



## 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)

OFFICE USE ONLY

Application Number: CV14-020/14315-00000-00207

Date Received: 4/1/14

Application Accepted By: SP Fee: \$1600 -

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 575 W. 2nd Avenue Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

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

Parcel Number for Certified Address: 010-289375

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

Current Zoning District(s): AR-2, M

Civic Association or Area Commission: Harrison West Society

Proposed use or reason for Council Variance request: See Statement of Hardship

Acreage: 0.80 +/-

**APPLICANT:** Name Royal Tallow Holdings, LTD c/o Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

**PROPERTY OWNER(S):** Name Royal Tallow Holdings, LTD c/o Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

### ATTORNEY / AGENT

☒ Attorney

☐ Agent

For Applicant

Name Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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 all checks payable to the Columbus City Treasurer

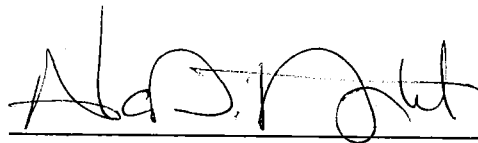
**SUPPLEMENTAL PROPERTY OWNER LIST**

CV14- 020  
575 West 2<sup>nd</sup> Avenue

**Property Owner:**

City of Columbus  
Recreation and Parks Department  
c/o Mr. Alan D. McKnight, Director  
1111 East Broad Street  
Columbus, OH 43205

BY:



Alan D. McKnight, Director

3/31/14

Date

## SUPPLEMENTAL PARCEL LIST

CV14- 020  
575 West 2<sup>nd</sup> Avenue

### Parcels

010-279407 (part)

010-053575 (part)

010-289375

010-279411 (part)

010-279412 (part)



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CW14-020

### 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

*Donald Plank*

Date MARCH 29, 2014

Royal Tallow Holdings, LTD  
BY: Donald Plank, Attorney

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## EXHIBIT B

### STATEMENT OF HARDSHIP

577 West 2<sup>nd</sup> Avenue, Columbus, OH 43201

CV14- 020

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The 0.8 +/- acre site is located at the southwest corner of Harrison Park Place and West 2<sup>nd</sup> 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 0.1 +/- acres of the site is zoned M, Manufacturing and 0.70 +/- 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, but doesn't permit attached single family dwellings if the site is platted to establish lots for the sale of individual townhouse units.
- 2) 3363.01, M, Manufacturing District, which Section doesn't permit residential uses, while 0.1 +/- 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, but if this development area is developed as depicted but as attached dwelling units with a party wall on a property line, 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 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, 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, including part of the West 2<sup>nd</sup> Avenue frontage where not presently permitted
- 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 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, there shall be no separate rear yard attributable to each building 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 clear vision triangle at the intersection of the proposed site driveway and West Second Avenue, while applicant proposes a two (2) foot clear vision triangle because there is a platted two (2) foot building setback line on West 2<sup>nd</sup> Avenue, West Second Avenue west of Harrison Park Place is a deadend street and applicant has designed the private driveway as a 24 foot driveway rather than the minimum 20 feet to provide additional room and sight distance for vehicles.

03-29-2014



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CW14-020

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 Street, FL 3, Columbus, OH 43215-5240

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 575 W. 2nd Avenue

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/11/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Royal Tallow Holdings, LTD

c/o Donald Plank, Plank Law Firm

145 E. Rich Street, FL 3

Columbus, OH 43215-5240

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

Royal Tallow Holdings, LTD

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 Kristen Easterday, President

PO Box 163442, Columbus, OH 43216

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)

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

SIGNATURE OF AFFIANT

(8) Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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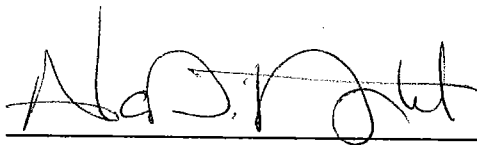
**SUPPLEMENTAL PROPERTY OWNER LIST**

CV14- 020  
575 West 2<sup>nd</sup> Avenue

**Property Owner:**

City of Columbus  
Recreation and Parks Department  
c/o Mr. Alan D. McKnight, Director  
1111 East Broad Street  
Columbus, OH 43205

BY:



