

SITE PLAN  
SCALE 1"=30'



Final Received 9/28/2016  
Page 1 of 5

**OWNER**  
JMA Real Estate Investments, Inc.  
4639 West Broad Street  
Columbus, Ohio 43228

**The Arbor**  
New Apartment Building  
631 Lehman Street  
Columbus, Ohio 43206

**ARCHITECTURAL SITE PLAN**  
SP1.01

**NEW AVENUE**  
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www.new-avenue.com

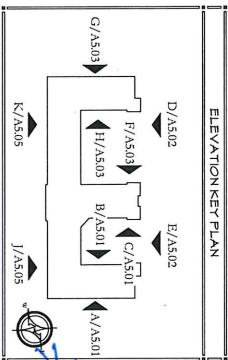
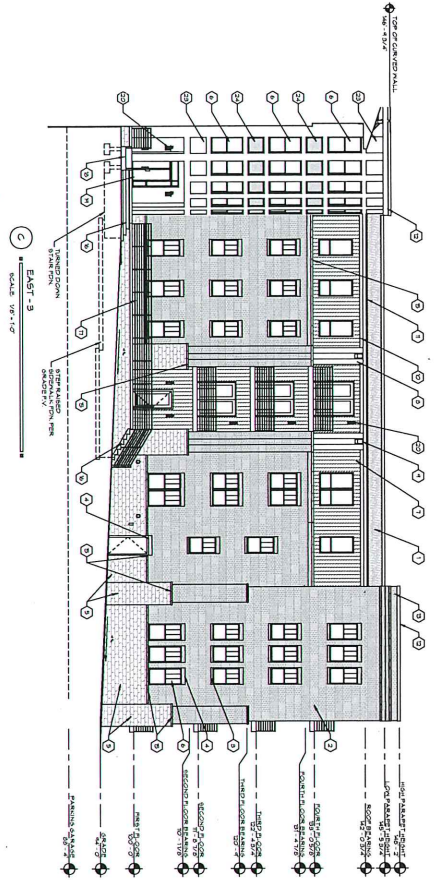
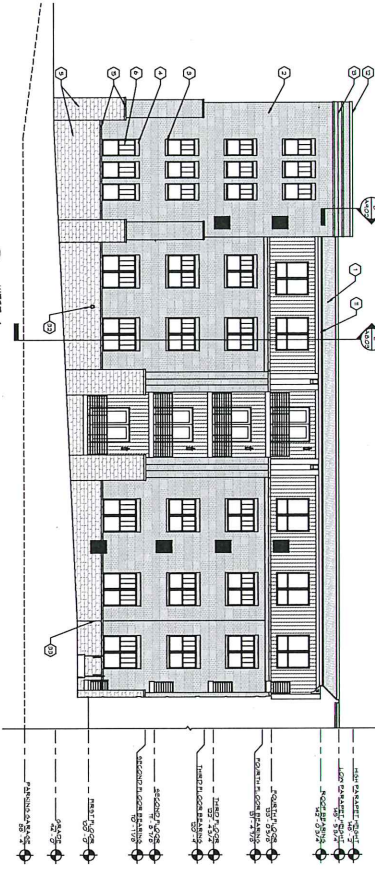
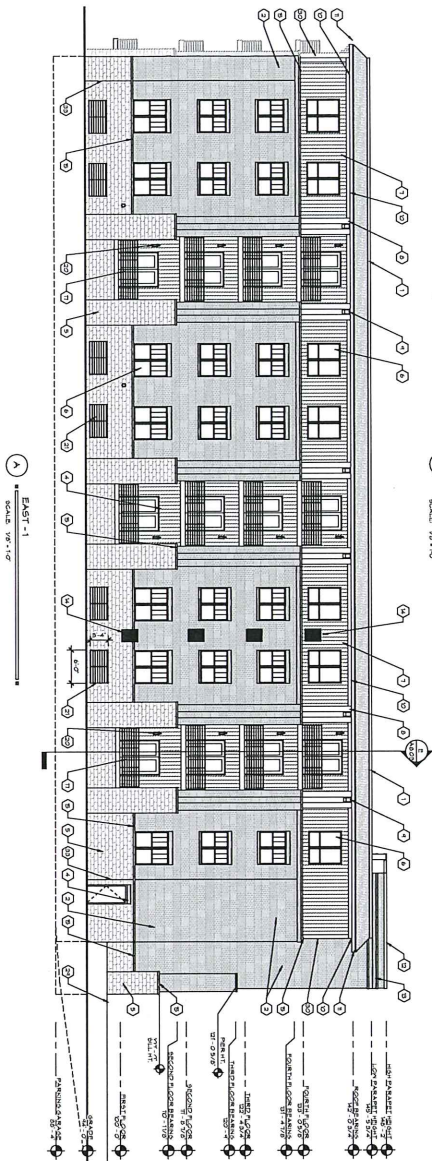
4740 BIRD ROAD, SUITE 301  
UPPER ARLINGTON, OHIO 43226  
INFO@NEW-AVENUE.COM  
614.884.8888

**PERMIT**  
CITY OF COLUMBUS  
COMMUNITY DEVELOPMENT DEPARTMENT  
150 SOUTH WASHINGTON AVENUE  
COLUMBUS, OHIO 43260

Professional Seal: State of Ohio, Professional Engineer, License No. 154980, David W. ...

