

PARKING, MANEUVERING AND STACKING VARIANCE & RE-STRIPING FOR

1717 S. HIGH ST
 1717 S. HIGH ST.
 COLUMBUS, OH 43206

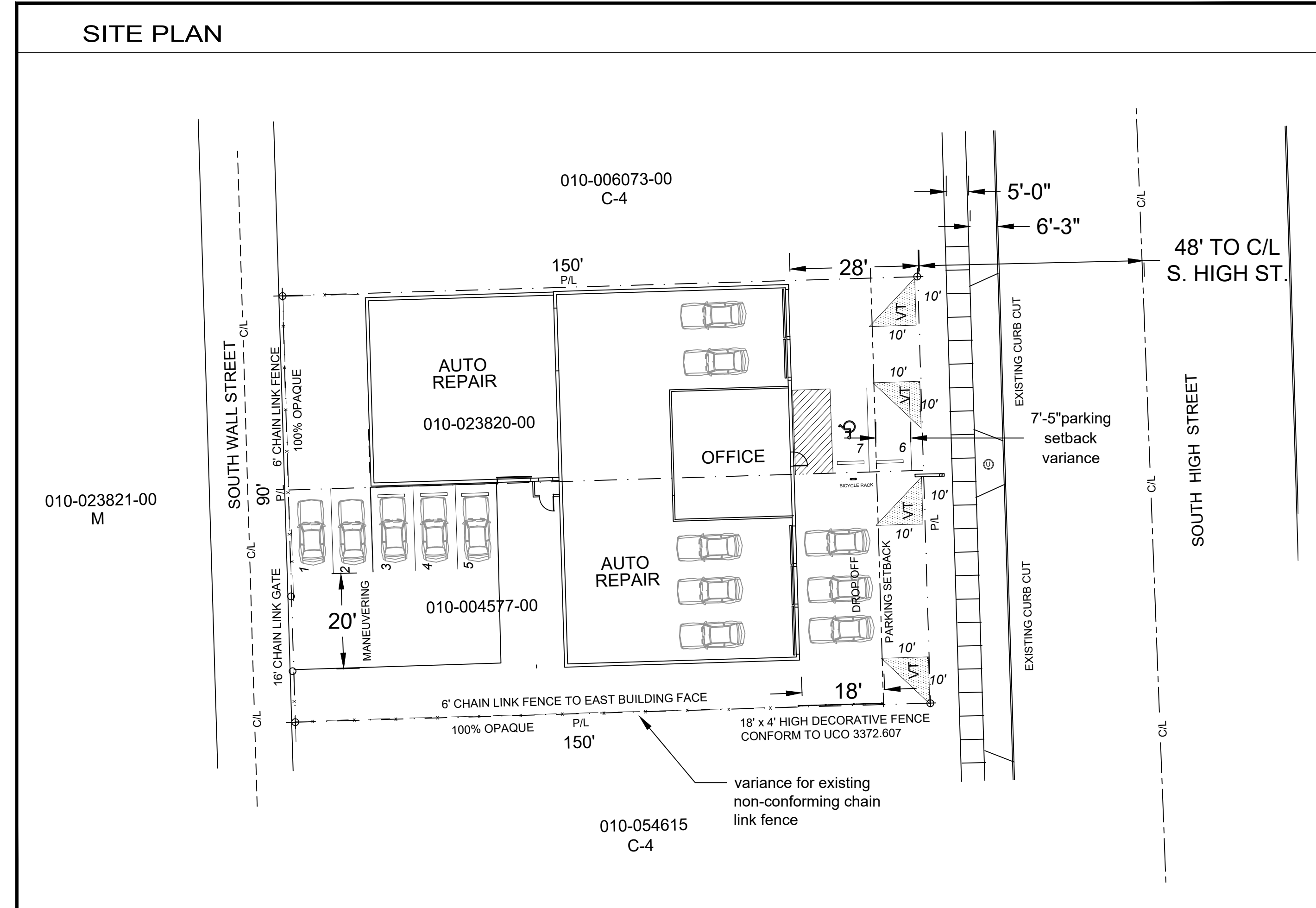
