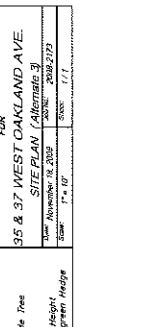
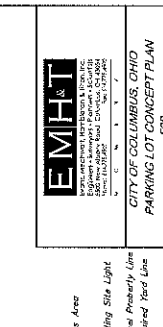
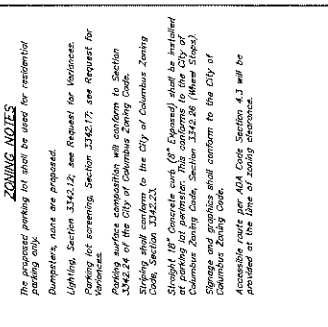


**DEVELOPMENT DATA**  
 35 & 37 W. Oakland Avenue  
 Parcel No. 010-012398 & 010-042302  
 Owner: Parley Jonathan R. SU-1R  
 City of Columbus, OH 43215  
 REF. Zoning Text 283-082  
 Site Area: Flood Zone Community Flood  
 No. 30462014 & Flood Zone  
 No. 30462014  
 Effective Date August 2, 1995.  
 Lot Coverage:  
 35 Oakland 1,043 SF Ex.  
 Building + 1,276 SF  
 Parking + 1,276 SF  
 37 Oakland 1,048 SF Ex.  
 Building + 1,276 SF  
 Parking + 1,276 SF  
 Total: 14  
 Proposed Parking Spaces: 35 Oakland 4 + 6 (Tramper Garage)  
 + 7 (Along Alley) = 17  
 37 Oakland 2  
 Total: 19

**CITY OF COLUMBUS VARIANCES REQUESTED**  
 35 & 37 W. Oakland  
 1. C.C.C. 3332.07 Residential District: To permit parking for residential uses not located on the same lot.  
 2. C.C.C. 3332.08 Side or Rear View Obstructions: To permit the parking lot as an obstruction of the existing rear yard.  
 3. C.C.C. 3342.12 Lighting: To permit a parking lot without installation of new lighting for minimum 1 foot candles of illumination.  
 4. C.C.C. 3340.05 Manseeping: To permit manseeping across an alternate lot line.  
 5. C.C.C. 3342.17a Parking Lot Screening: To permit a parking lot without installing screening for residentially-located properties.  
 6. C.C.C. 3372.57(9) Supplemental Parking Requirements: To permit parking spaces on the alternate lot line without manseeping across the 7' 10" lot line side of that lot line.

**ZONING NOTES**  
 The proposed parking lot shall be used for residential parking only.  
 Dumpsters, none are proposed.  
 Lighting, Section 3342.12, see Request for Variances.  
 Parking lot screening, Section 3342.17, see Request for Variances.  
 Parking surface composition will conform to Section 3342.17 of the City of Columbus Zoning Code, Section 3342.23 to the City of Columbus Zoning Code, Section 3342.23 to the City of Columbus Zoning Code.  
 Straight 10" Concrete curb (6" Exposed) shall be installed at parking lot perimeter. This conforms to the City of Columbus Zoning Code, Section 3342.86 (Rear Steps).  
 Screening: The proposed parking lot shall conform to the City of Columbus Zoning Code, Section 3342.17.  
 Manseeping: The proposed parking lot shall conform to the City of Columbus Zoning Code, Section 3342.17.  
 Accessible route, per ADA Code, Section 4.3 will be provided at the time of zoning administration.



**EMHT**  
 ENGINEERING, ARCHITECTURE & INTERIOR DESIGN  
 1000 WEST OAKLAND AVENUE, SUITE 100  
 COLUMBUS, OHIO 43215  
 614.291.1111  
 www.emht.com

CITY OF COLUMBUS, OHIO  
 PARKING LOT CONCEPT PLAN  
 FOR  
 35 & 37 WEST OAKLAND AVE.  
 SITE PLAN (Alternative 3)  
 Date: November 16, 2023  
 Scale: 1" = 10'

*[Handwritten Signature]*

11.18.09

