

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA22-045 Date Received: 4/14/2022
Assigned Planner: Steven Smedley Fee: \$1,500
Contact Information: sfsmedley@columbus.gov
Comments: Scheduled for May 12 staff review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Project Description:
Proposed 4,114 SF WellNOW Urgent Care site at 3460 S. High St. Columbus, OH 43207. The proposed site plan is requesting 26 parking spaces. Applying for Variances for Parking Count, Building & Parking Setback, and Width of Frontage.

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 3460 S. High St. City: Columbus, OH Zip: 43207

Parcel Number(s): 010111434

Neighborhood Group: Far South Columbus Area Commission - Rober Current Zoning: C-4 and ARO

APPLICANT (If different from Owner):

Applicant Name: Brad Copp Phone Number: 513-784-0010 Ext.: _____

Address: 3805 Edwards Rd., Suite 390 City/State: Cincinnati, OH Zip: 45209

Email Address: bcopp@comptonaddy.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Fifth Third Bank of Columbus Phone Number: _____ Ext.: _____

Address: 3640 S. High St. City/State: Columbus, OH Zip: 43207

Email Address: _____ Fax Number: _____

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: Matt Poindexter (License #: E-85166) Phone Number: 614-942-3031 Ext.: _____

Address: 2800 Corporate Exchange Dr., Suite 400 City/State: 614-942-3031 Zip: 43231

Email Address: matt.poindexter@cesoinc.com Fax Number: _____

SIGNATURES

APPLICANT SIGNATURE [Signature] - AUTHORIZED AGENT

PROPERTY OWNER SIGNATURE _____

AGENT SIGNATURE [Signature]

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME _____
of **(1)** MAILING ADDRESS _____

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 3460 S. High St. Columbus, OH 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Fifth Third Bank of Columbus
3460 S. High St.
Columbus, OH 43207

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Brad Copp
513-784-0010

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission - Robert Patterson
3639 Parson Ave.
Columbus, OH 43207

and that the attached document **(5)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT *Brad Copp - 167707200 Acct*

Sworn to before me and signed in my presence this 13th day of April, in the year 2022

Rachel Rosado
(6) SIGNATURE OF NOTARY PUBLIC

8/18/26 Notary Seal Here
My Commission Expires



Rachel Rosado
Notary Public, State of Ohio
My Commission Expires 08-18-26

This Affidavit expires six (6) months after date of notarization.

APPLICANT

Compton Addy
3805 Edwards Rd, Suite
390
Cincinnati, OH 45209

PROPERTY OWNER

Fifth Third Bank of
Columbus
38 Fountain Square Plaza
Cincinnati, OH 45263

ATTORNEY

CESO Inc. CO Matt Poindexter
2800 Corporate Exchange Drive,
Suite 400
Columbus, OH 43231

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Far South Columbus Area Commission
c/o AC Zoning Chair – Robert
Patterson/ Michael Walker
3639 Parson Ave.
Columbus, OH 43207

**SURROUNDING PROPERTY
OWNERS**

Szabo Joseph A/or current occupant
50 Rockwell Rd.
Columbus, OH 43207

Huntington National Bank
3464 S. High St. 43207
Anytown, USA 10000

Davis Estates LTD
285 S. 60th St.
West Des Moines, IA 50266

Ferguson Lori P/ or current occupant
31 Rockwell Rd.
Columbus, OH 43207

Z&S Properties LLC
16 Kingswood Ct.
Washington, PA 15301

Pon Farr LLC
1220 Rosecrans Suite 320
San Diego, CA 92106

Mater Donald I, Kathleen M CO-TRS
39 Williams Rd
Columbus, OH 43207

STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed *uses or structures* as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

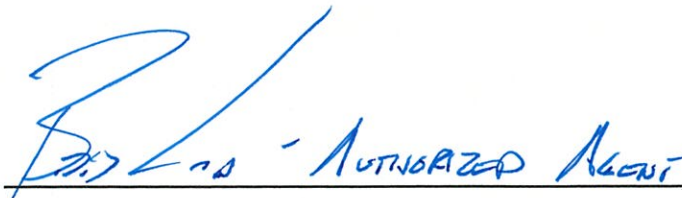
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

Refer to attached document for Statement in Support of Variances responses.

Signature of Applicant


Authorized Agent

Date

4/13/22

STATEMENT IN SUPPORT OF VARIANCES

Section 3372.704.A. – Along a primary street, the setback for a building or structure shall be 25 +/- two feet, however, a maximum of one-third the overall width of such building or structure may be located up to five feet in advance of and/or up to 15 feet beyond the 25 +/- two foot line.

The parking setback along S. High St. is 25' per 3372.704 so a variance would be needed for the proposed 15' parking setback (Zoning Review Comment 2/23/22 Walter A. Green). The variance being requested is to reduce the minimum building setback from 23' to 15' along the S. High St. frontage. The requested building setback reduction would locate the proposed building in the front of the property and allow the primary parking lot to be located in the rear of the site.

Section 3372.704.D. – The setback for a parking lot along a primary street shall be a minimum of 25 feet and a minimum of five feet along any other public way.

The parking setback along S. High St. is 25' per 3372.704 so a variance would be needed for the proposed 15' parking setback (Zoning Review Comment 2/23/22 Walter A. Green). The variance being requested is to reduce the parking lot setback from 25' to 10' along the S. High St. frontage. The parking lot setback reduction would locate the proposed building in the front of the property and allow the primary parking lot to be in the rear of the site.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The variances in question will allow for the site to maximize the site parking without having access to S. High St. Without the Variance the property is unable to circulate for parking being and the access being located appropriately away from the intersection of S. High St. and Rockwell Rd. With the required location of the access drive, the building and parking lot setback requirements are not feasible for a functional site.

2. Whether the variance is substantial.

The proposed building is placed 8' closer than the required building setback line. The proposed parking lot area is placed 15' closer than the required parking lot setback line. With the required location of the access drive, the building and parking lot setback requirements are not feasible.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The proposed location of the building and parking lot will not alter the character of the neighborhood or cause adjoining properties to suffer any detriment. For the proposed features are setback further from the residents to the east and maintain the existing sidewalk along S. High St.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The variance will not affect any governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

The existing site has access to S. High St. and the building was built prior to the updated zoning code requirements. The potential owner is aware of the requirements.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

The predicament can't be obviated through other methods such as alternative building layout since the alternatives would also most likely still require a variance (building setback, parking setback). Without access to S. High St., to allow for safe maneuvering on-site, functionality of site circulation, and clearance from existing utilities, the provided layout covers all these areas. Other layout options do not provide all necessary items for safety and site functionality.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit of the building setback and parking lot is being observed, as the new building and parking lot would be located adequately inside the property.

