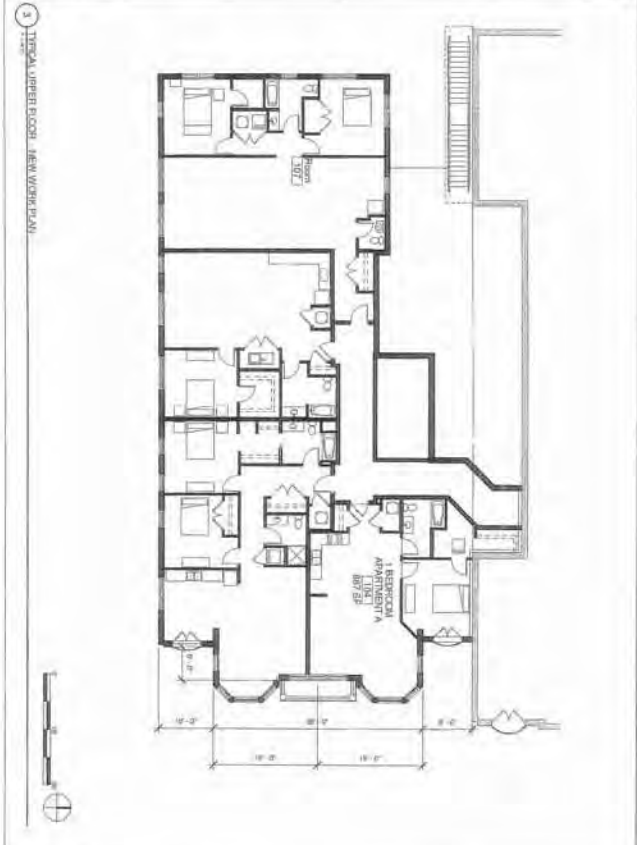
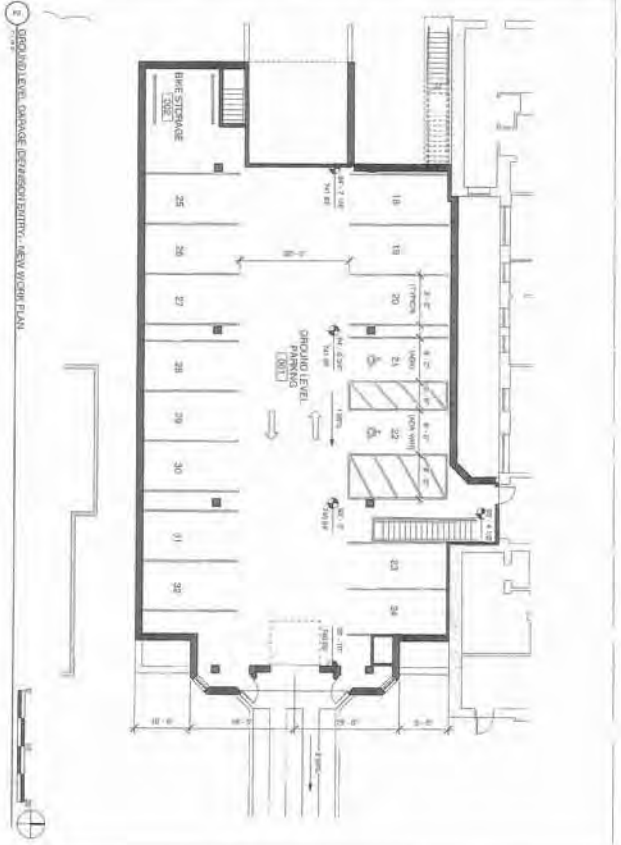
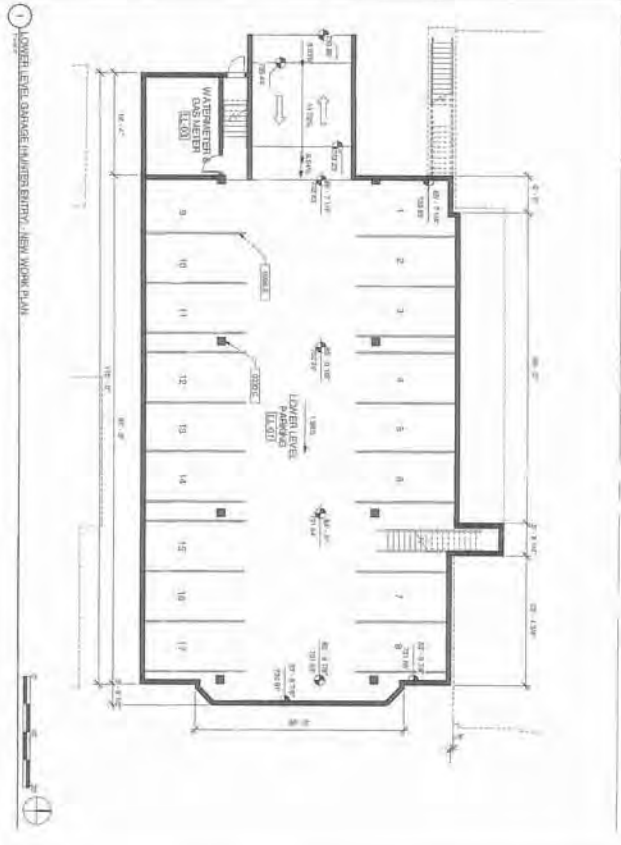




