

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-034 Date Received: 4/25
Application Accepted by: SP Fee: \$4960 -
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 651 West Fifth Avenue, Columbus, Ohio Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-050654, et al.

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M, C-4, C-2, P-1

Area Commission or Civic Association: Harrison West Society

Proposed Use or reason for Council Variance request:

To permit commercial and residential uses. See Exhibit 'B'

Acreage: 21.2 +/- Acres

APPLICANT:

Name: Perry Street, LLC c/o Joseph M. Reidy Phone Number: (614) 721-0682 Ext.: -----

Address: 842 North Fourth Street, Suite 200 City/State: Columbus, Ohio Zip: 43215

Email Address: jreidy@wagco.com Fax Number: -----

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

Name: Battelle Memorial Institute, c/o Patrick Jarvis Phone Number: (614) 424-4123 Ext.: -----

Address: 505 King Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: jarvisp@battelle.org Fax Number: (614) 458-4123

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent (Attorney for Applicant)

Name: Donald Plank (Plank Law Firm) Phone Number: (614) 947-8600 Ext.: -----

Address: 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

Consultant: Dave Perry, David Perry Company, Inc.
411 E Town St., 1st FL, Columbus, Ohio 43215
dave@daveperryco.net (614) 228-1727

APPLICANT SIGNATURE: Joseph M. Reidy, Agent for Perry St., LLC

PROPERTY OWNER SIGNATURE: Patrick Jarvis for Battelle Memorial Institute

ATTORNEY / AGENT SIGNATURE: Donald Plank Attorney for Applicant

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

City of Columbus Council Variance Application CV17-034
Franklin County Auditor Parcel: 010-066622

SUPPLEMENTAL SIGNATURE EXHIBIT

PROPERTY OWNER

The referenced property is owned by Columbia Gas of Ohio, Inc. By my signature, I hereby grant permission for Perry Street, LLC to include this parcel in their City of Columbus variance application addressed as 651 W. Fifth Avenue (CV17-034).

PROPERTY OWNER:

Columbia Gas of Ohio

By: Robert V. Mooney, Vice President

Date



4-25-17

Columbia Gas of Ohio
Robert V. Mooney, Vice President:
290 West Nationwide Boulevard
Columbus, Ohio 43215
(614) 460-1419
c/o Kate Mensi: kmensi@nisource.com

4/25/17

Variance Application CV17- 034
651 West Fifth Avenue, Columbus, Ohio 43201

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Perry Street, LLC
c/o Joseph M. Reidy
842 N Fourth Street, Suite 200
Columbus, Ohio 43215
- 2) Battelle Memorial Institute
c/o Patrick Jarvis
505 King Avenue
Columbus, Ohio 43201
- 3) Columbia Gas
c/o Robert M. Mooney, VP
290 W. Nationwide Boulevard
Columbus, Ohio 43215

4/25/17

Council Variance Application CV17- 034
651 West Fifth Avenue, Columbus, Ohio 43201

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010-053212	010-034881	010-007726
010-053406	010-050658	010-007100
010-003642	010-016962	010-033071
010-040367	010-007818	010-047147
010-024829	010-040196	010-016964
010-038808	010-011171	010-032015
010-028294	010-021957	010-006538
010-010423	010-014472	010-053071
010-036390	010-036260	010-029391
010-055688	010-093136	010-020679
010-047565	010-014785	010-040683
010-056194	010-050463	010-006583
010-050654	010-029719	010-018985
010-042730	010-020105	010-062717
010-002892	010-052114	010-038806
010-022378	010-067362	010-027919
010-049284	010-050890	010-046297
010-006330	010-019233	010-023505
010-053185	010-049029	010-028578
010-009690	010-014441	010-011950
010-012977	010-023720	010-053132
010-056062	010-004112	010-017059
010-006870	010-014806	010-049150
010-002316	010-024726	010-111566
010-063745	010-024727	010-004139
010-035720	010-024728	010-076512
010-013594	010-011101	010-028075
010-049295	010-011102	010-137445
010-001565	010-020975	010-066622
010-000420	010-040204	
010-007878	010-034937	
010-067163	010-026627	
010-027936	010-037273	
010-022379	010-043656	
010-037430	010-032707	
010-014807	010-000931	

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Signature of Applicant

Donald Plank

Date 4/25/17

Donald Plank, Attorney for Applicant

CV17-034

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Please make checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV17- 034

651 West Fifth Avenue, Columbus, OH 43201

The 21.2 +/- acre site is located on the south side of West Fifth Avenue both east and west of Perry Street. The area east of Perry Street (1.3 +/- acres), fronting W. Fifth Avenue is zoned P-1, Private Parking (Z78-131) and is undeveloped. The area west of Perry Street (19.9 +/- acres), fronting W. Fifth Avenue and Perry Street, is zoned C-4, Commercial (Orig.), M, Manufacturing (#216) and C-2, Commercial (Z81-031). The 19.9 +/- acres is developed with surface parking lots, a warehouse and a child care facility, all of which will be removed with redevelopment of the site.

Applicant proposes to redevelop the property for various land uses as depicted on the "Land Plan Concept, 651 West Fifth Avenue, CV17-____", hereafter "Land Plan", and as cited in the variances. The 1.3 +/- acres east of Perry Street will be developed with sixteen (16) detached single family condominiums. The 19.9 +/- acres west of Perry Street will be developed with commercial and residential uses.

Applicant's development concept for the site includes commercial uses, planned to be a hotel, retail, office and restaurant uses, a 536 space parking structure as well as surface parking and other structured parking, and residential uses with multi-family and detached single family condominiums for sale. Three (3) apartment buildings will include ground level dwelling units. Other dwelling units will be located over ground floor commercial uses. A multi-year build-out is expected. Lot splits will be necessary for construction phases, individual buildings and the parking structure. Certain parcels will not comply with code required parking on each individual parcel and the overall project has a reduction in parking except the 42 detached single family dwellings (condominiums) and the hotel (140 rooms). While this site is comparable to other mid-town area urban sites with the Urban Commercial Overlay (UCO), this site is not in a UCO and, therefore, parking is calculated at full code required parking. See Parking Data Table.

Applicant has a hardship and practical difficulty necessitating a variance because there is no zoning district to which this site could be rezoned without also needing variances for the proposed development. The project will be a multi-year build out necessitating variances rather than establishing exact zoning district boundaries at this time.