Section 3372.705.B – The width of a principal building along a primary building frontage shall be a minimum of 60 percent of the lot width.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The variances in question will allow for the site to offer entrances into the building to patients coming from the associated parking lots. These locations maximize visibility and the site parking without having access to S. High St. Without the variance the property would require patients to walk around the building from the rear to enter. With the required location of the access drive, the entrance and building with and parking lot setback requirements are not feasible for a functional site. The width of principal building will likely not impact the return of the property. However, a wider building would not allow for parking to circulate along the front of the property. Additionally, the dimensions of the proposed building a critical to the functionality of the proposed WellNow.

2. Whether the variance is substantial.

The proposed entrance location and width of the building frontage are not substantial variances. The entrance is primary to the parking areas and not S. High St. The variance for the Building frontage allows for parking to be located near the front of the property.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The proposed frontage and building entrance locations will not alter the character of the neighborhood or cause adjoining properties to suffer any detriment. For the proposed features allow for patients to easily park and enter the Urgent Care building. There is also proposed screening that will be used block the view of the parking lot from High Street.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The variance will not affect any governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

The existing site has access to S. High St. and the building was built prior to the updated zoning code requirements. The potential owner is aware of the requirements and is requesting a variance.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

The predicament can't be obviated through other methods such as alternative building layout since ease of access is critical to the functionality of the site. Without access to S. High St., to allow for safe maneuvering on-site, parking, functionality of site circulation, and clearance from existing utilities, only the provided layout covers all these areas. Other layout options do not provide all necessary items for safety and site functionality.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit of primary building frontage coverage is still met by having landscaped and screen parking also along the frontage. The spirit of the front entrance is still being met by allowing patients to enter directly from the parking lot.

Section 3312.49 Table 2 – Minimum number of Parking Spaces required.

Medical Office: Minimum: 1 Space/300 SF of Floor Area with 25% reduction per CCO = $4,114/300 = 11$ Spaces. Maximum: 1 Space/200 SF of Floor Area = $4,114/200 = 21$ Spaces

A variance to the maximum allowed parking would be needed to have 26 parking spaces. (Review Comment 2/23/22 Walter A. Green). The proposed parking spaces are greater than the 21 maximum spaces detailed in Section 3312.49. The proposed parking lot utilizes the space of property and will be properly screened.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The variances in question will allow for WellNOW Urgent Care to maximize parking of the proposed location. Without the parking number variance, the use of the rear lot will be partially undeveloped and will result in a diminished return.

2. Whether the variance is substantial.

The proposed parking variance only goes 5 spaces beyond the listed maximum and is utilizing the space of the property while limiting the visibility of the parking lot along S. High St.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The proposed number of the parking spaces will not alter the character of the neighborhood or cause adjoining properties to suffer any detriment. For the additional parking spaces will be setback at the same distance and are appropriately screened and landscaped.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The variance will not affect any governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

The current site was built prior to updated zoning code requirements. The potential owner is aware of the zoning restriction.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

The predicament of additional parking spaces can't be obviated through other methods at this location.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit of the number of parking requirement is being observed, as the new site has less access than the existing site

WELL NOW SHELL

3460 High Street

Columbus, OH



CHECK SET

PROJECT NUMBER: 21545

4.13.22

PROJECT DIRECTORY

CLIENT	ARCHITECT	STRUCTURAL	MP&E	CIVIL
COMPTON ADDY	MJM ARCHITECTS	MJM ARCHITECTS	ENTECH ENGINEERING, INC.	CESO
ROOKWOOD TOWER 3805 EDWARDS RD. STE.390 CINCINNATI, OH 45209	2948 SIDCO DRIVE NASHVILLE, TN 37204	2948 SIDCO DR NASHVILLE, TN 37204	5301 Virginia Way Suite 140 Brentwood, TN 37027	2800 Corporate Exchange Drive Suite 160 Columbus, Ohio 43231
BRAD COPP 513.758.1412 bcopp@comptonaddy.com	JEFFREY STAHL 615-244-8170 615-244-8141 j.stahl@mjmarch.com	LARRY GRIFFITH 615.244.8170 l.griffith@mjmarch.com	BEN HUNTER 615.373.2640 bhunter@entechtn.com	MATT POINDEXTER 614.942.3031 matt.poindexter@cesoinc.com

GENERAL NOTES

- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. HE SHALL CONFIRM WORK SHOWN IS VIABLE. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE & FEDERAL CODES AND ORDINANCES.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF GYP BD, FINISH OR FACE OF BLOCK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT PRIOR TO ENCLOSING AREA WHERE EQUIPMENT IS TO BE PLACED, INCLUDING CASEWORK SIZES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, FIRE ALARM, PLUMBING, SIGNAGE (WHERE APPLICABLE) MECHANICAL & ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF THOSE SYSTEMS UNLESS NOTED OTHERWISE.
- CONCEAL ALL PIPING INSIDE WALL, WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED OUT THE MINIMUM DIMENSION TO CONCEAL PIPING.
- ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC. IN STUD WALLS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN WALL RATING. CONTRACTOR TO VERIFY WALL THICKNESSES REQUIRED FOR ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.
- PROVIDE DOUBLE STUDS & BLOCKING AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS. - TYP. CASEWORK, GRAB BARS, ETC.
- FIREPROOFING, SEALANTS & DAMPERS MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY. HOWEVER, ALL ASSEMBLIES MUST BE INSTALLED AS REQUIRED TO MAINTAIN RATING INDICATED ON PLANS. ALL PENETRATION SEALANTS OR ASSEMBLIES SHALL BE UL LISTED (OR EQUIVALENT) FOR INSTALLATION WITHIN THE RATED WALL ASSEMBLY NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING CONSTRUCTION.
- WHERE WALL RATINGS APPEAR ON BOTH SIDES OF DOORS AND OR WINDOWS THE WALL TYPE SHOWN SHALL CONTINUE ABOVE THE FRAME TO THE CEILING OR STRUCTURE AS APPLICABLE.
- THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS IN GOOD CONDITION TO NOTE & DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET OF PLANS SHALL BE RETURNED TO THE OWNER AS PART OF THE REQUIRED CLOSE OUT PACKAGE.
- THE SPECIFICATIONS ARE INCLUDED AS PART OF THE CONTRACT DOCUMENTS CONTAINS A GENERAL SPECIFICATION FOR ALL OF THE WORK ASSOCIATED WITH THE CONSTRUCTION.
- ALL SOIL UNDER FOOTINGS TO BE TREATED WITH TERMICIDE BEFORE INSTALLATION - SEE SPECIFICATIONS.
- DEFERRED SUBMITTALS
THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.
A. FIRE ALARM SYSTEMS
B. EXTERIOR SIGNAGE

