

M:\1045006\_2nd\w\DRP\Production Drawings\Zoning\ZONING SITE PLAN.dwg --ZONING SITE PLAN LAST EDITED By:cm ON 3/19/18

E.P. FERRIS & ASSOCIATES, INC.

DATE BY CHK

REVISIONS

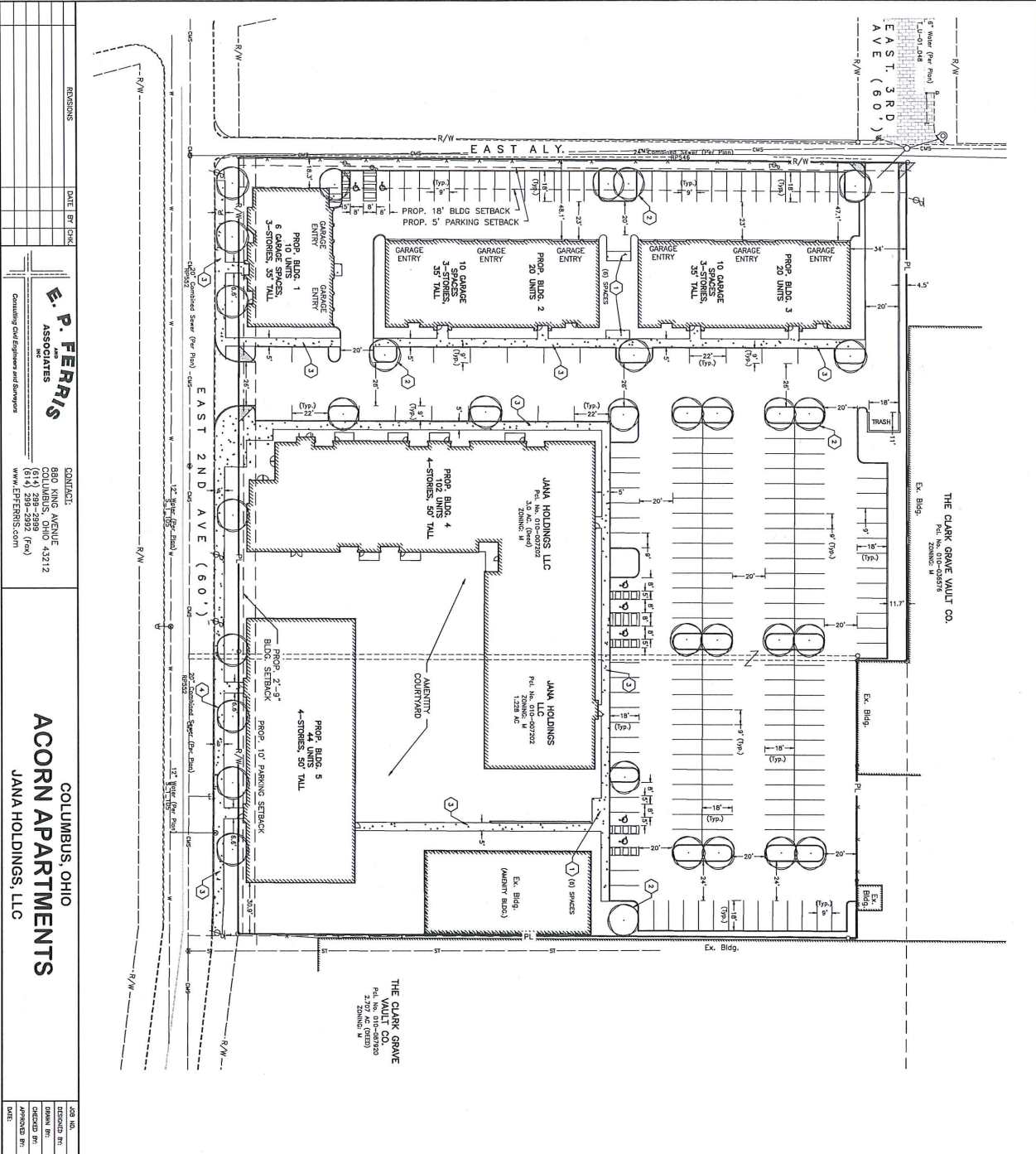
CONTACT:  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 238-2292 (Fax)  
WWW.EPERRIS.COM

