

**PLANT MATERIAL**

SHRUB: SMALL TREE: 10' CALIBRE

CV07-006

- NOTES:**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.
  2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.
  3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.
  4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.

**PLANTING SCHEDULE:**

DATE: 9/17/07

BY: DONALD PLANK

**PROJECT INFORMATION:**

PROJECT NO: 1394 BROADVIEW AVENUE

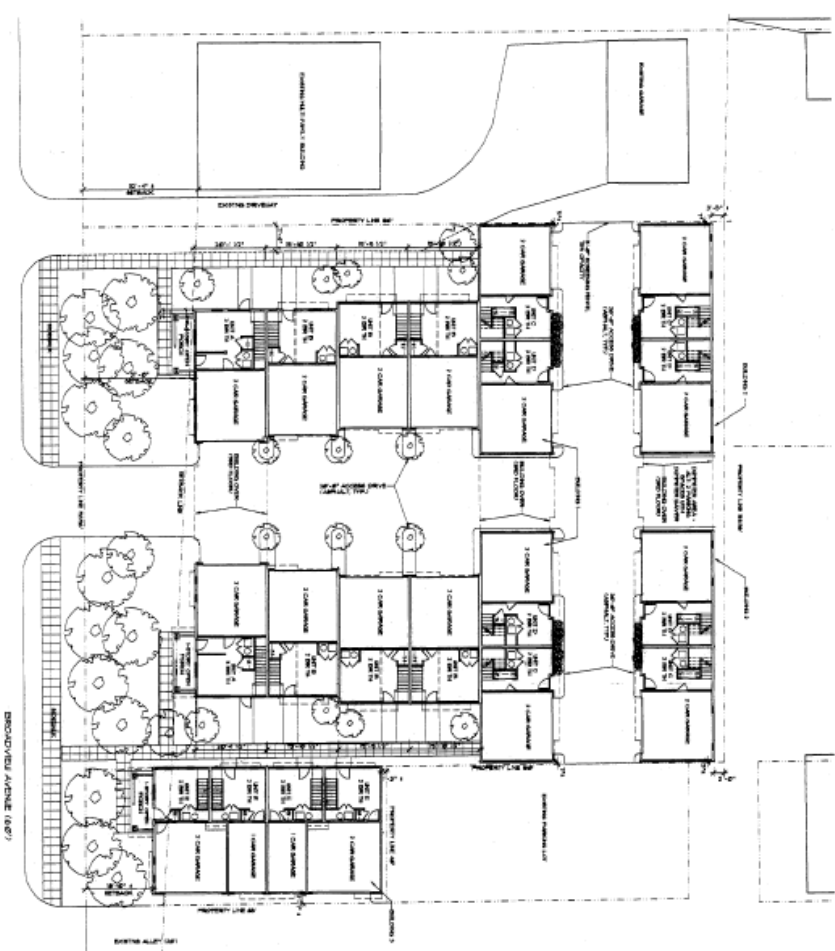
DATE: 9/17/07

BY: DONALD PLANK



**FINAL**

**SITE PLAN**



RECEIVED BY *Don Plank*

DATE 9/17/07

CV07-006

Sheet 1 of 4

DATE: 17 SEPTEMBER 2007

SITE PLAN

PROJECT NUMBER: A0-1

BROADVIEW MEWS  
1394 Broadview Avenue  
Columbus, OH 43212

CV07-006





NORTH AND SOUTH  
ELEVATION  
CV07-006

WEST ELEVATIONS

EAST ELEVATION

NORTH AND SOUTH  
ELEVATION

WEST ELEVATION

FINAL RECEIVED BY *Donna*  
DATE 9/16/07

