

Council Variance 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: CV23-029 Date Received: 3/28/23
Application Accepted by: TD Fee: \$ 2,700
Assigned Planner: Kelsey Priebe; kmpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 45 West Barthman Avenue, Columbus, OH Zip: 43207
Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Address or Zoning Number: 010 - 007536, 010 - 065301, 010 - 023821 (part)
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M Acreage: 8.150 +/-
Neighborhood Group: Columbus Southside Area Commission
Proposed Use or reason for request: Multi-family; see Exhibit B

APPLICANT:

(Elaborate in Statement of Hardship)

Applicant Name: NRP Properties, LLC; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --
Address: David Perry Company, Inc.; 411 East Town St, Fl 1 City/State: Columbus, OH Zip: 43215
Email Address: dave@daveperryco.net

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

Name: OSC, LLC; c/o James D. Gilbert, Attorney Phone Number: (614) 766-5423 Ext.: --
Address: 6065 Frantz Road, Suite 105 City/State: Dublin, OH Zip: 43017
Email Address: gilbertjamesd@gmail.com

ATTORNEY / AGENT: (Check one if applicable) Attorney Agent FOR APPLICANT

Name: Donald Plank Phone Number: (614) 947-8600 Ext.: --
Address: Plank Law Firm, 411 East Town Street, Floor 2 City/State: Columbus, OH Zip: 43215
Email Address: dtp@planklaw.com

SIGNATURES:

APPLICANT SIGNATURE NRP Properties, LLC by Don D B Perry, Agent

PROPERTY OWNER SIGNATURE SEE SUPPLEMENTAL PROPERTY OWNER EXHIBIT

ATTORNEY / AGENT SIGNATURE Donald Plank

(for applicant)

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.

CV23- 029

45 West Barthman Avenue
Columbus, OH 43207

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

OSC, LLC
c/o James D. Gilbert, Attorney
Millennium Office Park
6065 Frantz Road, Suite 105
Dublin, OH 43017
Email: gilbertjamesd@gmail.com
Phone: (614) 766-5423

*OSC, LLC by David B.
Permy, by permission 3/28/23*
Signature Date

The Salvation Army
c/o Stephen C. Nudel, Attorney
Law Offices of Stephen C. Nudel, PC
219 Pine Street
Harrisburg, PA 17101
Email: scnudel@nudelpc.com
Phone: (717) 236-5000

*The Salvation Army by
David B. Permy, by permission 3/28/23*
Signature Date

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STATEMENT OF HARDSHIP

Application No. CV23- 029

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 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 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 NRP Properties, LLC Date 3/24/2023
by David B. Perry, Agent

Signature of Attorney Donald Plank Date 3/24/23
(for applicant)

Exhibit B

Statement of Hardship

CV23- 029 , 45 West Barthman Avenue

The site 8.150 +/- acres is located on the west side of S. Wall Street (20') at the west terminus of W. Barthman Avenue. The site is zoned M, Manufacturing and consists of parcels: 010-007536, 010-065301 and 010-023821 (part).

Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 200 dwelling units. Applicant is seeking financing with the Ohio Housing Finance Agency (OHFA) and/or other financing related to building affordable housing. In accordance with City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variance to the M. Manufacturing District to permit multi-family housing and also related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence. The property is under contract for sale subject to: 1) zoning to permit the proposed multi-family development and 2) subject to OHFA and/or other applicable funding, as applicable.

Until funding is secured, rezoning the site to a residential district will create a hardship on the current property owner as the property won't be purchased by applicant without applicable financing. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing. Multiple residential redevelopment requests have been approved in the area zoned M, Manufacturing west of S. High Street.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit an apartment complex with up to 200 dwelling units.
- 2). Section 3309.14, to permit a building height of 40 feet in the H-35 Height District.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 200 (max) dwelling units from 300 spaces (1.5 spaces'/DU) to 286 spaces (1.43 spaces/DU).
- 4). 3333.16, Fronting, to permit an apartment complex without street frontage (S. Wall Street, 20').