ACORN APARTMENTS  
JANA HOLDINGS, LLC

DATE: 03/19/18

SCALE: 1" = 30'

SHEET NO. 1 OF 1



SITE & BUILDING INFORMATION	
CERTIFIED ADDRESS:	324 EAST 2ND AVENUE
FILE NO.:	010-007202
SITE AREA:	4,228
CURRENT ZONING:	M, (ORG) 2/27/1928
HEIGHT DISTRICT:	H-60
EXISTING ZONING:	M, (NO REZONING PROPOSED)*
BUILDING HEIGHT:	50'-0" MAX
PROPOSED USE:	APARTMENTS, 196 UNITS
DENSITY:	47 UNITS/ACRE
PARKING:	
USE AREAS	PARKING PER USE
APARTMENT	1 PER UNIT
TOTAL REQUIRED SPACES:	196 Spaces
SURFACE PARKING:	211 Spaces Total
GARAGE SPACES:	26 Spaces Total
TOTAL PROVIDED SPACES:	237 Spaces Total
	7 Handicap Spaces
BICYCLE REQUIRED SPACES:	12 Spaces
BICYCLE PROVIDED SPACES:	12 Spaces
LOT COVERAGE:	30.0% BUILDING COVERAGE
PROPOSED SETBACKS:	
NORTH BUILDING SETBACK:	0'
EAST BUILDING SETBACK:	0'
SOUTH BUILDING SETBACK:	2'-9"
WEST BUILDING SETBACK:	18'
SITE TREES (110 PARKING SPACES):	24 TREES REQUIRED
	24 TREES PROVIDED

CODED NOTES

- ① PROP. BICYCLE PARKING
- ② PROP. SITE TREE (TP\*)
- ③ PROP. CONC. WALK
- ④ PROP. STREET TREE (TP\*)
- ▲ 10' VISION TRIANGLE



THE CLARK GRAVE VAULT CO.  
MULTI-UNIT CO.  
1277 N. G. STREET  
COLUMBUS, OHIO 43204

JANA HOLDINGS LLC  
1284 N. G. STREET  
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Final Site Plan Received 3/20/18 CV17-068

*[Handwritten signature]*  
3/20/18

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**STATEMENT OF HARDSHIP**

Application #: \_\_\_\_\_

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

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(s) requested as detailed below (use separate page if needed or desired):

The site is zoned M, Manufacturing and that zoning does not permit residential dwelling units. The applicant is looking at a residential development for this site. By granting the use variance along with the building (25 to 2 ft. 9 in.) and parking (25 to 10 feet) setback reductions along E. Second Avenue the applicant will be able to construct its development. These variances 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.

