

**BUILDING SUMMARY:**

1ST FLOOR RESIDENTIAL /RENTAL =	8,175 SQ FT
1ST FLOOR COMMERCIAL /RENTAL =	4,230 SQ FT
2ND FLOOR COVERED PARKING =	12,230 SQ FT
2ND FLOOR =	25,418 SQ FT
3RD FLOOR =	25,418 SQ FT
TOTAL BUILDING AREA =	75,775 SQ FT

**UNIT SUMMARY:**

NUMBER OF FLOORS =	3
ONE BR UNITS ON 1ST FL	0
TWO BR UNITS ON 1ST FL	3
ONE BR UNITS ON 2ND FL	10
TWO BR UNITS ON 2ND FL	14
ONE BR UNITS ON 3RD FL	10
TWO BR UNITS ON 3RD FL	14
<b>UNIT TOTAL</b>	<b>50</b>

**GENERAL PROJECT INFORMATION**

MAXIMUM BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	55 FT
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	50
PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY)	CITY
PROPOSED REUSE CAPACITY (RESIDENTIAL ONLY)	25 CU YDS

**SITE DATA TABLE**

TOTAL SITE AREA	9178 ACRES
TOTAL DISTURBED AREA	9178 ACRES
PRE-DEVELOPMENT IMPERVIOUS	473 ACRES
POST-DEVELOPMENT IMPERVIOUS	7798 ACRES (85% SITE COVERAGE)

**BUILDING SETBACK NOTE**

DURING DESIGN DEVELOPMENT IT MAY BE NECESSARY TO EXPAND THE BUILDING DIMENSIONS TO THE POINT OF HAVING ZERO SETBACK FROM THE RIGHT OF WAY. A 0'-0" SETBACK IS BEING REQUESTED AS AN ALLOWANCE FOR SIGNAGE, AND OTHER BUILDING PROTRUSIONS.

**PARKING CALCULATION**

USE	UNITS	MINIMUM	MAXIMUM
RESIDENTIAL	50 UNITS	X 1.50 UNIT = 75	NA
RETAIL	2265 SQFT	/ 250/SQFT = 9.06 X 50% = 4.53	NA
EATING & DRINKING ESTABLISHMENTS	2265 SQFT	/ 75/SQFT = 30.02 X 75% = 22.58	NA
OUTDOOR DINING	200 SQFT	/ 75/SQFT = 2.67	NA
REQUIRED PARKING		103.51 = 104	NA
PROPOSED PARKING (VAN/TOTAL)		54	
REQUIRED ADA PARKING (VAN/TOTAL)		1/3	
PROPOSED BICYCLE PARKING		1/2	
REQUIRED BICYCLE PARKING		8	

NOTE: THE EXISTING OVERLAY ALLOWS FOR A 50% REDUCTION OF PARKING SPACES FOR RETAIL USE & A 25% REDUCTION FOR EATING AND DRINKING ESTABLISHMENTS

**GENERAL ZONING INFORMATION**

ADDRESS	1325 W. BROAD ST., COLUMBUS, OH 43222
PARCEL NO	010-010335, 010-011511, 010-045456, 010-056533, 010-053657
ZONING CLASSIFICATION / DISTRICT	C-4 / FRANKLIN TOWN DOWNTOWN WEST
HEIGHT DISTRICT	H-35
COMMERCIAL OVERLAY	1325 WEST BROAD STREET FRANKLIN TOWN URBAN COMMERCIAL OVERLAY (PARCEL 3.11)
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	39049C0308K
BASE FLOOD ELEVATION (BFE)	ZONE X - AREA W/ REDUCED FLOOD RISK DUE TO LEVEE

