXEMPT  
 TAX DISTRICT: 010 - CITY OF COLUMBUS  
 SCHOOL DISTRICT: 2503 - COLUMBUS CSD  
 NEIGHBORHOOD: X1400



2 ADA ACCESSIBLE SIGN  
 N.T.S.

**PARKING NOTES**

NOTATIONS REFER TO 2017 OHIO BUILDING CODE REQUIREMENTS  
 1. VAN ACCESSIBLE SIGN SHALL BE 60 INCHES ABOVE THE FLOOR OF THE PARKING SPACE  
 2. PARKING SPACES ARE INTENDED TO BE USED BETWEEN 7:00AM AND 5:00PM. PARKING WILL NOT BE USED AFTER BUSINESS HOURS.

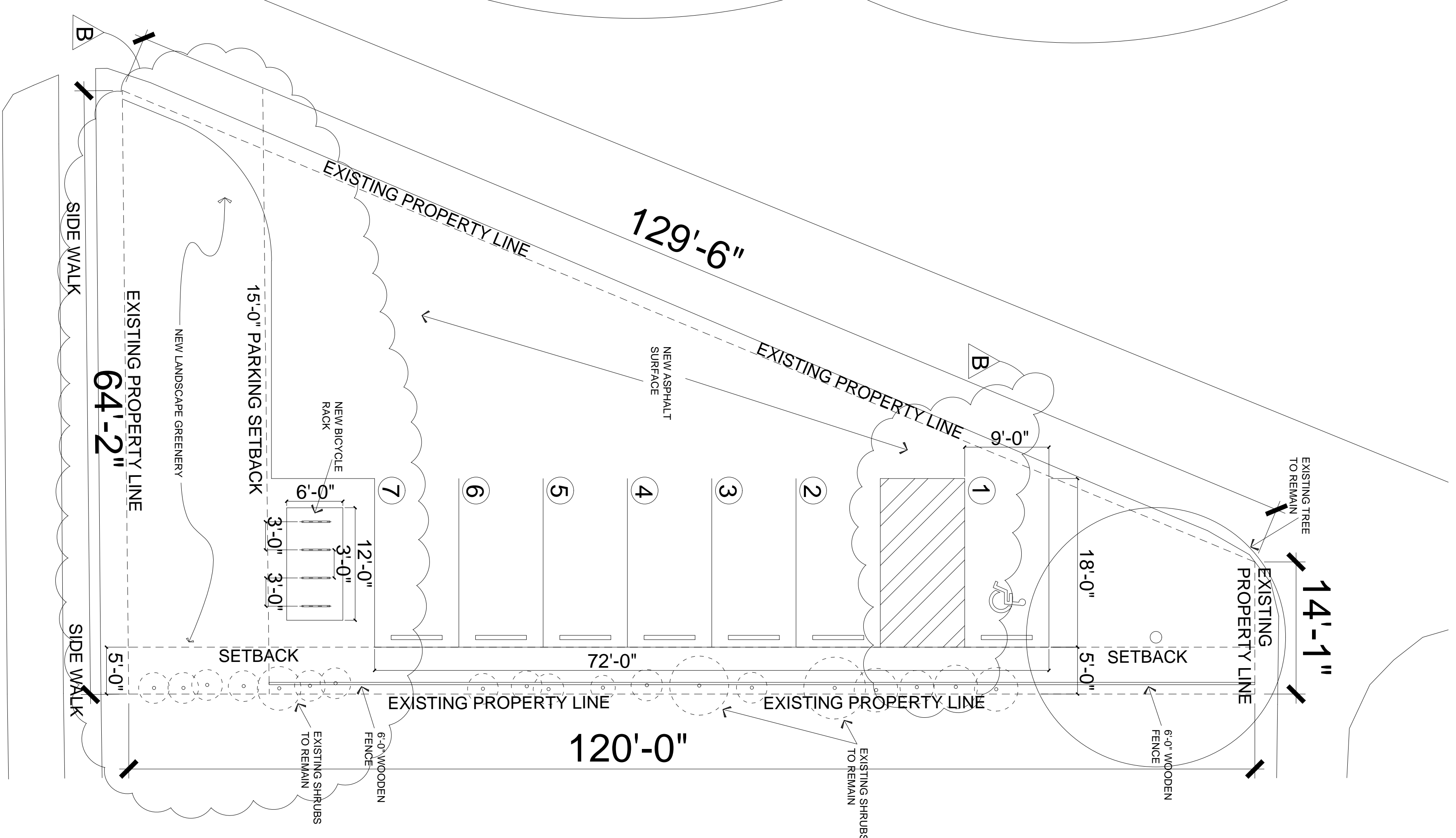
1 SITE PLAN  
 1/8" = 1'-0"



