

SITE KENNOTES

1. SIDEWALK, SEE DETAILS.
2. AVE RAMP, SEE DETAILS.
3. CONCRETE DUMPSTER PAD, SEE DETAILS.
4. STANDARD CURB, SEE DETAILS.
5. INTERIOR CURB AND SIDEWALK, SEE DETAIL.
6. 30" VISION CLEARANCE FRAMING.
7. 10' VISION CLEARANCE FRAMING.
8. 30" VISION CLEARANCE FRAMING.
9. 10' VISION CLEARANCE FRAMING.
10. 30" VISION CLEARANCE FRAMING.
11. 10' VISION CLEARANCE FRAMING.
12. TREE TO BE REMOVED.

NOTES

- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY DISCREPANCIES IMMEDIATELY TO THE A/E. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL BUILDING CORNER LOCATIONS IN THE FIELD. ALL WRITTEN DIMENSIONS SHALL GOVERN, ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E. VERTICAL EXPANSION JOINTS EVERY 20' U.P. OF CONCRETE SIDEWALK.
- CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT PERMITS FROM THE CITY OF COLUMBUS.
- REFERENCED DRAWINGS: SEE NOTES FOR ALL CONCRETE PADS, ASPONS & STOPS. SEE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR DETAILS.

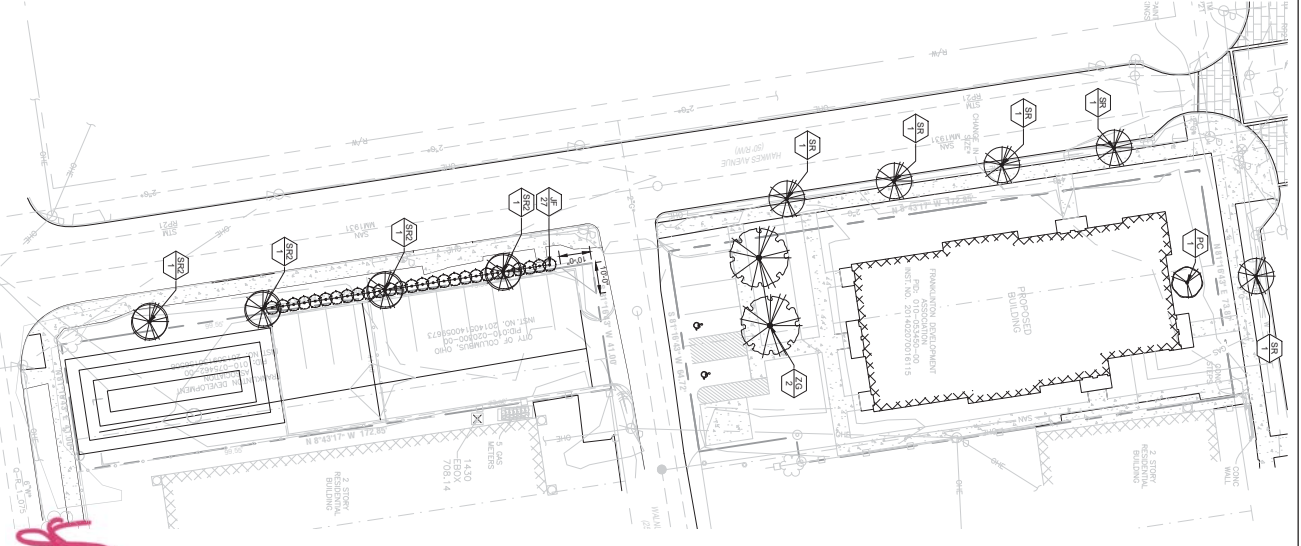
LEGEND

- PROP. ASPHALT PAVEMENT
- EX. CONCRETE
- PROP. CONCRETE



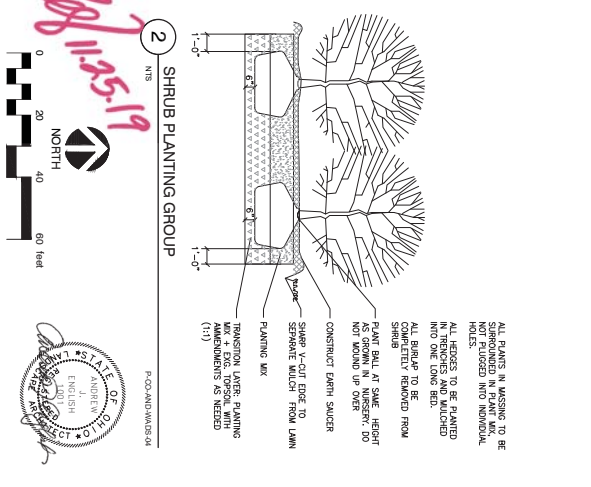
Exp 11.25.19

EASEMENT REFERENCE		REVISIONS		PLAN PREPARED BY: SANDS DECKER ENGINEERS ARCHITECTS 1488 OLD HENDERSON RD COLUMBUS, OH 43220 TOLL FREE: 866-277-9000
CITY NO.	COUNTY RECORDS	NO.	DESCRIPTION	
	PAGE			
	DATE			
APPROVALS:		CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION		
ADMINISTRATOR, DIVISION OF POWER		DATE		
ADMINISTRATOR, DIVISION OF SEWERAGE & DRAINAGE		DATE		
ADMINISTRATOR, DIVISION OF WATER		DATE		
PROJECT TITLE: APARTMENT BUILDING AND UTILITY ADAPTATIONS TOWN SQUARE STATION HAWKES AVENUE				
OWNER				
CONTRACTOR				
INSPECTOR				
COMPLETED				
SCALE: AS SHOWN				
SHEET: 4 OF 8				
CONTRACT DRAWING NO.: CC-XXXXX				
RECORD PLAN NO.				



PLANT SCHEDULE

Table with columns: TREES PC, TREE NO., COMMON BOTANICAL NAME, CONT, QTY, QUAL. Rows include Deciduous Street Tree, Japanese Three Color Spruce, and Common Botanical Name.



SHRUB PLANTING GROUP
1' = 20'



ZONING NOTES:

- 3312.10(B) Landscaping: On a residentially zoned lot, a minimum of one tree, subject to minimum size requirements...

GENERAL NOTES:

- 1. SURVEY INFORMATION OBTAINED ELECTRONICALLY, PLANTING CONTRACTOR SHALL VERIFY THE ACCURACY OF RELIABILITY...
- 2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- 3. THE CONTRACTOR SHALL INCLUDE FOUR PAYMENT THE COST OF REMOVAL AND DISPOSAL OF ALL TREES...

GENERAL PLANTING NOTES:

- 1. SURVEY INFORMATION OBTAINED ELECTRONICALLY, PLANTING CONTRACTOR SHALL VERIFY THE ACCURACY OF RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
- 2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER...

