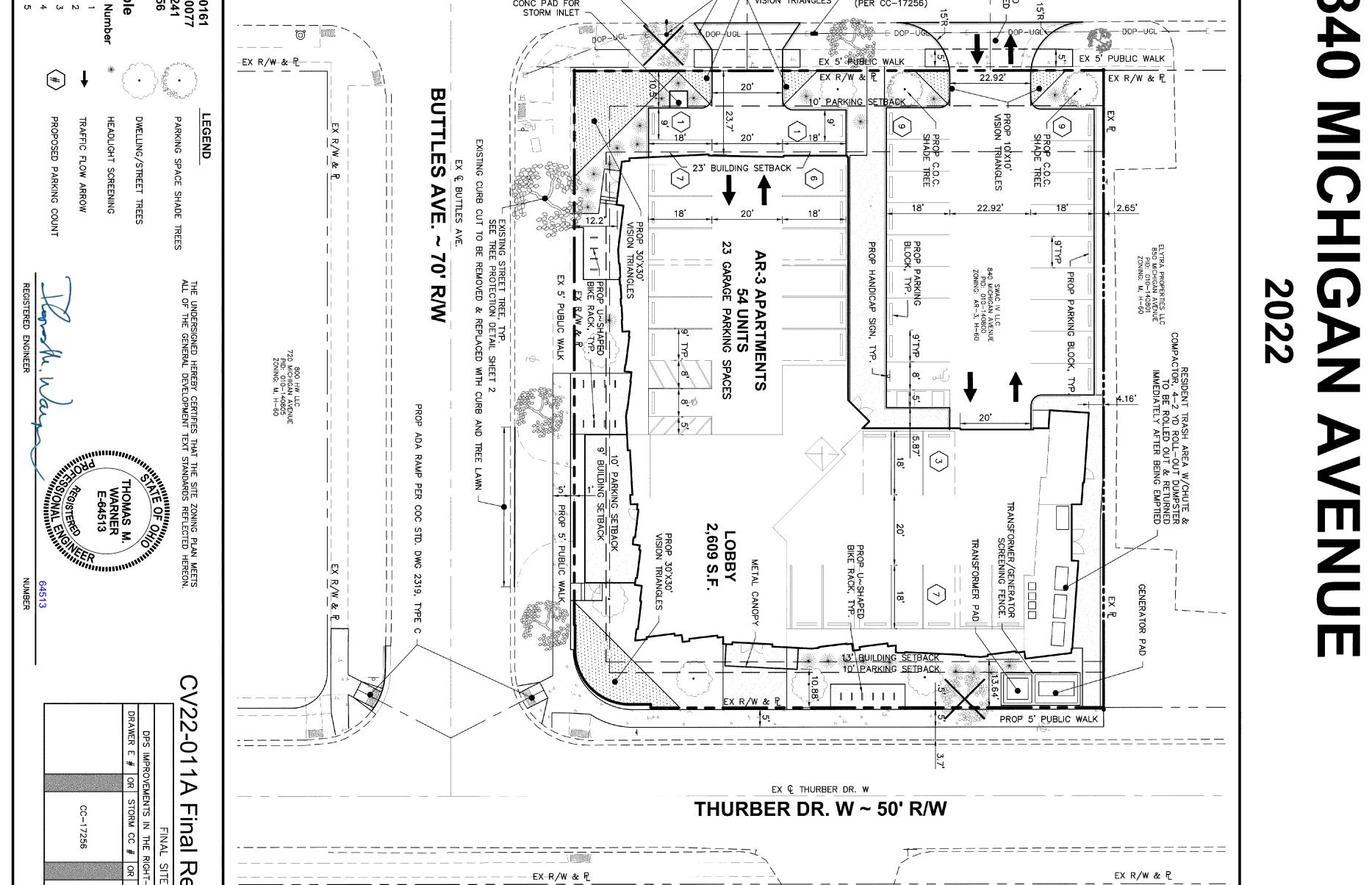
TitleSheetNANDDETAILS2ANDDETAILS2PLAN3GELEVATION4GELEVATION4	QUANIITY Sheet		N AVENUE 724.40 OCCIDENTALIS
22345-00 WSP#524 CC-17250 Sheet List Tabl		ATE WA	REET. NOTE: FOR PROJECTS AFFECTED BY REZONING LIMITATION TEXTS OR CPD TEXTS, THE SEAL AND RE MUST APPEAR UNDER A STATEMENT THAT CERTIFIES THE BUILDING AND SITE PLANS MEET ALL D TEXT STANDARDS. ETS STAMPED AND SIGNED.
15601-00			VERIFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND CATION ORDINANCE HAVE BEEN MET. APPLICABLE ENGINEER'S OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE
	 K R/W & ₽	CITY POINTE NORTH LTD 815 MICHIGAN AVENUE PID: 010-014420 ZONING: M, H-60	N. FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL OVERLAY AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY REQUIREMENTS. NOT APPLICABLE
			CLUDED IN THE FULL PLAN SETS; EACH SITE PLAN SHEET OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE. ANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED WITH CERTIFICATE OF APPROVAL.
			 ILLOSTRATIONS OF ALL BOILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE. REFERENCE THIS PLAN SET FOR ARCHITECTURAL ELEVATIONS, AND LANDSCAPE DETAILS. L. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF
EX STRE REMOVE REMOVA			NG LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PF
EET TREE (1), TO BE D, SEE STREET TREE L CHART ON SHEET 2. CONC PAD FOR		XX	I. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.21 SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURBS; CHAPTER 3321, AND SECTIONS 3321.05 VISION CLEARANCE AND 3312.21 SCREENING. THE PROJECT SHALL CONFORM WITH SECTION 3312.21 SCREENING AND THE SITE LIMITATION TEXT, REFERENCE THIS SHEET. PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39. PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL STOPS AND CURB SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.05. PARKING LOT SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.
