

DAVID PERRY COMPANY, INC.
ZONING/REAL ESTATE DEVELOPMENT CONSULTANTS

411 East Town Street, 1st Floor
COLUMBUS, OHIO 43215
TELEPHONE: (614) 228-1727
TELECOPIER: (614) 228-1790

October 2, 2018

Ms. Jennifer Adair
Chair, North Linden Area Commission
1385 Norris Drive
Columbus, OH 43224

RE: Council Variance Application CV18-085, 2959 Cleveland Avenue
Homeport

Jennifer:

Per our messaging, a complete copy of the zoning variance application submitted on behalf of Homeport is enclosed.

Thank you.

Sincerely,



David B. Perry

Enclosure, as noted

RECEIPT

CITY OF COLUMBUS, MAYOR ANDREW J. GINTHER
DEPARTMENT OF BUILDING AND ZONING SERVICES
111 NORTH FRONT STREET
(614) 645-6090

Application: CV18-085
Application Type: Zoning/Council Variance/NA/NA
Address: 2959 CLEVELAND AVE, COLUMBUS, OH 43224

Receipt No. 1050659

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	041936	\$1,760.00	09/25/2018	CDUFF		

Owner Info.: NEW SALEM BAPTIST CHURCH
JOHN H. BOXILL
COLUMBUS, OH 43224,

Work Description: CV18-085 2959 CLEVELAND AVENUE 010-070877 AND 4 OTHERS 45-DWELLING UNIT APARTMENT BUILDING, R-4 RESIDENTIAL DISTRICT 10/18/2018 STAFF REVIEW

Council Variance Application

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

OFFICE USE ONLY

Application #: _____ Date Received: _____
Application Accepted by: _____ Fee: _____
Assigned Planner: _____

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 2959 Cleveland Avenue, Columbus, Ohio Zip: 43224

Is this application being annexed into the City of Columbus? YES NO (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-070877, 010-070893, 010-070895, 010-076498, and 010-186401

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

Current Zoning District(s): R-4, Residential

Area Commission or Civic Association: North Linden Area Commission

Proposed Use or reason for Council Variance request: To permit a 45-dwelling unit apartment building

(continue on separate page if necessary)

Acreage: 1.23 +/-

APPLICANT:

Name: Homeport c/o Dave Perry Phone #: 614.228.1727 Ext.: n/a

Address: David Perry Company, Inc., 411 East Town St, Fl. 1 City/State: Columbus, Ohio Zip: 43215

Email: dave@daveperryco.net Fax #: n/a

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

Name: New Salem Baptist Church c/o John H. Boxill Phone #: 614.267.2536 Ext.: 132

Address: 2956 Cleveland Avenue City/State: Columbus, Ohio Zip: 43224

Email Address: jboxill@newsalemmares.com Fax #: n/a

ATTORNEY/AGENT (Check one if applicable): Attorney Agent (Attorney for Applicant)

Name: Donald T. Plank Phone #: 614.947.8600 Ext.: _____

Address: Plank Law Firm, 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax #: n/a

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: Homeport c/o Dave Perry, Agent David B. Perry

PROPERTY OWNER SIGNATURE: [Signature] John H. Boxill

ATTORNEY/AGENT SIGNATURE: Donald Plank Donald T. Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

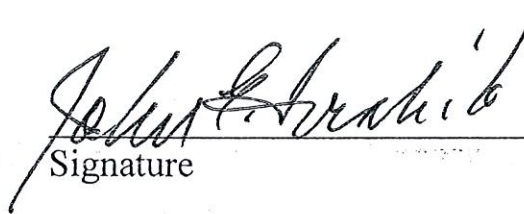
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

CV 18 - _____
2959 Cleveland Avenue

SUPPLEMENTAL PROPERTY OWNER LIST AND SIGNATURES

John E. Fralick
1719 Eddystone Avenue
Columbus, Ohio 43224
Phone: 614.784.8502
Email: greybeard1952@gmail.com