E BLAKE AVENUE

CV21-098 Final Received 3/31/2022

Ugo Nwoko  
 03/31/2022



**VICINITY MAP**



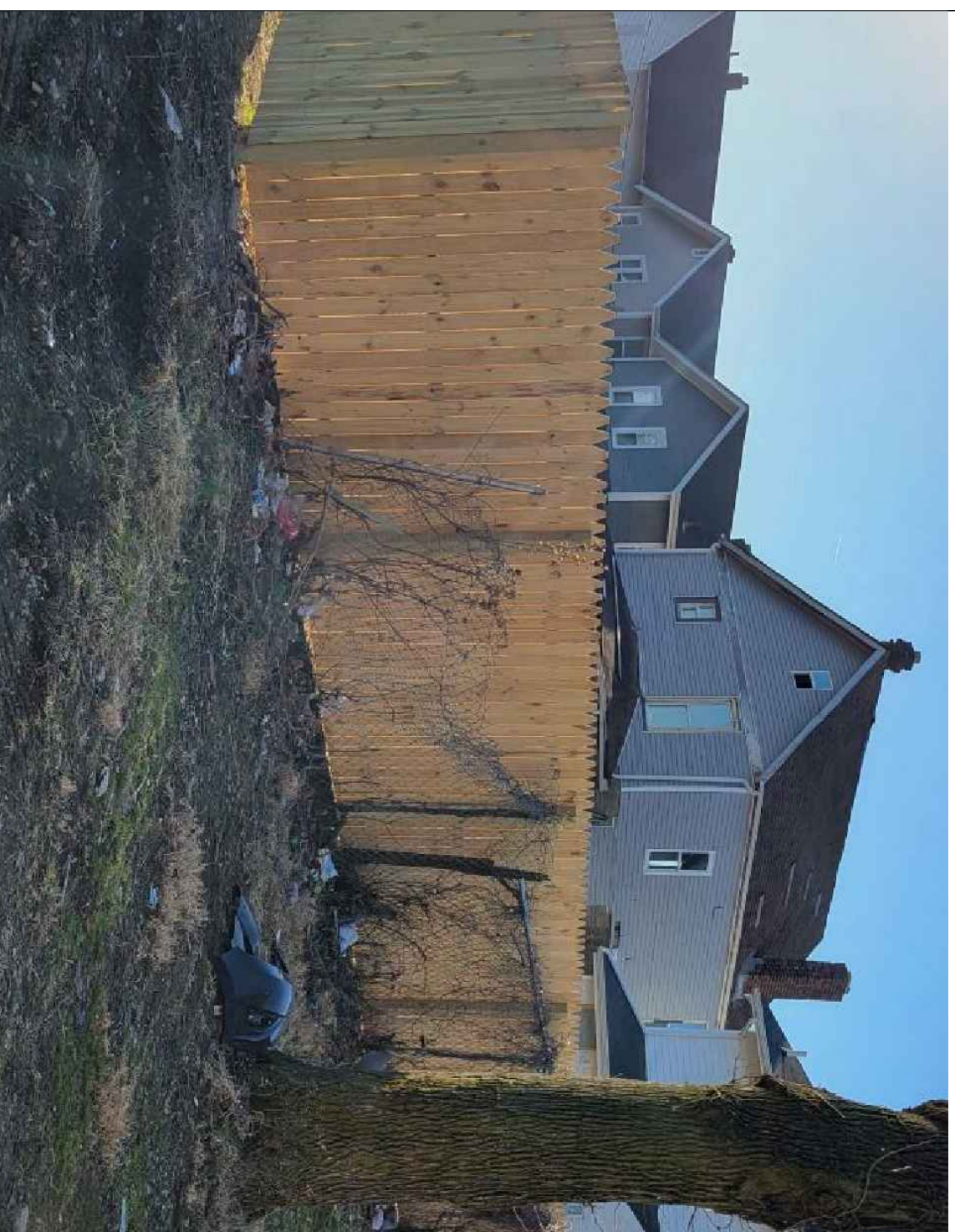
**CONSTRUCTION GENERAL NOTES**

**GENERAL NOTES:**  
 1 ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF THE OHIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR TO COMPLY WITH THE APPROPRIATE SECTION OF OHIO BUILDING CODE DURING EACH PHASE OF THE WORK.  
 2 THESE DRAWINGS ARE NOT INTENDED TO BE COMPLETE AND IN FULL DETAIL. WHERE DETAIL OR INFORMATION IS NOT PROVIDED, CONTRACTOR AND SUB-CONTRACTOR SHALL USE CONVENTIONAL ACCEPTED PRACTICE. CONDITIONS REQUIRING NON-CONVENTIONAL DETAILING OR ADDITIONAL INFORMATION SHALL BE BROUGHT TO THE ARCHITECT'S AND OWNERS ATTENTION.  
 3 THE CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS AND CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT AND OWNER ANY INCONSISTENCIES, ERRORS AND OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT OR OWNER, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE COSTS FOR CORRECTION.  
 4 THE CONTRACTOR AND IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL INFORM THE ARCHITECT OR OWNER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS WHICH CAUSE ANY RELOCATION WILL NOT BE CAUSE FOR ADDITIONAL PAYMENT.  
 5 THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND INSPECTIONS.  
