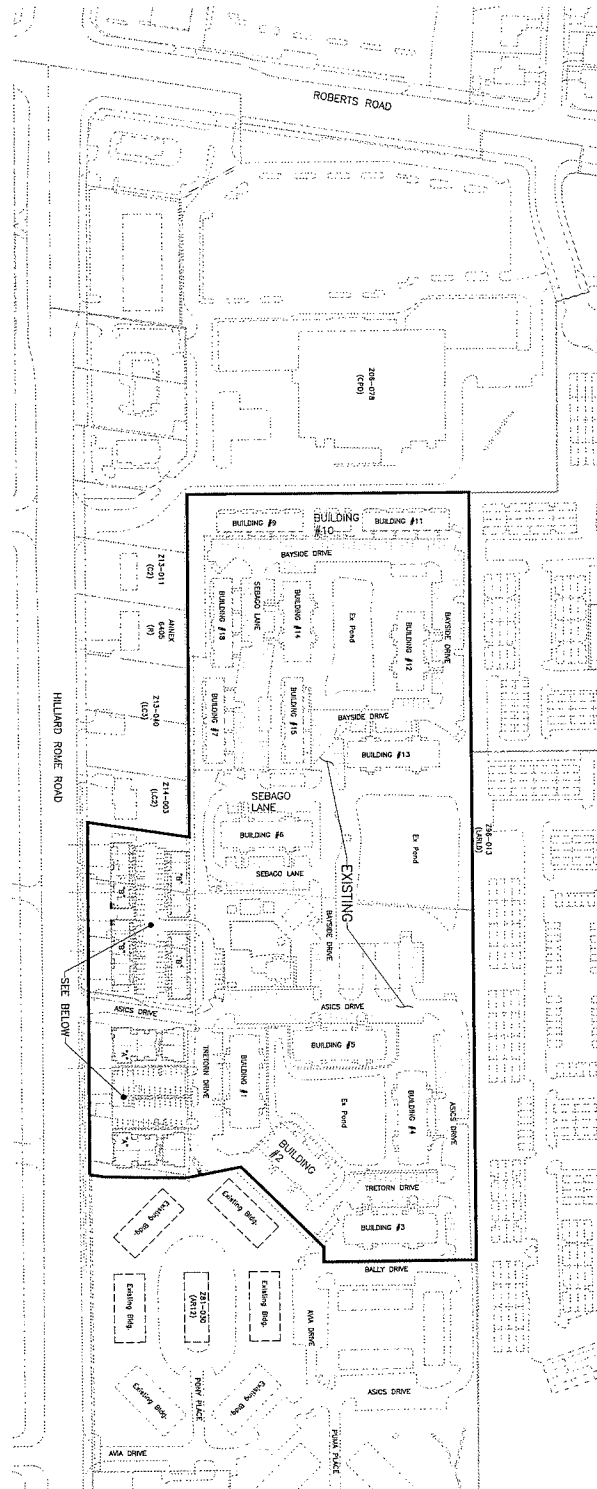


GRAPHIC SCALE

0 50 100 200

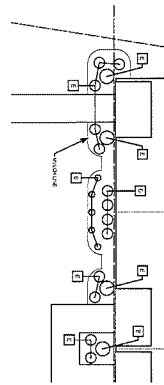
1 inch = 100 feet

[illegible]

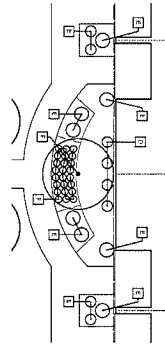
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
**BAYSIDE APARTMENTS
EXPANSION**

EMH&T
Evans, Mechwart, Hornblaton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Fax: 614.775.3445

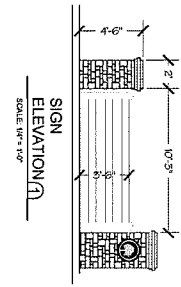
DECEMBER 17, 2011
SCALE
AS NOTED
JOB NO.
20141226
SHEET



