

WISA  
STUDIO

PROPOSED SITE PLAN  
FOLLOWING CODES:  
MUNICIPAL CODE  
MUNICIPAL CODE

CVO4-044

TOWN STREET  
RENOVATION

PROPOSED  
SITE PLAN  
Z-101

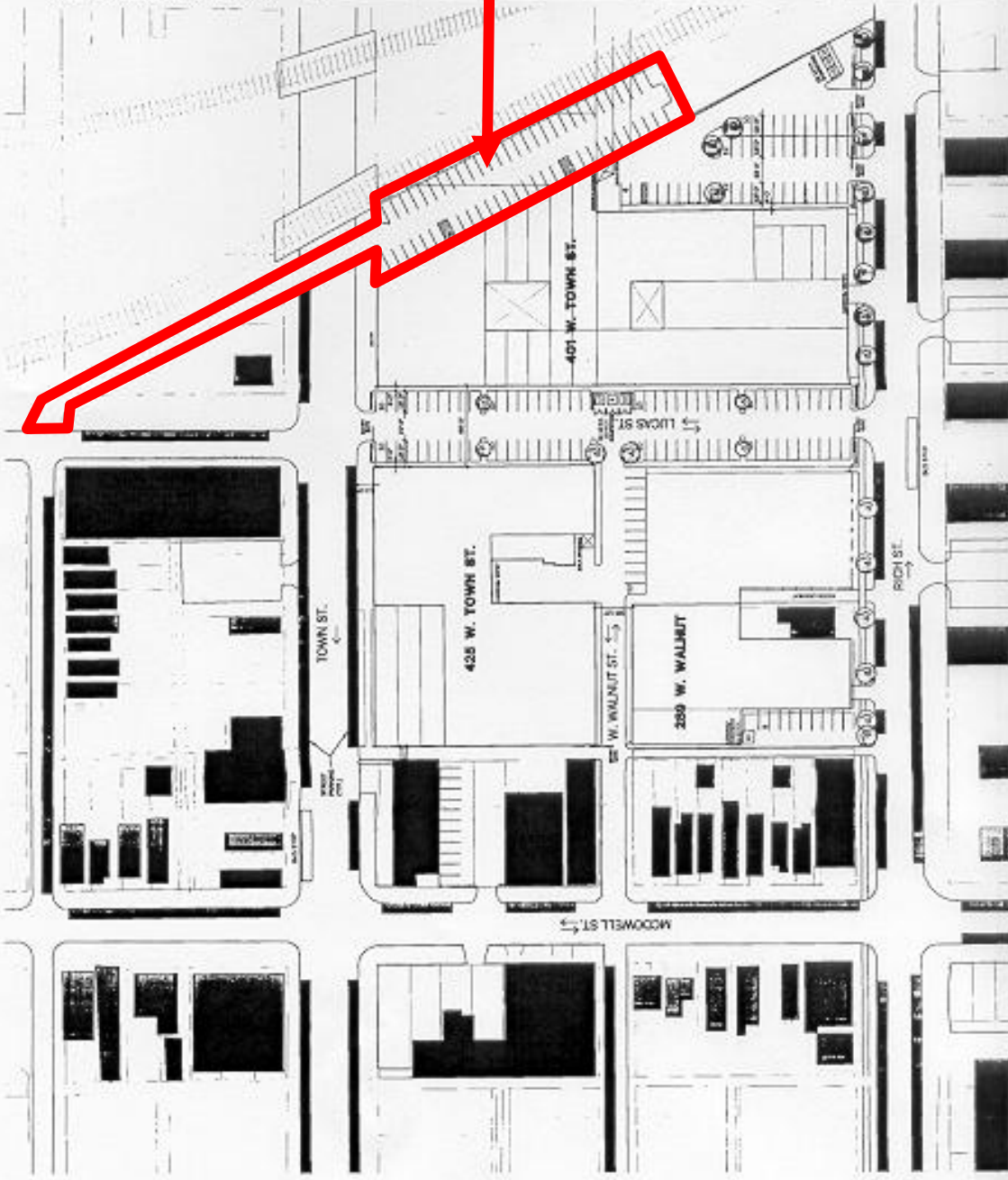


1 LOCATION PLAN

TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA
1	401 WEST WALNUT STREET	10,000	10,000
2	401 WEST TOWN STREET	10,000	20,000
3	401 WEST WALNUT STREET	10,000	30,000
4	401 WEST TOWN STREET	10,000	40,000
5	401 WEST WALNUT STREET	10,000	50,000
6	401 WEST TOWN STREET	10,000	60,000
7	401 WEST WALNUT STREET	10,000	70,000
8	401 WEST TOWN STREET	10,000	80,000
9	401 WEST WALNUT STREET	10,000	90,000
10	401 WEST TOWN STREET	10,000	100,000

NOT PART OF SITE



FINAL RECEIVED *Diana 9/13/11* 1/13/06

CVO4-044

PROPOSED SITE PLAN



# STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 warrants a variance from the Comprehensive Plan.

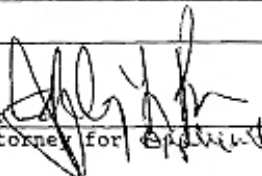