 9/21/18
Signature Date

Darcy Brownfield
2585 Eastcleft Road
Upper Arlington, Ohio 43221
Phone: 614-353-7999
Email: familybrownfield@gmail.com

 9/21/18
Signature Date

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010070893, 010070877, 010070895, 010076498 & 010186401

Zoning Number: 2959

Street Name: CLEVELAND AVE

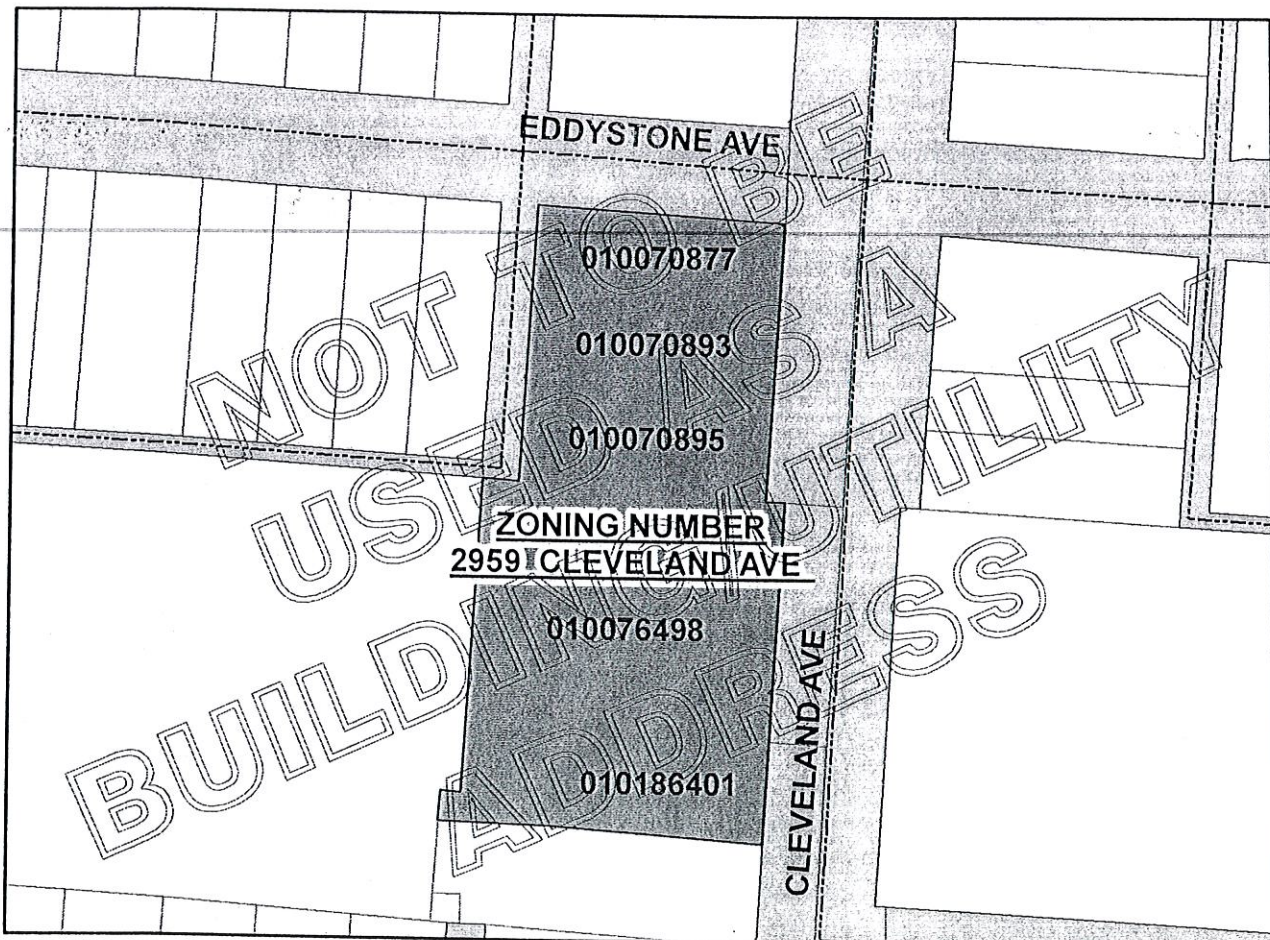
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO. INC (DAVE PERRY)

