

North Elevation  
Scale 1/8" = 1'-0"

South Elevation  
Scale 1/8" = 1'-0"

West Elevation  
Scale 1/8" = 1'-0"

East Elevation  
Scale 1/8" = 1'-0"

*David Trank 4/14/12*  
 David Trank, Architect  
 197 Summit Street, Columbus, Ohio 43215  
 Tel: 614.299.9528 Fax: 614.299.8205  
 www.urbanorder.com

*CV12-004*  
*Final Received 4/14/12*  
 Building Elevation Plan  
 Sheet 2 of 2  
 CV12-004

<p><b>A2.01</b></p>	<p>Building Elevation Plan April 4, 2012</p>	<p>789 Dennison Avenue Columbus, Ohio</p>	<p><b>Urbanorder</b>          ARCHITECTS          197 Summit Street Columbus Ohio 43215          Tel: 614.299.9528 Fax: 614.299.8205          www.urbanorder.com</p>
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CV12-004



**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)

**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 Plank*

Date

January 24, 2012

Historic Dennison Hotel LLC  
BY: Donald Plank, Attorney

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

## **EXHIBIT B**

### **Statement of Hardship**

**789 Dennison Avenue, Columbus, OH 43215**

**Council Variance # CV12-004**

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The site is located on the west side of Dennison Avenue between East Hubbard Avenue and Buttles Avenue. The site is 0.347 +/- acres (15,124.50 sq. ft.) and is developed with a four (4) story, 42 foot tall apartment building in the R-4, Residential District and H-35 Height District. The site was 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. The building was originally built as a six (6) story hotel prior to the City of Columbus establishing zoning (1923). The 39 dwelling unit building is a non-conforming use in the R-4, Residential District and site development is non-compliant with current R-4, Residential District development standards. Applicant proposes to remodel the building by reducing the number of dwelling units from 39 to 26 dwelling units. Variances are requested to permit a 26 dwelling unit apartment building in the R-4, Residential District and applicable site development standards to conform to current zoning, as well as to permit the addition of a roofed structure to the roof of the building, labeled "Rooftop Pavilion" on the submitted building elevation plans, by variance to permit an increase in height. Applicant proposes a major renovation of this historic structure.