Alan D. McKnight, Director

3/31/14

Date



**EXHIBIT A, Public Notice**  
**575 West 2<sup>nd</sup> Avenue**  
**CV14- 020**  
**March 28, 2014**

**APPLICANT**

Royal Tallow Holdings LTD  
c/o Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**PROPERTY OWNER**

Royal Tallow Holdings LTD  
c/o Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

Alan D. McKnight, Director  
Recreation & Parks Department  
City of Columbus  
1111 East Broad Street  
Columbus, OH 43205

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**COMMUNITY GROUP**

Harrison West Society  
c/o Kristen Easterday, President  
PO Box 163442  
Columbus, OH 43216

**PROPERTY OWNERS WITHIN 125 FEET**

Daniel W. Lehman  
Barbara A. Lehman  
610 W. 2<sup>nd</sup> Ave.  
Columbus, OH 43201

Alan L. Feters  
596 W. Second Ave.  
Columbus, OH 43201

Alice L. Teasley  
475 W. 2<sup>nd</sup> Ave.  
Columbus, OH 43201

Selena A. Drafton  
584 W. 2<sup>nd</sup> Ave.  
Columbus, OH 43201

576 West Second LLC  
5125 Highland Lakes  
Westerville, OH 43082

576 West Second LLC  
PO Box 8431  
Columbus, OH 43201

Robert C. Sondergaard  
Patricia C. Sondergaard  
568 W. Second Ave.  
Columbus, OH 43201

David J. Dysinger, et al.  
8071 Morris Rd.  
Hilliard, OH 43026

**Exhibit A, Public Notice**  
**575 W. 2<sup>nd</sup> Avenue**  
**CV14- \_\_\_\_\_**  
**March 28, 2014, Page 1 of 2**

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

John C. Slifko  
Deidre K. Slifko  
1014 Harrison Park Pl.  
Columbus, OH 43201

Paul Jordan Payne  
1010 Harrison Park Pl.  
Columbus, OH 43201

Homes at Harrison Park Assoc.  
c/o Lacy Martin, Real Property Mgt.  
9054 Cotter Street  
Lewis Center, OH 43035

Roy Truemper  
Pamela Truemper  
1018 Harrison Park Pl.  
Columbus, OH 43201

Homes at Harrison Park Association  
c/o Mark Wagenbrenner  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Ryan W. Binkley & Allison M. Binkley  
1022 Harrison Park Pl.  
Columbus, OH 43201

Kevin J. Moffa  
1026 Harrison Park Pl.  
Columbus, OH 43201

Scott M. Tod Kaiser  
1030 Harrison Park Pl.  
Columbus, OH 43201

Bethany P. Singley &  
Daneyard J. Singley  
1034 Harrison Park Pl.  
Columbus, OH 43201

Daniel O. Moorhead  
1070 Harrison Park Pl.  
Columbus, OH 43201

Miriam Brierley  
1038 Harrison Park Pl.  
Columbus, OH 43201

Jeffrey Kollesser  
1042 Harrison Park Pl.  
Columbus, OH 43201

Ahmad Mostafavifar &  
Lisa Glance Mostafavifar  
1046 Harrison Park Pl.  
Columbus, OH 43201

Richard W. Cumming  
Mary Cumming  
1050 Harrison Park Pl.  
Columbus, OH 43201

Adam J. Deutsch &  
Kristina T. Deutsch  
1054 Harrison Park Pl.  
Columbus, OH 43201

Mark G. Flesch, TR  
Nicole M. Roeder, TR  
1058 Harrison Park Pl.  
Columbus, OH 43201

Russell Clay Lightfoot  
Brian Thomas Long  
1062 Harrison Park Pl.  
Columbus, OH 43201

Sharon D. James  
1066 Harrison Park Pl.  
Columbus, OH 43201

Theresa B Van Wick  
Kathleen A Tassell  
998 Harrison Park Place  
Columbus, OH 43201

Scott A. Mangold  
1006 Harrison Park Place  
Columbus, OH 43201

Stephen Hornyak  
Kathryn L Tarantino  
982 Perry Street  
Columbus, OH 43201

**ALSO NOTIFY**

Royal Tallow Holdings LTD  
c/o Mark Wagenbrenner  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Royal Tallow Holdings LTD  
c/o Brian Barrett  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Rob Harris  
Wagenbrenner Co.  
575 West First Avenue, Suite 100  
Columbus, OH 43215

David B. Perry  
David Perry Company, Inc.  
145 E Rich Street, FL 3  
Columbus, OH 43215

Exhibit A, Public Notice  
575 W. 2<sup>nd</sup> Avenue  
CV14- 020  
March 28, 2014, Page 2 of 2



## COUNCIL VARIANCE APPLICATION

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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 # CW14-020

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

Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires six months after date of notarization.

