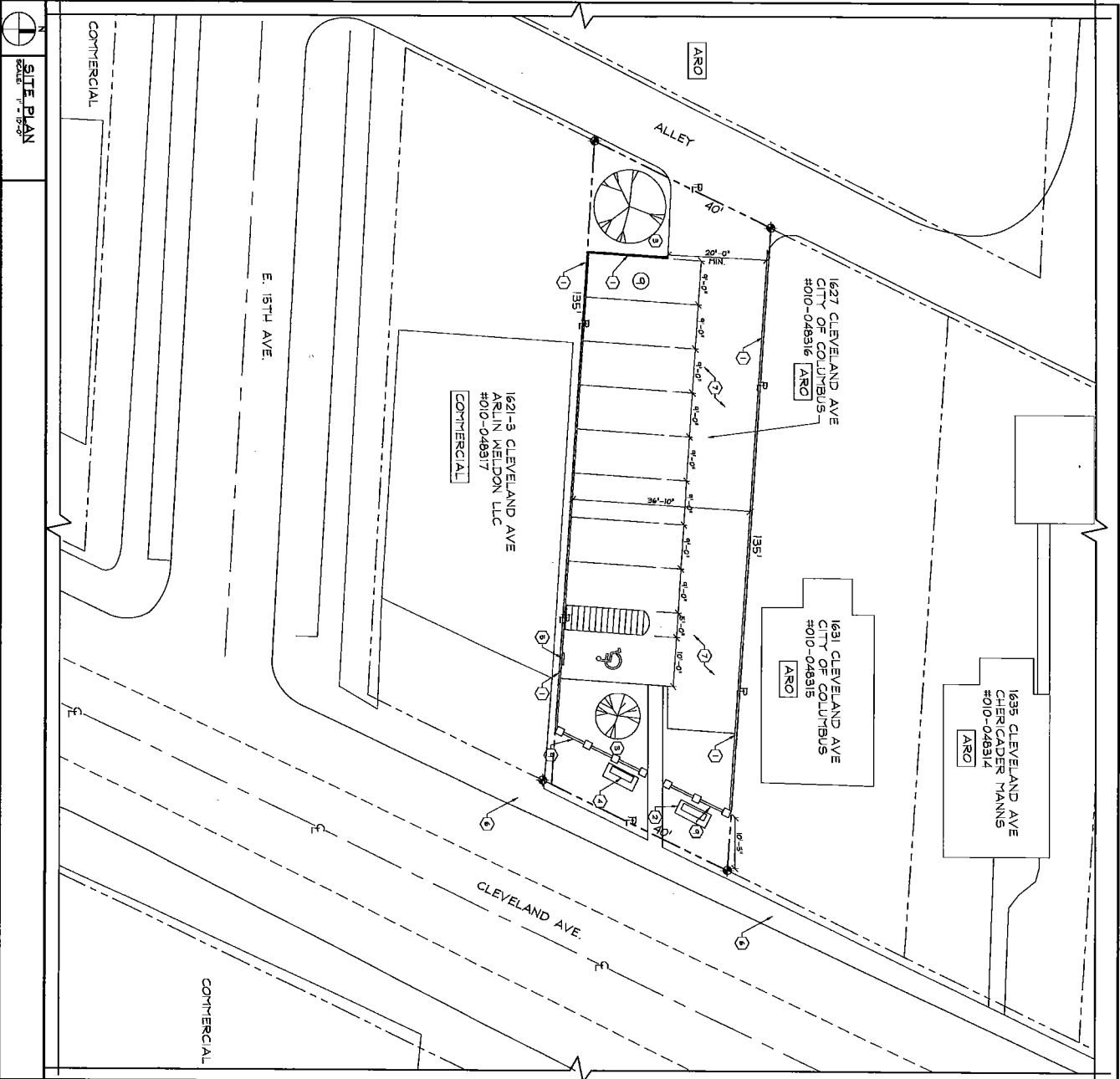
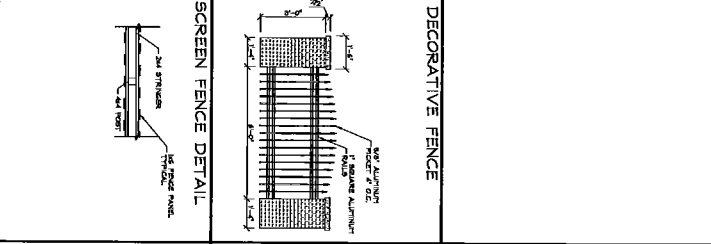


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- CODED NOTES:**
- 1 SCREENING PROVIDED BY FENCING AND/OR LANDSCAPING AT BOTH SIDES OF FENCE TO HAVE THE EFFECT OF 8'-0" TALL SHEET.
  - 2 TYPE BIKE RACK. SEE DETAIL THIS SHEET.
  - 3 NEW SHADE TREE WITH 2" CALIPER.
  - 4 PARK BENCH.
  - 5 POLE MOUNTED ADA PARKING SIGN. SEE DETAIL THIS SHEET FOR ADDITIONAL.
  - 6 EXISTING SIDEWALK & STREET.
  - 7 NEW ASPHALT PARKING LOT WITH STORM WATER CONTROL PER CITY WITH STORM WATER CONTROL TO BE CONSULTED IF NEAR NEEDED.
  - 8 DECORATIVE FENCING WITH 1/2" X 1/2" BRICK FILLS.