CV07-006  
Sheet 2 of 4

*Donna*  
DONALD FLANK  
DATE 9/17/07

**MATERIAL LEGEND**

- 1 PAINTED BRICK (SEMI-GLOSS FINISH)
- 2 PAINTED BRICK (CONCRETE BLOCK)
- 3 2" x 4" SILL BLOCK (SAND-BLASTED BRICK)
- 4 PAINTED BRICK (SAND-BLASTED BRICK)
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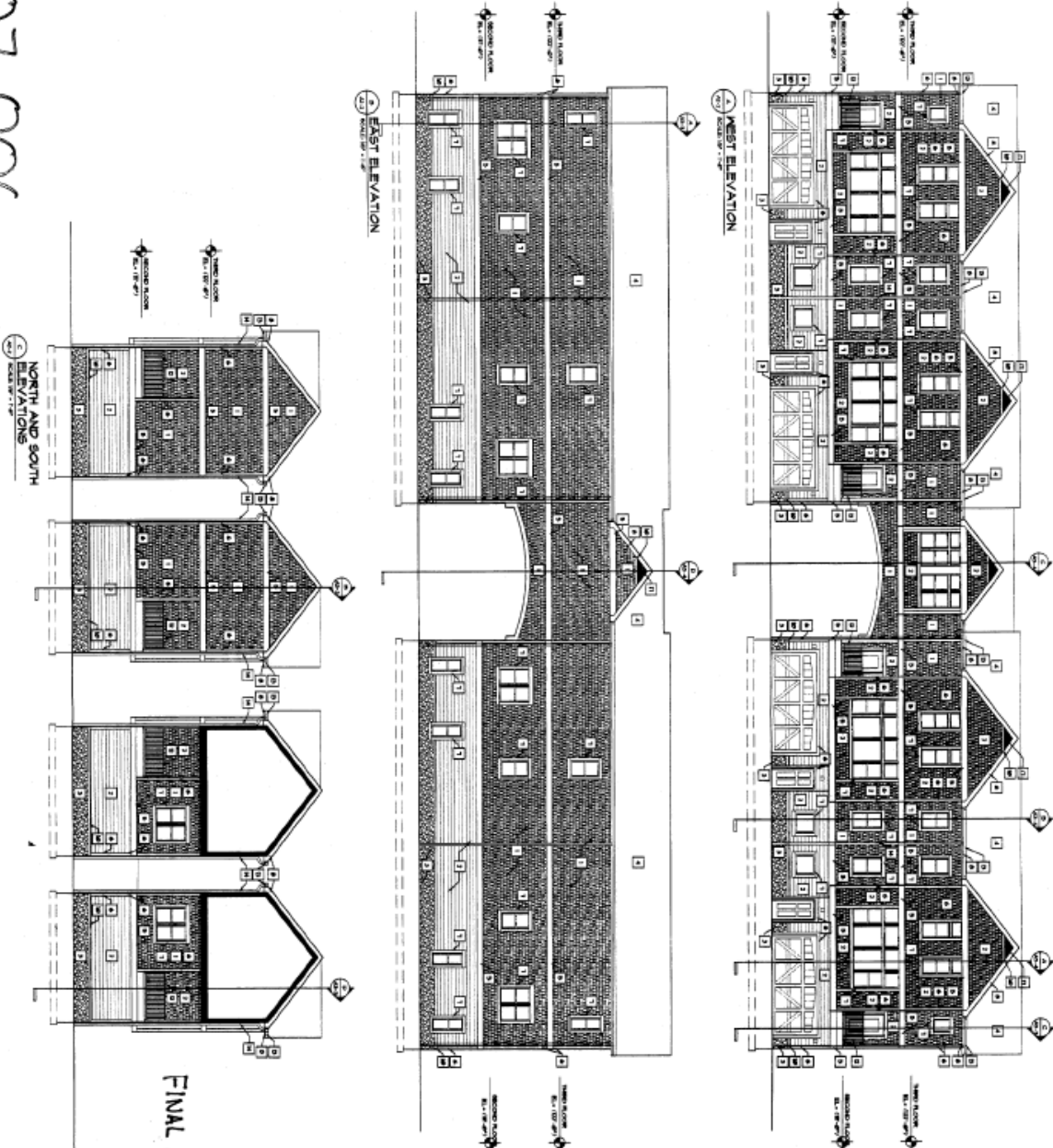
BROADVIEW MEWS  
1394 Broadview Avenue  
Columbus, OH 43212

CV07-006

*J. Bender Inc.*  
J. BENDER, INC. ARCHITECTS AND PLANNERS A.J.A.  
1000 Riverside Drive, Suite 100, Columbus, Ohio 43211  
PH: 614.866.8111 FAX: 614.866.7200 E: info@jbendinc.com

DATE 9/17/07  
17 DEPTMENTS  
EXTENSION  
BUDGET  
A2-1  
00005

CV07-006



FINAL RECEIVED BY: *Dana O'Leary*  
 DATE: 9/17/07

*Daniel Hark*  
 DATE: 9/17/07

CV07-006  
 Sheet 3 of 4

DATE: 08/03/07  
 17 SEPTEMBER 2007  
 EXTENSIONS  
 BUILDING 2  
 SHEET NUMBER:  
**A2-2**  
 (0003)

