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REV. DATE REVISIONS

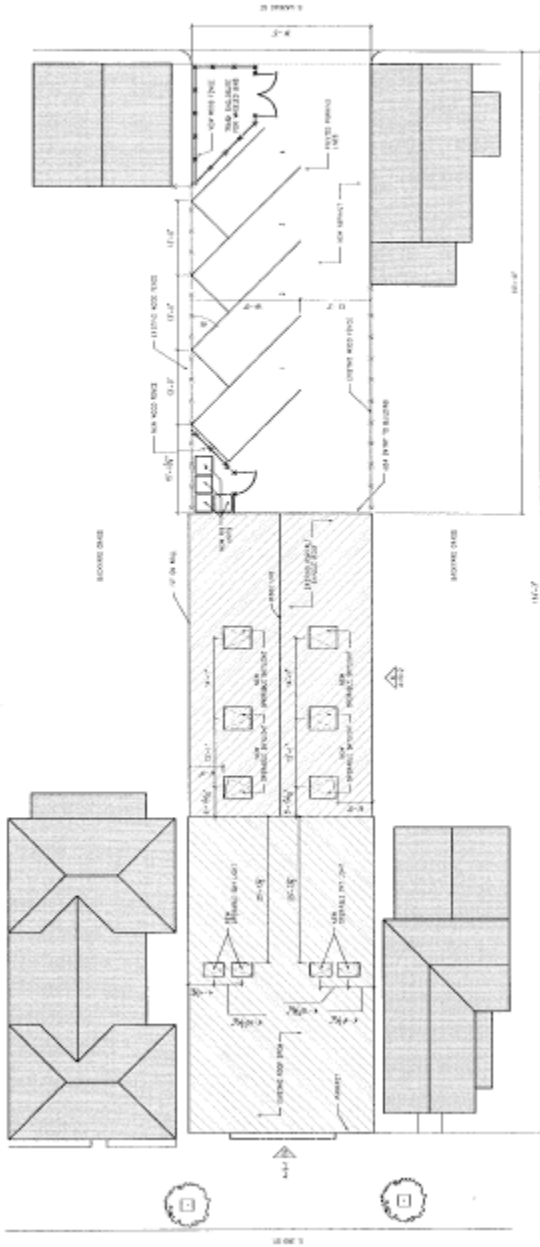
APARTMENT'S  
 646 THIRD STREET  
 COLUMBUS OH 43206

DATE: 11/15/09  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

SITE PLAN

A-S-1

DESIGN DOCUMENT SET



- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  - 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  - 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FROM THE LOCAL AUTHORITIES.
  - 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING FROM THE LOCAL AUTHORITIES.
  - 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE LOCAL AUTHORITIES.
  - 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS FROM THE LOCAL AUTHORITIES.
  - 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS FROM THE LOCAL AUTHORITIES.
  - 8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA FROM THE LOCAL AUTHORITIES.
  - 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL DATA FROM THE LOCAL AUTHORITIES.
  - 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL DATA FROM THE LOCAL AUTHORITIES.
  - 11. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL DATA FROM THE LOCAL AUTHORITIES.
  - 12. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL DATA FROM THE LOCAL AUTHORITIES.
  - 13. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STRUCTURAL DATA FROM THE LOCAL AUTHORITIES.
  - 14. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MECHANICAL DATA FROM THE LOCAL AUTHORITIES.
  - 15. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL DATA FROM THE LOCAL AUTHORITIES.
  - 16. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLUMBING DATA FROM THE LOCAL AUTHORITIES.
  - 17. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FIRE PROTECTION DATA FROM THE LOCAL AUTHORITIES.
  - 18. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY DATA FROM THE LOCAL AUTHORITIES.
  - 19. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESSIBILITY DATA FROM THE LOCAL AUTHORITIES.
  - 20. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUSTAINABILITY DATA FROM THE LOCAL AUTHORITIES.

*Michael J. Brown 11/15/09*

C1 MARKED SITE PLAN

**STATEMENT OF HARDSHIP  
In Support of Council Variance Request  
866 S. Third Street (43206)**

This Statement is submitted in support of Applicant's request for a council variance, to permit certain non-conforming site conditions necessary for re-use of the existing two-story property on South Third Street in German Village.

