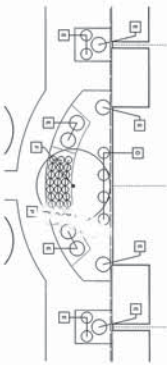
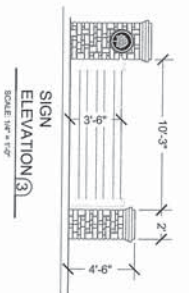
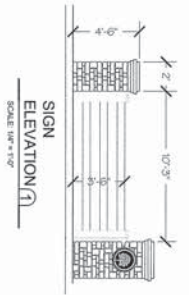


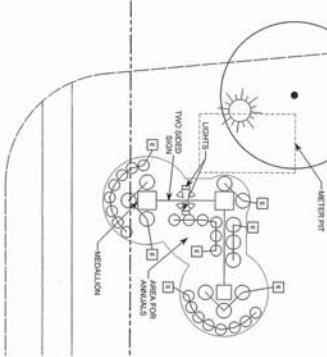
ENLARGED PLANTING BED PLAN A  
SCALE: 1/8" = 1'-0"



ENLARGED PLANTING BED PLAN B  
SCALE: 1/8" = 1'-0"

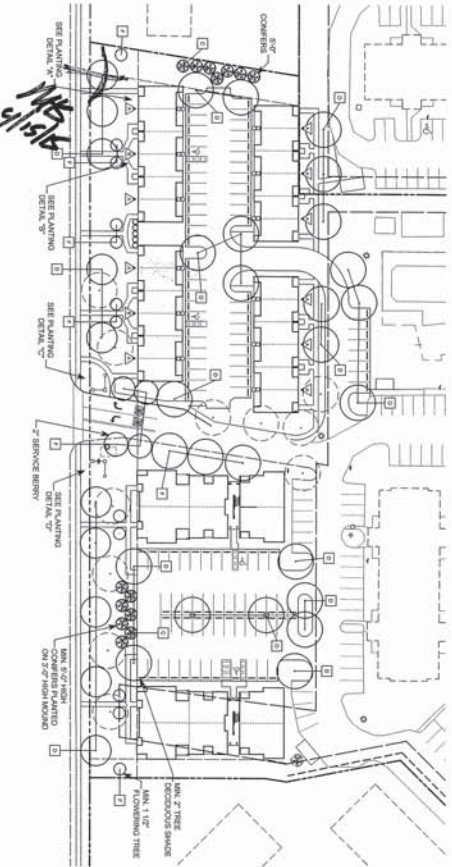


SIGN PLANTING BED C  
SCALE: 1/8" = 1'-0"



SIGN PLANTING BED D  
SCALE: 1/8" = 1'-0"

PLANT LIST	PLANT NAME	SIZE
1	SPRING BLOSSOM	12\"
2	SPRING BLOSSOM	12\"
3	SPRING BLOSSOM	12\"
4	SPRING BLOSSOM	12\"
5	SPRING BLOSSOM	12\"
6	SPRING BLOSSOM	12\"
7	SPRING BLOSSOM	12\"
8	SPRING BLOSSOM	12\"
9	SPRING BLOSSOM	12\"
10	SPRING BLOSSOM	12\"
11	SPRING BLOSSOM	12\"
12	SPRING BLOSSOM	12\"
13	SPRING BLOSSOM	12\"
14	SPRING BLOSSOM	12\"
15	SPRING BLOSSOM	12\"
16	SPRING BLOSSOM	12\"
17	SPRING BLOSSOM	12\"
18	SPRING BLOSSOM	12\"
19	SPRING BLOSSOM	12\"
20	SPRING BLOSSOM	12\"



SITE LANDSCAPE PLAN  
SCALE: 1" = 50'



*Handwritten signatures and dates:*  
12/19/14  
4/15/15



**KONTOGIANNIS  
& ASSOCIATES**  
ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-234-2083  
FAX: 614-234-2084  
E-MAIL: info@kontogiannis.com