# DEVELOPMENT, LLC.

## 1325 WEST BROAD STREET, COLUMBUS, OHIO 43222

### NEW MULTI-FAMILY RESIDENTIAL

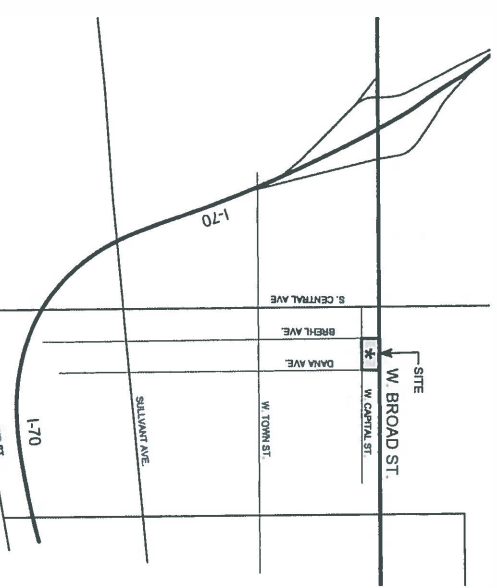


**KONTOGIANNIS & ASSOCIATES**  
ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH S  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4735  
EMAIL: architects@kontogiannis.com

PROJECT:  
**1325 WEST BROAD ST**



#### VICINITY MAP

N.T.S.

**SHEET INDEX**

NO.	SHEET	TITLE
1	ZSP-1	REMARKS SITE PLAN
2	ZSP-2	STREET WALL SIGNAGE
3	ZSP-3	STORM SEWER & SLOTT
4	ZSP-4	BUILDING PLANS
5	ZM-1	BUILDING PLANS
6	ZM-2	BUILDING PLANS
7	ZM-3	ENLARGED UNIT PLANS

**OWNER:**  
1325 WEST BROAD DEVELOPMENT, LLC  
1325 WEST BROAD STREET  
COLUMBUS, OHIO 43222

**ARCHITECTS:**  
KONTOGIANNIS & ASSOCIATES  
400 SOUTH FIFTH STREET  
SUITE 400  
COLUMBUS, OHIO 43215  
PHONE: (614) 224-2083  
FAX: (614) 224-4735

**ENGINEER:**  
BRH GROUP INC.  
1500 WEST THIRD AVENUE,  
SUITE 702  
COLUMBUS, OHIO 43212  
PHONE: (614) 228-9122

**SITE DATA:**

ZONING ADDRESS: 1325 WEST BROAD STREET  
COLUMBUS, OHIO 43222

CERTIFIED ADDRESS: 1325 WEST BROAD STREET  
COLUMBUS, OHIO 43222

SITE AREA: 0.9178 ACRES  
PARCEL ID NUMBER: 010-010335, 010-011511, 010-045456, 010-056533, 010-053657

CV20-027 Final Received 6/29/2020 4 of 2

*George J. Kontogiannis*  
6/29/2020

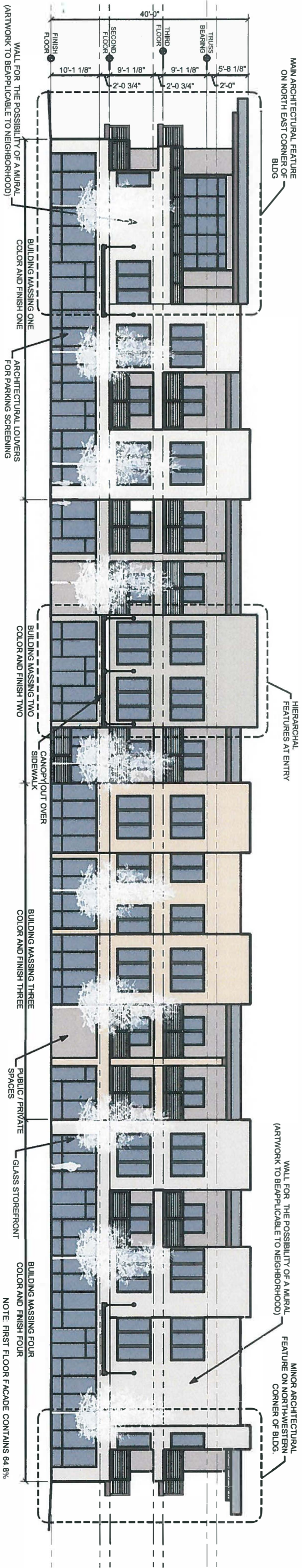
STATE OF OHIO  
REGISTERED ARCHITECT  
GEORGE J. KONTOGIANNIS  
3784

1325 WEST BROAD ST  
COLUMBUS, OHIO 43  
DRAWING TITLE:  
ZONING  
SITE PLAN

DATE: 11/05/2019  
REVISION:

