



CV07-046

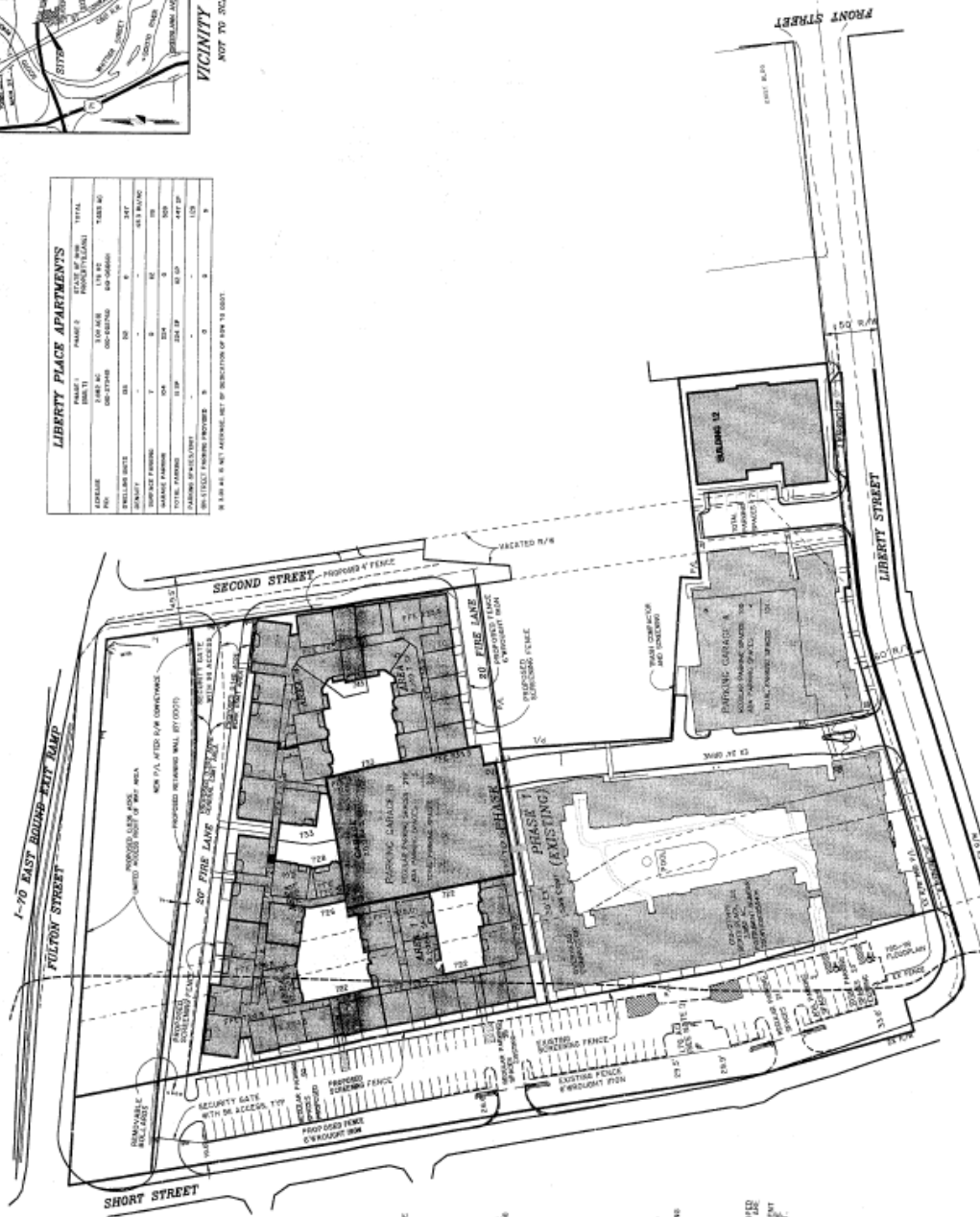
LIBERTY PLACE APARTMENTS ZONING PLAN

Columbus, Ohio

CV07-046
SHEET 1 OF 1



LIBERTY PLACE APARTMENTS			
NO.	DESCRIPTION	AMOUNT	TOTAL
1	APARTMENTS	100	100
2	OFFICE	100	100
3	RETAIL	100	100
4	RESTAURANT	100	100
5	COMMERCIAL	100	100
6	INDUSTRIAL	100	100
7	AGRICULTURE	100	100
8	UNDEVELOPED	100	100
9	OTHER	100	100
10	TOTAL	1000	1000



FINAL RECEIVED: *Donna Witt* 3/15/08
David Rank 3/15/08
CONSULTING ENGINEER



FLOODING DISTRICT
N/A

FLOOD PLAIN INFORMATION
THIS SITE IS SHOWN ON THE FLOOD HAZARD MAP AS BEING IN A FLOOD HAZARD AREA. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOODING POTENTIAL AND DOES NOT REPRESENT AN ENGINEERING DESIGN. THE FLOOD HAZARD MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.