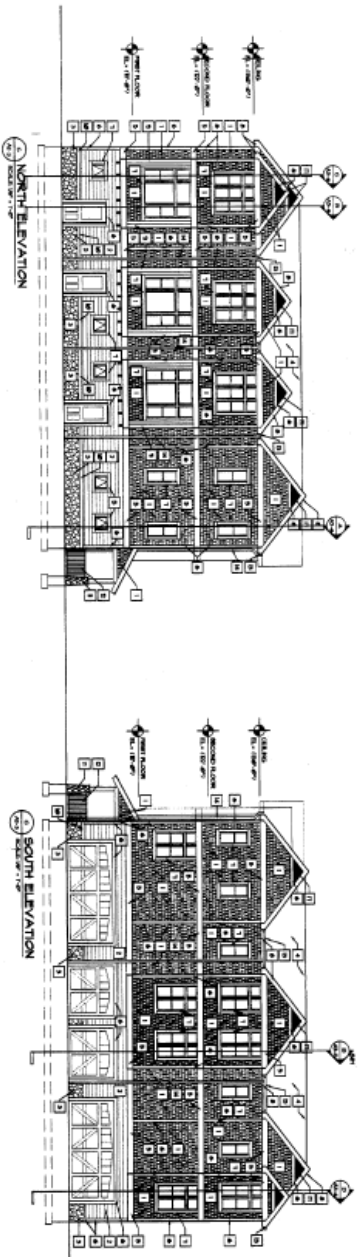
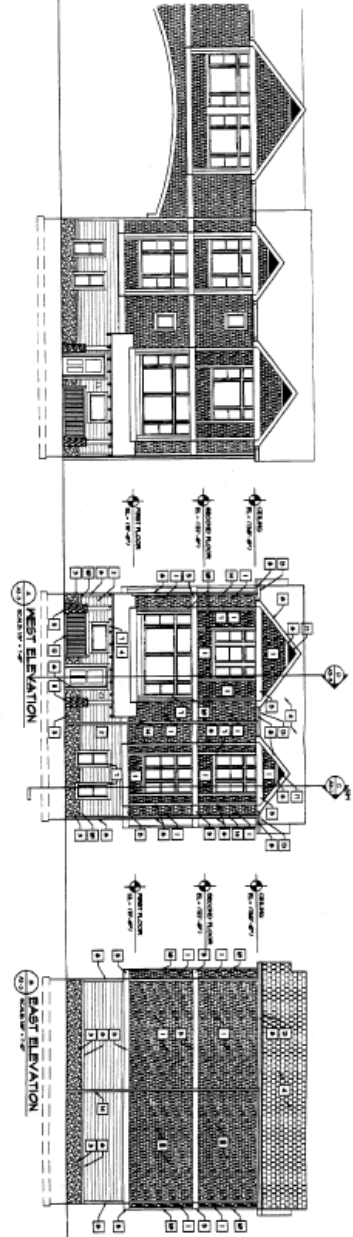
NO.	DESCRIPTION	DATE

BROADVIEW MEWS  
 1394 Broadview Avenue  
 Columbus, OH 43212

CV07-006

*J. Bender Inc.*  
 J. BENDER, INC ARCHITECTS AND PLANNERS A.I.A.  
 3005 Riverside Drive, Suite 110, Columbus, Ohio 43221  
 PH: 614.881.7170 FAX: 614.881.7228 E-MAIL: JB@JBI-ARCH.COM

CV07-006



FINAL RECEIVED BY: *Donald Plank*  
DATE: *9/17/16*

*Donald Plank*  
DONALD PLANK  
DATE

CV07-006  
Sheet 4 of 4

MATERIAL LEGEND

- 1 1/2" x 1/2" BRICK
- 2" x 8" BRICK
- 3" x 6" BRICK
- 4" x 8" BRICK
- 6" x 8" BRICK
- 8" x 8" BRICK
- 10" x 8" BRICK
- 12" x 8" BRICK
- 14" x 8" BRICK
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- 20" x 8" BRICK
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- 88" x 8" BRICK
- 90" x 8" BRICK
- 92" x 8" BRICK
- 94" x 8" BRICK
- 96" x 8" BRICK
- 98" x 8" BRICK
- 100" x 8" BRICK

