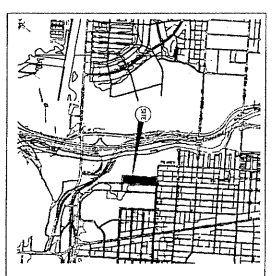


LOT	AREA (SQ. FT.)	AREA (SQ. AC.)	PERCENTAGE OF TOTAL AREA
1	1,100	0.025	0.25%
2	1,100	0.025	0.25%
3	1,100	0.025	0.25%
4	1,100	0.025	0.25%
5	1,100	0.025	0.25%
6	1,100	0.025	0.25%
7	1,100	0.025	0.25%
8	1,100	0.025	0.25%
9	1,100	0.025	0.25%
<b>TOTAL</b>	<b>9,900</b>	<b>0.225</b>	<b>2.25%</b>

*Donald Frank Miller*  
 DONALD FRANK MILLER  
 DONALD FRANK MILLER ATTORNEY  
 CV04-009  
 DATE

ZONING PLAN



NOTES:  
 1) ALL LOTS AND RESERVE REFERENCES TO HARRISON PARK PLAT (7/9/04, P.C. 58)  
 2) THIS ZONING DISTRICT SETBACK LINES PAVED, JULY 15, 2009 (COUNCIL 035) AND HARRISON PARK PLAT (7/9/04, P.C. 58)

**HARRISON PARK**  
 577 W. FIRST AVENUE  
 Columbus, Ohio 43215

PROJECT: HARRISON PARK ZONING PLAN  
 SHEET 1 of 1



13 October 2005  
Scale 1" = 80'

# HARRISON PARK

LOTS 1 TO 9 INCLUSIVE, RESERVES "A", "B" AND "C",  
DEDICATION OF HARRISON PARK PLACE, PERRY STREET,  
WEST FIRST AVENUE, QUALITY PLACE, A THIRTY FOOT  
ALLEY AND EASEMENTS, VACATION OF A THIRTY FOOT  
ALLEY, A 0.049 ACRE TRACT AND EASEMENTS.

ORD # 2760-2012

**NOTES:**

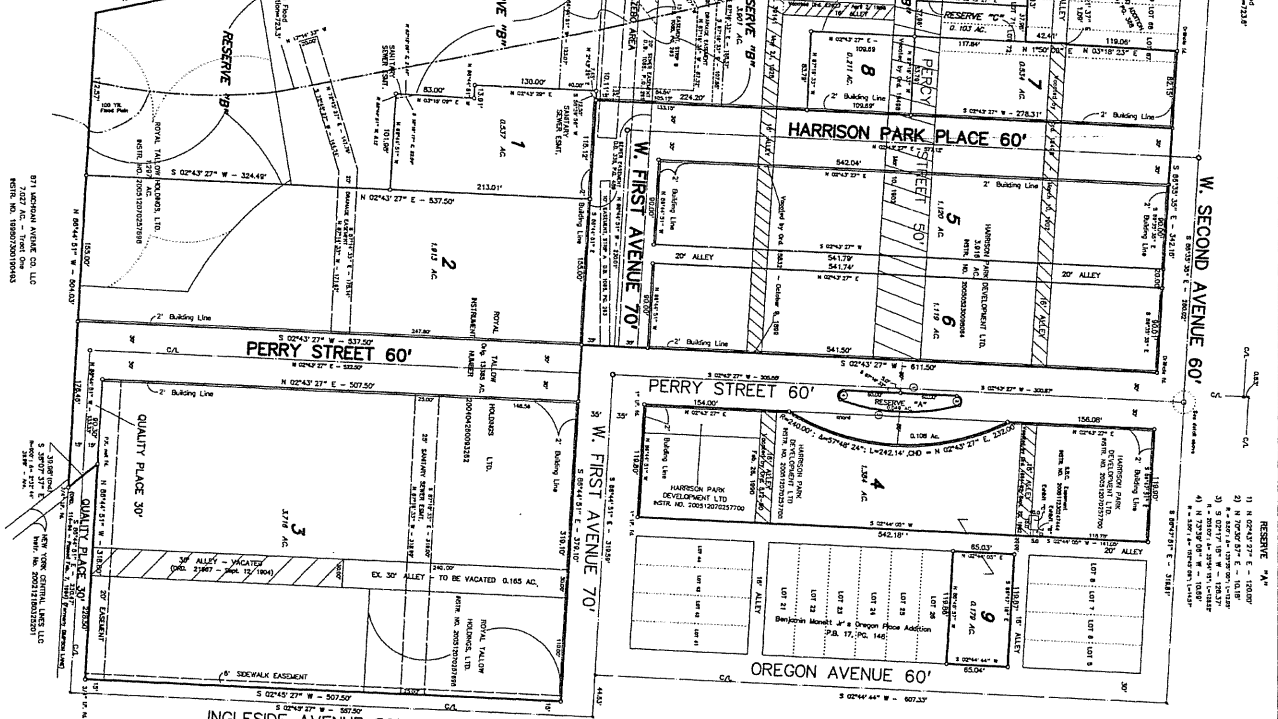
- NOTE "1": All determination has been made by the Building Services Division of the Development Department of the City of Columbus, Ohio, to approve the site plan and plat of this project, subject to the terms and conditions of the Ordinance of the City of Columbus, Ohio, and the approval of the City Council of Columbus, Ohio. It is the developer's responsibility to obtain all necessary permits and approvals from the City of Columbus, Ohio, for the development of the site on a timely basis.
- NOTE "2": Harrison Park is in the First Major Zone "A" and "B" as shown on the zoning map of the City of Columbus, Ohio, and is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "3": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "4": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "5": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "6": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "7": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "8": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "9": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.
- NOTE "10": The proposed development is subject to the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.