THE AGE SCREEN A VARIANCE FROM THE CITY OF COLUMBUS ZONING ORDINANCE AND DISTRICT TO ALLOW PARKING LOT AND TO ALLOW 1/2" X 1/2" BRICK FENCING REQUIRING AN "IN REAR VARIANCE" OF 25' TO 10' AND A CHANGE TO 10' FROM 25'.



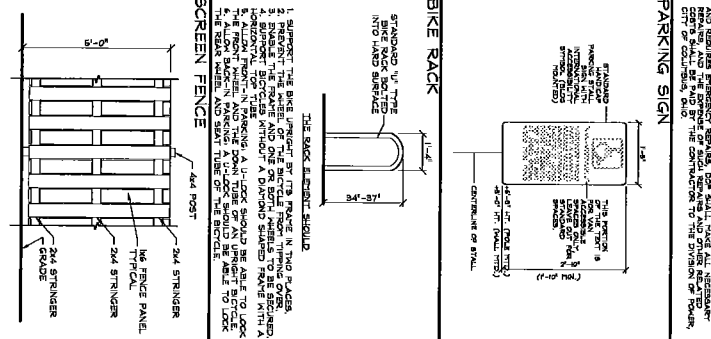
**SITE STATISTICS**

1621 CLEVELAND AVE. # 010-048916 (VACANT)

TOTAL ACRES:	104 (6,400 SQ FT)
ZONING CLASSIFICATION:	RES-1 (3,200 SF GREEN SPACE)
PARKING SPACES PROVIDED INCLUDING 1-HOUR ACCESSIBLE ADA SPACE:	2,000 (2,000 SF GREEN SPACE)

**FOR THE DIVISION OF POWER AND WATER (POWER)**

THE DIVISION OF POWER AND WATER (POWER) HAS REVIEWED THE CONSTRUCTION UNDER PROVISIONS OF THE CITY OF COLUMBUS ZONING ORDINANCE AND DISTRICT TO ALLOW PARKING LOT AND TO ALLOW 1/2" X 1/2" BRICK FENCING REQUIRING AN "IN REAR VARIANCE" OF 25' TO 10' AND A CHANGE TO 10' FROM 25'.