The subject site consists of a two-story brick building which has remained vacant for several years. It was formerly home to the Haban Saw Company, a manufacturing company which made industrial saws onsite. The building fronts on South Third Street, with rear parking access from Lazelle.

Applicant proposes re-use of the building with a first-floor private exercise facility and two second-story apartments. The exercise facility would be quite private in nature, in that it would be accessible 24-hours per day to its members, via key card access. There will be "open" hours during the day when the onsite operator will be present, with after-hours usage by key card only. Further, there will be no group aerobic-type classes which would draw a large number of members to use the facility at once, on a routine schedule. Rather, this neighborhood-scale gym will be for area residents who desire more of a free weight and/or cardiovascular workout using stationary equipment.

The proposed second-story apartments will utilize the existing second-story floor space historically used for residential purposes. Two apartments are proposed, with access from the front building entrance. Dedicated residential parking spaces will be provided at the rear of the property. There is an existing shed-type structure to the rear of the main brick building, which will be demolished to accommodate the new hvac equipment and resurfaced parking.

The property is located within a historic preservation district, under the purview of the German Village Commission. Applicant has met with the Commission and area residents over a several-month period, and obtained a certificate of appropriateness for the use, variances, and exterior building renovations necessary to complete this project. For purposes of the council variance portion of this project, Applicant requests the following Zoning Code variances from Council:

- (1) Variance from **C.C.C. §3332.037 (R2F District)**, to allow this mixed-use proposal not otherwise permitted under the blanket R2F zoning district of German Village. The requested "use variance" would permit a first-floor commercial/retail use (an exercise facility), with two apartments above the retail.
- (2) Variance from **C.C.C. §3342.28 (Minimum Parking Spaces Required)**, to allow reduced onsite parking for this mixed-use building. A total of four (4) improved parking spaces will be provided on the rear of the site, accessible from Lazelle Street. As is customary in German Village, additional on-street public parking is available and expected to be utilized for the fitness facility. Again, most patrons are expected to walk or bike ride, due to the small-scale neighborhood type of facility proposed. Bike racks will be provided along South Third Street (subject to City approval).

The otherwise required parking for this site is 16 (12 for the exercise facility and 4 for the apartments). Applicant intends to reserve the 4 onsite spaces for sole use by the apartment tenants. With that being the case, the variance requested is to allow a reduction from 12 to 0 spaces for the exercise facility, with no variance being necessary for the apartments.

- (3) Variance from **C.C.C. §3342.08(a) (Driveway)**, to allow a driveway where the exiting cars will not be traveling in a forward motion.