CV04-009

We hereby certify that the foregoing plat was prepared in accordance with the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151, and the provisions of the Columbus Zoning Ordinance, Chapter 150, and the Columbus Zoning Code, Chapter 151.

By: *[Signature]*  
Joseph R. Meyer, Registered Surveyor, No. 7381

Myers Surveying  
2740 East Main Street  
Columbus, Ohio 43207  
614-230-8877  
meyer@myerssurveying.com



RESERVE "A"  
RESERVE "B"  
RESERVE "C"  
HARRISON PARK PLACE 60'  
PERRY STREET 60'  
WEST FIRST AVENUE 70'  
QUALITY AVENUE 30'  
INGLESIDE AVENUE 30'  
(Formerly FACTORY STREET)

1. In witness hereof, Brian R. Gerrity, Mayor of Columbus, Ohio, has caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

2. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

3. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

4. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

5. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

6. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

7. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

8. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

9. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

10. In witness hereof, I, the Mayor of Columbus, Ohio, have caused this plat to be signed by me, and the same to be attested by the City Clerk of Columbus, Ohio, and the same to be recorded in the Office of the Recorder of Deeds for the County of Franklin, Ohio, on this 13th day of October, 2005.

DEC 23 2005  
FRANKLIN COUNTY, OHIO

### Harrison Park

Lot/Parcel (PID)/ Reserve	Area (acres +/-)	Zoning District (1)	Height District	Permitted Use(s) (1)	Units (1)	Density (DU/Acre); Lot Area (sq. ft./DU)
1	0.537	R-2F	H-35	Community Center (2)	N/A	N/A; N/A
2	1.913	AR-3	H-60	Multi-family	108 (1)(3)	56.5; 771
3	3.716	AR-2	H-60	Multi-family	138 (1)(4)	37.2; 1,172
4	1.384	R-2F	H-35	15 Single Family detached and 3, Two-family (total 6 DU) attached condominium dwelling units with or without detached garages	21 (1)(5)	15.2; 2,870
5	1.120	R-2F	H-35	19 Single Family detached condominium dwelling units with or without detached garages	19 (1)(5)	17.0; 2,567
6	1.119	R-2F	H-35	18 Single family detached condominium dwelling units and One (1) two-family condominium dwelling with or without detached garages	20 (1)(5)	17.9; 2,437
9	0.179	R-2F	H-35	2 Detached Single family condominium dwellings	2 (1)(6)	11.1/3,898
Part Lot 7, Part Lot 8 and all of PID: 010-289375	0.751	AR-2	H-60	Detached single-family, two-family, three-family and/or four-family dwelling(s), with or without separate parcels and/or multi-family residential with or without separate parcels.	36 (1)(7)	48; 908
Reserve A	0.049	R-2F	H-35	Landscaping and "Harrison Park", "Harrison West", or comparable identification signage	N/A	N/A
<b>TOTAL</b>	<b>10.719</b>				<b>344</b>	<b>N/A</b>

1) See rezoning and variance applications Z04-026 and CV04-009, and Harrison Park Plat (PB 108, PG 56).

2) Community Center for accessory uses related to residential uses within Harrison Park, including, but not limited to, sales, leasing and property management office; gym/pool facilities for residents' resident meeting/social functions and community center for uses unrelated to Harrison Park and non-accessory commercial office and/or commercial coffee shop/restaurant, subject to maximum area of 4,250 sq. ft. for commercial office, coffee shop and/or restaurant uses.