 6 VERIFY UNDERGROUND UTILITIES AND CONDITIONS WITH THE OWNER AND PROPER AUTHORITY. CALL 1-800-362-2764, 3 DAYS BEFORE DIGGING.  
 7 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL CONTROL ALL LOCATIONS. ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR FACE OF BLOCK OR FACE OF SHEATHING OR EXTERIOR WALL (UNLESS NOTED OTHERWISE).  
 8 CONTRACTOR SHALL COORDINATE PRE-WIRING OF ANY OWNER SUPPLIED CABLE TV, PHONE, SECURITY AND INTERCOM SYSTEM.  
 9 CONTRACTOR SHALL KEEP THE JOB SITE NEAT AND ORDERLY, REMOVING SCRAP MATERIAL DAILY AND SHALL CLEAN SITE AND THE WORK THOROUGHLY UPON COMPLETION.  
 10 SITE BOUNDARY LINES, BOUNDARY DIMENSIONS, BOUNDARY DECLINATIONS AND EXISTING GRADES ARE BASED UPON THE SITE SURVEY WHICH IS PROVIDED BY THE OWNER FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE DEMAED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO ACTUAL GRADES, LEVELS, DIMENSIONS, AND DECLINATIONS AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.  
 11 THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES AND SHALL PROPERLY REMOVE ALL ACCUMULATED SILT AND DEBRIS FROM EACH DEVICE EVERY TIME IT IS NECESSARY FOR THE PROPER FUNCTIONING OF THE CONTROL DEVICES.  
 12 CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED WITHIN BUSINESS HOURS UNLESS OTHERWISE SPECIFIED.

