

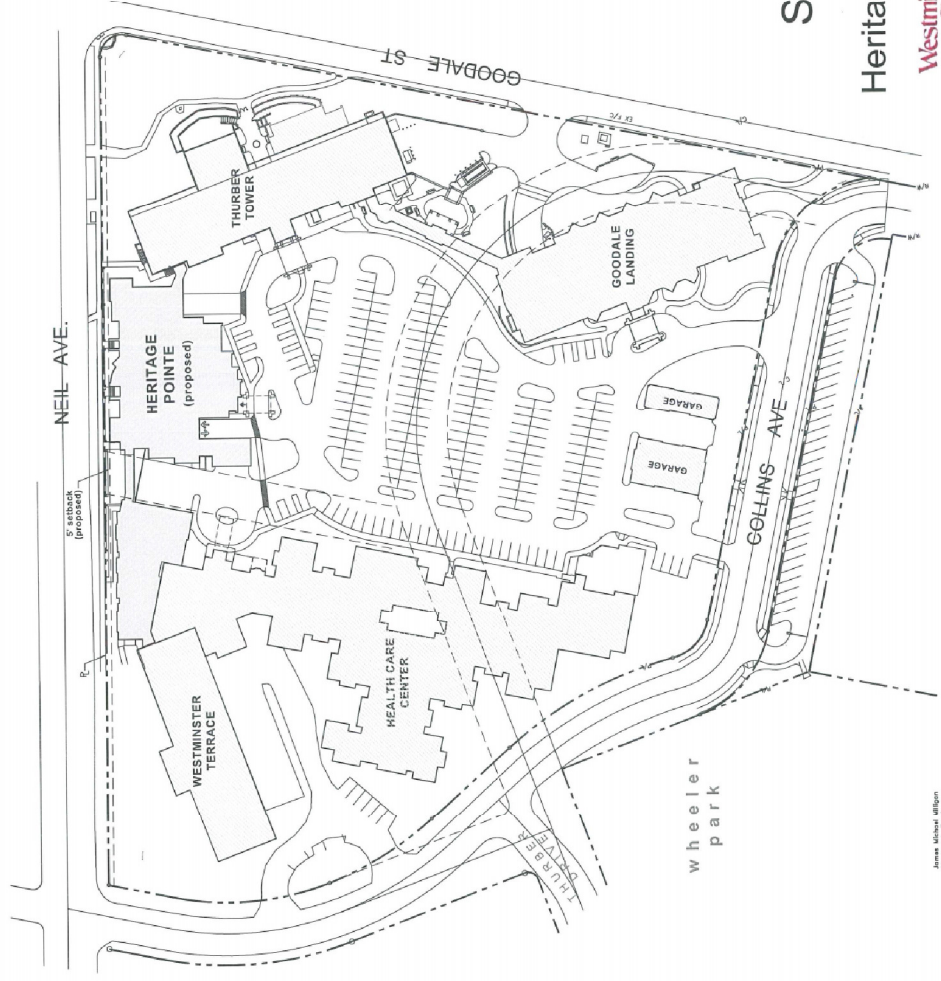
# Enlarged Site Plan

Heritage Pointe  
8-16-2019

Westminster-Thurber  
Community

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# Site Plan

1" = 120'-0"

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**Project Description-** The Heritage Pointe' consists of adding a new residential tower consisting of 56 living units and multipurpose unit on 10 floors over top of a two floor parking structure, one at grade and one below grade. This building will also include a connector between Thurber Tower and Westmister Terrace with various Community and program space along with a single level separate garage space. An existing single story connector building with community spaces will be demolished for this construction.

**Statement of Hardship**

1. 3312.49 - Minimum number of parking spaces required

*The table 1 for required parking has eliminated the housing for the Elderly option, which was ratio of .75 spaces per unit required. The new table indicates that Elderly apartments will now fall under the 4 or more units for apartments. This parking ratio is 1.5 spaces per unit.*

*The required number of spaces per this requirement is 472. A variance was requested and approved with the most recent project (Goodale Landing) to allow for a parking count of .75 spaces per unit aligning with the previous code. 311 spaces were required under this criteria with 354 spaces provided. Including the new Heritgae Pointe' project and in the ratio of the previously approved variance, 357 spaces are required and 407 spaces are proposed.*

2. 3333.18 –Building Lines

*The Westminster Thurber Community sits on a site with two previous roadway grid systems and underlying utilities which were abandoned and reconfigured with previous urban renewal projects. The existing large combination sewer and associated easement have created a hardship to allow development needed to maintain viability of the campus while maintaining these active utilities. A variance is being requested to reduce the setback on Neil Avenue to 5 feet in addition to previous setback modifications previously approved.*

3. 3333.26 – Height district

*The AR-3 apartment district does not allow any building or structure to exceed 35 feet. This site was previously zoned ARO which had unlimited height. The existing ten floor Thurber Tower is approximately 118.5 feet from main entry level to highest flat roof element and Goodale Landing buildings was approved at 110 foot height. Due to the limited ground area resulting from the existing utilities crossing the site, a maximum height limit variance of 134 feet as measured from the north main entry floor elevation at the Main Entrance canopy (grade and floors will slope to make existing building connections) to the mean height of any sloped roof or top of flat roof or parapet is requested for parcel 010-227935. Note: the highest portion of the building as proposed is the roof of the elevator / stair tower leading to the roof level for service access.*