

CV05-033

PROJECT DATA

Property address: 1206 W. Third Avenue
 Current zoning: C-4
 Current use: Office Building
 Proposed use: Residential - condominiums
 Site area: .305 acres (15,463 sq. ft.)
 Residential units: 22 units
 Parking: 44 spaces required (2 per unit)
 35 spaces provided on-site (1.6 per unit)
 Height District: 35 feet required
 37.5 feet to top of the drum at the SE corner of the building
 53.5 feet to the top of the SW corner of the building
 50.5 feet parapet wall along Mainway Road
 48.5 feet to parapet stop and 50.5 feet to parapet wall along alley

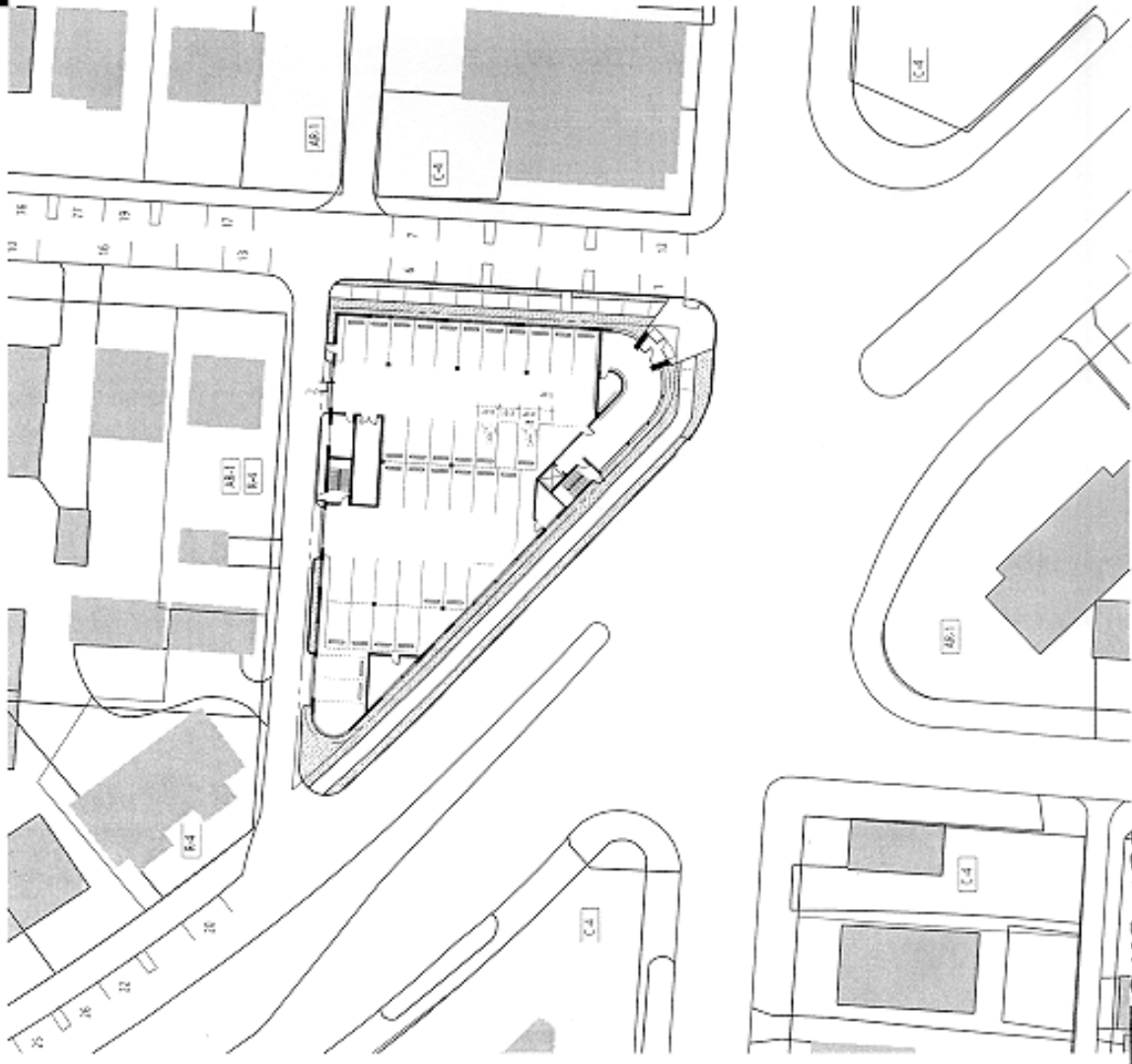
VARIANCES

This plan requires variances which are addressed by CV05-003.

NOTE

The proposed project will comply with sections 3342.11 Landscaping; 3342.12 Lighting; 3342.17 Scaffolding; 3342.23 Shipping/Loading; 3342.24 Surface; and 3342.26 Wheel Stops/Curb.

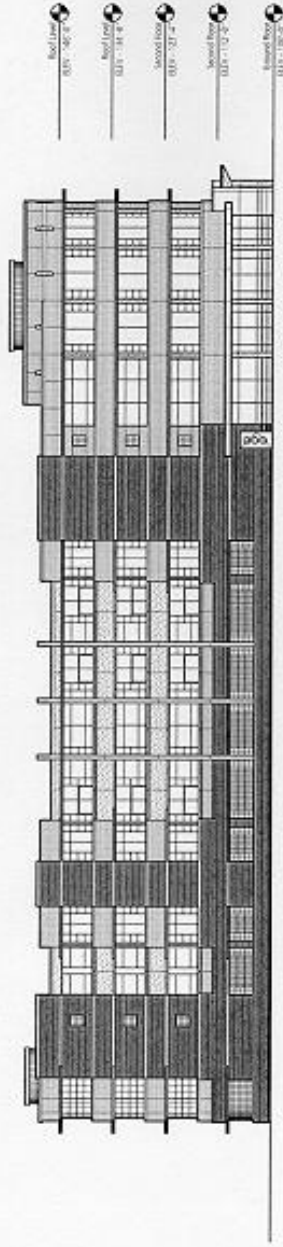
FINAL RECEIVED: Dong Hatt
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 2/23/06
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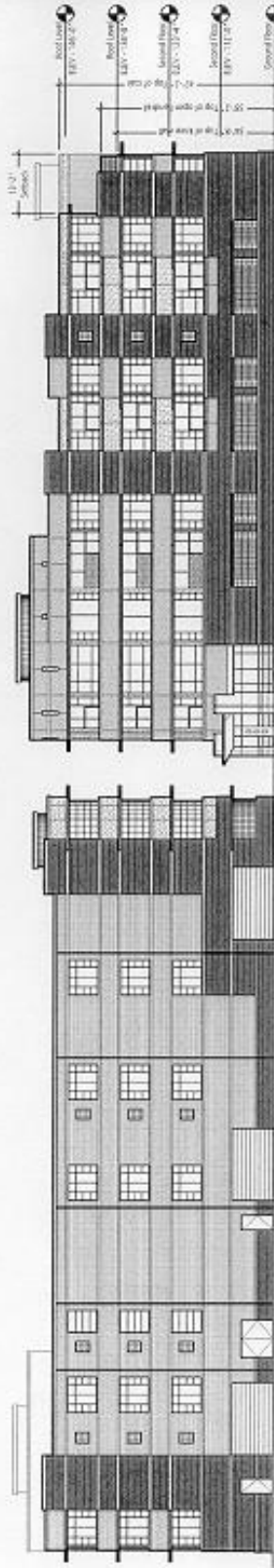
Metropolitan Holdings
 Zoning Plan

CV05-033
 DesignGroup

02/23/06



South (Northwest Boulevard) Elevation



East (Meadow Street) Elevation

*Jellyby & Co
Dec 14, 2005*

Note: Elevations are conceptual. Modifications and refinements will be made as technical code-compliant drawings are completed.

3rd & Northwest Condominiums
Microtopian Holdings



Design Group

Statement of Hardship

1266 West Third Avenue

May 31, 2005

The applicant, Metro Partners at NW, LLC, is proposing development of the subject site with condominium units. The property is located at 1266 West Third Avenue, north of the intersection of Northwest Boulevard and Third Avenue and is currently zoned in the C-4, Commercial District.

The applicant is requesting a council variance for area variances as follows:

1. Columbus City Code Section 3333.24 to vary the 25% rear yard setback to 4%.
2. Columbus City Code Section 3342.28(A)(5) to permit a reduction in the number of off-street parking spaces to 35 spaces from 44 spaces. Ample proximate on-street parking is available.
3. Columbus City Code Section 3333.26 to permit a maximum building height of 58 feet.
4. Columbus City Code Section 3333.18 to permit a 2 foot building setback along Northwest Boulevard and a 3 foot building setback from Meadow Road.

Pursuant to Columbus City Code Section 3307.10, Columbus City Council grant variances if said variance 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.

This neighborhood is mixed-use in nature such that development of this tract with condominiums as proposed is appropriate. The grant of this variance will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

Signature: _____

Date: _____

metronorthwest.stunt
5/31/05 dd14





1266 West Third Avenue
Approximately 0.36 acres
C-4 to L-AR-3

CV05-033

Z05-042

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 # CV05-033

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

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

1. Metro Partners at NW, LLC 1515 Lake Shore Drive, Suite 250 Columbus, OH 43204	2. Donald J. Compton 1100 Urline Ave. Columbus, OH 43212
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07