

**Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**OFFICE USE ONLY**

Application Number: BZA15-125 Date Received: 11/16/15  
 Application Accepted by: W. Reiss Fee: \$960.00  
 Commission/Civic: Harrison West  
 Existing Zoning: AR-2  
 Comments: 1/26/16

**TYPE(S) OF ACTION REQUESTED (Check all that apply):**

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit "B"

**LOCATION**

Certified Address: 575 W 2nd Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-279407

**APPLICANT (If different from Owner):**

Applicant Name: Wagenbrenner Development Co. Phone Number: 614-947-8600 Ext.: -----  
C/o Donald Plank, Plank Law Firm  
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215  
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: Harrison Park Infrastructure Ltd. Phone Number: 614-947-8600 Ext.: -----  
C/o Donald Plank, Plank Law Firm  
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215  
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

**ATTORNEY/ AGENT** (Check one if applicable):  Attorney  Agent

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----  
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, OH Zip: 43215  
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

**SIGNATURES** (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE Donald Plank attorney

PROPERTY OWNER SIGNATURE Donald Plank attorney

**ATTORNEY/ AGENT** SIGNATURE Donald Plank

**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 checks payable to the Columbus City Treasurer

**Board of Zoning Adjustment Application**

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**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank  
of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich St., 3rd FL, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 575 W 2nd Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Harrison Park Infrastructure, Ltd.  
c/o Donald Plank, Plank Law Firm  
145 E Rich Street, 3rd Floor  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Wagenbrenner Development Co.  
C/o Donald Plank, 614-947-8600

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Harrison West Society  
c/o Tim Price  
P.O. Box 163442  
Columbus, Ohio 43216

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Exhibit "A"</u>		

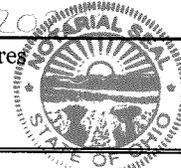
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 13th day of NOVEMBER, in the year 2015

Barbara A. Painter  
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020  
My Commission Expires



Notary Seal Here  
BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2020

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**EXHIBIT A, Public Notice**  
**575 W 2<sup>nd</sup> Avenue**  
**BZA15-\_\_\_\_\_**  
**November 11, 2015**

**APPLICANT**

Wagenbrenner Development Co.  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

Harrison Park Infrastructure Ltd.  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

Harrison West Society  
c/o Tim Price  
P.O. Box 163442  
Columbus, OH 43216

**PROPERTY OWNERS WITHIN 125 FEET**

Autumnwood Homes Inc.  
640 Bear Run Lane  
Lewis Center, Ohio 43035

Selena A Drafton  
584 West 2<sup>nd</sup> Avenue  
Columbus, Ohio 43201

David J Dysinger, et al.  
8071 Mooris Road  
Hilliard, Ohio 43026

Robert C. and Patricia C. Sondergaard  
568 West Second Avenue  
Columbus, Ohio 43201

Joseph R. Armeni & Amelia A Salerno  
455 W 3<sup>rd</sup> Avenue  
Columbus, Ohio 43201

Alan L. Fetters  
596 West 2<sup>nd</sup> Avenue  
Columbus, Ohio 43201

576 West Second LLC  
PO Box 8431  
Columbus, Ohio 43201

George H Lowe, III  
576 West 2<sup>nd</sup> Avenue  
Columbus, Ohio 43201

Daniel W. Lehman & Barbara A. Lehman  
610 W 2<sup>nd</sup> Avenue  
Columbus, Ohio 43201

Wagenbrenner Realty  
a/k/a Royal Tallow Holdings  
842 N Fourth Street  
Columbus, Ohio 43215

Ryan W. Binkley and Allison M Binkley  
1022 Harrison Park Place3  
Columbus, Ohio 43201

Kevin J. Moffa  
1026 Harrison Park Place  
Columbus, Ohio 43201

Scott M Kaiser, TOD  
1030 Harrison Park Place  
Columbus, Ohio 43201

**575 W 2<sup>nd</sup> Avenue**  
**BZA15-\_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 11/11/15**

**BZA15-125**  
**575 W. 2nd Avenue**

Bethany P Singley and Daneyard J. Singley  
1034 Harrison Park Place  
Columbus, Ohio 43201