3) Multi-family, under construction, 108 dwelling units permitted.

4) Existing multi-family and accessory detached garages.

5) Existing dwelling units. Units are detached single and two-family attached condominiums, not on separate lots, with detached garages.

6) Existing, two (2) detached single family condominium dwelling units.

7) Undeveloped. Maximum 36 dwelling units permitted. Multiple forms of residential uses permitted.

**EXHIBIT B****STATEMENT OF HARDSHIP**

577 West First Avenue, Columbus, OH 43215

CV04-009

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The site is generally located on both the east and west side of Perry Street, south of west Second Avenue, east of the Olentangy River and both north and south of West First Avenue. The site is zoned M, C-4, C-3 and CPD (Z92-037). By Ordinance 1344-2004, passed July 19, 2004 (CV04-006), variances were granted to the M, C-4, C-3 and CPD districts to permit single and two family dwellings, multi-family development, a community center for both accessory and non-accessory uses and public parkland on the 16.31 ± Ac. (gross) site. Ordinance 1344-2004 established development areas, land use and maximum density by area. The development areas subsequently corresponded to platted lots with the Harrison Park subdivision plat (PB 108, PG 56). By Ordinance 2302-2011, density on Lot 2 was increased from 75 dwelling units to 108 dwelling, but the overall Harrison Park permitted density of 345 total dwelling units was reduced from 345 to 344 dwelling units.

Harrison park is now substantially built with the only development area not developed being the site at the southwest corner of Harrison Park Place and West Second Avenue. Application Z04-026 is pending to rezone Harrison Park to the AR-3, AR-2 and R-2F Districts to conform zoning to the site development. The City of Columbus has elected not to participate in the rezoning, so the parkland dedicated to the City of Columbus with the Harrison Park development is not included in pending application Z04-026 and will remain zoned M, Manufacturing. The net site area, not including parkland conveyed to the City of Columbus and street and alley dedication dedicated on the Harrison Park plat is 10.719 +/- acres.

This variance application is submitted in conjunction with Z04-026 to grant applicable variances to the district standards of the zoning districts (AR-3, AR-2, R-2F) to which the site will be rezoned with pending application Z04-026. Variances are itemized as follows by Lot. See also submitted data table and referenced drawing ("Zoning Plan, dated 11/14/12, signed 11/14/12 by Donald Plank, attorney). While all development areas/lots (Harrison Park plat, PB 108, PG 56, Franklin County Recorder) are included in this variance application since they are contiguous property for purposes of the application, each development area/platted lot is separable from this ordinance and shall, for regulatory purposes or future rezoning and/or variance application(s) be separate development areas for which future zoning and/or variance applications may be made independent of any other development area/lot of Harrison Park. It is the intention of this ordinance and the variance citations to make all existing development compliant by variance with all applicable sections of the Zoning Code pertinent to each district

to which the areas are being rezoned at the time the variance ordinance is passed and the ordinance shall be read and interpreted in such manner.

Lot 1: Community Center, 0.537 +/- acres

- 1) 3332.037, R-2F residential district, which Section doesn't permit an accessory community center off-premise of the community for which it is accessory and doesn't permit non-accessory uses, while the existing community center is 10,000 +/- sq. ft. and applicant proposes to permit a Community Center as a primary use of a tax parcel for accessory uses related to residential uses within Harrison Park, including, but not limited to, sales, leasing and property management office; gym/pool facilities for residents', resident meeting/social functions; and also non-accessory uses, such as, a community center for uses unrelated to Harrison Park and non-accessory commercial office and/or commercial coffee shop/restaurant, subject to maximum non-accessory commercial area of 4,250 sq. ft.
- 2) 3332.21, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 3) 3332.25 - Maximum side yards required, which Section requires the sum of the side yards to equal 20% of the lot width, subject to a maximum side yard of 16 feet, while applicant proposes a maximum side yard of six (6) feet.
- 4) 3332.26 - Minimum side yard permitted, which Section requires a minimum side yard of five (5) feet, while applicant proposes a minimum side yard of two (2) feet.
- 5) 3312.49 - Minimum numbers of parking spaces required, which Section requires parking for the community center as a primary use, rather than an accessory use on-premise of the dwelling units for which it is accessory and 4,250 sq. ft. of non-accessory office use requires 15 parking spaces and applicant proposes to provide zero (0) on-premise and eight (8) off-premise on the abutting parcel to the east (Lot 2).