EX PC CC	X		H. DUMPSTER SCREENING DETAILS. NOT APPLICABLE.
MICH X STREETLIGH OLE (TBRL PI C-17256)	X		DD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE -YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AN PERTIES ARE LOCATED WITHIN ZONE X ON THE FEDE CE MAP #39049C0307K (EFFECTIVE DATE: JUNE 17,
HT ER	EX R/W	MELMAT LLC 839 MICHIGAN AVENUE PID: 010-145161 ZONING: M, H-60	HT OF BUILDING(S) A
EX Q	X		ED:
/E. ~ È MICHIGA 10'X10' TRIANGLE			DWELLING UNIT SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.07. 1 SHADE TREE PER 10 DWELLING UNITS. SHADE TREES REQUIRED: 6
N AVE.			SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21. 1 SHADE TREE PER 10 PARKING SPACES. SHADE TREES REQUIRED: 2 SHADE TREES PROVIDED: 2
R/W OP STREE			REQUIRED PARKING @ 1.5 PER UNIT = 81 SPACES (54 UNITS) TOTAL SPACES REQUIRED: 41 SPACES (CV20-105) TOTAL SPACES PROVIDED: 43 SPACES (2 W/ H.C. ACCESS)
TLIGHT P(256)			E. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN. WHERE PROVIDED PARKING CONTAINS TEN (10) OR MORE SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.
			TOTAL AREA OF THE DENSITY IN UNITS F EAGE
EXISTING DRIVE TO BE RECONSTRUCTED			
	EX R/W	VIRTUS RIVER HOUSE LLC 860-864 INGLESIDE AVENUE PID: 010-009443 ZONING: M, H-60	A. SITE PLAN, URAWN AND PLOTTED TO A STANDARD ENGINEERING SCALE. REFERENCE THIS SHEET B. SITE LOCATION MAP.
			IREMENTS
			AGE AND GRAPHICS SHALL CONFORM TO DIMENSIONS ARE TO EDGE OF PAVEMEN
			ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE. ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED NOVEMBER 21, 1992.
			SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THER LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL GENERAL NOTES
			BUILDINGS, AND IF ANY NEW CON ALS TO BE CAPPED OFF MUST BE
0			NITARY SEWER NOTE
0		۳ A AC	
			MICHIGAN AVENUE MICHIGAN AVENUE TOTAL SITE AREA: 0.624

