

site plan



PARKING SUMMARY
 TOTAL AVAILABLE SPACES = 20
 AVAILABLE SPACES = 20
 RESERVED SPACES = 0
 TOTAL SPACES = 20

- CODED PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

K. J. ...
 S-25-2007

NOOR

5151 Wilcox Road
 Columbus, Ohio 43016

NO.	REVISION	DATE

NOOR CONDOMINIUMS

5151 Wilcox Road
 Columbus, Ohio 43016

STATE OF OHIO
 DEPARTMENT OF REVENUE
 DIVISION OF REVENUE

MSA
 Muesel & Associates, Inc.

A01.1



STATEMENT OF HARDSHIP

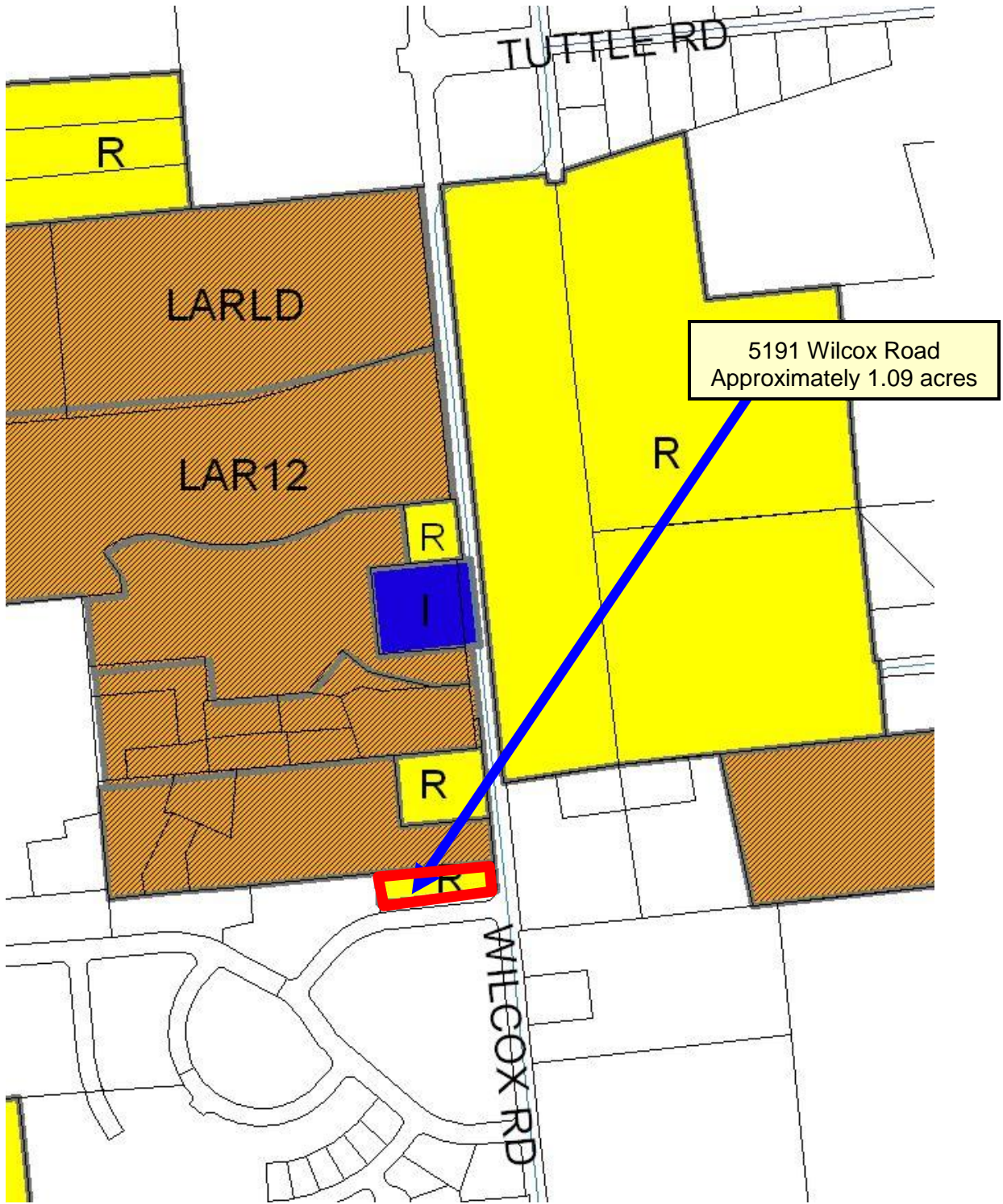
APPLICATION # _____

3307.09 Variances by Board.

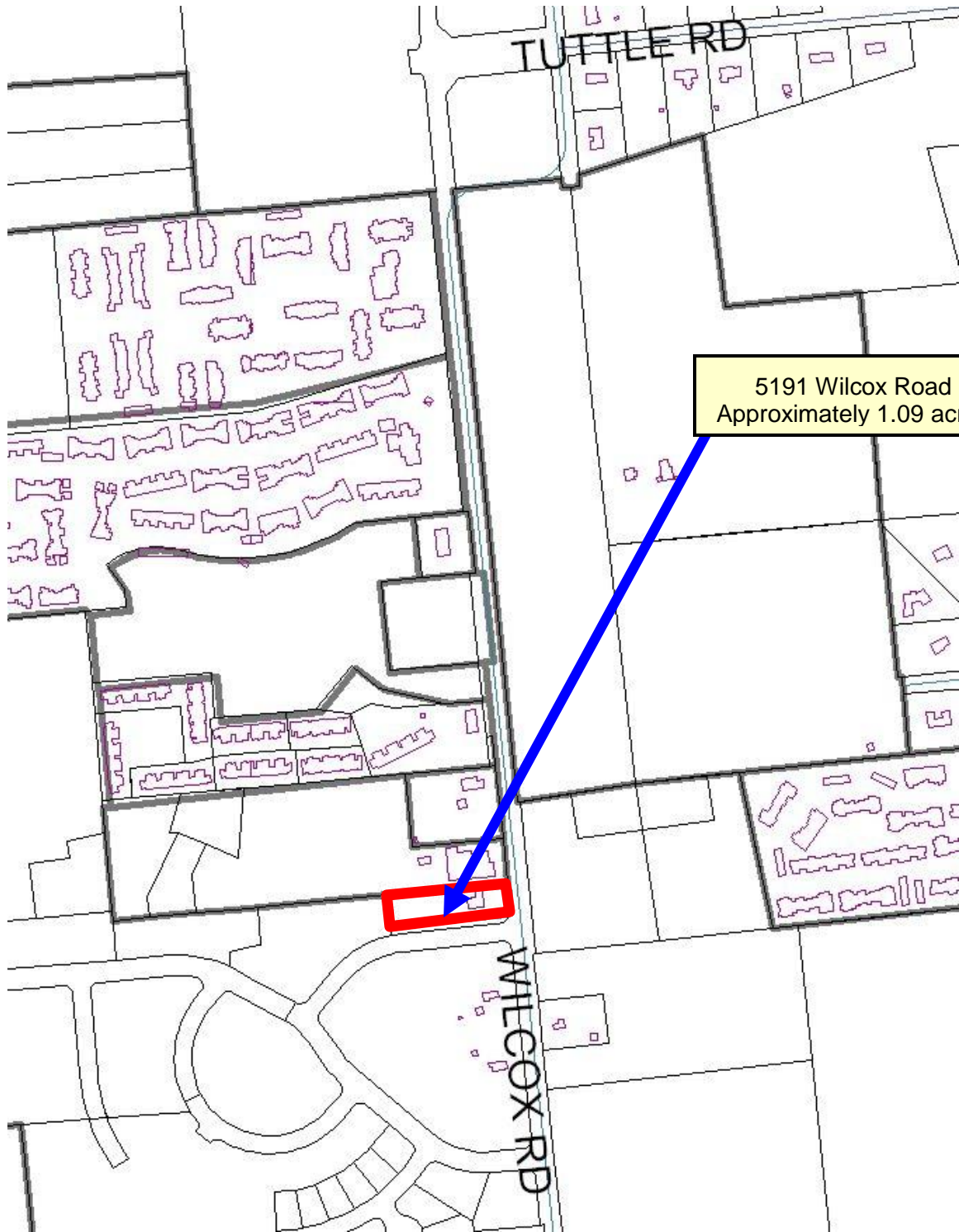
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The existing Columbus parcel is long and narrow and cannot be combined with the adjacent parcel to the south due to municipal and school district boundaries. Our hardship statements are: (1) The entrance off of Noor Dr. was coordinated with both cities to eliminate a Wilcox Rd. access, making the traffic safer for the public (2) that we have an approved plan by Hilliard allowing additional parking to the south of the site. (3) The perimeter yard is a technical correction. (4) In this district, the perimeter yard standard applies in the case of apartment complex. Since we need a use variance, perimeter yard would not apply, so we would apply front, side and rear yard standards.



CV06-064



5191 Wilcox Road
Approximately 1.09 acres

CV06-064

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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 # CV06-064

Being first duly cautioned and sworn (NAME) AI Limited
of (COMPLETE ADDRESS) 6265 Riverside Dr. Ste B, Dublin, OH 43017
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Dr. Khaled A. Farag 733 Weston Park Dr Powell, OH 43065	

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

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 8th day
of February, in the year 2007
SIGNATURE OF NOTARY PUBLIC Tamera L. Kotas
My Commission Expires: 7-2-11

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

Notary Seal Here



Tamera L. Kotas
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires 7-2-11