PROJECT:  
**BAYSIDE**

COLUMBUS, OHIO

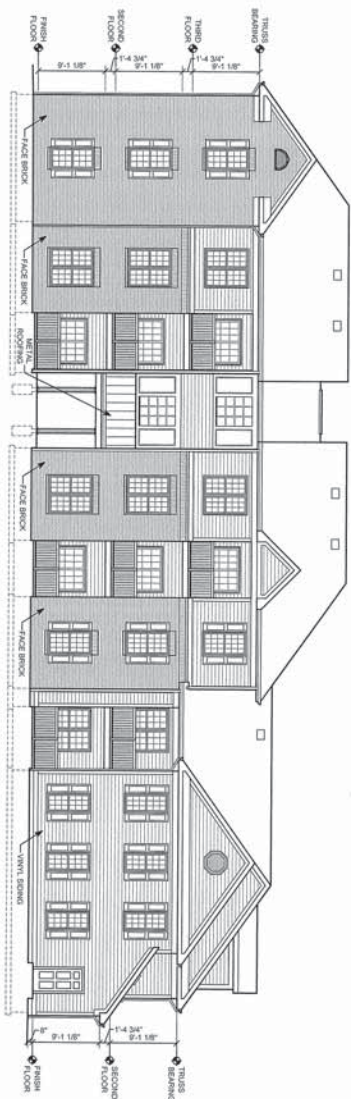
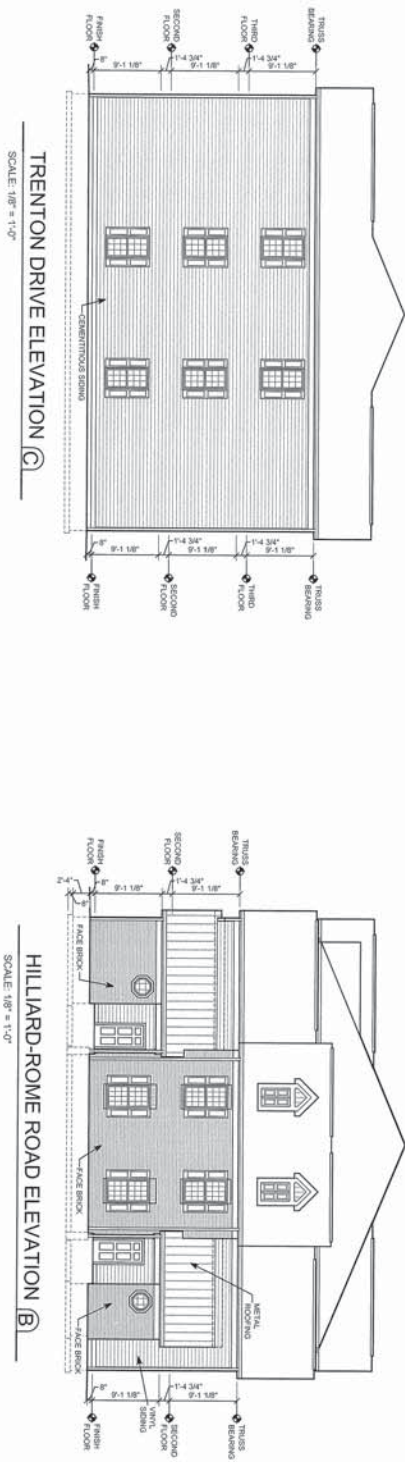
DRAWING TITLE:  
**SITE  
LANDSCAPE  
PLAN**

DATE:  
REVISION:

GENERAL LANDSCAPE LAYOUT FROM  
CONSTRUCTION SET (SHEET 1)  
CONSTRUCTION SET (SHEET 2)  
CONSTRUCTION SET (SHEET 3)  
CONSTRUCTION SET (SHEET 4)  
CONSTRUCTION SET (SHEET 5)  
CONSTRUCTION SET (SHEET 6)  
CONSTRUCTION SET (SHEET 7)  
CONSTRUCTION SET (SHEET 8)  
CONSTRUCTION SET (SHEET 9)  
CONSTRUCTION SET (SHEET 10)