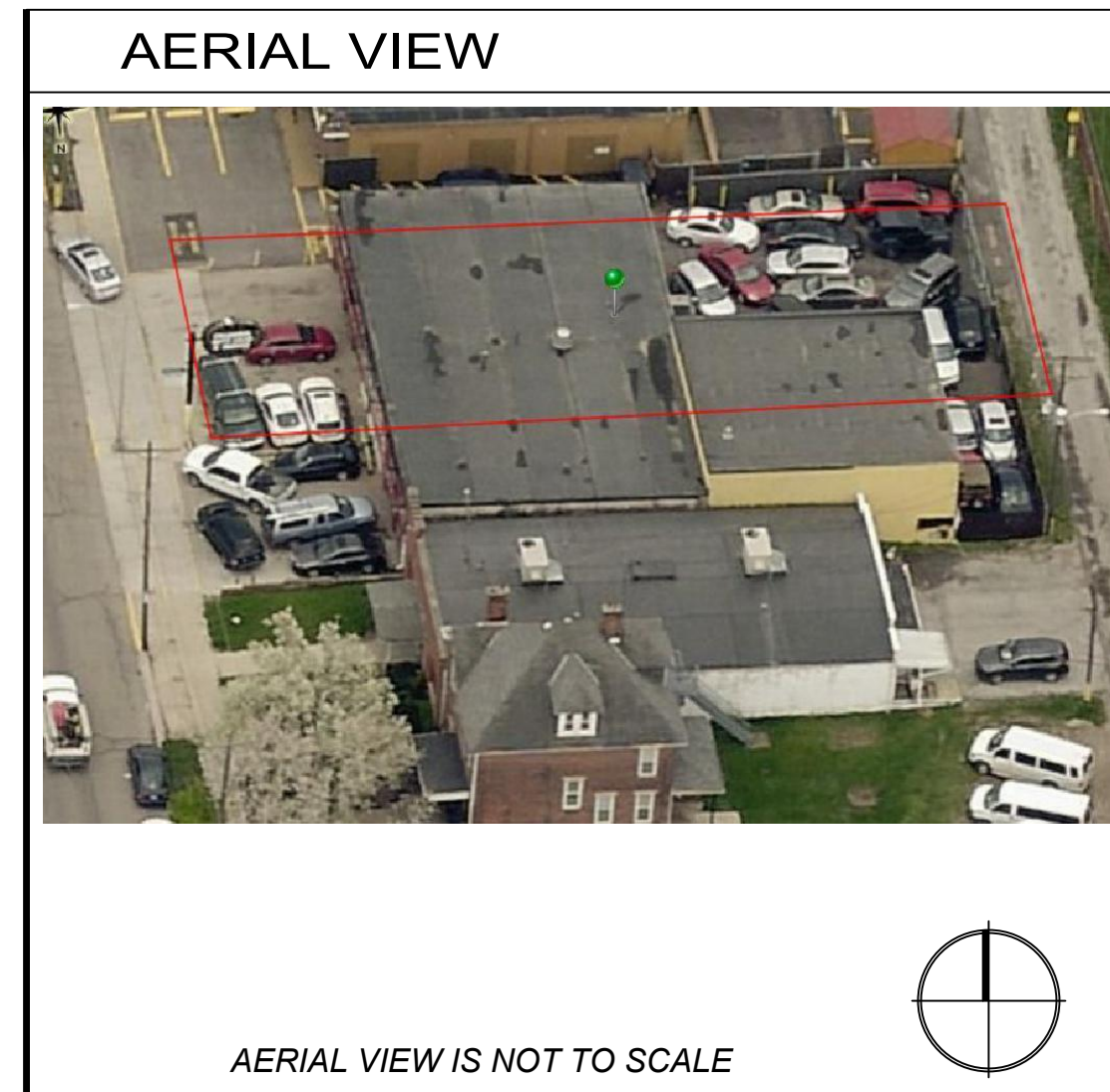
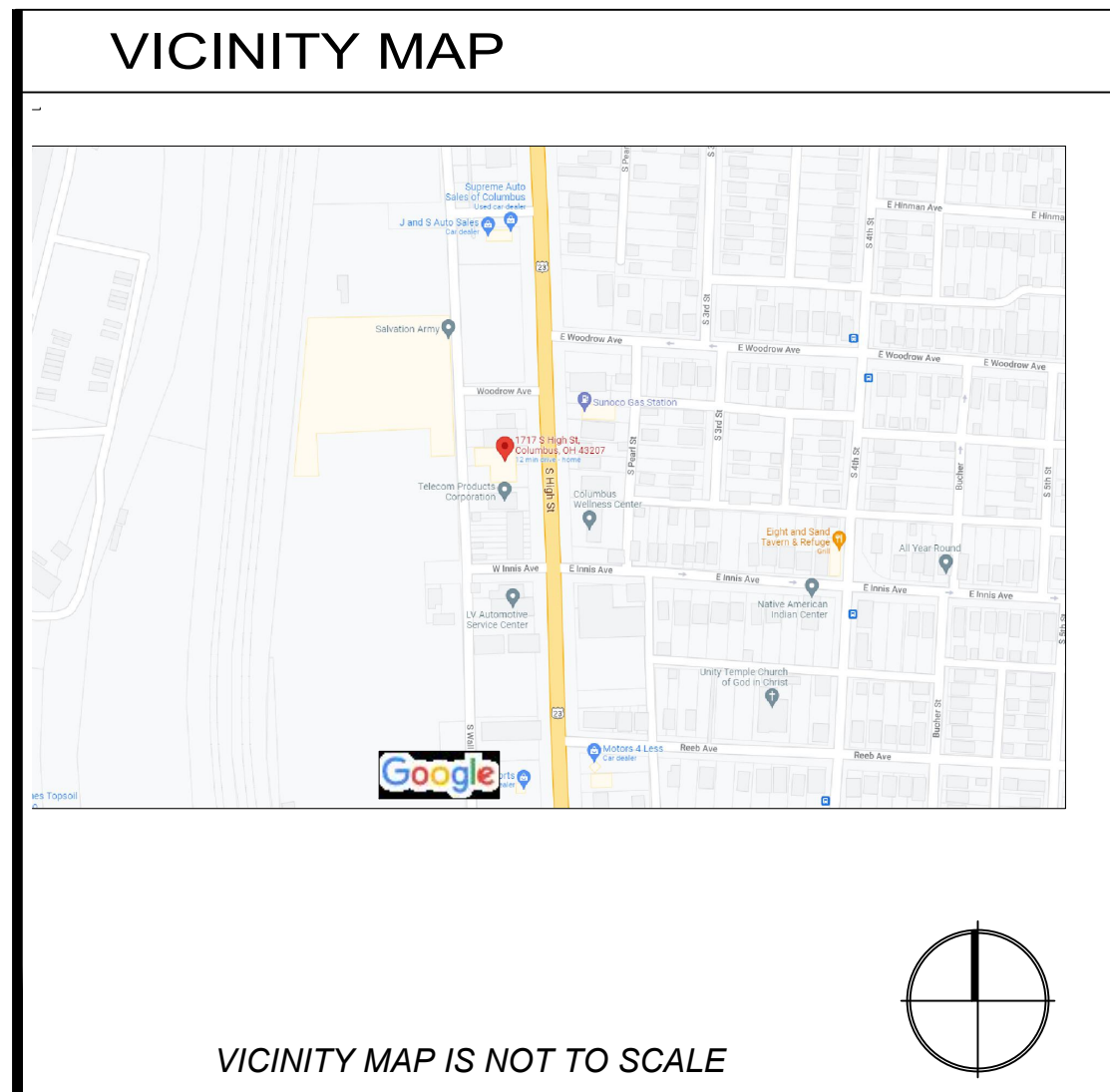
ZONING VARIANCES REQUESTED

