

OVERALL SITE DATA:

PROPOSED ZONING:	R4 & C4
PROPOSED USE:	RESIDENTIAL
ZONING DISTRICT:	RESIDENTIAL
PARCEL AREA (SQ FT):	28,653 SF
SITE COVERAGE (SQ FT):	10,000 SF
TOTAL GROSS AREA (SQ FT):	67,332 SF
TOTAL GROSS AREA (SQ FT):	120,339 SF
TOTAL GROSS AREA (SQ FT):	6,838 AC

- VARIANCES:**
1. VARIANCE #1 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 2. VARIANCE #2 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 3. VARIANCE #3 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 4. VARIANCE #4 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 5. VARIANCE #5 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 6. VARIANCE #6 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 7. VARIANCE #7 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...
 8. VARIANCE #8 - ADEQUATE RESERVATION, SUBJECT TO PERMIT A LAND-USE...

- THE SITE WILL COMPLY WITH THE FOLLOWING SECTIONS OF THE COLUMBUS CITY CODE:**
- SECTION 3321.01 DOWNSIDE
 - SECTION 3321.03 LIGHTING
 - SECTION 3321.05 VISION CLEARANCE
 - SECTION 3312.09 SCREENING
 - SECTION 3312.39 STRIPING/MARKING
 - SECTION 3312.43 SURFACE
 - SECTION 3312.45 WHEEL STOPS/CURBS

- E-STREET CONSTRUCTION PLAN, THE CONSTRUCTION PERMIT, THE PERMIT FOR STREET EXCAVATION/OCCUPANCY PERMIT FOR STREET EXCAVATION/OCCUPANCY, AND THE PERMIT FOR STREET EXCAVATION/OCCUPANCY.
- SANITARY SEWER PLAN.
- LOT SPLIT VARIANCE.
- ZONING VARIANCE.
- OTHER:

FLOOD DESIGNATION:

1. NO FLOODING PER FEMA MAP 30460X003C EFFECTIVE 01/12/2006.

APPROVED:

JAMES M. BEEKER
REGISTERED PROFESSIONAL ENGINEER NO. 52896

DATE: 03/30/2017

OWNER/DEVELOPER: ARCHITECT: ENGINEER:

PARKING SCHEDULE:

87 TOTAL DWELLING UNITS (77738 SQ. FT. 1 SPACES PER UNIT = 87 REQUIRED SPACES)

RESIDENTIAL PARKING: 87 SPACES (87 REQUIRED SPACES)

RETAIL (1688 SQ. FT. LESS THAN 2500 SQUARE FEET = 0 REQUIRED SPACES)

TOTAL SPACES PROVIDED = 87 (87 REQUIRED SPACES)

PROVISION FOR VISITORS AND OTHER UNASSIGNED SPACES AS PER SWMA.

SANITARY SEWER NOTE:

1. CONNECTION TO SANITARY SEWER SHALL BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER DEPARTMENT.

2. THE SEWER SHALL BE SERVED BY A NEW SANITARY SEWER EXTENDED FROM A COMBINED SEWER SOUTH OF THE STREET BY PLAN CO-17202.

STORM WATER NOTES:

1. STORMWATER MANAGEMENT SHALL OCCUR THROUGH EXISTING STORM SEWERS/STORMWATERWAYS. THE STORM SYSTEM WATER SERVICE NOTES.

2. THE SITE SHALL BE SERVED BY THE EXISTING 8" LINE LOCATED IN SUMMIT STREET.

3. ALL STREETS/ALLEYS ARE FINISHED TO THE FINISHED GRADE OF THE ADJACENT STREETS.

4. ALL STREETS/ALLEYS ARE FINISHED TO THE FINISHED GRADE OF THE ADJACENT STREETS.

5. ALL STREETS/ALLEYS ARE FINISHED TO THE FINISHED GRADE OF THE ADJACENT STREETS.

6. PERMIT TO EXCAVATE SHALL BE OBTAINED FROM THE CITY OF COLUMBUS.

POWER NOTES:

1. THE DIVISION OF POWER (DOP) MAY HAVE OVERSEEN POWER AND UNDERGROUND POWER, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS REQUESTED TO CONTACT DOP, 611 EAST BROAD STREET, 6TH FLOOR, COLUMBUS, OHIO 43260-1099, FOR A PERMIT TO EXCAVATE.

2. ANY REQUIRED RELOCATION, SHIELDING, PROTECTION, OR ANY OTHER ACTIVE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AND PEDESTRIAN SAFETY THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AND PEDESTRIAN SAFETY THROUGHOUT THE CONSTRUCTION PERIOD.