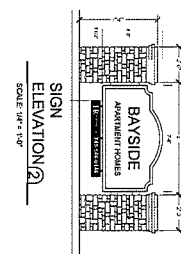
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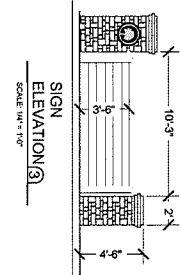
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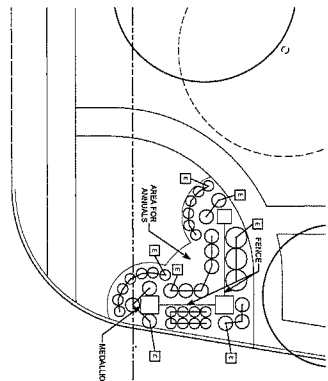
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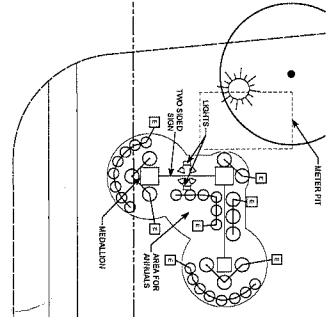
SCALE: 1/4" = 1'-0"



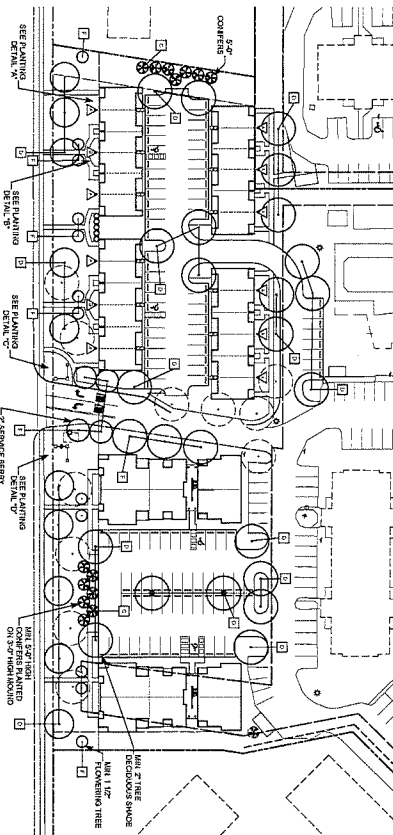
SCALE: 1/4" = 1'-0"



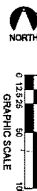
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1" = 80'



PLANT LIST		QUANTITY	NOTES
1	SPRING GREEN	200	
2	SPRING GREEN	200	
3	SPRING GREEN	200	
4	SPRING GREEN	200	
5	SPRING GREEN	200	
6	SPRING GREEN	200	
7	SPRING GREEN	200	
8	SPRING GREEN	200	
9	SPRING GREEN	200	
10	SPRING GREEN	200	
11	SPRING GREEN	200	
12	SPRING GREEN	200	
13	SPRING GREEN	200	
14	SPRING GREEN	200	
15	SPRING GREEN	200	
16	SPRING GREEN	200	
17	SPRING GREEN	200	
18	SPRING GREEN	200	
19	SPRING GREEN	200	
20	SPRING GREEN	200	

Mark A. Hall
12/19/14



KONTOGIANNIS
& ASSOCIATES
ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5482