Lot 2: Multi-family Residential, 1.913 +/- acres

- 1) 3333.03, AR-3 apartment residential district use, which Section permits parking only as an accessory use to the on-premise residential primary use, while applicant proposes eight (8) parking spaces located on Lot 2 for use by uses on Lot 1 (Community Center) which abuts Lot 2 to the west.
- 2) 3333.18, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and

applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.

- 3) 3333.255, Perimeter yard, which Section requires a 25 foot perimeter yard and a perimeter yard is required to be landscaped, while applicant proposes a 25 foot perimeter building setback on the south and west sides of Lot 2, but the setback is paved and includes vehicle circulation and parking spaces.
- 4) 3312.27 (3), Parking setback line, which Section permits a parking setback line to follow the building setback line except the parking setback line shall be no less than 10 feet, while the building setback line on West First Avenue is two (2) feet and the parking setback at the parking lot entrance on West First Avenue is five (5) feet.

Lot 3: Multi-family Residential, 3.716 +/- acres

- 1) 3333.18, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 2) 3333.255, Perimeter yard, which Section requires a 25 foot perimeter yard and a perimeter yard is required to be landscaped, while applicant proposes a 20 foot perimeter building setback on the south side of Lot 3, but the setback is paved and includes vehicle circulation and parking spaces.
- 3) 3312.21(A), Landscaping and screening, which Section requires interior tree planting in parking lots, while the existing parking lot for this 138 dwelling unit development does not comply with current (2010) interior tree planting requirements.
- 4) 3312.49, Minimum numbers of parking spaces required, which Section requires 1.5 spaces/dwelling unit and Ordinance 1344-2004 permitted the development of Lot 3 with 1.16 parking spaces per unit and 1.16 parking spaces/unit were developed with the 138 dwelling unit development, with parking spaces consisting of both surface and garage parking spaces.

Lot 4: Single and Two-family condominium dwelling units, 1.384 +/- acres

- 1) 3332.037 - R-2F residential district, which Section permits single and two family dwellings on separate, individual lots, while Lot 4 is developed with detached single and two-family dwellings not on separate lots (condominiums), thereby making the land use a total of 18 buildings (21 dwelling units) on one (1) parcel.

- 2) 3332.05(A)(4), Area district lot width requirements, which Section requires a minimum lot width of 50 feet, while Lot 4 is greater than 50 feet wide but, there aren't separate lots for each single or two-family dwelling (condominiums).
- 3) 3332.14 - R-2F area district requirements, which Section requires single and two-family dwellings to be on separate lots of not less than 6,000 sq. ft. for each single and/or two-family dwelling, while there are a total of 21 dwelling units on Lot 4, consisting of 15 single family dwellings and three (3), two family dwellings, condominium is the form of ownership there are no separate lots for each dwelling.
- 4) 3332.18(D), Basis of Computing Area, which Section limits building coverage to 50% of lot area, while there are no separate lots from which to determine lot coverage and building coverage on the overall Lot 4 area may be up to 90%.
- 5) 3332.21, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 6) 3332.25, Maximum Side Yards required, which section requires the sum of the side yards to equal 20% of the width of the lot, while the individual attached (two family dwellings) and detached (single family dwellings), condominiums, aren't on separate lots and were designed and built with a total side yard between buildings of six (6) feet.
- 7) 3332.26, Minimum side yard permitted, which Section requires a minimum side yard of five (5) feet for the side yard of a dwelling and three (3) feet for a detached garage, while the dwellings aren't on separate parcels, so no minimum side yard from a property line can be established, but a minimum six (6) feet total distance between dwellings was established at the time of construction and no minimum side yard from the detached garages is applicable since the detached garages aren't on separate lots but correspond to each dwelling and total side yard between garages vary.
- 8) 3332.27, Rear yard, which Section requires each dwelling to be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area, while the dwellings aren't located on separate lots and rear yard isn't separately attributable to each dwelling.
- 9) 3332.38(C), Private garage, which Section limits the height of a detached garage to 15 feet, as measured to the highest point of the garage, while the detached garages are 21 feet.

Lot 5: Single family condominium dwelling units, 1.120 acres

- 1) 3332.037 - R-2F residential district, which Section which Section permits single family dwellings on separate, individual lots, while Lot 5 is developed with detached single

family dwellings not on separate lots (condominiums), thereby making the land use a total of 19 detached single family dwellings on one (1) parcel.