Applicant requests the following variances:

1). Section 3353.03, C-2, Permitted Uses, to permit retail and restaurant uses and up to 626 dwelling units consisting of up to 600 multi-family dwelling units, including dwelling units located on the ground floor, and up to 26 detached single family dwellings (condominiums).

- 2). Section 3371.01, P-1, Private Parking District, to permit 16 detached single family dwellings (condominiums), thereby permitting buildings consisting of 16 dwellings and 16 detached two-car garages, and all buildings will exceed 15 feet in height, as follows: detached dwellings – 40' and detached garages – 18', with height for detached dwellings measured as defined in Section 3303.08, Letter H, Height and height for detached garages measured to the roof ridge.
- 3). Section 3309.14(A), to permit building heights to exceed 35' in the H-35 Height District, by permitting all buildings west of Perry Street in the C-4 and M districts a height of 75', and all buildings in the C-2 district a height of 70', except the 26 detached single family dwellings (condominiums) west of Perry Street and the 16 detached single family dwellings (condominiums) east of Perry Street to be up to 40', with height for all buildings measured as defined in Section 3303.08, Letter H, Height.
- 4). 3312.09, Aisle, to permit aisles to be divided by property lines, subject to applicable total code required aisle width being provided.
- 5). 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided.
- 6). 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces.
- 7). Section 3312.27, Parking Setback Line, to reduce the W. Fifth Avenue parking setback line from ten (10) feet to five (5) feet.
- 8). Section 3312.49(A)(B), Minimum Numbers of Parking Spaces Required, to reduce bicycle parking to zero (0) per parcel, for the development area west of Perry Street, subject to all required bicycle parking being provided within the 19.9 +/- acre development area, but not on each parcel; and to reduce total code required parking for the 19.9 +/- acre site from 1,600 spaces to 1,054 spaces with parking on each parcel reduced as depicted on the Land Plan and Parking Data Table.
- 9). Section 3312.51(1)(2), Loading Space, to not provide loading spaces on the same lot as the use they are intended to serve and to not provide any loading space meeting the dimensions of this section (12'x15'x50' plus applicable code required maneuvering area), while service areas as needed will be provided as appropriate for the intended use and service areas may not be located on the parcel.
- 10). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0).
- 11). 3321.01, Dumpster Area, to permit maneuvering area for access to dumpsters, compactors and refuse areas inside buildings to be divided by property lines, subject to applicable total area being provided, including across property lines.

12). Section 3353.09, C-2 District Setback Lines, to reduce the West Fifth Avenue building setback line from 60' (Thoroughfare Plan) to zero (0) feet for all buildings west of Perry Street and to reduce the Perry Street building setback line from 25 feet to zero (0) feet for all buildings except the 26 detached single family dwellings (condominiums) on the west side of Perry Street, which shall have a minimum five (5) foot building setback.

13). Section 3356.11, C-4 District Setback Lines, to reduce the West Fifth Avenue building setback line from 60' (Thoroughfare Plan) to zero (0) feet for all buildings west of Perry Street.

14). Section 3363.24, Building Lines in an M-Manufacturing District, to reduce the West Fifth Avenue building setback line from 60' (Thoroughfare Plan) to zero (0) feet for all buildings west of Perry Street.

15). Section 3371.02, Building Lines in Residential and Apartment Residential Districts, to reduce the W. Fifth Avenue calculated building setback line from 16' to five (5) feet and the Perry Street calculated building setback from ten (10) feet to two (2) feet.

Applicant will provide temporary parking of up to 430 parking spaces at one or multiple locations on the 19.9 +/- acre area during site development, including parking without an improved surface and without interior landscaping. All temporary parking shall be removed prior to or at completion of site development. Parking spaces shall be delineated by parking blocks, by wire with numbered tags, painted lines or comparable parking space delineation. The following variances are solely for temporary parking.

16). Section 3312.21(A-E), Landscaping and Screening, to not provide interior landscaping/trees or headlight screening.

17). Section 3312.39, Striping and Marking, to use parking blocks, wire with numbered tags or comparable parking space delineation in lieu of paint striping on the parking lot surface.

18). Section 3312.43, Required Surface for Parking, to permit a crushed asphalt or gravel surface for temporary parking.

4/25/17

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CU17-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 43215

deposes and states that (he/she) is the consultant 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 651 West Fifth Avenue, Columbus, Ohio 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/25/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Battelle Memorial Institute

c/o Patrick Jarvis

505 King Avenue

Columbus, Ohio 43201

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

Perry Street, LLC

c/o Joseph M. Reidy (614) 721-0682

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

(5) Harrison West Society, c/o Jacob Sukosd
1153 Pennsylvania Avenue

Columbus, Ohio 43201

and that the attached document (6) 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 (7)

☒ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

David B. Perry

Sworn to before me and signed in my presence this 21st day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018
My Commission Expires

Notary Seal



This Stacey L. Danza expires six (6) months after the date of notarization.

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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Please make checks payable to the Columbus City Treasurer

Variance Application CV17- 034
651 West Fifth Avenue, Columbus, Ohio 43201

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Perry Street, LLC
c/o Joseph M. Reidy
842 N Fourth Street, Suite 200
Columbus, Ohio 43215
- 2) Battelle Memorial Institute
c/o Patrick Jarvis
505 King Avenue
Columbus, Ohio 43201
- 3) Columbia Gas
c/o Robert M. Mooney, VP
290 W. Nationwide Boulevard
Columbus, Ohio 43215

4/25/17

EXHIBIT A, Public Notice
651 West Fifth Avenue
CV17- 034
April 25, 2017

APPLICANT

Perry Street, LLC
c/o Joseph M. Reidy, Attorney
842 N. Fourth Street, Suite 200
Columbus, Ohio 43215

PROPERTY OWNER

Battelle Memorial Institute
c/o Patrick Jarvis
505 King Avenue
Columbus, Ohio 43201

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
411 E Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP

Harrison West Society
c/o Jacob Sukosd
1153 Pennsylvania Avenue
Columbus, Ohio 43201

CONSULTANT FOR APPLICANT

David B. Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNERS WITHIN 125 FEET

James B Houchard
Donna J. Chaffin (*or current occupant*)
758 Brookdale Road
West Jefferson, Ohio 43162-1082

Northwood Properties, Inc. (*or current occupant*)
3145 N. High Street
Columbus, Ohio 43202-1125

Michael J. Wiertel
Shinas Lea (*or current occupant*)
480 Vermont Place
Columbus, Ohio 43201