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# City of Columbus Zoning Plat



Cv14-020

## 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

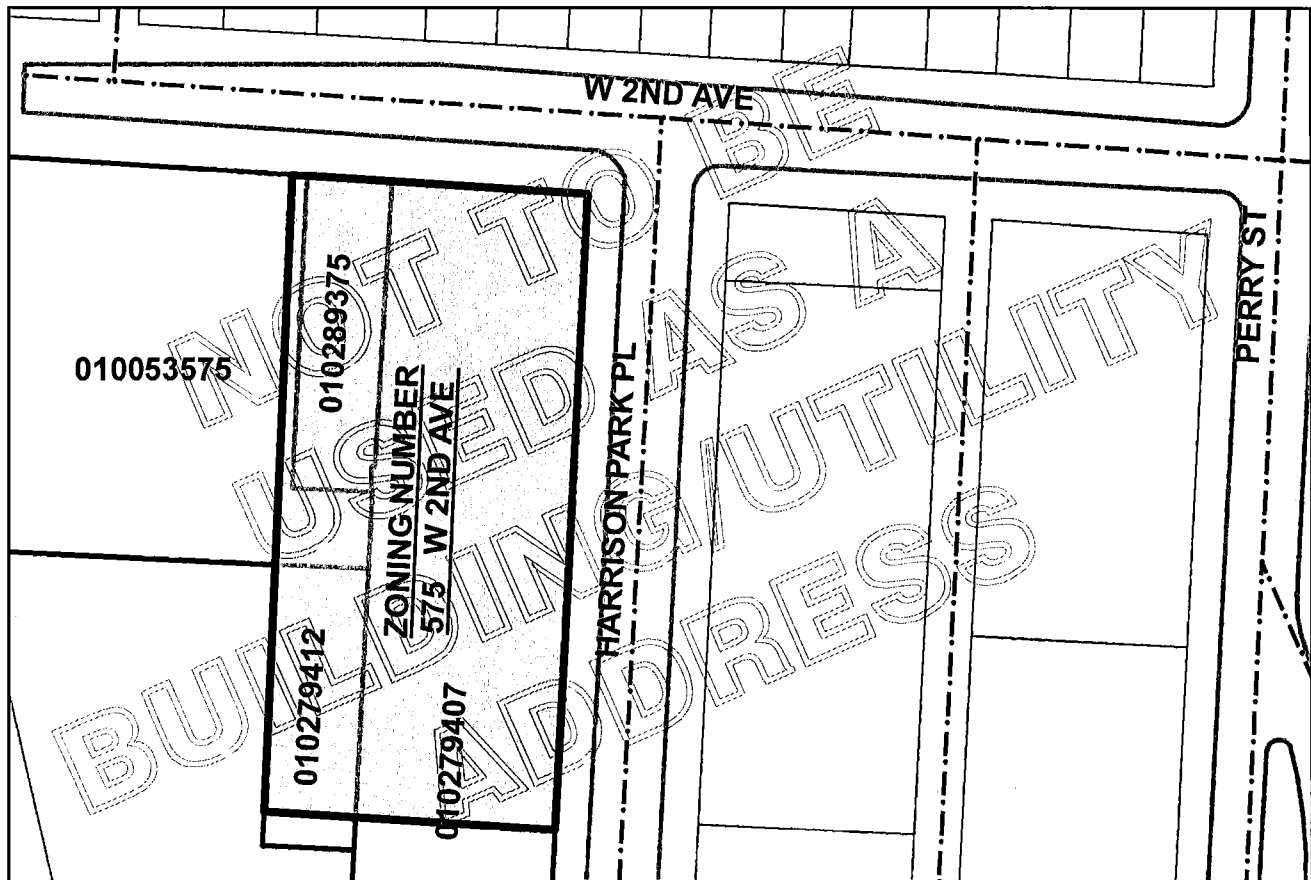
Street Name: W 2ND AVE

Lot Number N/A

Subdivision: N/A

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

Issued By: Adriana Williams Date: 3/27/2014



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 18982

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



C114020

## **ZONING DESCRIPTION**

**0.8 +/- Acres**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 6, Township 5, Range 22, Refugee Lands, being part of a 0.647 acre tract conveyed to Royal Tallow Holdings, Ltd as described in Instrument Number 201106270079568, part a 1.048 acre tract conveyed to City of Columbus as described in Instrument Number 200712270220304, part of Reserve "B" and Reserve "C" of Harrison Park as recorded in Plat Book 108 Page 56 conveyed to City of Columbus as described in Instrument Number 200712310221600, all of a 0.0002 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201007120087258, and all of a 0.104 acre tract conveyed to Royal Tallow Holdings, Ltd. as described in Instrument Number 201007120087257, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a 1" rebar at the intersection of the centerline of Second Avenue (60') and Harrison Park Place (60');

thence westerly, along the centerline of Second Avenue, North 86° 35' 35" West, 30.00 feet;

thence southerly, leaving the centerline of Second Avenue, South 02° 43' 27" West, 30.00 feet to the intersection of the southerly right-of-way line of Second Avenue and the westerly right-of-way line of Harrison Park Place, being the northeast corner of said 0.647 acre tract, and being the **TRUE POINT OF BEGINNING**;

thence southerly, with the westerly right-of-way line of Harrison Park Place and the east line of said 0.647 acre tract, South 02° 43' 27" West, 266.6 feet;

thence westerly, crossing said 0.647 acre tract and said Reserve "B" and Reserve "C", North 87° 16' 33" West, 122.5 feet;