Daniel O Moorhead  
1070 Harrison Park Place  
Columbus, Ohio 43201

Miriam Brierley, TR  
1038 Harrison Park Place  
Columbus, Ohio 43201

Jeffrey Kolleser  
1042 Harrison Park Place  
Columbus, Ohio 43201

Ahmad Mostafavifar & Lisa G. Mostafavifar  
1900 Aschinger Boulevard  
Columbus, Ohio 43212

Richard W. Cumming & Mary Cumming  
1050 Harrison Park Place  
Columbus, Ohio 43201

Adam J. Deutsch & Kristina T. Deutsch  
1054 Harrison Park Place  
Columbus, Ohio 43201

Mark G Flesch, TR & Nicole M. Roeder, TR  
1058 Harrison Park Place  
Columbus, Ohio 43201

Russell Clay Lightfoot  
Brian Thomas Long  
1062 Harrison Park Place  
Columbus, Ohio 43201

Laura C Long  
1066 Harrison Park Place  
Columbus, Ohio 43201

**ALSO NOTIFY**

David Perry  
David Perry Company, Inc.  
145 E Rich Street, 3<sup>rd</sup> Floor  
Columbus, Ohio 43215

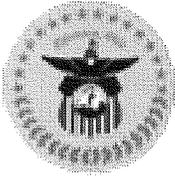
Rob Harris  
Wagenbrenner Development Co.  
842 North Fourth Street, Suite #200  
Columbus, Ohio 43215-1584

Mike Amicon  
Wagenbrenner Development Co.  
842 North Fourth Street, Suite #200  
Columbus, Ohio 43215-1584

Eric Wagenbrenner  
Wagenbrenner Development Co.  
842 North Fourth Street, Suite #200  
Columbus, Ohio 43215-1584

Mark Wagenbrenner  
Wagenbrenner Development Co.  
842 North Fourth Street, Suite #200  
Columbus, Ohio 43215-1584

Harrison West Society  
c/o Jacob Sukosd  
P.O. Box 163442  
Columbus, OH 43216



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Wed Nov 18 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1077 HARRISON PARK PL COLUMBUS OH 43201  
**Mailing Address:** 842 N FOURTH ST SUITE 200  
COLUMBUS OH 43215-1584