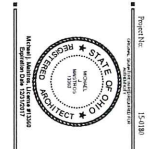
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- ELEVATION CODED NOTES**
1. DIMENSIONAL NOTATIONS ON THIS DRAWING ARE IN FEET AND INCHES.
  2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
  3. FINISHES NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
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**EXTERIOR ELEVATIONS**  
A5.01



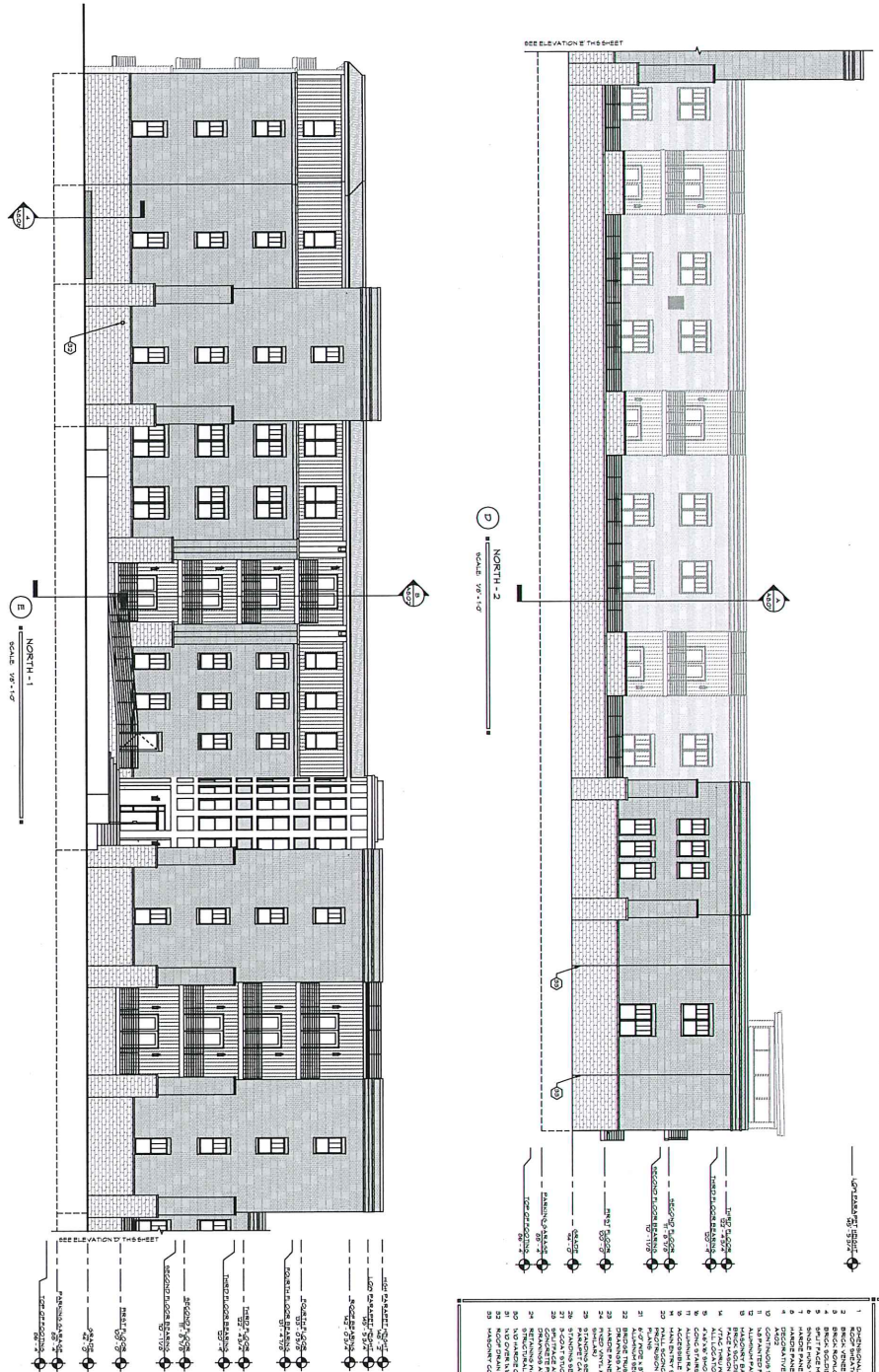
**OWNER**  
JIM BIRD ESTATE Investments, Inc.  
4631 West  
Columbus, Ohio 43238