SITE INFORMATION PROPOSED ADDRESS PARCEL #

SITE STATISTICS TABLE

SITE PLAN

FOR



		COMPLIANCE PLAN 2234: -OF-WAY NO DPS IMPROVE R/W PERMIT IN THE RIGHT-OF			ALEXANDRIA COLONY LLC 440 ALEXANDRIA COURT PID: 010-112482 ZONING: AR1, H-35								THURBER SQUARE INVESTMENT 832–840 W THURBER DR PID: 010–100740 ZONING: AR1, H–35						
-	ADVANC CIVIL DES ENGINE SCALE: 1" = 20'	BY: Boulev	1 inch = 20 feet 2022 Page 1 of 3	GRAPHIC SCALE CITY OF COLUMBUS, OHIO 0 10 20 40	OUT AID PI	TOTAL 54 OF UNITS: REQUIRED COMPACTED CAPACITY = (54 UNITS X 1/2 CU. YDS. X 1/4) = 6.75 CU. YDS. PROVIDED CAPACITY (COMPACTED) (4-2 CU.YD. EMPTIED ONCE WEEKLY) = 8 CU. YDS. PROPERTY OWNER NAME: JDS COMPANIES	 VEHICLE IMPACT PROTECTION (OFC: SECTION 312) SECURITY AGAINST UNAUTHORIZED ENTRY (OFC: 5704.1.2) AN APPROVED LOCATION BY THE DIVISION OF FIRE BUSTR INSPECTORS CONTACT CFD HIGH HAZARD INSPECTORS AT 614-645-7641X75660, CFDtanks@columbus.gov FOR THE DIVISION OF REFUSE COLLECTION 	IN REVIEW OFFICE AT 614-645-7641 AL INFORMATION. AND FUEL TANKS MUST HAVE:	MILL HAVE TO BE INSTALLED. ARTMENT RAPID KEY ENTRY SYSTEM (KNOX BOX) IS REQUIRED INCE OF EACH BUILDING.	EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS DONE BY A 3RD PARTY). OFC 150 ERRS TESTING REQUIRED AND RESULTS TO BE SENT TO CFDERRS@COLUMBUS.GOV	RTMENT CONNE ING FDC CAPS S REQUIRED AE RES.	IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645–7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO. FOR THE DIVISION OF FIRE	ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL AND INSTALLATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL SPECIFICATIONS STREET TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.	AND FEIGHT	ENGINEER - APPLICANTAPPLICANT - DEVELOPER - CONSTRUCTION MANAGERADVANCED CIVIL DESIGN, INC.JDS COMPANIES781 SCIENCE BOULEVARD, SUITE 100 GAHANNA, OH 43230 PHONE (614) 428-7750 FAX (614) 428-7755 CONTACT: THOMAS M. WARNER, P.E. EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COMAPPLICANT - DEVELOPER - CONSTRUCTION MANAGER JDS COMPANIES COLUMBUS, OH 43215 PHONE: 614-827-1000 CONTACT: BRIAN WILMERS EMAIL: BWILMERS@JDSCOMPANIES.COMFOR THE DIVISION OF POWER.APPLICANT - DEVELOPER - CONSTRUCTION MANAGER JDS COMPANIES COLUMBUS, OH 43215 PHONE: 614-827-1000 CONTACT: BRIAN WILMERS EMAIL: BWILMERS@JDSCOMPANIES.COM	SITE LOCATION MAP NOT TO SCALE	n County sr's Office Dublin Rd. 33 Water Treatment Plant Plant Turn et Solution Plant Turn et Solution Plant Turn et Solution Plant Plant Plant Plant Turn et Solution Plant Plan	TI TO IS IS	POT AVE

