

**U.C.O. STANDARDS**

- STANDARD REQUIREMENTS SET WITH ALL SIDING 3 MINIMUM NOMINAL C-C SPACING OF W/W
- EXTERIOR FINISHES REQUIRE 1/2" MINIMUM EXTERIOR WALL FINISHES TO PROTECT FROM WEAR
- INTERIOR FINISHES ALLOW FOR 2x4 TRIMMED EDGE TRIMMING, ALL EXTERIOR AND INTERIOR FINISHES
- 137.40 IS NOT APPLICABLE AND CHANGES ARE REQUIRED NOW AND THE PROPOSED FOR THE EXISTING FINISHES.

**U.C.O. STANDARDS (EXEMPTION)**

- EXTERIOR FINISHES ARE SET WITH ALL SIDING 3 MINIMUM NOMINAL C-C SPACING OF W/W
- EXTERIOR FINISHES REQUIRE 1/2" MINIMUM EXTERIOR WALL FINISHES TO PROTECT FROM WEAR
- INTERIOR FINISHES ALLOW FOR 2x4 TRIMMED EDGE TRIMMING, ALL EXTERIOR AND INTERIOR FINISHES
- 137.40 IS NOT APPLICABLE AND CHANGES ARE REQUIRED NOW AND THE PROPOSED FOR THE EXISTING FINISHES.

**FOR THE DIVISION OF POWER**

The Division of Power (DOP) has reviewed the underground primary, secondary and tree lighting at the work area and has determined that the existing underground utility system is in good condition. No new utility lines are to be installed. The DOP is not responsible for the design and construction of the utility system. The DOP is not responsible for the design and construction of the utility system. The DOP is not responsible for the design and construction of the utility system.

FINAL SITE COMPUTED PLAN - ZEMAX CHART		
ON WORK IN THE NORTH-DIRECTION	INDICATED BY THE NORTH-DIRECTION	OTHER ASSOCIATED MARKS
1	2	3
4	5	6

**PARKING CALCULATIONS**

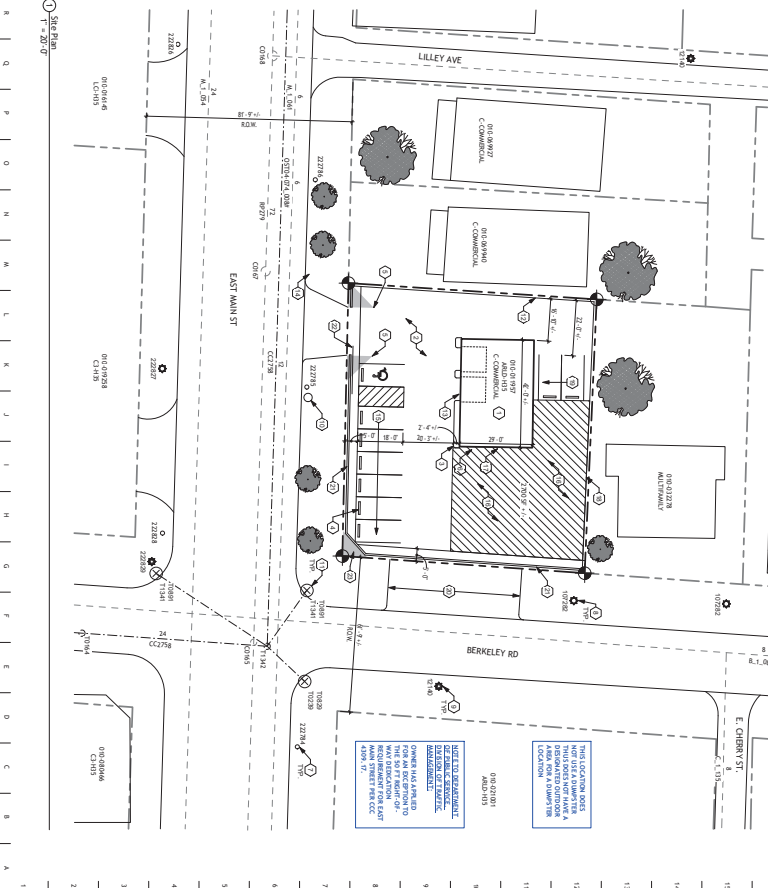
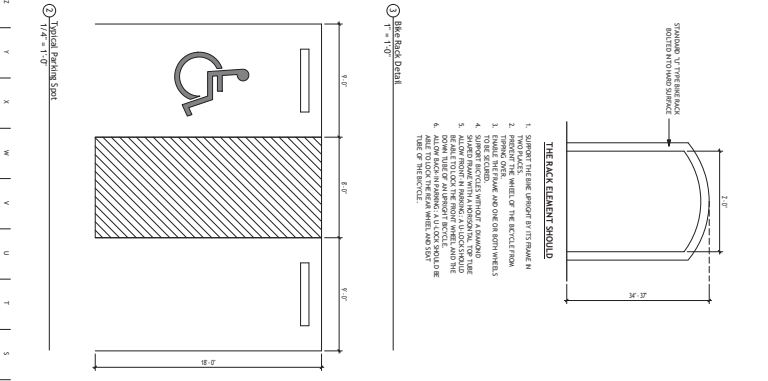
AREA DESCRIPTION	AREA SQ FT
TOTAL SITE AREA (TOTAL)	16,600
TOTAL SITE AREA (EXISTING)	2,800
TOTAL SITE AREA (NEW)	13,800