SYMBOLS

ARCHITECTURAL NORTH	
SECTION CUT	
ROOM NAME ROOM NUMBER ROOM AREA	
LARGE SCALE DETAIL	
REVISION	
WALL TYPE	
BENCH MARK	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
TOILET ACCESSORIES	

ABBREVIATIONS

AB ANCHOR BOLT	FOF FACE OF FRAMING	OPNG OPENING
ACOUST ACOUSTICAL	FOM FACE OF MASONRY	OPP OPPOSITE
AFF ABOVE FINISH FLOOR	FD FLOOR DRAIN	P PAINT
ALT ALTERNATE	F/O FACE OF	PC PIECE
ALUM ALUMINUM	FIN FINISH	PL, P PLATE
APPROX APPROXIMATELY	FL FLOOR	PLAS PLASTER, PLASTIC
ARCH ARCHITECT/ARCHITECTURAL	FDN FOUNDATION	PLYWD PLYWOOD
BD BOARD	FS FLOOR SINK	PTD PAINTED
BLDG BUILDING	FT FOOT, FEET	QUAN QUANTITY
BLK BLOCK	FTG FOOTING	R RADIUS; RISER
BLKG BLOCKING	GC GENERAL CONTRACTOR	RD ROOF DRAIN
BM BEAM	GA GAUGE; GYPSUM ASSOC.	REINF REINFORCING
BOS BOTTOM OF STEEL	GALV GALVANIZED	REQD REQUIRED
BRG BEARING	GEN GENERAL	RESIL RESILIENT
BS BOTH SIDES	GL GLASS/GLAZING; GLUE	REV REVISION, REVERSE
BTM BOTTOM	GWB GYPSUM BOARD	RM ROOM
BTS BUILD TO SUIT	H HIGH	RO ROUGH OPENING
BUR BUILT UP ROOF	HB HOSE BIBB	RQMTS REQUIREMENTS
CI CAST IRON	HC HANDICAPPED	RTS REHAB TO SUIT
CJ CONTROL JOINT	HDW HARDWARE	RTU ROOF TOP UNIT
CT CERAMIC TILE	HM HOLLOW METAL	RWL RAIN WATER LEADER
CAB CABINET	HORIZ HORIZONTAL	SCHED SCHEDULE
CEM CEMENT(ITIOUS)	HP HIGH POINT	SD SELF DEVELOP
CG CORNER GUARD	HT HEIGHT	SF SQUARE FEET, STOREFRONT
CL CLEAR	HVAC HEATING VENTILATING & AIR	SHT SHEET
CL, C L CENTERLINE	CONDITONING	SIM SIMILAR
CLG CEILING	INSIDE DIAMETER	SMS SHEET METAL SCREW
CMU CONCRETE MASONRY UNIT	INCL INCLUDE(ING)	SPECS SPECIFICATIONS
CO CLEAN OUT	INSUL INSULATION	SQ SQUARE
COL COLUMN	INT INTERIOR, INTERMEDIATE	SQ FT SQUARE FOOT/FEET
CONC CONCRETE	JT JOINT	SS SERVICE SINK, STAINLESS STEEL
CONST CONSTRUCTION	LAM LAMINATED	STD STANDARD
CONT CONTINUOUS	LF LINEAR FEET	STL STEEL
CONTR CONTRACTOR	LG LONG, LARGE	STOR STORAGE
CR CARPET	LL LANDLORD	STRUC STRUCTURAL
CR CARTRAIL, CHAIRRAIL	LLH LONG LEG HORIZONTAL	SUSPENDED SUSPENDED
CSK COUNTERSUNK	LLV LONG LEG VERTICAL	T TREAD
DBL DEPTH; DEEP	LP LOW POINT	T/B TOP & BOTTOM
DEMO DOUBLE	MAS MASONRY	TEL TELEPHONE
DET DEMOLITION	MATL MATERIAL	T/O TOP OF
DIA DIAMETER	MAX MAXIMUM	TO TAKE OVER
DN DOWN	MECH MECHANICAL	TOM TOP OF MASONRY
DM DIMENSION	MED MEDIUM	TOS TOP OF STEEL
DO DOOR OPENING	MFR MANUFACTURER	TH THICK(NESS)
DS DOWNSPOUT	MIN MINIMUM	TYP TYPICAL
DWG DRAWING	MISC MISCELLANEOUS	UL UNDERWRITERS LABORATORY
E EAST	MO MASONRY OPENING	UNO UNLESS NOTED OTHERWISE
EA EACH	MRGB MOISTURE RESISTANT	V VOLT
EB EXPANSION BOLT	MTD MOUNTED	VCT VINYL COMPOSITION TILE
EIFS EXT. INSULATION FINISH SYS.	MTL METAL	VIF VERIFY IN FIELD
EJ EXPANSION JOINT	N NORTH	VERT VERTICAL
EL ELEVATION (FLOOR)	NIC NOT IN CONTRACT	W WITH
ELEV ELEVATION	NO, # NUMBER	WC WATER CLOSET
ELEC ELECTRICAL	NTS NOT TO SCALE	WD WOOD
EQ EQUAL	O/A OVERALL	WT WEIGHT
EQUIP EQUIPMENT	OFD OVERFLOW DRAIN	WH WATER HEATER
E/W EACH WAY	O/H OVERHEAD	WI WITHIN
EW/C ELECTRIC WATER COOLER	O/O OUT TO OUT	W/O WITHOUT
EXIST EXISTING	OC ON CENTER	WWF WELDED WIRE FABRIC
EXP EXPOSED, EXPANSION	OD OUTSIDE DIAMETER	
EXT EXTERIOR	OD OFFICE DEPOT/OVERFLOW DRAIN	