- 2) 3332.05(A)(4), Area district lot width requirements, which Section requires a minimum lot width of 50 feet, while Lot 5 is greater than 50 feet wide there aren't separate lots for each single family dwelling (condominiums).
- 3) 3332.14 - R-2F area district requirements, which Section requires single family dwellings to be on separate lots of not less than 6,000 sq. ft. for each single family dwelling, while there are a total of 19 single family dwelling units on Lot 5, condominium is the form of ownership there are no separate lots for each dwelling.
- 4) 3332.18(D), Basis of Computing Area, which Section limits building coverage to 50% of lot area, while there are no separate lots from which to determine lot coverage but, building coverage on the overall Lot 5 area may be up to 90%.
- 5) 3332.21, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 6) 3332.25, Maximum Side Yards required, which section requires the sum of the side yards to equal 20% of the width of the lot, while the 19 single family dwellings (condominiums) aren't on separate lots and were designed and built with a total side yard between buildings of six (6) feet.
- 7) 3332.26, Minimum side yard permitted, which Section requires a minimum side yard of five (5) feet for the side yard of a dwelling and three (3) feet for a detached garage, while the dwellings aren't on separate parcels, so no minimum side yard from a property line can be established, but a minimum six (6) feet total distance between dwellings was established at the time of construction and no minimum side yard from the detached garages is applicable since the detached garages aren't on separate lots but correspond to each dwelling and total side yard between garages vary.
- 8) 3332.27, Rear yard, which Section requires each dwelling to be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area, while the dwellings aren't located on separate lots and rear yard isn't separately attributable to each dwelling.
- 9) 3332.38(C), Private garage, which Section limits the height of a detached garage to 15 feet, as measured to the highest point of the garage, while the detached garages are 21 feet.

Lot 6: Single and Two family condominium dwelling units, 1.119 acres

- 1) 3332.037 - R-2F residential district, which Section requires single and two family dwellings, while the land use is detached single and two-family dwellings, but the single



family and two family dwellings are not on separate parcels, thereby making the land use a total of 19 buildings (20 dwelling units) on one parcel.

- 2) 3332.05(A)(4), Area district lot width requirements, which Section requires a minimum lot width of 50 feet, while Lot 6 is greater than 50 feet wide there aren't separate lots for each single or two-family dwelling (condominiums).
- 3) 3332.14 - R-2F area district requirements, which Section requires single and two-family dwellings to be on separate lots of not less than 6,000 sq. ft. for each single and/or two-family dwelling, while there are a total of 20 dwelling units on Lot 6, consisting of 18 single family dwellings and one (1) two family dwelling, the form of ownership is as a condominium and there are no separate lots of record.
- 4) 3332.18(D), Basis of Computing Area, which Section limits building coverage to 50% of lot area, while there are no separate lots from which to determine lot coverage and building coverage on the overall Lot 6 area may be up to 90%.
- 5) 3332.21, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 6) 3332.25, Maximum Side Yards required, which section requires the sum of the side yards to equal 20% of the width of the lot, while the individual attached (two family dwellings) and detached (single family dwellings) condominium units aren't on separate lots.
- 7) 3332.26, Minimum side yard permitted, which Section requires a minimum side yard of five (5) feet for the side yard of a dwelling and a detached garage, while the dwelling aren't on separate parcels, so no minimum side yard from a property line can be established, but a minimum six (6) feet total distance between dwellings was established at the time of construction and no minimum side yard from the detached garages is applicable since the detached garages aren't on separate lots with each corresponding dwelling and side yards between garages vary.
- 8) 3332.27, Rear yard, which Section requires each dwelling to be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area, while the dwellings aren't located on separate lots.
- 9) 3332.38(C), Private garage, which Section limits the height of a detached garage to 15 feet, as measured to the highest point of the garage, while the detached garages are 21 feet.