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AFFIDAVIT

Application No. CV23- 029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 411 East Town Street, Floor 1, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 45 West Barthman Avenue, 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) OSC, LLC
c/o James G. Gilbert, Attorney
6065 Frantz Road, Suite 105, Dublin, OH 43017

Check here if listing additional property owners on a separate page.

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

NRP Properties, LLC
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
c/o Kathy Green
Email: kathryngreen@gmail.com

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 David B. Perry

Sworn to before me and signed in my presence this 24th day of March, in the year 2023.

(6) SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

Exhibit A, Public Notice List
45 West Barthman Avenue
CV23-029
March 24, 2023

APPLICANT:

NRP Properties, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Kathryn F. Green
458 East Whittier Street
Columbus, OH 43206

PROPERTY OWNERS:

OSC, LLC
c/o James D. Gilbert, Attorney
6065 Frantz Road, Suite 105
Dublin, OH 43017

The Salvation Army
c/o Stephen C. Nudel, Attorney
Law Offices of Stephen C. Nudel, PC
219 Pine Street
Harrisburg, PA 17101

Columbus Southside Area Commission
c/o Carly Maggio
410 E Kossuth St
Columbus, OH 43206

ATTORNEY FOR APPLICANT:

Donald Plank
Plank Law Firm
411 East Town Street, Floor 2
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS WITHIN 125 FEET

Mr. Tyler Riegle
The NRP Group, LLC
1228 Euclid Avenue, 4th Floor
Cleveland, OH 44115

Mr. Aaron Pechota
The NRP Group, LLC
1228 Euclid Avenue, 4th Floor
Cleveland, OH 44115

Scott Skinner
The NRP Group, LLC
1228 Euclid Avenue, 4th Floor
Cleveland, OH 44115

Lois D. Gaber
(or current occupant)
3178 Bembridge Road
Columbus, OH 43221

The Salvation Army
1675 South High Street
Columbus, OH 43207

Erie Land Co., LLC
500 South Front Street, 10th Floor
Columbus, OH 43215

Southside Baptist Church
1621 South High Street
Columbus, OH 43207

Stephen H. Eichhorn
(or current occupant)
1645 South High Street
Columbus, OH 43207

Susan Stith
(or current occupant)
210 Richards Road
Columbus, OH 43215

ONNI, LLC
2090 Riverside Drive
Columbus, OH 43221

Valter, LLC
2090 Riverside Drive
Columbus, OH 43221

45 West Barthman Avenue
CV23-029, March 24, 2023
Exhibit A, Public Notice List
Page 1 of 2

LCZJ, Inc.
1690 South High Street
Columbus, OH 43207

Brosh Properties, LLC
35 Frederick Street
Columbus, OH 43206

Southeast Community
Mental Health Center, Inc.
1699 South High Street
Columbus, OH 43207

Claudia Realty, LLC
1717 South High Street
Columbus, OH 43207

Baker, Bernard Buddy
(or current occupant)
1721 South High Street
Columbus, OH 43207

Kacia Grant
(or current occupant)
1729 South High Street
Columbus, OH 43207

Edward T., Mary Ellen Cain
(or current occupant)
1733 South High Street
Columbus, OH 43207

South German Village, LLC
1743 South High Street
Columbus, OH 43207

My Property Solutions, LLC
2791 Stratford Drive
Columbus, OH 43220

The Salvation Army
966 East Main Street
Columbus, OH 43205

The Salvation Army
440 West Nyack Road
West Nyack, NY 10994

OSC, LLC
c/o Alan Cleery
5767 Duvall Road
Ashville, OH 43103

Grigoriy, Sergey Levitskiy
(or current occupant)
8743 Renfrew Street
Powell, OH 43065

1795 South High Street, LLC
1925 Adam Clayton Powell Jr. Blvd. Apt. 2
New York, NY 10026

Stephen H. Eichorn
(or current occupant)
3880 Refugee Road
Columbus, OH 43232

Central Ohio Community
Improvement Corporation
845 Parsons Avenue
Columbus, OH 43206