PHONE: 614.221.9283
FAX: 614.221.4478
E-MAIL: architect@kontogiannis.com

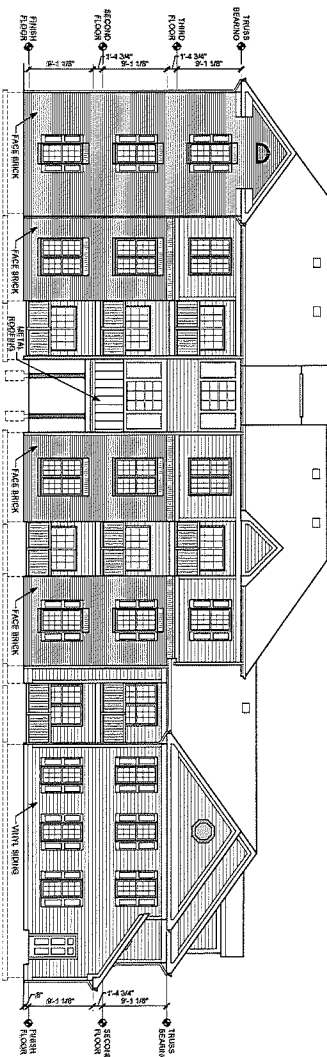
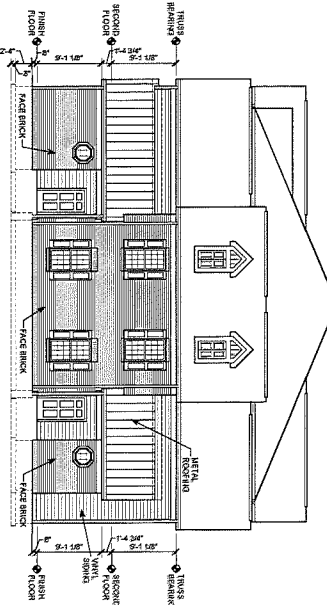
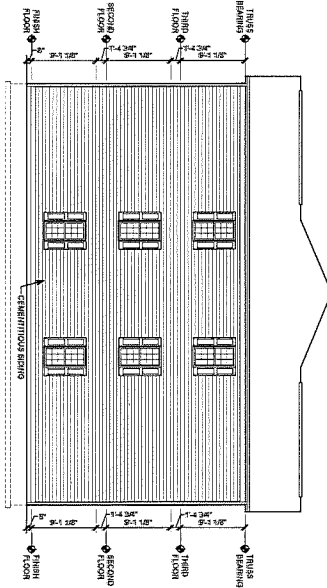
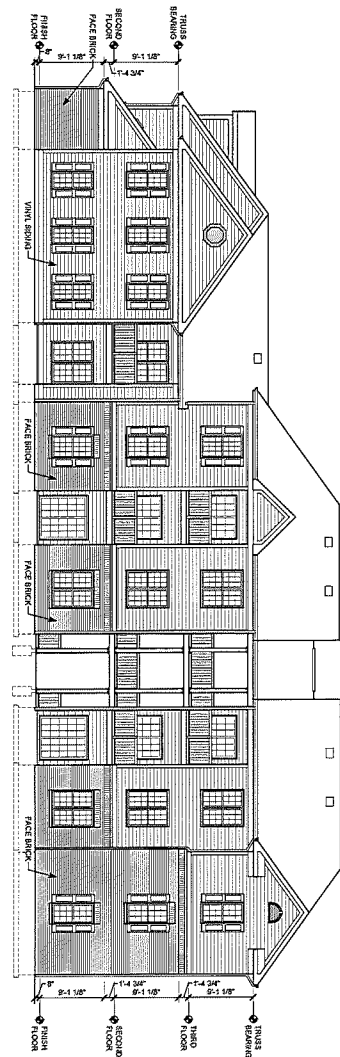
PROJECT:
BAYSIDE

COLUMBUS, OHIO
DRAWING TITLE:
SITE
LANDSCAPE
PLAN

DATE:
REVISION:

GENERAL NOTES:
1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED BY THE OWNER.
2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED BY THE OWNER.
3. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED BY THE OWNER.