GEORGE J. KONTOGIANNIS, LICENSE #209  
EXPIRATION DATE 12/31/2021  
COPYRIGHT © 2019 BY  
GEORGE J. KONTOGIANNIS & ASSOCIATES

ZSP-1

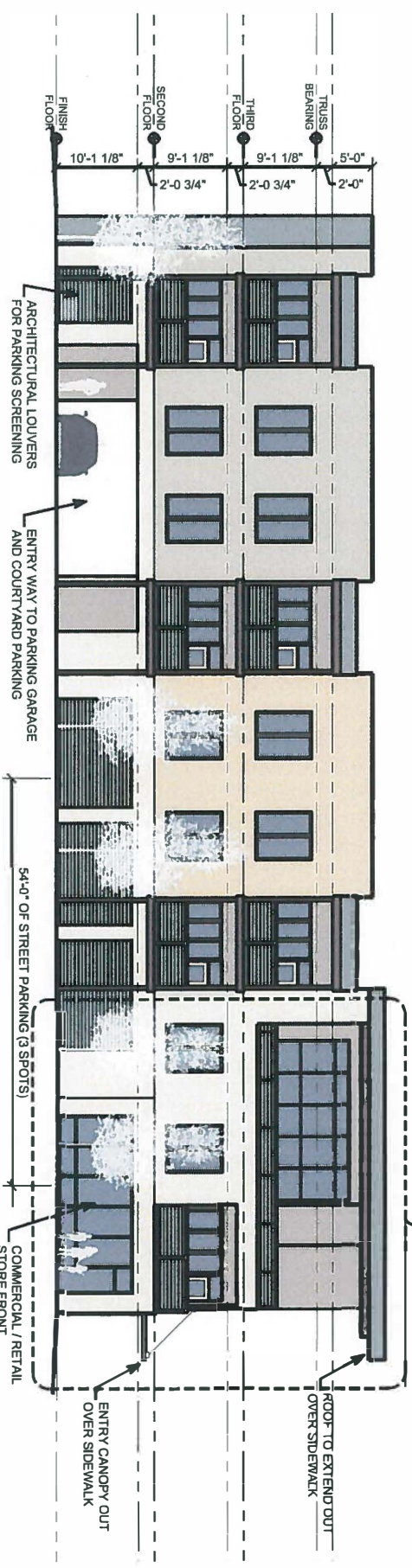


**WEST BROAD STREET ELEVATION**

SCALE: 1" = 20'