**Owner:** HARRISON PARK INFRASTRUCT  
**Parcel Number:** 010279407

#### ZONING INFORMATION

**Zoning:** Z04-026, Multi-family, AR2  
effective 1/16/2013, Height District H-35

**Historic District:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Historic Site:** No

**Commercial Overlay:** N/A

**Council Variance:** CV14-020

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

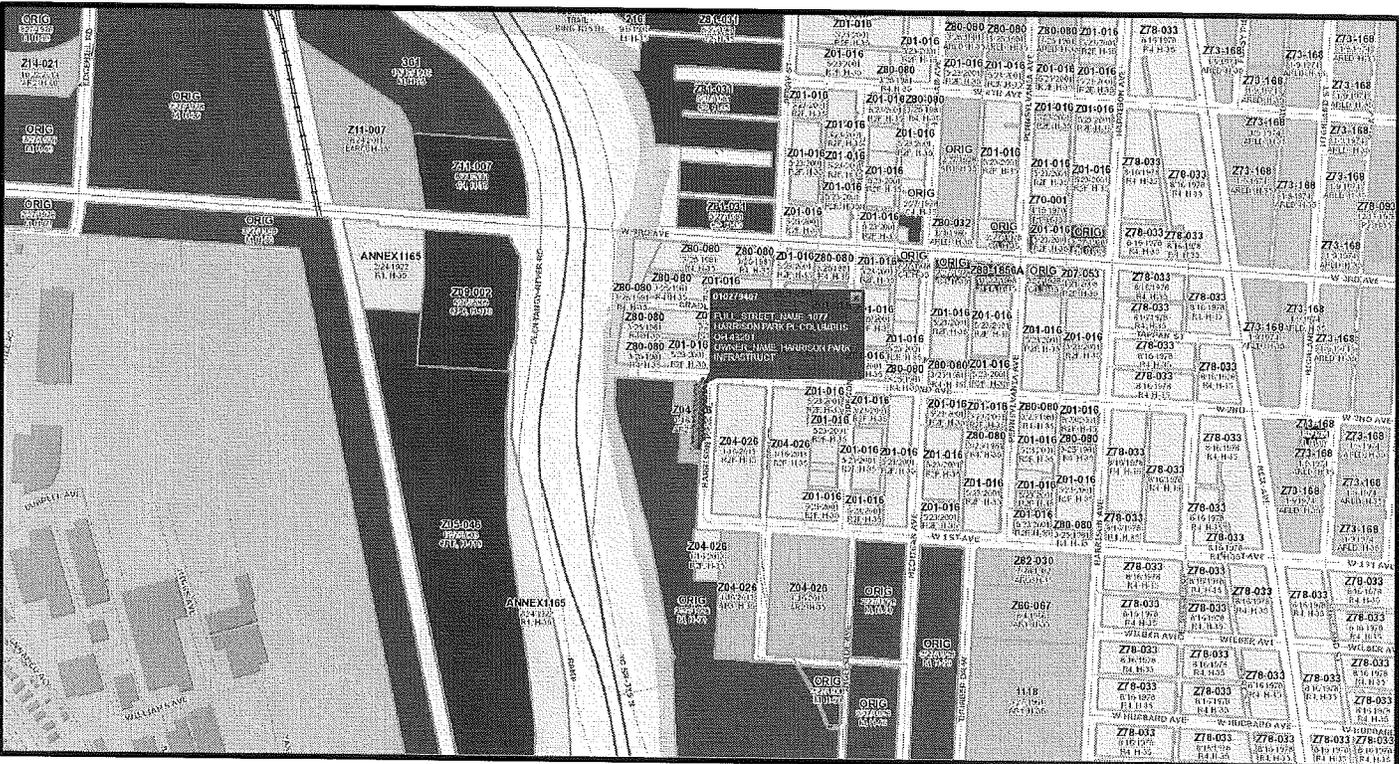
#### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



**EXHIBIT B**

**Statement of Hardship**

**575 W 2<sup>nd</sup> Avenue, Columbus, OH 43201, BZA15-**

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Applicant is developing eight (8) three (3) family dwellings on the 0.752 acre site. The site is zoned AR-2 and M. Ordinance 1644-2014, passed 7/21/14 (CV14-020) granted certain variances for the development. Buildings A-1 – A-3, as noted on the site plan, are under construction. The building permit for building A-4 is pending approval.

Applicant proposes to build roof top access for all units, including a stairwell projecting from the roof of individual units, except the unit at the northwest corner of West 2<sup>nd</sup> Avenue and Harrison Park Place. Roof top access complies with Section 3309.142(A), Height District Exceptions, for all dwelling units except the unit at the northwest corner of West 2<sup>nd</sup> Avenue and Harrison Park Place and the north unit of building A-5, adjacent to W 2<sup>nd</sup> Avenue. The unit at the northwest corner of West 2<sup>nd</sup> Avenue and Harrison Park Place does not and will not have roof top access. This variance application is submitted only for the north dwelling unit of building A-5, as noted on submitted site plan, to request: 1) a variance to increase the permitted height of the building (flat roof) from 35' at the five (5) foot W Second Avenue building line to 36'-2" and 2) a variance to increase permitted height for the stairwell projection above the primary roof line to 45.5' above grade.

The top of the stairwell for the north unit of building A-5 is 45.5' above grade. Under the provisions of Section 3309.142(A), Height District Exceptions, additional height exceeding 35 feet is permitted with two (2) feet of additional setback from a required setback line for each one (1) foot of additional height. The required setback line is five (5) feet along West 2<sup>nd</sup> Avenue. The north wall of the dwelling unit is located at the five (5) foot setback line. The roof top stairwell is located 15'-10" from the five (5) foot setback line. At a 15'-10" setback from the required setback line, a height of 42.9' is permitted (Section 3309.142, Height District Exceptions). The stairwell is 45.5' above grade, thus requiring a variance to height.

Applicant has a practical difficulty with compliance with height regulations requiring a variance. The height variance request (1'-2") at the West Second Avenue building line is negligible and due to the upscale unit design including taller ceiling heights. The height of the roof top access is permitted under the provisions of Section 3309.142(A), Height District Exceptions, except for this unit, due to the unit being next to the W Second Avenue building line. The roof top access to located as far south on the unit as possible.

