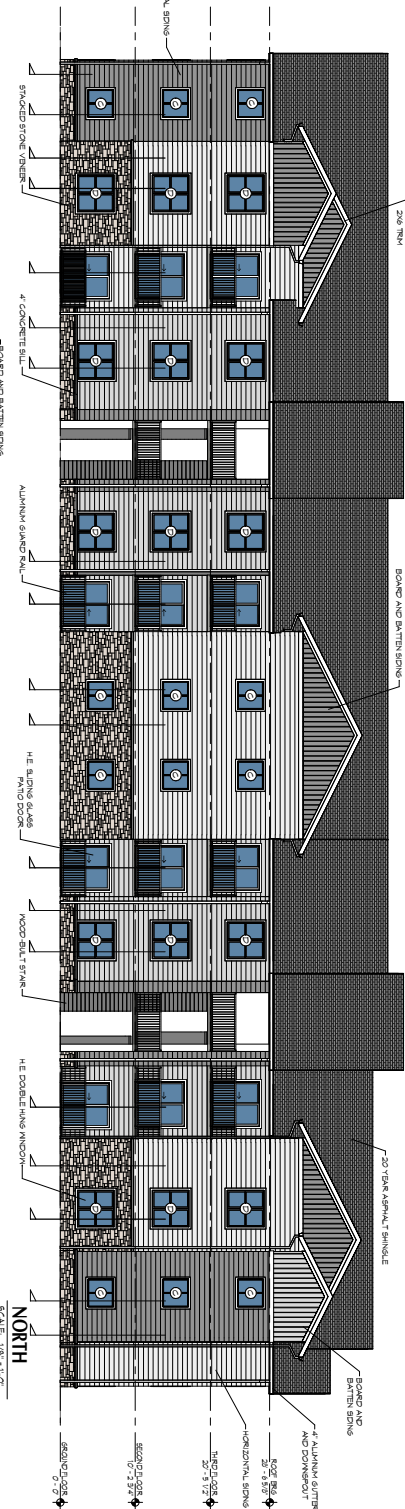
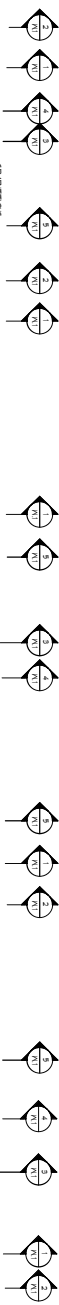
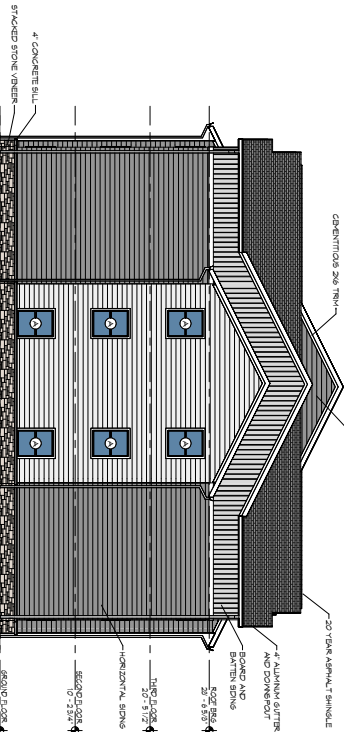


ELEVATION PLANS



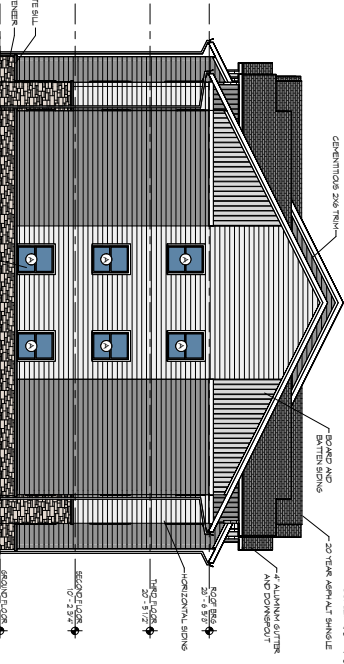
NORTH

SCALE: 1/8" = 1'-0"