INDEX OF DRAWINGS

CURRENT REVISION	REVISION DATE	SHEET	SHEET TITLE
01 GENERAL		G1.0	COVER
		G2.0	TENANT WORK LETTER
02 CIVIL		C1.0	CIVIL COVER SHEET
		C1.1	GENERAL NOTES
		C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
		C3.0	SITE PLAN
		C4.0	GRADING PLAN
		C4.1	EROSION & SEDIMENT CONTROL PLAN
		C4.2	EROSION & SEDIMENT CONTROL DETAILS
		C5.0	UTILITY PLAN
		C6.0	CONSTRUCTION DETAILS
		C6.1	CONSTRUCTION DETAILS
03 ARCHITECTURAL SITE		AS1.0	ARCHITECTURAL SITE PLAN
		AS1.1	SIDEWALK PLAN
		AS2.0	UTILITY CONDUIT PLAN
04 ARCHITECTURAL		A1.0	FLOOR PLAN
		A2.0	ROOF & RCP
		A3.0	DOOR SCHEDULE AND DETAILS
		A3.1	STOREFRONT ELEVATIONS
		A4.0	EXTERIOR ELEVATIONS
		A4.1	EXTERIOR ELEVATIONS
		A4.2	COLOR ELEVATIONS
		A5.0	WALL SECTIONS
		A5.1	WALL SECTIONS
		A6.0	DETAILS
05 STRUCTURAL		S0.0	GENERAL STRUCTURAL NOTES
		S0.1	GENERAL STRUCTURAL NOTES
		S1.0	FOUNDATION PLAN
		S2.0	ROOF FRAMING PLAN
		S3.0	FOUNDATION SECTIONS AND DETAILS
		S3.1	FOUNDATION SECTIONS AND DETAILS
		S4.0	FRAMING SECTIONS & DETAILS
		S4.1	FRAMING SECTIONS & DETAILS
		S5.0	FRAMING ELEVATIONS
		S5.1	FRAMING ELEVATIONS
06 MECHANICAL		M1.0	HVAC PLAN
		M2.0	HVAC LEGENDS SCHEDULES & DETAILS
07 PLUMBING		P1.0	PLUMBING FLOOR PLAN
08 ELECTRICAL		E1.0	ELECTRICAL POWER PLAN
		E2.0	ELECTRICAL LIGHTING PLAN
		E3.0	ELECTRICAL RISER & PANEL BOARD
		E4.0	ELECTRICAL SPECS
		E5.0	ELECTRICAL SITE LIGHTING

CODES

- APPLICABLE BUILDING CODES:
 - 2017 OHIO BUILDING CODE
 - 2017 OHIO MECHANICAL CODE
 - 2017 OHIO PLUMBING CODE
 - 2017 NATIONAL ELECTRIC CODE
 - 2015 INTERNATIONAL FUEL GAS CODE
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2017 OHIO FIRE CODE
- OCCUPANCY GROUP: B
- CONSTRUCTION TYPE: V-B, NON-SPRINKLERED
- BUILDING HEIGHT AND AREA: (TABLE 504)
 - ALLOWABLE HEIGHT (M): 2 STORIES, 55'-0" MAXIMUM
 - PROPOSED HEIGHT: 1 STORY, 24'-8"
 - ALLOWABLE AREA: 12,500 SF
 - ACTUAL AREA: 4,250 SF
- OCCUPANT LOAD (TABLE 1004.1.2)
 - TOTAL OCCUPANTS: 43 (4,250 SF / 100 SF PER PERSON)
 - MAX. DEAD END CORRIDOR: 20 FEET
 - MAX. TRAVEL DISTANCE: 250 FEET
 - MAX. COMMON PATH OF TRAVEL: 75 FEET
 - SEPARATION OF EXITS: AT LEAST 2 EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 1/2 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA BEING SERVED.
- EXIT CAPACITY
 - NUMBER OF EXITS REQUIRED: 1
 - NUMBER OF EXITS PROVIDED: 2
 - EGRESS WIDTH REQUIRED: 19.8"
 - EGRESS WIDTH PROVIDED: 72"
- OTHER LIFE SAFETY CONSIDERATIONS
 - MINIMUM CORRIDOR WIDTH: 44" (1020.2)
 - MINIMUM AISLE WIDTH: 36" (1029.9.1)
 - DEAD END CORRIDOR: 20' MAXIMUM
 - DOOR CLEAR WIDTH: 32" MINIMUM (1010.1.1)



ARCHITECTURE 2948 SIDCO DRIVE
 PLANNING NASHVILLE, TN 37204
 ENGINEERING (p) 615.244.8170
 GRAPHICS www.mjmarsh.com

COMPTON ADDY

ROOKWOOD TOWER
3805 EDWARDS RD.
STE. 390
CINCINNATI, OH 45209

WELL NOW SHELL

3460 High Street
Columbus, OH

CHECK SET

4.13.22
21545

NO.	DESCRIPTION	DATE

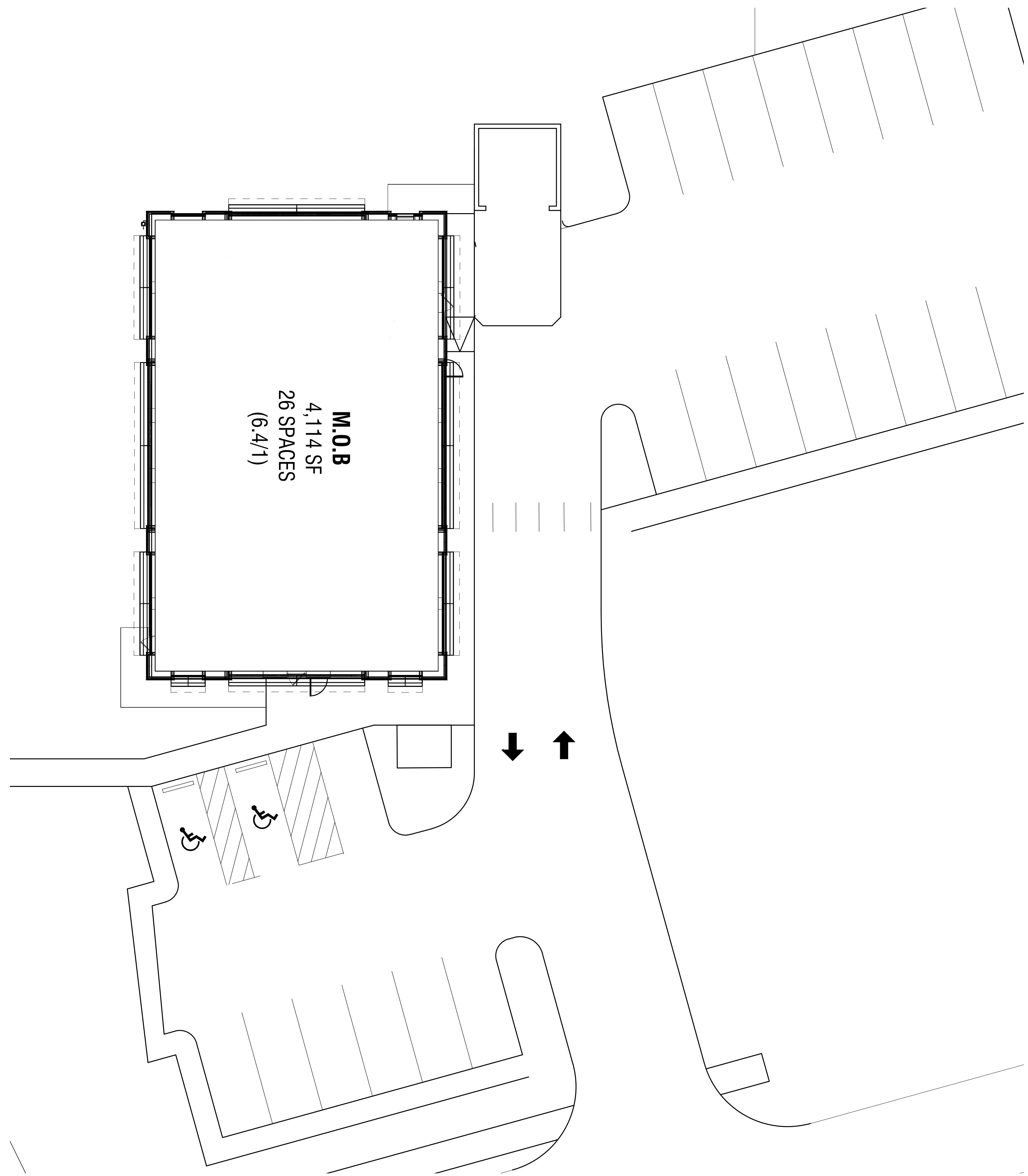
This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

COVER

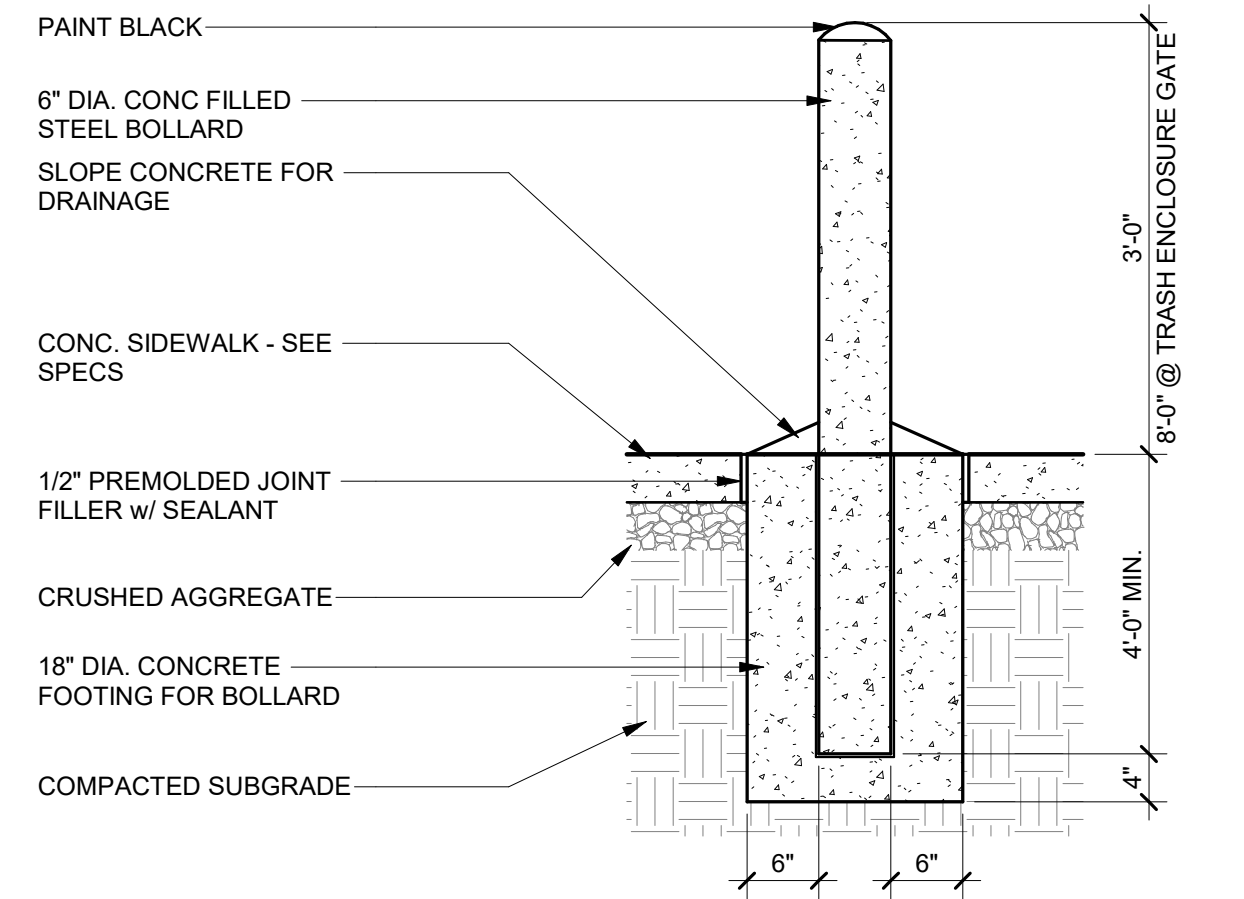
G1.0

ARCHITECTS SEAL CONSULTANTS OWNER LOCATION DATE REVISIONS SHEET

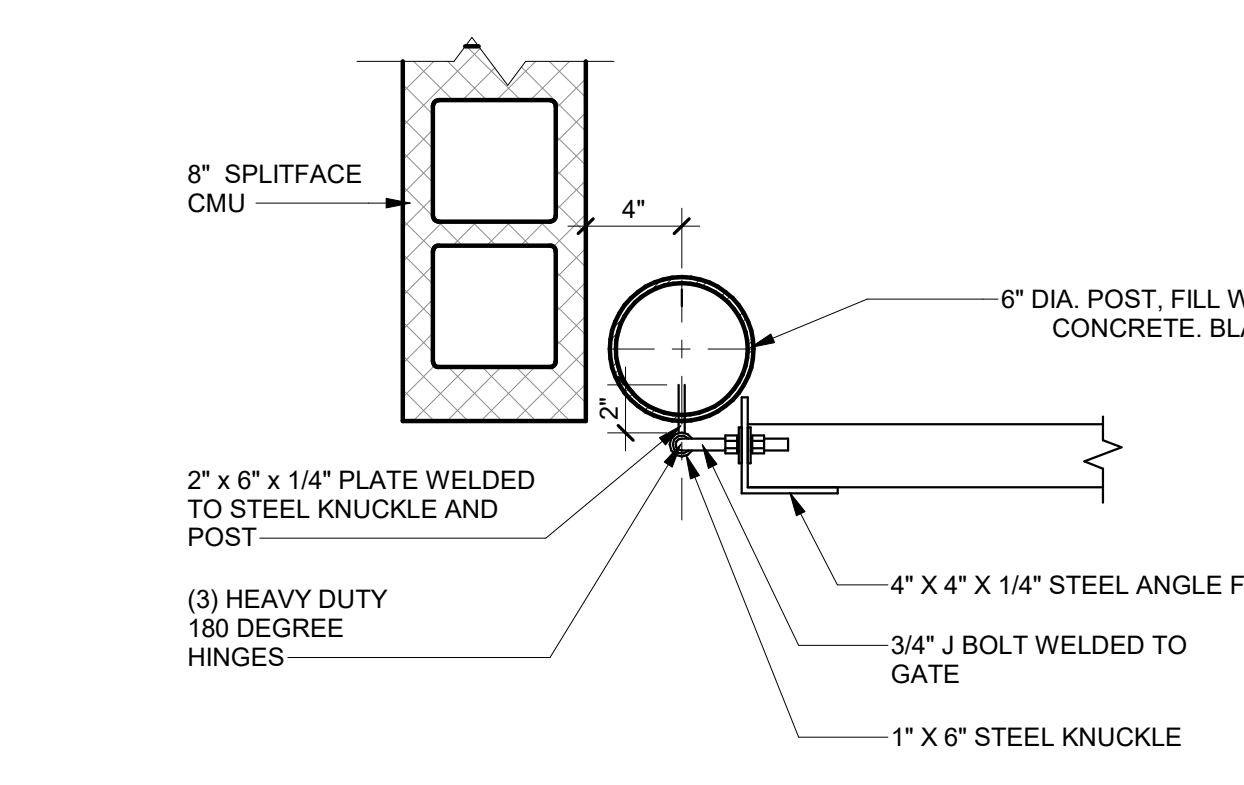
SITE NOTES
 1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE PLANS & DETAILS.



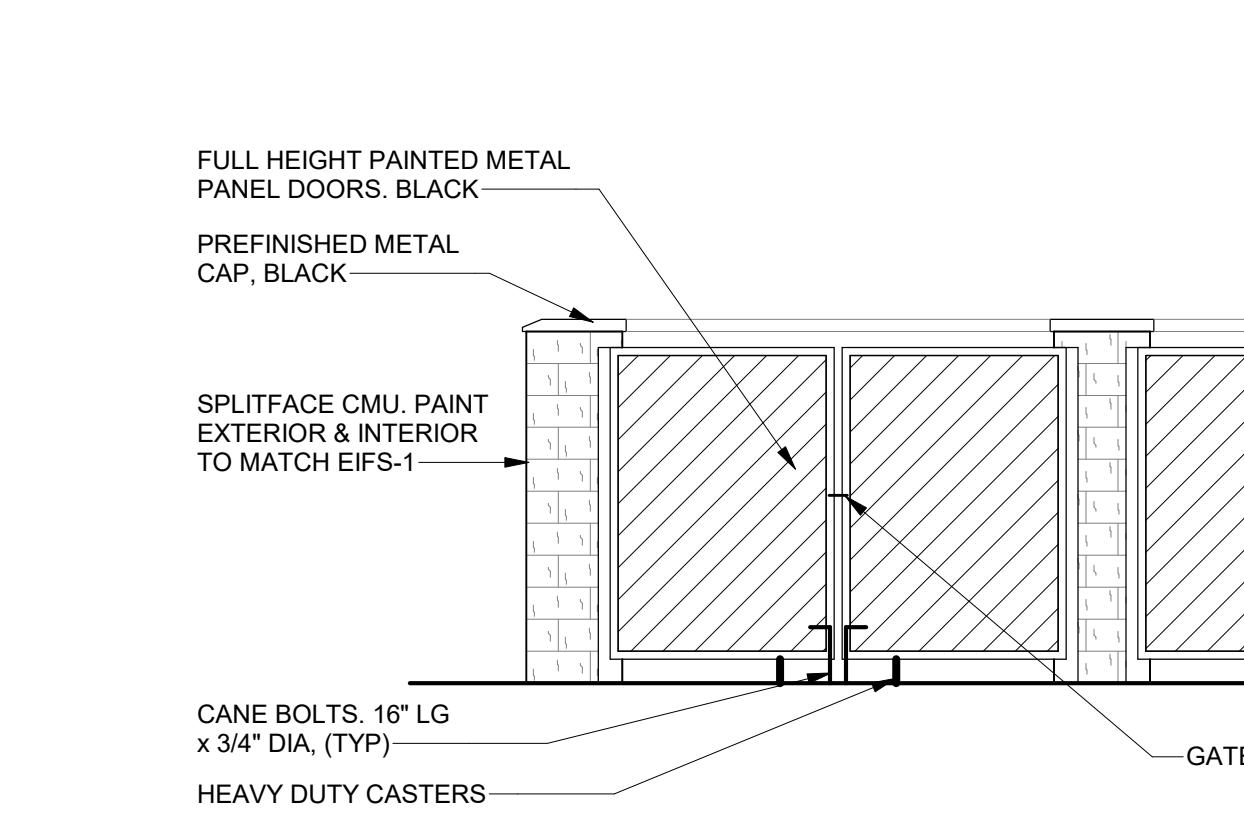
1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"



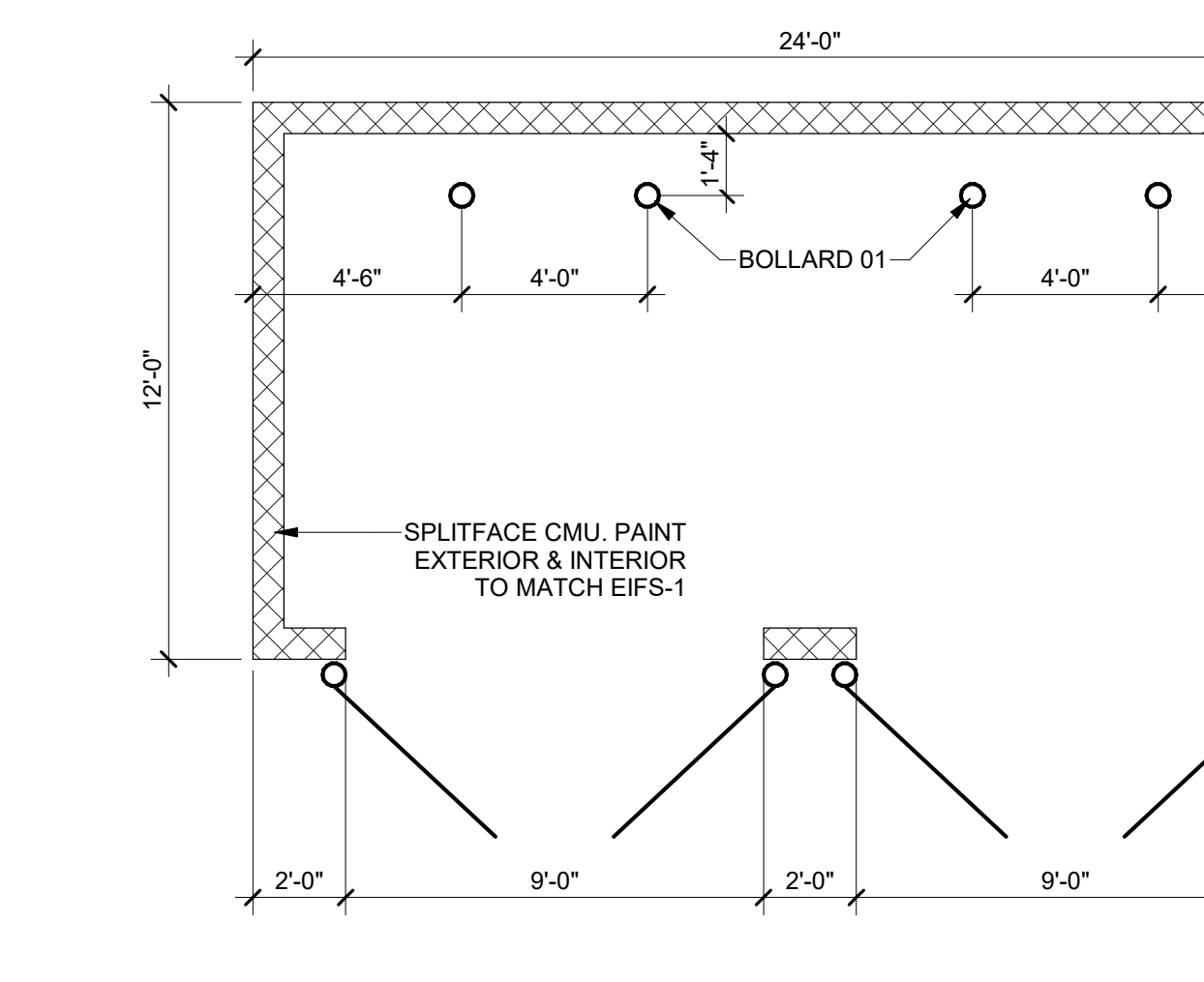
2 BOLLARD 01 DETAIL
 3/4" = 1'-0"