**SL-1**





Project Review 12/15/14  
Michael J. Blum 4/15/15



KONTOGIANNIS  
& ASSOCIATES

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2383  
FAX: 614-224-2383  
E-MAIL: [architect@kontogiannis.com](mailto:architect@kontogiannis.com)

PROJECT:

BAYSIDE

COLUMBUS, OHIO

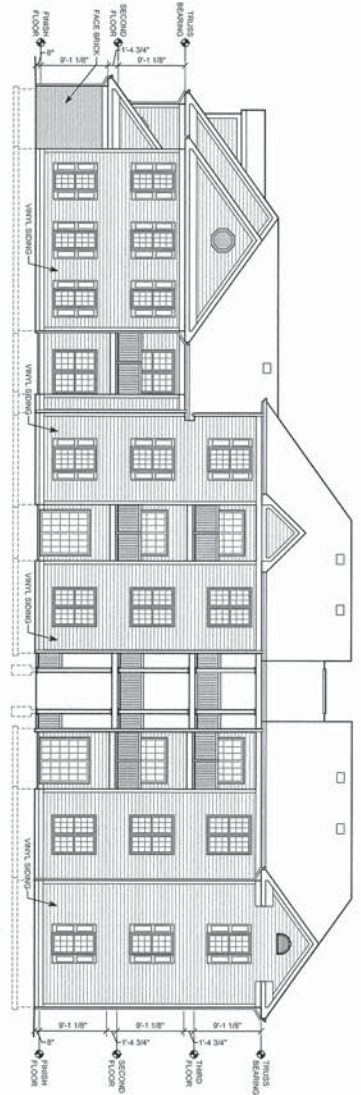
DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

DATE:  
REVISED:

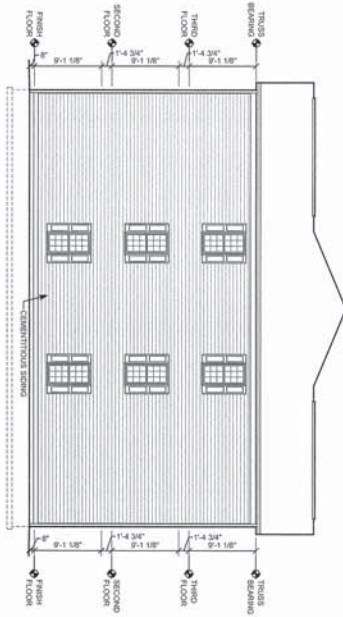
DESIGN & ARCHITECTURAL LICENSE #17114  
CONSTRUCTION LICENSE #17114  
REGISTERED PROFESSIONAL ARCHITECT  
KONTOGIANNIS & ASSOCIATES