Michael J. Hondel
Jeanna L Cunningham (*or current occupant*)
1688 W Third Avenue
Columbus, Ohio 43212

Robert D and Paula J Quinn (*or current occupant*)
1180 Perry Street
Columbus, Ohio 43201-3344

Jonathan W. Putnam (*or current occupant*)
1178 Perry Street
Columbus, Ohio 43201-3344

Ten Twelve Holdings, LLC (*or current occupant*)
971 Highland Street
Columbus, Ohio 43201-3419

Laura E Moushey (*or current occupant*)
1168 Perry Street
Columbus, Ohio 43201-3344

Dylan F Borchers
Michalea K Delaveris (*or current occupant*)
1164 Perry Street
Columbus, Ohio 43201-3344

William E. and Eileen M. Maher (*or current occupant*)
1148 Perry Street
Columbus, Ohio 43201-3344

Christian Zentgraf
Jessa A Fox (*or current occupant*)
1190 Perry Street
Columbus, Ohio 43201

651 W. Fifth Avenue
CV17-____, April 25, 2017
Exhibit A, Public Notice
Page 1 of 3

Thomas A Stein *(or current occupant)*
508 West Third Avenue
Columbus, Ohio 43201-3364

James V Carpino *(or current occupant)*
502 West Third Avenue
Columbus, Ohio 43201-3364

Miguel Zubizarreta *(or current occupant)*
551 West Third Avenue
Columbus, Ohio 43201

Michael J. and Corinne D Reilly *(or current occupant)*
1153 Fairview Avenue
Columbus, Ohio 43212-3357

Grandview Land Investments, LLC *(or current occupant)*
100 S. 4th Street, Suite 100
Columbus, Ohio 43215-4665

Steven H. and Vicky A. Hacker *(or current occupant)*
565 West 3rd Avenue
Columbus, Ohio 43201-3367

William H Barnett, LLC *(or current occupant)*
c/o William & Joann Barnett
4544 Dublin Road
Hilliard, Ohio 43026-2441

John M Landwehr *(or current occupant)*
246 St. Antoine Street
Worthington, Ohio 43085

Battelle Memorial Institute *(or current occupant)*
505 King Avenue
Columbus, Ohio 43201-2696

City of Columbus, Ohio *(or current occupant)*
c/o Real Estate Management
90 W. Broad Street, Room 425
Columbus, Ohio 43215-9000
Fourth Avenue, LLC *(or current occupant)*
474 W 4th Avenue
Columbus, Ohio 43201

Anthony P Mitchell
Shaun M Snodgrass *(or current occupant)*
489 West 4th Avenue
Columbus, Ohio 43201
Brooke E Joy *(or current occupant)*
1204 Perry Street
Columbus, Ohio 43201

James E Zucal *(or current occupant)*
493 West 4th Avenue
Columbus, Ohio 43201-3176

Lucas A and Lindsay M McComas *(or current occupant)*
1198 Perry Street
Columbus, Ohio 43201

Katie R Lybarger *(or current occupant)*
1194 Perry Street
Columbus, Ohio 43201

Jerald L & Debby J Colvin *(or current occupant)*
492 West 4th Avenue
Columbus, Ohio 43201-3108

LDA Investments, LLC *(or current occupant)*
75 East Gay Street
Columbus, Ohio 43215-3126

George W Reed, III *(or current occupant)*
527 ½ West 3rd Avenue
Columbus, Ohio 43201-3367

Mary E Martineau *(or current occupant)*
539 West Third Avenue
Columbus, Ohio 43202

Deborah S Jung *(or current occupant)*
545 West 3rd Avenue
Columbus, Ohio 43201-3367

Shea Davis *(or current occupant)*
531 West 3rd Avenue
Columbus, Ohio 43201-3367

Richard C Rieth *(or current occupant)*
2289 S. High Street
Columbus, Ohio 43201

Daniel J. Miller *(or current occupant)*
535 West Third Avenue
Columbus, Ohio 43201

Michael S Olenick *(or current occupant)*
537 West 3rd Avenue
Columbus, Ohio 43201

Joshua H Hinderliter
Brenn A Waldman-Hinderliter *(or current occupant)*
514 West Third Avenue
Columbus, Ohio 43201

Columbia Gas of Ohio, Inc. *(or current occupant)*
PO Box 117
Columbus, Ohio 43216-1117

Rebecca M. Davis
Natividad Ruiz *(or current occupant)*
498 West 4th Avenue
Columbus, Ohio 43201

Heather A. Zwierlein *(or current occupant)*
481 Vermont Place
Columbus, Ohio 43201

651 W. Fifth Avenue
CV17-034, April 25, 2017
Exhibit A, Public Notice
Page 2 of 3

ALSO NOTIFY:

Wagenbrenner Development
c/o Mark Wagenbrenner
842 North 4th Street, Suite 200
Columbus, Ohio 43215

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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 # CV17-034

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm) --- Attorney for Applicant

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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 format:

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. Perry Street, LLC 842 N Fourth Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joseph M. Reidy, Esq. (614) 721-0682	2. Battelle Memorial Institute 505 King Avenue Columbus, Ohio 43201 # of Columbus Based Employees: 1,500 +/- Contact: Patrick Jarvis (614) 458-4123
3. Columbia Gas 290 West Nationwide Boulevard Columbus, Ohio 43215 # of Columbus Based Employees: 993 Contact: Robert V. Mooney, VP (614) 460-1419	4. _____

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 25th day of April, in the year 2017

Stacey L. Danza

SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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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: MULTIPLE PARCELS

Zoning Number: 651

Street Name: W 5TH AVE

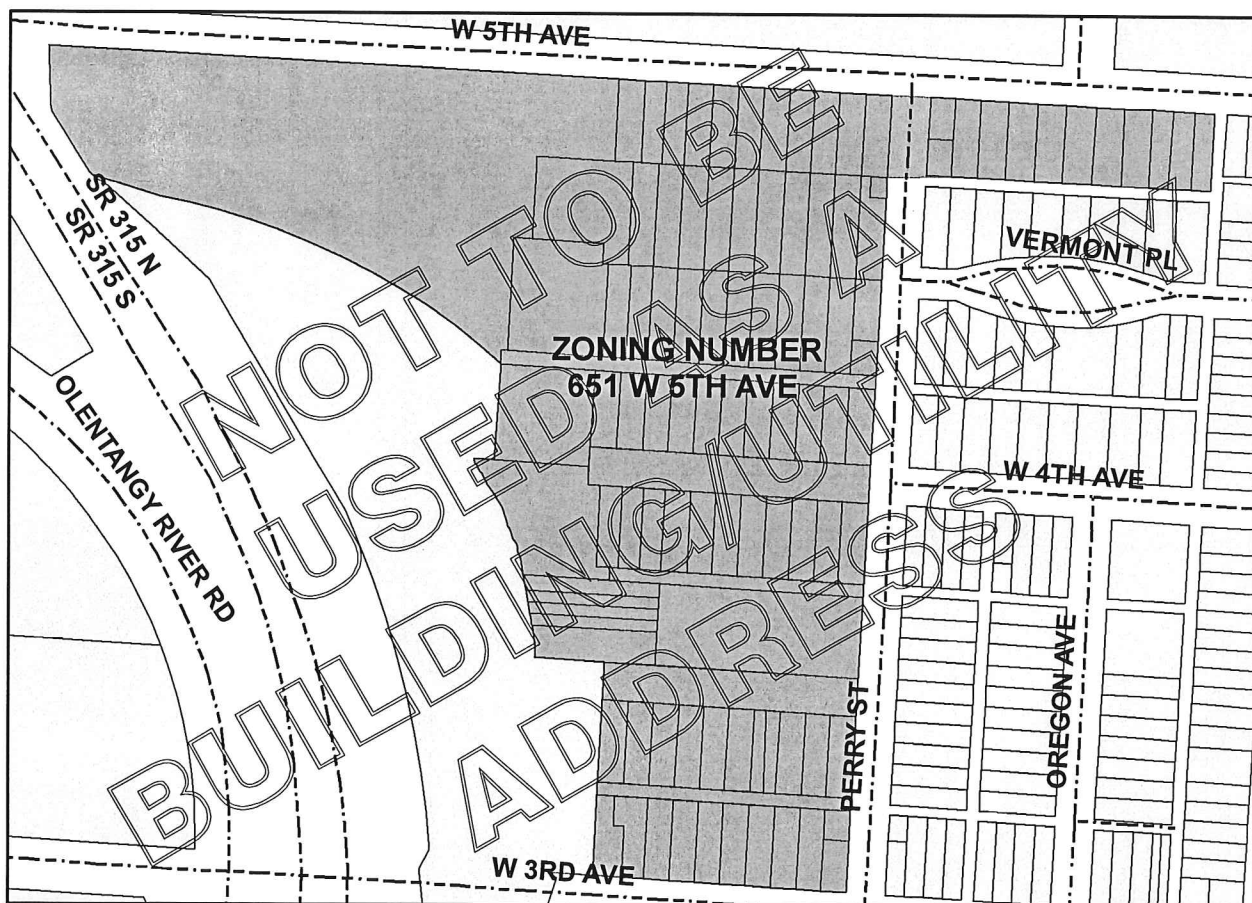
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 3/8/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 86195

ZONING DESCRIPTION
1.3 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Section 6, Township 5, Range 22, Refugee Lands, and being all of Lot Nos. 1 through 10 of Dennison Park Addition No. 2 of record in Plat Book 4, Page 177, conveyed to Battelle Memorial Institute as described in Deed Book 2725, Page 177, Deed Book 2812, Page 165, Deed Book 2676, Page 44, Deed Book 2699, Page 425, Deed Book 3076, Page 110, Deed Book 3390, Page 405, Deed Book 3702, Page 841, Deed Book 2964, Page 44, Deed Book 3012, Page 575, Deed Book 2700, Page 472, and Deed Book 2868, Page 368, all records being of the Recorder's Office, Franklin County, Ohio:

This description is based on records and a field survey by E.P. Ferris and Associates in 2017 and is intended to be used for zoning purposes only.

ZONING DESCRIPTION

19.9 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Section 6, Township 5, Range 22, Refugee Lands, and being all of Lot Nos. 1 through 56 of Markland Addition of record in Plat Book 4, Page 376 and all of Lot Nos. 31 through 36 and 57 through 81 of Markland Addition Extension of record in Plat Book 7, Page 70 conveyed to Battelle Memorial Institute in Deed Book 3791, Page 543, Deed Book 2669, Page 316, Deed Book 2699, Page 423, Deed Book 2686, Page 462, Deed Book 2778, Page 146, Deed Book 2722, Page 676, Deed Book 2797, Page 20, Deed Book 2768, Page 47, Deed Book 3784, Page 184, Deed Book 2668, Page 168, Deed Book 2646, Page 326, Deed Book 2684, Page 498, Deed Book 2852, Page 106, Deed Book 2691, Page 27, Deed Book 2758, Page 102, Deed Book 3795, Page 651, Deed Book 2819, Page 615, Official Record Volume 693 F03, Deed Book 2930, Page 483, Deed Book 2903, Page 665, Deed Book 2567, Page 419, Deed Book 3752, Page 365, Deed Book 2798, Page 239, Deed Book 3702, Page 841, Deed Book 2711, Page 166, Deed Book 2782, Page 273, Deed Book 2870, Page 34, Deed Book 2775, Page 314, Deed Book 3581, Page 655, Deed Book 3610, Page 348, Deed Book 2845, Page 28, Deed Book 3773, Page 597, Deed Book 3202, Page 671, Deed Book 3768, Page 423, Deed Book 2739, Page 591, Deed Book 3128, Page 591, Deed Book 3744, Page 797, Deed Book 2788, Page 400, Deed Book 2662, Page 595, Deed Book 2877, Page 159, Deed Book 2645, Page 71, Deed Book 2666, Page 519, Deed Book 2693, Page 567, Deed Book 2680, Page 560, Deed Book 2758, Page 557, Deed Book 3581, Page 658, Deed Book 2693, Page 176, Deed Book 2735, Page 482, Deed Book 2514, Page 276, Deed Book 3776, Page 807, Deed Book 2811, Page 78, Deed Book 2491, Page 295, Deed Book 2481, Page 601, Deed Book 2831, Page 664, Official Record Volume 8742 F05, Deed Book 2679, Page 128, Deed Book 2639, Page 213, Deed Book 2666, Page 517, Deed Book 3791, 544, Deed Book 2718, Page 539, Deed Book 2792, Page 538, Deed Book 2629, Page 654, Deed Book 2699, Page 161, Deed Book 2804, Page 516, Deed Book 2598, Page 566, Deed Book 2555, Page 696, Deed Book 2869, Page 404, and Deed Book 2987, Page 134, all of a 20 foot right-of-way and 60 foot right-of-way vacated in Ordinance Nos. 2406-81, all of a tract of land conveyed to Battelle Memorial Institute as described in Official Record Volume 583 B15, all of a tract of land conveyed to Battelle Memorial Institute as described in Deed Book 2765, Page 212, all of a tract of land conveyed to Battelle Memorial Institute as described in Deed Book 3581, Page 658, all of a tract of land conveyed to Battelle Memorial Institute as described in Official Record Volume 941 E18, all of a tract of land conveyed to Battelle Memorial Institute as described in Deed Book 3072, Page 443, all of a tract of land conveyed to Battelle Memorial Institute as described in Deed Book 2849, Page 421, all of a tract of land conveyed to Battelle Memorial Institute as described in Deed Book 2850, Page 337, all of a tract of land conveyed to Battelle

19.9 +/-1 Acres

Page 1 of 3

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Memorial Institute as described in Deed Book 3072, Page 445, all of tracts of land conveyed to Battelle Memorial Institute as described in Deed Book 653, Page 85, all of a tract of land conveyed to Columbia Gas of Ohio, Inc. and described in Deed Book 2542, Page 578, Deed Book 1004, Page 484, and Miscellaneous Record Volume 6, Page 375, all of tracts of land conveyed to City of Columbus, Ohio as described in Deed Book 653, Page 85, and all of a vacated 60 foot right-of-way, a vacated 20 foot alley, vacated Hill Avenue, and a vacated 20 foot alley conveyed to City of Columbus, Ohio as described in Ordinance No. 1973-96, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly right-of-way line of W. Fifth Avenue (60' Width) and the westerly right-of-way line of Perry Street (60' Width), and being the northeast corner of said Lot No. 48 of The Markland Addition;

Thence along the westerly right-of-way line of Perry Street, the east line of said Lot No. 48, the east line of said 20 foot right-of-way vacated in Ordinance No. 2406-81, the east line of said Lot No. 37 of Markland Addition, the east line of said 60 foot right-of-way vacated in Ordinance No. 2406-81, the east lines of said Lot Nos. 25 and 36 of Markland Addition, the east line of said 60 foot right-of-way vacated in Ordinance No. 1973-96, the east line of said Lot No. 24 of Markland Addition, the east line of said 20 foot alley vacated in Ordinance No. 1973-96, the east line of said Lot No. 13 of Markland Addition, the east line of said Hill Avenue (60' Width) vacated in Ordinance No. 1973-96, the east line of said Lot No. 12 of Markland Addition, the east line of said 20 foot alley vacated in Ordinance No. 1973-96, and the east line of said Lot No. 1 of Markland Addition, South 03 degrees 03 minutes 08 seconds West, 1252.49 feet to the southeast corner of said Lot No. 1 and being the intersection of the westerly right-of-way line of Perry Street and the northerly right-of-way line of W. Third Avenue (60' Width);

Thence along the northerly right-of-way line of W. Third Avenue, the south lines of said Lot Nos. 1 through 6, and 49 through 52 of Markland Addition, North 86 degrees 24 minutes 21 seconds West, 400.00 feet to the southwest corner of said Lot No. 52;

Thence along the west line of said Lot No. 52, the west line of said 20 foot alley vacated by Ordinance No. 1973-96, the west line of said Lot No. 53 of Markland Addition, and the west line of said Hill Avenue vacated in Ordinance No. 1973-96, North 03 degrees 02 minutes 57 seconds East, 336.32 feet to the northeast corner of said vacated Hill Avenue;

Thence, North 86 degrees 25 minutes 29 seconds West, 115.09 feet to the centerline of the Olentangy River;

Thence along the centerline of the Olentangy River, the following four (4) courses:

1. North 03 degrees 59 minutes 23 seconds West, 85.52 feet;
2. North 06 degrees 49 minutes 47 seconds West, 64.27 feet;
3. North 13 degrees 07 minutes 37 seconds West, 86.62 feet;
4. North 34 degrees 23 minutes 10 seconds West, 96.13 feet;

Thence, South 86 degrees 24 minutes 21 seconds East, 29.20 feet;

Thence, North 03 degrees 03 minutes 09 seconds East, 149.75 feet;

Thence, North 52 degrees 23 minutes 25 seconds West, 42.44 feet to a point of curvature;

Thence with a curve to the left having a radius of 1270.00 feet, a central angle of 25 degrees 18 minutes 47 seconds, an arc length of 561.08 feet, and a chord which bears North 65 degrees 02 minutes 48 seconds, 556.53 feet;

Thence, North 77 degrees 49 minutes 35 seconds West, 89.05 feet to a point of curvature;

Thence with a curve to the right having a radius of 60.00 feet, a central angle of 40 degrees 20 minutes 44 seconds, an arc length of 42.25 feet, and a chord which bears North 57 degrees 31 minutes 04 seconds, 41.38 feet;

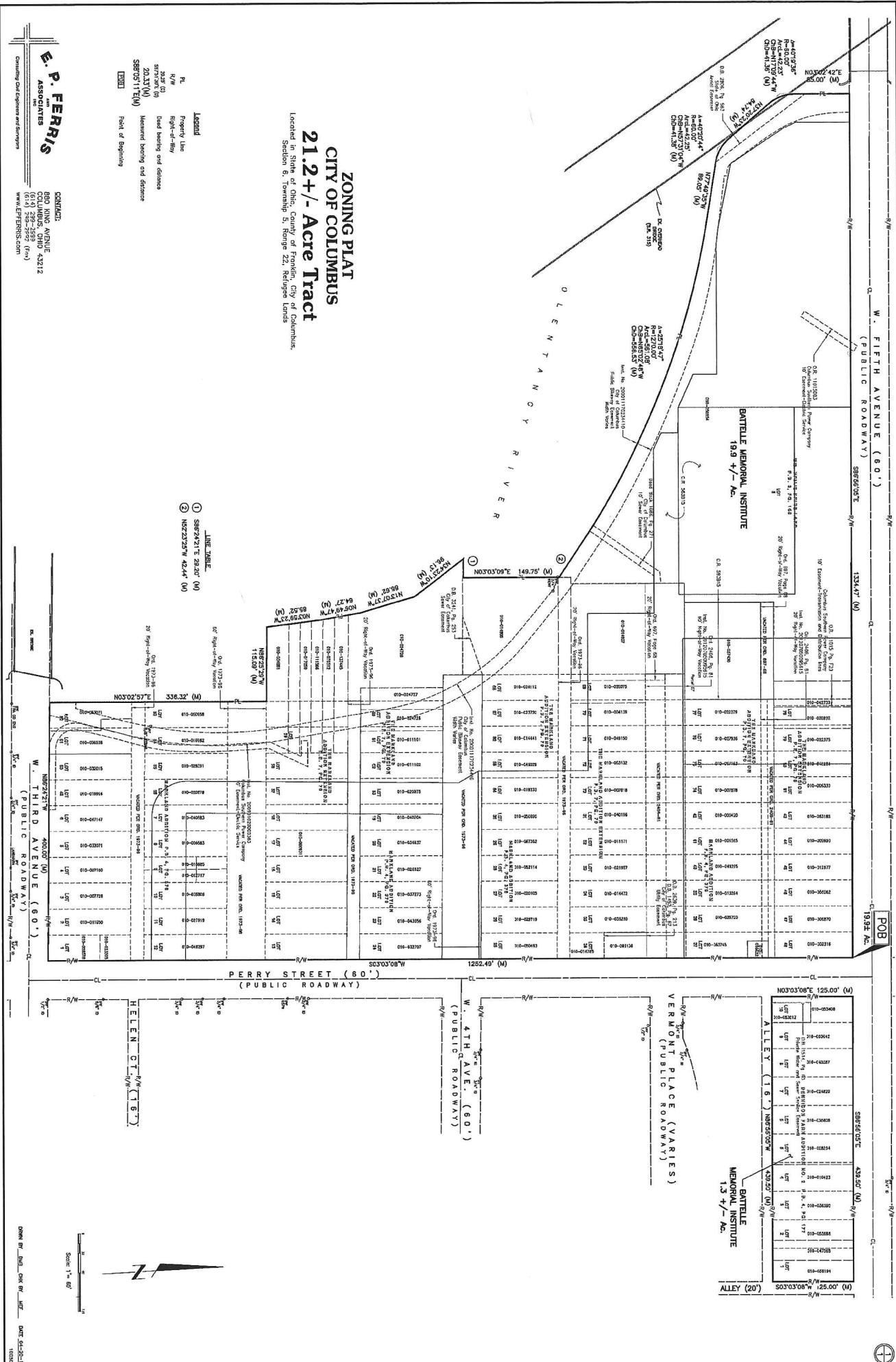
Thence, North 37 degrees 20 minutes 23 seconds West, 84.74 feet to a point of curvature;

Thence with a curve to the right having a radius of 60.00 feet, a central angle of 40 degrees 19 minutes 36 seconds, an arc length of 42.23 feet, and a chord which bears North 17 degrees 09 minutes 44 seconds, 41.36 feet;

Thence, North 03 degrees 02 minutes 42 seconds East, 85.00 feet to the southerly right-of-way line of W. Fifth Avenue;

Thence along the southerly right-of-way line of W. Fifth Avenue, South 86 degrees 56 minutes 05 seconds East, 1334.47 to the **POINT OF BEGINNING, CONTAINING 19.9 ACRES, MORE OR LESS.**

This description is based on records and a field survey by E.P. Ferris and Associates in 2017 and is intended to be used for zoning purposes only.



ZONING PLAT **CITY OF COLUMBUS** **21.2 +/- Acre Tract**

Located in State of Ohio, County of Franklin, City of Columbus,
 Section 6, Township 5, Range 42, Northern Latitude

LEGEND

PL
 R/W
 Right-of-Way
 Lead bearing and distance
 20.33 (M)
 588'05.11 (E)
 Point of Beginning

LINE TABLE

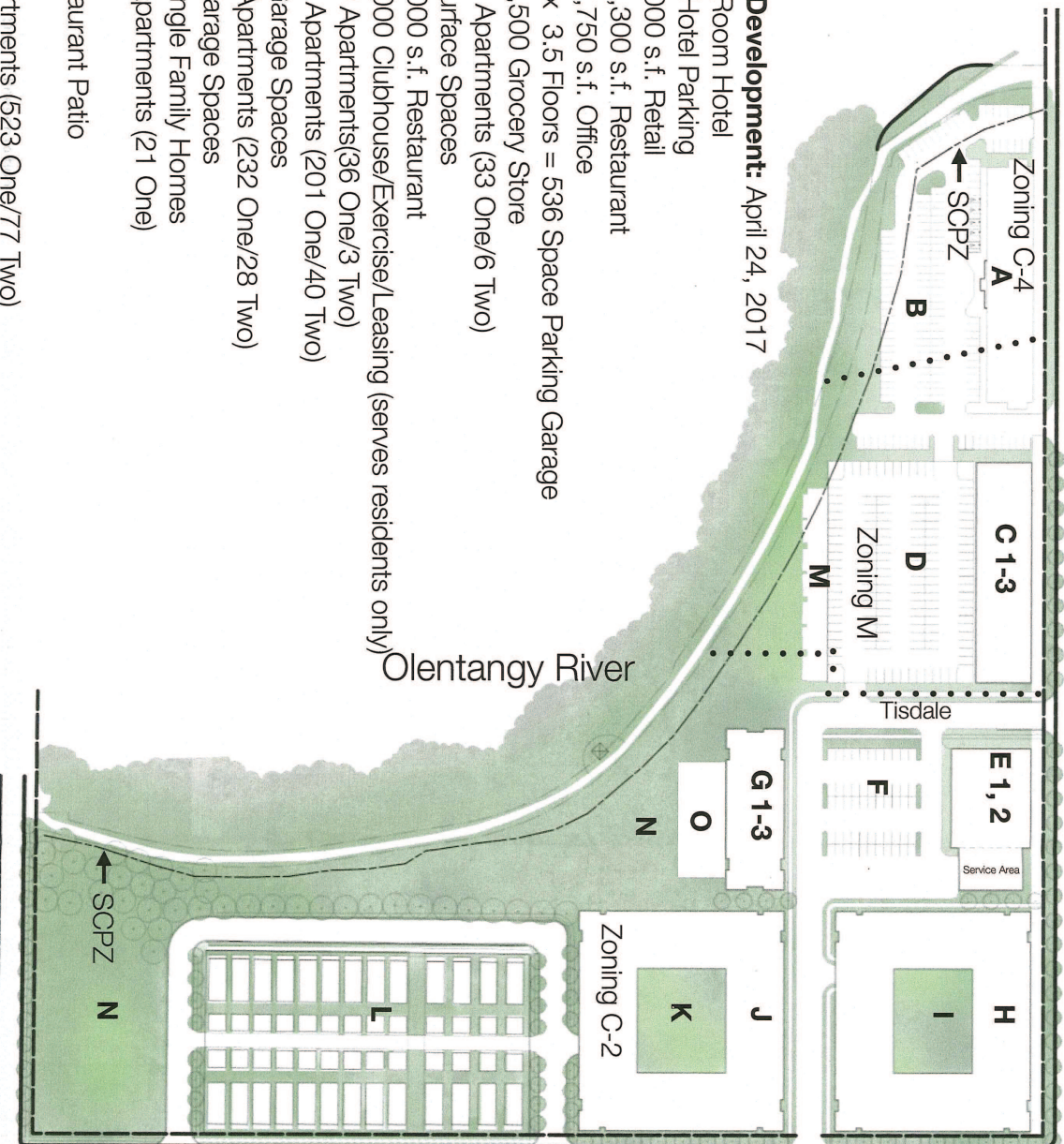
① S88°24'21"E 39.50' (M)
 ② N57°23'25"W 42.44' (M)

E. P. FERRIS
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CUM-034



West Fifth Avenue



Battelle Development: April 24, 2017

- **A** 140 Room Hotel
- **B** 146 Hotel Parking
- **C-1** 5,000 s.f. Retail
- **C-2** 11,300 s.f. Restaurant
- **C-3** 57,750 s.f. Office
- **D** 153 x 3.5 Floors = 536 Space Parking Garage
- **E-1** 12,500 Grocery Store
- **E-2** 39 Apartments (33 One/6 Two)
- **F** 52 Surface Spaces
- **G-1** 5,000 s.f. Restaurant
- **G-2** 9,000 Clubhouse/Exercise/Leasing (serves residents only)
- **G-3** 39 Apartments (36 One/3 Two)
- **H** 241 Apartments (201 One/40 Two)
- **I** 160 Garage Spaces
- **J** 260 Apartments (232 One/28 Two)
- **K** 76 Garage Spaces
- **L** 42 Single Family Homes
- **M** 21 Apartments (21 One)
- **N** Park
- **O** Restaurant Patio

*600 Apartments (523 One/77 Two)

Perry Street

West Fourth Avenue

Oregon Avenue

West Third Avenue

Land Plan Concept

651 West Fifth Avenue

CV17-034

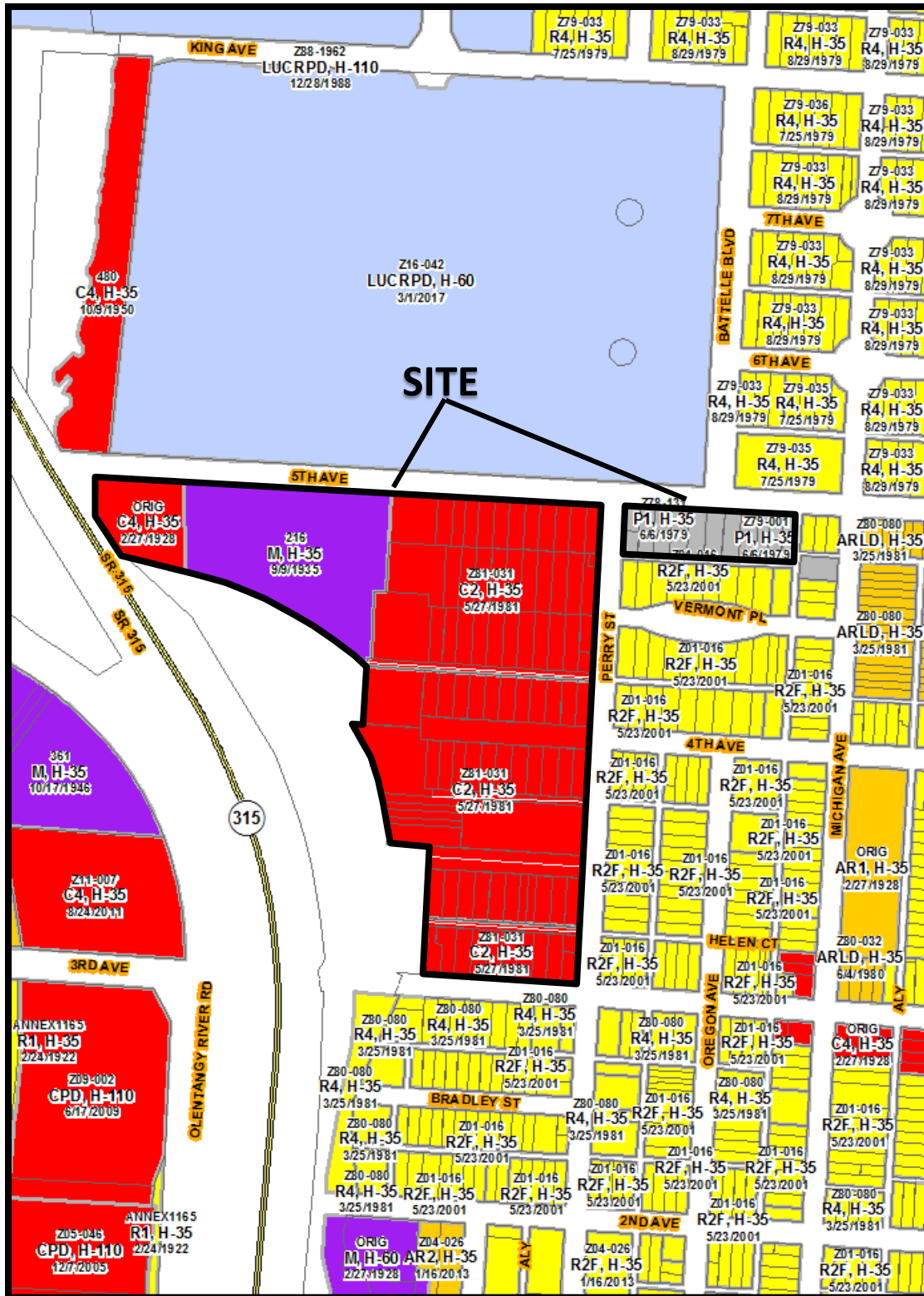
PARKING DATA TABLE: (CV17-_____, 651 W. Fifth Avenue)

LAND PLAN CODE	USE	PARKING: Required (1)	PARKING: Provided (2)
A, B	Hotel (140 room) @ 1 space/room	140	146
C, 1-3	Commercial: Neighborhood Retail (5,000 SF, @ 1 space/250 SF) Restaurant (11,300 SF, @ 1 space/75 SF) Office (57,750 SF, @ 1 space/300 SF)	20 151 193	0 (on parcel, shared parking in parking structure)
D	Parking structure	0	536
E, 1-2, F	Mixed Use: Retail (12,500 SF, @ 1 space/250 SF) Apartments (39 DU, @ 1.5 space/DU, 33 1 BR/6 2BR, 45 total bedrooms)(2)	50 59	52 space surface parking, and shared parking in parking structure (2)
G, 1-3, O	Mixed Use: Restaurant (5,000 SF, @ 1 space/75 SF) Clubhouse/Exercise facility/apartment leasing office (accessory use) Apartments (39 DU, @ 1.5 space/DU, 36 1 BR/3 2BR, 42 total bedrooms) Restaurant patio (2,100 SF, @ 1 space/150 SF)	67 0 59 14	0 (on parcel, shared parking in parking structure)(2)
H, I	Apartments (241 DU, @ 1.5 space/DU, 201 1 BR/40 2BR, 281 total bedrooms)	362	160 space parking under apartments, and shared parking in parking garage (2)
J, K	Apartments (260 DU, @ 1.5 space/DU, 232 1 BR/28 2BR, 288 total bedrooms)	390	76 space parking under apartments, and shared parking in parking garage (2)
L	Single family: detached condominiums (42)	63	84 (individual 2 car garage per each detached dwelling unit)
M	Apartments (21 DU, at 1.5 spaces/DU, 21 1 BR, 21 total bedrooms)	32 (2)	0 (on parcel, shared parking in parking structure)(2)
N	Park	0	
TOTAL		1,600 (1)	1,054

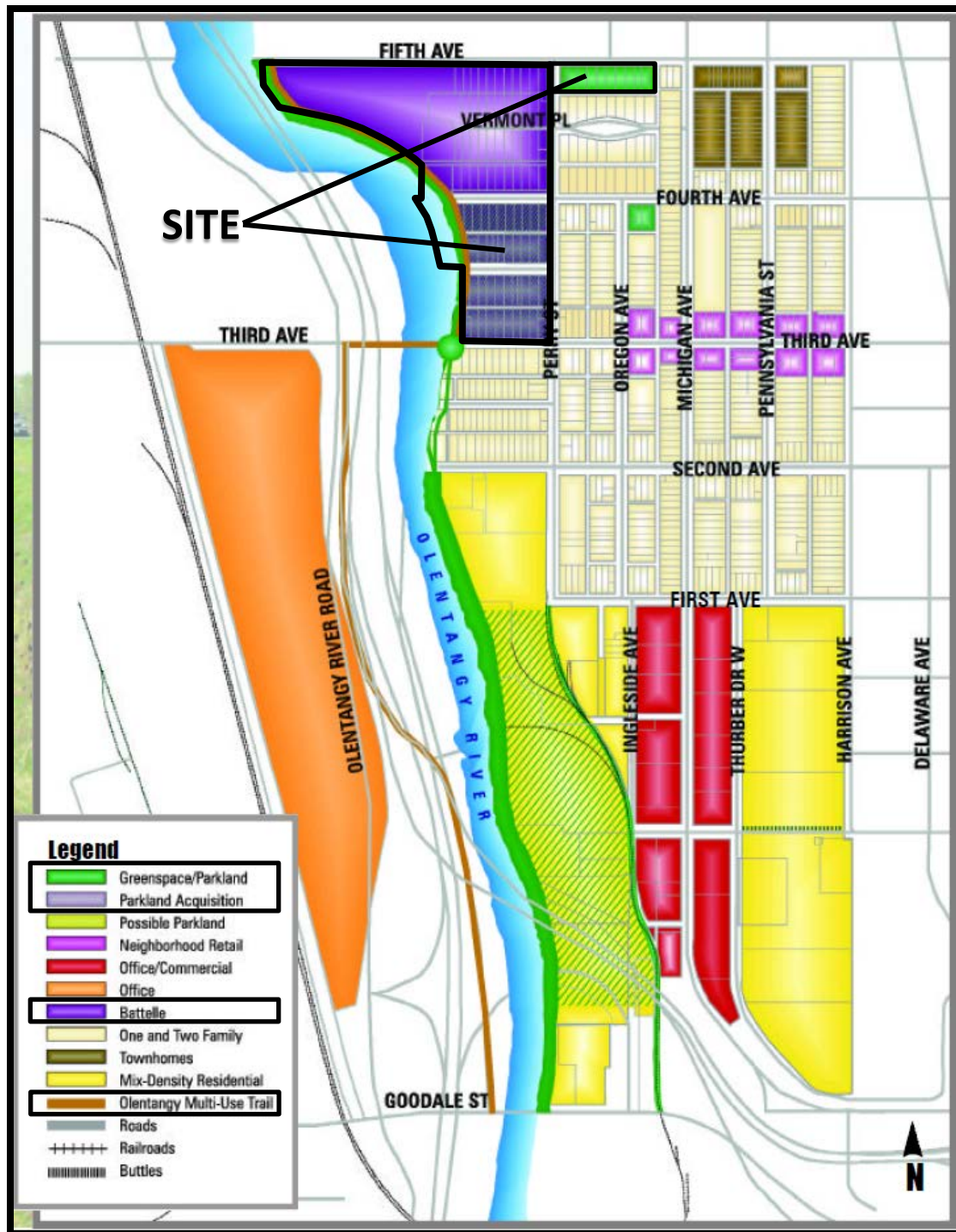
(1) This site, while comparable to Urban Commercial Overlay (UCO) designated sites, is not in the UCO and is subject to full code required parking. Required parking as UCO would be 1,448 spaces.

(2) Apartments: Total bedrooms = 677, parking at one (1) space/bedroom rather than 1.5 space/DU

CV17-034



CV17-034
 651 West Fifth Avenue
 Approximately 21.2 acres



CV17-034
 651 West Fifth Avenue
 Approximately 21.2 acres



CV17-034
651 West Fifth Avenue
Approximately 21.2 acres