**The Arbor**  
New Apartment Building  
631 Latham Street  
Columbus, Ohio 43206

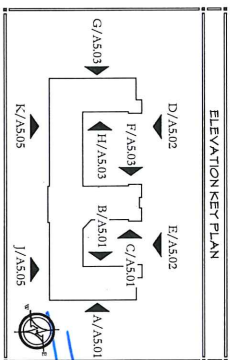
**WWW.HCV-VEGIC.AE**  
4750 HEND ROAD, SUITE 200  
UPPER MERIDEN, OHIO 43080  
INFORMATION@HCV-VEGIC.AE  
614-884-8888







- ELEVATION CODED NOTES**
1. DIMENSIONAL FINISHES ON THE EXTERIOR SHALL BE AS NOTED.
  2. BRICK FINISH, UNLESS NOTED OTHERWISE.
  3. BRICK TO BE COMMON BRICK.
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**OWNER**  
 JPM Real Estate Investments, Inc.  
 4639 West Broad Street  
 Columbus, Ohio 43232

**ARCHITECT**  
 NEW AVENUE ARCHITECTS  
 4750 BIRD ROAD, SUITE 200  
 UPPER MERIDON, OHIO 43080  
 INFO@NEWAVENUEARCHITECTS.COM  
 614.884.8888