WORKING SET  
BIG SET  
PERMIT SET  
CONSTRUCTION SET

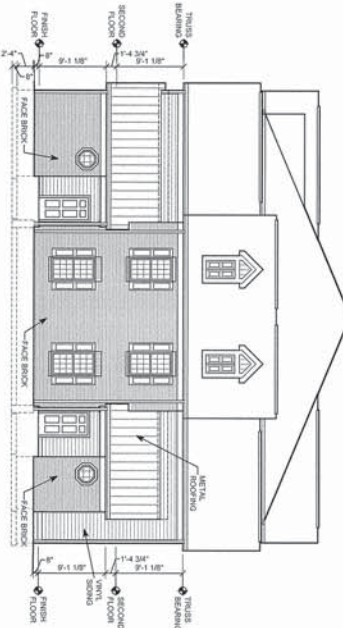
A6-1



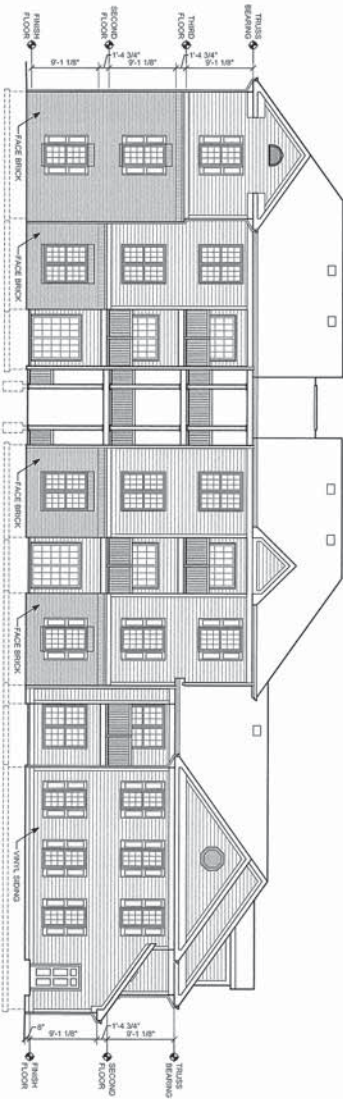
SOUTH PROPERTY ELEVATION (D)  
SCALE: 1/8" = 1'-0"



TRENTON DRIVE ELEVATION (C)  
SCALE: 1/8" = 1'-0"



HILLIARD-ROME ROAD ELEVATION (B)  
SCALE: 1/8" = 1'-0"



PARKING LOT ELEVATION (A)  
SCALE: 1/8" = 1'-0"

*Mark A. Brown*  
12/19/14  
4/15/15



**KONTOGIANNIS  
& ASSOCIATES**  
ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2633  
FAX: 614-224-4726  
E-MAIL: [arkont@kontogiannis.com](mailto:arkont@kontogiannis.com)

PROJECT:

BAYSIDE

COLUMBUS, OHIO

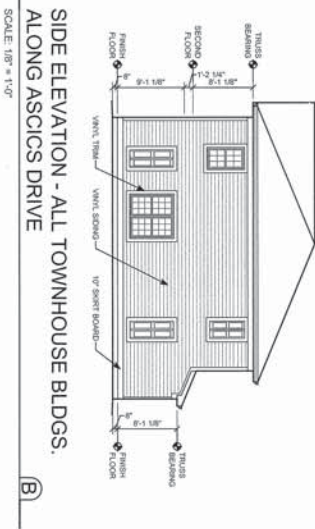
DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

DATE:  
REVISED:

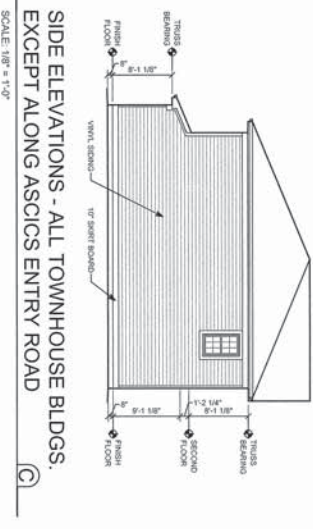
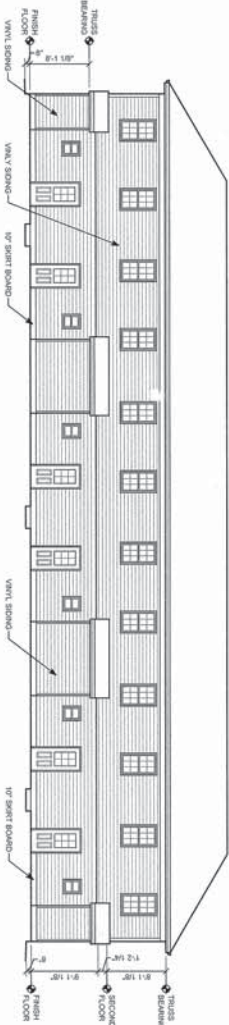
DESIGNED BY: **ARCHITECTURE**  
DRAWN BY: **ARCHITECTURE**  
CHECKED BY: **ARCHITECTURE**  
DATE: **12/19/14**  
PROJECT: **BAYSIDE**  
SHEET: **AG-2**

AG-2





PARKING AREA - REAR ELEVATION, ALL TOWNHOUSE BLDGS. D



KONTOGIANNIS  
& ASSOCIATES

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-544-0883  
FAX: 614-544-0728  
E-MAIL: [info@kontogiannis.com](mailto:info@kontogiannis.com)