SL-1



**KONTOGIANNIS
& ASSOCIATES**
ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614.224.2883
FAX: 614.224.4725
E-MAIL: architect@kontogiannis.com

PROJECT:

BAYSIDE

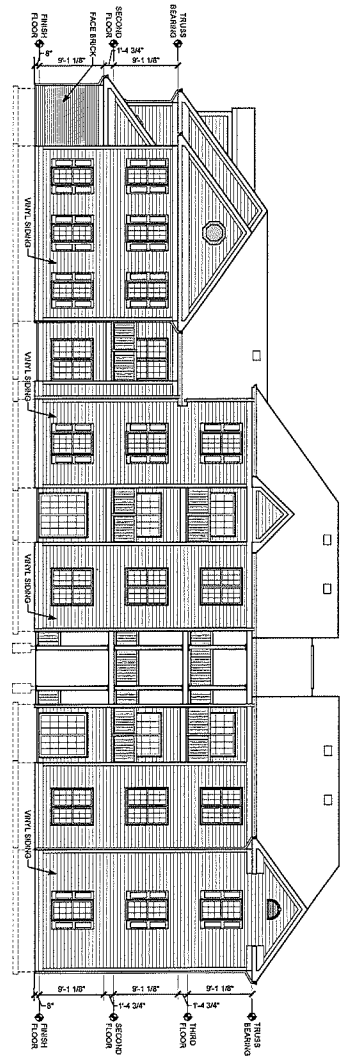
COLUMBUS, OHIO

DRAWING TITLE:
EXTERIOR
ELEVATIONS

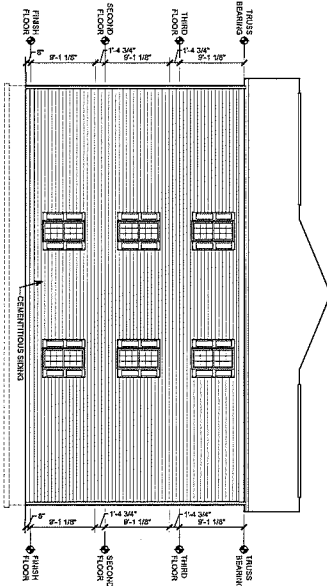
DATE:
REVISION:

A6-1

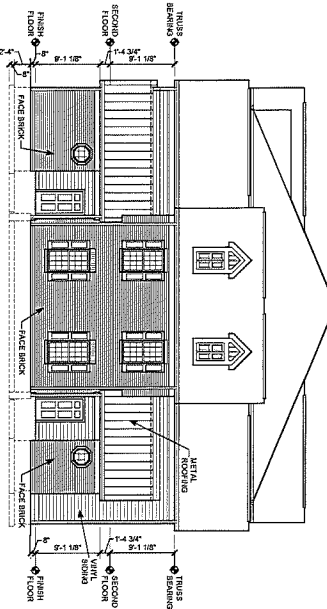
Mark Blakely 12/19/14



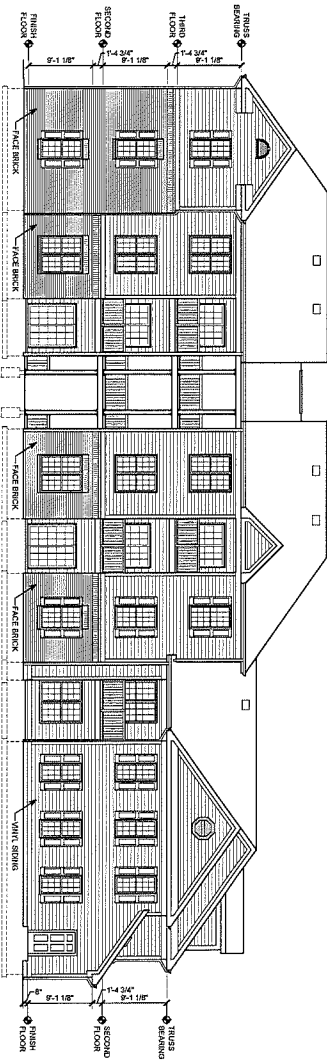
SOUTH PROPERTY ELEVATION (D)
SCALE: 1/8" = 1'-0"



TRENTON DRIVE ELEVATION (C)
SCALE: 1/8" = 1'-0"



HILLIARD-ROME ROAD ELEVATION (B)
SCALE: 1/8" = 1'-0"



PARKING LOT ELEVATION (A)
SCALE: 1/8" = 1'-0"