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the 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:

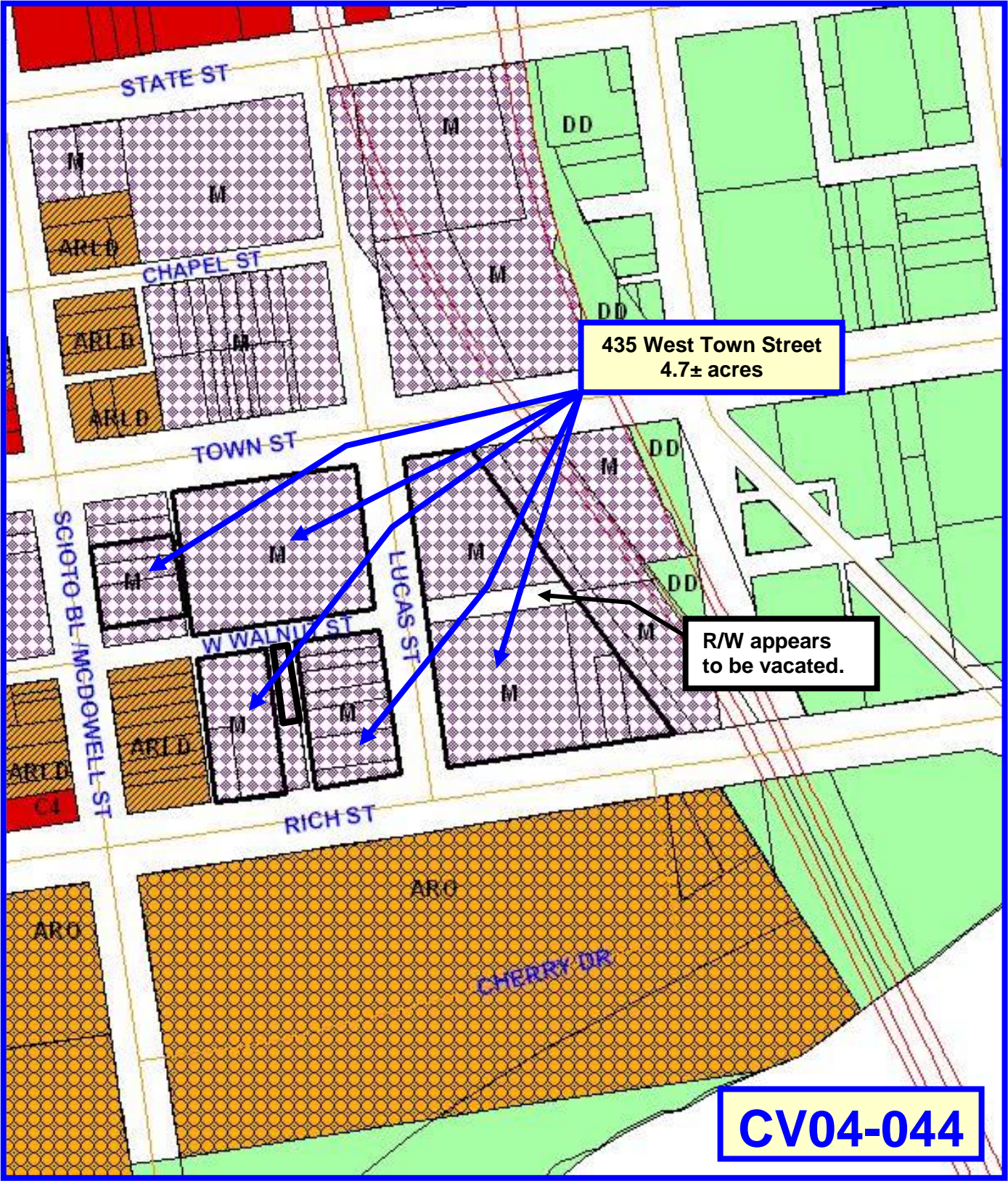
The applicant is requesting a variance to permit residential dwelling units (134 units) in the M, Manufacturing District, Section 3363.01, a reduction in parking from 447 to 143 Section 3342.28 and to reduce the number of loading spaces from two to zero Section 3342.29. The current zoning does not permit residential dwelling units and the remaining variances to parking and loading spaces are necessary for the development to proceed in its current configuration. The granting of this variance will not adversely affect the surrounding property or surrounding neighborhood. The granting of this 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 City of Columbus.

