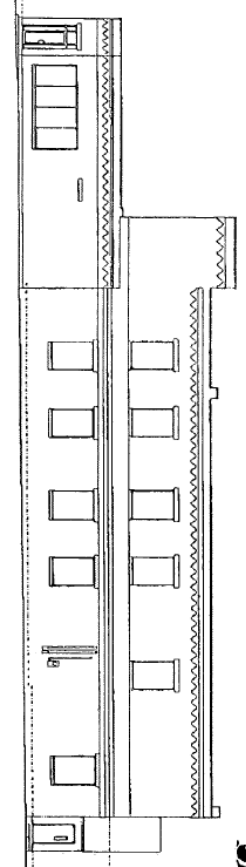
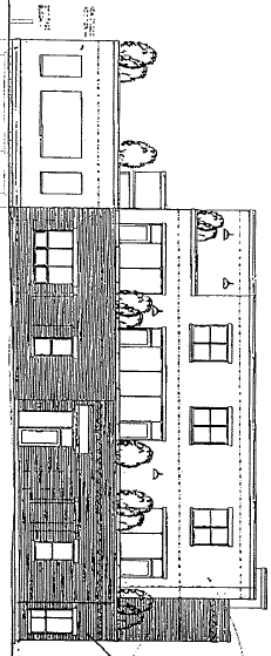


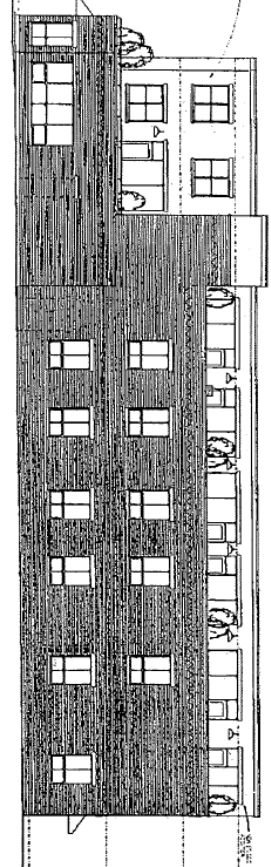
AS-BUILT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



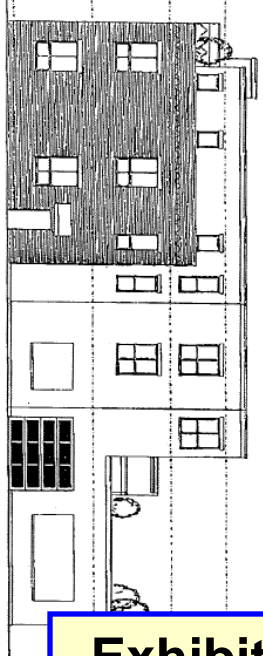
AS-BUILT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



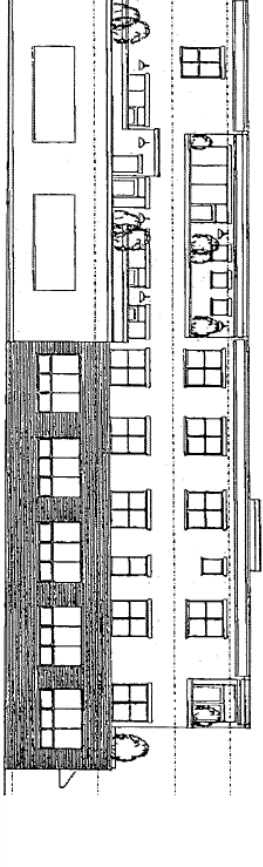
PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



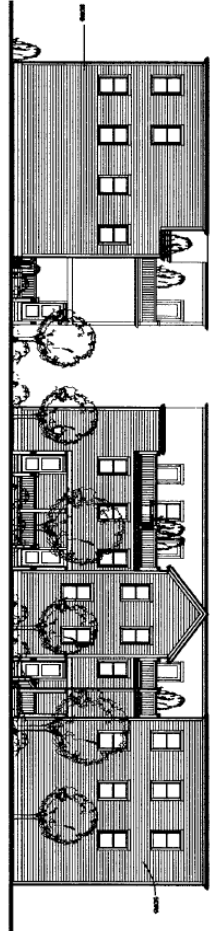
PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**Exhibit A**

*Jeffrey K. M.*  
2/27/07

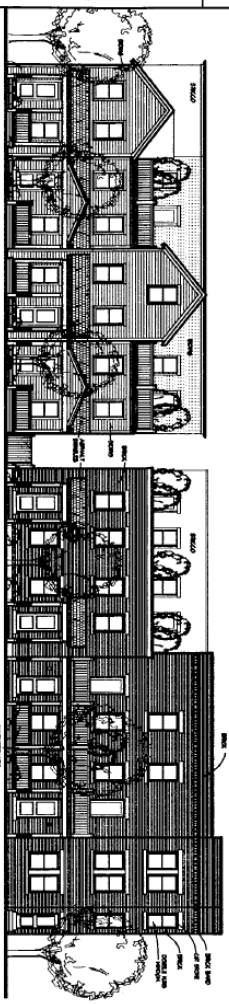
NO.	DESCRIPTION	DATE
1	REVISION	02-27-07
2	REVISION	02-27-07
3	REVISION	02-27-07
4	REVISION	02-27-07
5	REVISION	02-27-07
6	REVISION	02-27-07
7	REVISION	02-27-07
8	REVISION	02-27-07
9	REVISION	02-27-07
10	REVISION	02-27-07