BROADVIEW MEWS  
1394 Broadview Avenue  
Columbus, OH 43212

CV07-006 *J. J. Brunk*  
J. J. Brunk, Inc. ARCHITECTS AND PLANNERS AIA  
3550 Riverside Drive, Suite 101, Columbus, Ohio 43227  
614.291.8888 or 614.614.8888 FAX 614.291.8888

DATE: 17 SEPTEMBER 2007  
PROJECT: EXTENSIVE ELEVATIONS BUILDING 3  
DRAWING: A2-3  
SHEET: 00003

**EXHIBIT B**

**STATEMENT OF HARDSHIP**

**1394 Broadview Avenue**

**CV07-006**

**September 24, 2007**

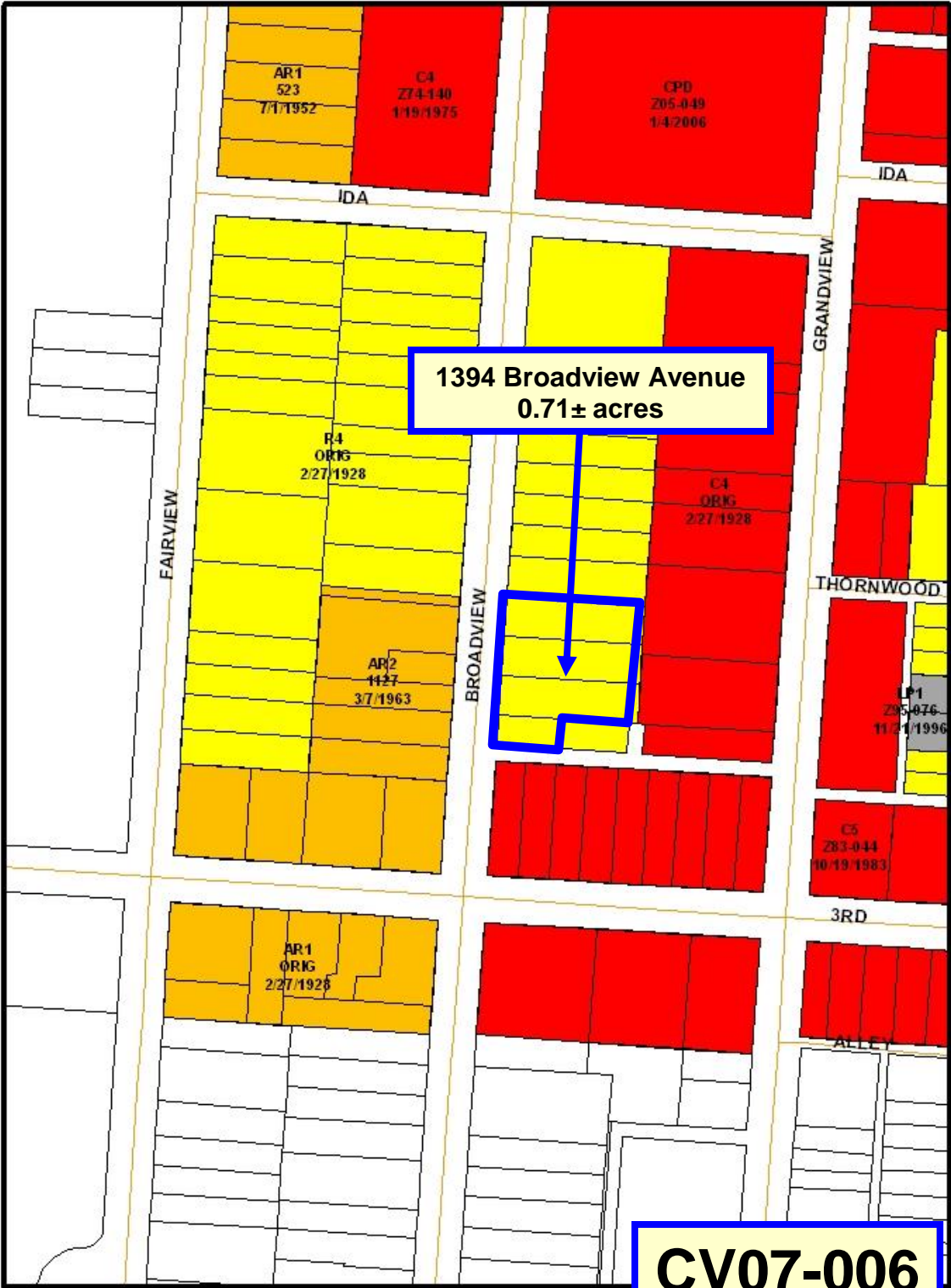
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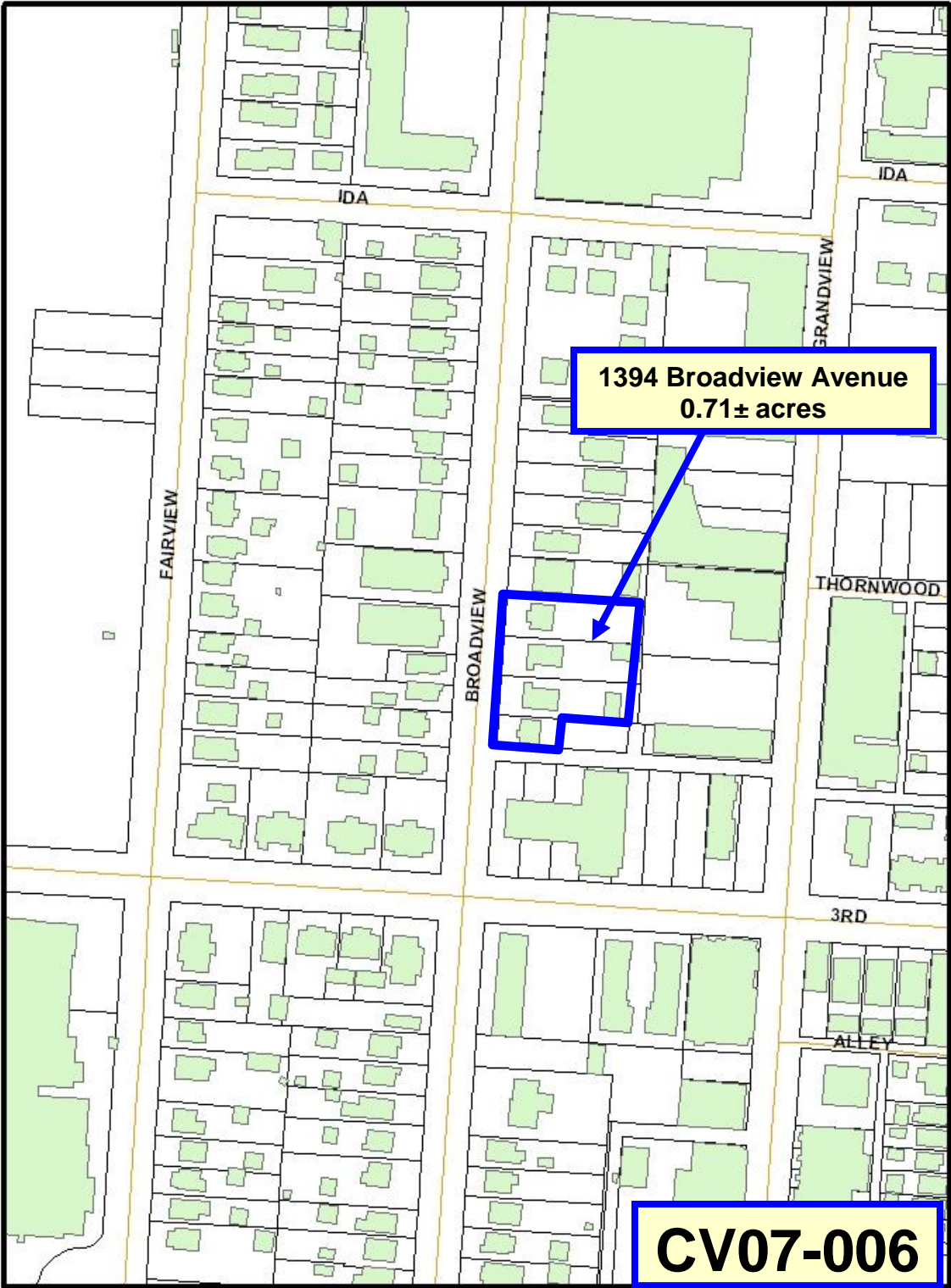
The 0.714 +/- acre (31,121 +/- sq ft) site is located on the east side of Broadview Avenue north of West Third Avenue and is zoned R-4, Residential. The site abuts the Grandview Avenue and West Third Avenue commercial corridors to the east and south with both commercial uses and high density housing. The west side of Broadview Avenue from West Third Avenue north approximately 370 feet is zoned in high density residential districts (AR-1, AR-2). The west side of Broadview Avenue across from the subject site is zoned AR-2. Applicant proposes to redevelop the site as depicted on the submitted plans (Sheets 1 – 4, inclusive, dated September 17, 2007) with a total of 20 dwelling units consisting of one (1), twelve (12) dwelling unit building and two (2), four (4) dwelling unit buildings. Redevelopment is appropriate and consistent with the location, close proximity to the Grandview Avenue and West Third Avenue corridors, other projects and urban development trends. Applicant has a practical difficulty in complying with the Zoning Code because there is no zoning district to which the site could be rezoned to permit the development.

