

THE SITE DEVELOPMENT DEPICTED HEREON MAY BE SLIGHTLY
DIFFERENT FROM THE DATA PROVIDED HEREON. THE DATA
DATA DEPICTED AT THE TIME OF DEVELOPMENT AND ENGINEERING
PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT SHALL BE
REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE
LOCAL SUBDIVISION OF THE APPROPRIATE DATA RECORDING THE
PROPOSED ADJUSTMENT.

Donald J. Rank
DATE 6/16/14
DONALD J. RANK, ATTORNEY

CV14-020

Scale: 1" = 20'

06/18/

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
COLUMBUS, OHIO 43260-1399

OWNER	SCALE AS SHOWN	SHEET:	1/1
CONTRACTOR		RECORD PLAN NO.	
INSPECTOR		CONTRACT DRAWING NO.	
APPROVED			
DATE			

PROJECT: 10

CV14-020 Final Received 6/18/14

E.P. FERRIS & ASSOCIATES INC

**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

CV14-020

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

Date MARCH 29, 2014

Royal Tallow Holdings, LTD
 BY: Donald Plank, Attorney

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

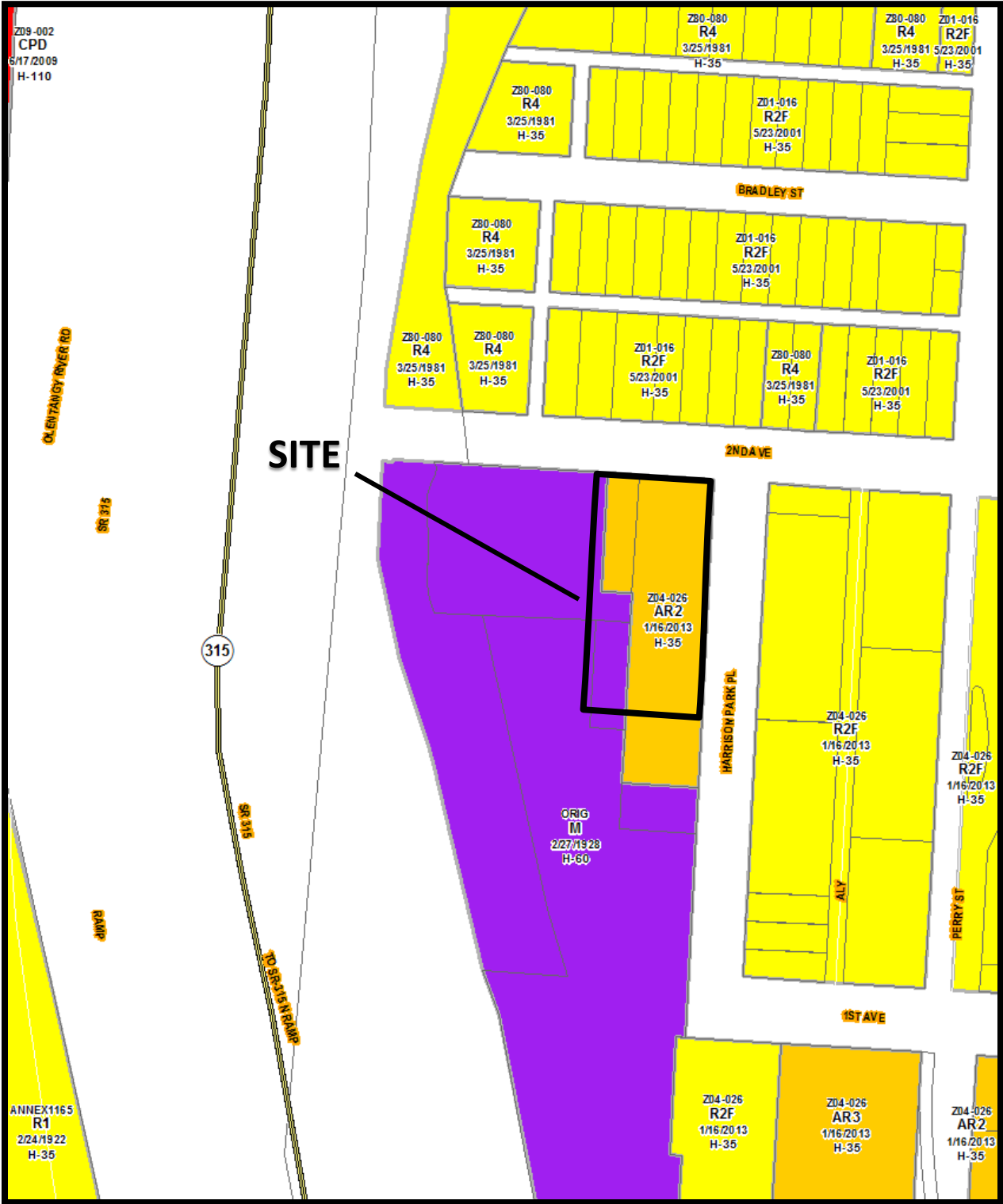
575 West 2nd Avenue, Columbus, OH 43201

CV14-020

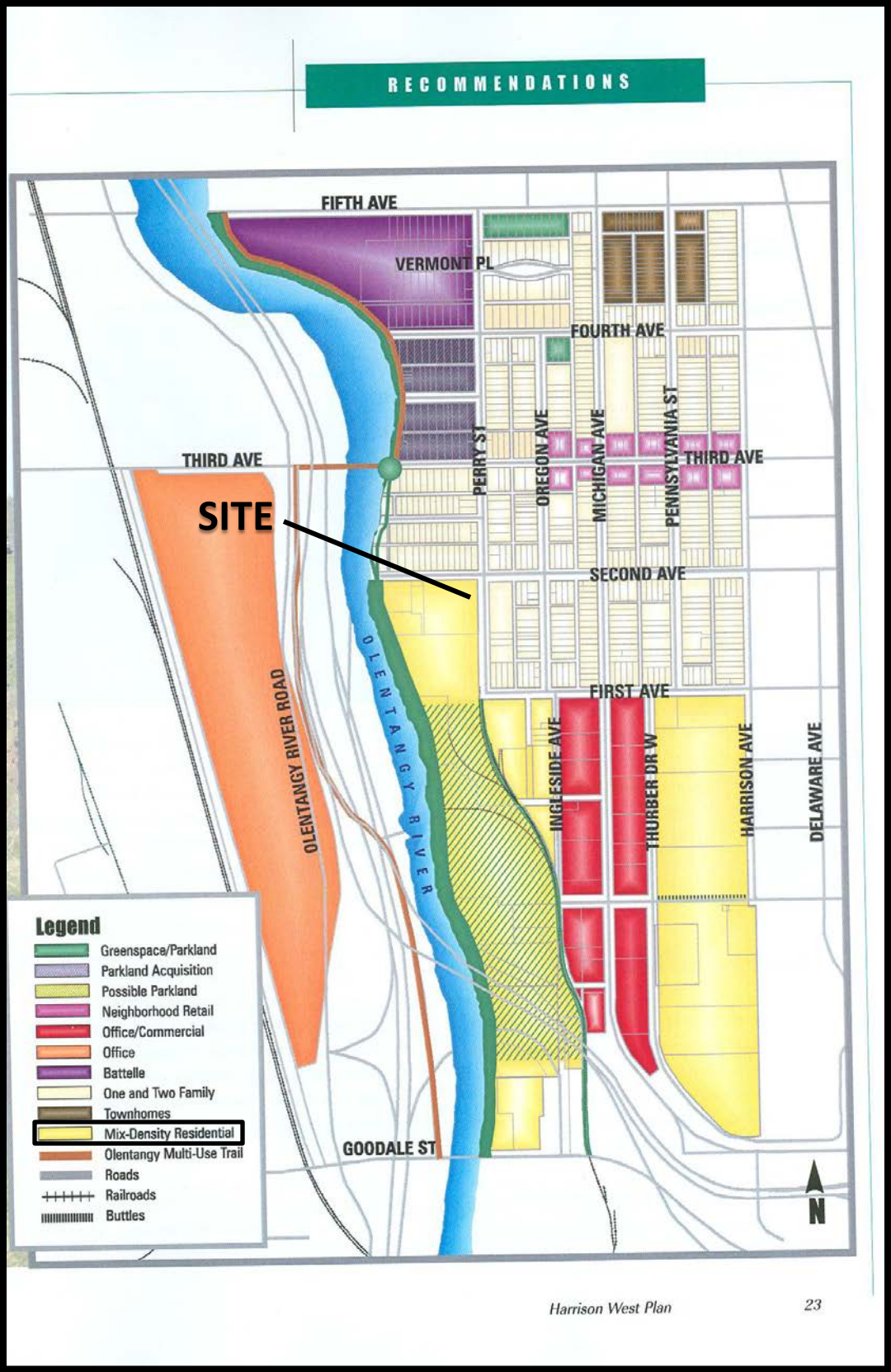
The 0.8 +/- acre site is located at the southwest corner of Harrison Park Place and West 2nd Avenue. Part of the site was platted (Harrison Park, PB 106, Page 56) and part of the site is acreage. Part of the site was rezoned to the AR-2, Apartment Residential District (Z04-026) and part is also subject to companion Council Variance (CV04-009). Approximately 0.137 +/- acres of the site is zoned M, Manufacturing and 0.615 +/- acres is zoned AR-2. Due to proposed lot splits and a land swap with the City of Columbus Recreation and Parks Department, the development site will have a different boundary than anticipated with the Harrison Park Plat and the rezoning and council variance. The site development will consist of eight (8), three (3) dwelling unit buildings, totaling 24 dwelling units, which is less than the 36 dwelling units permitted on the 0.751 acre AR-2 area described in Z04-026/CV04-009. Applicant requests variances to permit residential use of the area of the site zoned M, Manufacturing and requests comparable variances that are already permitted by CV04-009 to permit the proposed 24 dwelling unit project on a parcel with a different configuration than previously described in Z04-026/CV04-009.