PLANIT logo and address: 560 W. Wilson Bridge Road, Suite 314 Wadsworth, OH 43885

TOWN SQUARE STATION HAWKES AVENUE COLUMBUS, OH PROJECT #0191-00

PRELIMINARY NOT FOR CONSTRUCTION SHEET INFORMATION CURVED DATE November 20, 2019

NEW AVENUE
ARCHITECTURAL SERVICES
1000 W. 10TH AVE.
COLUMBUS, OHIO 43260
TEL: 614.291.1111

TOWN SQUARE STATION - APARTMENT BUILDING

302-304 HARRIS AVENUE, COLUMBUS, OHIO
PROJECT FOR FRANKLIN/TOWN DEVELOPMENT ASSOCIATION

WEST ELEVATION - WEST HARRIS AVENUE

SOUTH ELEVATION - SOUTH HARRIS AVENUE

EAST ELEVATION - EAST HARRIS AVENUE

11/25/19

Sheet: A2.1

STATEMENT OF HARDSHIP

Applicant: Franklinton Development Association
c/o Laura MacGregor Comek, Esq.
501 S. High Street
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Owners: Central Ohio Community Land Trust Corp.
Address: 931-937 W. Town St.
202-204 Hawkes Ave.

Parcel Nos.: 010-053450-00 931-937 W. Town St.
010-020300-00 202-204 Hawkes Ave.
010-075462-00 936 W. Rich St.

Zoning Districts: AR-1; R2F
Date: November 11, 2019

This Statement is provided in support of the Applicant's Council Variance Application. The CV seeks to harmonize the existing zoning districts with needed parking to develop 10 units of affordable housing.

This Council Variance is being sought to vary certain use and development standards:

Columbus City Code (CCC) Sections:

1. 3332.037 – to allow for private parking as a permitted use in the R2F District.
2. a. 3312.21(A) – to allow for relocation/placement of 2 shade trees required within a parking lot with more than 10 spaces outside of the parking lot and to eliminate required islands.
2. b. 3312.21 (B) – to eliminate the required 4-foot wide landscape area between the parking lot and parcels to the east; to eliminate the required screening for approximately 30 feet south along the east property line from the Walnut Alley right of way line due to an existing privacy fence on the adjacent property, noting that a 6-foot high wood privacy fence will be installed along the balance of the parking lot; and to eliminate the required headlight screening along Hawkes Avenue. The headlight screening is shown in the right of way, per the City of Columbus, Department of Public Service, Division of Traffic Management.
2. c. 3312.21 (D) – to eliminate the required 4-foot wide landscape area between the parking lot and the right of way for headlight screening.
3. 3312.27 – to reduce the parking setbacks from 25 feet to zero along Hawkes Avenue.
4. 3312.49 – to reduce required parking from 15 spaces to 4 spaces on the apartment building site, noting that the 11-space private parking lot will be used exclusively for the apartment building.