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CV12-049 Final Received 11/20/12

*Donald Todd Hipschorn*  
 Architect  
 1100  
 1701 Devonshire Avenue  
 Chicago, IL 60649

ADDITON TO  
 THE HISTORIC  
 DENNISON  
 HOTEL

NOT FOR CONSTRUCTION

S&O Development  
 Plans 11/20/12

**L103**

Scale 1/8" = 1'-0"

12-01-2012 | 1201021

**Schaefer Caldwell Associates**  
 280 North Dearborn | Suite 200  
 Chicago, IL 60610  
 Tel: 312.461.0111  
 Fax: 312.461.0112  
 www.sca-ill.com

**CONTRACTOR:**  
 HENNINGSON, HARTZ & ASSOC.  
 INC. & PARTNERS  
 1000 N. LA SALLE ST.  
 CHICAGO, IL 60610  
 (312) 467-1000

**OWNER:**  
 S&O DEVELOPMENT  
 1701 DEVONSHIRE AVENUE  
 CHICAGO, IL 60649  
 (312) 467-1000

**DATE PREPARED:**  
 11/20/12

During Issue Dates



### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV12-049

### STATEMENT OF HARDSHIP

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.

**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 requested as detailed below:**

See Exhibit B

Signature of Applicant

*Donald Plunk*

Date

*9/27/12*

**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**

**EXHIBIT B**  
**Statement of Hardship**

**785 Dennison Avenue, Columbus, OH 43215**

**Council Variance # CV12-049**

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The site is located on the west side of Dennison Avenue between East Hubbard Avenue and Buttles Avenue and includes the properties known as 779 and 789 Dennison Avenue. Total site area is 0.4973 +/- acres (21,666.6 +/- sq. ft.). 779 Dennison Avenue is developed with a two (2) story, ten (10) dwelling unit apartment building built in the 1970's. 789 Dennison Avenue is developed with a four (4) story, 42 foot tall apartment building in the R-4, Residential District and H-35 Height District. Both sites were rezoned from the AR-2, Apartment Residential District to the R-4, Residential District in 1978 as part of an area rezoning of Victorian Village initiated by the City of Columbus. 789 Dennison Avenue was originally built as a six (6) story hotel prior to the City of Columbus establishing zoning (1923). By variance CV12-004, (Ordinance 0746-2012, passed April 30, 2012), applicant's development plan to convert the existing building to 26 dwelling units was approved by reducing the number of dwelling units from 39 to 26. The number of dwelling units was subsequently reduced to 23. Variance CV12-004 also included variances to permit existing site development where not in conformance with R-4 district standards and permitted an addition of a roofed structure to the roof of the building, referred to as "Rooftop Pavilion" in CV12-004, by permitting an increase in height to 54 feet. A major renovation of the historic structure at 789 Dennison Avenue is currently underway.