- 1) 3333.025 - AR-2 apartment residential district use, which section permits the proposed development as a multiple dwelling development (8 buildings, 3 DU each), but doesn't permit attached single family dwellings if the site is platted to establish lots for the sale of individual townhouse units and applicant may plat the townhouse units for individual sale.
- 2) 3363.01, M, Manufacturing District, which Section doesn't permit residential uses, while 0.137 +/- acre of the site is zoned M, manufacturing and portions of certain dwelling units will be located in the area zoned M, Manufacturing.
- 3) 3333.09, Area requirements, which Section requires a minimum lot width of 50 feet, while the parcel complies with the 50 foot minimum lot width if developed as a multiple dwelling development, but if platted as attached dwelling units with a party wall on a property line, individual unit lot width may be reduced to a minimum width of fourteen (14) feet.
- 4) 3333.15, Basis of computing area, which Section permits maximum lot coverage (buildings) of 50%, while maximum lot coverage (buildings) shall be a maximum of 60% as a multiple dwelling development and 100% lot coverage (building) if parcels are established for individual dwelling units.
- 5) 3333.16, Fronting, which Section requires frontage on a public street and the site development meets this requirement as a multiple dwelling development, but applicant may plat individual dwelling units to be on separate lots and the west dwelling units would not have street frontage.