Muchael Shownon 1-25-21

840 MICHIGAN AVENUE

WEST ELEVATION







PRESENTATION DATE: 01.07.21
PRELIMINARY: NOT FOR CONSTRUCTION



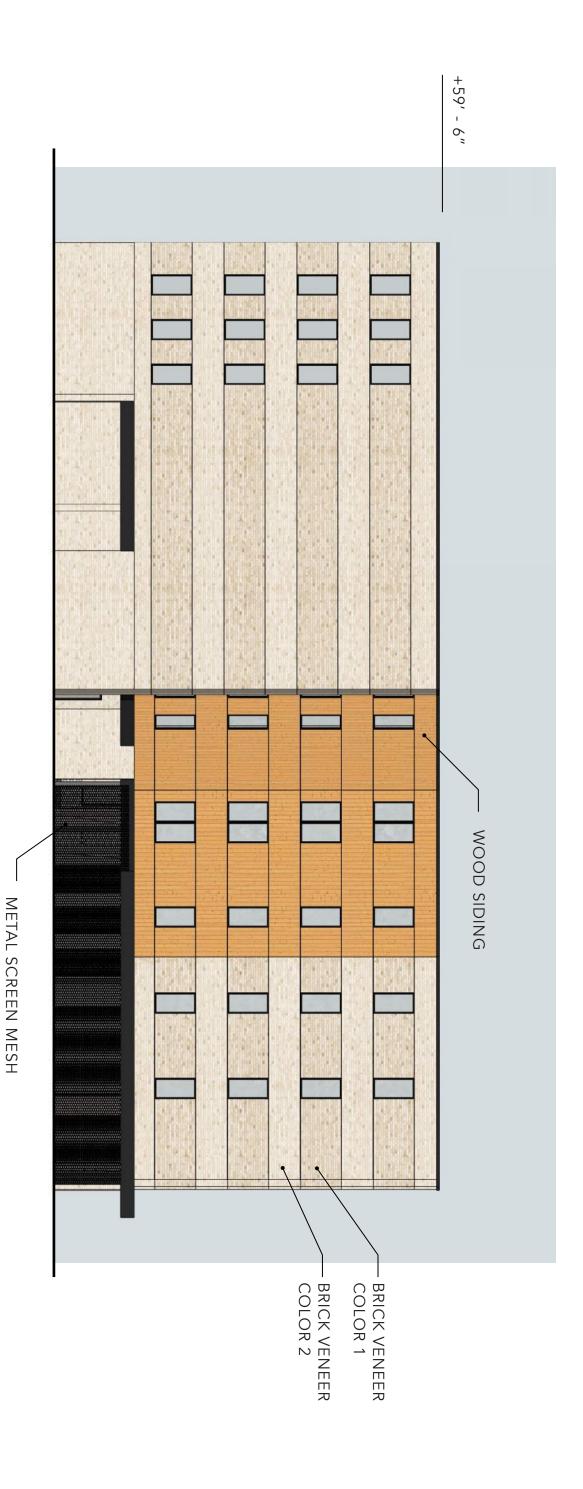




CV22-011A Final Received 1/25/2021 Sheet 2 of 3

Muchael Shamman 1-25-21 PRESENTATION DATE: 01.07.21

NORTH ELEVATION





0.10

CV22-011A Final Received 1/25/2021 Sheet 3 of 3

STATEMENT IN SUPPORT OF COMPANION AREA VARIANCES

APPLICATION: CV22-011 ADDRESS: 840 Michigan Avenue PARCEL: 010140800 APPLICANT: JDS Companies PROPERTY OWNER: Swac IV LLC ATTORNEY: Michael Shannon, Underhill and Hodge DATE: February 22, 2022

The Applicant submits this application to amend the building setback variance previously granted by application CV20-105. It was discovered upon submission of a final site compliance plan that the prior survey mistakenly plotted the existing building frame a few feet west of its actual location. This application is submitted to correct that previous mistake.

This site is located between Michigan Avenue, Buttles Avenue, and Thurber Drive West. The site is zoned M. The site is bordered by property zoned AR1 on the west (multifamily), M on the south (extended stay hotel), M and AR2 on the west (office and multifamily), and M on the north (office). The building's frame has already been constructed from a previously abandoned proposal and it cannot be moved.

In 2020, the Applicant submitted a rezoning application to rezone the property to AR3 to permit multifamily use and submitted a companion council variance application to vary certain area development standards. Many of the variances granted were similar to the variances which were previously granted by BZA15-084 and BZA17-143. That rezoning application and companion council variance application were subsequently granted.

The Applicant requests the following variances to develop the property as proposed:

1. 3312.27 - Parking setback line. Under this section, where a required building setback line is less than 25 feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten feet from the street right-of-way line. The Applicant requests a variance to reduce the parking setback line to 10 feet from Michigan Avenue. This variance has already been approved.

2. 3312.49 – Minimum numbers of parking spaces required. Under this section, 54 dwelling units require 81 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 81 to 41. This variance has already been approved.

3. 3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building lines from 25 feet to 9 feet from Buttles Avenue, 13 feet from Thurber Drive West, and 23 feet from Michigan Avenue. The Applicant also requests a variance from this section to allow the transformer/generator to be located within the building setback. This is the amended variance request.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. With respect to the reduced building setback lines, it is significant that the proposed building lines were previously approved by BZA15-084 and BZA17-143 and that the property already began development with these setbacks. The structure of the first floor and elevator shafts are already in place. The proposed development plans to build upon these existing structures.

Further, the site abuts three streets and the Code requires a 25-foot building setback line from all three streets. It is a practical difficulty to comply with the code required setback because three separate building setback lines would significantly reduce the site's developable area.