By this variance application, applicant proposes to raze the non-historic, 1970's structure at 779 Dennison Avenue, thereby removing ten (10) dwelling units, and build a four (4) story addition to the south side of 789 Dennison Avenue. The addition will consist of two (2) levels of enclosed parking totaling 32 parking spaces and three (3) levels for residential use totaling 12 dwelling units. The combined building will be thirty-five (35) dwelling units with thirty-two (32) off-street parking spaces. Applicant reduced the number of dwelling units in 789 Dennison from 39 to 23, a reduction of 16 dwelling units with six (6) parking spaces and proposed removal of ten (10) dwelling units (779 Dennison Avenue) for a net decrease in historical density with 779 Dennison Avenue (10 DU) and 789 Dennison (39 DU) from 49 DU to 35 DU, while substantially increasing on-site parking with the two (2) levels of enclosed parking. Applicant proposes the removal of a non-historic structure and a total of 35 dwelling units with 32 parking spaces.

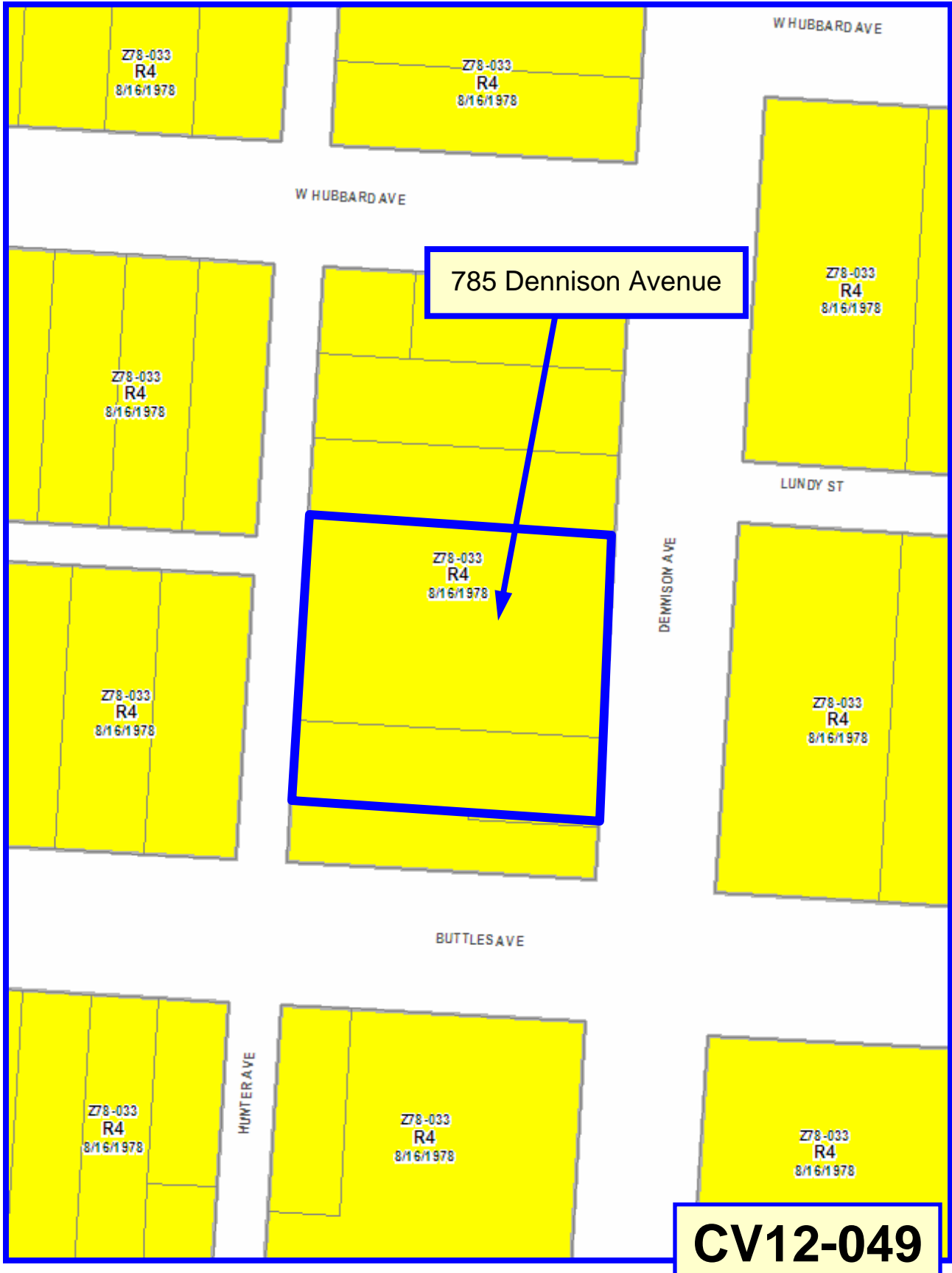
Applicant believes a hardship exists in that there is no zoning district to which the property could be rezoned to conform the parcel and building to applicable current zoning regulations. Applicant has a practical difficulty in complying with applicable development standards applied to a historic district of Columbus where many properties don't comply with current standards of the R-4 district. Applicant believes the proposed variances meet the criteria contained in City of Columbus form, "Statement of Hardship", which form is hereby incorporated by reference.