**SITE NOTES**

(NOTATIONS REFER TO 2017 OHIO BUILDING CODE REQUIREMENTS)  
 1. ALL IMPROVEMENTS, SUCH AS ASPHALT SURFACE FINISH WILL MAINTAIN EXISTING WATER RUN OFF ON THE FLAT SITE.  
 2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING VALVES, MANHOLES, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR.  
 3. DURING CONSTRUCTION, EXISTING ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EXISTING EROSION CONTROL.  
 4. SITE TO BE PREPPED, GRAVELED AND FINISHED WITH ASPHALT TOP.  
 5. CONTRACTOR TO ENSURE THAT ALL SITE DEBRIS ARE CLEARED AND REMOVED FROM THE SITE NO LATER THAN 24 HOURS OF THE FULL DUMPSTER.

**VIEW OF THE SITE FROM E BLAKE AVENUE**



REV B - BICYCLE RACK, SETBACK AND ADA UPDATE  
 REV A - ADDED ZONING AND CODED INFORMATION  
 - ADDED PARKING NOTES

**Aurtec Designs**  
 Design Consulting, Industrial Designers  
 39 East Main Street, New Albany, OH 43054, Phone: (614) 600 8964 Fax: (614) 737 5252

PROJECT NAME	New Parking Lot	PROJ.#	1347	DRAWING#	A100
TITLE	Site Plan	DATE	07-27-2020		

## STATEMENT OF HARDSHIP

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

**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 not included, a new application (and applicable fees) 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):**

Signature of Applicant

*Maxwell A. Thomas*

Date

9/22/21

Matthew A. Thomas  
2160 Cleveland Ave  
Columbus, OH 43211  
September 22, 2021

The City of Columbus  
Council Variance Application  
111 N. Front St  
Columbus, OH 43215

Dear The City of Columbus:

I, Matthew A. Thomas, owner of Dreamers Barbershop LLC, am requesting a variance to permit the development of additional paved parking for use by the barbershop located at 2160 Cleveland Ave. The barbershop currently utilizes existing parking which is grossly inadequate.

A council variance would be sufficient to provide reasonable accommodations for improved off street parking for the barbershop, its employees, clients, and visitors.