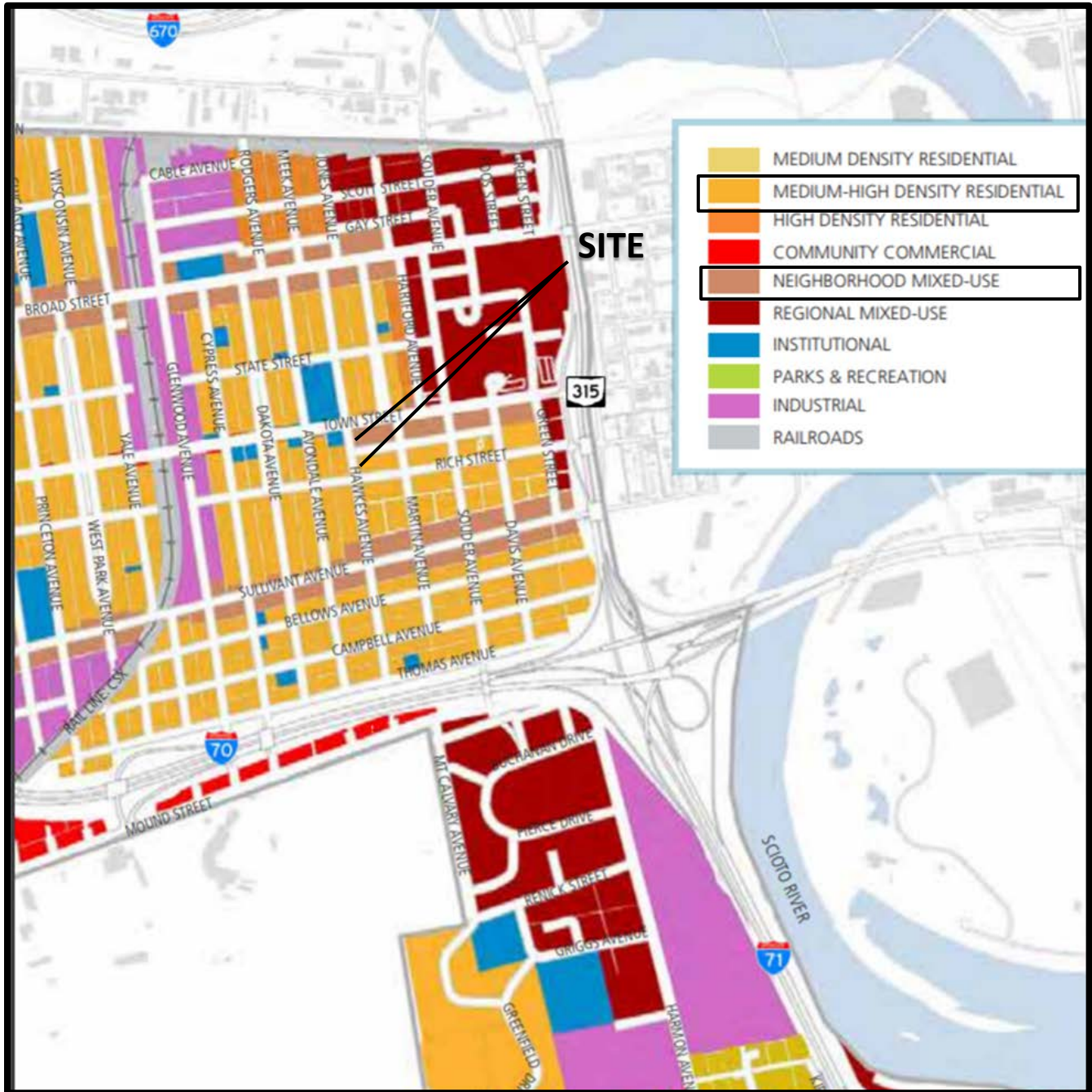

/s/ Laura MacGregor Comek

Laura MacGregor Comek, Esq.