BUILDING SETBACKS

FRONT SETBACK	10 FT
REAR SETBACK	10 FT
SIDE SETBACK	5 FT
FRONT SETBACK (1-70)	N/A
FRONT SETBACK (LIBERTY)	N/A

NOTE 1
THE STATE OF OHIO HAS DESIGNATED THIS SITE AS BEING IN A FLOOD HAZARD AREA. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOODING POTENTIAL AND DOES NOT REPRESENT AN ENGINEERING DESIGN. THE FLOOD HAZARD MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE 2
THE SITE IS SHOWN ON THE FLOOD HAZARD MAP AS BEING IN A FLOOD HAZARD AREA. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOODING POTENTIAL AND DOES NOT REPRESENT AN ENGINEERING DESIGN. THE FLOOD HAZARD MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE 3
THE SITE IS SHOWN ON THE FLOOD HAZARD MAP AS BEING IN A FLOOD HAZARD AREA. THE FLOOD HAZARD MAP IS A GENERAL INDICATION OF FLOODING POTENTIAL AND DOES NOT REPRESENT AN ENGINEERING DESIGN. THE FLOOD HAZARD MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.

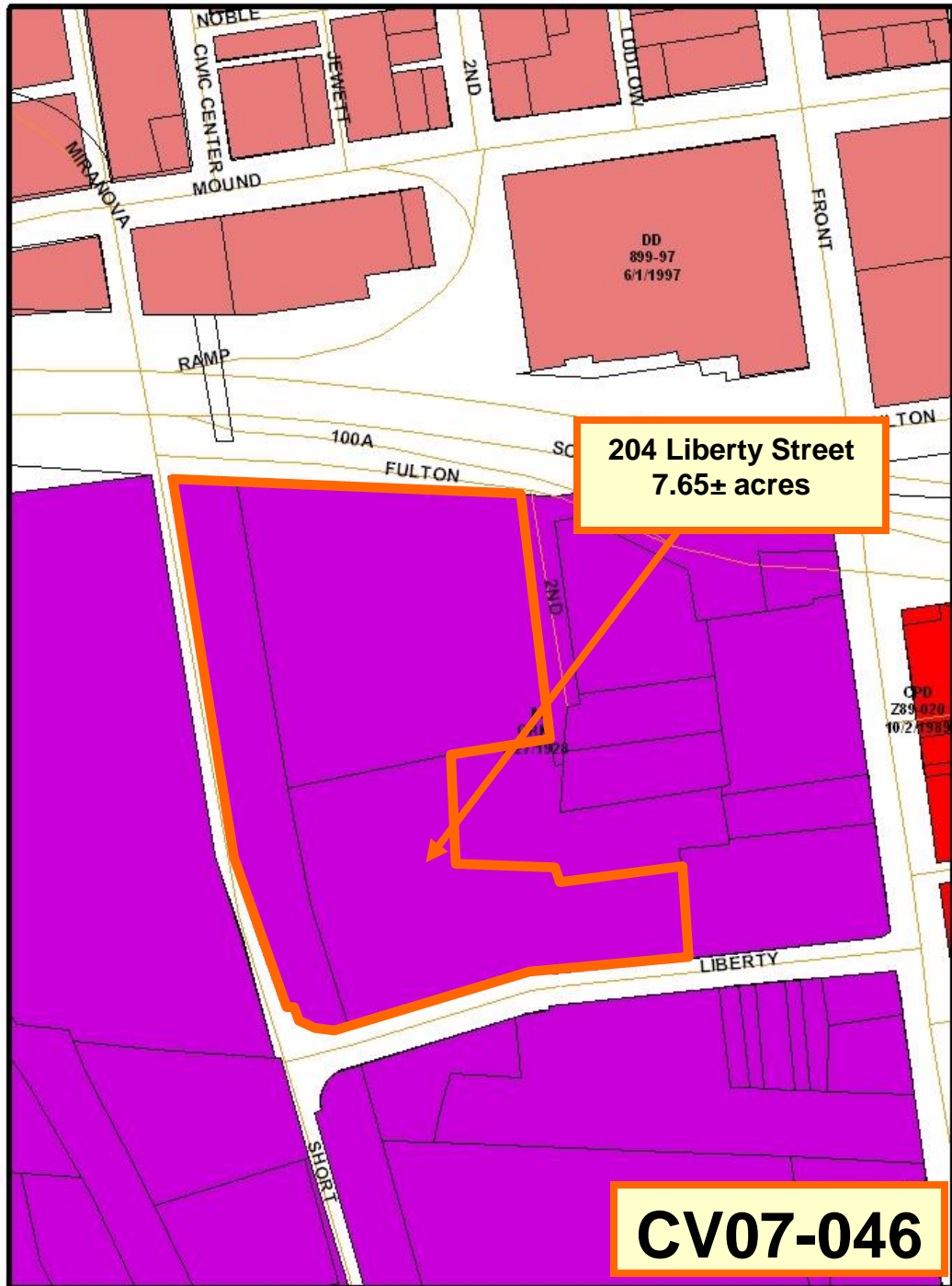
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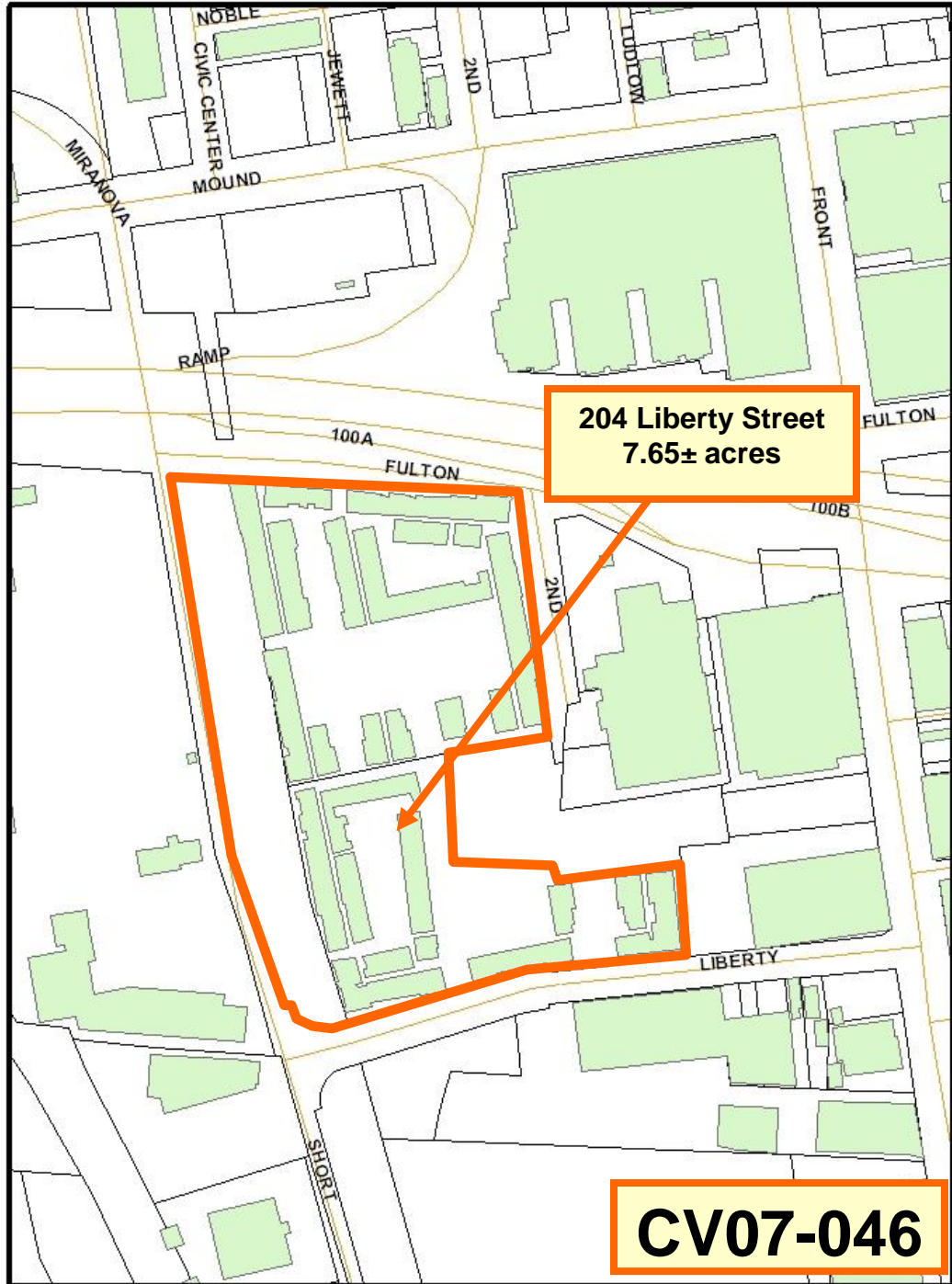
EXHIBIT B**STATEMENT OF HARDSHIP****204 Liberty Street, Columbus, OH 43215****CV07-046**