PROJECT:

BAYSIDE

COLUMBUS, OHIO

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

DATE:  
REVISED:

OWNER: LIVINGSTON, LIVINGSTON & ASSOCIATES  
DESIGNER: LIVINGSTON, LIVINGSTON & ASSOCIATES  
DRAWN: LIVINGSTON, LIVINGSTON & ASSOCIATES  
ZONING SET  
BID SET  
PERMIT SET  
CONSTRUCTION SET

A6-3

*Handwritten signature and date:*  
7/21/14  
4/15/15

### STATEMENT OF HARDSHIP

**PROPERTY ADDRESS:** 2340 Hilliard-Rome Road, Hilliard, Ohio 43026  
**APPLICANT:** T&R Development Hilliard, Home Limited Partnership c/o  
Michael T. Shannon, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
mshannon@cbjlawyers.com  
**DATE OF TEXT:** April 15, 2015

The Site consists of seven parcels (PIDs: 560-168636, 560-154550, 560-168638, 560-154607, 560-154608, 560-220529, 560-221355). The Site is located on Hilliard-Rome Road and south of Roberts Road. The Site's borders are classified as CPD on the north, LARD on the east, AR-12 on the south, and AR-12, R, LC2, LC3, C2, and CPD on the west.

Parcels 560-168636, 560-154550, and 560-168638 are currently classified R. Parcel 560-154607 is currently classified LC2. Parcels 560-154608, 560-2205209, and 560-221355 are currently classified AR-12. The Site is not subject to any commercial overlay, graphics overlay, planning overlay, or area commission. The Site is located within the Trabue-Roberts Area Plan, Hilliard-Rome Subarea.

Parcels 560-154608 and 560-220529, both classified AR-12, constitute a majority of the Site's total area. Those parcels were rezoned in 1981 to AR-12 and are currently used as multi-family residential. Applicant proposes rezoning entire Site to ARLD and effectively developing those remaining parcels as an extension of the existing development.

Parcels 560-154608 and 560-220529 currently provide 228 dwelling units. Applicant's proposed development will add 56 dwelling units for a total of 284 dwellings units on 17.24 acres and a gross density of 16.5 dwelling units per acre. Additionally parcels 560-154608 and 560-220529 currently provide 482 parking spaces. Applicant's proposed development will add 100 parking spaces for a total of 582 parking spaces and a parking ratio of two parking spaces per dwelling unit.

Applicant requests the following variances:

1. CCC 3333.18, Building Lines, which section requires a setback of 60 feet, the distance equal to one-half of the designated right-of-way of the frontage shown on the Columbus Thoroughfare Plan. Applicant requests a variance to allow a setback of 40 feet.
2. CCC 3333.255, Perimeter Yard, which section requires a minimum 25 foot perimeter yard. Applicant requests a variance to encroach on the minimum perimeter yard as indicated on the Site Plan.

3. CCC 3309.14, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a building height of 40 feet.

4. CCC 3321.01, Dumpster Area, which section does not allow a dumpster area to be located in any required yard or setback. Applicant requests a variance to allow the dumpster area to be located in the perimeter yard.

A hardship exists in that the proposed development cannot conform to the underlying apartment-residential zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrants variances from the ARLD, Apartment-Residential zoning classification.