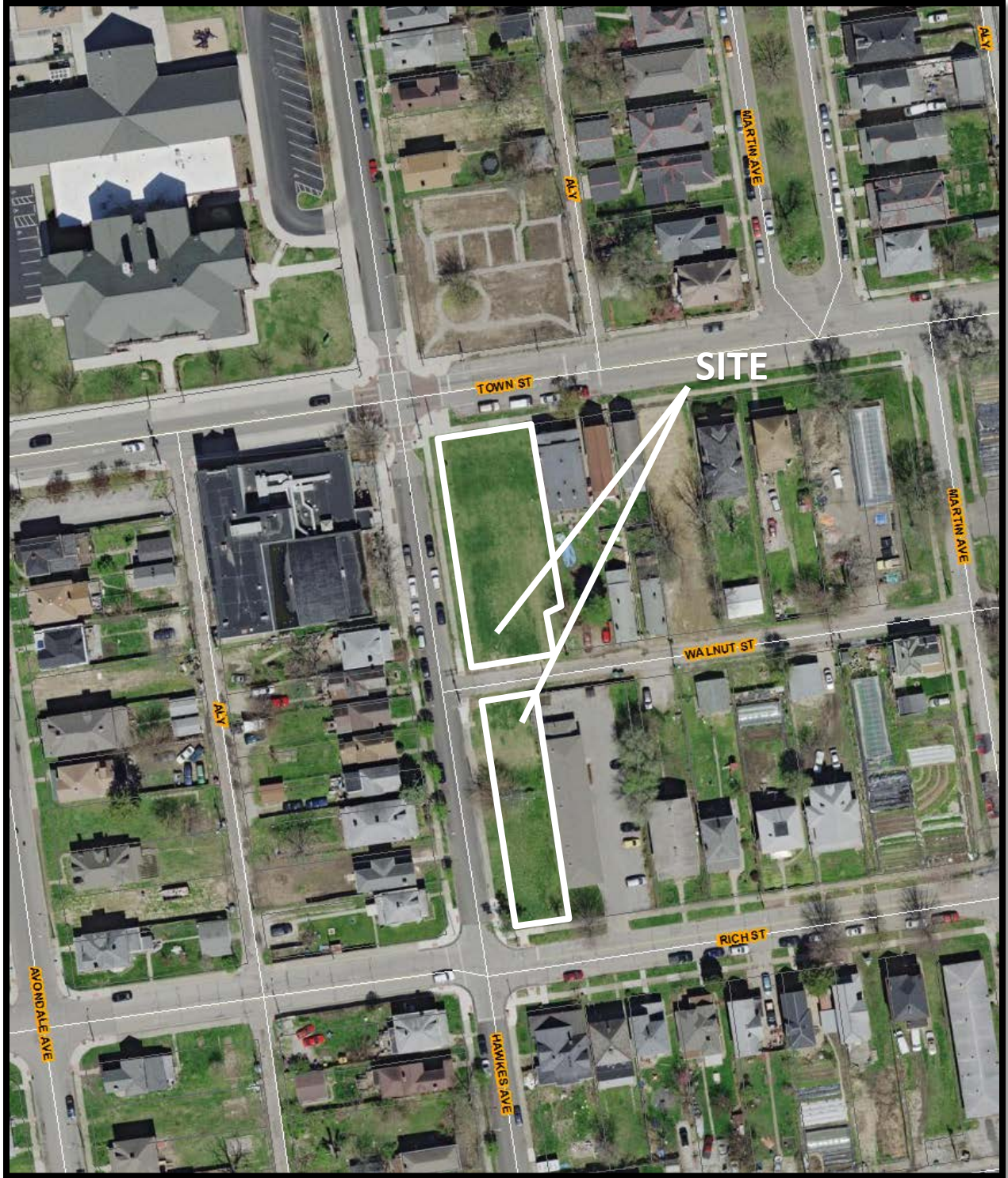


CV19-098
931-937 W. Town St.
Approximately 0.44 acres

West Franklinton Area Plan (2014)



CV19-098
931-937 W. Town St.
Approximately 0.44 acres



CV19-098
931-937 W. Town St.
Approximately 0.44 acres

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV19-098

Address: 931-937 West TOWN ST

Group Name: Franklinston Area Commission

Meeting Date: NOV 12, 2019

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

- Recommendation:
(Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES:

Passed ZONING Committee 5-0

Vote: Area Commission 17 yes 0 nay - UNANIMOUS

Signature of Authorized Representative: William B Warner
SIGNATURE

ZONING chair
RECOMMENDING GROUP TITLE

614-581-6419
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-098

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
of (COMPLETE ADDRESS) 501 S. High St., Col's., 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

1. <u>Franklinton Development Association</u> <u>1091 W. Broad St.</u> <u>Col's., Oh 43222</u>	2. <u>Central Ohio Community Land Trust Corporation</u> <u>845 Parsons Ave. Col's 43206</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

4/17/21



This Project Disclosure Statement expires six months after date of notarization.
Jennifer Wilkins
Notary Public, State of Ohio
My Commission Expires 4/17/21