Signature of Applicant

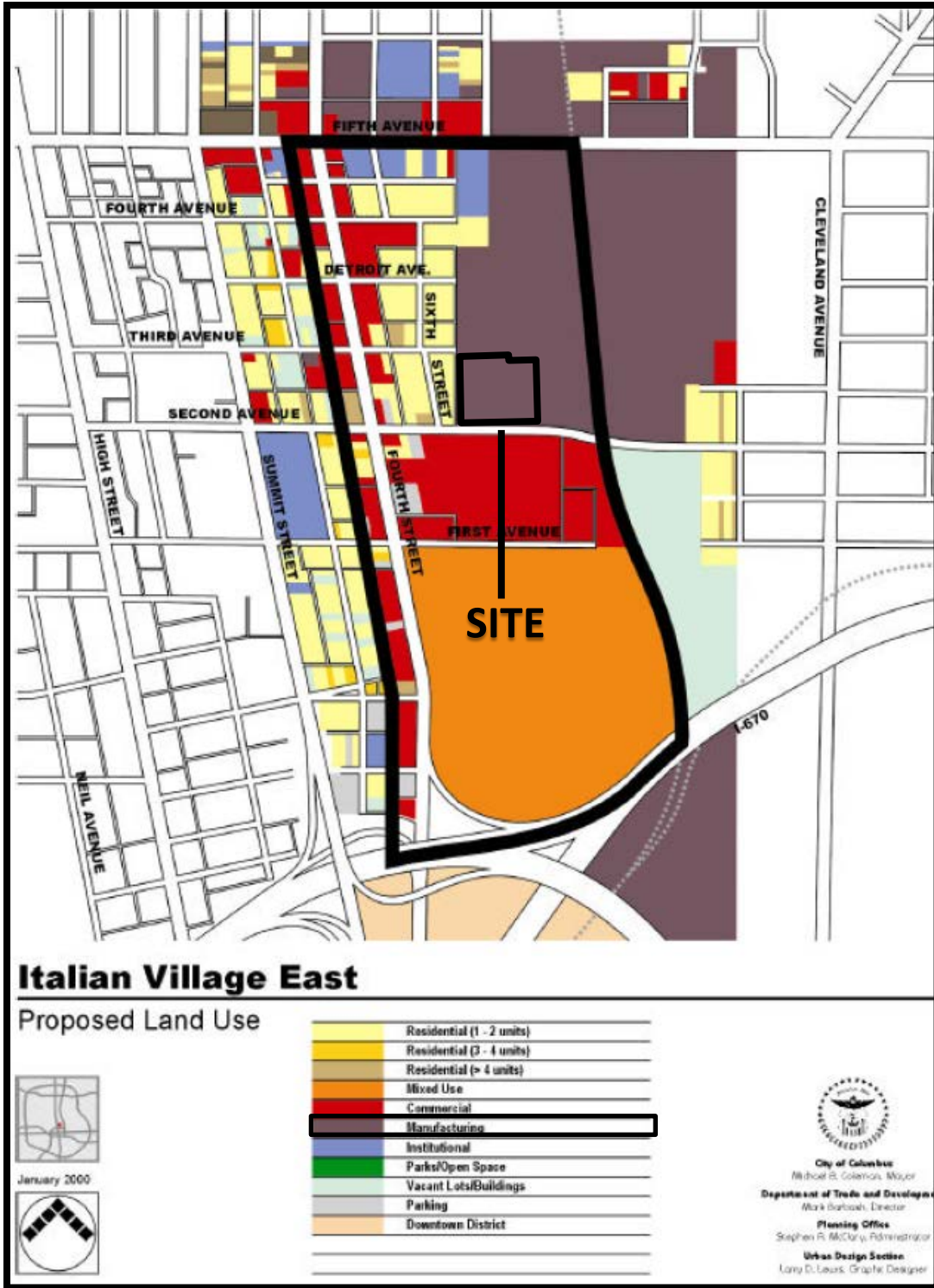
*Apply to for attorney fees*

Date

*3/28/18*

**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





CV17-068  
342 East Second Avenue  
Approximately 4.2 acres



CV17-068  
342 East Second Avenue  
Approximately 4.2 acres

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**ITALIAN VILLAGE COMMISSION**

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 324 E. Second Ave.

**APPLICANT'S NAME:** Avenue Partners/Snyder Barker & Elford Development (Applicant)  
Jana Holdings, LLC (Owner)

**APPLICATION NO.:** 18-1-8

**COMMISSION HEARING DATE:** 1-16-18

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

- |   |  |
|---|--|
| <input type="checkbox"/> Rezoning         | <input type="checkbox"/> Special Permit      |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use    | <input checked="" type="checkbox"/> Other    |
| <input type="checkbox"/> Lot Split        |  |

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend approval of variance application #18-1-8b, 324 E. Second Ave., as submitted:

- 3363.01 M- Manufacturing districts to permit 197 dwelling units.
- 3363.24 Building lines in an M-Manufacturing district to reduce the building setback from 25 to 2 feet 9 inches along Second Avenue.
- 3321.27 Parking setback line to reduce the parking setback from 25 to 10 feet along Second Avenue.

MOTION: Fergus/Boyers (4-0-0) RECOMMEND APPROVAL.

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

**THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.**

  
Randy F. Black  
Historic Preservation Officer



**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 #: CV17-068

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
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

1. Avenue Partners LLC 100 West Third Avenue, Suite 240 Columbus, OH 43201 Jason Snyder - 614-746-5858 3 Columbus based employees	2. Jana Holdings LLC 2455 Londonberry Blvd. Carmel, IN 46032-8219 Al Wachter - 317-590-1182 No Columbus based employees
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 28<sup>th</sup> day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Commission Expires:

9/4/2020



*This Project Disclosure Statement expires six months after date of notarization.*  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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