**PROGRAMMING ELEVATION GENERAL NOTES:**

1. THIS VERSION OF 1325 WEST BROAD STREET PROGRAMMING ELEVATION FEATURES THE BASIC MASSING OF A BUILDING WITH A TEMPORARY AESTHETIC. THIS ELEVATION IS NOT INTENDED TO SHOW ANY SPECIFIC ARCHITECTURAL DETAILS, BUT IS SHOWING ELEMENTS THAT WILL REQUIRE SPECIAL VARIANCES TO ACHIEVE AN URBAN APPEARANCE. THOUGH THE ELEVATION DEPICTS A TEMPORARY BUILDING WE RESERVE THE ABILITY TO CHANGE TO THE STYLE TO A MORE TRADITIONAL AESTHETIC.
2. THE MASSING OF THE BUILDING SHOWS MULTIPLE MASSING GROUPS WHICH RELATE TO AN URBAN RHYTHM WHICH TYPICALLY EVOLVED OVER THE A PERIOD OF TIME, AS ANOTHER BUILDING WOULD BE CONSTRUCTED IN A SERIES.
3. WE WILL USE FLAT ROOFS IN THIS DESIGN, HOWEVER RESERVE THE RIGHT TO USE GABLES, HIP OR SAW TOOTH ROOFS AS A DESIGN RESPONSE FOR THIS BUILDING
4. EACH CORNER OF OF THE WEST BROAD STREET ELEVATION WILL HAVE AN ARCHITECTURAL FEATURE WITH TALLER ELEMENTS AND DETAILS OF INTEREST.
5. MATERIALITY FOR THE BUILDING IS YET TO BE DETERMINED. FURTHER DESIGN DEVELOPMENT IS NECESSARY ALONG WITH MORE DISCUSSION WITH THE OWNER, PROJECT STEAKHOLDERS, NEIGHBORHOOD & AREA COMMISSION. COLOR IS MEANT TO DEPICT MASSING TRANSITION NOT FINISH COLOR OR MATERIALITY.
6. UNIT BALCONIES ON DANA AVE AND BHERL AVE PROTRUDE FROM THE BUILDING AND ALIGN WITH RIGHT OF WAY. BUT DO NOT ENCROUGH THE SIDEWALK
7. STREET TREES WILL BE SPREAD OUT TO ALLOW FOR ARCHITECTURAL FEATURES TOP BE PROMINENT FROM THE STREET, IE. ENTRY AND CORNERS ON WEST BROAD STREET ELEVATION
8. COMMERCIAL / RETAIL SPACE THAT IS OPEN TO THE PUBLIC WILL BE LOCATED ON EITHER END OF THE WEST BROAD STREET ELEVATION. THIS CORNER LOCATION WILL ENDEAVOR TO PROMOTE AN ACTIVE STREET FRONT. THERE WILL ALSO BE AREAS OF PUBLIC/PRIVATE SPACE IN NICHE AREAS ALONG WEST BROAD THESE AREAS WILL BE ACCOMPANIED BY URBAN LANDSCAPING AND POSSIBLE STREET ART.



**DANA AVE ELEVATION**

SCALE: 1" = 20'



**BREHL AVE ELEVATION**

*Approved by*  
*June 24, 2020*

Council Variance  
Hardship Statement

The site is zoned C-4, Commercial and the applicant wants to develop a mixed use building with both commercial and residential uses. The council variance will permit the residential uses, increase the height, reduce the parking required, modify the vision clearance triangle and modify landscaping and screening requirements. The proposed building will occupy a whole city block and provide both structured and open parking areas. The proposed development meets the intent of the overlay by creating a building which response to the pedestrian along the street by being close to the right-of-way and providing the mixture of residential and commercial along West Broad Street. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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*[Handwritten signature]*  
attorney fees  
applicant  
6/27/20

List of Variances

Section 3312.21 Landscaping and Screening: to reduce the number of parking lot trees from 3 to 2.

Section 3309.14 Height District: to increase the permitted height from 35 to 60 feet.

Section 3312.49 Minimum Number of Parking Spaces Required: to reduce from 104 to 54 parking spaces.

