

SHEET # 1 - 8'x11'

SITE PLAN



PROPOSED BUILDING USE AND IMPROVEMENTS

1. PERIOD OF EXISTING BUILDING USE IS WAREHOUSE SPACE WITH ATTACHED LOADING DOCK. THE BUILDING IS A MASONRY CONSTRUCTION WITH CONCRETE FOUNDATION AND CONCRETE SLAB ON GRADE FLOOR.
2. THE SPACE SHALL BE USED AS A WAREHOUSE AND BUSINESS OFFICES FOR A SECURITY COMPANY.
3. THE EXISTING WAREHOUSE TOWARD THE SOUTH SIDE OF THE ALLEY AND EXISTING MASONRY PORTAL BETWEEN THE SPACE AND THE ALLEY SHALL REMAIN. THE EXISTING WAREHOUSE SHALL HAVE THE FLOOR LEVEL AND BE REFINISHED WITH NEW FLOORING AND CEILING RECEPTION.
4. A NEW MAN DOOR SHALL BE INSTALLED ON THE EXISTING WAREHOUSE TOWARD THE ALLEY.
5. A NEW MAN DOOR SHALL BE INSTALLED ON THE EXISTING WAREHOUSE TOWARD THE ALLEY.
6. THE EXISTING MASONRY PORTAL SHALL BE REFINISHED WITH NEW MASONRY AND STRENGTHENED TO SUPPORT THE NEW SECOND FLOOR.

GENERAL SITE IMPROVEMENTS

1. EXISTING ASPHALT DRIVEWAY SHALL BE REPAIRED AND NEW CONCRETE DRIVEWAY SHALL BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.
2. NEW CONCRETE DRIVEWAY SHALL BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.
3. GENERAL LANDSCAPING SHALL BE CLEANED UP ALONG BUILDING FRONTAGE.
4. NEW CONCRETE DRIVEWAY SHALL BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.

SITE DATA TABLE

TOTAL SITE:	28 AC.
PRE-DEVELOPED IMPROVED AREA:	28 AC.
POST-DEVELOPED IMPROVED AREA:	28 AC.

VARIANCES AND SPECIAL PERMITS

1. 31144 MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR EXISTING BUILDING USE IS 10 SPACES. THE PROPOSED PARKING SPACES ON THE STREET SIDE OF THE BUILDING AND TOWARD THE ALLEY SHALL BE PROVIDED TO COMPLY WITH THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR EXISTING BUILDING USE.
2. 31144 MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR EXISTING BUILDING USE IS 10 SPACES. THE PROPOSED PARKING SPACES ON THE STREET SIDE OF THE BUILDING AND TOWARD THE ALLEY SHALL BE PROVIDED TO COMPLY WITH THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR EXISTING BUILDING USE.

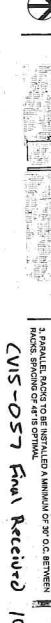
REQUIRED PARKING

- OFFICE BUSINESS: 1480
- WAREHOUSE: 11000
- TOTAL REQUIRED: 12480

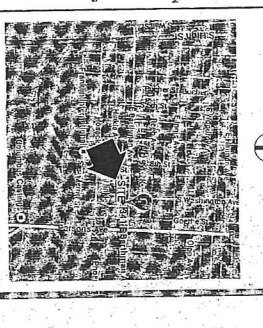
REQUIRED SIGNAGE

- 1. ONE SIGNAGE REQUIRED TO BE PLACED AT THE INTERSECTION OF THE PROPOSED DRIVEWAY AND S. WASHINGTON STREET.
- 2. ONE SIGNAGE REQUIRED TO BE PLACED AT THE INTERSECTION OF THE PROPOSED DRIVEWAY AND E. BARTHMAN AVENUE.

ACCESSIBLE PARKING SIGN DETAIL



LOCATION MAP



All Secured Security Services

341 E. Barthman Ave.
Columbus, Ohio 43207
Property Owner: ZG Barthman, LLC
Parcel Number: 010-043894, 0.28 acre

Building stands atop masonry warehouse building existing to two story brick building with residential on second floor and commercial use on first floor. Overall building square footage is 13,547 s.f. Tenant area is 3,860 s.f. gross Current zoning is I-27 (Industrial)

SCOPE OF WORK

1. EXISTING BUILDING TO BE RENOVATED TO ACCOMMODATE WAREHOUSE AND BUSINESS OFFICES.
2. NEW CONCRETE FOUNDATION TO BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.
3. NEW CONCRETE FLOORING TO BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.
4. NEW CONCRETE DRIVEWAY TO BE INSTALLED AT EXISTING OVERHEAD DOOR OPENING TOWARD ALLEY.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE 2015 OHIO BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE 2015 OHIO BUILDING CODE AND ALL APPLICABLE ORDINANCES.