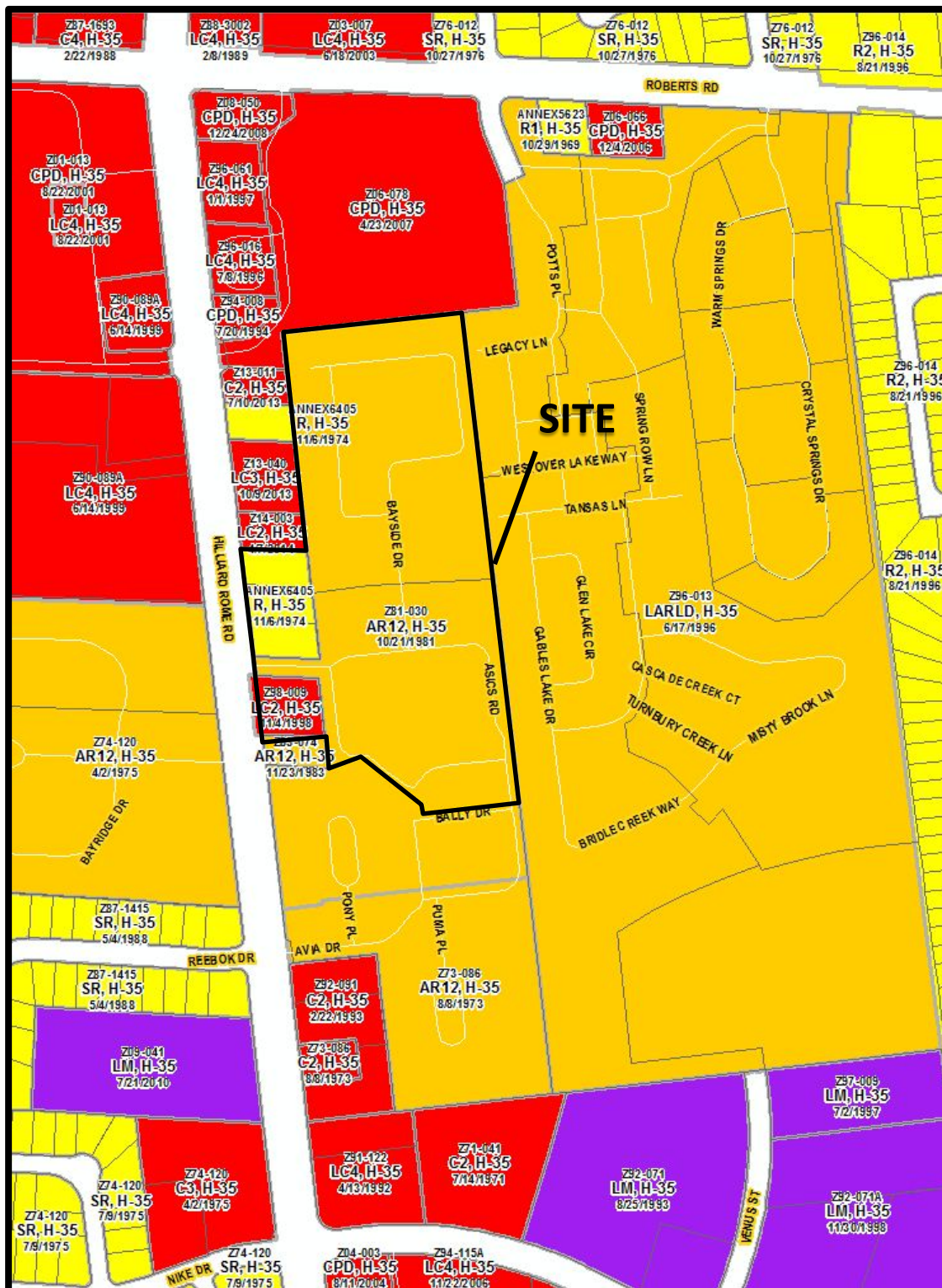
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon", is written over a horizontal line.