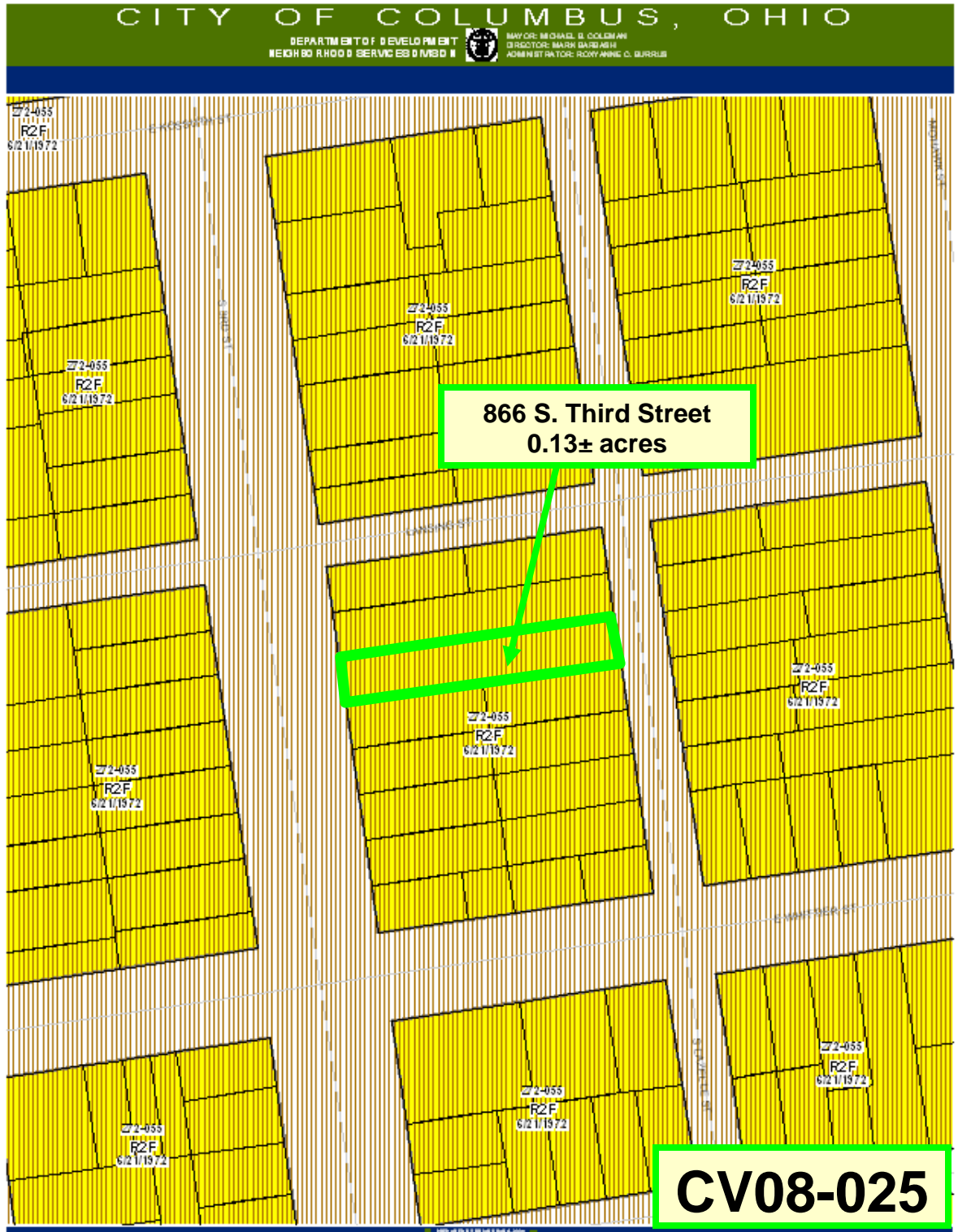
This being a typical small German Village lot, the rear parking area is not sufficiently large enough to accommodate a full maneuvering area. As such, the vehicles parking

