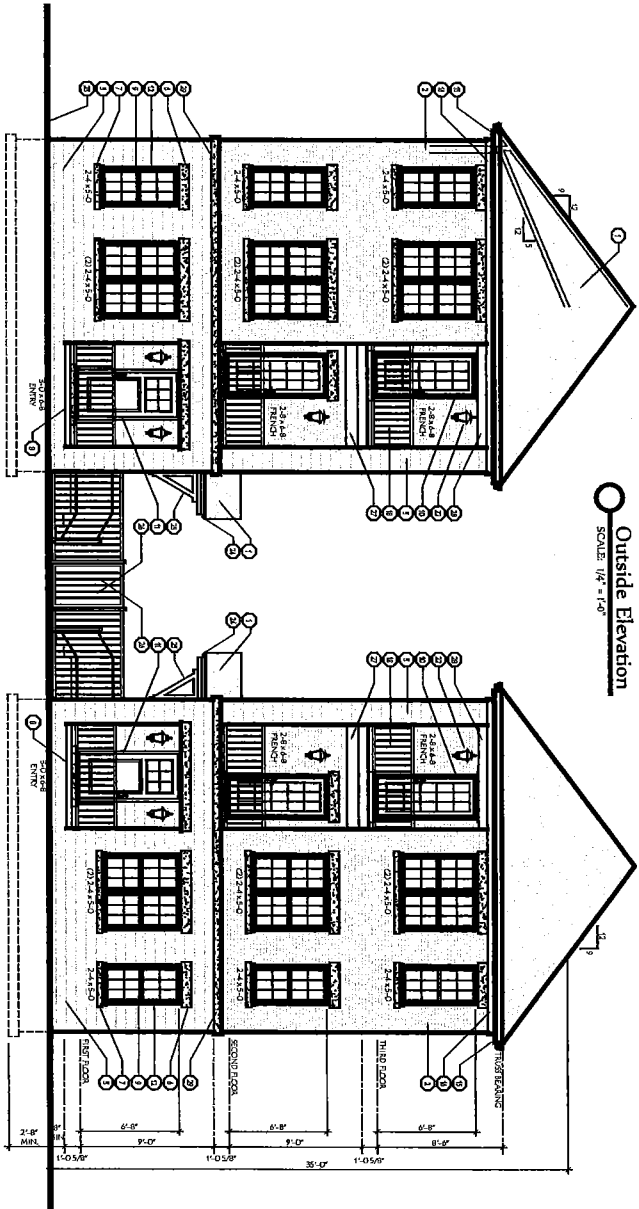


Outside Elevation  
SCALE: 1/4" = 1'-0"