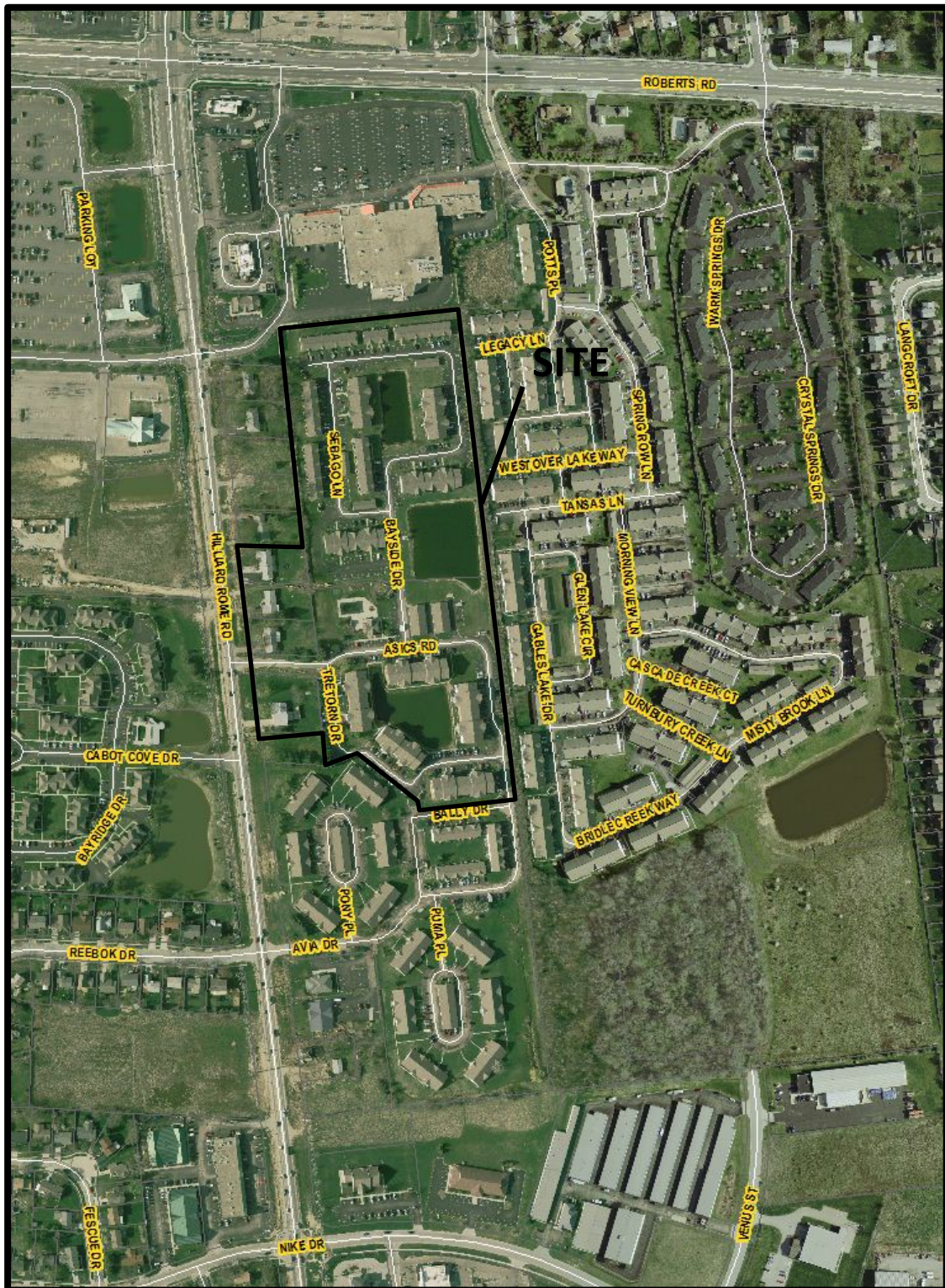
Michael T. Shannon, Esq.  
Attorney for Applicant



CV14-057

2340 Hilliard Rome Road  
Approximately 17.24 acres





CV14-057  
2340 Hilliard Rome Road  
Approximately 17.24 acres

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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.

APPLICATION # CV14-057

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael T. Shannon, Esq.

Of [COMPLETE ADDRESS] 500 S. Front Street, Ste 1200, Columbus, Ohio 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

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

1. T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC 3895 STONERIDGE LN, DUBLIN OH 43017	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

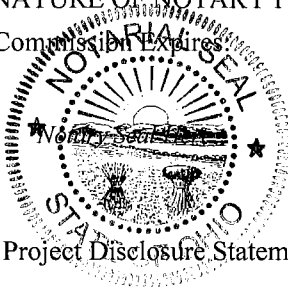
SIGNATURE OF AFFIANT Michael T. Shannon

Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

My Commission Expires

**CAROL A. STEWART**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES 06/28/2019



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

**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