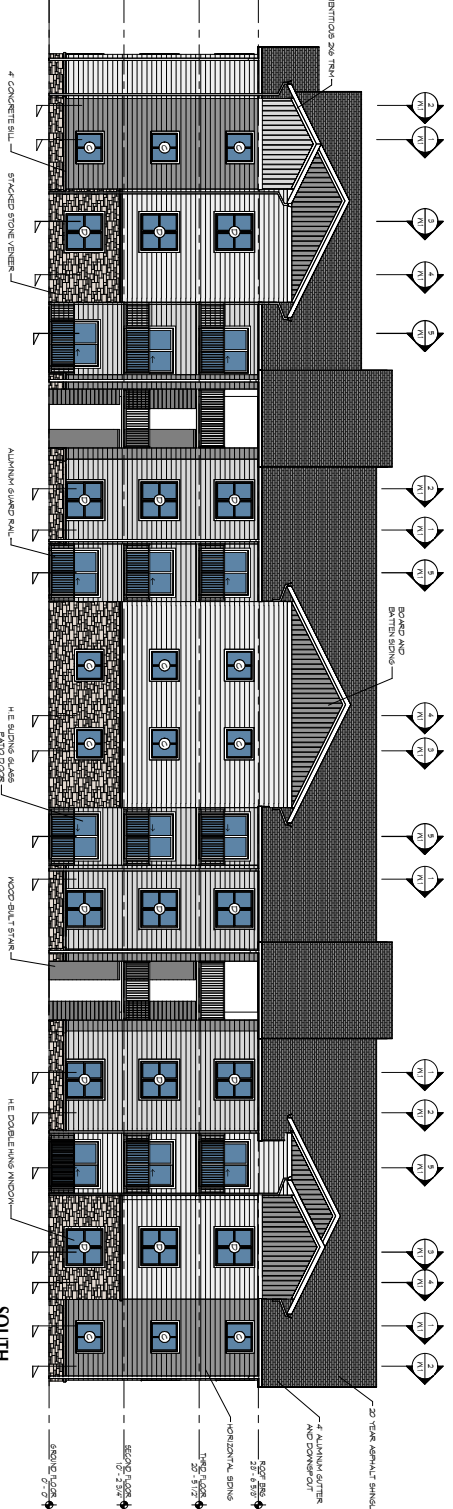
WEST

SCALE: 1/8" = 1'-0"



EAST

SCALE: 1/8" = 1'-0"



SOUTH

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE	
	1. 6'-0" x 5'-0" DOUBLE HUNG WINDOW
	2. 6'-0" x 5'-0" DOUBLE HUNG WINDOW WITH SIDE PANEL
	3. 6'-0" x 5'-0" DOUBLE HUNG WINDOW WITH SIDE PANEL AND DOUBLE HUNG WINDOW
	4. 6'-0" x 5'-0" DOUBLE HUNG WINDOW WITH SIDE PANEL AND DOUBLE HUNG WINDOW

SHEET 1

Domenic Spencer

A.2

BUILDING A
EXTERIOR
ELEVATIONS

JOB NO. 2203	DATE: 08/16/23
REVISIONS:	
NO. DESCRIPTION	DATE
1	
2	
3	
4	
5	
6	
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9	
10	

PRICING SET - NOT FOR CONSTRUCTION
FOREST GREEN AND WEYBURN

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SHEET 2

WINDOW SCHEDULE			
	1	6'0" x 4'0" DOUBLE HUNG WINDOW	1
	2	6'0" x 6'0" DOUBLE HUNG WINDOW	2
	3	6'0" x 8'0" DOUBLE HUNG WINDOW	3
	4	6'0" x 10'0" DOUBLE HUNG WINDOW	4
	5	6'0" x 12'0" DOUBLE HUNG WINDOW	5
	6	6'0" x 14'0" DOUBLE HUNG WINDOW	6
	7	6'0" x 16'0" DOUBLE HUNG WINDOW	7
	8	6'0" x 18'0" DOUBLE HUNG WINDOW	8
	9	6'0" x 20'0" DOUBLE HUNG WINDOW	9
	10	6'0" x 22'0" DOUBLE HUNG WINDOW	10
	11	6'0" x 24'0" DOUBLE HUNG WINDOW	11
	12	6'0" x 26'0" DOUBLE HUNG WINDOW	12
	13	6'0" x 28'0" DOUBLE HUNG WINDOW	13
	14	6'0" x 30'0" DOUBLE HUNG WINDOW	14
	15	6'0" x 32'0" DOUBLE HUNG WINDOW	15
	16	6'0" x 34'0" DOUBLE HUNG WINDOW	16
	17	6'0" x 36'0" DOUBLE HUNG WINDOW	17
	18	6'0" x 38'0" DOUBLE HUNG WINDOW	18
	19	6'0" x 40'0" DOUBLE HUNG WINDOW	19
	20	6'0" x 42'0" DOUBLE HUNG WINDOW	20
	21	6'0" x 44'0" DOUBLE HUNG WINDOW	21
	22	6'0" x 46'0" DOUBLE HUNG WINDOW	22
	23	6'0" x 48'0" DOUBLE HUNG WINDOW	23
	24	6'0" x 50'0" DOUBLE HUNG WINDOW	24
	25	6'0" x 52'0" DOUBLE HUNG WINDOW	25
	26	6'0" x 54'0" DOUBLE HUNG WINDOW	26
	27	6'0" x 56'0" DOUBLE HUNG WINDOW	27
	28	6'0" x 58'0" DOUBLE HUNG WINDOW	28
	29	6'0" x 60'0" DOUBLE HUNG WINDOW	29
	30	6'0" x 62'0" DOUBLE HUNG WINDOW	30
	31	6'0" x 64'0" DOUBLE HUNG WINDOW	31
	32	6'0" x 66'0" DOUBLE HUNG WINDOW	32
	33	6'0" x 68'0" DOUBLE HUNG WINDOW	33
	34	6'0" x 70'0" DOUBLE HUNG WINDOW	34
	35	6'0" x 72'0" DOUBLE HUNG WINDOW	35
	36	6'0" x 74'0" DOUBLE HUNG WINDOW	36
	37	6'0" x 76'0" DOUBLE HUNG WINDOW	37
	38	6'0" x 78'0" DOUBLE HUNG WINDOW	38
	39	6'0" x 80'0" DOUBLE HUNG WINDOW	39
	40	6'0" x 82'0" DOUBLE HUNG WINDOW	40
	41	6'0" x 84'0" DOUBLE HUNG WINDOW	41
	42	6'0" x 86'0" DOUBLE HUNG WINDOW	42
	43	6'0" x 88'0" DOUBLE HUNG WINDOW	43
	44	6'0" x 90'0" DOUBLE HUNG WINDOW	44
	45	6'0" x 92'0" DOUBLE HUNG WINDOW	45
	46	6'0" x 94'0" DOUBLE HUNG WINDOW	46
	47	6'0" x 96'0" DOUBLE HUNG WINDOW	47
	48	6'0" x 98'0" DOUBLE HUNG WINDOW	48
	49	6'0" x 100'0" DOUBLE HUNG WINDOW	49
	50	6'0" x 102'0" DOUBLE HUNG WINDOW	50
	51	6'0" x 104'0" DOUBLE HUNG WINDOW	51
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	53	6'0" x 108'0" DOUBLE HUNG WINDOW	53
	54	6'0" x 110'0" DOUBLE HUNG WINDOW	54
	55	6'0" x 112'0" DOUBLE HUNG WINDOW	55
	56	6'0" x 114'0" DOUBLE HUNG WINDOW	56
	57	6'0" x 116'0" DOUBLE HUNG WINDOW	57
	58	6'0" x 118'0" DOUBLE HUNG WINDOW	58
	59	6'0" x 120'0" DOUBLE HUNG WINDOW	59
	60	6'0" x 122'0" DOUBLE HUNG WINDOW	60
	61	6'0" x 124'0" DOUBLE HUNG WINDOW	61
	62	6'0" x 126'0" DOUBLE HUNG WINDOW	62
	63	6'0" x 128'0" DOUBLE HUNG WINDOW	63
	64	6'0" x 130'0" DOUBLE HUNG WINDOW	64
	65	6'0" x 132'0" DOUBLE HUNG WINDOW	65
	66	6'0" x 134'0" DOUBLE HUNG WINDOW	66
	67	6'0" x 136'0" DOUBLE HUNG WINDOW	67
	68	6'0" x 138'0" DOUBLE HUNG WINDOW	68
	69	6'0" x 140'0" DOUBLE HUNG WINDOW	69
	70	6'0" x 142'0" DOUBLE HUNG WINDOW	70
	71	6'0" x 144'0" DOUBLE HUNG WINDOW	71
	72	6'0" x 146'0" DOUBLE HUNG WINDOW	72
	73	6'0" x 148'0" DOUBLE HUNG WINDOW	73
	74	6'0" x 150'0" DOUBLE HUNG WINDOW	74
	75	6'0" x 152'0" DOUBLE HUNG WINDOW	75
	76	6'0" x 154'0" DOUBLE HUNG WINDOW	76
	77	6'0" x 156'0" DOUBLE HUNG WINDOW	77
	78	6'0" x 158'0" DOUBLE HUNG WINDOW	78
	79	6'0" x 160'0" DOUBLE HUNG WINDOW	79
	80	6'0" x 162'0" DOUBLE HUNG WINDOW	80
	81	6'0" x 164'0" DOUBLE HUNG WINDOW	81
	82	6'0" x 166'0" DOUBLE HUNG WINDOW	82
	83	6'0" x 168'0" DOUBLE HUNG WINDOW	83
	84	6'0" x 170'0" DOUBLE HUNG WINDOW	84
	85	6'0" x 172'0" DOUBLE HUNG WINDOW	85
	86	6'0" x 174'0" DOUBLE HUNG WINDOW	86
	87	6'0" x 176'0" DOUBLE HUNG WINDOW	87
	88	6'0" x 178'0" DOUBLE HUNG WINDOW	88
	89	6'0" x 180'0" DOUBLE HUNG WINDOW	89
	90	6'0" x 182'0" DOUBLE HUNG WINDOW	90
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	92	6'0" x 186'0" DOUBLE HUNG WINDOW	92
	93	6'0" x 188'0" DOUBLE HUNG WINDOW	93
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	104	6'0" x 210'0" DOUBLE HUNG WINDOW	104
	105	6'0" x 212'0" DOUBLE HUNG WINDOW	105
	106	6'0" x 214'0" DOUBLE HUNG WINDOW	106
	107	6'0" x 216'0" DOUBLE HUNG WINDOW	107
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	128	6'0" x 258'0" DOUBLE HUNG WINDOW	128
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	133	6'0" x 268'0" DOUBLE HUNG WINDOW	133
	134	6'0" x 270'0" DOUBLE HUNG WINDOW	134
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	136	6'0" x 274'0" DOUBLE HUNG WINDOW	136
	137	6'0" x 276'0" DOUBLE HUNG WINDOW	137
	138	6'0" x 278'0" DOUBLE HUNG WINDOW	138
	139	6'0" x 280'0" DOUBLE HUNG WINDOW	139
	140	6'0" x 282'0" DOUBLE HUNG WINDOW	140
	141	6'0" x 284'0" DOUBLE HUNG WINDOW	141
	142	6'0" x 286'0" DOUBLE HUNG WINDOW	142
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	148	6'0" x 298'0" DOUBLE HUNG WINDOW	148
	149	6'0" x 300'0" DOUBLE HUNG WINDOW	149
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	154	6'0" x 310'0" DOUBLE HUNG WINDOW	154
	155	6'0" x 312'0" DOUBLE HUNG WINDOW	155
	156	6'0" x 314'0" DOUBLE HUNG WINDOW	156
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	160	6'0" x 322'0" DOUBLE HUNG WINDOW	160
	161	6'0" x 324'0" DOUBLE HUNG WINDOW	161
	162	6'0" x 326'0" DOUBLE HUNG WINDOW	162
	163	6'0" x 328'0" DOUBLE HUNG WINDOW	163
	164	6'0" x 330'0" DOUBLE HUNG WINDOW	164
	165	6'0" x 332'0" DOUBLE HUNG WINDOW	165
	166	6'0" x 334'0" DOUBLE HUNG WINDOW	166
	167	6'0" x 336'0" DOUBLE HUNG WINDOW	167
	168	6'0" x 338'0" DOUBLE HUNG WINDOW	168
	169	6'0" x 340'0" DOUBLE HUNG WINDOW	169
	170	6'0" x 342'0" DOUBLE HUNG WINDOW	170

8.17.2023

Domenic Spencer

C.2

BUILDING C
EXTERIOR
ELEVATIONS

JOB NO. 2203
DATE: 08/16/23
REVISIONS:
NO. DESCRIPTION BY
1
2
3
4
5
6
7
8
9
10

PRICING SET - NOT FOR CONSTRUCTION
FOREST GREEN AND WEYBURN

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SHEET 3



8.17.2023

Domenic Spencer

D.2

BUILDING D
EXTERIOR
ELEVATIONS

JOB NO: 2017		
DATE: 08/16/23		
REVISIONS:		
No.	Description	Date

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EXHIBIT 10-2-23-10

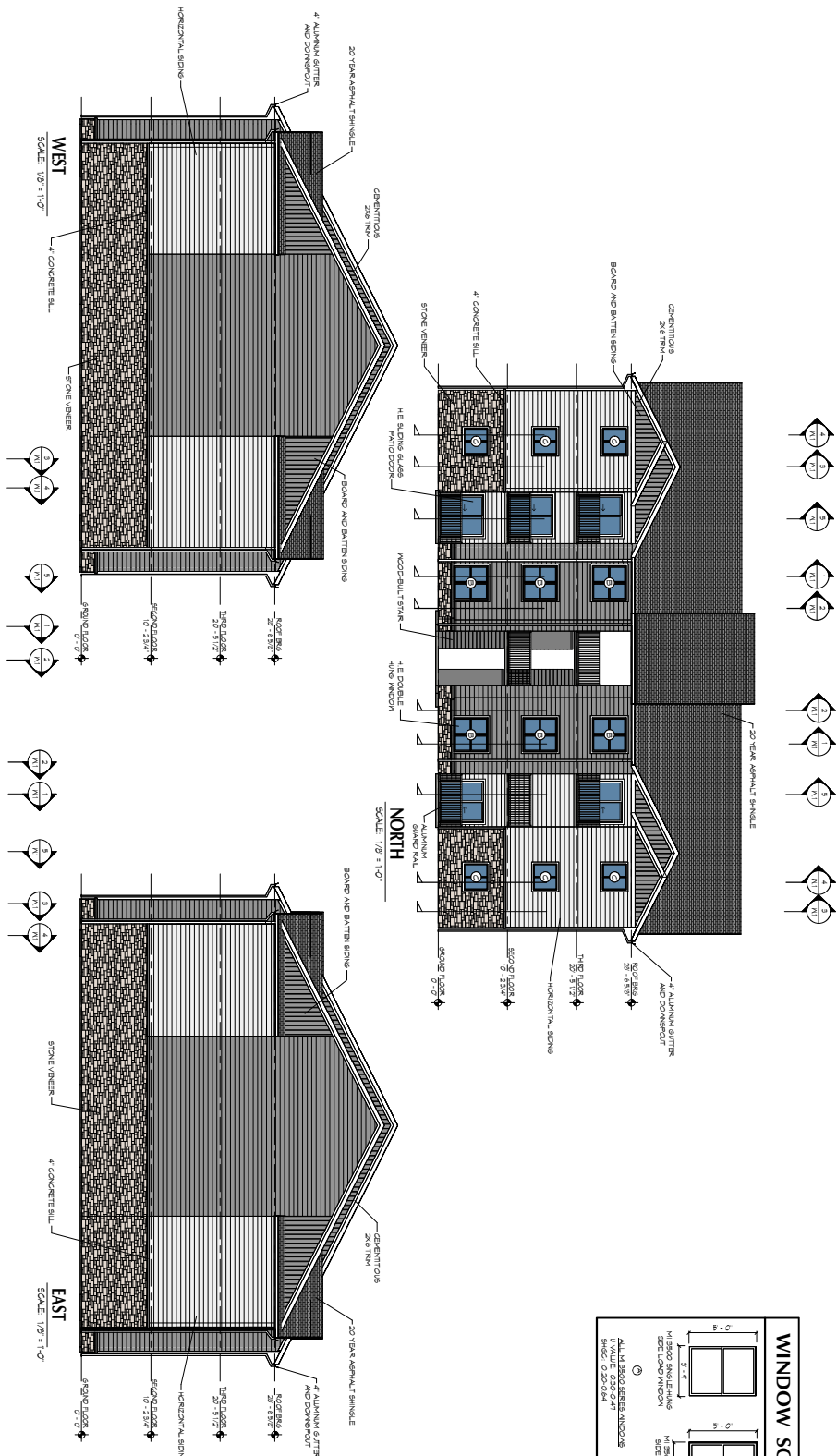
PRICING SET - NOT FOR CONSTRUCTION
FOREST GREEN AND WEYBURN

SHEET 4

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ARCHITECTS & PLANNERS

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Columbus, Ohio 43215
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WINDOW SCHEDULE		
①	②	③



8.17.2023

Domenic Spencer

E.2

BUILDING E
EXTERIOR
ELEVATIONS

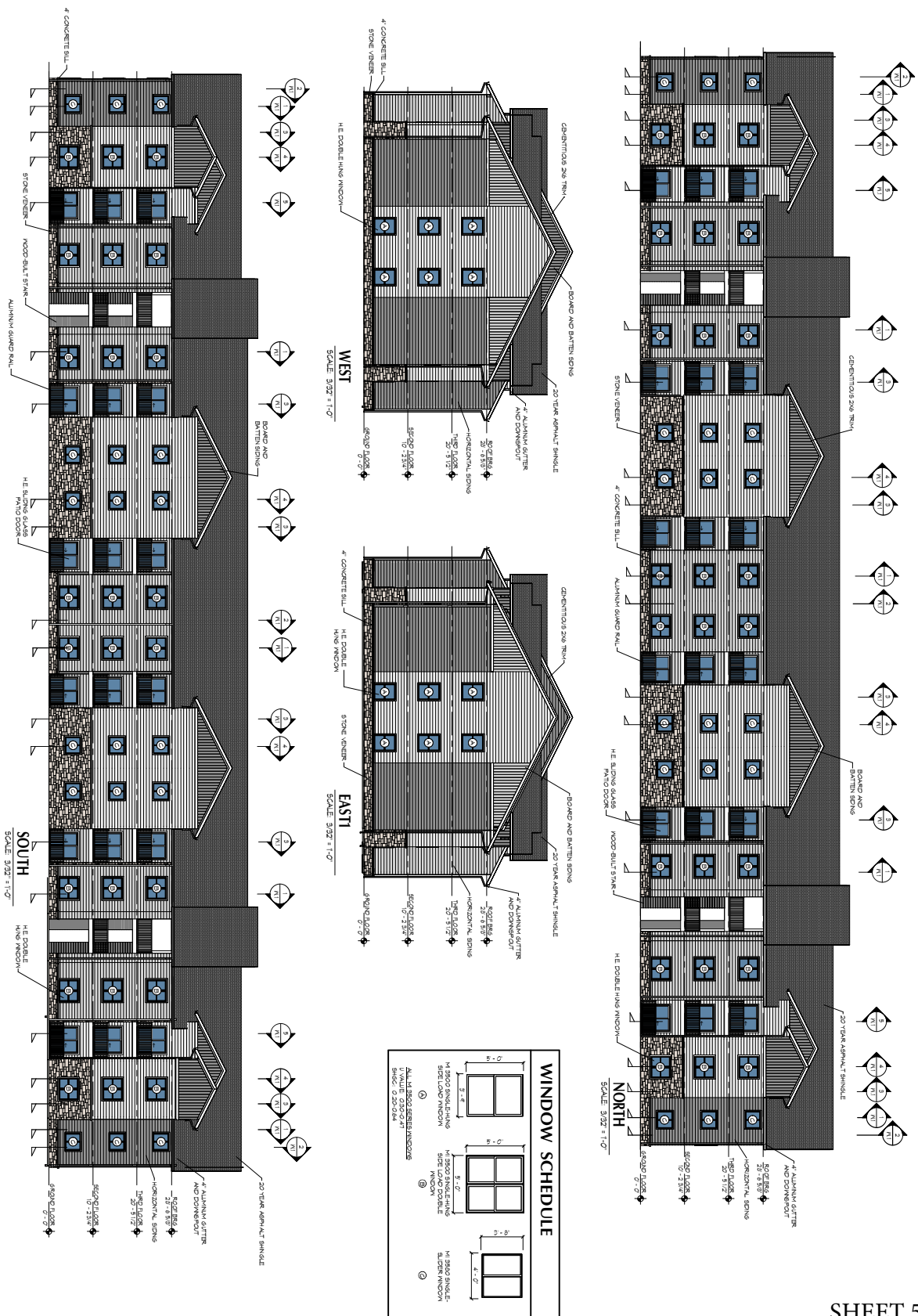
JOB NO. 2203
DATE: 08/16/23
NO. DESCRIPTION
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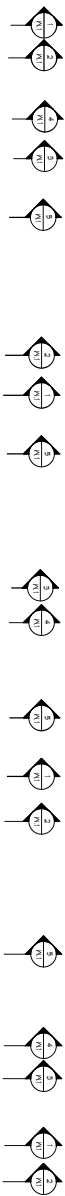
PRICING SET - NOT FOR CONSTRUCTION
FOREST GREEN AND WEYBURN

SHEET 5

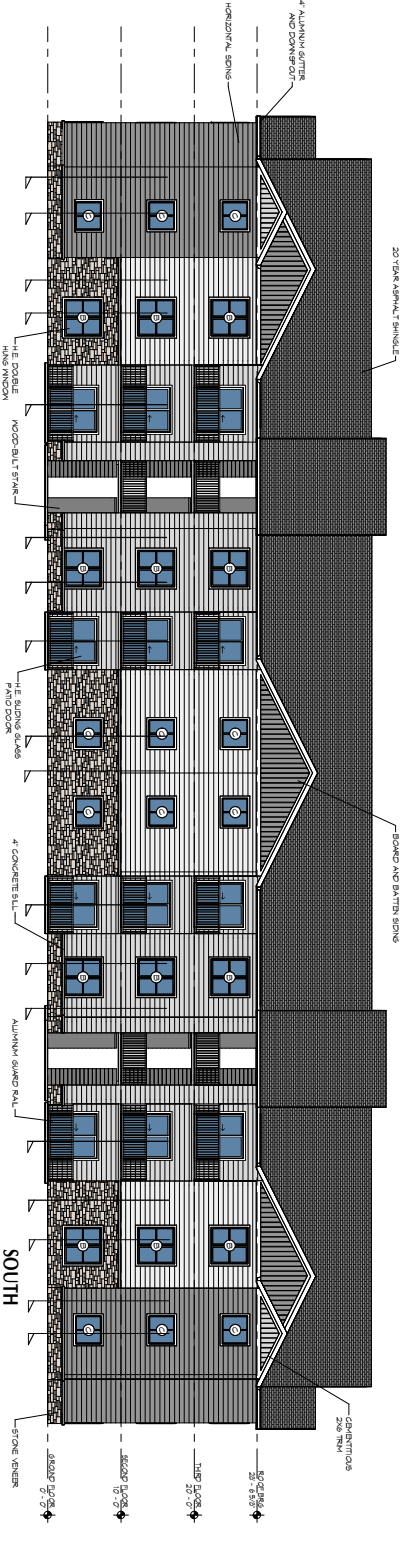
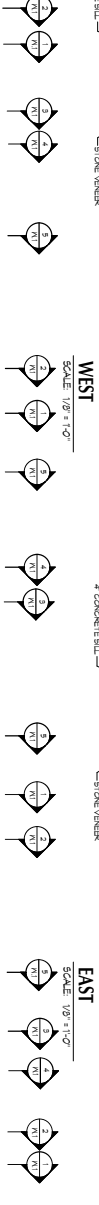
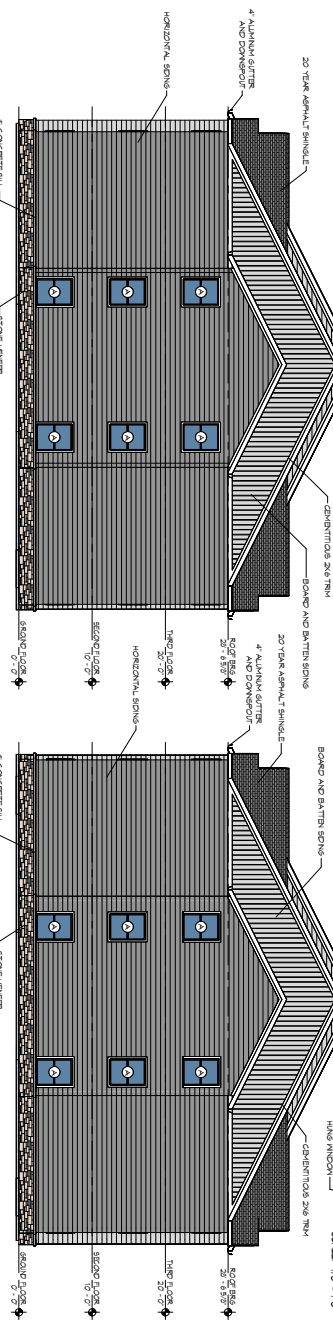
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SHEET 6



WINDOW SCHEDULE			
	1	6'-0\"/>	1
	2	6'-0\"/>	2
	3	6'-0\"/>	3
	4	6'-0\"/>	4
	5	6'-0\"/>	5
	6	6'-0\"/>	6
	7	6'-0\"/>	7
	8	6'-0\"/>	8
	9	6'-0\"/>	9
	10	6'-0\"/>	10
	11	6'-0\"/>	11
	12	6'-0\"/>	12

PRICING SET - NOT FOR CONSTRUCTION
FOREST GREEN AND WEYBURN



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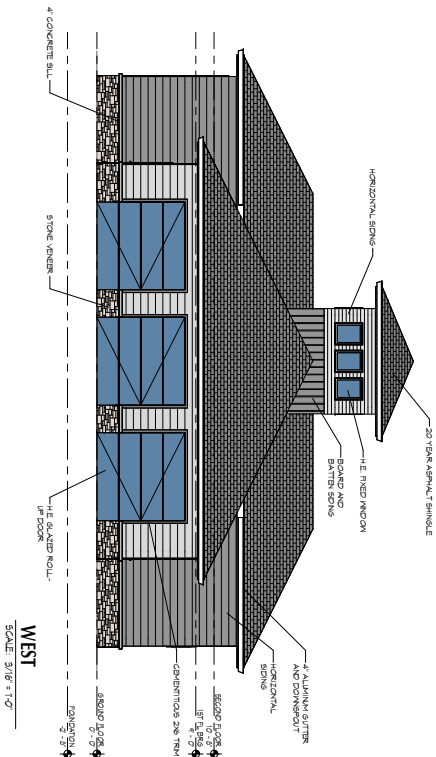
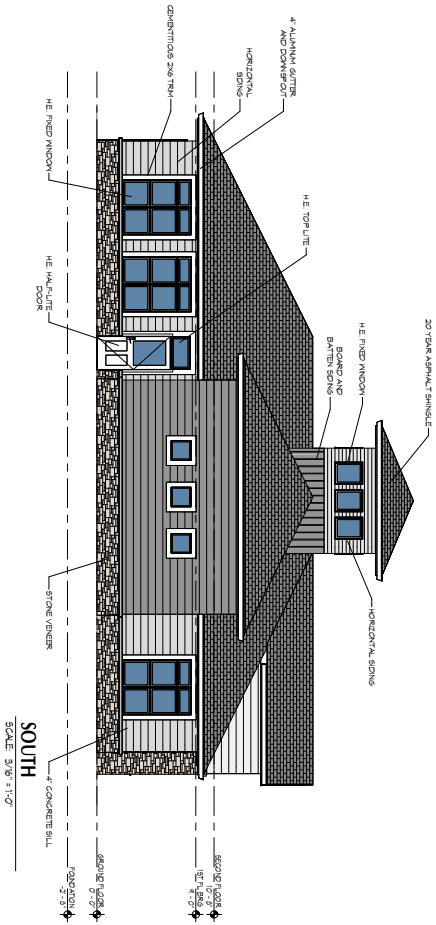
F.2

BUILDING F
EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	DATE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12

JOB NO. 2017
DATE: 08/16/23
REVISIONS:
NO. DESCRIPTION DATE
1 1 1
2 2 2
3 3 3
4 4 4
5 5 5
6 6 6
7 7 7
8 8 8
9 9 9
10 10 10
11 11 11
12 12 12

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JOB NO: 2017		
DATE: 08/16/23		
REVISIONS:		
No.	Description	Date

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REVISED 12-29-2016

**PRICING SET - NOT FOR CONSTRUCTION
COMMUNITY BUILDING**

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Columbus, Ohio 43212
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www.jmacarchitects.com