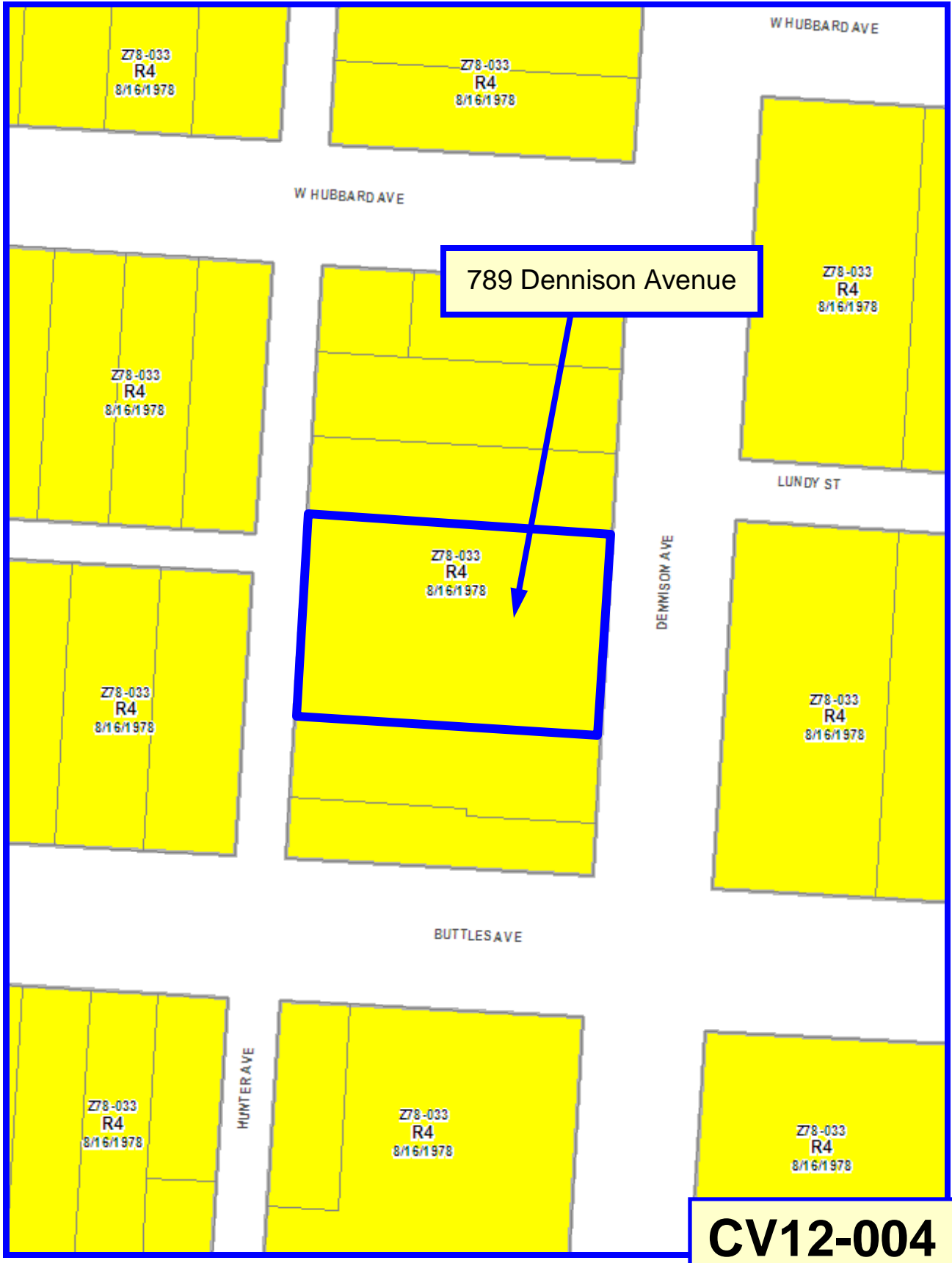
Applicant believes a hardship exists in that there is no zoning district to which the property could be rezoned to conform the parcel and building to applicable current zoning regulations. Applicant believes the proposed variances meet the criteria contained in City of Columbus form, "Statement of Hardship", which form is hereby incorporated by reference.