Applicant requests the following variance:

- 1) Section 3309.14 (A), Height Districts, to permit a building height (flat roof) of 36'-2" at the five (5) foot W Second Avenue building setback line and a height of 45.5' only for a stairwell to provide internal access from the dwelling unit to the roof.

#	DATE	DESCRIPTION/ISSUE TRACK

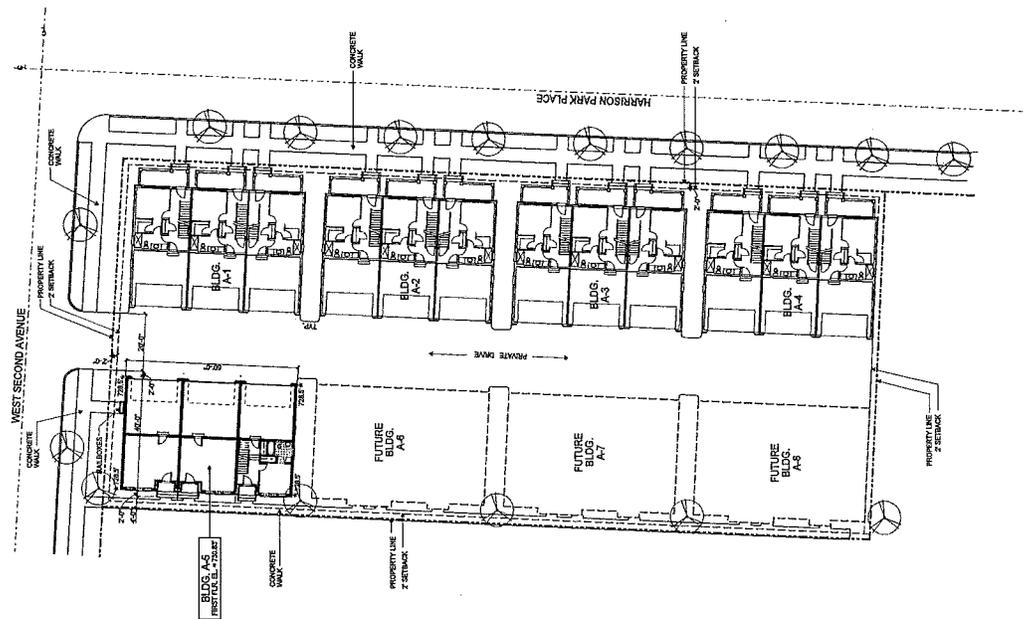
Building 'A-5'  
HARRISON  
PARK VIEW

PRELIMINARY  
CONSTRUCTION



**Keiser Design Group**  
200 Green Parkway, Columbus, OH 43230  
614.861.3900  
www.keiserdesign.com

PROJECT NAME	575 W. 2nd Avenue
SHEET NUMBER	AS16
SCALE	1/8" = 1'-0"
DESIGN DEVELOPMENT	



THIS DRAWING WAS PREPARED FROM SURVEY DATA AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF KEISER DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF KEISER DESIGN GROUP, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR IN ANY MANNER THAT MAY BE DEEMED UNLAWFUL BY APPLICABLE LAW.

PRELIMINARY  
CONSTRUCTION

Building 'A-5'  
HARRISON  
PARK VIEW

300 Canal Center, Columbus, OH 43215  
Phone: 614.884.8996 Fax: 614.884.8995  
www.keiserdesign.com



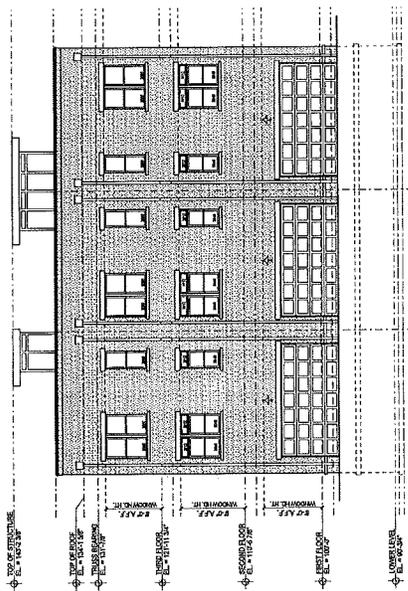
PROJECT NO. 15-03  
SHEET NO. A20  
EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"  
DESIGNED BY: KDG  
DRAWN BY: JLD