thence northerly, crossing said Reserve "B" and said 1.048 acre tract, North 02° 43' 27" East, 268.1 feet to the north line of said 1.048 acre tract and being in the southerly right-of-way line of Second Avenue;

thence easterly, with the southerly right-of-way line of Second Avenue, the north line of said 1.048 acre tract, the north line of said 0.104 acre tract, and the north line of said 0.647 acre tract, South 86° 35' 35" East, 122.5 feet to the **TRUE POINT OF BEGINNING**, containing approximately 0.8 acres and encompasses parcel numbers: 010-289375, 010-279407, 010-053575, 010-279411, 010-279412

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on March 31, 2014.

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**

CJ14-620

(PH) 614-299-2999  
(FX) 614-299-2992

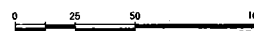
Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Section 6, Township 5, Range 22, Refugee Lands, being part of a 1.048 acre tract, part of a 0.647 acre tract, part of Reserve "B" and Reserve "C", all of a 0.104 acre tract, and all of a 0.0002 acre tract



BY: **E. P. FERRIS**  
AND  
ASSOCIATES  
INC.

### Legend

PL	Property Line
R/W	Right-of-Way
POB	Point of Beginning
POC	Point of Commencement



Scale: 1"= 50'



SITE &amp; BUILDING INFORMATION

SITE & BUILDING INFORMATION	
ADDRESS: 575 W. SECOND AVE.	
PID: 010-279407 (P&M), 010-035575 (P&M), 010-289375 010-279411 (P&M), 010-279412 (P&M)	
SITE AREA: 0.752 AC. (32,753 S.F.)	
ZONING: A1-2 (APARTMENT RESIDENTIAL), M (MANUFACTURING)	
AR-2 AREA: 0.615 AC. (26,792 S.F.)	M AREA: 0.137 AC. (5,961 S.F.)
HEIGHT DISTRICT: H-35	
PROPOSED VARIANCE: C11+	
PROPOSED USE: APARTMENTS (24 UNITS)	
DENSITY: 32 UNIT/ACRE (1,355 S.F. PER UNIT)	
PARKING: 36	PARKING PER USE
APARTMENTS	1.5 PER UNIT
TOTAL REQUIRED SPACES:	36 SPACES
TOTAL PROVIDED SPACES:	48 SPACES
REMARKS: AS PLATTED, HARRISON PARK (P. 9, 104, PG. 56)	
AND AS SHOWN	
LOT COVERAGE: 54% BUILDING COVERAGE	
FLOOD ZONE: "X" P&M: NO. 3904603007 K (06/17/2009)	