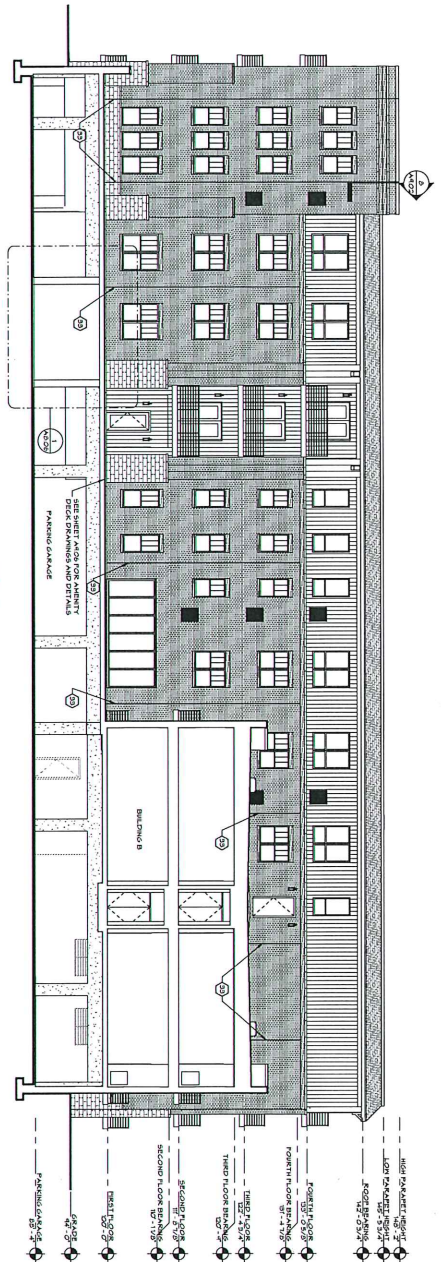
**DATE**  
 09/29/2016

**PROJECT**  
 NEW AVENUE ARCHITECTS

**SCALE**  
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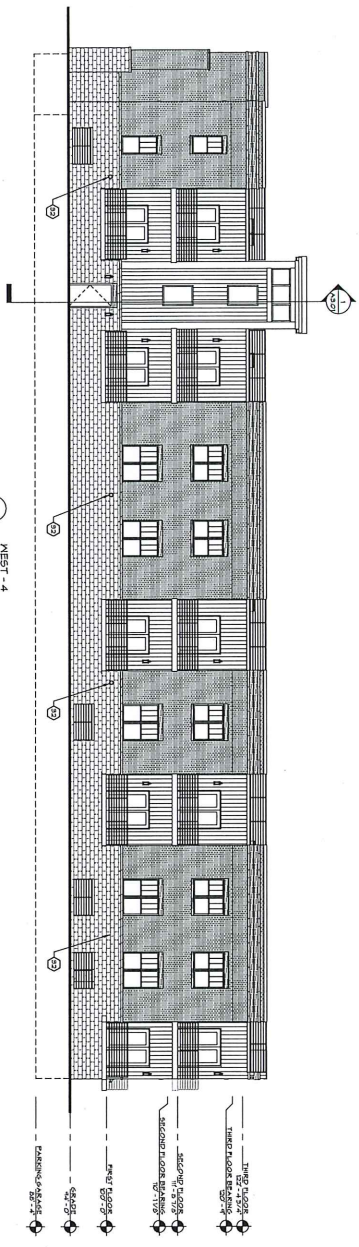


**EXTERIOR ELEVATIONS**  
 A5.02

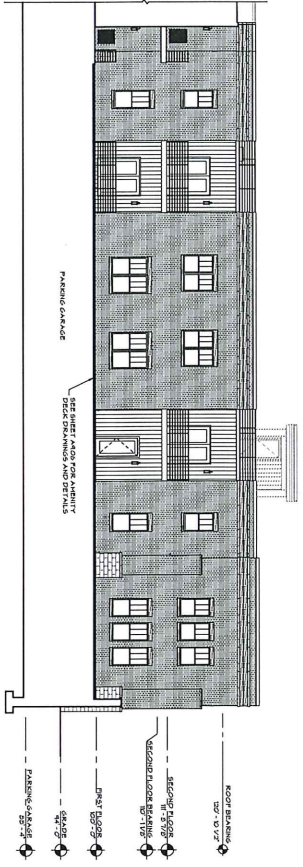


F WEST - 3  
SCALE 1/8" = 1'-0"

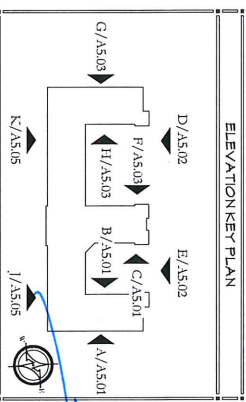
- ELEVATION CODED NOTES**
1. DIMENSIONAL SYMBOLS ON RAKED FILL OVER
  2. BRICK ROOM DOCK FILL
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G WEST - 4  
SCALE 1/8" = 1'-0"



H EAST - 4  
SCALE 1/8" = 1'-0"



OWNER:  
JMM Real Estate Investments, Inc.  
4639 West Broad Street  
Columbus, Ohio 43208

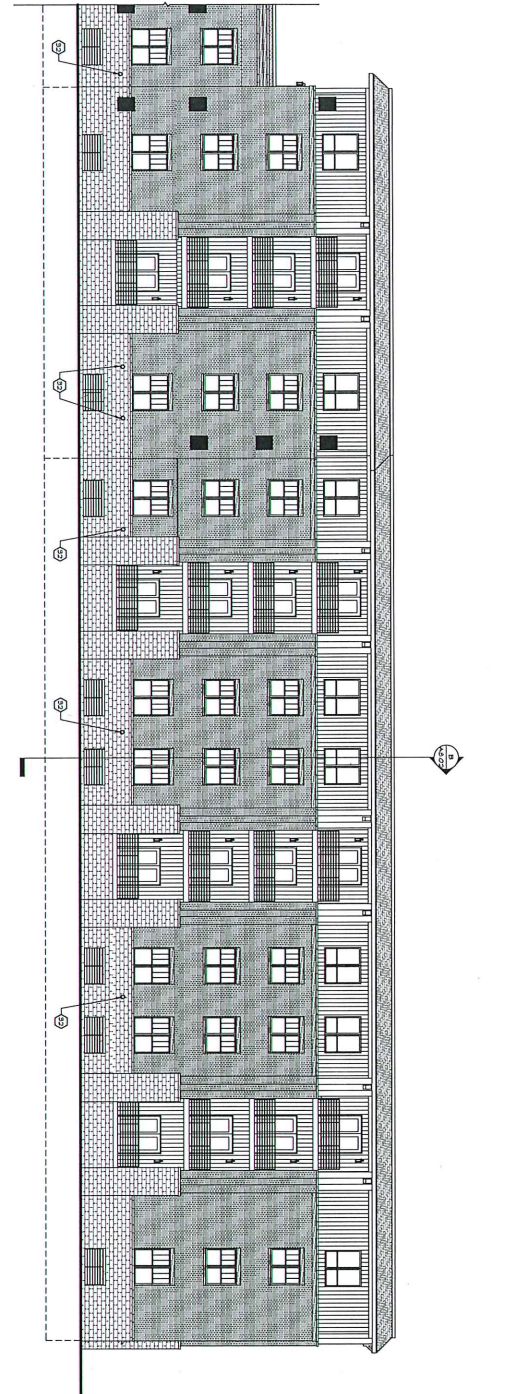
PROJECT:  
NEW APARTMENT BUILDING  
631 Latham Street  
Columbus, Ohio 43206