ELEVATION LEGEND

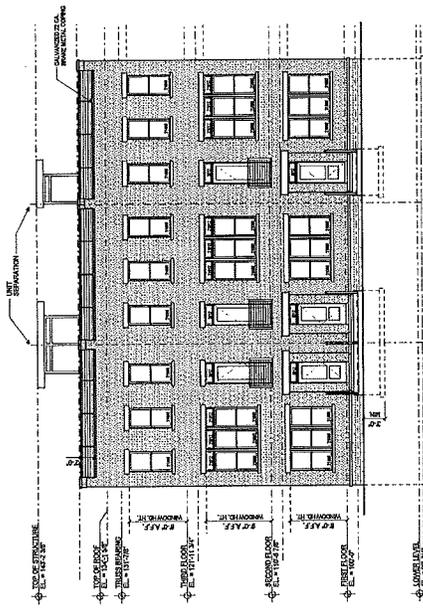


DATE: \_\_\_\_\_

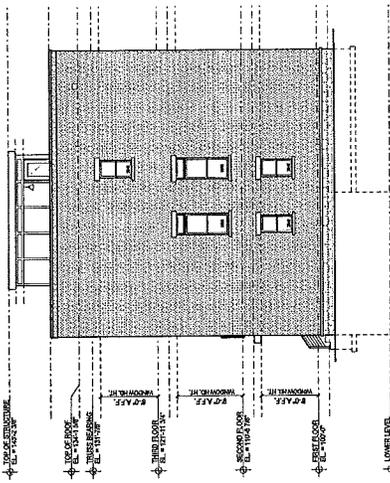
REVISIONS:



2 REAR ELEVATION

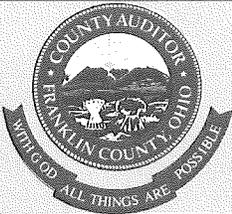


1 FRONT ELEVATION



3 SIDE ELEVATIONS

THIS DRAWING IS THE PROPERTY OF KEISER DESIGN GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 11/10/15



Disclaimer

Scale = 80



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010279412, 010279407, 010290375, 010053575