5 TRASH ENCLOSURE HINGE DETAIL
 1 1/2" = 1'-0"

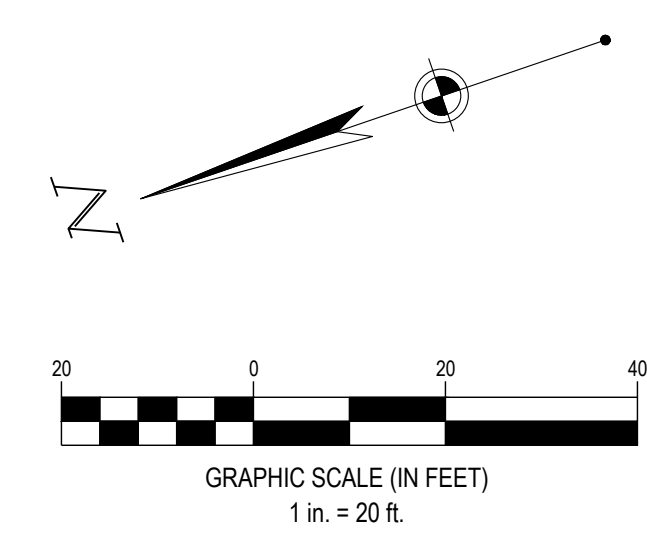
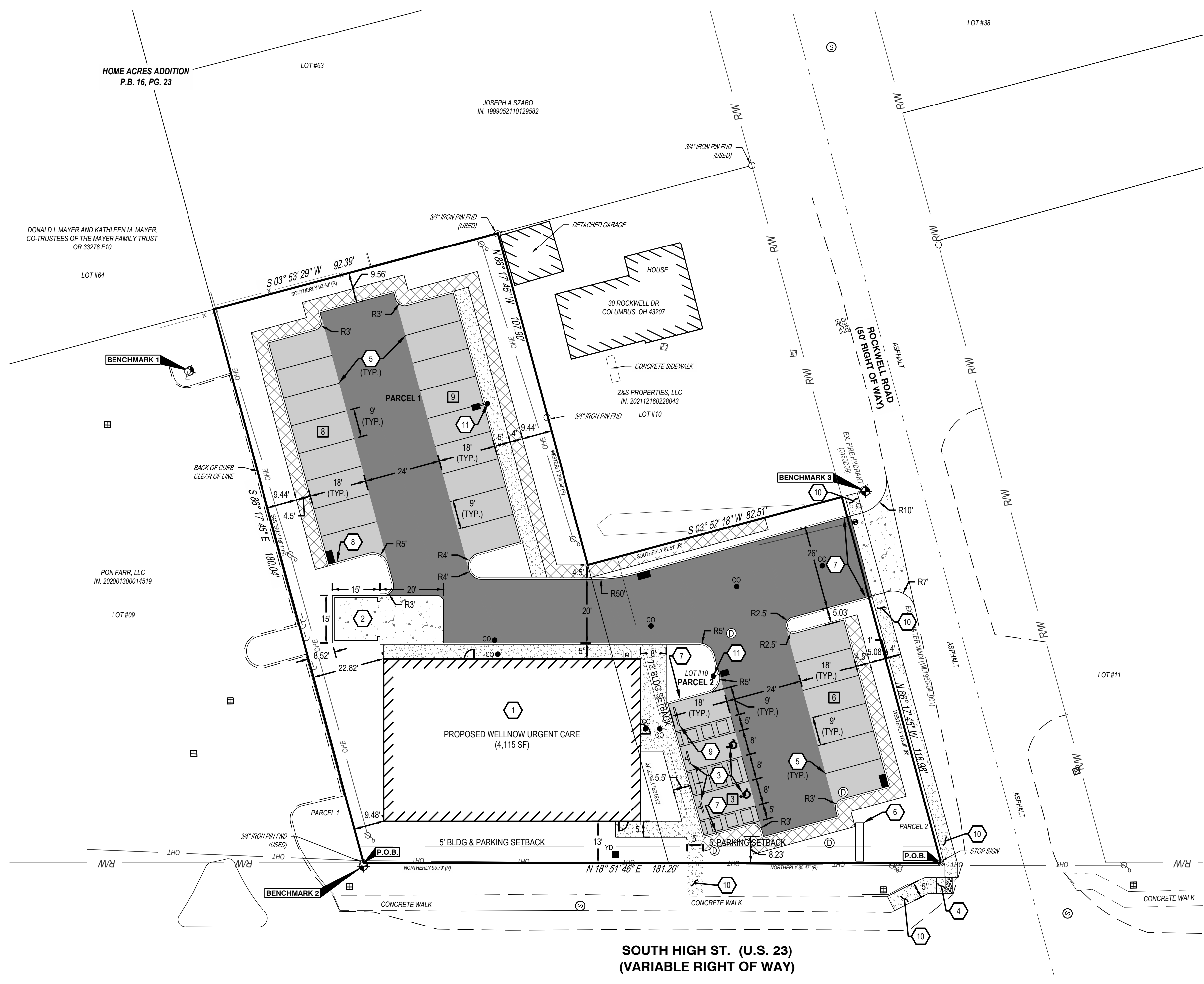


4 TRASH ENCLOSURE FRONT
 1/4" = 1'-0"



3 TRSH ENCLOSURE
 1/4" = 1'-0"

C:\Users\j-stahl\Documents\21545 - Columbus, OH - Well Now - 4114_j-stahl.rvt



SITE LEGEND

- REFER TO C1.1 FOR EXISTING FEATURES LEGEND
- PROPOSED**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
 - PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
 - PROPOSED PARKING LOT SCREENING
- EXISTING**
- BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - PARKING SPACE COUNT
 - SIGN
 - DETECTABLE WARNING MAT.
 - STORM MANHOLE
 - CURB INLET
 - CLEANOUT
 - YARD DRAIN
 - DOWN SPOUT
 - LIGHT POLE
 - CONCRETE BUMPER BLOCK

CODING NOTES:

1. PROPOSED 4,115 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
3. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
4. ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP. PER CITY OF COLUMBUS STANDARD DETAILS.
5. PROPOSED PAVEMENT MARKINGS.
6. PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED CURB TAPER. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
8. PROPOSED CURB CUT. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
9. PROPOSED CONCRETE BUMPER BLOCK. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
10. PROPOSED CONCRETE SIDEWALK IN RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF COLUMBUS STANDARD DETAILS.
11. PROPOSED LIGHT POLE AND FIXTURE. REFER TO PHOTOMETRIC PLAN, SHEET C8.0.

BENCHMARK				
	ELEVATION*	NORTHING**	EASTING**	DESCRIPTION
BM 1	721.42'	689242.9880	1829322.1450	LIGHT POLE
BM 2	718.18'	689241.6550	1829157.4030	IPF 3/4 PIPE, NO CAP
BM 3	718.42'	689054.4110	1829217.7790	FIRE HYDRANT

* VERTICAL DATUM: NAVD83
** HORIZONTAL DATUM: NORTH AND BEARING SYSTEM BASED UPON NAD 83, OHIO SOUTH

Ohio Utilities Protection Service
Call 811
before you dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764. AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE.

Board of Zoning Adjustment Application

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Being first duly cautioned and sworn (NAME) Matt Poindexter
of (COMPLETE ADDRESS) 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Brad Copp</u>	<u>3805 Edwards Rd., Suite 390 Cincinnati, OH 45209</u>

SIGNATURE OF AFFIANT *Brad Copp - Notarized Agent*

Sworn to before me and signed in my presence this 13th day of April, in the year 2022

Rachel Rosado
SIGNATURE OF NOTARY PUBLIC

8/18/26
My Commission Expires

Notary Seal Here



Rachel Rosado
Notary Public, State of Ohio
My Commission Expires 08-18-26

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

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 _____

Address _____

Group Name _____

Meeting Date _____

- 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 _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

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.