**Applicant requests the following variances:**

- 1) Section 3332.039, R-4, Residential District, to permit a total of 20 dwelling units in three (3) buildings consisting of one (1), twelve (12) dwelling unit building and two (2), four (4) dwelling unit buildings.
- 2) Section 3332.15, R-4 Area District Requirements, to permit a total of 20 dwelling units on a 31,121 sq ft parcel, thereby providing 1,550 +/- sq ft of lot area per dwelling unit.
- 3) Section 3332.21, Building Lines, to permit a building setback of eighteen (18) feet from Broadview Avenue for the southern 4 unit building, matching the setback of the adjacent building to the south, as illustrated on the submitted site plan, with other building setback behind the diagonal line connecting the southwest corner of the building adjacent to the site to the north, except single story open porches, as depicted.
- 4) 3332.285, Perimeter Yard, to permit perimeter yards as depicted on the submitted site plan.
- 5) Section 3342.28, Minimum Number of Parking Spaces Required, to reduce on-site parking from 40 spaces to 38 spaces. Applicant will request and provide private trash collection and waive provision of a dumpster for City of Columbus pickup with an approved Dumpster Waiver in conjunction with the Certificate of Zoning Clearance. If the Dumpster Waiver is approved, two (2) additional parking spaces will be provided in the area depicted for the dumpster on the submitted site plan, thereby providing a total of 40 on-site parking spaces.

09/24/07





**1394 Broadview Avenue  
0.71± acres**

**CV07-006**



# STANDARDIZED RECOMMENDATION FORM

FOR USE BY AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME 5th by Northwest Area Commission MEETING DATE August 14, 2007  
CASE NUMBER CV07-006 Case type  Council Variance  Rezoning  
ZONING ADDRESS 1394 Broadview Avenue APPLICANT Riverwood Partners  
PERSON(S) REPRESENTING APPLICANT AT MEETING Dave Perry, Jim Klingbeil, Jim Bender

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area commission see note at the bottom

Applicant Response

Yes

No

1. Commissions approved, conditioned
2. updated drainage sheets 1-4 dated Sept 17, 2007
3. \_\_\_\_\_
4. \_\_\_\_\_
5. All on site wiring to be underground
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 5 Against 2

Signature / Title of Authorized Representative Bruce Shalva, Zoning Chair  
Daytime phone number 614-478-1110, cell 614-477-0380

NOTE TO AREA COMMISSIONS: Ordinances sent 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 has checked "No" on the Standardized Recommendation Form has not been resolved in writing by the recommending body or party.





# 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 # CV07-006

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., 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

Jacob J. Mavko C/o Mavko Group, LLC 1395 Grandview Ave. Suite 2 Columbus, Ohio 43212 # of Employees: 2 Contact: Jacob Mavko (614) 487-8600	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
Donald G. Stoffer 1398 Broadview Avenue Columbus, Ohio 43212 # of Employees: 0 Contact: Jacob Mavko (614) 777-4597	Theodore L. Abbott, Tr. 1915 Pleasantville Road Lancaster, Ohio 43130 # of Employees: 0 Contact: Jacob Mavko (614) 777-4597
Craig M. Abbott, Tr. 1915 Pleasantville Road Lancaster, Ohio 43130 # of Employees: 0 Contact: Jacob Mavko 777-4597	Sharon Deevey 1382 Broadview Avenue Columbus, Ohio 43212 # of Employees: 0 Contact: Jacob Mavko 777-4597

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

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 20th day  
of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza  
My Commission Expires: 11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08