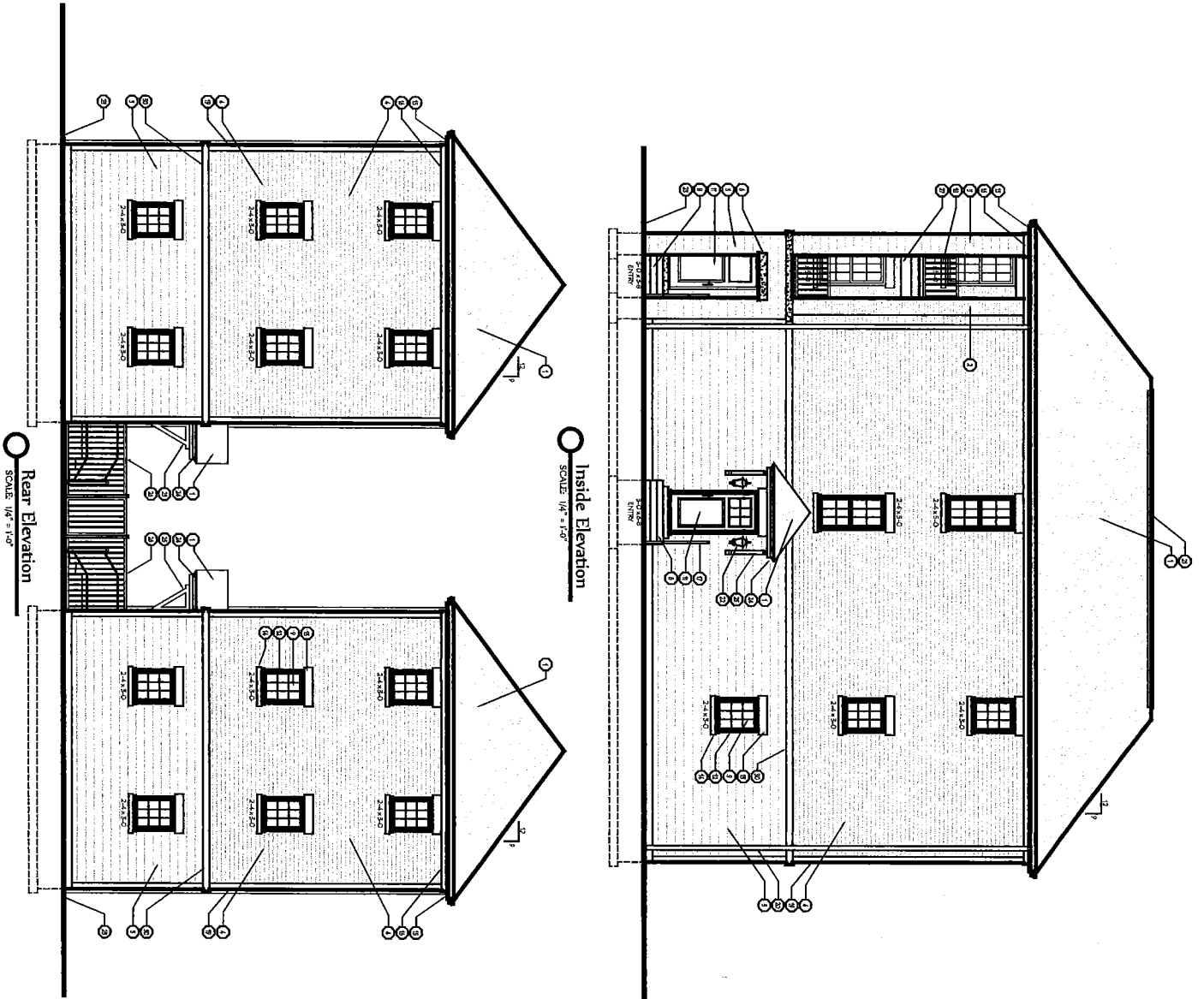
Front Elevation  
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION COORD NOTES

1. REMOVE EXISTING WINDOW CASING
2. REMOVE EXISTING WINDOW CASING TO BE REINSTALLED
3. REMOVE EXISTING WINDOW CASING TO BE REINSTALLED
4. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT
5. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT
6. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT
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18. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT
19. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT
20. REPAIR PAINTED SURFACE WITH AN EQUAL OR BETTER QUALITY PAINT

*Final reviewed 11/20/14*  
*Amogh Lauerhas*  
 11/20/14  
 CM4-0332

Drawing Title: <b>EXTERIOR ELEVATIONS</b>	Date: 19 NOVEMBER 2014	Project Number: 14-018	Revision:	NEW APARTMENT BUILDING FOR: <b>KENCO PROPERTIES</b> 248-252 SOUTH CARPENTER STREET COLUMBUS, OHIO 43205		<b>LAUERHAS ARCHITECTURE</b> 753 Francis Avenue Bexley, Ohio 43209 614.371.3523 www.LauerhasArchitecture.com Amy@LauerhasArchitecture.com COPYRIGHT © LAUERHAS ARCHITECTURE, LLC ALL RIGHTS RESERVED.	
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Inside Elevation  
SCALE: 1/4" = 1'-0"