Dashnor Kodhelaj
(or current occupant)
4991 Mengal Lane
Hilliard, OH 43026

Strata Group, LLC
P.O. Box 75
New Albany, OH 43054

Aryan Nagi, LLC
5756 Langhorn Drive
Columbus, OH 43235

TSR 1895, LLC
1895 South High Street
Columbus, OH 43207

Pennsylvania Lines, LLC
110 Franklin Road, SE
Roanoke, VA 24042

CSX Transportation, Inc.
Chesapeake & Ohio Railway
500 Water Street (C910)
Jacksonville, FL 32202

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 029

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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)

<p>1. NRP Properties, LLC; 1228 Euclid Ave, 4th Floor, Cleveland, OH 44115; # Cols-based emps: 15 Contact: Scott Skinner, (408) 656-8126</p>	<p>2. OSC, LLC; c/o James D. Gilbert, Attorney; 6065 Frantz Road, Suite 105, Dublin, OH 43017 # Columbus-based employees: Zero (0) Contact: James Gilbert, (614) 766-5423</p>
<p>3. The Salvation Army; c/o Stephen C. Nudel, Attorney; Law Offices of Stephen C. Nudel, PC; 219 Pine St, Harrisburg, PA 17101; # Cols-based emps: Contact: Stephen Nudel, (717) 236-5000</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 24th day of March, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

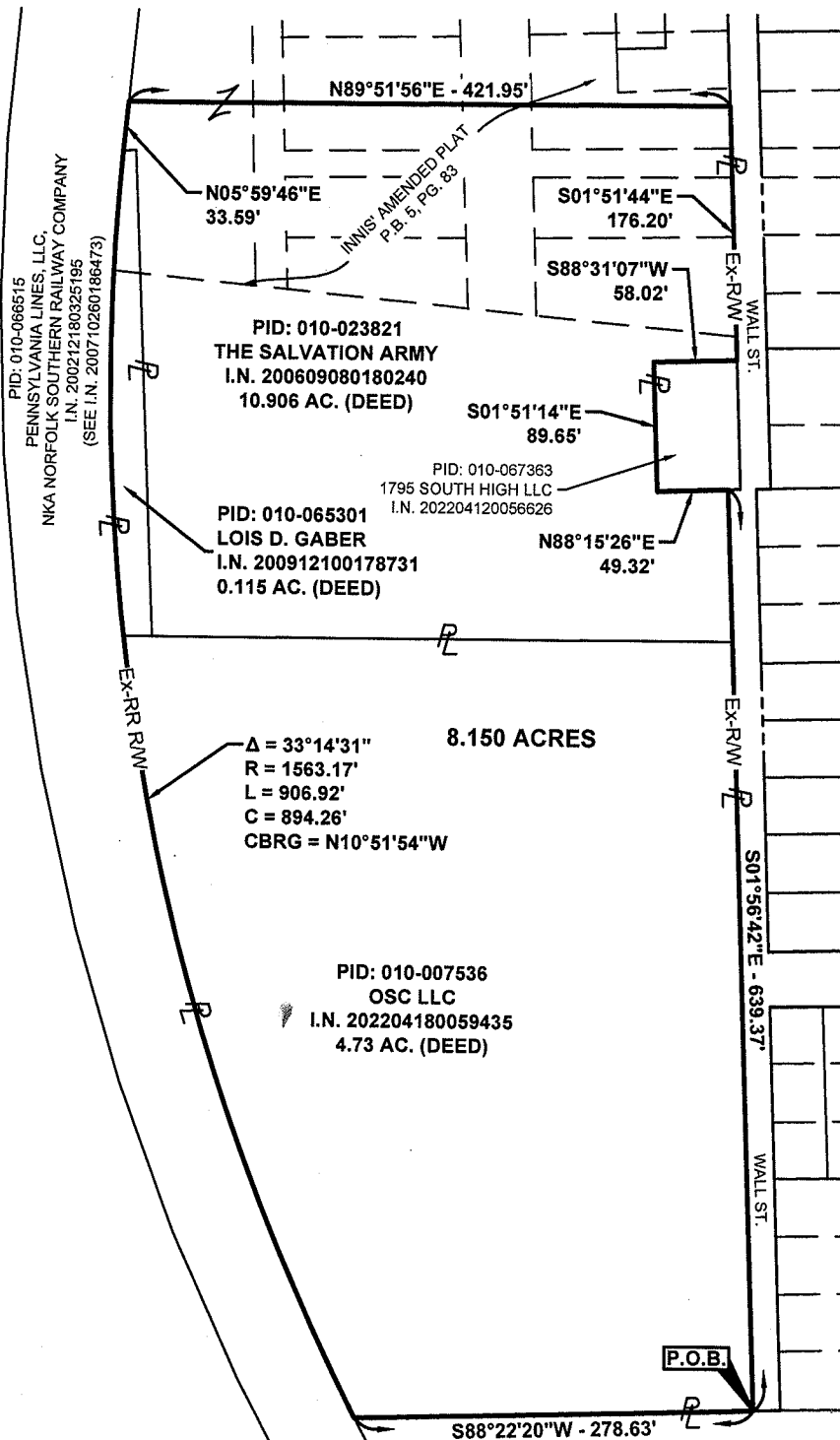
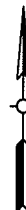
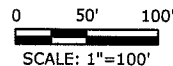
Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
 HALF-SECTION 43, TOWNSHIP 5, RANGE 22
 REFUGEE LANDS



PID: 010-066515
 PENNSYLVANIA LINES, LLC.
 NKA NORFOLK SOUTHERN RAILWAY COMPANY
 I.N. 200212180325195
 (SEE I.N. 200710260186473)

PID: 010-023821
 THE SALVATION ARMY
 I.N. 200609080180240
 10.906 AC. (DEED)

PID: 010-065301
 LOIS D. GABER
 I.N. 200912100178731
 0.115 AC. (DEED)

PID: 010-067363
 1795 SOUTH HIGH LLC
 I.N. 202204120056626

8.150 ACRES
 Δ = 33°14'31"
 R = 1563.17'
 L = 906.92'
 C = 894.26'
 CBRG = N10°51'54"W

PID: 010-007536
 OSC LLC
 I.N. 202204180059435
 4.73 AC. (DEED)

PID: 010-272018
 TSR 1895 LLC
 I.N. 200408090185111

BASIS OF BEARINGS

Bearings are based on Grid North,
 NAD 83, per the Franklin County GIS.

THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY.

NRP HOLDINGS, LLC

ZONING EXHIBIT
 FOR
 45 W. BARTHMAN AVENUE
 COLUMBUS, OHIO

DATE:	03/23/2023
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.00703

1 OF 1

DRAWN BY: MJW
 CHECKED BY: MJW
 DATE: 03/23/2023
 JOB NUMBER: 2021.00703

DESCRIPTION OF 8.150 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half-Section 43, Township 5, Range 22, Refugee Lands, being all of that **4.73 acre** tract described in a deed to **OSC LLC**, of record in **Instrument Number 202204180059435**, being all of that **0.115 acre** tract described in a deed to **Lois D. Gaber**, of record in **Instrument Number 200912100178731**, and being part of that **10.906 acre** tract described in a deed to **The Salvation Army**, of record in **Instrument Number 200609080180240**, all record referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 4.73 acre tract, being on the existing west right-of-way line for Wall Street;

Thence **South 88 degrees 22 minutes 20 seconds West**, along the south line of said 4.73 acre tract, a distance of **278.63 feet** to the southwest corner of said 4.73 acre tract, being on the existing east right-of-way line for Norfolk Southern Railroad;

Thence along the arc of a non-tangent curve to the right, along the existing east right-of-way line for said railroad, along the west lines of said 4.73 acre tract, said 0.115 acre tract, and said 10.906 acre tract, said curve having a radius of **1,563.17 feet**, a central angle of **33 degrees 14 minutes 31 seconds**, and an arc length of **906.92 feet** to a point, said curve being subtended by a long chord having a bearing of **North 10 degrees 51 minutes 54 seconds West** and a length of **894.26 feet**;

Thence **North 05 degrees 59 minutes 46 seconds East**, continuing along the existing east right-of-way line for said railroad and along the west line of said 10.906 acre tract, a distance of **33.59 feet** to a point;

Thence **North 89 degrees 51 minutes 56 seconds East**, across said 10.906 acre tract, a distance of **421.95 feet** to a point on an east line of said 10.906 acre tract, being on the existing west right-of-way line for said Wall Street;

Thence **South 01 degree 51 minutes 44 seconds East**, along the east line of said 10.906 acre tract and along the existing west right-of-way line for said Wall Street, a distance of **176.20 feet** to a southeast corner of said 10.906 acre tract;

Thence **South 88 degrees 31 minutes 07 seconds West**, along a south line of said 10.906 acre tract, a distance of **58.02 feet** to a southeast corner of said 10.906 acre tract;

Thence **South 01 degree 51 minutes 14 seconds East**, along an east line of said 10.906 acre tract, a distance of **89.65 feet** to a northeast corner of said 10.906 acre tract;

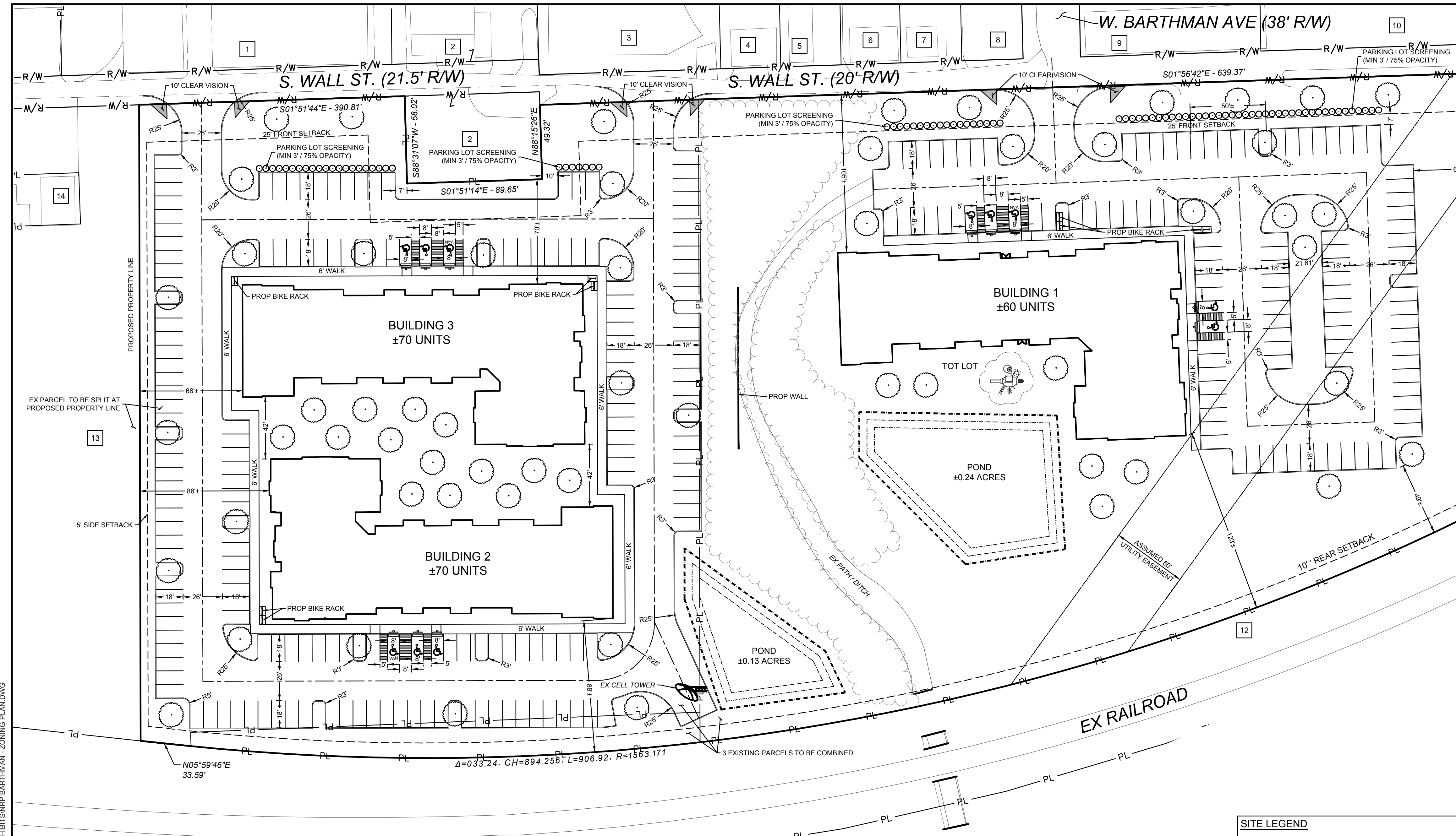
Thence **North 88 degrees 15 minutes 26 seconds East**, along a north line of said 10.906 acre tract, a distance of **49.32 feet** to a northeast corner of said 10.906 acre tract, being on the existing west right-of-way line for said Wall Street;