DATE:  
09/28/2016  
DRAWN:  
JMM

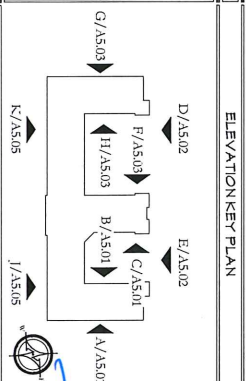
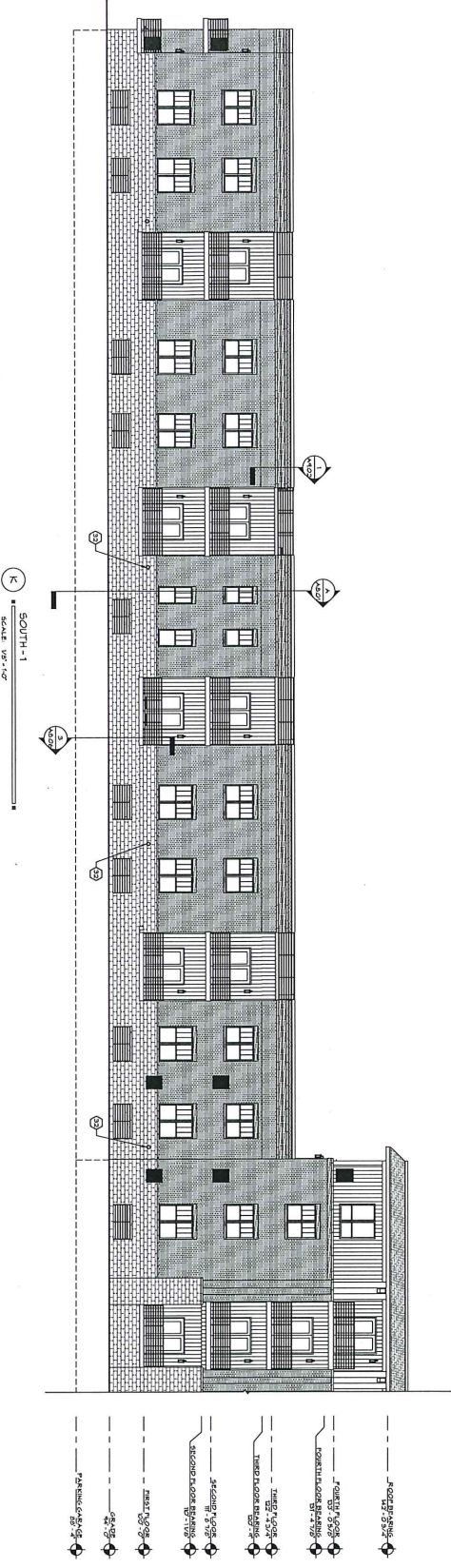
STATE OF OHIO  
REGISTERED PROFESSIONAL ARCHITECT  
154888

EXTERIOR ELEVATIONS  
A5.03





- ELEVATION CODED NOTES**
1. DIMENSIONAL SYMBOLS ON ELEVATIONS REFLECT OVER
  2. ROOF SLOPE INDICATED BY 'N' CLIMB
  3. BRICK ROOF/CORNER
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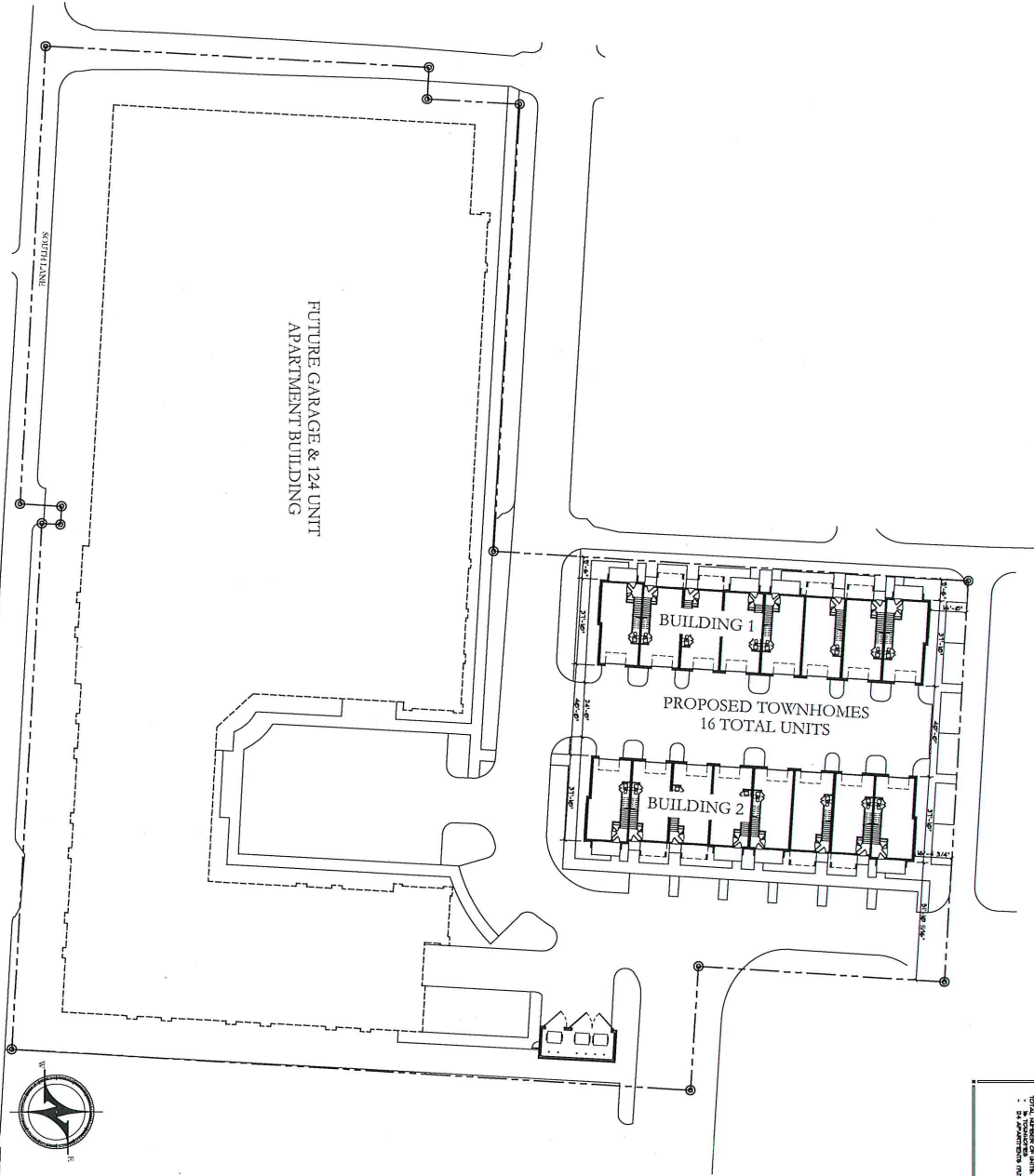
ARCHITECT  
 The Arbor  
 New Apartment Building  
 631 Latham Street  
 Columbus, Ohio 43206