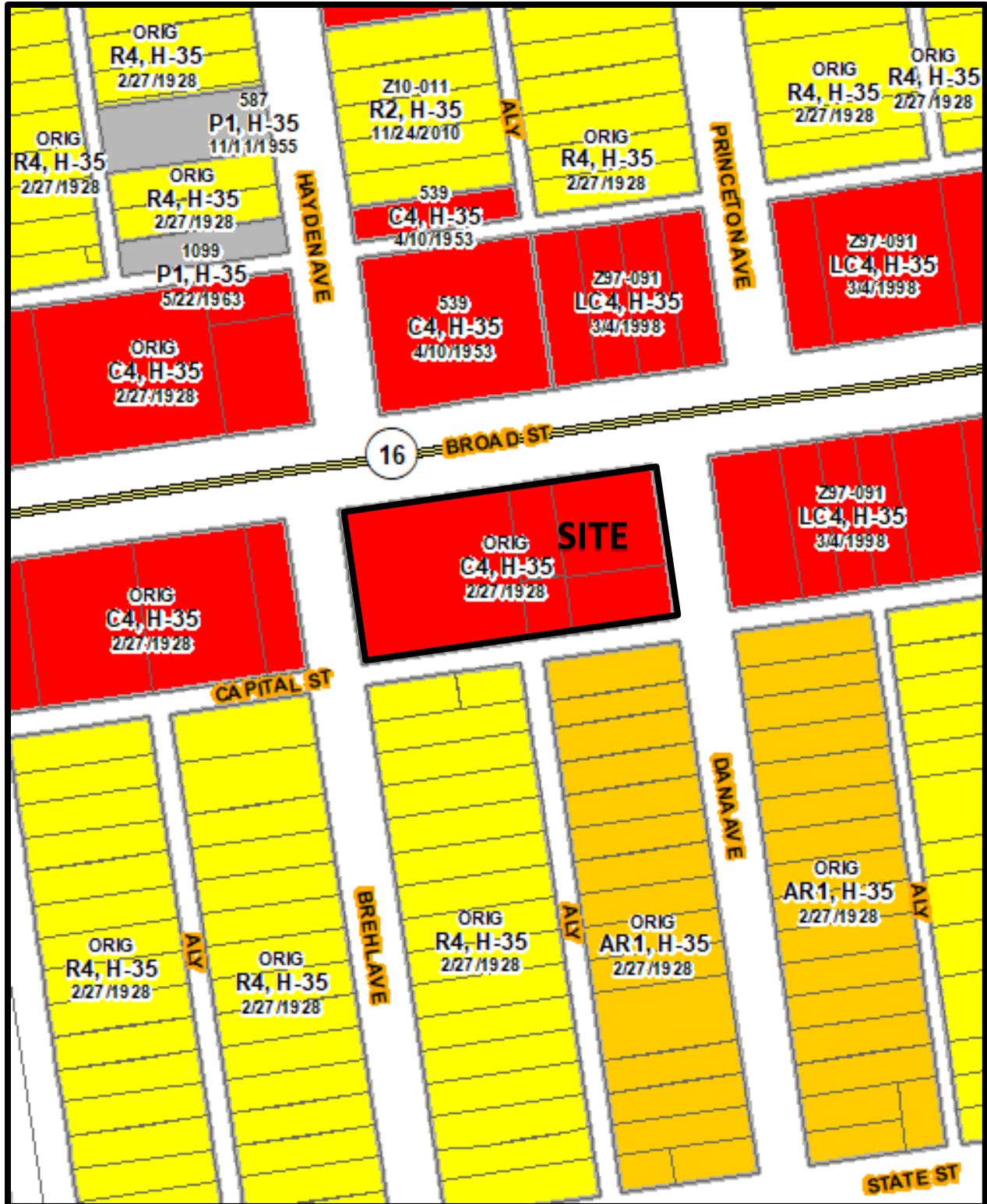
Section 3321.05A1 Vision Clearance: to reduce the vision clearance triangle at the entrances of the parking garage from 10 feet to 3.25 feet.

Section 3321.05B1: to reduce the vision clearance triangle at the southwest and southeast corners of the site from 10 feet to 3.25 feet.

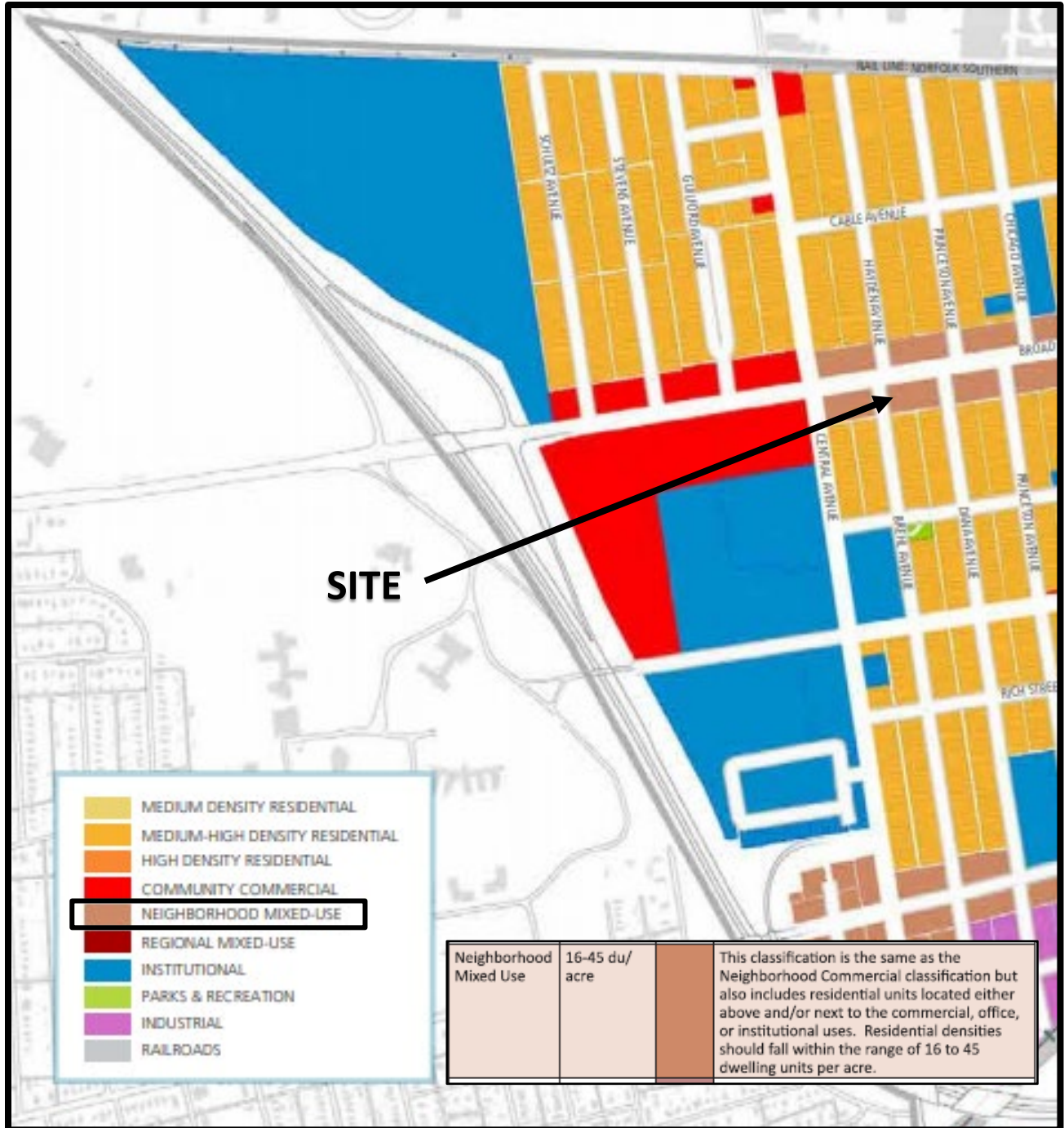
Section 3356.03 C-4 Permitted Uses: to permit first floor residential uses.

Section 3356.05F(2) C-4 District Development Limitations: to allow residential uses over parking garage.

Section 3372.607 Landscaping and Screening: to increase the height of the parking fence from 4 to 6 feet.



CV20-027  
1325 W. Broad St.  
Approximately 0.92 acres



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 Approximately 0.92 acres



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1325 W. Broad St.  
Approximately 0.92 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV20-027

Address: 1325 W. Broad St.

Group Name: Franklinton Area Commission

Meeting Date: June 9, 2020

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

**Recommendation:**  
(Check only one and list basis  
for recommendation below)

Approval  
 Disapproval

**NOTES:** Revises Plan & Re-limits zone Request 220-026

Vote: 12 Yes - 2 No

Signature of Authorized Representative: William B. Warner - Zone Chair - 6/12/20

SIGNATURE

Franklinton Area Commission

RECOMMENDING GROUP TITLE

614-581-6419

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-027

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn, (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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 format:

Name of business or individual (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

<p>1. 1325 W Broad Development Ohio LLC 16130 Ventura Blvd., Suite 560 Encino, CA 91436 Simon Siberi 818-849-5633 No Columbus based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30<sup>th</sup> day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

9/4/2020

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

Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020



**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 all checks payable to the Columbus City Treasurer