Thence **South 01 degree 56 minutes 42 seconds East**, along the east line of said 10.906 acre tract and said 4.73 acre tract, along the existing west right-of-way line for said Wall Street, a distance of **639.37 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **8.150 acres** located within Franklin County Auditor's parcel numbers 010-007536, 010-065301 and 010-023821.

Bearings described hereon are based on Grid North, NAD 83, per the Franklin County GIS.

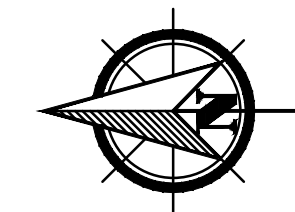
This description is intended for zoning purposes only and does not represent an actual field survey.



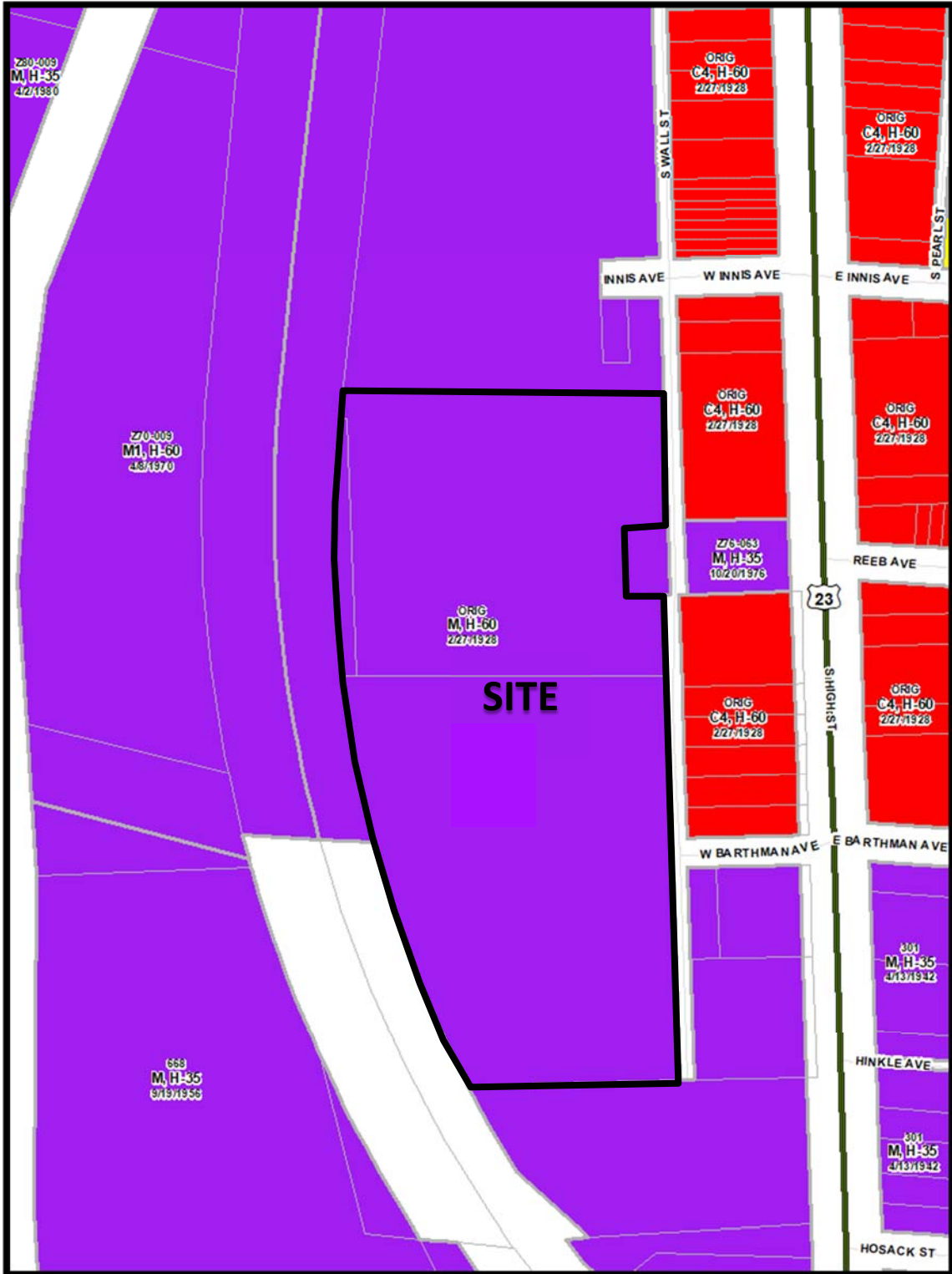
DEVELOPMENT DATA	
ZONING:	PARCEL ID: 010-07536, 010-023821, 010-065301 ADDRESSES: 45 W. BARTHMAN AVE., 1675 S. HIGH ST. SITE ACREAGE: 8.15 AC. EXISTING ZONING: M (MANUFACTURING) ZONING VARIANCE: Z23-___ PROPOSED USE: AR-1 (APARTMENT RESIDENTIAL) PROP HEIGHT DISTRICT: H-35 BUILDING HEIGHT: 35' FEMA FLOODPLAIN: 39049C0336K, ZONE X (EFF. 06/17/2008)