Signature of Applicant (Signed in BLUE INK)

By:   
Attorney for Applicant

Date

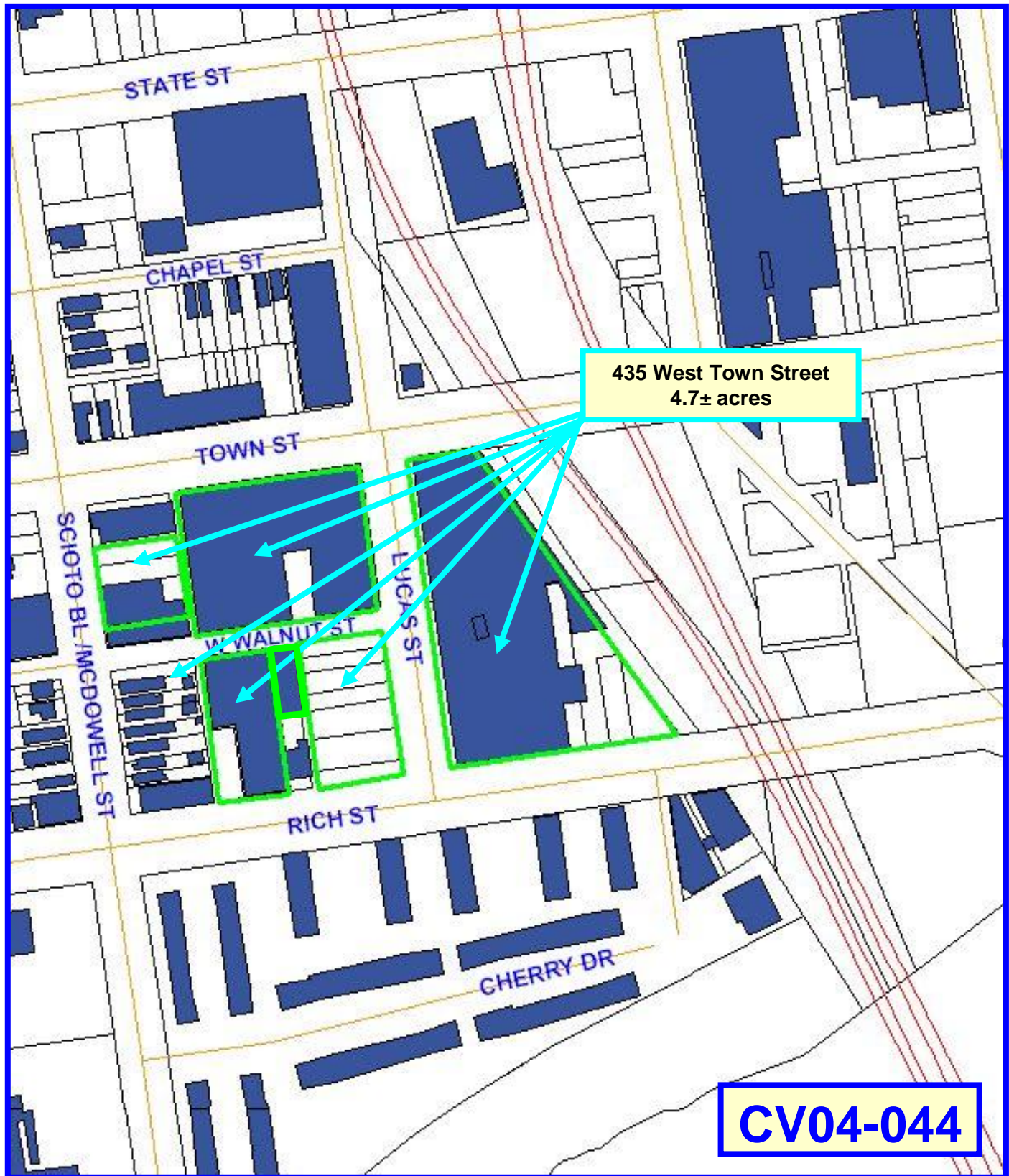
10/26/05



435 West Town Street  
4.7± acres

R/W appears  
to be vacated.