Zoning Number: 575

Street Name: W 2ND AVE

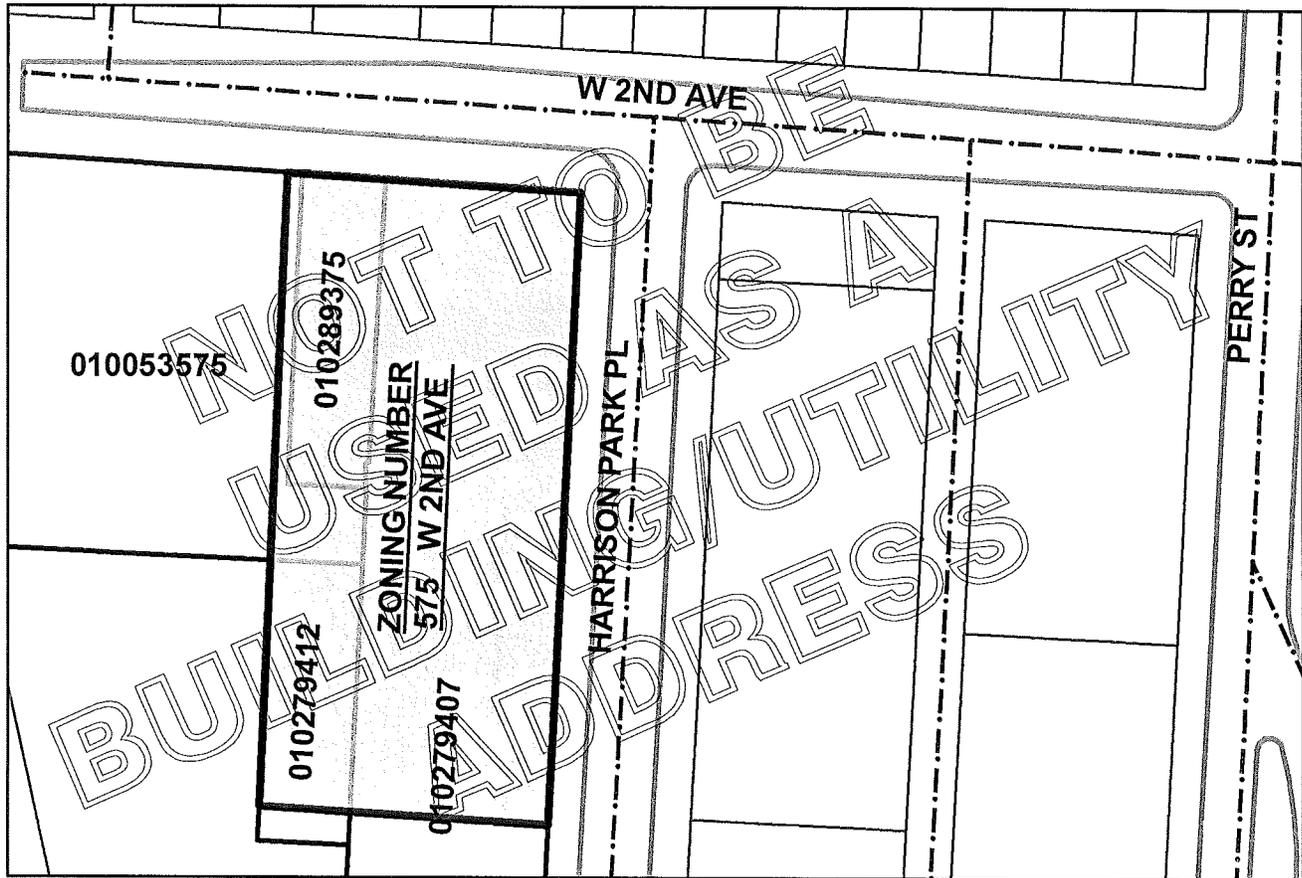
Lot Number N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Patricia Austin*

Date: 3/27/2014



SCALE: 1 inch = 80 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 18982



**COMBINATION REQUEST OF TAX PARCELS**

MAP & PAGE M 100 B

DATE 3/13/15

I, DAVID B PERRY as the  owner,  owner's representative do hereby  authorize  request the Franklin County Auditor to combine the following parcels located in the taxing district of (010) City of Columbus

**PARCEL NUMBERS:**

289375

294393

294394

279407 *DBP*

Buildings :  Yes  No

Current Owner HARRISON PARK FLATS LTD

**REASON FOR COMBINATION REQUEST:**

- Planning Commission Requirement
- Building Permit
- Personal Convenience
- Other \_\_\_\_\_

\* I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.

Signed *David B. Perry*

Phone # 614 - 353 - 0005

\*\* Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

\*\*\* Once combination form has been filed, you must seek Planning Commission approval to split properties.

**AUDITOR'S COMMENTS**

GIS MAP VERIFIED:

OWNERSHIP VERIFIED:

PARCEL SHEET VERIFIED:

PARCEL NUMBER RETAINED: 010-279407

DEPUTY AUDITOR: *[Signature]*

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

RECEIVED  
 CLARENCE E. MINGO II  
 MAR 13 2015  
 FRANKLIN COUNTY AUDITOR  
 BY *[Signature]*  
 DEPUTY COUNTY AUDITOR

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # \_\_\_\_\_

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, 3rd FL, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Wagenbrenner Development Co.</u> (Mark Wagenbrenner)	<u>842 N Fourth Street</u> <u>Columbus, Ohio 43215</u>

<u>Harrison Park Infrastructure, Ltd.</u> (Mark Wagenbrenner)	<u>842 N Fourth St., Suite 200</u> <u>Columbus, Ohio 43215</u>
--	---

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 13th day of NOVEMBER, in the year 2015

Barbara A. Painter  
SIGNATURE OF NOTARY PUBLIC

AUGUST 3 2020  
My Commission Expires



Notary Seal Here  
BARBARA A. PAINTER  
Notary Public, State of Ohio  
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