- VARIANCE TO UCO 3372.609 - PARKING, STACKING AND CIRCULATION BETWEEN PRIMARY BUILDING AND STREET ROW FOR 2 PARKING SPACES AND MANEUVERING AS SHOWN
- VARIANCE TO UCO 3372.604 - REDUCTION OF THE REQUIRED 10' PARKING SETBACK BY 7'-5". ABILITY TO STACK 1 OPERABLE VEHICLE IN FRONT OF EACH SERVICE DOOR FOR OVERNIGHT DROP OFF
- VARIANCE TO 3312.25 - MANEUVERING BETWEEN BUILDING AND REDUCTION OF THE REQUIRED PARKING SETBACK LINE
- VARIANCE TO 3312.49 - REDUCTION OF 1 REQUIRED PARKING SPACE
- VARIANCE TO 3321.05 - PARTIAL IMPINGEMENT ON ONE VISION TRIANGLE
- VARIANCE TO 3372.607 - ALLOW EXISTING CHAIN LINK FENCE ON THE SOUTH PROPERTY LINE
- VARIANCE TO 3391.05-A.4 - ALLOW ABILITY TO RECONSTRUCT THE STRUCTURE SHOULD IT BE DAMAGED

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PARKING, MANEUVERING, STACKING & RE-STRIPING FOR
1717 S. HIGH PARKING VARIANCE
 1717 SOUTH HIGH STREET, COLUMBUS, OH 43206

CC: COLUMBUS CONSULTING
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 010-023820-00

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CERTIFIED ADDRESS: 1717 SOUTH HIGH ST., COLUMBUS OHIO 43206

ZONING DISTRICT = C4

- TOTAL AREA OF SITE = 0.286 ACRES
- EXISTING BUILDING = 6,076 SQ.FT.
- HEIGHT OF BUILDING = 18'-0"
- FLOOD DESIGNATION, MAP # = 39049C0336K - EFFECTIVE 06/17/2008

PARKING ANALYSIS

- EXISTING BUILDING USE = 6,076 SQ.FT.
- AUTO REPAIR : 2 PER BAY X 5 BAYS = 10 SPACES
- UCO OVERLAY : 25% REDUCTION
- TOTAL PARKING REQUIRED = 8 SPACES
- 7 SPACES SHOWN - 2 SPACES IN FRONT OF BUILDING REQUIRE UCO VARIANCE
- 1 SPACE REDUCTION REQUESTED FOR VARIANCE

PROJECT WILL COMPLY WITH SECTIONS 3312.21
 SCREENING, 3312.39 STRIPING MARKING, 3312.43 SURFACE, 3312.45
 WHEEL STOP/CURB, CHAPTER 3221, AND SECTIONS 3321.05
 VISION CLEARANCE AND 3321.09 SCREENING.

PARKLAND ORDINANCE DEDICATION DOES NOT APPLY.

SITE DATA

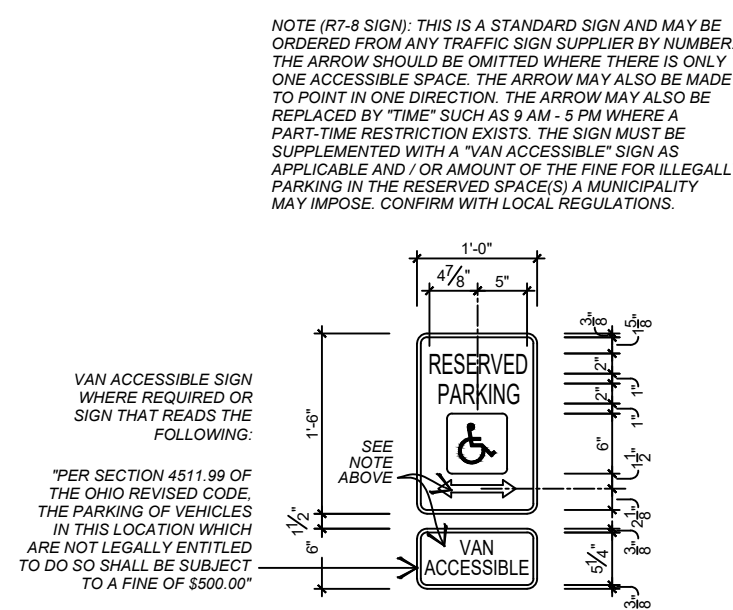
- TOTAL AREA OF SITE = 0.286 ACRES
- NO NEW DISTURBED AREA, NO NEW PAVED AREA
- NO CHANGE IN PRE DEVELOPED OR POST DEVELOPED RUN-OFF

