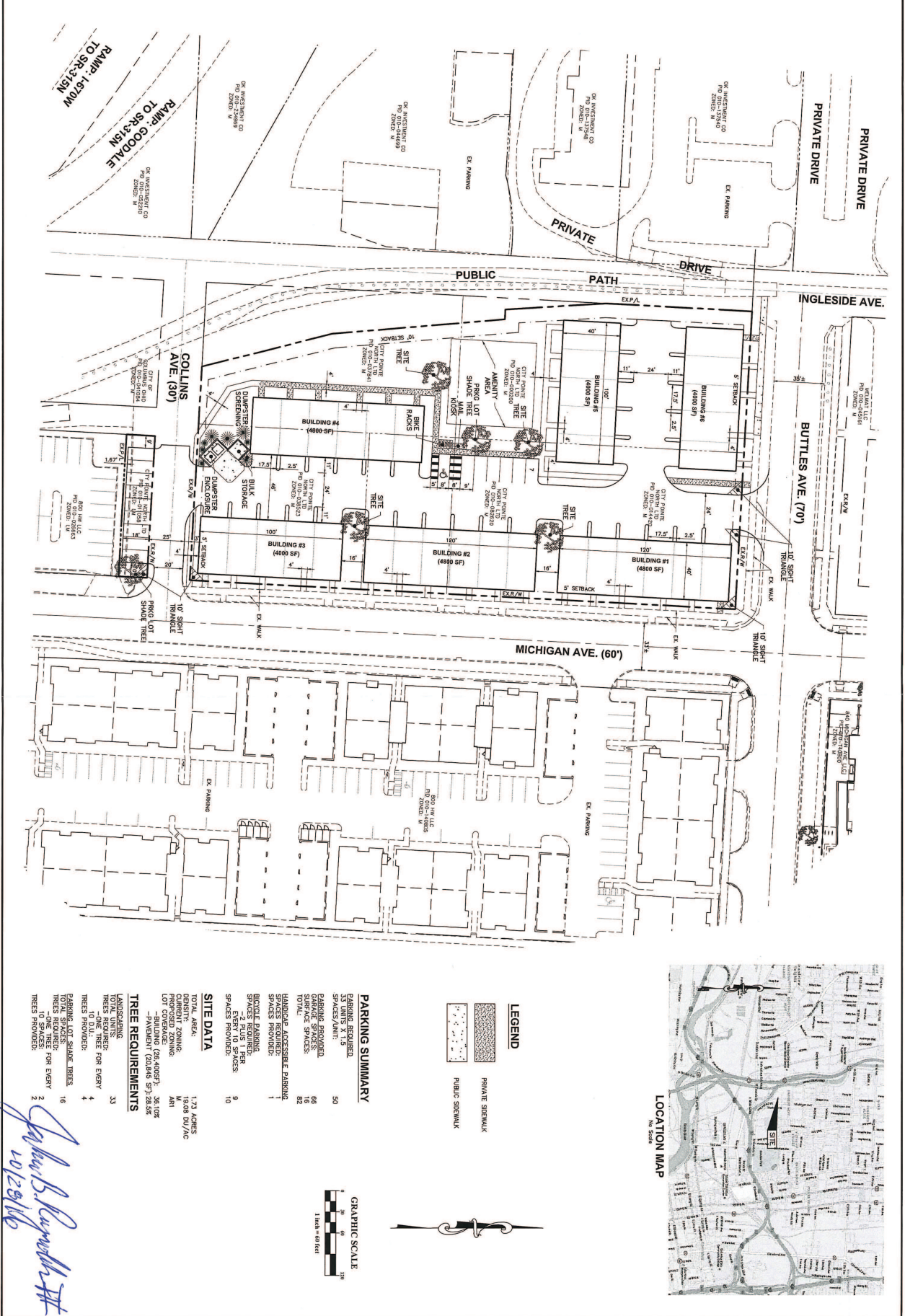


2:16-001-789 (DWG) PRODUCTION DRAWINGS (ZONING) ZONING PLAN.dwg 11x17 PLOT Oct 28, 2016 - 1:10:09pm jstahler



LEGEND

- PRIVATE SIDEWALK
- PUBLIC SIDEWALK

PARKING SUMMARY

- PARKING REQUIRED: 50 SPACES/UNIT
- GARAGE SPACES: 66
- TORQUE SPACES: 66
- LANDSCAPE ACCESSIBLE PARKING SPACES PROVIDED: 1
- BICYCLE PARKING SPACES PROVIDED: 1
- SPACES PLUS PER EVERY 10 SPACES: 9
- SPACES PROVIDED: 10

