

**GRAPHIC SCALE**  
1 inch = 20 ft.

**LEGEND**

- EXISTING PAVEMENT
- ADDITIONAL PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT REQUIRED

**PARKING REQUIREMENTS PER PARCEL**

**A: 110 THURMAN AVENUE (010-060602)**

EXISTING: 1 SINGLE FAMILY UNIT 1 X 2 =	2 SPACES
RETAIL:	18 SPACES
ADDITIONAL SPACES:	20 SPACES
CREDIT:	0 SPACES
REQUIRED RESTAURANT:	644975 = 87 SPACES
PARKING VARIANCE REQUEST FOR EXTRA SPACES NEEDED:	8720 = 67 REDUCTION 87 TO 0

**BICYCLE PARKING REQUIRED: 8720 = 5 BIKES**

**B: 214-238 THURMAN AVENUE (010-065181)**

EXISTING: RETAIL:	184550 = 89 SPACES
RETAIL:	89 SPACES
ADDITIONAL SPACES:	12 SPACES
CREDIT:	0 SPACES
REQUIRED RESTAURANT:	140775 = 14 SPACES
RETAIL:	782250 = 18 SPACES
TOTAL:	18 SPACES
PARKING VARIANCE REQUEST FOR EXTRA SPACES NEEDED:	1812 = 6 REDUCTION 18 TO 0

**BICYCLE PARKING REQUIRED: 1820 = 1 BIKES**

**C: 220 THURMAN AVENUE (010-028201)**

EXISTING: 1 SINGLE FAMILY UNIT 1 X 2 =	2 SPACES
RETAIL:	3 SPACES
ADDITIONAL SPACES:	6 SPACES
CREDIT:	11 SPACES
REQUIRED RETAIL:	664250 = 4 SPACES
RETAIL:	782250 = 18 SPACES
TOTAL:	39 SPACES
EXISTING: SINGLE FAMILY UNITS 2 X 2 =	4 SPACES
RETAIL:	7 SPACES
ADDITIONAL SPACES:	7 SPACES
CREDIT:	0 SPACES
REQUIRED RESTAURANT:	664250 = 4 SPACES
RETAIL:	782250 = 18 SPACES
TOTAL:	39 SPACES
PARKING VARIANCE REQUEST FOR EXTRA SPACES NEEDED:	3912 = 6 REDUCTION 39 TO 0

**BICYCLE PARKING REQUIRED: 720 = 1 BIKES**



**GENERAL NOTES**

**FLOOD PLAIN NOTE**  
THIS SITE FALLS WITHIN ZONE X OF THE FEMA FIRM PANEL #838020R. DATED JAN 17, 2008. ZONE X DEMONSTRATES AREAS OUTSIDE THE 500 YEAR FLOOD PLAN.

**COMPLIANCE NOTE**  
WE WILL COMPLY WITH SECTION 3312.21 SCREENS, 3312.23 STAFF, 3312.24 SURFACE, AND 3312.25 WHEEL STOP SCRENS.

**DEVELOPER:** MARK QUINN  
MQR ARCHITECTS LLC  
10000 WOODLAND BLVD  
COLUMBUS, OHIO 43240  
PHONE: (614) 581-8504  
EMAIL: MQR@MQRARCH.COM

**PLAN DESIGNER:** RAS CIVIL ENGINEERING, LLC  
429 TULLER ROAD  
DUBLIN, OHIO 43017  
PHONE: (614) 581-8504  
EMAIL: RICK.SICKER@RASCIVIL.COM

**ZONING:** Z72-055, RESIDENTIAL, R2F, 6/27/72, H-35  
**HISTORIC DISTRICT:** GERMAN VILLAGE  
**ADDRESS:** 210-216 THURMAN AVENUE  
**PARCEL #:** 010-060602

**TOTAL SITE AREA:** 0.385 AC (16,773 SF)  
**TOTAL DISTURBED AREA:** 0.058 AC (2,535 SF)  
**PRE-DEVELOPED IMPERVIOUS:** 0.415 AC (18,097 SF)  
**POST-DEVELOPED IMPERVIOUS:** 0.444 AC (19,340 SF)

**BICYCLE PARKING REQUIREMENT:** ACTUAL = 1420 = 1 BIKES  
**SHADE TREES REQUIRED:** RAS CIVIL ENGINEERING, LLC COLLEMAN, N. 145 ST. ISLAND, ACTUAL = 2 TREES

COLUMBUS, OHIO  
**THURMAN AVENUE MIXED USE**  
210-216 THURMAN AVENUE  
**COUNCIL VARIANCE SITE PLAN**

**FORM NO.:** 16-31  
**DATE:** JUNE 2016  
**SCALE:** HORIZONTAL: 1"=50'  
VERTICAL: N/A  
**SHEET NO.:** 1/1

**RAS CIVIL ENGINEERING, LLC**  
CIVIL ENGINEERING & SURVEYING SERVICES  
4254 TULLER ROAD • DUBLIN • OHIO • 43017  
614-581-8504 • RASLLC@AMERITECH.NET

*Richard A. Sicker* 47802 06/28/16  
REGISTERED ENGINEER NO. DATE

**REVISIONS**

REV#	DATE	SHEET	DESCRIPTION	APPROVED



**Statement of Hardship in Support of Council Variance Request**

**210-220 Thurman Ave. & 1120 Jaeger Ave.**

This Statement is submitted in support of the applicant’s request for a council variance, to permit certain non-conforming site conditions necessary for re-use of the existing property on Thurman and Jaeger Aves. in German Village. Applicant has submitted a Certificate of Appropriateness.

Applicant proposes redevelopment of the existing adjoining parcels with restaurant, exercise/ health, retail and professional office uses. These uses are consistent with the historic uses of the property. Applicant is also proposing a new 14 spot parking lot spanning parcels ‘B’ and ‘C’ to alleviate a portion of the parking demand.

The property is located within a historic preservation district, under the purview of the German Village Commission. For purposes of the council variance portion of this project, Applicant requests the following Zoning Code variances by parcel from Council:

**A 210 Thurman Ave. / 1120 Jaeger Ave. 010-050602**

Parking Calculations with maximum square footage per use group.

Restaurant (includes basement)	1:75	6,454/75	87
Parking spots required for parcel			87
Parking spots provided on parcel			0
Parking spot variance request			<b>-87</b>

C.C. 3312.49 Minimum numbers of parking spaces required – **to reduce required parking to 0 spaces (87 spaces required in worst case scenario)**

C.C. 3332.037 R-2F residential district – to allow restaurant/exercise & health/retail/ professional office uses in an R2F district.

C.C. 3332.18 (d) Basis of computing area – to allow a building to occupy more than 50% of a lot. **(84.3% coverage)**

C.C. 3332.21 Building lines – to allow a building to sit outside of the required building lines.

C.C. 3332.25 Maximum side yards required **(10.0’ required, 5.0’ existing)**

C.C. 3332.26 Minimum side yard permitted – to allow a sideyard less than required by the zoning code. **(5.0’ required, 0.0’ existing along western property line)**

C.C. 3332.27 Rear yard – to allow a rear yard to be less than 25%.

**B 214-16 Thurman Ave. 010-065185**

Parking Calculations with maximum square footage per use group.

Restaurant	1:75	1,047/75	14
Retail	1:250	798/250	4
Parking spots required for parcel			18
Parking spots provided on parcel			4
Parking spot variance request			<b>-14</b>

C.C. 3312.25 Maneuvering – to allow maneuvering over a property to access parking on another lot.

C.C. 3312.49 Minimum numbers of parking spaces required – **to reduce required parking to 4 spaces (18 spaces required in worst case scenario)**

C.C. 3332.037 R-2F residential district – to allow restaurant/exercise & health/retail/ professional office uses in an R2F district.

C.C. 3332.21 Building lines – to allow a building to sit outside of the required building lines.

C.C. 3332.25 Maximum side yards required **(10.0’ required, 1.5’ existing)**

C.C. 3332.26 Minimum side yard permitted – to allow a sideyard less than required by the zoning code. **(3.0’ required, 0.0’ existing along eastern property line)**

**C.1-3 220 Thurman Ave. 010-029003**

Parking Calculations with maximum square footage per use group.

Retail	1:250	586/250	3
Residential (2) units	2 / unit	2 units	4
Parking spots required for parcel			7
Parking spots provided on parcel			10
Parking spots in excess of requirement			<b>+3</b>

C.C. 3312.25 Maneuvering – to allow maneuvering over a property to access parking on another lot.

C.C. 3332.037 R-2F residential district – to allow restaurant/exercise & health/retail/ professional office uses in an R2F district.

C.C. 3332.21 Building lines – to allow a building to sit outside of the required building lines.