1717 S. HIGH STREET SITE DATA TABLE

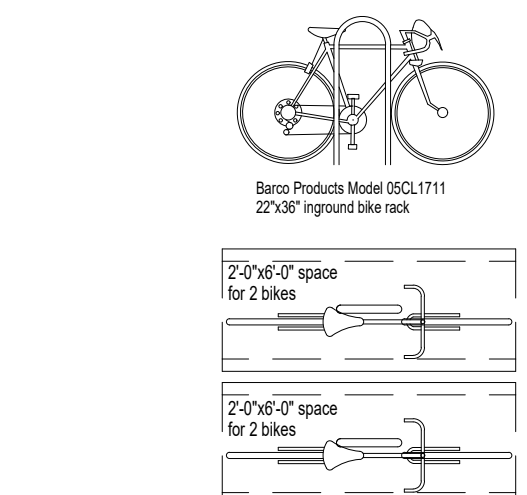
TOTAL SITE AREA:	.226 ac
TOTAL DISTURBED AREA:	0 ac
PRE-DEVELOPED IMPERVIOUS:	.226 ac
POST-DEVELOPED IMPERVIOUS:	.226 ac

ZONING DATA

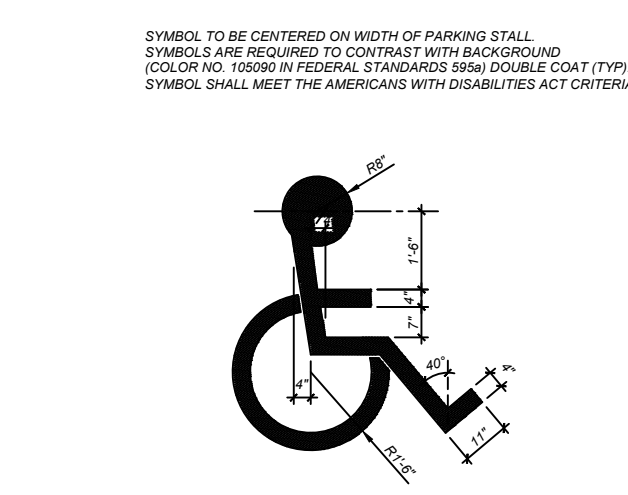
SOUTH FRONT - SOUTH HIGH UCO COLUMBUS C4 ZONING.



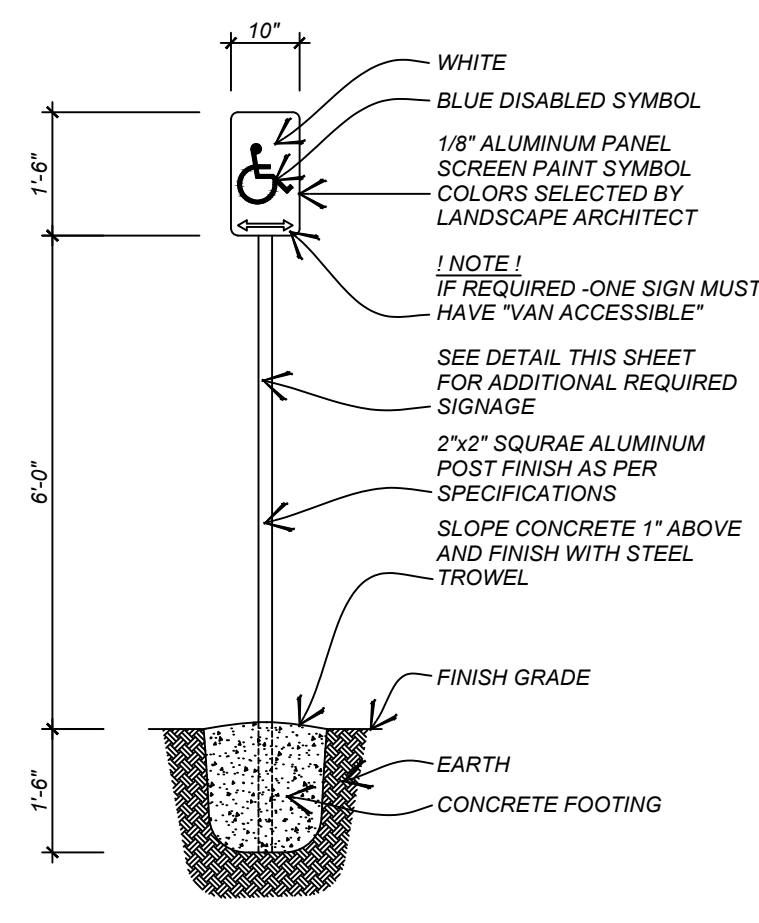
A ACCESSIBILITY SIGNAGE
 SCALE: 3/4"=1'-0"