EXTERIOR ELEVATIONS  
 SOUTH TOWN ST.  
 A3.1



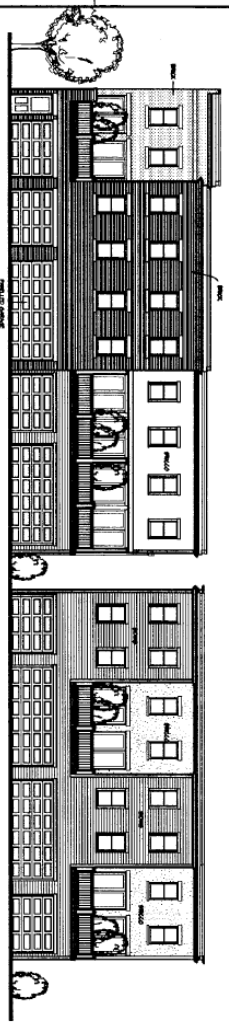
○ EAST ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"

○ NORTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"

○ NORTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**Exhibit B**

*John R. Riser*  
Feb 15, 2007

**BRADSHAW | CAMPBELL | DIST.**  
BUILDING DESIGN

100 WEST WASHINGTON  
COLUMBUS, OH 43215  
614.266.1111  
WWW.BRADSHAWCAMPBELL.COM

REVISION	DATE
1. INITIAL DESIGN	12-15-06
2. REVISED DESIGN	1-15-07
3. REVISED DESIGN	2-15-07
4. REVISED DESIGN	2-15-07
5. REVISED DESIGN	2-15-07
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98. REVISED DESIGN	2-15-07
99. REVISED DESIGN	2-15-07
100. REVISED DESIGN	2-15-07

BRADSHAW | CAMPBELL | DIST.  
BUILDING DESIGN  
100 WEST WASHINGTON  
COLUMBUS, OH 43215  
614.266.1111  
WWW.BRADSHAWCAMPBELL.COM

DATE: 2-15-07  
DRAWN BY: JLR  
CHECKED BY: JLR  
APPROVED BY: JLR

PROJECT: S. FOURTH ST / E. MOHAWK ST  
COLUMBUS, OH

EXTERIOR ELEVATIONS  
SOUTH FOURTH ST AS.1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2006**

1.    **APPLICATION:**               **Z06-051**  
      **Location:**               **106 EAST MOLER STREET (43207)**, being 0.73± acres located at the northwest and southwest corners of East Moler and South Fourth Streets (010-033452).  
  
      **Existing Zoning:**       R-2F, Residential, C-4, Commercial, and L-P-1, Limited Parking Districts.  
  
      **Request:**                 L-AR-3, Limited Apartment Residential District.  
      **Proposed Use:**         Multi-family dwellings.  
      **Applicant(s):**         Doug Tenebaum and Nageb Dean; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
      **Property Owner(s):**   John P. and Mary E. Schneider; 5516 Classics Court; Dublin Ohio, 43017  
  
      **Planner:**                Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The applicant requests the L-AR-3 to develop up to 33 multi-family dwelling units on the site for a maximum density of 45.2 dwelling units per acre.
- o To the north, south and west are single-family and two-family dwellings zoned in the R-2F, Residential District. To the east across South Fourth Street is a commercial development zoned in the C-4, Commercial District and single-family dwellings zoned in the R-2F, Residential District.
- o The L-AR-3, Limited Apartment Residential text commits to buffering and provides lighting limitations.
- o The site is located within the boundaries of *The South Side Plan* (2002) which calls for new housing to be architecturally compatible with the existing. The existing structure on the north side of Moler Road is identified in the *South Side Plan* as a historic structure to be preserved.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-3, Limited Apartment Residential District will allow re-use of an existing industrial structure slated for preservation in *The South Side Plan* (2002) and the construction of new architecturally compatible multi-family dwellings consistent with the zoning and development patterns of the area.



106 East Moler Street  
Approximately 0.73 acres  
R-2F C-4 and L-P-1to L-AR-3

**Z06-051**



106 East Moler Street  
Approximately 0.73 acres  
R-2F, C-4 and L-P-1to L-AR-3

**Z06-051**

Dana,

I am officially informing you (and the City's Development Commission) and Bob Patterson, zoning chairperson of the CSSO, that our Merion Village Association on September 6, 2006, voted to support the proposed condo redevelopment for RaceQuip, with the updates as presented by the Developer that night and with the understanding that the Merion Village Association and the Developer are about to sign a Good Neighbor Agreement.

For your information, this proposal is very controversial in our neighborhood, mostly because of the density of the condo development, and some residents strongly oppose the proposal. Unfortunately, there has also been significant controversy because a number of realtor friends of the Developer just joined our Association to apparently support this proposal in our vote (we have a secret ballot, so we don't know how any individuals voted.) We currently have a review underway of our voting procedures and our constitution and bylaws, and we are looking to prevent such a situation from happening in the future. Meanwhile, none of our existing rules were violated by this situation, and our Association stands by its support vote.

If you have any questions, please don't hesitate to contact me. Thanks!

Bob Leighty  
President, Merion Village Association



# 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 # 206-051

Being first duly cautioned and sworn (NAME) David L. Hodge  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 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

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

<p>1. John &amp; Mary Schneider 5516 Classics Ct. Dublin, OH 43017</p> <p>zero employees</p>	<p>2. Doug Tenenbaum &amp; Nageb Deen 1214 Classics Ct. Dublin, OH 43017</p> <p>zero employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 15<sup>th</sup> day of November, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Rosalie C. Patrick

My Commission Expires:

9/4/2010

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



ROSALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10