The 7.65 +/- acre site is located on the north side of Liberty Street, the east side of Short Street and the south side of Fulton Street. The site is zoned M, Manufacturing and is partially developed (Phase 1) with Liberty Place apartments, as permitted by previous variance council variance applications (CV00-051, CV00-051A, CV00-051B). The previous applications are conditioned upon a site plan that reflects a total of 8.486 +/- acres. This application includes total site area of 7.65 +/- acres reflecting the right of way take of the Ohio Department of Transportation (ODOT) along the north side of the tract for the I-70 widening project. The remaining area (Phase 2) of Liberty Place apartment, as depicted on the site plan referenced in the previous council variance ordinances, can't be built as depicted because of the ODOT right of way acquisition. The area of the right of way acquisition has been determined (0.836 Acres) and is reflected in the revised site plan/legal descriptions submitted with this application. The current ordinance permits residential development in the M, Manufacturing District and other applicable variances. This application is submitted for a new ordinance to reflect the net site area, net of ODOT right of way acquisition, and a revised site plan. Applicant has a practical difficulty in that the balance of the site cannot be developed in accordance with the required site plan due to right of way acquisition outside of applicant's control.

Applicant requests the following variances:

- 1) Section 3363.01, M-Manufacturing District, provides for a resident watchman's quarters only, while the applicant proposes to develop a total of 347 dwelling units.
- 2) Section 3363.24, Building lines in an M-Manufacturing District, provides for minimum building lines along public streets, while the applicant proposes to eliminate the building lines along all applicable public rights-of-way.
- 3) Section 3342.18, Parking Setback Line, which Section requires a 25 foot parking setback line from the Short Street and the future Interstate 70 right of way, while the Short Street parking setback varies from 33 feet to 19 feet and the parking setback from the future I-70 right of way varies from approximately 2 feet to 22 feet adjacent to a retaining wall to be built by ODOT along the south right of way line of future I-70, all as depicted on the submitted plan.
- 4) Section 3342.25 Vision Clearance, requires a 10-foot clear vision triangle, while the driveways for garage access and egress have no such separation.
- 5) Section 3342.28 Minimum number of parking spaces required, a minimum of two parking spaces for each dwelling unit or a total of 694 parking spaces, while the applicant proposes 447 parking spaces at a ratio of 1.29 off-street parking spaces for each dwelling unit.





CV07-046



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Certificate of Appropriateness

COPY

BREWERY DISTRICT COMMISSION

This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 204 Liberty Street (Liberty Place Apartments)
APPLICANT'S NAME: Plank & Brahm (Applicant)/ Liberty Place, LLC (Owner)
APPLICATION NO.: 08-2-2
MEETING DATE: 2-7-08 **EXPIRATION DATE:** 2-7-09

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3321 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of the proposed Variances for the property located at 204 Liberty Street, as submitted:
Variance Request

- CC3363.01: M-Manufacturing District – residential use within a Manufacturing District.
- CC3363.24: Building lines within a M-Manufacturing District – elimination of building lines all applicable streets.
- CC3342.15: Vision Clearance – eliminate 10-ft clear vision-triangle for driveways associated with garage access and egress.
- CC3342.28: Minimum Parking Spaces Required – 694 parking spaces required, proposed total of 447 parking spaces provided for Liberty Place Apartments. (1.29 parking spaces provided per unit: 119 surface spaces in addition to 328 spaces in two garages and surface parking, as identified on site plan).
- The Brewery District Commission approves the current site plan in regard to building footprints only.

MOTION: Gibson/Pongonis (5-0-0) RECOMMEND APPROVAL.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-046

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Liberty Place, LLC C/o Frederick Gautier-Winther 1919 Post Oak Dr., Suite 3101 Houston, TX 77020 # of Employees: 8	Ohio Department of Natural Resources Columbus Southern Power Company Liberty Place, LLC (By Lease) 1919 Post Oak Dr., Suite 3101 Houston, TX 77027
Contact: Frederic Gautier-Winther 713-621-9088	# of Employees: 8 Contact: Frederic Gautier-Winther 713-621-9088

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 6th day
of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: _____

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

Notary Seal Here