**SITE DATA TABLE**

AREA DESCRIPTION	AREA SQ FT
TOTAL SITE AREA (TOTAL)	16,600
TOTAL SITE AREA (EXISTING)	2,800
TOTAL SITE AREA (NEW)	13,800
TOTAL SITE AREA (TOTAL)	0
TOTAL SITE AREA (TOTAL)	0
TOTAL SITE AREA (TOTAL)	0

**CRISTOPHER PATTER**  
 ARCHITECT

JANUARY 12, 2024  
 FINAL SITE PLAN RECEIVED 1-12-24, SHEET 1 OF 1, CV22-112  
 CV22-112

**GENERAL NOTES**

1. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING EXTERIOR FINISHES.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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**PROJECT DESCRIPTION**  
 OVERSEAS TOWNSHIP PROJECT FOR THE DEVELOPMENT OF A COMMERCIAL BUILDING AND PARKING LOTS.

**SITE DATA**

FACILITY NUMBER: 0266-2024  
 PROJECT NUMBER: SH14240424

DATE: 01/12/2024  
 SHEET: 1 OF 1



**A-1**  
 SITE PLAN

Scale: 1/4" = 1'-0"

**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.**

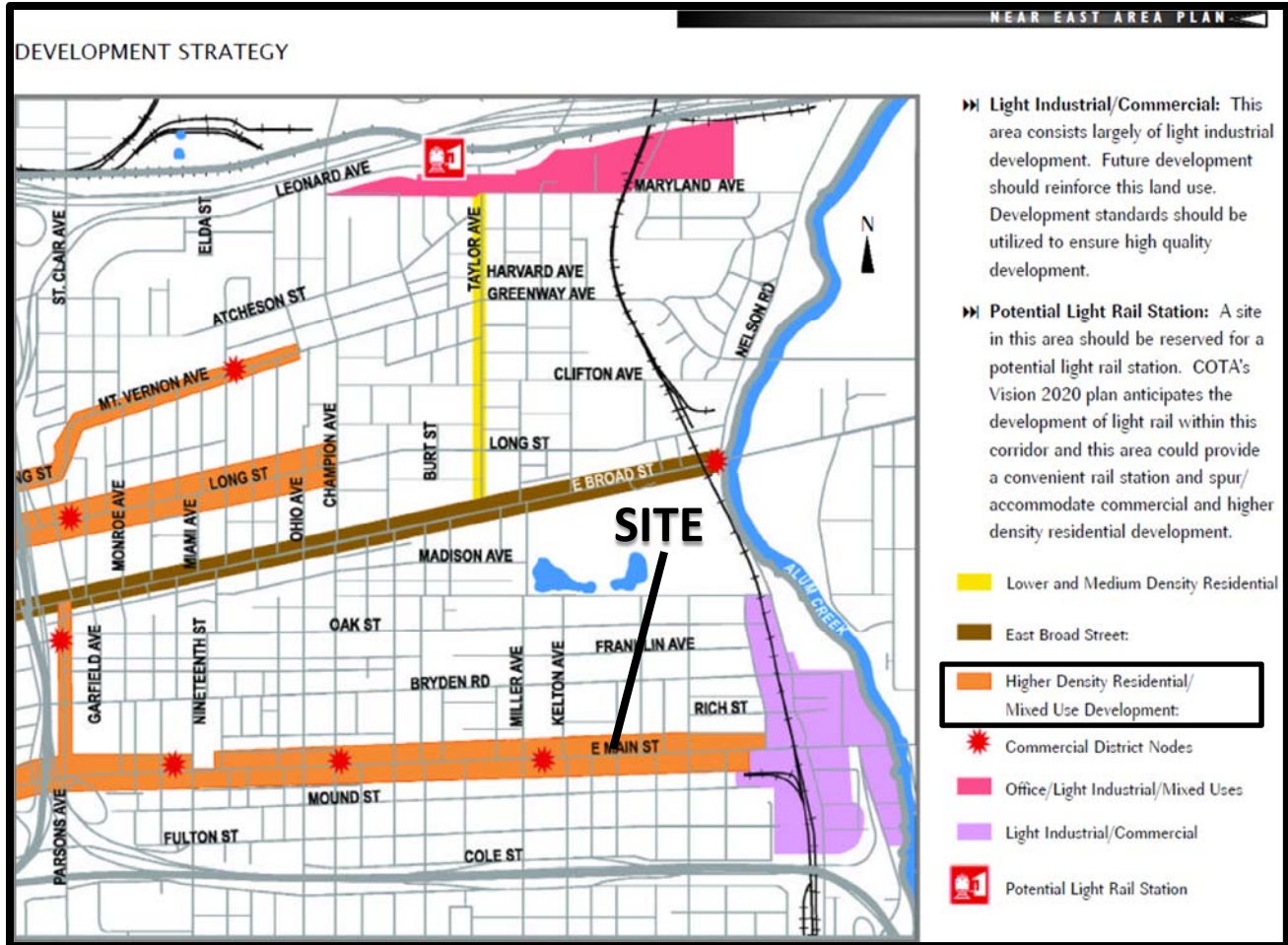
**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**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 Christopher Petto Date \_\_\_\_\_



CV22-112  
1600 E. Main St.  
Approximately 0.25 acres



CV22-112  
 1600 E. Main St.  
 Approximately 0.25 acres





CV22-112  
1600 E. Main St.  
Approximately 0.25 acres

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV22-112

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) Christopher Pettis  
of (COMPLETE ADDRESS) 5676 Stadium Block Ln Unit 101, Columbus, OH 43228

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)

<p>1. Shalash Mustafa (614) 806-1450 1991 Birkdale Dr Columbus, OH 43232</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Christopher Pettis

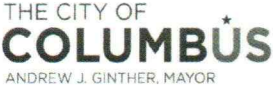
Sworn to before me and signed in my presence this 23rd day of October, in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

My Commission Expires March 12, 2027  
Notary Seal Here  
**G. ANGEL ROBBINS**  
Notary Public, State of Ohio  
My Commission Expires  
March 12, 2027

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





# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV22-112

Address 1600 E Main St

Group Name Near East Area Commission

Meeting Date 14 Dec 2023

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

*\* Slats to 4 feet substantially similar to what was presented in the plan.*

Vote \_\_\_\_\_

Signature of Authorized Representative *11-0-1* \_\_\_\_\_

Recommending Group Title *Chair* \_\_\_\_\_

Daytime Phone Number *614 403 2225* \_\_\_\_\_

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.