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE 2015 OHIO BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE 2015 OHIO BUILDING CODE AND ALL APPLICABLE ORDINANCES.

CVS-057 Final Received

10-23-15

RED CONSULTING
REAL ESTATE DEVELOPMENT CONSULTING
ARCHITECTURE • ENVIRONMENTAL ENGINEERING
DEVELOPMENT SERVICES
614.562.4395 • 2760 BEXLEY PARK ROAD • BEXLEY, OH 43209 • 614.353.3018

ALL SECURED
Security Services Inc.
Office & Warehouse Tenant
Build-out and Building Renovation
341 E. Barthman Avenue
Columbus, Ohio 43207
PROPERTY OWNER:
ZG Barthman LLC
c/o Kris Zilardi
6475 E. Main St.,
Ste. 101
Reynoldsburg Ohio
43086

REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/23/15	ISSUED FOR PERMITS
2	11/03/15	REVISED PER PERMITS
3	11/03/15	REVISED PER PERMITS

PROJECT INFORMATION

PROJECT: 341 E. BARTHMAN AVENUE
JOB NUMBER: 15B701
SHEET TITLE: SITE PLAN
ZONING: C1.1
DATE: 10/23/15

APPROVALS

DESIGNER: [Signature]
CHECKED: [Signature]
DATE: 10/23/15

STATEMENT OF HARDSHIP

CV 15-057

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

** see attached*

Signature of Applicant *King Brown*

Date *9.23.2015*

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 checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP

CV15-057

RE: 341 E. Barthman Avenue

The new owner, who will also be the first tenant, of this property would like to request a council variance to allow a business/warehouse type use in an R-3 residential zoning district. The new business shall occupy the part of the building that is currently an existing warehouse. The new tenant and proposed use shall not adversely affect the surrounding properties. The existing building, which has been vacant and deteriorating for some time, shall be updated and renovated to accommodate its new tenant and become reestablished into the existing neighborhood. The business/warehouse use shall not impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus.

It is felt that the variance to allow this tenant, a security installer, to reuse this existing non-compliant building for their new business office would be an asset to this neighborhood.

Below is the list of variances we are applying for at this time:

1. **3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED**
Existing building completely covers entire lot, therefore unable to provide the required (6) parking spaces for this tenant. On street parking is available on both E. Barthman and S. Washington Sts. We would propose the installation of (5) spaces along S. Washington Street in the right of way, with one space designated as handicap accessible. Also, two new bicycle parking spaces shall be provided.

2. **3321.05 VISION CLEARANCE**
Existing building on site encroaches within required vision clearance. Area of encroachment indicated on site plan.