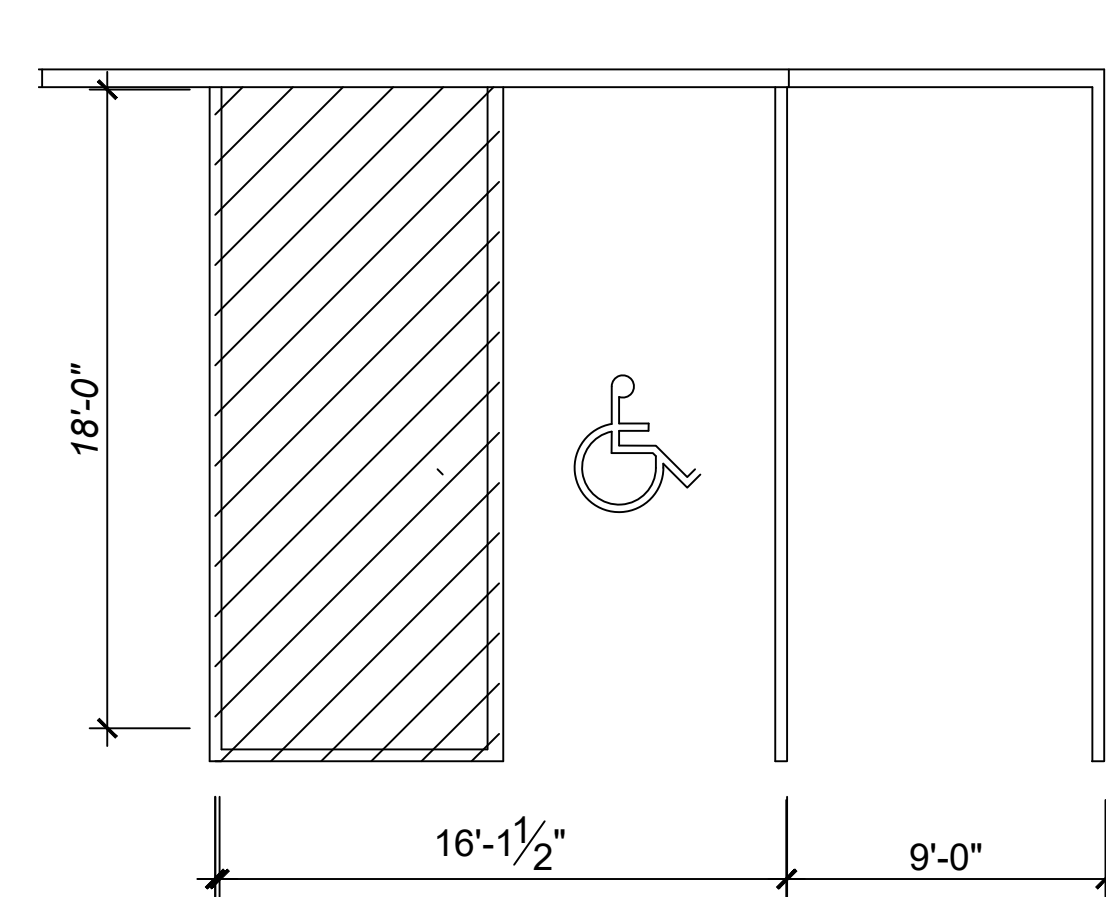
B BICYCLE PARKING FIXTURE
 SCALE: 3/4"=1'-0"