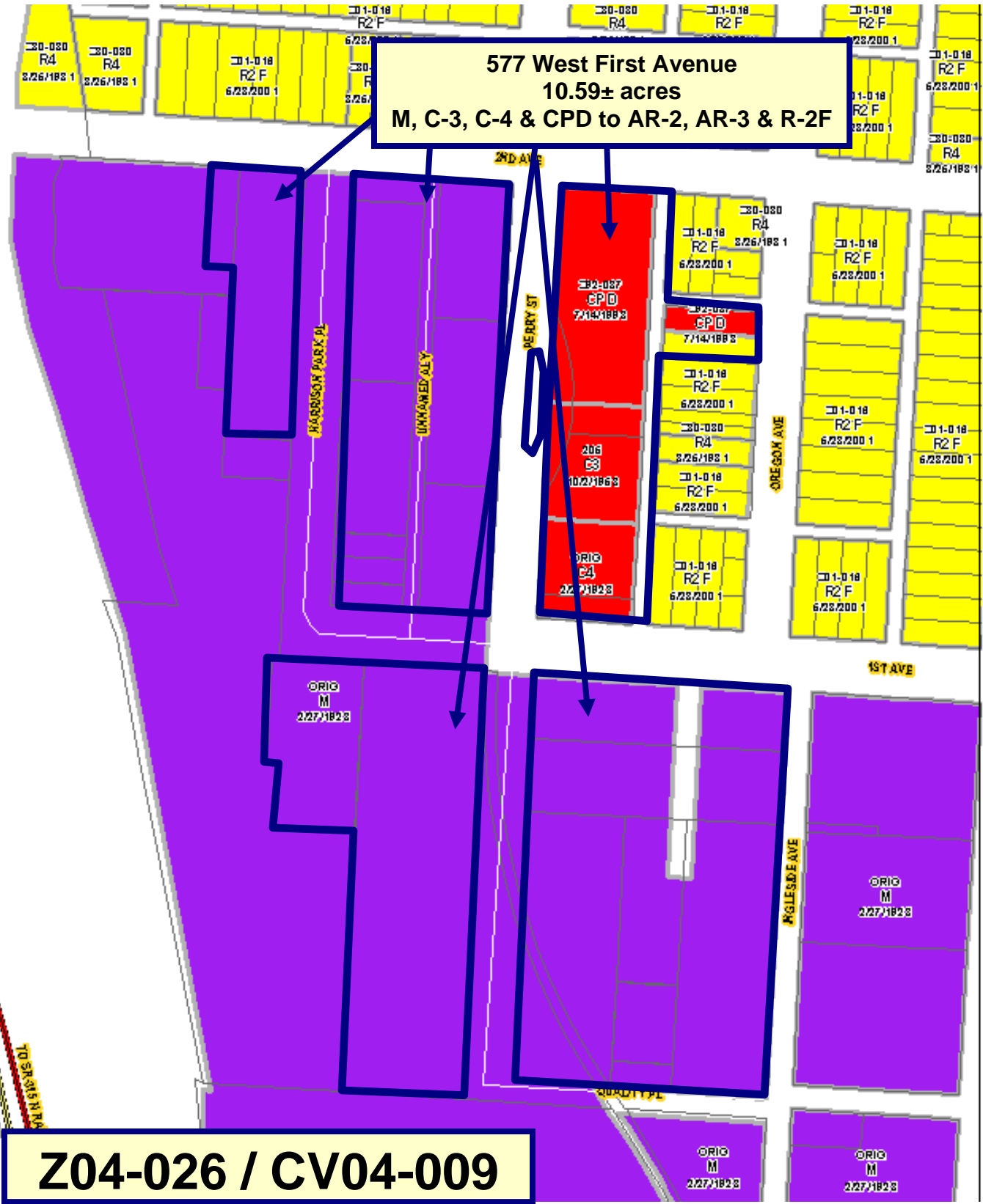
Part Lot 7, Part Lot 8 and PID 010-289375: Detached single-family, two-family, three-family and/or four-family dwelling(s), with or without separate parcels, and/or townhouse for sale units, and/or multi-family residential, 0.751 +/- acres

- 1) 3333.025 - AR-2 apartment residential district use, which section doesn't permit single family and/or two-family dwellings, nor single-family, two-family, three-family and/or four-family dwelling(s), without separate parcels, while applicant proposes single-family, two-family, three-family and/or four-family dwelling(s), with or without separate parcels, and/or multi-family residential uses.
- 2) 3333.09, Area requirements, which Section requires a minimum lot width of 50 feet, while the existing 0.751 acre parcel complies with the 50 foot minimum lot width, but if this development area is split to create separate parcels, including attached dwelling units with a party wall on a property line, lot width may be reduced to a minimum width of fourteen (14) feet.
- 3) 3333.15, Basis of computing area, which Section permits maximum lot coverage (buildings) of 50%, while maximum lot coverage (buildings) shall be 90%.
- 4) 3333.18, Building Lines, to permit a two (2) foot building setback line, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park and applicant proposes to continue to be permitted a two (2) foot building setback line on all public streets.
- 5) 3333.22, Maximum side yard required, which Section requires 20% of the lot width to be provided in total side yard, subject to a maximum of 16 feet, while applicant proposes zero (0) side yard with attached dwelling units with a party wall(s) on a property line and a maximum of six (6) feet required between buildings, with or without a property line between the buildings.
- 6) 3333.23, Minimum side yard permitted, which Section requires a minimum five (5) foot side yard, while applicant proposes a minimum side yard of three (3) feet from property line or six (6) feet between buildings without a property line separating the buildings, unless dwelling units are constructed as townhouses for sale, in which case zero (0) side yard along the party wall(s)/property lines shall be permitted.
- 7) 3333.24, Rear yard, which Section requires a minimum of 25% of lot area in rear yard, while, if there aren't separate lots, there shall be no separate rear yard attributable to each building and if there are separate parcels, rear yard shall be a minimum of 5% of lot area, which rear yard area may be used for parking.
- 8) 3333.255, Perimeter yard, which Section requires a perimeter yard to be a maximum of 25 feet and a minimum of 10 feet, while applicant proposes a perimeter yard, applicable to the south and west property lines, of five (5) feet.
- 9) 3333.35 - Private garage, which Section limits the height of a detached garage to 15 feet, while applicant proposes a maximum of 21 feet.
- 10) 3312.49, Minimum numbers of parking spaces required, which Section requires either 2.0 or 1.5 spaces per dwelling unit depending on the form of development, while applicant proposes 1.0 spaces per dwelling unit, as is presently permitted by Ordinance 1344-2004 (CV04-006).