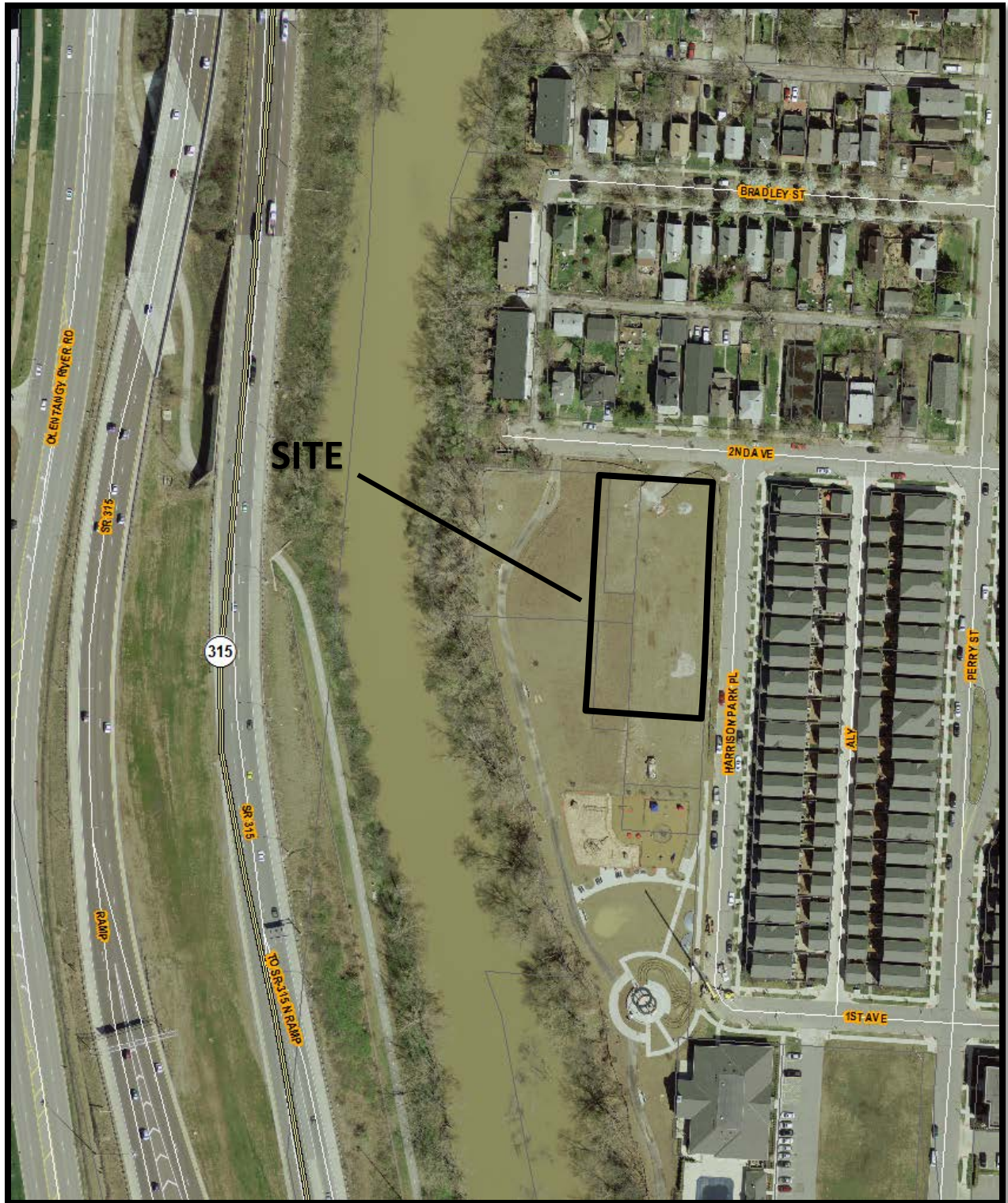
- 6) 3333.18, Building Lines, while Ordinance 1344-2004 and the Harrison Park plat (PB 108, PG 56, Franklin County Recorder) permits a two (2) foot building setback line from all public streets within Harrison Park, part of the West Second frontage was not part of the Harrison Park plat and applicant, at the request of the Public Service Department to provide an adequate vision clearance triangle at the intersection of the West Second Avenue driveway and West Second Avenue, conditions this application on a minimum five (5) foot West Second Avenue building line on all of the West Second Avenue frontage, thereby reducing the required setback line from 25 feet to 5 feet on that portion of the West Second Avenue frontage not included in the Harrison Park plat and increasing the required building setback line from 2 feet to 5 feet on that portion of the West Second Avenue that was platted with a 2 foot building setback line.
- 7) 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 the three (3) dwelling unit buildings, with or without a property line between the buildings.
- 8) 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.
- 9) 3333.24, Rear yard, which Section requires a minimum of 25% of lot area in rear yard, while, if there aren't separate lots for each dwelling unit, there shall be no separate rear yard attributable to each building and perimeter yard applies and if there are separate parcels, rear yard shall be a minimum of 0% of lot area because property lines will be established corresponding to building foot prints and yard and driveway area will be common area for the 24 dwelling units.
- 10) 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 two (2) feet.
- 11) 3321.05, Vision Clearance, which Section requires a ten (10) foot clear vision triangle at the intersection of the proposed site driveway (property line) and West Second Avenue, while applicant proposes a seven (7) foot clear vision triangle, as illustrated on the referenced site plan.
- 12) 3363.27(b)(1), Height and Area Regulations, to reduce the building setback line from 25 feet to five (5) feet on part of the West 2nd Avenue frontage to correspond to the five (5) foot building setback line committed to in the AR-2 area of the West Second Avenue frontage.