3. ANY ELECTRICAL FACILITY RELATING TO THIS PROJECT IS OWNED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AND PEDESTRIAN SAFETY THROUGHOUT THE CONSTRUCTION PERIOD.

LOCATION MAP:

PROJECT LOCATION:

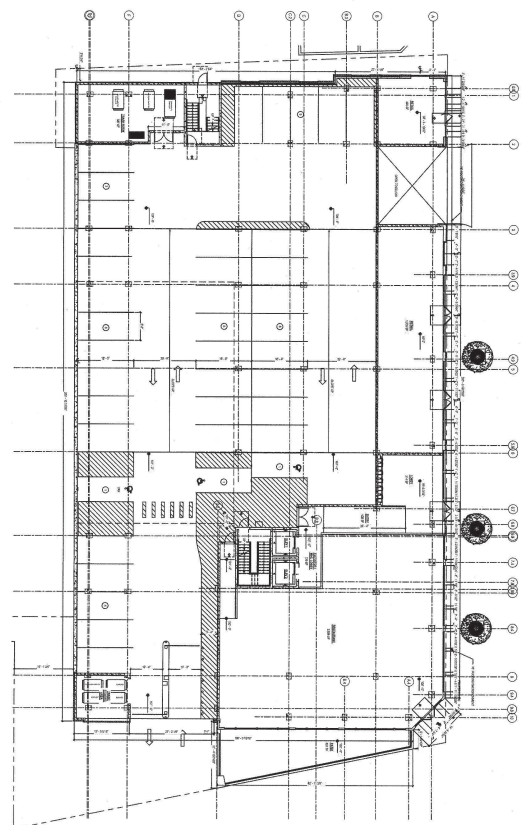
PRELIMINARY

your trusted advisor
engineers architects planners

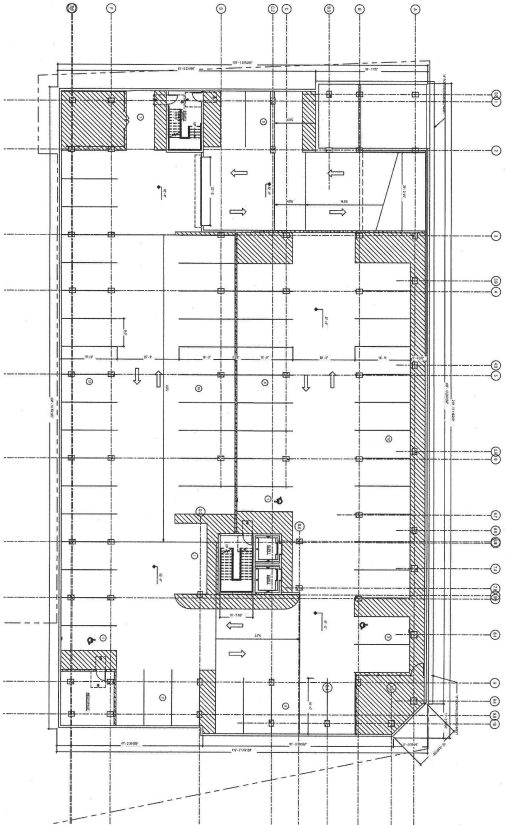
PROJECT NO:	160768
DRAWING NAME:	F.W. BEEKER BUILDING
SITE-PLAN:	COLUMBUS, OHIO
SHEET NO. OF:	SITE COMPLIANCE PLAN - 1
DATE:	03/30/2017
DESIGNED BY:	JMB
DRAWN BY:	EPB
CHECKED BY:	JMB

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H:\2016\160768\160768\160768 - SITE PLAN2017 - 10/2017 24x12 DW - BAW



FIRST FLOOR PLAN
SCALE: 1" = 20'



LOWER LEVEL PLAN
SCALE: 1" = 20'

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FIGURE 1

INVERTED BICYCLE RACK

NOT FOR CONSTRUCTION

CITY OF COLUMBUS, OHIO

DEPARTMENT OF PUBLIC WORKS

DIVISION OF PLANNING AND OPERATIONS

REV: 05/27/13

SHT 1 OF 1

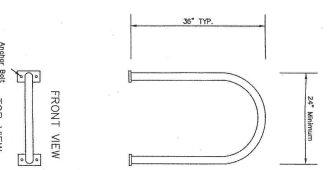
REVISIONS

NO	REVISION	DATE

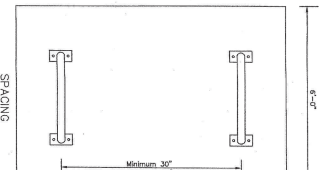
NOTES

1. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
2. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
3. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
4. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
5. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
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7. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
8. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
9. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.
10. Minimum spacing shall be provided to accommodate the maximum number of bicycles parked in the rack.

FRONT VIEW



TOP VIEW



SPACING

Minimum 24" Preferred 48"

Minimum 6"-8" Preferred 7'-0"



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See ATTACHED

Signature of Applicant

Conrad Klein attorney

Date

4/18/17

CV17-032

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

STATEMENT OF HARDSHIP

97 EAST FIFTH AVENUE

The subject property is located on the southwest corner of East Fifth Avenue and Summit Street. The property has high visibility at this intersection which provides major east-west (Fifth Avenue) and north-south (Summit Street) traffic routes.

The subject property was originally part of a larger 0.90+/- acre tract that incorporated five parcels zoned either R-4 or C-4. In 2015, the 0.90+/- acre tract was approved for 3 buildings as a mixed-use development by means of a Council variance. After the first building was constructed it was converted to residential condominiums and was thereby split from the 0.90 acre tract leaving the subject 0.680 property which is currently not developed.

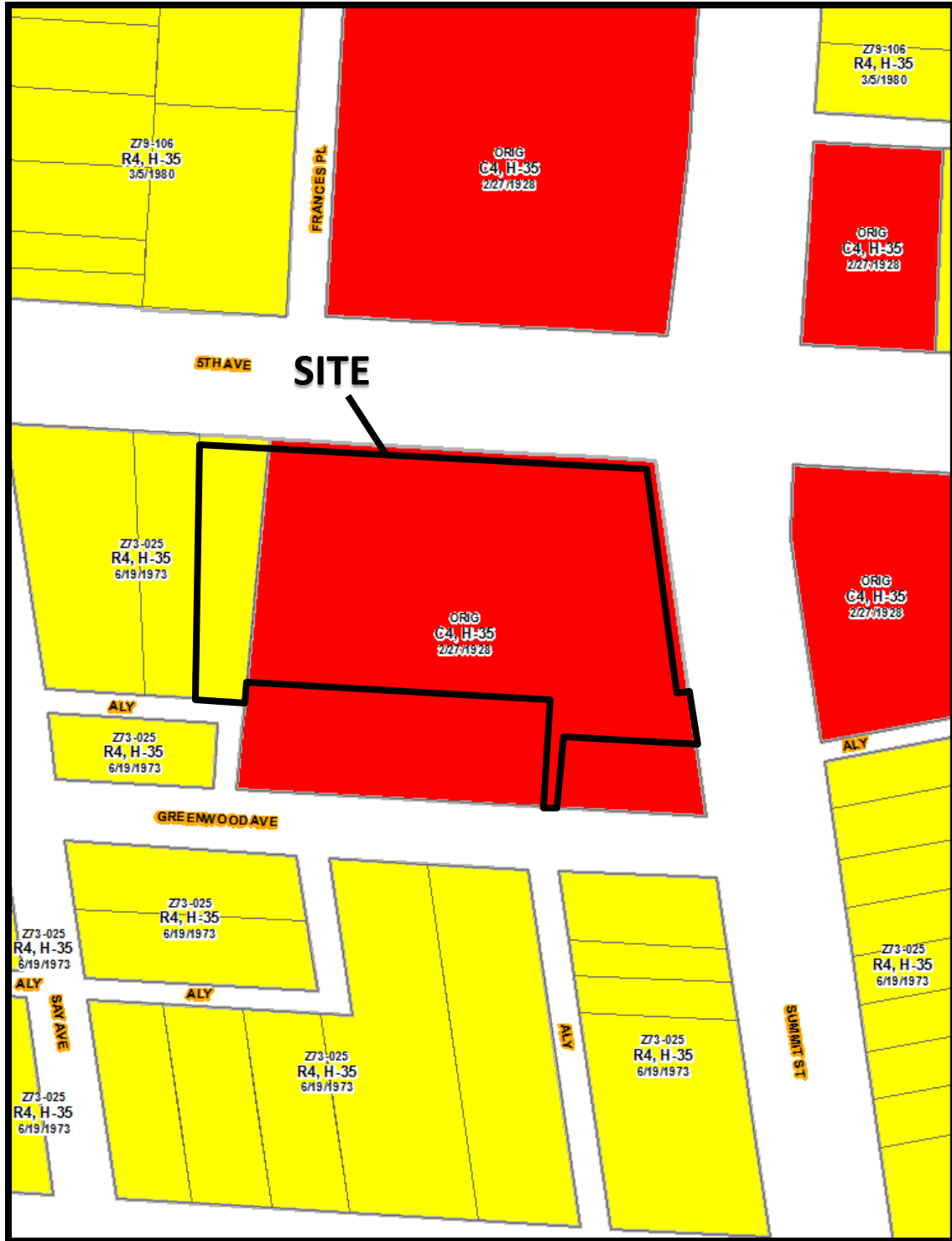
While the current owner wishes to develop the property with the same mixed-uses that were approved in the 2015 Council variance, the owner wishes to eliminate one of the buildings and alter the footprint and design of the third building. Such alterations of the 2015 Council variance require a new Council variance.

To maintain the mixed-use development plan originally approved in the 2015 Council variance with the alterations described above, the variances already approved in the 2015 Council variance must be repeated. And, since the alterations to the site plan are minor, the proposed altered site plan does not present new or additional practical difficulties or unusual hardships that require new or additional variances. As such, the current variance request does not seriously affect the adjoining property or the general welfare.

LIST OF VARIANCES

97 EAST FIFTH AVENUE

1. 3333.035; R-4, Apartment Residential District: To permit a mixed-use building to have commercial uses and parking on the portion of the property zoned R-4.
2. 3309.14; Height Districts: To permit the property to have a maximum building height district of 65 feet.
3. 3332.29; Height District: To permit the portion of the property zoned R-4 to have a mixed-use building that exceeds the height of 35' and is a maximum height of 65 feet.
4. 3332.18(D); Basis of Computing Area: To permit the mixed-use building on the portion of the property zoned R-4 to occupy greater than 50 percent of the lot area and to occupy one-hundred percent (100%) of the R-4 portion or the property.
5. 3332.25; Maximum Side Yards Required: To permit the sum of the widths of the side yards to be less than 6.5 feet and to be zero feet.
6. 3332.26(C); Minimum Side Yard Permitted: To permit the side yards in portion of the property zoned R-4 to be less than five (5) feet and to be zero feet.
7. 3332.27; Rear Yard: To permit the rear yard in the portion of the property zoned R-4 to be less than twenty-five percent (25%) of the total lot area and to permit no rear yard.
8. 3372.604; Setback Requirements: To permit the maximum setback along Summit Street to be greater than ten feet and to be a maximum of thirty-one feet.
9. 3321.05(A); Vision Clearance: To permit the clear vision triangles to be two five-foot right angle triangles formed by the intersection of the driveway pavement edge and the accessible public sidewalk line at East Fifth Avenue.



CV17-032
97 East Fifth Avenue
Approximately 0.68 acres



CV17-032
97 East Fifth Avenue
Approximately 0.68 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 97 E. Fifth Ave.

APPLICANT'S NAME: Connie J. Klema, Attorney (Applicant)

BP BH Partners, LLC (Owner)

APPLICATION NO.: 17-5-11

COMMISSION HEARING DATE: 5-16-17

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special Permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application 17-5-11, 97 E. Fifth Ave., as submitted:

Variance Recommendation Request

- 3333.035; R-4, Apartment Residential District: To permit a mixed-use building to have commercial uses and parking on the portion of the property zoned R-4.
- 3309.14; Height Districts: To permit the property to have a maximum building height district of 65 feet.
- 3332.29; Height District: To permit the portion of the property zoned R-4 to have a mixed-use building that exceeds the height of 35' and is a maximum height of 65 feet.
- 3312.13(B); Driveway: To permit a driveway serving a mixed-use building with commercial and residential parking to be less than 20 feet wide and to be 19 feet wide at the access to Summit Street.
- 3332.18(D); Basis of Computing Area: To permit the mixed-use building on the portion of the property zoned R-4 to occupy greater than 50 percent of the lot area and to occupy one-hundred percent (100%) of the R-4 portion or the property.
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- 3321.05(A); Vision Clearance: To permit the clear vision triangles to be two five-foot right angle triangles formed by the intersection of the driveway pavement edge and the accessible public sidewalk line at East Fifth Avenue.



RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



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.

APPLICATION # CV17-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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. Douglas G. BORROR 600 Stonehenge Parkway 2ND FL. Dublin OH 43017</p>	<p>2. LORI BETH M. STEINER 600 STONEHENGE PARKWAY 2ND FL. DUBLIN OH 43017</p>
<p>3. Single Family Ventures</p>	<p>4. * BPSH PARTNERS LLC 600 Stonehenge PARKWAY 2ND FL. Dublin OH 43017 2 Cons. Based Employees</p>

Check here if listing additional property owners on a separate page. Jeff Baum 614-264-5044

SIGNATURE OF AFFLIANT Connie J. Klem

Sworn to before me and signed in my presence this 24th day of April, in the year 2017

Nicole L. Mayabb
SIGNATURE OF NOTARY PUBLIC

9-28-2020
My Commission Expires

Notary Seal Here



NICOLE L. MAYABB
Notary Public, State of Ohio
My Commission Expires
September 28, 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 checks payable to the Columbus City Treasurer