CV15-033 Final Received 9/10/15

**MOSE'S SITE #2**

1627 CLEVELAND AVE  
COLUMBUS, OHIO 43211

AS1  
15-043

DDP and ASSOCIATES

REGISTERED PROFESSIONAL ARCHITECT  
STATE OF OHIO  
NO. 000000000





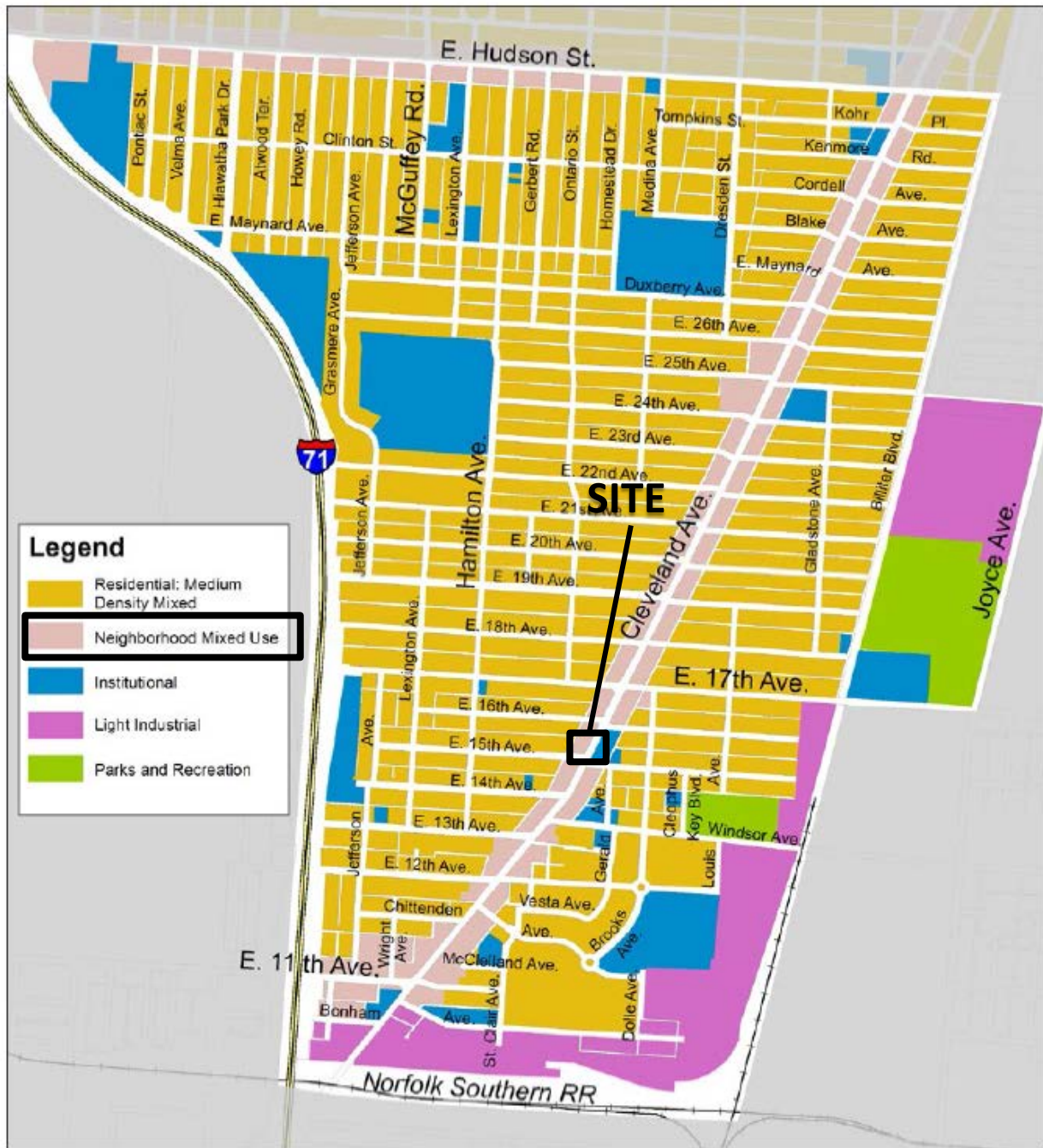







Figure 8: Future Land Use Plan Map

CV15-033  
1627 Cleveland Avenue  
Approximately 0.12 acres  
South Linden Neighborhood Plan Amendment (2012)

Table 3: Land Use Classifications

Sub-Category	Typical Density/Intensity	Map Color	Description and Guidelines
Medium Density Mixed Residential	6-10 dwelling units per acre		This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Neighborhood Mixed Use	20,000 square feet per acre; 16-28 dwelling units/acre		The function of this classification is to provide neighborhood commercial services and residential opportunities. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards and located at key intersections and nodes along minor arterials and collectors that intersect with arterials. This classification includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
Institutional	NA		Institutional uses include schools, government property, and houses of worship. These uses should be located on major arterials, in nodes of commercial activity, and within neighborhoods but only along arterials or collectors provided sites are sufficiently large to accommodate on-site parking.
Light Industrial	12,500 square feet per acre		Light industrial uses should be located in older industrial areas, within industrial parks, and in limited locations on major arterials but not within close proximity of residential uses. Typical uses include light assembly, fabrication, and related uses.
Parks and Recreation	NA		Parks should be integrated into residential neighborhoods and/or located adjacent to preserve open space. Parks are either publicly or privately owned recreational facilities.

CV15-033  
 1627 Cleveland Avenue  
 Approximately 0.12 acres  
 South Linden Neighborhood Plan Amendment (2012)



CV15-033  
1627 Cleveland Avenue  
Approximately 0.12 acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 CV15-033

Address 1627 CLEVELAND AVE

Group Name SOUTH LINDELL AREA COMMISSION

Meeting Date \_\_\_\_\_

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

NOTES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote 7-0

Signature of Authorized Representative [Signature]

Recommending Group Title CHAIRMAN - GREGGIE WALKER

Daytime Phone Number 614-421-9644

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; 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.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

### Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

#### 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 # CV15-033

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANIEL POPP  
of (COMPLETE ADDRESS) 855 E. CLEVELAND BLVD. COLUMBUS, OH 43229

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>HBS HBS</u> <u>1609 CLEVELAND BLVD.</u> <u>COLUMBUS, OH 43211</u>	2. <u>SOLD M. HBS</u> <u>1609 CLEVELAND BLVD.</u> <u>COLUMBUS, OH 43211</u>
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 7 day of MAY, in the year 2015

Margaret L. Dehn  
SIGNATURE OF NOTARY PUBLIC

MAY 8, 2018  
My Commission Expires



*This Project Disclosure expires six (6) months after the date of notarization.*

**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