CV14-020
575 West Second Avenue
Approximately 0.8 acres



CV14-020
575 West Second Avenue
Approximately 0.8 acres



CV14-020
575 West Second Avenue
Approximately 0.8 acres



National Register of Historic Places
P.O. Box 163442 • Columbus, Ohio 43216
www.HarrisonWest.org

April 16, 2014

Michelle M. Mills
Columbus City Council
90 W. Broad St.
Columbus, OH 43215

Re: CV14-020, 575 West 2nd Avenue

Councilmember Mills:

At the January 14, 2014 Harrison West Society meeting, Wagenbrenner Development presented their plans to develop the property at 575 West 2nd Avenue; the proposed development will complete the Harrison Park Condominium project. The society's executive committee and the membership in attendance were—and continue to be—excited by the proposed development.

Wagenbrenner Development has requested the society's support for 1) a land conveyance that would exchange land along the southern boundary of their property with park land at their western boundary; 2) the installation of a concealed fire lane through Harrison Park at the southern boundary of Wagenbrenner Development's property; and 3) eleven variances pertaining to the development and to the zoning of the property. (See attachment.)

The Harrison West Society voted on January 14, 2014 to support the land conveyance. On February 19, 2014, the society also voted to support the addition of a concealed fire lane. Finally, on April 16, 2014, the society voted to support the eleven variances that Wagenbrenner is requesting for their development.

The society is very pleased with the product that Wagenbrenner Development has proposed for this property and would like to commend them on it. We look forward to its completion and to the completion of the Harrison Park Condominium development that has brought so much to Harrison West.

Thank you,

Kristen Easterday

Kristen Easterday, President
Harrison West Society

cc: Councilmember A. Troy Miller
Shannon Pine (Building and Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224)

PRESIDENT
Kristen Easterday
president@harrisonwest.org

VICE PRESIDENT
Gretchen James
vicepresident@harrisonwest.org

SECRETARY
Mary MacDonald
secretary@harrisonwest.org

TREASURER
Tim Price
treasurer@harrisonwest.org

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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 # CV14-020

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215-5240
 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 W. First Avenue, Suite 100 Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Mark Wagenbrenner, (614) 545-3672	2. City of Columbus, Recreation & Parks Department 1111 East Broad Street Columbus, OH 43205 Contact: Alan McKnight, Director, (614) 645-3310
3. 	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC

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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