BUILDING DATA:	PROPOSED DWELLING UNITS: 200 (MAXIMUM) PROPOSED DENSITY: 24.6 DU / AC BUILDING LOT COVERAGE: 15% STORIES (ALL BUILDINGS): 4
PARKING DATA:	REQUIRED (TOTAL): 300 TOTAL (1.5 SPACES PER UNIT) 8 ACCESSIBLE (2 VAN) PROVIDED (TOTAL): 286 TOTAL 11 ACCESSIBLE (2 VAN) PROVIDED (NORTH): 175 (NORTH PARKING) 6 ACCESSIBLE (2 VAN) PROVIDED (SOUTH): 111 (SOUTH PARKING) 5 ACCESSIBLE (1 VAN)
BICYCLE PARKING DATA:	REQUIRED (NORTH): 5 U-RACKS BASED ON PARKING COUNT OF 175 (PER CODE) PROVIDED (NORTH): 5 U-RACKS REQUIRED (SOUTH): 4 U-RACKS BASED ON PARKING COUNT OF 111 (PER CODE) PROVIDED (SOUTH): 4 U-RACKS
LANDSCAPING DATA:	REQUIRED PARKING LOT TREES: 30 TREES (1 TREE / 10 SPACES) PROVIDED PARKING LOT TREES: 30 TREES REQUIRED DWELLING UNIT TREES: 20 TREES (1 TREE / 10 DWELLING UNITS) PROVIDED DWELLING UNIT TREES: 20 TREES PROVIDED STREET TREES: 9 TREES @ S. WALL ST. - 50' OC +/-

SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	STRAIGHT CURB
	EX TREELINE
	CONCRETE WALK
	SHADE TREE

ADJACENT PROPERTY INFORMATION					
LOT NO.	PID	ACRES	ZONED	OWNER NAME	ADDRESS
1	010-040778	0.69	C4	GRIGORIY LEVITSKIY	1763 S. HIGH ST.
2	010-067363	0.42	M	1795 SOUTH HIGH STREET LLC	1795 S. HIGH ST.
3	010-040208	0.44	C4	STEPHEN H EICHORN	1803 S. HIGH ST.
4	010-013575	0.15	C4	CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION	1815-1817 S. HIGH ST.
5	010-046755	0.15	C4	DASHNOR KODHELAJ	1821-1823 S. HIGH ST.
6	010-032652	0.14	C4	DASHNOR KODHELAJ	1825-1827 S. HIGH ST.
7	010-013557	0.15	C4	DASHNOR KODHELAJ	1831-1833 S. HIGH ST.
8	010-025763	0.15	C4	DASHNOR KODHELAJ	1837 S. HIGH ST.
9	010-013558	0.10	M	STRATA GROUP LLC	1847 S. HIGH ST.
10	010-057624	0.59	M	ARYAN NAGI LLC	1881 S. HIGH ST.
11	010-272018	1.73	M	TSR 1895 LLC	1885 - 1895 S. HIGH ST.
12	010-066515	15.26	M	PENNSYLVANIA LINES LLC	N/A
13	010-023821	11.93	M	SALVATION ARMY	1675 S. HIGH ST.
14	010-025603	0.07	M	SALVATION ARMY	31 W. INNIS AVE.

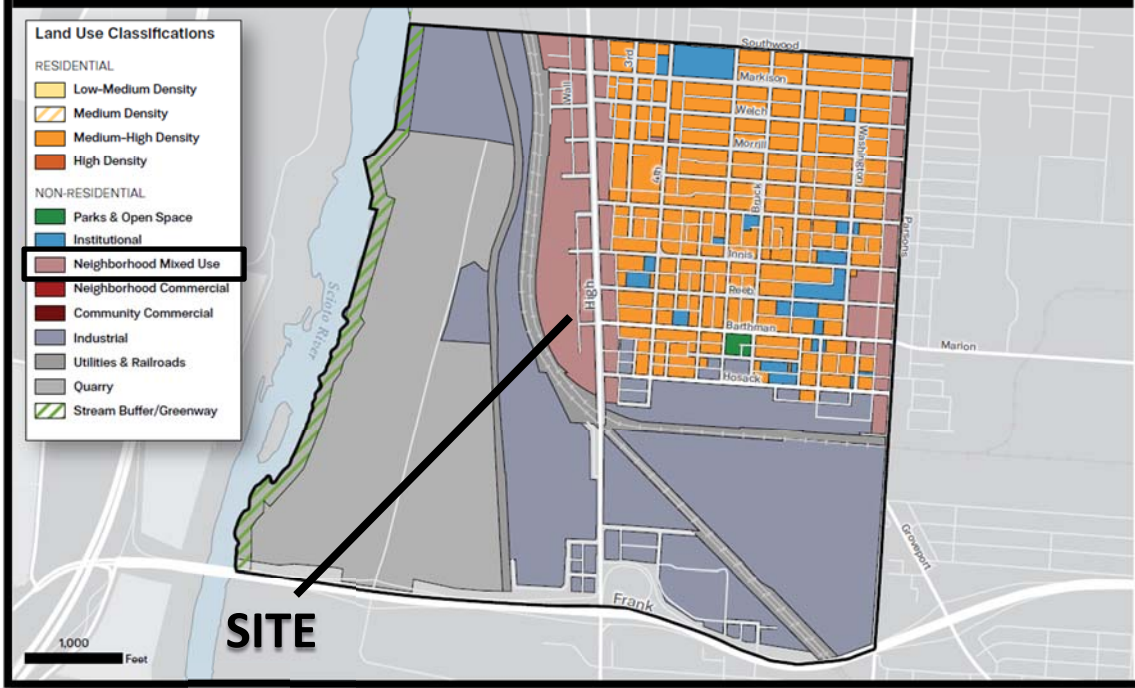


PLOT SCALE: 1"=100' DATE: 3/24/23 3:06 PM EDITED BY: EHOFFMAN DRAWING FILE: 0:202100703.D DRAWINGS\CIVIL\EXHIBITS\NRP\BARTHMAN - ZONING PLAN.DWG



CV23-029
 45 W. Barthman Ave.
 Approximately 8.15 acres

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



CV23-029
45 W. Barthman Ave.
Approximately 8.15 acres



CV23-029
45 W. Barthman Ave.
Approximately 8.15 acres