SITE DATA

- TOTAL AREA: 1.73 ACRES
- DENSITY: 18.08 DU/AC
- CURRENT ZONING: M1
- PROPOSED ZONING: M1
- LOT COVERAGE: 36.10%
- BUILDING (20,400 SF) 36.10%
- LANDSCAPE (1,000 SF) 3.61%
- LANDSCAPE (1,000 SF) 3.61%

TREE REQUIREMENTS

- LANDSCAPING: 33 TREES REQUIRED
- TREES PROVIDED: 4
- TREES FOR EVERY: 1
- LANDSCAPING: 33 TREES REQUIRED
- TREES PROVIDED: 4
- TREES FOR EVERY: 1

GRAPHIC SCALE

1 inch = 60 feet



Final Site Plan Received 10/25/16

John B. Remondino

10/28/16

<p>CITY OF COLUMBUS, FRANKLIN COUNTY OHIO</p> <p>CITY POINTE</p> <p>ZONING PLAN</p> <p>EVERGREEN</p> <p>SITE PLAN</p>		<p>PLAN PREPARED FOR:</p> <p>EVERGREEN</p> <p>PO BOX 10153</p> <p>TAMPA, FL 33679</p>	<p>PLAN PREPARED BY:</p> <p>ADVANCED CIVIL DESIGN</p> <p>ENGINEERS SURVEYORS</p> <p>422 Breacher Road Columbus, Ohio 43230 ph 614.428.7750 fax 614.428.7755</p>
<p>Issue Dates:</p> <p>1/1</p>	<p>Drawn By: [Signature]</p> <p>Checked By: [Signature]</p> <p>Scale: AS NOTED</p> <p>Project Number: 16-0001-789</p> <p>Drawing Number: 1/1</p>		

CV16-033

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

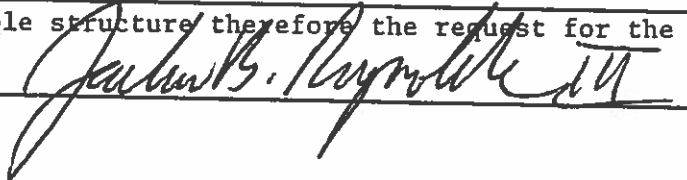
Section 3307.10 Variances by City Council

- 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:

The applicant is seeking reductions in the front yard setback from 25' to 5' and a reduction of the perimeter yard to the west from 25' to 10' and to the south from 25' to 5'. The reductions along Buttles and Michigan Avenues allows the units to be brought up to the right of way more inductive of the local urban setting. The new complex on the east side of Michigan Avenue was granted a similar variance which provides for a setting more in keeping with the established pattern found in the Harrison West Society area. The request to reduce the perimeter setbacks to the west and south are also mitigated that to the west there is an existing bike path that provides buffer space and to the south is a short road that is not used as a road but is still dedicated to the public. None of the requested variance will impact surrounding properties nor will the proposed development be detrimental to the general welfare of the neighborhood. The request is also to reduce the sight triangle from 30 feet to 10 feet at the corner of Buttles and Michigan as is consistent with other developments in the neighbor. There is adequate sight distance given the proposed setback and the sidewalk and lawn areas at the corner. Finally to permit parking off site on the 0.046 acre tract south of Collins Avenue as Collins is still dedicated right of way and parking for the complex will be located on the small tract without a principle structure therefore the request for the variance.