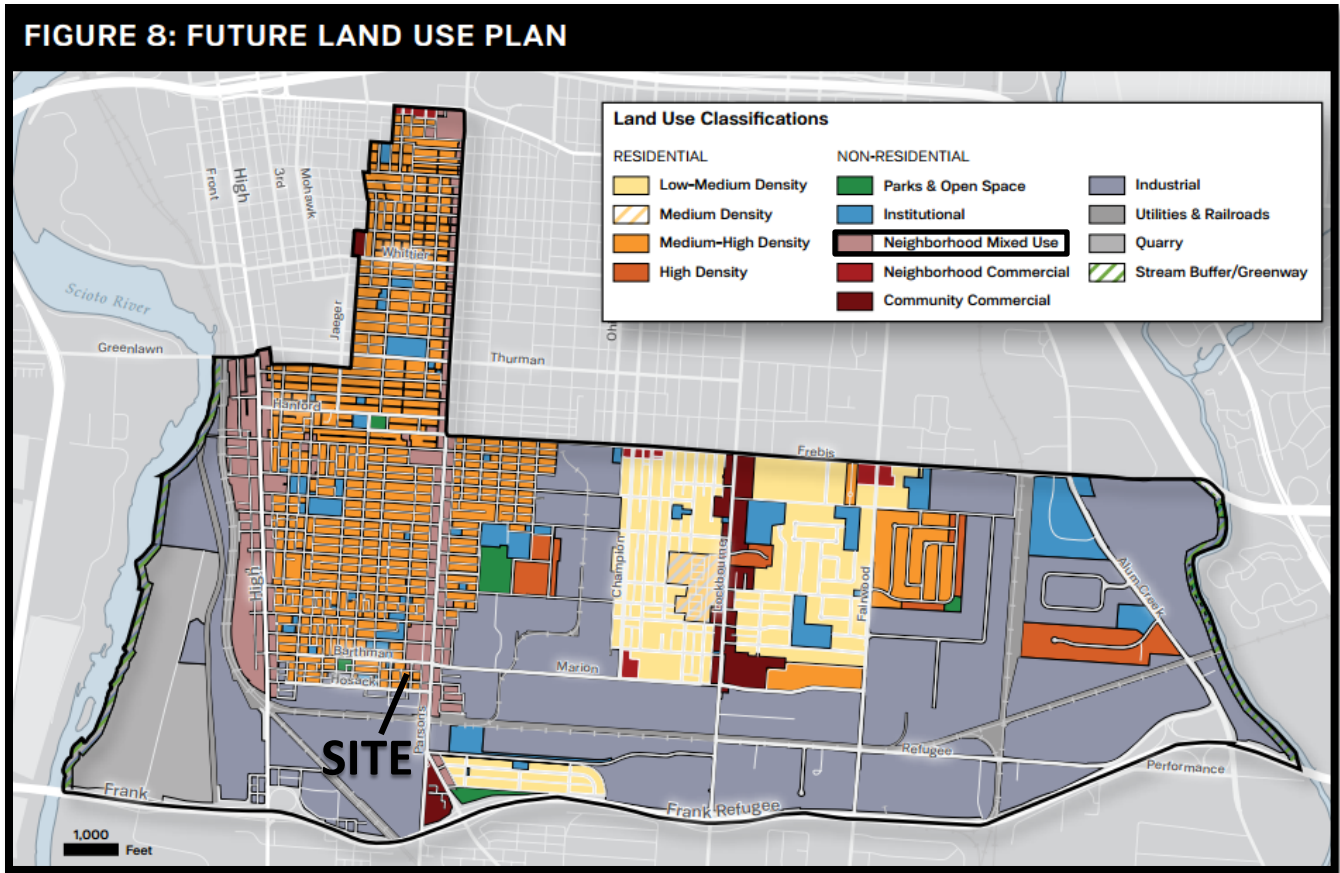
3. **3321.07 LANDSCAPING**
Due to the existing building covering the entire lot, it is not feasible to meet landscape criteria.

4. **3332.035 R-3 RESIDENTIAL DISTRICT**
Allow mixed use tenant, business with warehouse and limited retail. This is in keeping with the original use of this building.

5. **3332.21 BUILDING LINES**
Existing building is not compliant with current building line and setback requirements.
6. **3332.23-28 YARDS**
Allow existing building to remain as is although it falls beyond the required side yard, rear and front setback lines.



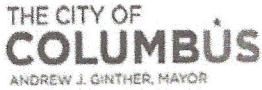
CV15-057
341 East Barthman Avenue
Approximately 0.27 acres



CV15-057
341 East Barthman Avenue
Approximately 0.27 acres



CV15-057
341 East Barthman Avenue
Approximately 0.27 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-057

Address 341 E. Barthman Ave., Columbus 43207

Group Name Southside Area Commission

Meeting Date December 22, 2015

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

- Recommendation: Approval, Disapproval

NOTES: applied for approval of variances regarding parking provided, vision clearance, mixed use in residential district, building lines and required yards for existing warehouse building to be renovated.

Vote
Signature of Authorized Representative [Signature]
Recommending Group Title South Side Area Commission
Daytime Phone Number 614-285-4901 x1100

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

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 # CV15-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KIMBERLY MIKANIK
of (COMPLETE ADDRESS) 1116 W. 2ND AVE. COLUMBUS, OHIO 43212

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

1. <u>ZG BARTMAN, LLC</u> <u>33 N. GRANT ST. STE 150</u> <u>COLUMBUS, OHIO 43215</u> <u>0 EMPLOYEES</u> <u>PO JASON GONSORDEL 614-419-0425</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25th day of September, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

Dec 7th 2016
My Commission Expires



This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer