

**CONSTRUCTION SPECIFICATIONS**

1. The building shall be constructed of masonry or concrete block.
2. The building shall be finished with a smooth finish.
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*Signature*  
 PROJECT MANAGER  
 HARRIS ENGINEERING & ARCHITECTURE  
 1514 PARSONS AVENUE  
 COLUMBUS, OH 43215  
 (614) 461-1111

SHEET NUMBER  
**CPD**

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

DATE: 08/14/11

PROJECT: FIRE STATION NO. 18

LOCATION: CLEVELAND AVENUE, COLUMBUS, OH

DESIGNER: HARRIS ENGINEERING & ARCHITECTURE

PROJECT MANAGER: [Signature]

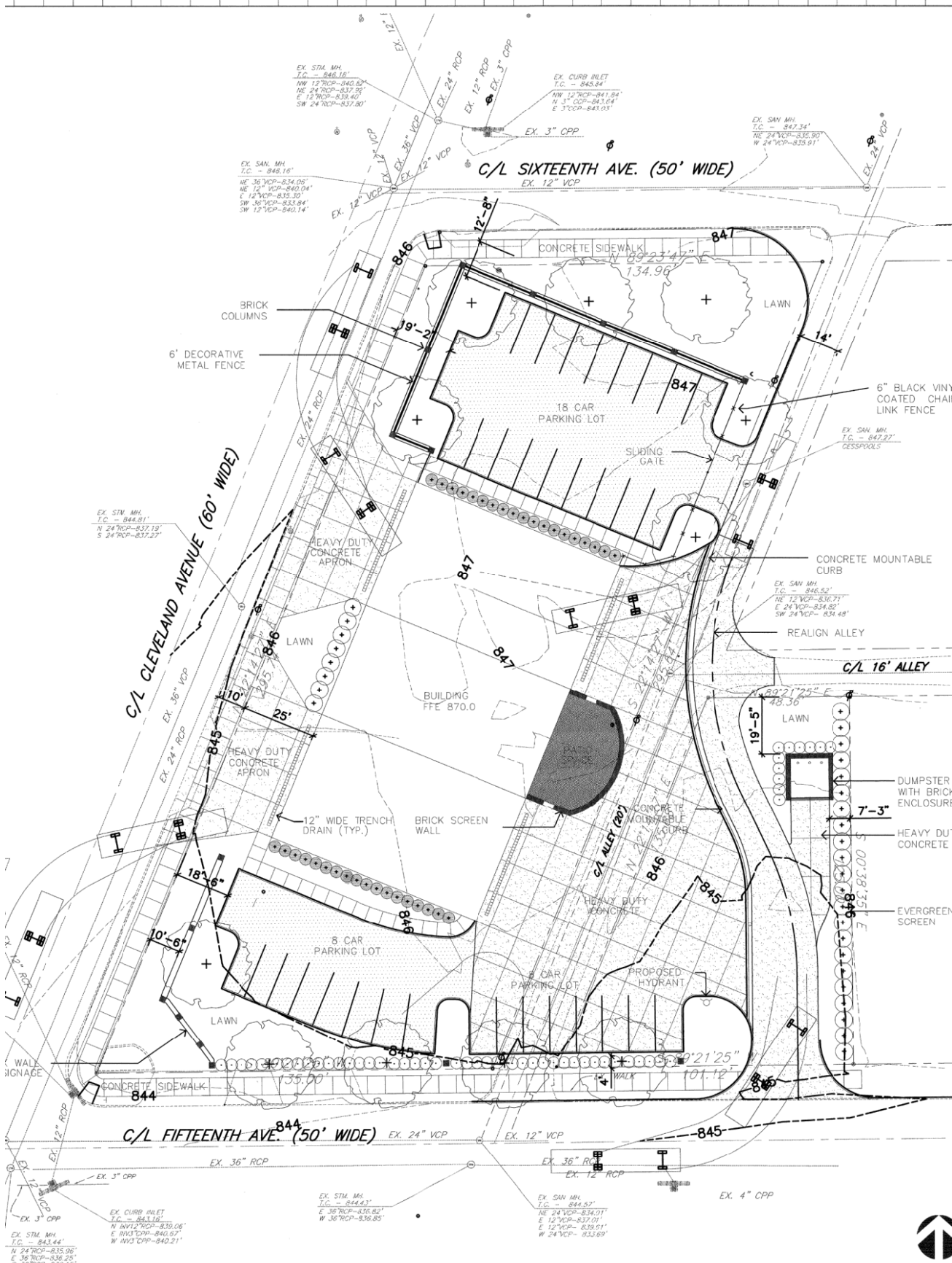
DATE: 08/14/11

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

**FIRE STATION NO. 18**  
**CITY OF COLUMBUS**  
**CLEVELAND AVENUE**  
**COLUMBUS, OH**

**DEPARTMENT OF PUBLIC SAFETY**  
**DIVISION OF FIRE**  
**1514 PARSONS AVENUE**  
**COLUMBUS, OH**





EX. STM. MH  
T.C. = 848.16'  
NW 12" VCP - 840.82'  
NE 24" RCP - 837.99'  
E 12" VCP - 839.40'  
SW 24" RCP - 837.80'

EX. CURB INLET  
T.C. = 845.84'  
NW 12" RCP - 841.84'  
N 3" CPP - 843.64'  
E 3" VCP - 841.03'

EX. SAN. MH  
T.C. = 847.34'  
NE 24" VCP - 835.90'  
W 24" VCP - 839.01'

**C/L SIXTEENTH AVE. (50' WIDE)**  
EX. 12" VCP

EX. SAN. MH  
T.C. = 848.16'  
NE 36" VCP - 834.06'  
NE 12" VCP - 840.04'  
E 12" VCP - 833.30'  
SW 30" VCP - 833.64'  
SW 12" VCP - 840.14'

EX. SAN. MH  
T.C. = 846.82'  
NE 12" VCP - 836.71'  
E 24" VCP - 834.82'  
SW 24" VCP - 834.48'

EX. STM. MH  
T.C. = 844.81'  
N 24" VCP - 837.19'  
S 24" RCP - 837.27'

**C/L CLEVELAND AVENUE (60' WIDE)**  
EX. 36" RCP  
EX. 24" RCP  
EX. 12" VCP  
EX. 36" RCP  
EX. 24" RCP  
EX. 12" VCP

**C/L 16' ALLEY**

**C/L ALLEY (20')**

**C/L FIFTEENTH AVE. (50' WIDE)**  
EX. 24" VCP  
EX. 12" VCP

EX. STM. MH  
T.C. = 845.44'  
N 24" VCP - 835.06'  
E 36" RCP - 836.25'  
S 16" VCP - 816.14'

EX. STM. MH  
T.C. = 844.43'  
E 36" RCP - 836.82'  
W 36" RCP - 836.85'

EX. SAN. MH  
T.C. = 844.52'  
NE 24" VCP - 834.01'  
E 12" VCP - 837.01'  
E 12" VCP - 839.51'  
W 24" VCP - 833.69'

EX. 4" CPP



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2004**

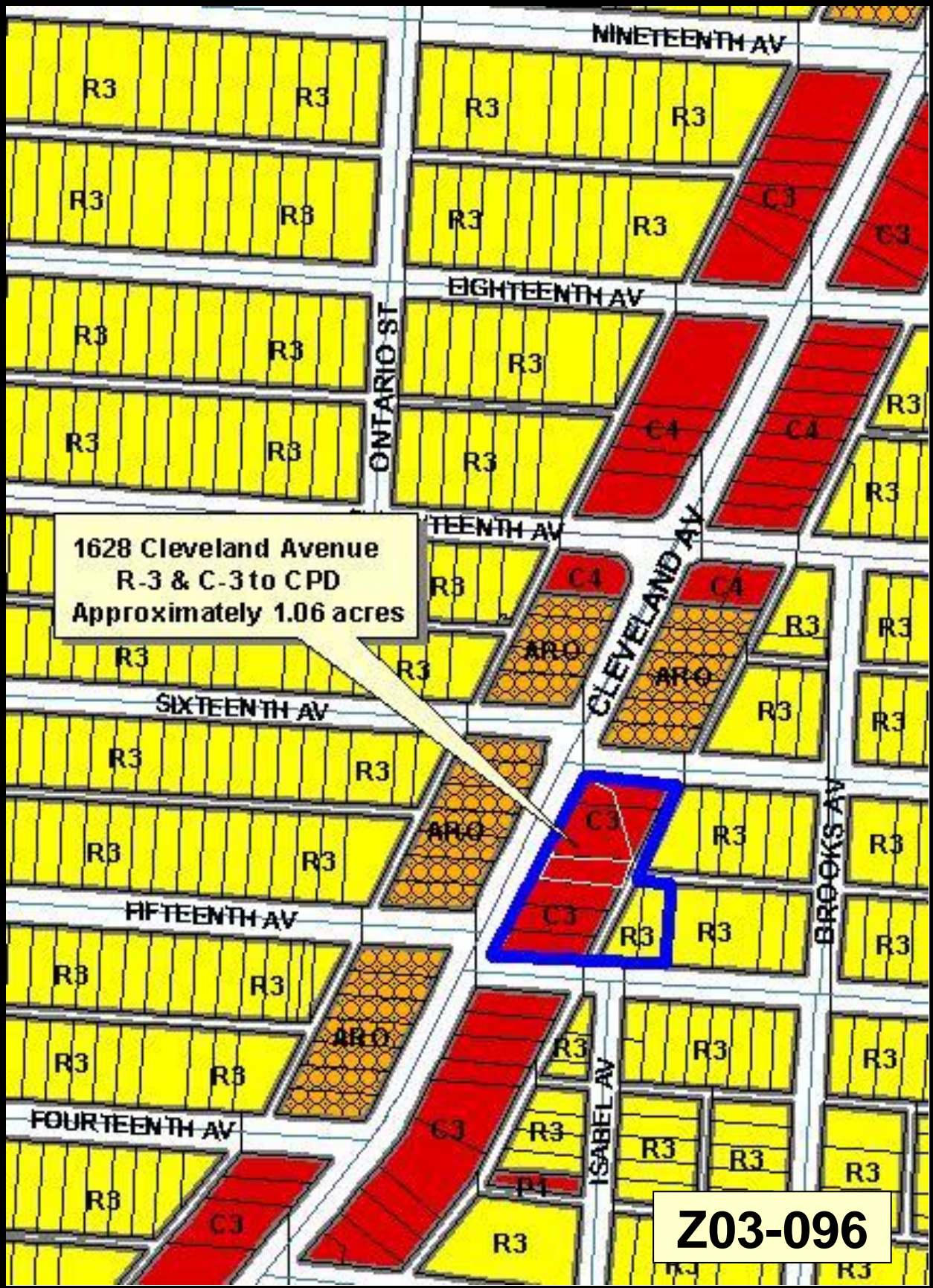
- 2. APPLICATION: Z03-096**
- Location:** 1628 CLEVELAND AVENUE (43211), being 1.05± acres located on the east side of Cleveland Avenue, between Fifteenth and Sixteenth Avenues (South Linden Area Commission; 010-033728).
- Existing Zoning:** R-3, Residential and C-3, Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Fire station.
- Applicant(s):** City of Columbus Department of Public Service; c/o Bruce Harris, AIA; PO Box 360867 2430 Stelzer Road; Columbus, Ohio 43236.
- Property Owner(s):** City of Columbus; c/o Brian S. Lewie; Department of Public Service; 90 West Broad Street; Columbus, Ohio 43215.
- Planner:** John Turner, 645-2485; [jmturner@columbus.gov](mailto:jmturner@columbus.gov)

**BACKGROUND:**

- o The one-acre site is undeveloped and zoned in the C-3, Commercial and R-4, Residential Districts. The applicant is the City of Columbus which requests the CPD, Commercial Planned Development District to develop a fire station.
- o The site is located along a portion of Cleveland Avenue developed with various commercial and residential uses, zoned in the AR-O, Apartment Residential/Office and C-3, Commercial Districts. Single-family dwellings lie to the east zoned in the R-3, Residential District. The existing fire station serving the area is south of the site, on Cleveland Avenue.
- o As illustrated in the CPD site plan, the proposed fire station will consists of approximately 24,000 square feet and have two vehicle bays. Landscaping, screening, building material, and lighting restrictions are established by the site plan and CPD text. The site lies within the boundary of the Urban Commercial Overlay District; a variance to the setback requirements of the Overlay (from 10 feet to 26 feet) is requested to allow appropriate maneuvering into the bays. The Applicant requests the 60-foot height district, with a maximum building height for the fire station limited to 55 feet.
- o The site is within the boundaries of the South Linden Area Commission which recommends approval.
- o The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

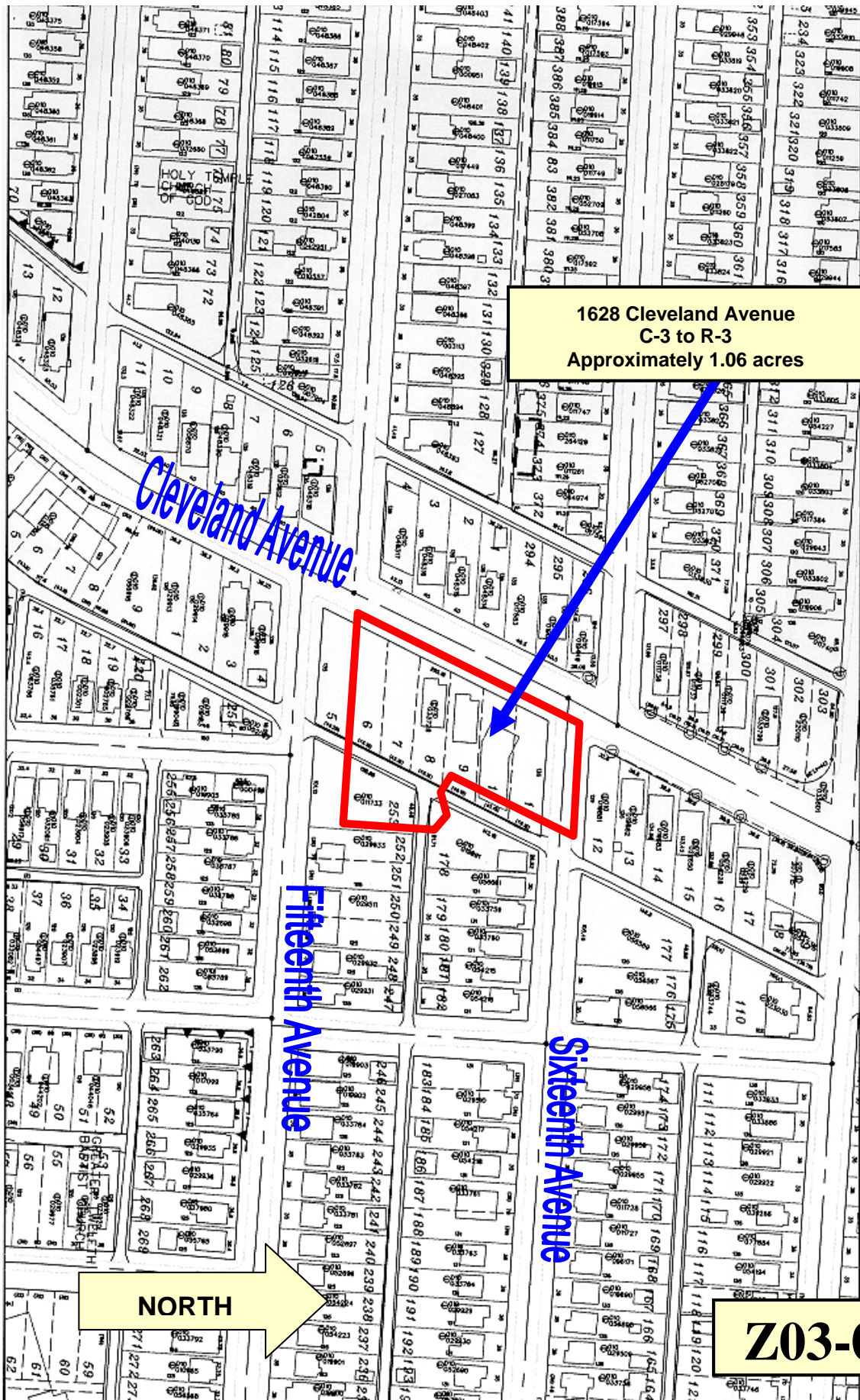
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The Applicant is the City of Columbus which requests the CPD, Commercial Planned Development District to develop a fire station. The 24,000 square foot station will have two vehicle bays and includes landscaping, screening, lighting and building material restrictions as contained in the CPD site plan and text. The site is located on Cleveland Avenue within the boundaries of the South Linden Area Commission which recommends approval of the application.



1628 Cleveland Avenue  
R-3 & C-3 to CPD  
Approximately 1.06 acres

Z03-096



1628 Cleveland Avenue  
C-3 to R-3  
Approximately 1.06 acres

Cleveland Avenue

Fifteenth Avenue

Sixteenth Avenue

NORTH

Z03-096

South Linden Area Commission  
2527 Cleveland Avenue  
PO Box 11593  
Columbus, OH 4321


Mr. Brian S. Lewie  
City of Columbus  
90 West Broad Street  
Department of Public Services  
Columbus, Ohio 43215-9040

Dear Mr. Lewie:

The South Linden Area Commission passed a resolution of support on **November 18, 2003** for the architectural design for Fire Station 18, submitted by Bruce Harris of Harris Design Services

The decision of support was unanimous and we are looking forward to quick construction of our Fire Station. If you need any further information, please do not hesitate to contact me at (614)294-0273.

Sincerely,

  
George Walker, Sr.  
Chair, South Linden Area Commission



## 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 203-096

Being first duly cautioned and sworn (NAME) Bruce A. Harris  
of (COMPLETE ADDRESS) PO Box 360867 (2430 Stelzer Road) Columbus, OH 43236-0867  
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>City of Columbus</u>	<u>90 West Broad Street Columbus, OH 43215</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of November, in the year 2002

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 11-01-05

***This Project Disclosure Statement expires six months after date of notarization.***



JANET LEE HARRIS  
Notary Public, State of Ohio  
My Commission Expires 11-01-05