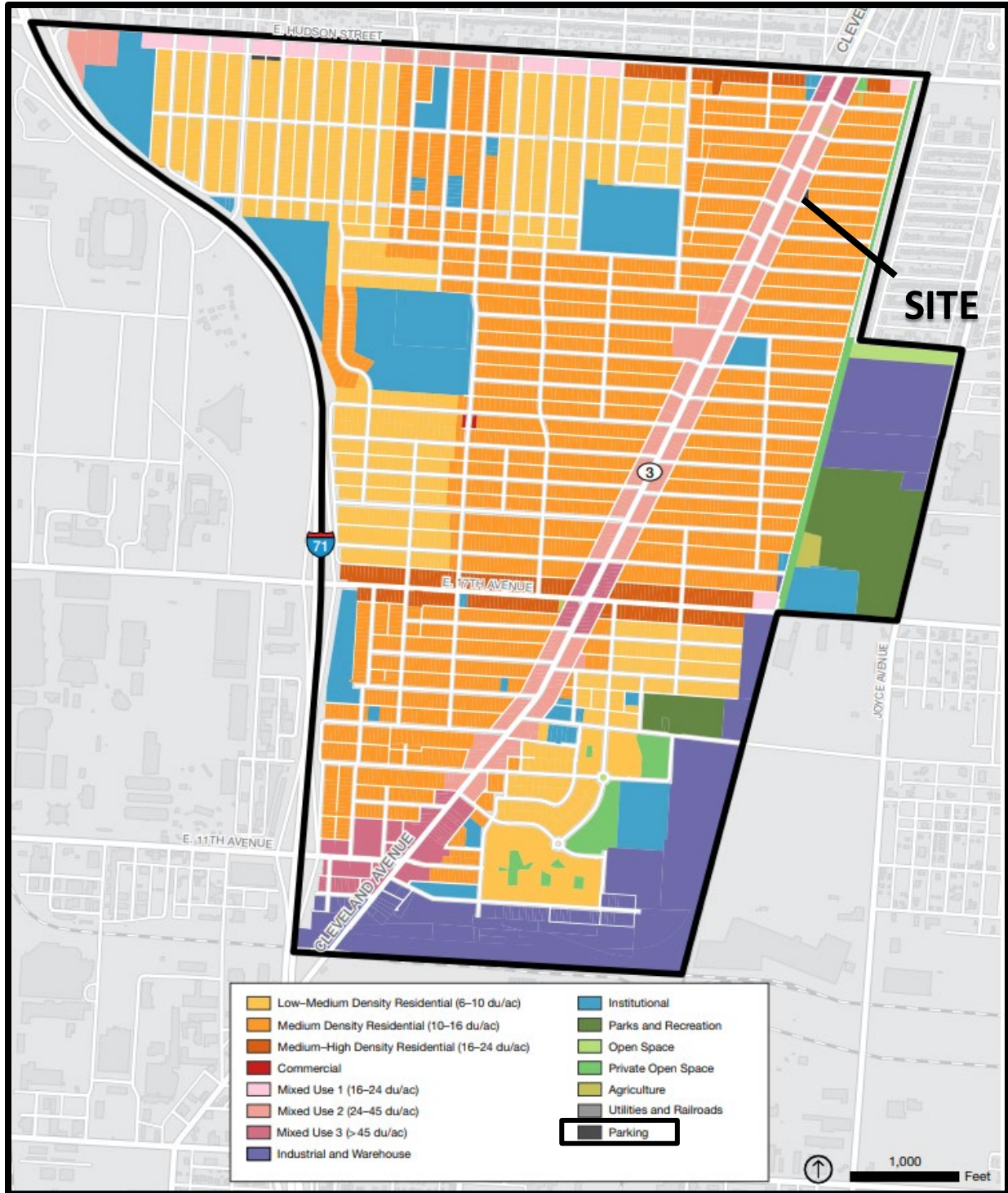
The proposed parking project is located adjacent to the barbershop property at 1522 E. Blake Ave. Columbus, OH 43211; Parcel ID: 010-061171-00. I am requesting a variance to allow maximum development of off-street parking lot.

Sincerely,

Matthew A. Thomas



CV21-098  
1522 E. Blake Ave.  
Approximately 0.11 acres



CV21-098  
1522 E. Blake Ave.  
Approximately 0.11 acres



CV21-098  
1522 E. Blake Ave.  
Approximately 0.11 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV21-098

Address: 1522 E. Blake Ave.

Group Name: South Linden Area Commission

Meeting Date: July 20, 2021

Specify Case Type:

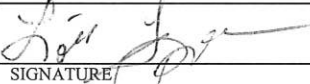
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one and list basis  
for recommendation below)

- Approval
- Disapproval

**NOTES:**

Vote: Unanimous

Signature of Authorized Representative: 

SIGNATURE  
South Linden Area Commission  
RECOMMENDING GROUP TITLE

614.357.3315  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-098

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

Being first duly cautioned and sworn (NAME) Matthew A Howard  
of (COMPLETE ADDRESS) 2160 CLEVELAND AVE  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. <u>Matthew A Howard</u> <u>2160 Cleveland Ave</u> <u>Columbus, Ohio 43211</u>	2.
3.	4.

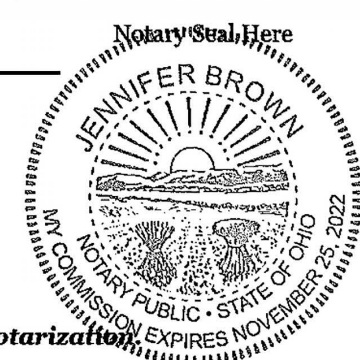
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Matthew A Howard

Sworn to before me and signed in my presence this 22 day of October in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

11/25/22  
My Commission Expires



**This Project Disclosure Statement expires six (6) months after date of notarization.**