DATE  
 09/28/2016

PROJECT  
 4740 BIRD ROAD, SUITE 201  
 OHIO, OHIO 43206  
 INFO@JMAH.COM

614-884-8888

STATE OF OHIO  
 REGISTERED PROFESSIONAL ARCHITECT  
 No. 154886  
 EXTERIOR ELEVATIONS  
 A5.04



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'

**SITE PLAN GENERAL NOTES**

1. THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY. IT IS SUBJECT TO CITY AND LANDSCAPE DEPARTMENT REVIEW AND APPROVAL. THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE THE SITE PLAN AND SHALL BE RESPONSIBLE FOR THE LOCATION, DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION, DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION, DESIGN AND CONSTRUCTION OF ALL UTILITIES.
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**SITE DATA**

TOTAL SITE AREA	
TOTAL TOWNHOME AREA	
TOTAL GARAGE AREA	
TOTAL APARTMENT AREA	
TOTAL NUMBER OF UNITS	
TOTAL NUMBER OF GARAGES	
TOTAL NUMBER OF APARTMENTS	



**NEW AVENUE**  
architects • engineers

WWW.NEW-AVENUE.NC.T

4740 REED ROAD, SUITE 201  
EMERYVALE, OHIO 43209  
INFO@NEW-AVENUE.NC.T

614.884.8888

**PROJECT SET**

- 1. SITE PLAN
- 2. CONCEPT PLAN
- 3. CONCEPT PLAN
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- 9. CONCEPT PLAN
- 10. CONCEPT PLAN