Issued By: *Amwoldemariam*

Date: 9/14/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 135500

Council Variance Application

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

AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #: _____

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 East Town Street, 1st FL, Columbus, Ohio 43215

deposed and states that (he/she) is the ~~xxx xxx agent, xxx xxx xxx xxx xxx~~ 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 2959 Cleveland Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) New Salem Baptist Church
c/o John H. Boxill
2956 Cleveland Avenue
Columbus, Ohio 43224

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

Homeport, c/o Dave Perry
614.228.1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) North Linden Area Commission; c/o Jennifer Adair
1385 Norris Drive
Columbus, Ohio 43224

and that the attached document (6) 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 (7)

SIGNATURE OF AFFIANT

(8) David B. Perry
David B. Perry

Sworn to before me and signed in my presence this

1st day of September, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) MaryAlice Wolf

My Commission Expires:

Notary Seal Here



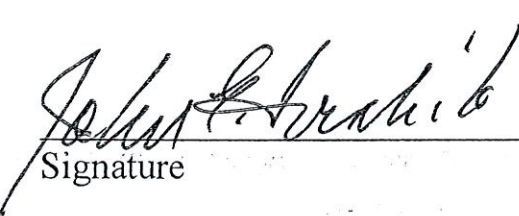
MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018
My Commission Expires six (6) months after date of notarization.

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

CV 18 - _____
2959 Cleveland Avenue

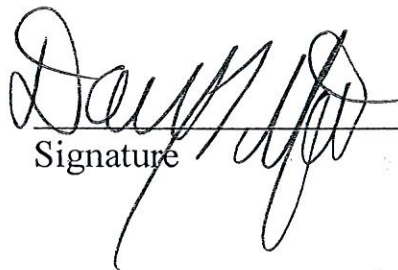
SUPPLEMENTAL PROPERTY OWNER LIST AND SIGNATURES

John E. Fralick
1719 Eddystone Avenue
Columbus, Ohio 43224
Phone: 614.784.8502
Email: greybeard1952@gmail.com

 9/21/18

Signature Date

Darcy Brownfield
2585 Eastcleft Road
Upper Arlington, Ohio 43221
Phone: 614-353-7999
Email: familybrownfield@gmail.com

 9/21/18

Signature Date

APPLICANT:

Homeport
c/o Dave Perry
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, Ohio 43215

PROPERTY OWNERS:

New Salem Baptist Church
c/o John Boxill
2956 Cleveland Avenue
Columbus, Ohio 43224

ATTORNEY FOR APPLICANT:

Donald T. Plank
Plank Law Firm
411 East Town Street, Floor 2
Columbus, Ohio 43215

COMMUNITY GROUPS:

North Linden Area Commission
c/o Jennifer Adair
1385 Norris Drive
Columbus, Ohio 43224

Darcy Brownfield
2585 Eastcleft Road
Upper Arlington, Ohio 43221

John E. Fralick
1719 Eddystone Avenue
Columbus, Ohio 43224

North Linden Area Commission
c/o Walter Reiner
5030 Westerville Road
Columbus, Ohio 43231

**PROPERTY OWNERS
WITHIN 125 FEET:**

City of Columbus
(or current occupant)
90 West Broad Street, No. 425
Columbus, Ohio 43215

Thomas E. Cua, Trustee
(or current occupant)
6934 Big Walnut Road
Galena, Ohio 43021

Danee Cunningham
(or current occupant)
New Salem Baptist Church
2956 Cleveland Avenue
Columbus, Ohio 43224

Deal Realty, LLC
(or current occupant)
P.O. Box 417
Powell, Ohio 43065

Ruben Echevarria and Esmeralda Puerto
(or current occupant)
3008 Cleveland Avenue
Columbus, Ohio 43224

Daniel and Cordelia Foster
(or current occupant)
1754 Weldon Avenue
Columbus, Ohio 43224

Michael C. Hodgkiss
(or current occupant)
2937 Cleveland Avenue
Columbus, Ohio 43224

Homeport
c/o Leah Evans
3443 Agler Road
Columbus, Ohio 43219

Homeport
c/o Roy Lowenstein
3443 Agler Road
Columbus, Ohio 43219

Homeport
c/o Jim Baugh
3443 Agler Road
Columbus, Ohio 43219

Homeport
c/o Justin Metzler
3443 Agler Road
Columbus, Ohio 43219

Hopkins Properties, LLC
(or current occupant)
P.O. Box 821
La Jolla, California 92038

Khalifah Ilmi and Zahrah Omar
(or current occupant)
2945 Cleveland Avenue
Columbus, Ohio 43224

Linda M. Kimes
(or current occupant)
P.O. Box 324
Hilliard, Ohio 43026

Rachel M. McCloskey
(or current occupant)
1764 Weldon Avenue
Columbus, Ohio 43224

Mount Lebanon Baptist Church
(or current occupant)
1771 / 1775 Eddystone Avenue
Columbus, Ohio 43224

New Salem Baptist Church
c/o Adam Troy
2956 Cleveland Avenue
Columbus, Ohio 43224

Kimberly Palmer
(or current occupant)
New Salem Baptist Church
2956 Cleveland Avenue
Columbus, Ohio 43224

Michael W. Sanders
(or current occupant)
5462 Blue Ash Road
Columbus, Ohio 43229

Solid Ground, LLC
(or current occupant)
33 West 10th Street, Suite 800
Anderson, Indiana 46016

Vbannex B. Borrower, LLC
(or current occupant)
5550 Huber Road
Huber Heights, Ohio 45424

Frankie, Maravon II, and Chazarae M.
Wolford
(or current occupant)
2931 Cleveland Avenue
Columbus, Ohio 43224

Jeff Woodward
(or current occupant)
New Salem Baptist Church
2956 Cleveland Avenue
Columbus, Ohio 43224

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, Columbus, OH 43215
deposes and states that ~~(he/she)~~ is the ~~APPLICANT, AGENT, OWNER, OWNER'S~~ **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

<p>1. Homeport 3443 Agler Road Columbus, Ohio 43219 Number of Columbus-based Employees: Fifty-one (51) Contact: Leah Evans; phone 614-545-4829</p>	<p>2. New Salem Baptist Church 2956 Cleveland Avenue Columbus, Ohio 43224 Number of Columbus-based Employees: Seventeen (17) Contact: John H. Boxill; phone 614-267-2536, x 132</p>
<p>3. John E. Fralick 1719 Eddystone Avenue Columbus, Ohio 43224 Number of Columbus-based Employees: Zero (0) Contact: John Fralick; phone 614-784-8502</p>	<p>4. Darcy Brownfield 2585 Eastcleft Road Columbus, Ohio 43221 Number of Columbus-based Employees: Zero (0) Contact: Darcy Brownfield; phone 614-353-7999</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

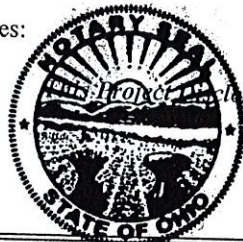
Donald T. Plank

Subscribed to me in my presence and before me this 1st day of September, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Maryalice Wolf

My Commission Expires:



Project Disclosure Statement expires six months after date of notarization.

Maryalice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

Notary Seal Here

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

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: _____

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

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 discovered after your application is approved, a new application 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):

See Exhibit 'B'

Signature of Applicant _____ Date _____
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 9/29/18
Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 9/29/18

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 checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV18-_____, 2959 Cleveland Avenue

The site is 1.23 +/- acres located at the southwest corner of Cleveland Avenue and Eddystone Avenue, extending south 314 +/- feet on Cleveland Avenue. The site is zoned R-4, Residential. Applicant proposes to redevelop the site with a 45 dwelling unit, 3 story apartment building. Applicant has a hardship and practical difficulty in that there is no zoning district to rezone the site to without also needing variances. Cleveland Avenue is an arterial corridor developed with many types of land uses and a broad range of densities. The proposed use will provide new housing in the area. The site plan titled "Preliminary Site Plan", dated _____, is submitted with this application as the site development plan.

Applicant requests the following variances:

- 1). Section 3332.039, R-4 Residential District, to permit a 45 dwelling unit apartment building.
- 2). Section 3312.21(A)(3)(B)(3), Landscaping and Screening, to place required interior parking lot trees on the perimeter of the parking lot and to reduce the height of parking lot screening from 5' to 3'.
- 3). ~~3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 68 spaces (45 DU @ 1.5 spaces/DU) to 46 spaces.~~
- 4). Section 3332.21(D)(2), Building Lines, to reduce the Cleveland Avenue building setback line, from 20 feet (calculated setback of 2945 Cleveland Avenue, PID: 010-186467) to 15 feet, net of ten (10) feet of right of way dedication (total 40 feet from centerline).

09/24/2018

2959 Cleveland Avenue, Columbus, Ohio 43224
Legal Description, 1.23 +/- acres
CV18-_____

PARCEL 1

Being the parts of Parcel Numbers one and two of Miles B. Loretta and Beatrice M. Loretta's Land acquired by a deed of record in Deed Book 3279, Page 160, Franklin County Ohio Recorder's Office; being further bounded and described as follows:

From an iron pin found at the southeast corner of the said Parcel Number Two (being also at the northeast corner of Lot Number eight in "Crest Linden" addition of record in Plat Book 10, Page 66 in the records of the said County, Thence North 3° 30' 00" east 53.79 feet along the west line of Cleveland Avenue to an iron pin set at the true point of beginning;

From the said point of beginning, North 86° 30' 00" west 112.34 feet to an iron pin set;

Thence North 3° 30' 00" east 53.72 feet along a new line to an iron pin set;

Thence South 86° 30' 00" east 142.24 feet passing an iron pin set at the west line of Cleveland Avenue at 112.24 feet to a point on the centerline of the said Cleveland Avenue; Thence South 3° 30' 00" west 38.55 feet along the centerline of said Cleveland Avenue to a point;

~~Thence North 86° 25' 38" west to a point on the west line of said Cleveland Avenue, 30.00 feet;~~

Thence South 3° 30' 00" west 15.21 feet along the west line of said Cleveland Avenue to the point of beginning containing 7,187.5 square feet or 0.165 acres of land.

Parcel No.: 010-186401

Street Address: 2953 Cleveland Avenue, Columbus, Ohio 43224

PARCEL 2

Being the parts of Parcel Numbers one and two of Miles B. Loretta and Beatrice M. Loretta's Land acquired by a deed of record in Deed Book 3279, Page 160, Franklin County Ohio Recorder's Office; being further bounded and described as follows:

From an iron pin found at the southeast corner of the said Parcel number two (being also at the northeast corner of the said Lot Number eight in "Crest Linden" addition of record in Plat Book 10, Page 66 in the records of the said county), thence North 86° 25' 38" west 112.24 feet along the south line of said parcel iron pin set at the true point of beginning:

From the said point of beginning North 86° 25' 38" west 43.85 feet (passing an iron pin found at the northwest corner of the said Lot Number 8 at 27.80 feet) to an iron pin found at the southeast corner of Columbia Gas Company's land (Deed Book 2295, Page 453);

Thence North 3° 31' 37" east 15.94 feet along the east line of the said Columbia Gas Company's land to an iron pin found;

Thence North 86° 57' 40" west 14.00 feet along the north line of the said Columbia Gas Company's land to an iron pin found on the east line of City of Columbus 2.889 acre tract (Deed Book 1810, Page 224);

Thence North 3° 22' 52" east 53.30 feet to an iron pin found; Thence south 85° 33' 11" east 10.00 feet to an iron pin found; Thence north 3° 34' 10" east 160.66 feet along the said City of Columbus land to an iron pin set on the south line of "Eddystone Place" addition (Plat Book 21, Page 12, in the records of the said County);

Thence South 86° 43' 00" east along the south line of the said addition (passing an iron pin found on the west line of Cleveland Avenue at 160.00 feet) 190 feet to a point of the centerline of the said Cleveland Avenue;

Thence South 3° 30' 00" west 123.00 feet along the centerline of said Cleveland Avenue to a point;

Thence North 86° 30' 00" west 142.24 feet (passing an iron pin set on the west line of Cleveland Avenue at 30.00 feet) to an iron pin set;

Thence South 3° 30' 00" west (passing an iron pin set on line at 53.72 feet) 107.37 feet to the point of beginning, containing 28,972.5 square feet or 0.6651 acre of land.

Parcel No.: 010-076498

Street Address: 2967 Cleveland Avenue, Columbus, Ohio 43224

PARCEL 3

Situated in the State of Ohio, County of Franklin, City of Columbus, and being Lot Number Twenty-two (22) in Eddystone Place Subdivision, as in numbered, delineated, and recorded in Plat Book 21, Page 12, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-070895

Street Address: 2975 Cleveland Avenue, Columbus, Ohio 43224

PARCEL 4

Situated in the State of Ohio, County of Franklin, City of Columbus, and being Lot No. Twenty-three (23) in Eddystone Place Subdivision, as numbered, delineated, and recorded in Plat Book 21, Page 12, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-070893

Street Address: 2979 Cleveland Avenue, Columbus, Ohio 43224

PARCEL 5

Situated in the State of Ohio, County of Franklin, City of Columbus, and being Lot No. Twenty-four (24) in Eddystone Place Subdivision, as numbered, delineated, and recorded in Plat Book 21, Page 12, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-070877

Street Address: 2983 Cleveland Avenue, Columbus, Ohio 43224

9/24/2018

Homeport
Cleveland
Ave.
Columbus, Ohio

© 2014 BY:
DEKARD PARTNERS, INC.
ARCHITECTS AND
INTERIORS
10000 WOODBURN AVENUE
COLUMBUS, OH 43240
PHONE: 614.763.1234
WWW.DKPARTNERS.COM

SCHEMATIC
DESIGN

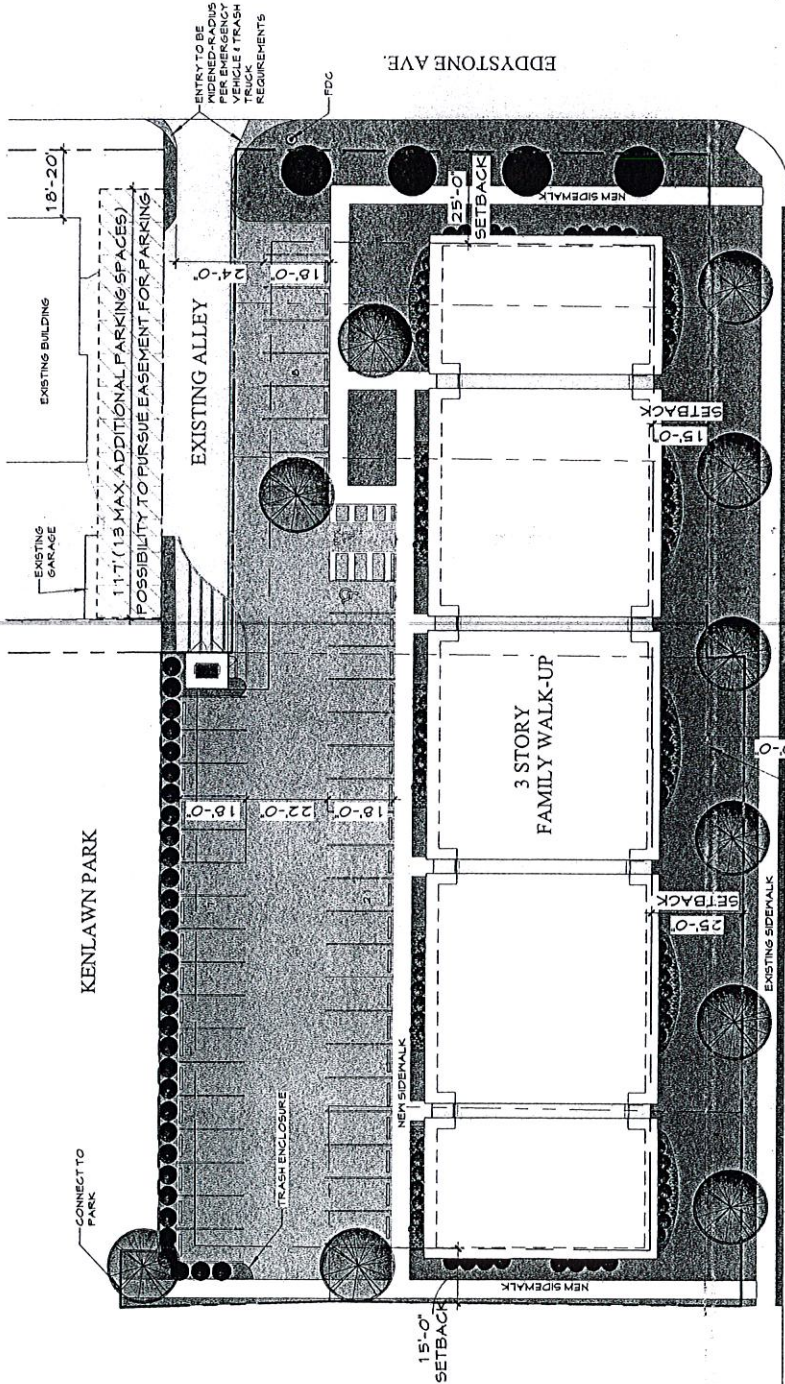
PROJECT DATE:
PROJECT #:

PRELIMINARY
SITE PLAN

SD-100C

berardi +
architects • interior design • engineering
1000 W. BROAD ST. SUITE 1000 COLUMBUS, OH 43260
WWW.BERARDI.COM

UNIT SUMMARY	
1ST FLOOR	5
1BR	5
2BR	9
1ST FLOOR: 14	
2ND FLOOR	6
1BR	6
2BR	10
2ND FLOOR: 16	
3RD FLOOR	5
1BR	5
2BR	10
3RD FLOOR: 15	
Grand Total:	45



DEVELOPMENT SUMMARY:
 LOT SIZE: 46,071 SF / 1.06 ACRES
 BUILDING HEIGHT: 3 STORY, 35'-0"
 NUMBER OF LIVING UNITS: 45
 BUILDING FOOTPRINT: 15,513 GSF
 GROSS BUILDING AREA: 46,530 GSF
 NO. PARKING: 44 + 2 HC = 46 SPACES
 *(POSSIBLE 13 ADDITIONAL) = 59

GROSS AREA SCHEDULE	
1ST FLOOR GROSS SF	15,513 SF
2ND FLOOR GROSS SF	15,513 SF
3RD FLOOR GROSS SF	15,513 SF
TOTAL	46,530 SF