KONTOGIANNIS
& ASSOCIATES
ARCHITECTURE
PLANNING
DESIGN

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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614.221.2283
FAX: 614.224.4738
EMAIL: architecture@kontogiannis.com

PROJECT:

BAYSIDE

COLUMBUS, OHIO

DRAWING TITLE:
EXTERIOR
ELEVATIONS

DATE:
REVISED:

DESIGNED BY: J. KONTOGIANNIS, LICENSED ARCH.
DRAWING DATE: 12/19/2014
COPYRIGHT © 2014, BY
KONTOGIANNIS & ASSOCIATES
PROJECT: BAYSIDE
1. 3D/ING. SET
2. 2D/ING. SET
3. PERMIT SET
4. CONSTRUCTION SET

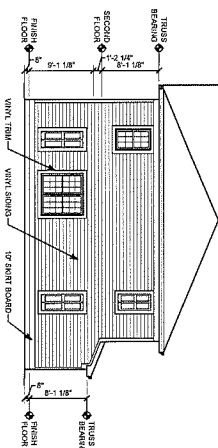
A6-2

Marked by Dan 12/19/14

SIDE ELEVATION - ALL TOWNHOUSE BLDGS.
ALONG ASCICS DRIVE

SCALE: 1/8" = 1'-0"

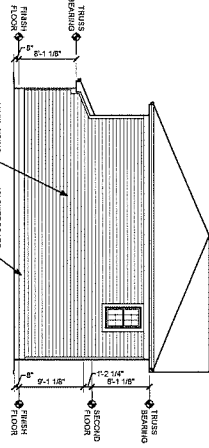
B



SIDE ELEVATIONS - ALL TOWNHOUSE BLDGS.
EXCEPT ALONG ASCICS ENTRY ROAD

SCALE: 1/8" = 1'-0"

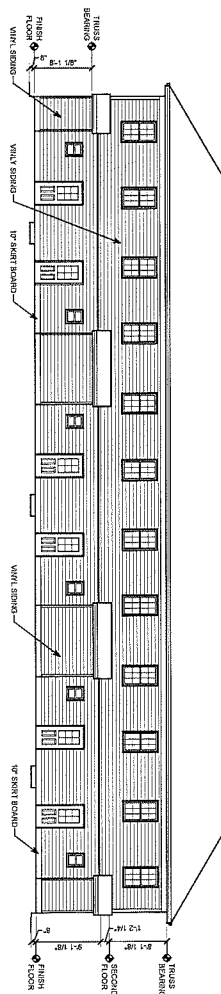
C



PARKING AREA - REAR ELEVATION, ALL TOWNHOUSE BLDGS.

SCALE: 1/8" = 1'-0"

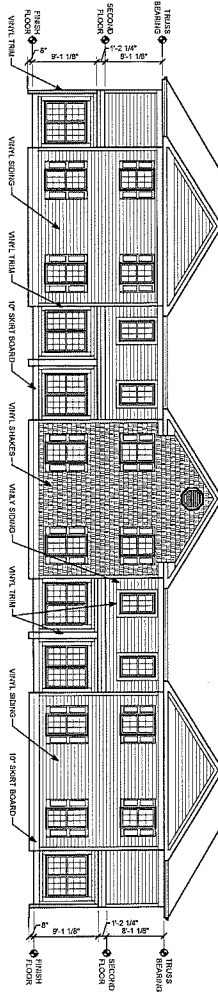
D



ELEVATIONS FACING CLUBHOUSE & POOL - FRONT ENTRY ELEV.