CV04-044



435 West Town Street  
4.7± acres

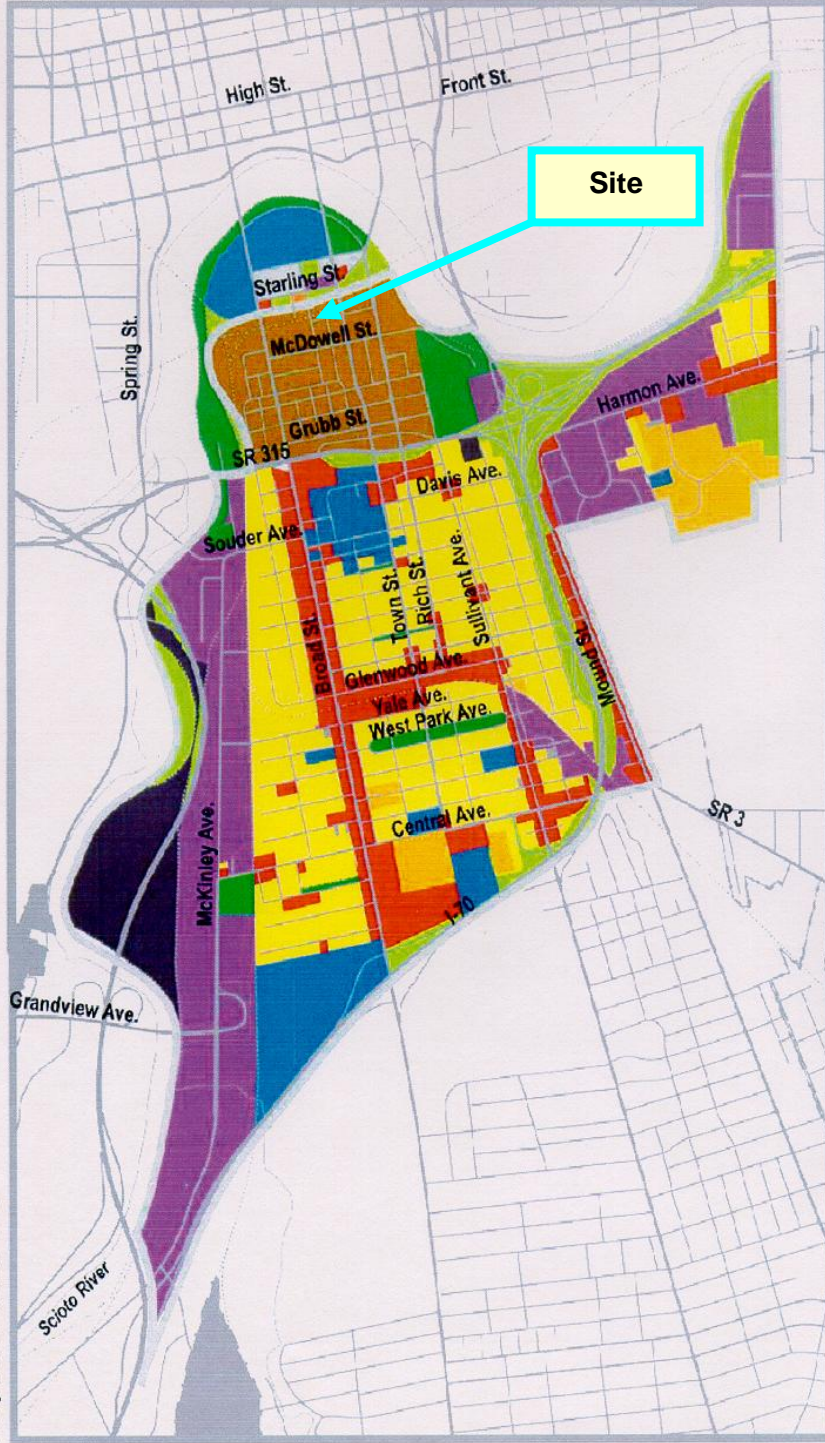
CV04-044

### 3372.403 DESIGNATED AREA.

The designated area, which is delineated in the Official Zoning Map, is generally bound by the Scioto River on the north, the first set of railroad tracks west of Starling Street on the east, the Scioto River/I-70 on the south, and State Route 315 on the west.



Proposed Land Use



- Single-Family Residential
- Multi-family Residential
- Apartment/Office
- Commercial
- Manufacturing
- Institutional
- Mixed Use
- Park/Green Space
- Vacant Land
- Excavation/Quarrying
- Parking





Franklinton Area Commission  
183 Hawkes Avenue  
Columbus, Ohio, 43223

Mr. Dana Hitt  
City of Columbus  
Development Office

Dear Mr. Hitt,

I am writing to notify you that on June 14<sup>th</sup>, 2005, the Franklinton Area Commission (FAC) met with Brick Investment Corporation regarding their plans to redevelop the B&T Metals and Sweden Freezer buildings on West Town Street. After questions and discussion the commission voted to generally support the proposal. The official motion reads:


*Franklinton Area Commission recommends that request to vacate Lucas Street (between Rich and Town Streets), vacate the portion of Lucas St. on the east between 425 W. Town St. on the north, 289 W. Walnut on the south and Lucas St. on the east, vacate the alley to the east of 289 W. Walnut between Rich St. and West Walnut St., as shown on the proposed site plan 2101, be approved. The Franklinton Area Commission also recommends that the request for a variance to reduce the number of parking spaces required to 199 spaces and loading spaces to 0, as shown on the proposed site plan 2101, be approved.*

The vote was 11 in favor, one abstention.

Proposed site plan "2101" is actually plan Z-101, presented by the applicant and copied here. Also copied here are the relevant minutes from the meeting.

Please contact me at 275-4988 with any questions.

Sincerely,

  
Jim Sweeney  
Zoning Chair  
Franklinton Area Commission



# 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 # CV04-044

Being first duly sworn and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 225, 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 format:

- 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

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

1. B & T Metals Co. P.O. Box 163520 Columbus, OH 43216-3520	2. B & T Floor Co. P.O. Box 163520 Columbus, OH 43216-3520
3. Robert G. Eickholt P.O. Box 21442 Columbus, OH 43221	4. Brick Investment Corp. P.O. Box 3574 Hollywood, CA 90028

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of October in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

*[Handwritten Signature]*  
*[Handwritten Signature: Jennifer T. Huette]*  
Oct 25 09

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



JENNIFER T. HUETTE  
Notary Public, State of Ohio  
My Commission Expires 04-25-09