Reserve A: Landscaping and Neighborhood Identification, 0.049 +/- acre

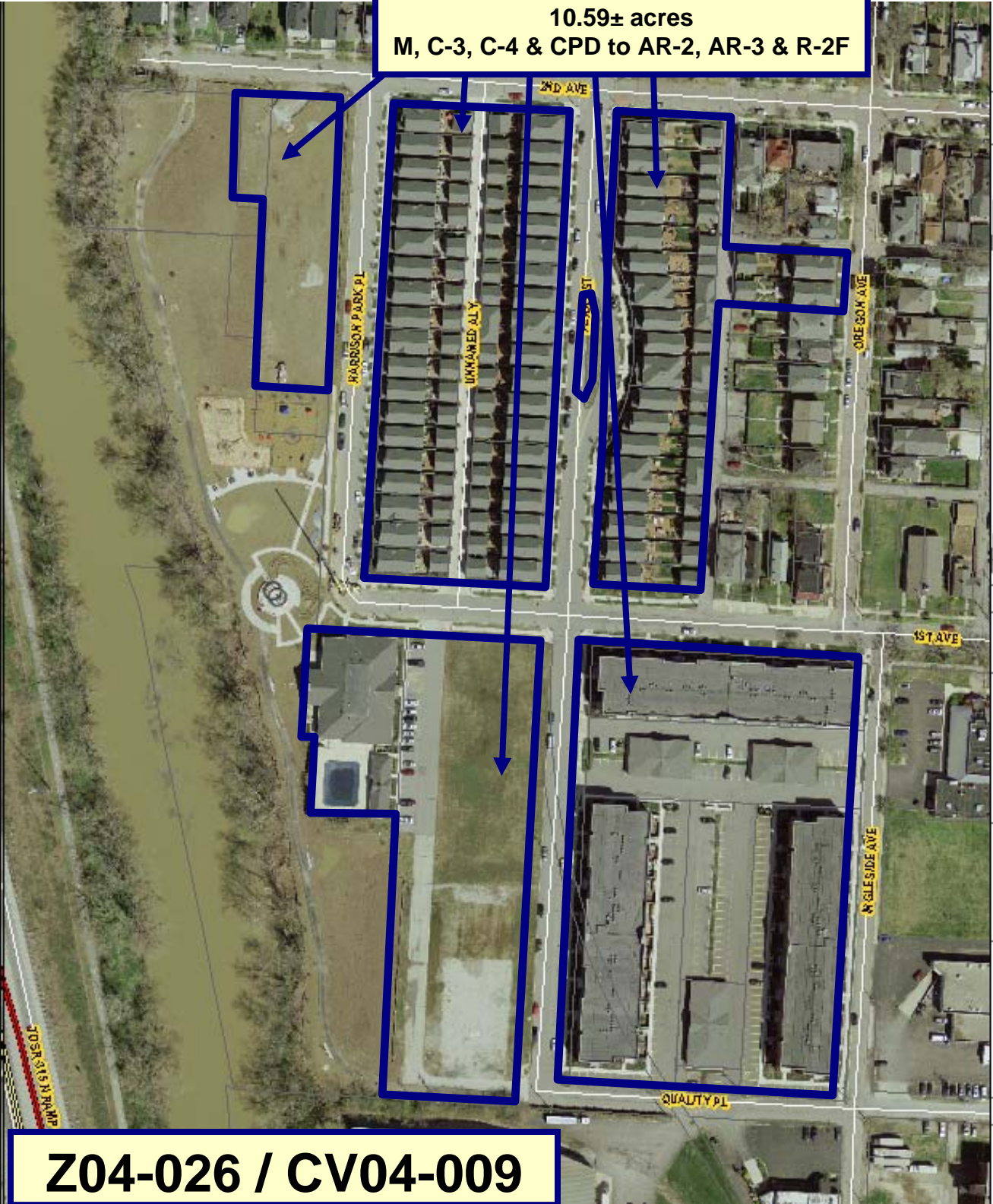
- 1) 3332.037, R-2F residential district, which Section doesn't permit a reserve for landscaping and neighborhood identification signage, while applicant proposes to use the existing platted 0.049 acre reserve located within the Perry Street right of way for landscaping and/or non-illuminated signage to identify the Harrison Park and/or Harrison West neighborhoods, or comparable non-commercial signage.