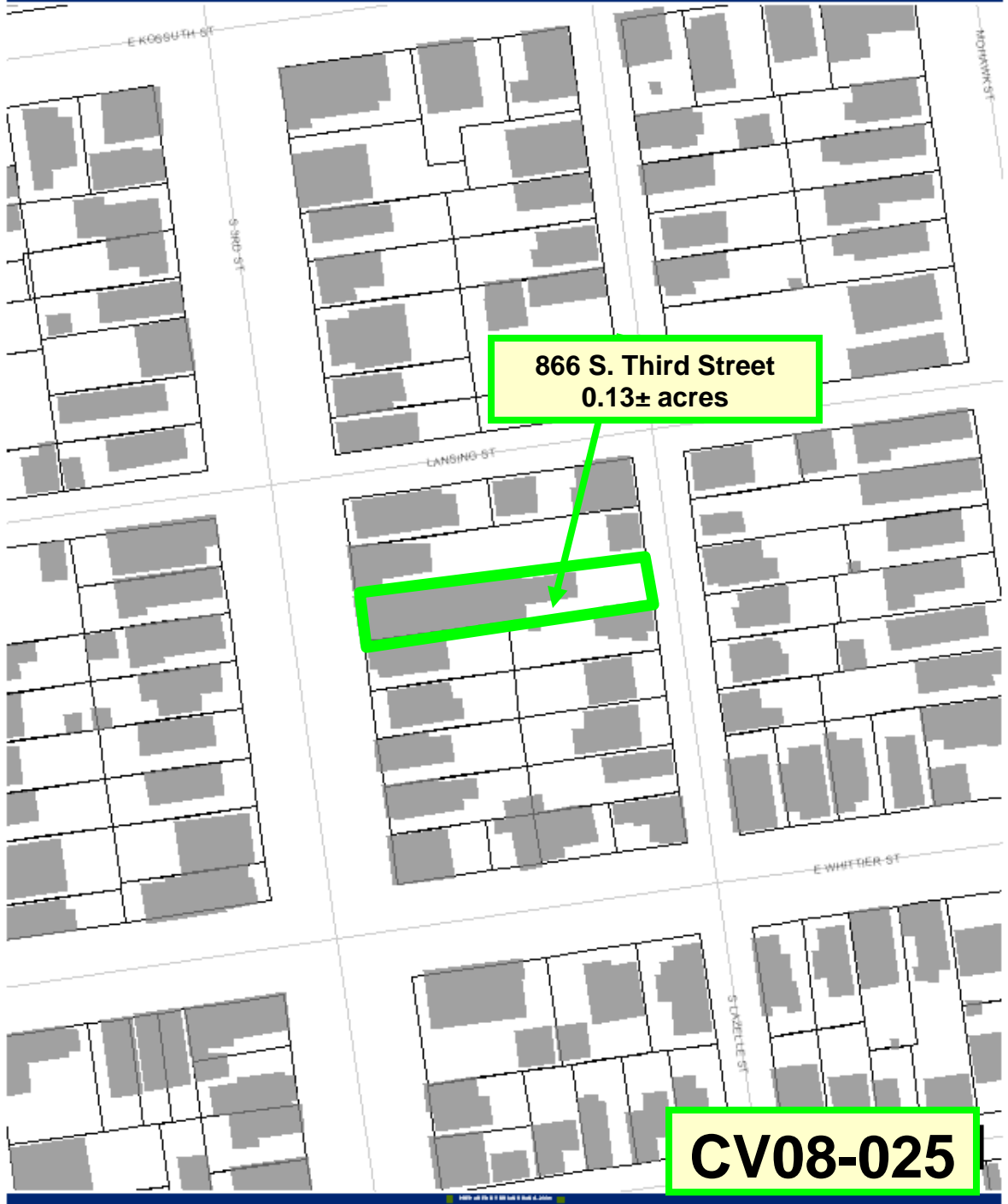
must exit the lot in a reverse motion, which requires the above-listed variance.

It should be noted that the previous mix of uses in this building - that being first-floor commercial and second-story apartments, would be permitted to continue without a variance today except that the building has sat vacant for more than two years. Because the building has been vacant for more than two-years, that previous non-conforming use has been abandoned, and must be requested anew for the new owners and tenants.

Respectfully submitted,

CRABBE, BROWN & JAMES, LLP  
Michael T. Shannon, Esq. (0021413)  
500 S. Front Street, Suite 1200  
Columbus, Ohio 43215  
Phone: (614) 228-5511; Fax: (614) 229-4559  
[Mshannon@cbjlawyers.com](mailto:Mshannon@cbjlawyers.com)  
Counsel for Owner/Applicant

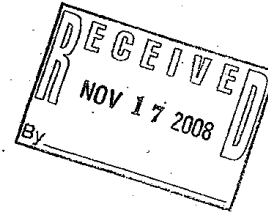






City of Columbus  
Mayor Michael B. Coleman

**Department of Development**  
Boyce Safford III, Director



Attn: Michael Shannon  
Crabbe, Brown & James, LLP  
500 S. Front St.  
Columbus, OH 43215

Office of the Director  
50 W. Gay St.  
Columbus, OH 43215-9040  
(614) 645-8591  
(614) 645-8285 [FAX]

Building Services Division  
757 Carolyn Ave.  
Columbus, OH 43224-3218  
(614) 645-7433  
(614) 645-7840 [FAX]

Economic Development Division  
109 N. Front St.  
Columbus, OH 43215-9031  
(614) 645-8916  
(614) 645-1790 [FAX]

Housing Division  
50 W. Gay St.  
Columbus, OH 43215-9040  
(614) 645-7785  
(614) 645-8675 [FAX]

Neighborhood Services Division  
757 Carolyn Ave.  
Columbus, OH 43224-3218  
(614) 645-8716  
(614) 645-8961 [FAX]