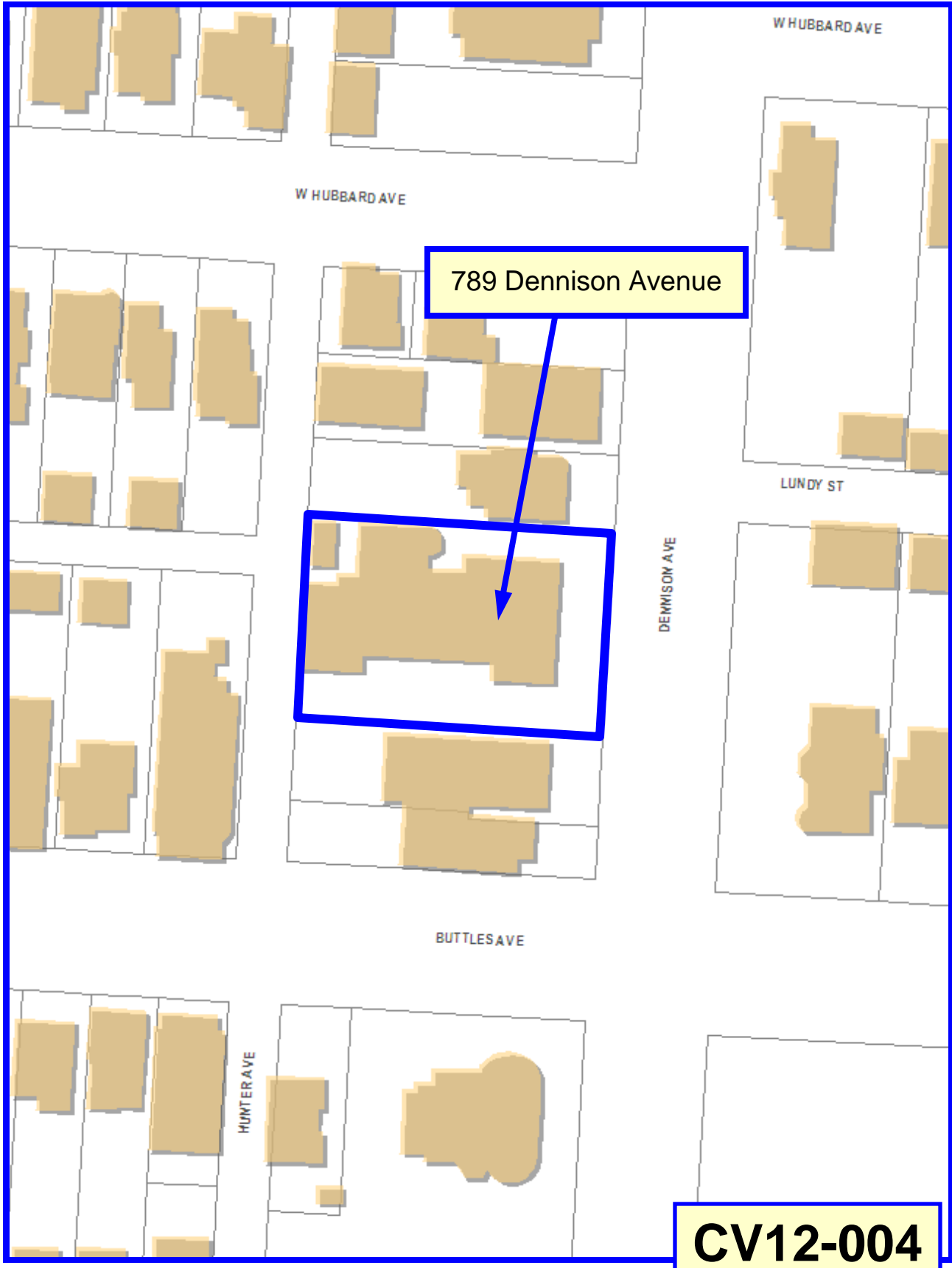
Applicant requests the following variances:

- 1) 3332.039, R-4, Residential District, which Section prohibits more than four (4) dwelling units per building, while the existing building has 39 dwelling units, applicant proposes to renovate the building for use as 26 dwelling units and applicant requests a variance to permit a 26 dwelling unit apartment 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 to renovate the building for use as 26 dwelling units on a 15,124.50 square foot lot or 581 square feet of lot area per dwelling unit.
- 3) 3332.21, Building Lines, which Section requires a 25 foot setback from Dennison Avenue, while the existing building setback is 23.6 feet.
- 4) 3332.26, Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet, while the north side yard is three (3) feet.
- 5) 3332.27, Rear Yard, which Section requires 25% of total lot area to be provided in rear yard, while zero (0) percent (%) of lot area is rear yard.