**577 West First Avenue**  
**10.59± acres**  
**M, C-3, C-4 & CPD to AR-2, AR-3 & R-2F**



**Z04-026 / CV04-009**

**577 West First Avenue  
10.59± acres  
M, C-3, C-4 & CPD to AR-2, AR-3 & R-2F**



**Z04-026 / CV04-009**

**Hitt, Dana**

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**From:** David Perry <dave@daveperryco.net>  
**Sent:** Wednesday, November 28, 2012 3:26 PM  
**To:** Hitt, Dana  
**Subject:** FW: Harrison Park rezoning -- Harrison West Society review

You asked for a letter from Harrison West Society. The following email string is from prior to the Development Commission hearing on the rezoning when I asked about a letter. They haven't issued a letter because they don't have any concerns. See the following.

Dave

Dave Perry  
David Perry Co., Inc  
Zoning/Real Estate Development Consultants  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

(614) 228-1727 office  
(614) 228-1790 Fax  
[dave@daveperryco.net](mailto:dave@daveperryco.net)

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**From:** Jacob Sukosd [[mailto:jake\\_osu@hotmail.com](mailto:jake_osu@hotmail.com)]  
**Sent:** Wednesday, October 10, 2012 9:33 PM  
**To:** Robert Harris; Kristen Easterday  
**Cc:** David Perry  
**Subject:** RE: Harrison Park rezoning

Correct. Discussions with Dana at the City, and with assorted Condo Association members didn't turn up any concerns.

> **From:** [rob@wagco.com](mailto:rob@wagco.com)  
> **To:** [kristenaeasterday@gmail.com](mailto:kristenaeasterday@gmail.com); [jake\\_osu@hotmail.com](mailto:jake_osu@hotmail.com)  
> **CC:** [dave@daveperryco.net](mailto:dave@daveperryco.net)  
> **Date:** Mon, 8 Oct 2012 13:54:49 -0400  
> **Subject:** Fw: Harrison Park rezoning  
>  
> Hi Kristen and Jacob,  
>  
> I assume you have no issues with the updating of our Harrison Park zoning, thus the reason for no letter.  
> Rob Harris, Designer  
> Wagenbrenner Development  
> 575 West First Avenue, Suite 100  
> Columbus, Ohio 43215-5100  
> D 614-545-3682  
> C 614-738-9717  
> F 614-545-3683  
>  
> ----- Original Message -----  
> **From:** David Perry <[dave@daveperryco.net](mailto:dave@daveperryco.net)>  
> **To:** Robert Harris  
> **Sent:** Mon Oct 08 13:39:25 2012

- > Subject: Harrison Park rezoning
- >
- > Hi Rob:
- >
- >
- >
- > Has Harrison West Society issued any recommendation on the pending rezoning?
- >
- >
- >
- > Dave
- >
- >
- >
- > Dave Perry
- >
- > David Perry Co., Inc
- >
- > Zoning/Real Estate Development Consultants
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- > 145 East Rich Street, 3rd Floor
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- > (614) 228-1727 office
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- > (614) 228-1790 Fax
- >
- > [dave@daveperryco.net](mailto:dave@daveperryco.net) <<mailto:dave@daveperryco.net>>
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# 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)

## 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 # CV04-009

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

1. Royal Tallow Holdings, Ltd. 575 West First Avenue, Suite 100 Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Mark Wagenbrenner, (614) 545-9247	2.  -----  
3.  -----  	4.  -----  

Check here if listing additional parties on a separate page.

Donald Plank  
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015



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