**The Arbor**  
New Townhome Building  
621  
Lakewood Street  
Columbus, Ohio 43206

**OWNER**  
JAM Real Estate Investments, Inc.  
4639 West Broad Street  
Columbus, Ohio 43228

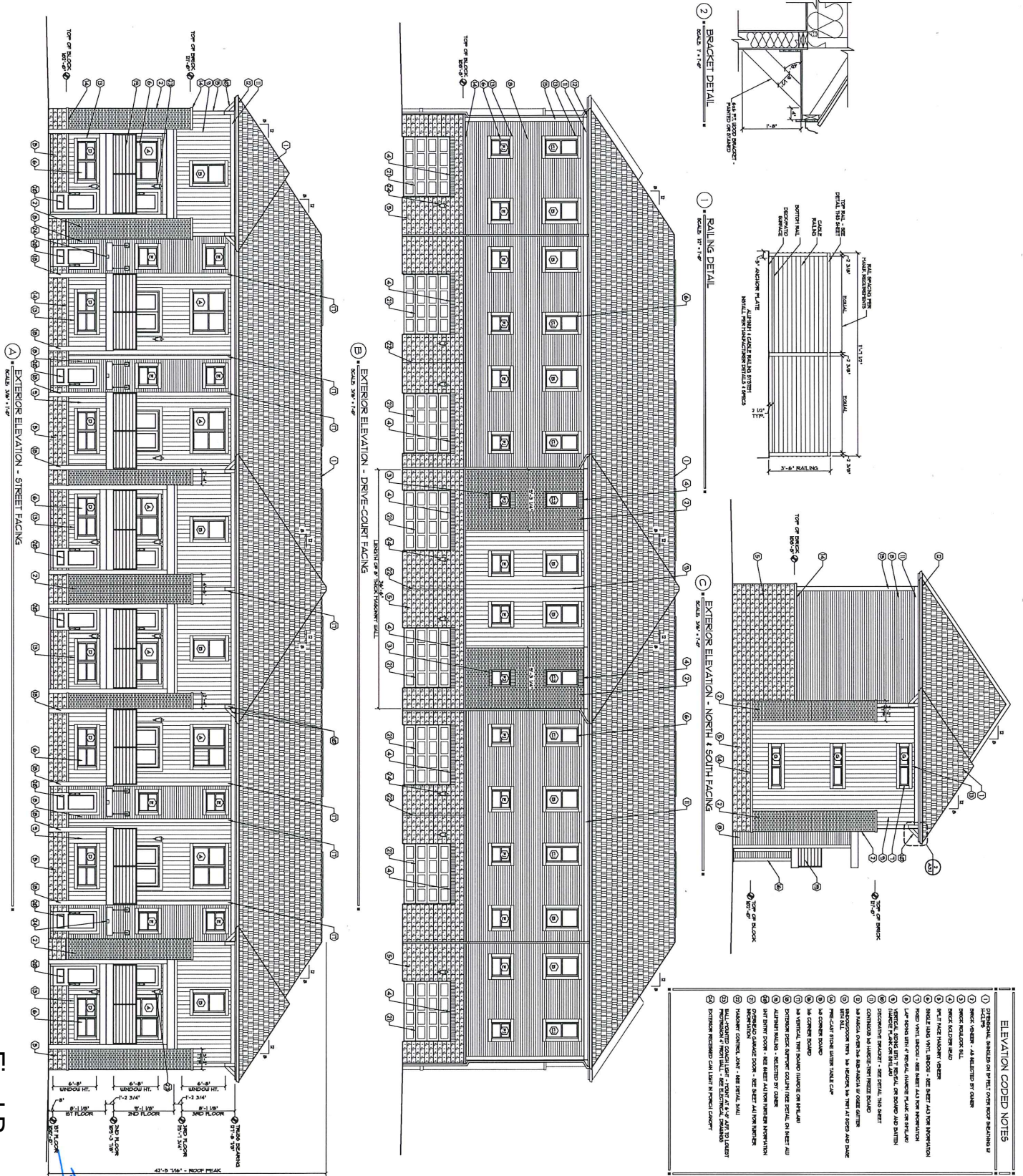


**ARCHITECTURAL**  
SITE PLAN

*[Handwritten signature]*

SP1.1





**ELEVATION CODED NOTES**

- ① DETAIL SHOWN ON PAGES 1-2 REFER TO THIS DRAWING FOR MATERIALS AND FINISHES.
- ② BRICK, RED, 8" x 8" x 16" (SEE NOTE 1).
- ③ BRICK, RED, 8" x 8" x 16" (SEE NOTE 1).
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**NEW AVENUE**  
AT THE CORNER OF 4328 S.W. 11TH AVE

WWW.NEW-RENTALS.COM

4340 BIRD ROAD, SUITE 301  
FREMONT, OHIO 43420  
INFO@NEW-RENTALS.COM  
(614) 884-8888

**The Arbor**  
New Rental from Building  
631  
14400 Linn Street  
Columbus, Ohio 43206

OWNER:  
JAN Real Estate Investments, Inc.  
4639 West Broad Street  
Columbus, Ohio 43228

Professional seal of a State of Ohio Registered Professional Architect, License No. 1648117.

**EXTERIOR ELEVATIONS**

Architect's seal and signature.

A3.1



CV16-051

**STATEMENT OF HARDSHIP**

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.

**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 requested as detailed below:**

SEE ATTACHED "REVISED COUNCIL VARIANCE REQUESTS"

Signature of Applicant



Date

08/02/2016

**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**



**The Arbor Apartments****Revised Council Variance Requests**

September 13, 2016

This Council Variance is requested for the following items:

**1. Commercial Access to Property - Section 3333.03**

In order to create a physical connection from the residential properties in Schumacher Place and the commercial developments at the corner of Livingston and Parsons Avenue, Jackson Street must be able to cross through the subject property. The current building design allows for Jackson Street to continue from the west side of the subject property and connect to Lehman Street and the neighboring access road for CVS and the Fitness Lofts building. Section 3333.03 prohibits this commercial access being located on residentially zoned property. However, this connection was provided in an effort to establish a vehicular and pedestrian connection from the residential area to the commercial areas near Livingston and Parsons, which was described as being very important to both the neighborhood commission (Schumacher Place) and the Area Commission (South Side Area Commission).