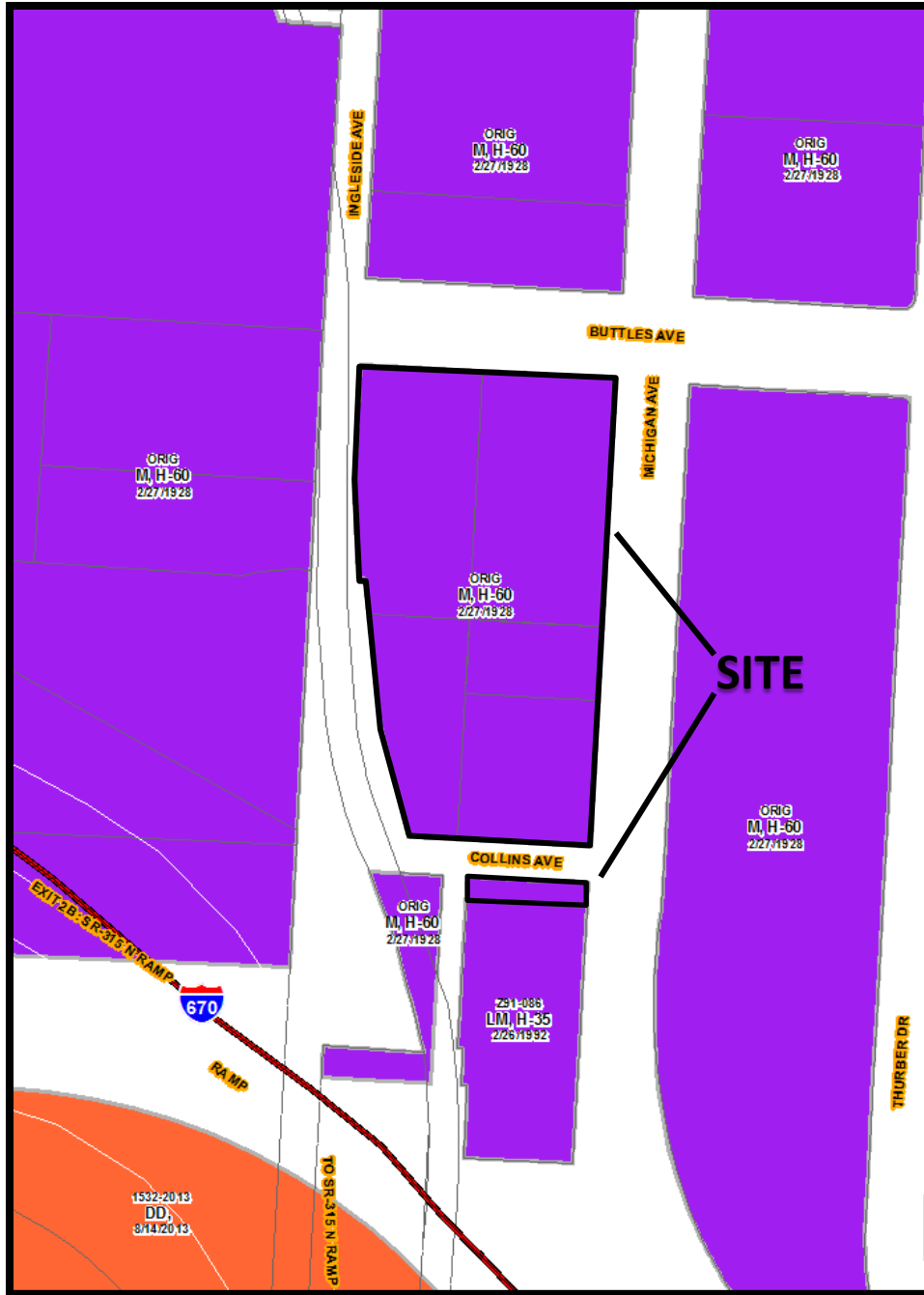
Signature of Applicant



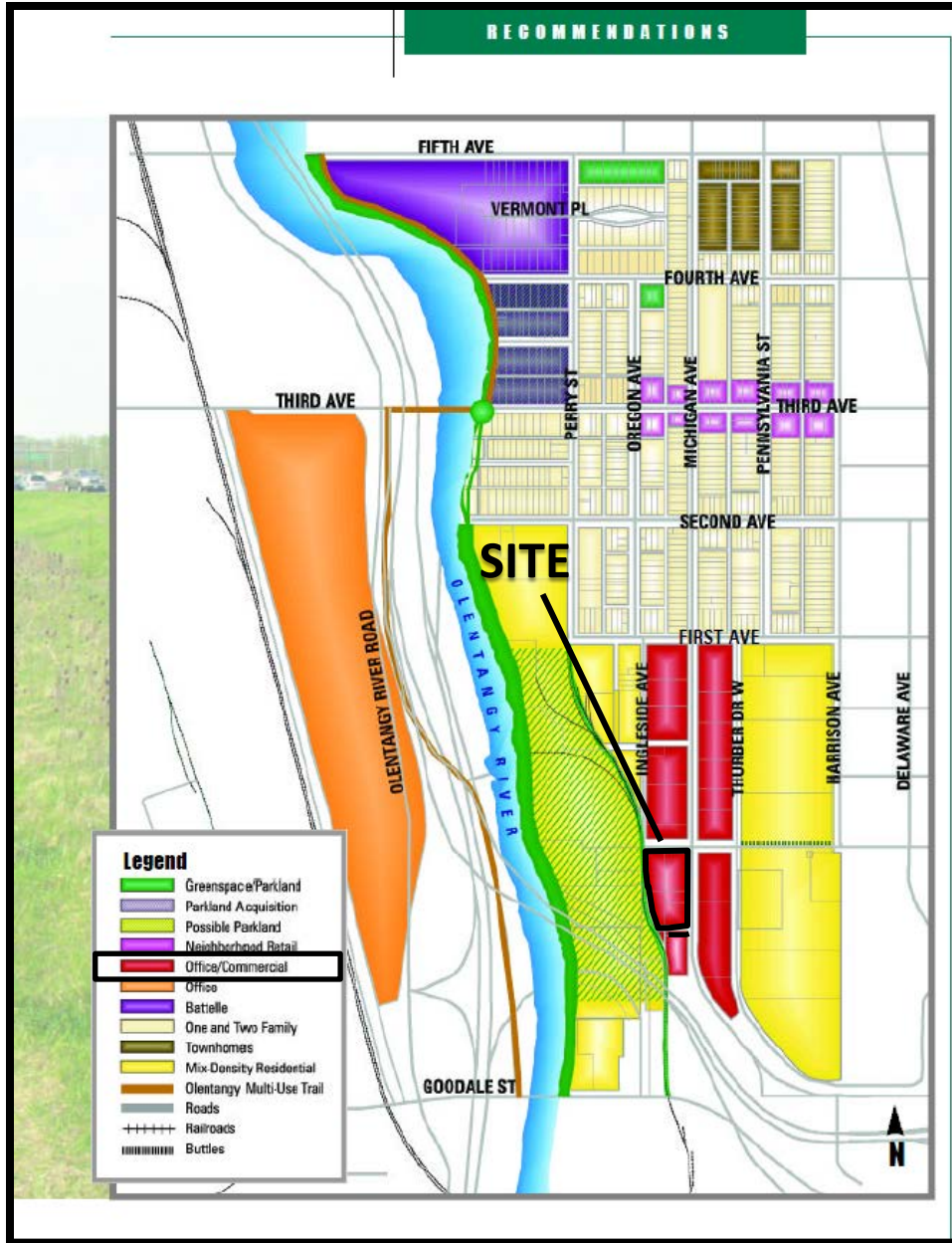
Date

5/2/16

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



CV16-033
815 Michigan Ave
Approximately 1.73 acres



CV16-033
815 Michigan Ave
Approximately 1.73 acres



CV16-033
815 Michigan Ave
Approximately 1.73 acres

From: [Jacob Sukosd](#)
To: [Dietrich, Timothy E.](#)
Cc: [Pine, Shannon L.](#)
Subject: Re: Z16-024 & CV16-033 Harrison West Recommendation
Date: Monday, August 08, 2016 12:19:41 PM

Tim,

The Harrison West Society voted 11-2 in favor of the requested variances and re-zoning. The only condition was that the applicant's architect work with the Society on the design of the amenity space that abuts the bike trail that runs adjacent to this development.

Please let me know if you have any questions.

Jacob Sukosd
Harrison West Society
Chair, Planning and Development Committee

From: Dietrich, Timothy E. <TEDietrich@columbus.gov>
Sent: Friday, August 5, 2016 3:37 PM
To: 'Jacob Sukosd'
Cc: Pine, Shannon L.
Subject: Z16-024 & CV16-033 Harrison West Recommendation

Good Afternoon Jacob,

The rezoning request at 815 Michigan Ave, case # Z16-024 is scheduled for Development Commission on August 11, 2016. I need Harrison West Society's recommendation on the proposal for the Staff Report that will be presented to the Development Commission members the night of the meeting. If you could send that recommendation to me that would be great. This case also had a concurrent Council variance, case # CV16-033, which should have also been presented and afforded a recommendation.

Thank you so much.

Sincerely,

Tim Dietrich

Planner I

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CV16-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

<p>1. Evergreen Ventures LLC P.O. Box 10153 Tampa, FL 33679 0 employees Jeff Craft (813) 484-1788</p>	<p>2. City Pointe North Ltd. 76 4th Street North, Unit 2058 St. Petersburg, FL 33731 0 employees Jeff Craft (813) 484-1788</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

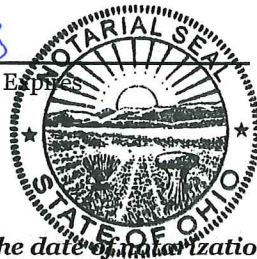
Sworn to before me and signed in my presence this 25th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/2020



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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