Rear Elevation  
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION CODED NOTES**
1. INTERIOR FINISHES (SEE SECTION)
  2. INTERIOR FINISHES (SEE SECTION)
  3. INTERIOR FINISHES (SEE SECTION)
  4. INTERIOR FINISHES (SEE SECTION)
  5. INTERIOR FINISHES (SEE SECTION)
  6. INTERIOR FINISHES (SEE SECTION)
  7. INTERIOR FINISHES (SEE SECTION)
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  24. INTERIOR FINISHES (SEE SECTION)
  25. INTERIOR FINISHES (SEE SECTION)
  26. INTERIOR FINISHES (SEE SECTION)
  27. INTERIOR FINISHES (SEE SECTION)
  28. INTERIOR FINISHES (SEE SECTION)
  29. INTERIOR FINISHES (SEE SECTION)
  30. INTERIOR FINISHES (SEE SECTION)

*Final  
received  
11/20/14*

*Amey Lauerhass  
11/20/14*

*CV14-033*

Sheet Number: A-4	Date: 19 NOVEMBER 2014	Drawing Title: EXTERIOR ELEVATIONS	NEW APARTMENT BUILDING FOR: <b>KENNCO PROPERTIES</b> 248-252 SOUTH CARPENTER STREET COLUMBUS, OHIO 43205	Project Number: 14-018	Location: 	<b>LAUERHASS ARCHITECTURE</b> 753 Francis Avenue Beavly, Ohio 43209 614-371-3523 www.LauerhassArchitecture.com Amy@LauerhassArchitecture.com  COPYRIGHT © LAUERHASS ARCHITECTURE, LLC ALL RIGHTS RESERVED. <small>THESE DRAWINGS ARE THE PROPERTY OF LAUERHASS ARCHITECTURE, LLC AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF LAUERHASS ARCHITECTURE, LLC IS STRICTLY PROHIBITED.</small>	
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**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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.

**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 requested as detailed below:**

- ① The lot is of non-conforming size, and we have proposed (i) parking space per each 1-bedroom unit
- ② The reduced front yard setback is to allow for parking at the rear, and was a request of the Near East Area Commission.
- ③ The zoning use variance is to allow a similar height & density that is within the neighborhood.

Signature of Applicant

Amey Mauerhass

Date

6/26/14



CV14-033  
248 & 252 S. Carpenter Street  
Approximately 0.165 acres



CV14-033  
248 & 252 S. Carpenter Street  
Approximately 0.165 acres

**Proehl, Victoria J.**

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**From:** Proehl, Victoria J.  
**Sent:** Tuesday, November 18, 2014 9:33 AM  
**To:** Proehl, Victoria J.  
**Subject:** FW: 248-252 S. Carpenter

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**From:** Kathleen [<mailto:kathleendbailey@hotmail.com>]  
**Sent:** Monday, November 17, 2014 9:48 PM  
**To:** Pine, Shannon L.  
**Cc:** [ken-turner@earthlink.net](mailto:ken-turner@earthlink.net)  
**Subject:** 248-252 S. Carpenter

The Near East Area Commission (NEAC) voted 11-0-1 to support the new development of two three story buildings each consisting of three one bedroom units per CV14-033/14315-00000- 00453 to allow for reduced setback, reduction of parking spaces from 12 to 6, and to allow for a similar height and density usage.

Please feel free to contact me with any questions or concerns.

Thank you.

6114-582-3053





### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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 # CV14-033

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] AMY LAUERHASS

Of [COMPLETE ADDRESS] 753 FRANCIS AVE. BEXLEY OH 43209

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

<p><u>JIM TURNER 645-2551</u> <del>OWNER BARD 645-0203</del> <u>REAL ESTATE ASSET MGR</u></p>	<p>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>
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1. <u>CITY OF COLUMBUS</u> <u>LAND BANK</u> <del>100 N. FRENCH ST.</del> <u>50 W. Gay St.</u> <u>COLUMBUS OH 43215</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

*Amy Lauerhass*

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 26<sup>th</sup> day of June, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

*Cherisse Rader*

My Commission Expires

3-5-18



**Cherisse N. Rader**  
Notary Public, State of Ohio  
My Commission Expires 03-05-18

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

**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 all checks payable to the Columbus City Treasurer