

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 63 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL, OF BOTH SHERUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.

USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.

4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL EE NOLUBED IN THE UNIT PRICE BID FOR THE VAROUS TIBAKS.

5. THE LOCATION OF THE EXEMPA UNDERGROUND UPLITIES ARE SHOWN IN AN APPROXIMATE WAY ON LY AND HAVE NOT BEEN INDEPENDENT LY DERIFIED BY THE OWNER OR 1758 REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL ENSITING UPLITIES PROPER TO COMMENCING NORK AND AGREES TO BE FILLY RESPONSIBLE FOR NAY AND ALL DAMAGES WHICH MIGHT BE COCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.

ZONING NOTES:

1 The Icl area between the right-of-way and the parking setback in the shall be land-staped with plant material and shall not be prived society for approved warrysh. But of the provide society for approved warrysh, believing different papers and shall be dements. Vision clearance at chievarys shall be maintained, shrutes shall be a minimum of 24 inches in height at the time of provider.

Required: 24" ht. Evergreen Screen
Provided: 24" ht. Evergreen Screen Provided along Hawkes
Provided: 24" ht. Evergreens to be located within the R.O.W.
based on site constraints.

7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.

8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.

11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5" O.C., AND EXPANSION JOINTS AT 30" O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

GENERAL PLANTING NOTES:

PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

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II. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED

ROCK FILL IS ENCOUNTERED. THE PLANTING HOLES ARE TO

BE DUG TO, AMINIMAM OF THREE TIMES THE WIDTH AND ONE
FOOT DEEPER THAN THE SIZE OF THE ROOT BALL, NOTEY

LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT

ADJUSTMENT OF PLANT LOCATIONS.

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

L PLANTS INSTALLED AND PROVIDE COMPLETE
NOTEWANCE ON ALL WORKE DONE BEGINNING ON THE DAY
APPROVAL FROM OWNERS'S REPRESENTATIVE AND
NOTEWING FOR A THERE MON'TH DIRATION AT WHICH TIME
WHER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-280.1-20.14) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, INISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-PAKED TO REMOVE ALL ROCKS AND DERRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING. 14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR

As Noted SHEET NO.

Lands cape Plan SHEET TITLE

CONCLUSION OF THE PROPERTY OF November 20, 2019 REVISIONS

November 20, 2019 PROJECT NO: PROJECT #019-100

TOWN SQUARE STATION HAWKES AVENUE COLUMBUS, OH



CV19-098 Final Received 11/25/19 Page 2 of 3



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STATEMENT OF HARDSHIP

Applicant:

Franklinton Development Association

c/o Laura MacGregor Comek, Esq.

501 S. High Street Columbus, Ohio 43215 <u>laura@comeklaw.com</u>

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.

ORD #3147-2019; CV/1-093, Fage 5 of 10

/s/ Laura MacGreg

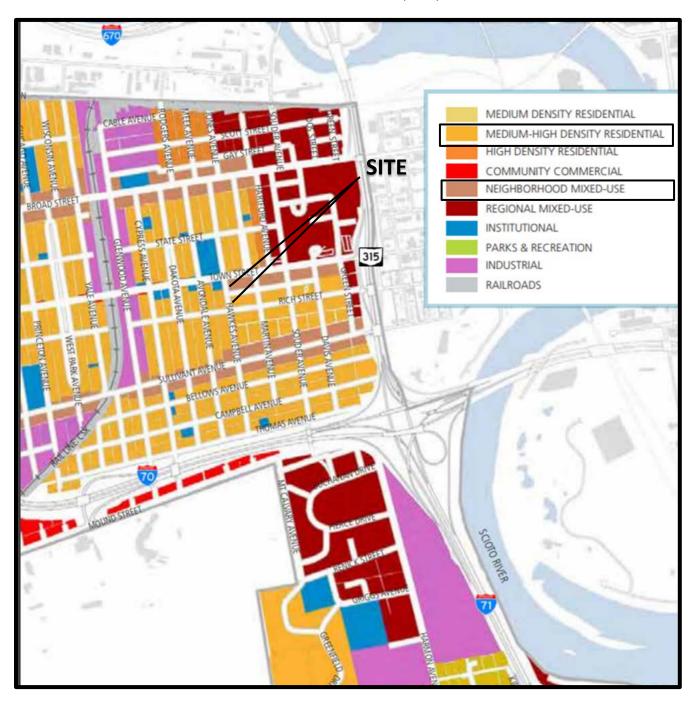
Laura MacGregor Comek, Esq.

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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

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THE CITY OF COLUMBUS ANDREW 1. 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

Case Number:	031-937 West TOWN ST	
Address:		
Group Name:	Frankliston 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	Commttee 5-0	
Vote:	Anen Commission 17 year o Ney - UNANIMOUS sentative: William B Warner	
Signature of Authorized Repres	SIGNATURE 7 A D C	

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.



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Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 " www.columbus.gov " zoninginfo@columbus.gov

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) of (COMPLETE ADDRESS) deposes and states that (he/she) is the APPLICANT, AGENT of following is a list of all persons, other partnerships, corporation 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. Fraukleuton Development 2 association 1091 W. Broad St. Cols., Oh 43222	Land Trust Corporation 245 Parsons Cive. Cols 43206	
3.	i.	
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 Shotember, in the year 2019	
SIGNATURE OF NOTARY PUBLIC	in willen	
My Commission Expires: This confict Wilking Source Statement Notary Public, State of Onio My Commission Expires 4/17/21	expires six months after date of notarization.	