It is notable that the structure's frame has already been constructed. The frame was installed for a previously abandoned project. The frame was installed under previous entitlements granted by BZA15-084 and BZA17-143 which reduced the building lines to 9 feet. The request here is to reduce the building line to 13 feet from Thurber Drive to accommodate the existing frame's location.

The requested variances for reduced landscaping requirements are also a result of the irregular shape of the lot and other conditions. The goal of the project is to utilize as much of the property as possible to maximize the quality of the project. It is necessary to allow reduced landscaping standards in order to make this happen. Further, the site will provide other forms of landscaping which achieve the goals of the Code but do not meet the definition of code compliance. For example, there are 6 trees which are adjacent to the exterior parking lot but these This will not cause substantial detriment to neighbors nor alter the character of the neighborhood.

The requested parking reduction is not significant and will not cause any detriment. The Applicant conducted a parking study pursuant to the Department of Public Service guidelines and the results show that there is an abundance of street parking available within the vicinity. Further, our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. With this property so close to work and play destinations such as the short north, downtown, and Grandview, it is expected that many of the residents will utilize bicycles, public transportation, and rideshare as primary modes of transportation.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

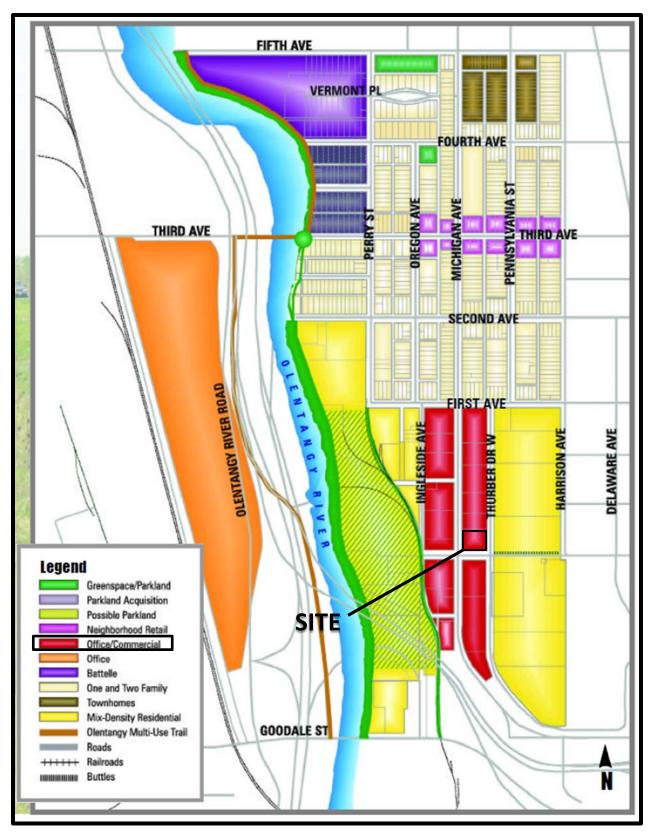
hanno

Michael Shannon



CV22-011A 840 Michigan Ave. Approximately 0.62 acres

ORD #2325-2022; CV22-011A; Page 8 of 11 *Harrison West Plan* (2005)



CV22-011A 840 Michigan Ave. Approximately 0.62 acres



CV22-011A 840 Michigan Ave. Approximately 0.62 acres



ORD #2325-2022; CV22-011A; Page 10 of 11 Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES 111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP (PLEASE PRINT)

Case Number	CV22-0113
Address	840 Michigan Aven
Group Name	Harrison West Society
Meeting Date	June 15, 2022
Specify Case Type	 BZA Variance / Special Permit Council Variance Rezoning Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	✓ Approval□ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote	10-1						
Signature of Authorized Representative	That hay	Digitally signed by David E-Signature Date: 2022.06.20 14:57:23 -04'00'					
Recommending Group Title	Harrison West Society						
Daytime Phone Number	(646)957-4765						

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV22-011 A

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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.	2.
JDS Companies	Swac IV LLC
447 East Main Street, Suite 200	447 East Main Street, Suite 200
Columbus, Ohio 43215	Columbus, Ohio 43215
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 day	y of <u>Chrullin</u> , in the year <u>2022</u>
SIGNATURE OF NOTARY PUBLIC	<u>1-1(-2020</u> My Commission Expires
This Project Disclosure Statement expire	KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026