Planning Division  
109 N. Front St.  
Columbus, OH 43215-9030  
(614) 645-8984  
(614) 645-1488 [FAX]

Downtown Development Office  
20 E. Broad St.  
Columbus, OH 43215  
(614) 645-0661  
(614) 724-0276 [FAX]

Land Redevelopment Office  
109 N. Front St.  
Columbus, OH 43215-9030  
(614) 645-9293  
(614) 645-8082 [FAX]

[www.columbus.gov](http://www.columbus.gov)

November 13, 2008

Mr. Shannon:

I am writing to you on behalf of the German Village Commission in regard to Application #08-10-19, for the proposed project located at 866 South Third Street. This is not a Certificate of Appropriateness and does not authorize the issuance of a building permit.

The following information is for your reference and is taken from the Unapproved Minutes of the November 5, 2008 German Village Commission meeting:

**2. 08-10-19b**

**866 South Third Street**

**Crabbe, Brown, & James, LLP (Applicant)/ Med-Apt, Inc. (Owner)**

Approve Application #08-10-19b, 866 South Third Street, as submitted with the following clarifications:

- Pave rear yard area for residential units parking (4 spaces).
- Rehabilitation of the two story building as per the submitted drawings.
- The rehabbed building to have commercial space on the first floor and apartments on the second floor.
- Restoration of the first floor window as per the submitted drawing.
- Replacement all windows on the property with all wood windows.
- Installation of the 6 low profile skylights on the pitched shingled roof as per the submitted drawings.
- Installation of the 4 low profile skylights on the flat EPDM roof of the building.
- Demolition of the rear yard metal shed on the property.
- The existing windows located on the east elevation are to be repaired upon verification of historic, if windows are not historic they may be replaced per submittal.
- The aluminum panels within the storefront (west elevation) are to be replaced with standard storefront glass system.
- An additional skylight is to be added to the roof of the rear addition for a total of four (4) matching skylights.
- The windows proposed for the north and south elevations of the rear addition are to be deleted from the design.
- The fence surrounding the parking lot is to be installed to match existing.
- The light on the east elevation is to be centered above the overhead door. The overhead door is to be wood construction with a transom above.
- The applicant will need to return to the Commission for any/all signage requests.
- Revised drawings to be submitted to the City Staff for review and approval prior to issuance of a Certificate of appropriateness.
- All details are to be as shown on drawings stamped and dated November 5, 2008, by City of Columbus Historic Preservation Office staff.

MOTION: Thiel/Wang-Durst (5-0-0) APPROVED.



City of Columbus  
Mayor Michael B. Coleman

## Department of Development

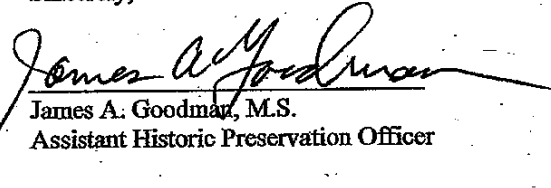
Boyce Safford III, Director

As you will recall and as the Minutes indicate, following your presentation and the ensuing discussion, the German Village Commission gave Approval for the project with modifications.

- Prior to the issuance of a Certificate of Appropriateness, fully dimensioned revised drawings per the approval are to be submitted to the city Historic Preservation Office staff for final review and approval by staff.

If you need further assistance, please contact me at 645-7920, or Randy Black at 645-6821.

Sincerely,



James A. Goodman, M.S.  
Assistant Historic Preservation Officer

Office of the Director  
50 W. Gay St.  
Columbus, OH 43215-9040  
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(614) 645-6295 [FAX]

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(614) 645-6961 [FAX]

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Land Redevelopment Office  
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Columbus, OH 43215-9030  
(614) 645-5263  
(614) 645-3092 [FAX]

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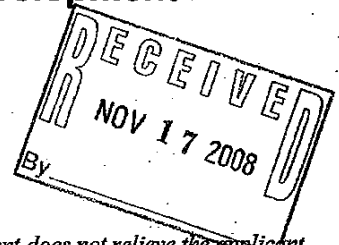
City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Boyce Safford III, Director

### Certificate of Appropriateness

#### GERMAN VILLAGE COMMISSION



*This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 866 South Third Street