SCALE: 1/8" = 1'-0"

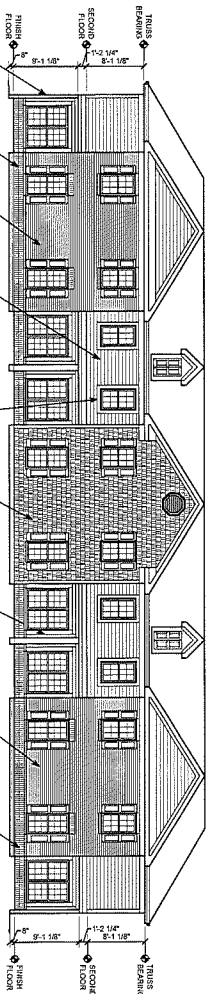
A



HILLIARD ROME ROAD - FRONT ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

A



KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614.232.2763
FAX: 614.232.4735
E-MAIL: archinfo@kontogiannis.com

PROJECT:
BAYSIDE

COLUMBUS, OHIO
DRAWING TITLE:
EXTERIOR
ELEVATIONS

DATE:
REVISION:

DESIGNED & ARCHITECTURE: LUTHERA P. KIM
DRAWN BY: LUTHERA P. KIM
CHECKED BY: LUTHERA P. KIM
DATE: 12/19/2014
PROJECT: BAYSIDE
SHEET: A6-3

A6-3

Mark P. Kim 12/19/14

CV14-057

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 2340 Hilliard-Rome Road, Hilliard, Ohio 43026
APPLICANT: T&R Development Hilliard, Home Limited Partnership c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: October 31, 2014

The Site consists of seven parcels (PIDs: 560-168636, 560-154550, 560-168638, 560-154607, 560-154608, 560-220529, 560-221355). The Site is located on Hilliard-Rome Road and south of Roberts Road. The Site's borders are classified as CPD on the north, LARD on the east, AR-12 on the south, and AR-12, R, LC2, LC3, C2, and CPD on the west.

Parcels 560-168636, 560-154550, and 560-168638 are currently classified R. Parcel 560-154607 is currently classified LC2. Parcels 560-154608, 560-2205209, and 560-221355 are currently classified AR-12. The Site is not subject to any commercial overlay, graphics overlay, planning overlay, or area commission. The Site is located within the Trabue-Roberts Area Plan, Hilliard-Rome Subarea.

Parcels 560-154608 and 560-220529, both classified AR-12, constitute a majority of the Site's total area. Those parcels were rezoned in 1981 to AR-12 and are currently used as multi-family residential. Applicant proposes rezoning entire Site to ARLD and effectively developing those remaining parcels as an extension of the existing development.

Parcels 560-154608 and 560-220529 currently provide 228 dwelling units. Applicant's proposed development will add 56 dwelling units for a total of 284 dwellings units on 17.24 acres and a gross density of 16.5 dwelling units per acre. Additionally parcels 560-154608 and 560-220529 currently provide 482 parking spaces. Applicant's proposed development will add 100 parking spaces for a total of 582 parking spaces and a parking ratio of two parking spaces per dwelling unit.

Applicant requests the following variances:

1. CCC 3333.18, Building Lines, which section requires a setback of 60 feet, the distance equal to one-half of the designated right-of-way of the frontage shown on the Columbus Thoroughfare Plan. Applicant requests a variance to allow a setback of 40 feet.
2. CCC 3333.255, Perimeter Yard, which section requires a minimum 25 foot perimeter yard. Applicant requests a variance to encroach on the minimum perimeter yard as indicated on the Site Plan.

A hardship exists in that the proposed development cannot conform to the underlying apartment-residential zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrants variances from the ARLD, Apartment-Residential zoning classification.

The requested variances will not impair an adequate supply of light or 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.