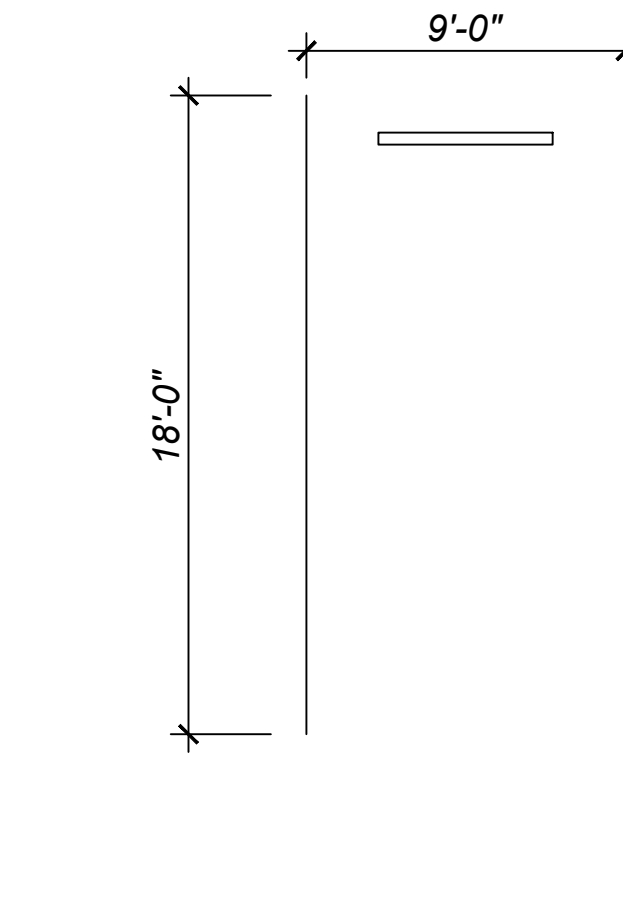
C ACCESSIBLE PARKING SYMBOL
 SCALE: 3/8"=1'-0"



D ACCESSIBILITY SIGNAGE
 SCALE: 3/4"=1'-0"



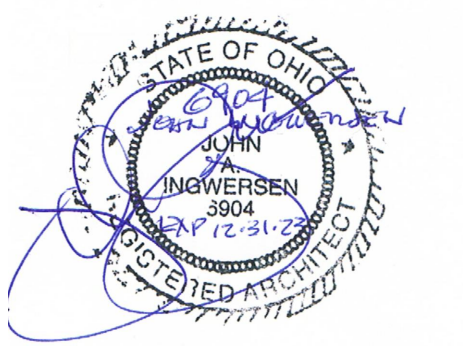
E VAN ACCESSIBLE PARKING
 SCALE: 3/16"=1'-0"



F TYPICAL PARKING SPACE
 SCALE: 3/16"=1'-0"

PARKING CALCULATION

USE	SQUARE FOOTAGE	MINIMUM
AUTO REPAIR	5 BAYS X 2	10
UCO @ 25% REDUCTION		- 2.5
TOTAL = 7.5		
(ROUND TOTAL UP TO THE NEAREST INTEGER)		
REQUIRED PARKING		8
PARKING SHOWN		
REQUESTED REDUCED PARKING VARIANCE		1
REQUIRED ADA PARKING (VAN/TOTAL)		1/1
PROPOSED ADA PARKING (VAN/TOTAL)		1/1
REQUIRED BICYCLE PARKING		1



ISSUE	REVISION	DATE
BZA	1	12/27/2021
REV	2	5/8/2023
	3	6/8/2023

COVER SHEET

BZA

22.0988.00