CO.2

EXTERIOR ELEVATIONS

Domenic Spencer

8.17.2023

Domenic Spencer

M.2

EXTERIOR
ELEVATIONS

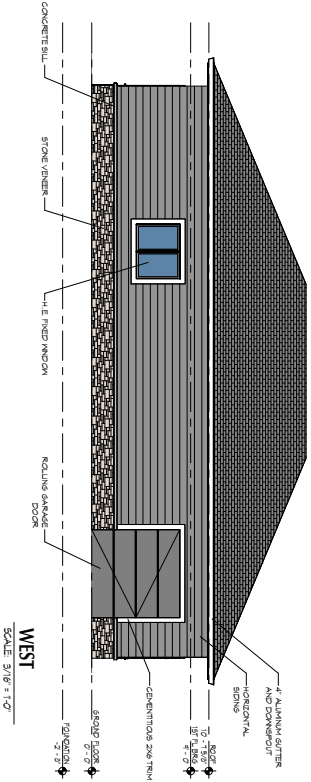
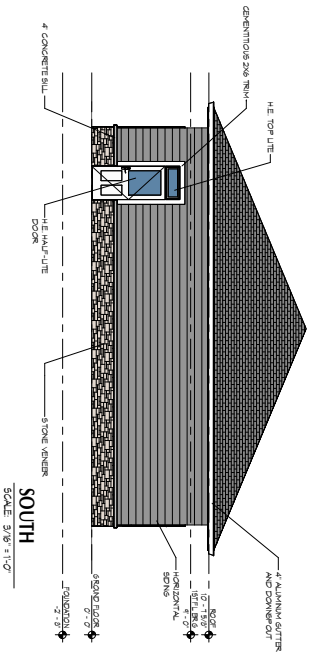
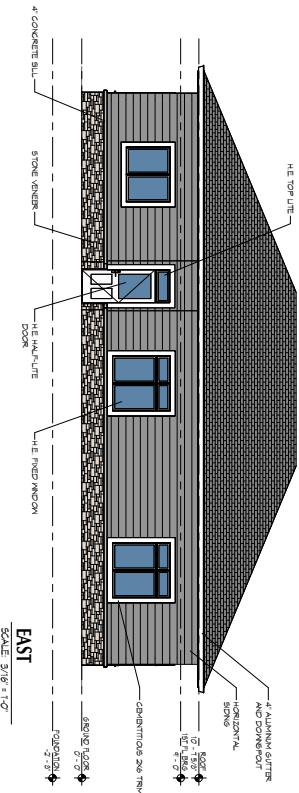
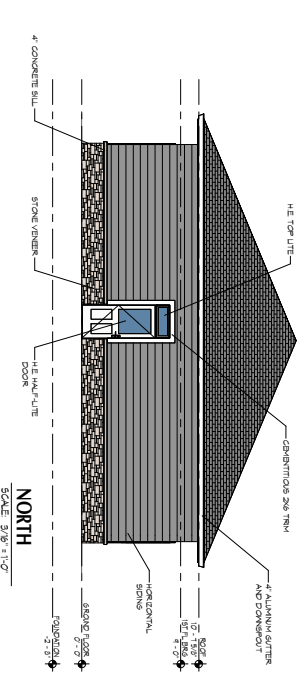
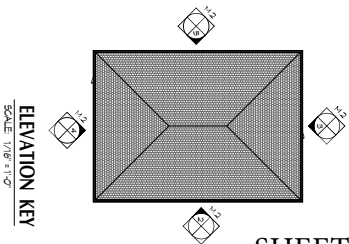
JOB NO: 2017		
DATE: 08/16/23		
REVISIONS:		
No.	Description	Date

PRICING SET - NOT FOR CONSTRUCTION
MAINTENANCE BUILDING

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Columbus, Ohio 43212
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SHEET 8



STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 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.

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 not included, a new application (and applicable fees) 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):

The requested variance will permit a reduced building setback along Refugee Road from 80 feet to 25 feet. The required Building setback using Code 3333.18(B) from Refugee right of way line is 80 feet. This setback will interfere with the overall site plan's layout for building design and parking lot requirements, severely impacting our unit count and egress plans.

Signature of Applicant

Domenic Spencer

Date

REVISED

12:06 am, Aug 18, 2023

CV23-074
2677 Weyburn Rd.
Approximately 6.83 acres



CV23-074
2677 Weyburn Rd.
Approximately 6.83 acres

Standardized Recommendation Form

ORD #2439-2023; CV23-074; Page 13 of 14
111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

TO: RoeJohnson @ columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV23-074

Address:

2677 WEYBURN ROAD

Group Name:

MIDEAST AREA COMMISSION

Meeting Date:

7/18/2023

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

11-0 APPROVAL 7/18/2023

Signature of Authorized Representative:

SIGNATURE

Quay N. Barnes CHAIR

RECOMMENDING GROUP TITLE

MIDEAST AREA COMMISSION

DAYTIME PHONE NUMBER

614-216-6418

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-074

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

Being first duly cautioned and sworn (NAME) ROBERT ARTRUP

of (COMPLETE ADDRESS) 3141 POLLEY RD COLUMBUS, OH 43221

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Devco Development c/o Domenic Spencer 404-791-2627 PO BOX 4108 Bellevue, WA 98009 0 Columbus Based Employees	2. ASMRE Holdings, LLC c/o Patrick Shivley 404-791-2627 4525 Harbor Blvd. Columbus, OH 43232 0 Columbus Based Employees
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

12

day of

JULY

in the year

2023

SIGNATURE OF NOTARY PUBLIC

Attorney-At-Law

Notary Seal Here

My Commission Expires

This Project Disclosure Statement expires six (6) months after date of notarization.