- 6) 3332.28, Side or Rear Yard Obstruction, which Section identifies permitted side or rear yard obstructions, while parking is located in the south side yard.
- 7) 3309.14(A), Height Districts, which Section prohibits building or structures exceeding 35 feet in height, measured as defined, while the existing building is 42 feet tall and applicant proposes the addition of a roofed structure to the roof of the building, labeled "Rooftop Pavilion" on submitted Building Elevation plan, requiring an increase in permitted height to 54 feet, for the 14' by 20' pavilion structure, in addition to stairwell and elevator shafts being extended to provide access to the roof level, as depicted on the submitted drawings.
- 8) 3312.09, Aisle, which Section requires a twenty (20) foot aisle for 90 degree parking spaces, while existing parking on the south side of the building has five (5) +/- feet on maneuvering area/aisle on-site, with access and the balance of maneuvering area occurring off-site on the property to the south, and, if the parking area to the south of the building were used with stacking and access/maneuvering occurring in Hunter Avenue (25'), a maximum of four (4) parking spaces could be provided with stacking by reducing maneuvering area/aisle to zero (0) feet for the interior stacked spaces.
- 9) 3332.15, Maneuvering, which Section requires every parking space to have sufficient access and maneuvering area, while four (4) existing parking spaces along the south side of the building are accessed from and maneuver on the adjacent property to the south and, if stacked parking is developed, with access from Hunter Avenue (25'), the interior spaces of the stacked spaces will have zero (0) maneuvering area because access and maneuvering will be through the parking space adjacent to Hunter Avenue.
- 10) 3312.29, Parking Space, which Section limits the use of stacked parking to single-family and two-family dwellings, and multi-family units with individual garage/driveway arrangements, while the 26 dwelling unit building isn't a single or two-family dwelling and there aren't individual garages/driveways, but applicant proposes stacked parking for the south parking area with a total of four (4) parking spaces.
- 11) 3312.49, Minimum Number of Parking Spaces Required, which Section requires 39 parking spaces for 26 dwelling units at 1.5 parking spaces per dwelling unit, while six (6) parking spaces presently exist, with four (4) of the six (6) spaces accessed from an adjacent property and applicant proposes to reduce required parking from 39 to six (6) spaces.

Applicant will provide a minimum of three (3) bicycle parking spaces.







City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Boyce Safford III, Director

**CERTIFICATE OF APPROPRIATENESS**  
**VICTORIAN VILLAGE COMMISSION**

**COPY**

*This Certificate of Appropriateness 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:** 789 Dennison Avenue (Leafy Dale Condominiums)  
**APPLICANT'S NAME:** Urban Order Architecture (Applicant) Historic Dennison Hotel, LLC (Owner)

**APPLICATION NO.:** 12-3-12 **MEETING DATE:** 3-8-12 **EXPIRATION:** 3-8-13

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:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Recommend Approval of Variance Application #12-3-12, 789 Dennison Avenue, as submitted:

- CC3332.039: R4, Residential District – to permit a 26 dwelling unit apartment building within the R4, Residential District.
- CC3332.15: R4 Area District Standards - to allow 581-sqft dwelling units within the R4, Residential District.
- CC3332.21: Building Lines – to allow a setback reduction from 25-ft to 23.6-ft.
- CC3332.26: Minimum Side Yard Permitted – to reduce the minimum side yard on the north side yard from 5-ft to 3-ft.
- CC3332.27: Rear Yard – to reduce the rear yard requirement from 25% to 4.9%.
- CC3332.28: Side or Rear Yard Obstruction – to allow existing parking on south side yard and dumpster the west rear yard.
- CC3309.14 (A): Height Districts – to allow 54-ft building height (including rooftop pavilion) within a 35-ft height district.
- CC3312.09: Aisle – to allow the required 20-ft maneuvering aisle to be reduced to the existing 5-ft (+/-) aisle of the existing parking on the south side; and to allow four (4) stacked spaces at rear of property with a 0-ft maneuvering aisle.
- CC3332.15: Maneuvering – to allow five (5) existing spaces to be accessed from and maneuvered on the adjacent property to the south.
- CC3312.49: Minimum Number of Parking Spaces Required – to reduce the required number of spaces from thirty-nine (39) to four (4).

MOTION: Decker/Berthold (6-0-0) RECOMMEND APPROVAL.

**Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

  
Randy F. Black  
Historic Preservation Officer





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**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 # CV12-004

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, 3rd Floor, 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

1. Historic Dennison Hotel LLC 21 West Hubbard Avenue, Suite D Columbus, OH 43215 # of Columbus based employees: 0 Contact: Mark Wood, (614) 298-9663	2.  -----  
3.  -----  	4.  -----  

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Donald Plank

Subscribed to me in my presence and before me this 25th day of JANUARY, in the year 2012

**SIGNATURE OF NOTARY PUBLIC**

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.

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