Applicant requests the following variances:

- 1) 3332.039, R-4, Residential District, which Section prohibits more than four (4) dwelling units per building, while applicant proposes to permit a 12 dwelling unit addition to a 23 dwelling unit building, thereby permitting a 35 dwelling unit building in the R-4, Residential District.

- 2) 3332.15, R-4 Area District Standards, which Section establishes lot area standards for single family, two-family, three-family and four-family dwellings, with a four family dwelling required to have 2,500 square feet of lot area per dwelling unit, while applicant proposes a total of 35 dwelling units on 23,435.6 square feet, including permitted alley area, or 669.5 square feet of lot area/dwelling unit.
- 3) 3332.18(D), Basis of Computing Area, which Section limits building coverage to a maximum of 50% of lot area (21,666 sq. ft.), while lot coverage will be 64 +/- % (13,866 sq. ft.) with the existing building and proposed addition.
- 4) 3332.21, Building Lines, which Section requires a 25 foot setback from Dennison Avenue, while the existing building (789 Dennison Avenue) setback is 23.5 feet.
- 5) 3332.25, Maximum Side Yard Required, which Section requires 20 percent of the lot width to be provided in the sum of the side yards, subject to a maximum of 16 feet, while the sum of the side yards will be 8.1 feet.
- 6) 3332.26(F), Minimum Side Yard Permitted, which Section requires a minimum side yard of one-sixth (1/6) the height of the building when the building exceeds 2 ½ stories in height, while the addition is four (4) stores (42 +/- feet), thereby requiring the south side yard to be seven (7) feet, while the south property line is irregular and part of the building addition will be six (6) feet from the south property line and part of the building will be eight (8) feet from the south property line, and applicant also proposes to permit the existing north side yard of 1.7 feet.
- 7) 3332.27, Rear Yard, which Section requires 25% of total lot area to be provided in rear yard, while 3.4 % of lot area will be provided in rear yard.
- 8) 3309.14(A), Height Districts, which Section prohibits building or structures exceeding 35 feet in height, measured as defined, while the existing building (789 Dennison Avenue) is permitted a height of 54 feet (existing building plus "Rooftop Pavilion" and stairwell and elevator shafts), as permitted by Ordinance 0746-2012, and the proposed addition will be 42 feet tall.
- 9) 3312.13, Driveway, which Section requires a 20 foot wide driveway for two-way travel, while applicant proposes driveway widths of 14 feet (east side) and 18 feet (west side) of the proposed addition for access to Dennison Avenue and Hunter Avenue, respectively, and the entrances from the driveways to the enclosed parking levels will be through eight (8) foot wide and sixteen (16) foot wide (min.) overhead doors, respectively.
- 10) 3312.49, Minimum Number of Parking Spaces Required, which Section requires 53 parking spaces for 35 dwelling units at 1.5 parking spaces per dwelling unit, while applicant proposes to provide 32 parking spaces in a fully enclosed two (2) level parking structure.