**APPLICANT'S NAME:** Crabbe, Brown, & James, LLP (Applicant)

Med-Apt, Inc. (Owner)

**APPLICATION NO.:** 08-10-19b **HEARING DATE:** November 5, 2008

**EXPIRATION:** November 5, 2009

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS  
 **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

#### APPROVED SPECIFICATIONS:

Approve Application #08-10-19b, 866 South Third Street, as submitted with the following clarifications:

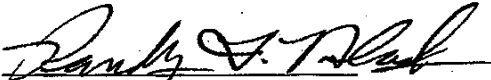
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- Revised drawings to be submitted to the City Staff for review and approval prior to issuance of a Certificate of appropriateness.
- All details are to be as shown on drawings stamped and dated November 5, 2008, by City of Columbus Historic Preservation Office staff.

**MOTION:** Thiel/Wang-Durst (5-0-0) APPROVED.



**Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



Randy F. Black  
Historic Preservation Officer

**A Good Neighbor Agreement between the German Village Society and  
Snap Fitness, 866 South Third Street, Columbus, Ohio 43215  
November 4, 2008**

The German Village Society in its role as the German Village neighborhood civic association agrees to serve as mentor, facilitator, and monitor for the fitness club project in our architectural review district to assist the German Village Commission, the contiguous neighbors and Snap Fitness as the development of this project moves forward. The German Village Society encourages all parties to this agreement – the Commissioners, neighbors and Society members – to work cooperatively and positively to resolve all issues and concerns in an open, just, and timely manner.

The following topics and concerns were raised by neighbors and/or the German Village Commission. Snap Fitness has worked closely with the City of Columbus and the abovementioned parties on the following items: hours, parking and sound.

**Hours:**

- If there are substantiated complaints related to hours of business within the first three months of opening Snap Fitness at 866 South Third Street, the owners and operators of Snap Fitness agree to modify their hours in a manner accommodating to the aforementioned complaints.

**Parking:**

- The German Village Society shares the concerns of the German Village Commission regarding the fact that zero (0) parking spaces will be provided for fitness facility members.
- The German Village Society understands that no parking will be provided for attendees and employees of Snap Fitness and that the four parking spaces to the rear of the building at 866 South Third Street will be used for residents of the two apartment units to be above Snap Fitness.
- For safety reasons, the German Village Society encourages Snap Fitness to have rear access to said apartments.
- The German Village Society understands that a bicycle rack (to be approved by the German Village Commission and City of Columbus Transportation Division) will be placed on the public sidewalk on Third Street in front of 866 South Third Street.

**Sound:**

- Air conditioning condensing units will be screened from view and prohibited from any rooftop; window air conditioners will be prohibited.
- Machine and barbell noise will be mitigated; machine vibration will be mitigated.
- Internal sound will be respectful of neighbors, hours, and the buildings' location on a residential block.

Contact information:

\_\_\_\_\_, \_\_\_\_\_, Snap Fitness  
xxx-xxxx

\_\_\_\_\_, \_\_\_\_\_, Snap Fitness  
xxx-xxxx

\_\_\_\_\_, Neighbor  
xxx-xxxx

\_\_\_\_\_, Neighbor  
xxx-xxxx

\_\_\_\_\_, Neighbor  
xxx-xxxx

Jody Graichen, German Village Society  
221.8888

The German Village Society is satisfied that Snap Fitness has worked closely with the City of Columbus, German Village Commission, and neighbors to be mindful of the residential needs of German Village.

Snap Fitness:

By: \_\_\_\_\_

Date: \_\_\_\_\_

German Village Society

By: \_\_\_\_\_

Date: \_\_\_\_\_



**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 # CV08-025

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.  
of (COMPLETE ADDRESS) 500 S. Front St., 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 of individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

Med-Apt, Inc. 536 S. Wall Street Columbus, Ohio 43215 Contact: Michael T. Shannon, Esq. (614) 229-4504 Columbus-Based Employees: -0-	

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

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 2<sup>nd</sup> day of September, in the year 2008

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 11-02-10

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



Seal Here  
RITA J. MARTIN  
Notary Public, State of Ohio  
My Commission Expires 11-02-10