**2. Landscaping and Screening - Section 3312.21**

To make this proposed residential project viable for the Developer of the property, the usable square footage of the buildings must allow for an appropriate number of dwelling units, which limits the amount of green space remaining for overall landscape plantings. Section 3312.21 requires one (1) tree per ten (10) parking spaces, which shall be accommodated with a combined total minimum number of Seventeen (17) trees that shall be provided throughout the site and along the street. Three (3) trees would be required for the surface parking spaces (29) being added to the site. The Developer has chosen to name the property "The Arbor", so every effort shall be made to provide the maximum amount of trees around the site.

**3. Dumpster location and screening within the perimeter yard - Section 3321.01**

Infill urban residential developments of this nature naturally create an issue with the placement of necessary, yet undesirable, structural like trash receptacles. Much effort was taken in order to choose a location that would be the less disruptive for both the existing surrounding neighbors as well as for the residents of this new apartment complex. This location happens to be within the perimeter yard setback. Section 3321.01 requires the dumpster to not be located within this required yard, but the negative effect on the property and surrounding is limited. The current design has the dumpster enclosure located approximately 10 feet from the East property line and fully screened by a masonry wall on three side and hinged access gates on the West side. This requires a variance request of approximately 15 feet into the perimeter yard of 25 feet.

**4. Landscaping - Section 3321.07(B)**

To make this proposed residential project viable for the Developer of the property, the usable square footage of the buildings must allow for an appropriate number of dwelling units, which limits the amount of green space remaining for overall landscape plantings. Section 3321.07(B) requires one (1) tree per ten (10) residential units, which shall be accommodated with a combined total minimum number of Seventeen (17) trees that shall be provided throughout the site and along the street. Fourteen (14) trees would be required based on the proposed number of dwelling units (140).

**5. Parking within the perimeter yard - Section 3333.255**

Section 3333.255 requires a minimum perimeter yard of 25 feet. However, the urban friendly design of the building creates the need to reduce this distance for driveways, parking, and some accessory structures related to the complex.



**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV16-051  
Address ON SITE  
Group Name SOUTH SIDE AREA COMMISSION / SCHUMACHER CIVIC  
Meeting Date AUG 13, 2016  
Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit  
Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: THIS INFORMATIONAL HEARING WAS HELD WITH 30 PLUS  
PEOPLE IN ATTENDANCE. AS PER ATTACHED NO ONE REQUESTED  
ANOTHER HEARING OR MEETING ON THE MATTER.

MR. MAY HAS BEEN VERY TRANSPARENT WITH THE COMMISSION AND CIVIC  
AND SEE NO REASON TO DELAY START OF THE PROJECT

Vote NO ACTION SEE ATTACHMENT  
Signature of Authorized Representative [Signature]  
Recommending Group Title SOUTH SIDE AREA COMMISSION  
Daytime Phone Number 614-285-4901 X1100

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2453; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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SPCA Special Meeting Notes  
August 13, 2016

Kathy Green, President, called the meeting to order at 10:30 AM.

This special meeting was called due to August not having a regularly scheduled meeting and was held on the regular date of the Columbus South Side Area Commission Zoning committee. Notices were sent via US mail to the adjacent neighbors listed in the zoning application. The Schumacher Place Civic Association email list, Nextdoor.com Schumacher Place residents and Schumacher Place website also had notices sent or posted.

Kathy Green opened the meeting with only one agenda item. Jeff May, the Developer for the project, was also in attendance to answer any questions regarding the downsizing of the project known as The Arbors.

The developer has reduced the project size from 163 to 140 units. In addition, the parking ratio is also improved. There will be 214 parking spots to support 140 units. The Arbors will be 100% rental.

Since this was an informational session, no vote was necessary. No member in attendance made a formal motion to ask for a vote or to table the decision.

Jim Griffin, chair of the CSSAC, and Curtis Davis, vice chair of the CSSAC and Zoning Committee, chair, were also in attendance to answer any questions pertaining to the CSSAC and the zoning process.

The meeting adjourned at 11:15AM.

**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 # CV16-051

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS, AIA  
of (COMPLETE ADDRESS) 4740 REED RD, SUITE 201 UPPER ANGLINGTON, OH 43220

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

<p>1. <u>JMM REAL ESTATE INVESTMENTS, LLC</u> <u>4639 W. BROAD ST.</u> <u>COLUMBUS, OH 43228</u></p>	<p>2. <u>JEFF MAT</u> <u>P.O. BOX 247</u> <u>CANAL WINCHESTER, OH 43110</u></p>
<p>3.</p>	<p>4.</p>

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 2nd day of August, in the year 2016

Tamara R. Sines  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

Commission Expires  
**Tamara R. Sines**  
Notary Public, State of Ohio  
My Commission Expires 07/13/2021



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