785 Dennison Avenue

CV12-049

**COPY**

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION  
VICTORIAN VILLAGE COMMISSION**

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 779 Dennison Avenue

**APPLICANT'S NAME:** The Wood Companies (Owner)

**APPLICATION NO.:** 12-11-12 c

**COMMISSION HEARING DATE:** 11-8-12

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

**ACTION:**

Recommend Approval of Variance Application #12-11-12c, 779 Dennison Avenue, as submitted:

- **CC3332.039:** R-4, Residential District, which Section prohibits more than four (4) dwelling units per building, while applicant proposes to permit a 12 dwelling unit addition to a 23 dwelling unit building, thereby permitting a 35 dwelling unit building in the R-4, Residential District.
- **CC3332.15:** R-4 Area District Standards, which Section establishes lot area standards for single family, two-family, three-family and four-family dwellings, with a four family dwelling required to have 2,500 square feet of lot area per dwelling unit, while applicant proposes a total of 35 dwelling units on 23,435.6 square feet, including permitted alley area, or 669.5 square feet of lot area/dwelling unit.
- **CC3332.18 (D):** Basis of Computing Area, which Section limits building coverage to a maximum of 50% of lot area (21,666 sq. ft.), while lot coverage will be 64 +/- % (13,866 sq. ft.) with the existing building and proposed addition.
- **CC3332.21:** Building Lines, which Section requires a 25 foot setback from Dennison Avenue, while the existing building (789 Dennison Avenue) setback is 23.5 feet.
- **CC3332.25:** Maximum Side Yard Required, which Section requires 20 percent of the lot width to be provided in the sum of the side yards, subject to a maximum of 16 feet, while the sum of the side yards will be 8.1 feet.
- **CC3332.26:** Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet, while the existing north side yard is 1.7 feet.
- **CC3332.27:** Rear Yard, which Section requires 25% of total lot area to be provided in rear yard, while 3.4 % of lot area will be provided in rear yard.
- **CC3309.14(A):** Height Districts, which Section prohibits building or structures exceeding 35 feet in height, measured as defined, while the existing building (789 Dennison Avenue) is permitted a height of 54 feet (existing





building plus "Rooftop Pavilion" and stairwell and elevator shafts), as permitted by Ordinance 0746-2012, and the proposed addition will be 42 feet tall.

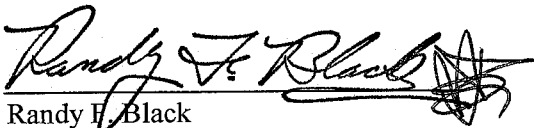
- CC3312.13: Driveway, which Section requires a 20 foot wide driveway for two-way travel, while applicant proposes driveway widths of 14 feet (east side) and 18 feet (west side) of the proposed addition for access to Dennison Avenue and Hunter Avenue, respectively, and the entrances from the driveways to the enclosed parking levels will be through eight (8) foot wide and sixteen (16) foot wide overhead doors, respectively.
- CC3312.49: Minimum Number of Parking Spaces Required, which Section requires 53 parking spaces for 35 dwelling units at 1.5 parking spaces per dwelling unit, while applicant proposes to provide 32 parking spaces in a fully enclosed two (2) level parking structure.

MOTION: Decker/Berthold (4-1-1) RECOMMEND APPROVAL. [Conte] [Harding Abstained]

**RECOMMENDATION:**

RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy H. Black  
Historic Preservation Officer



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # CV12-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, Fl 3, 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 formats

- 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

Table with 2 columns and 2 rows containing party information for items 1, 2, 3, and 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 27th day of SEPTEMBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires six 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