C.C. 3332.25 Maximum side yards required **(10.0' required, 1.5' existing)**

C.C. 3332.26 Minimum side yard permitted – to allow a sideyard less than required by the zoning code.  
**(5.0' required, 0.0' existing along eastern property line)**



CV16-040  
210-216 Thurman Avenue  
Approximately 0.39 acres





CV16-040  
210-216 Thurman Avenue  
Approximately 0.39 acres

STEVEN R. SCHOENY  
Director

COPY

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**GERMAN 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:** 210 Thurman Avenue

**APPLICANT'S NAME:** CJ Andrews, Mode Architects (Applicant)

Rebecca Milnes (Owner)

**APPLICATION NO.:** 16-6-32b

**COMMISSION HEARING DATE:** 6-28-16

The German 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.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

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

Recommend Variance Request #16-6-32b, 210 Thurman Avenue, as submitted.

Variance Request

- C.C. 3312.49 – To reduce required parking to 0 spaces (87 required for restaurant use).
- C.C. 3332.037 – To allow restaurant/exercise & health/retail/professional office uses in R2F district.
- C.C. 3332.18(d) – To allow a building to occupy more than 50% of a lot (existing lot coverage is 84.3%).
- C.C. 3332.21 – To allow a building to sit outside of the required building lines.
- C.C. 3332.25 – To reduce maximum side yards to 5' (10' required).
- C.C. 3332.26 – To allow a side yard of 0' (5' required).
- C.C. 3332.27 – To allow a rear yard area of 0% (25% required).

MOTION: Thiell/Hartke (4-0-1) RECOMMENDED [Ours]

Note: All variances reflect existing conditions on the site.

**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





COPY

DEPARTMENT OF  
PLANNING

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### GERMAN 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:** 214-216 Thurman Avenue

**APPLICANT'S NAME:** CJ Andrews, Mode Architects (Applicant)

Rebecca Milnes (Owner)

**APPLICATION NO.:** 16-6-32c

**COMMISSION HEARING DATE:** 6-28-16

The German 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.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

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

Recommend Variance Request #16-6-32c, 214-216 Thurman Avenue, as amended.

Variance Request

- C.C. 3312.25 – To allow maneuvering over a property to access parking on another lot.
- C.C. 3312.49 – To reduce required parking to 0 spaces (18 required).
- C.C. 3332.037 – To allow restaurant/exercise & health/retail/professional office uses in R2F district.
- C.C. 3332.21 – To allow a building to sit outside of the required building lines.
- C.C. 3332.25 – To reduce maximum side yards to 1.5' (10' required).
- C.C. 3332.26 – To allow a side yard of 0' (3' required).

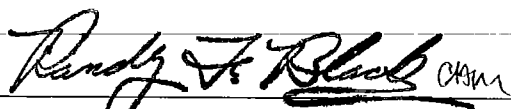
MOTION: Thiell/Durst (3-1-1) RECOMMENDED [Thiell opposed, Ours recused].

Note: Side yard and building line variances reflect existing conditions on the site.

**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



COPY

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**GERMAN 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:** 220 Thurman Avenue

**APPLICANT'S NAME:** CJ Andrews, Mode Architects (Applicant)

Rebecca Milnes (Owner)

**APPLICATION NO.:** 16-6-32d

**COMMISSION HEARING DATE:** 6-28-16

The German 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.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

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

Recommend Variance Request #16-6-32d, 220 Thurman Avenue, as submitted.

Variance Request

- C.C. 3312.25 – To allow maneuvering over a property to access parking on another lot.
- C.C. 3332.037 – To allow restaurant/exercise & health/retail/professional office uses in R2F district.
- C.C. 3332.21 – To allow a building to sit outside of the required building lines.
- C.C. 3332.25 – To reduce maximum side yards to 1.5' (10' required).
- C.C. 3332.26 – To allow a side yard of 0' (5' required).

MOTION: Theill/Hartke (3-1-1) RECOMMENDED [Thiell opposed, Ours recused].

Note: Side yard and building lines variances reflect existing conditions on the site.

**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



**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 # CV16-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard Alan Sicker

of (COMPLETE ADDRESS) RAS Civil Engineering, 4254 Tuller Road, Dublin, OH 43017

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>Rebecca J. Milnes</u> <u>222 Thurman Avenue</u> <u>Columbus, Ohio 43206</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]



Notary Seal Here  
**MARCIA HOCK**  
Notary Public, State of Ohio  
My Commission Expires  
May 5, 2018

**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**