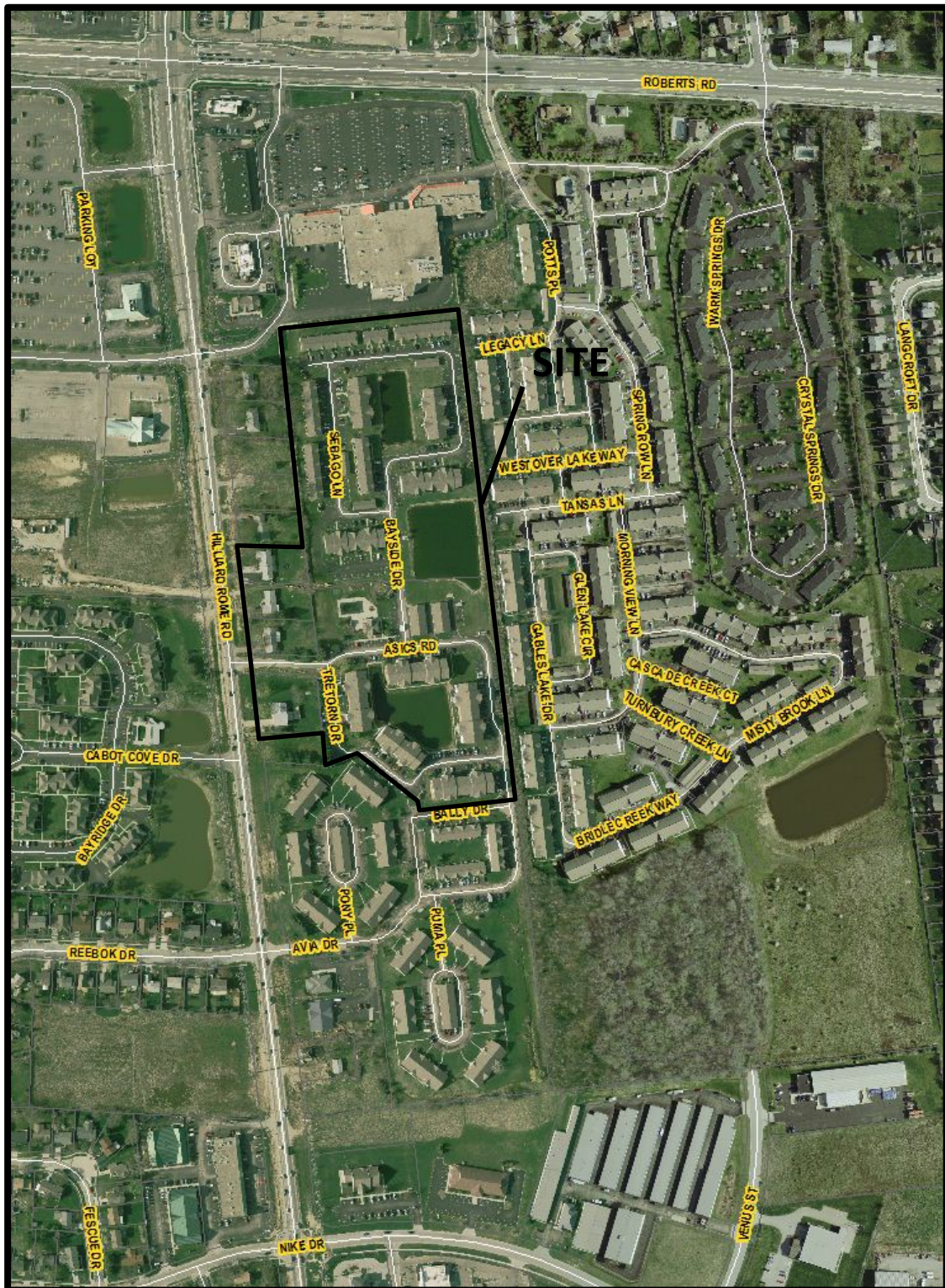
For the reasons stated above, Applicant respectfully requests approval of the requested variances.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michael T. Shannon".

Michael T. Shannon, Esq.
Attorney for Applicant

Approximately 17.24 acres



CV14-057
2340 Hilliard Rome Road
Approximately 17.24 acres

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV14-057

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael T. Shannon, Esq.

Of [COMPLETE ADDRESS] 500 S. Front Street, Ste 1200, Columbus, Ohio 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 formats

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. T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC 3895 STONERIDGE LN, DUBLIN OH 43017	2.
3.	4.

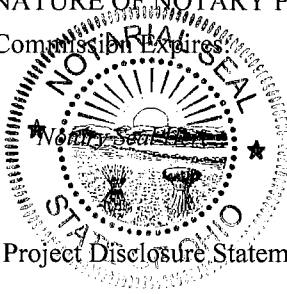
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2019

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer