

28 East 11th Avenue

Columbus, Ohio 43201



PROJECT DATA

ADDRESS: 28 EAST 11TH AVENUE
 TAX DISTRICT / PARCEL: DISCOUNTS
 NET AREA: 4,473 SF
 BASE ZONING: A01
 FLOOR ZONE: UNDESIGNATED IMPACT DISTRICT
 EXISTING USE: PROFFER MANAGEMENT OFFICE
 PROPOSED USE: PROFFER MANAGEMENT OFFICE

EXISTING BUILDING AREA -

FIRST FLOOR: 401 SF GROSS
 SECOND FLOOR: 401 SF GROSS
 TOTAL GROSS AREA: 802 SF

PROPOSED

GARAGE 1 - 2 SPACES
 GARAGE 2 - 2 SPACES
 SERVICE PARKING - 4 SPACES (NOT)
 TOTAL PARKING - 4 SPACES

NOTES -

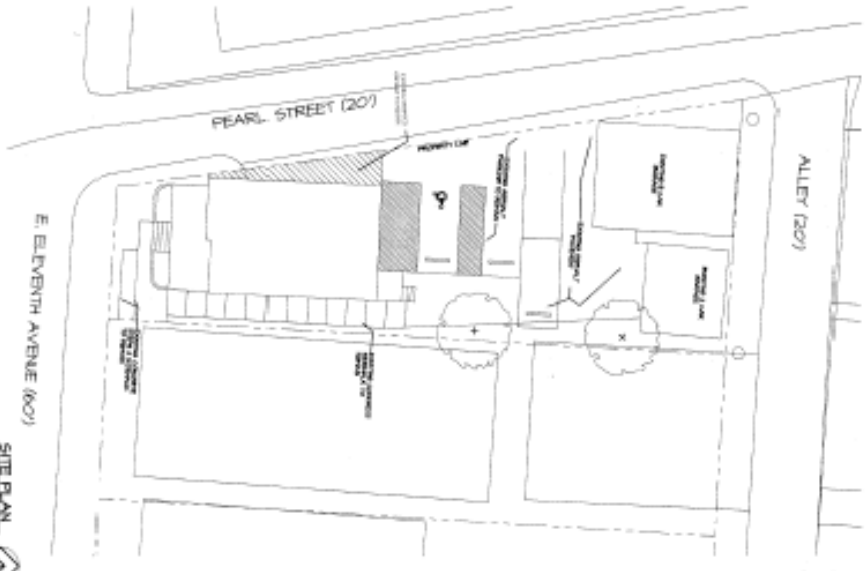
- The 2 existing forms 0000000 are shown in dotted existing conditions. The proposed may be retained and surface parking retained.
- All building setbacks shown are existing.
- The second floor of the building may be used as a single apartment instead of office, and property management office on the ground floor. It has all the and second floor property management office.

REMARKS

8 SPACES

NOTES -

CV08-028



CV08-028

RP Hughes
 ARCHITECTS, Inc.

CV08-028

Donald R. Rieck 6/18/09
 Donald Rieck, Attorney for Applicant
 Final Received: June 14th 6/13/09

ZONING VARIANCE
 28 EAST 11TH AVENUE
 COLUMBUS, OHIO 43201

ZONING NOTES
 SITE PLAN

APPLICANT: [Blank]
 PROJECT: [Blank]
 DATE: [Blank]
 SHEET: A01

EXHIBIT B**STATEMENT OF HARDSHIP****28 East 11th Avenue, Columbus, OH 43201****CV08-028**

The site is located on the north side of East 11th Avenue, 183 +/- feet east of North High Street and abutting the east side of Pearl Alley. The property is developed with a two (2) story brick primary structure built as a single family dwelling, subsequently licensed for use as a rooming house, and currently being used as a property management office. Applicant proposes a variance to permit the use of the existing building as a property management office. The building and position on the lot is existing.

The site is zoned AR-4, Apartment Residential and is located a very short distance from North High Street in the heart of the primary high density off campus housing related to Ohio State University. The building is immediately adjacent to the Campus Gateway project to the west, across Pearl Alley, including the loading/service area, and also across the street from Gateway buildings on the south side of East 11th Avenue. Applicant proposes a variance to permit the change of use for office use, limited exclusively to a property management office in the existing building. Applicant owns and manages rental property in the area. No changes are planned to the exterior of the existing building, so the building appearance will remain as it exists today, but be used for a property management office. The site is adjacent to the five (5) story Gateway buildings and loading/service area. A property management office is appropriate for the site and area given the density and primary land use of rental housing in the immediate vicinity.

Applicant requests the following variances:

- 1) Section 3333.035, AR-4, Apartment Residential District Use, to permit the use of the existing building known as 28 East 11th Avenue as a property management office.
- 2) Section 3342.15, Maneuvering, which Section requires each parking space to have sufficient maneuvering area, while applicant proposes one (1) stacked parking space, as depicted on the site plan.

Applicant requests the following conditions with the property management office:

- 1) The principal building shall be retained and the property management office is permitted only in the existing building. The building shall retain its present appearance and building materials, other than normal building maintenance. The building may be fully used as a property management office or be used for first floor property management office and one (1) apartment on the second floor.
- 2) The two (2) existing garage building(s) are to remain available for parking for the property as long as the garage buildings remain. The garage building(s) are not required

to be retained, but, if removed, a comparable number of surface parking spaces will be provided as the number removed by razing the garage(s).

- 3) The sign presently located on the south building wall above the porch shall be removed within 14 days of the effective date of this ordinance. There shall be no signage on the building for the property management office other than a sign on the south wall below the porch roof, as presently exists, and in compliance with the Graphics Code.**
- 4) The ordinance shall be conditioned upon the site plan titled "28 East 11th Avenue", dated June 3, 2009 and signed June 3, 2009 by Donald Plank, Attorney for Applicant. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.**

CITY OF COLUMBUS, OHIO
 DEPARTMENT OF DEVELOPMENT
 HEALTH, HOUSING & SERVICES DIVISION

MAYOR: MICHAEL B. COLEMAN
 DIRECTOR: MARK BARBER
 ADMINISTRATOR: ROY ANNE C. BURRILL



CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT
NEIGHBORHOOD SERVICES DIVISION



MAYOR: MICHAEL B. COLEMAN
DIRECTOR: MARK BARRETT
ADMINISTRATOR: ROCKY ANNE C. BURRILL



CV08-028

Hitt, Dana

From: Ronald Hupman [hupman1@att.net]
Sent: Monday, January 26, 2009 11:17 AM
To: Hitt, Dana
Subject: January 08 UAC Zoning Recommendations

Dana,

Below are the UAC's recommendations on cases heard at the regular meeting on January 21, 2009.
Please pass along the information on the cases handled by others.

28 E. 11th Ave. Council variance to permit property rental office in residential zoning.
Motion: recommend approval pf a council variance to permit a property rental office at 28 E. 11th Ave.
with the condition that the strucutre's residential character be maintained and that all signage adhere to
code. **Vote:** 13 Yes 1 No) Abs

Please let me know if you have questions.
i am at home right now recovering from surgery 291-0248.

Ron

9/23/2009

City of Columbus | Department of Development | Building Services Division | 757 Gady 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 # CV08-028


Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank and Brahm, 145 East Rich Street, 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 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

28 East 11th LLC c/o Thomas Heilman 28 East 11th Avenue Columbus, OH 43201 # of employees: 2 Contact: Thomas Heilman, (614) 291-2600	-----
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If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donald Plank 3rd
 Subscribed to me in my presence and before me this 3rd day
 of June, in the year 2009
 SIGNATURE OF NOTARY PUBLIC David
 My Commission Expires NA

 My commission expires six months after date of notarization.
 Notary Public - State of Ohio
 My commission has no expiration date
 Ohio Revised Code Section 147.03