THE SITE DEVELOPMENT DEPICTED HEREON MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED 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 BUILDING AND ZONING SERVICES DEPARTMENT ON HIS DESIRED UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

**DONALD PLANK, ATTORNEY** **DATE**

CV14-

Z

Scale: 1" = 20'

**Scale: 1" = 20'**

PROJECT TITLE:

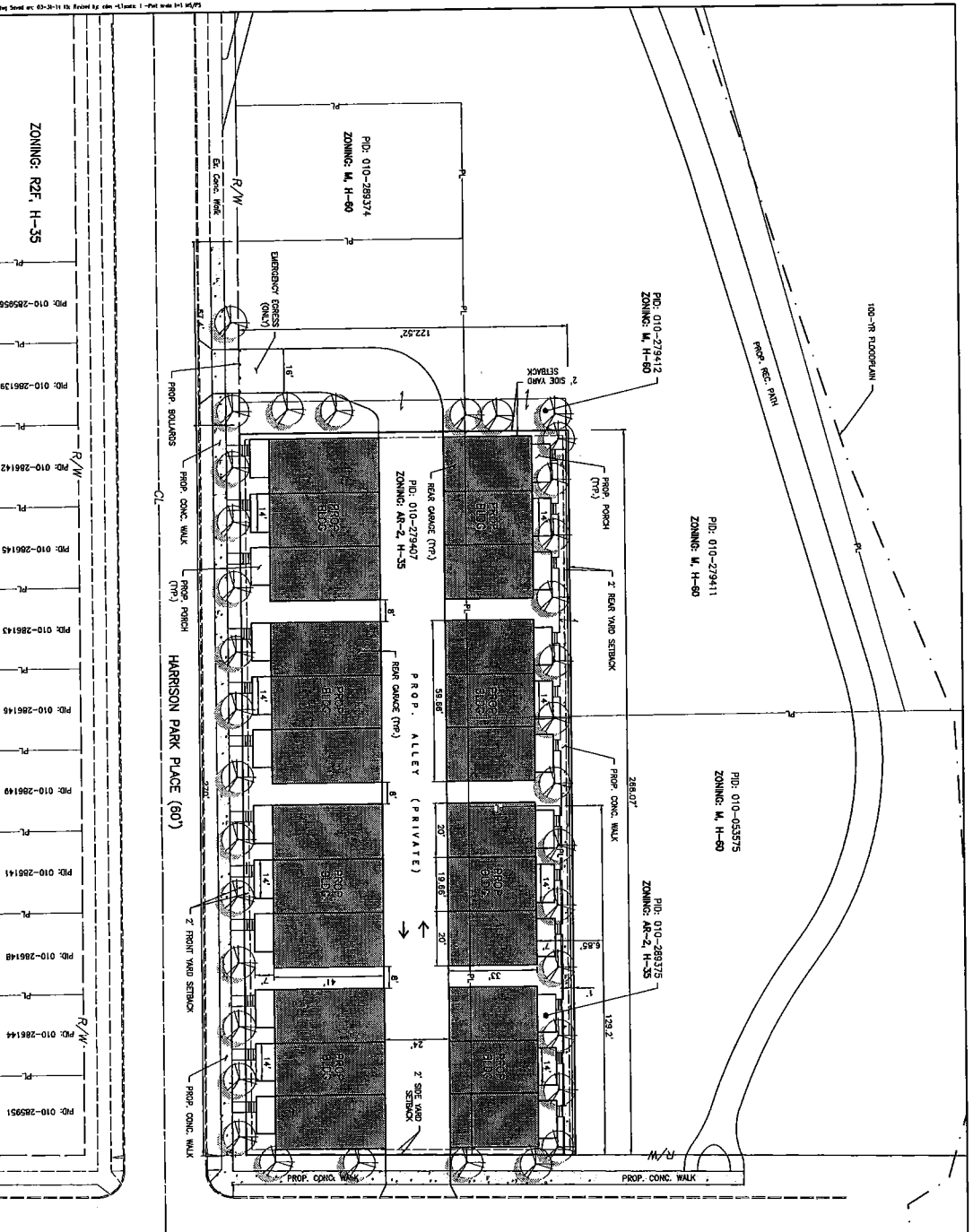
**ZONING SITE PLAN**  
**HARRISON PARK PLACE DEVELOPMENT**

CITY OF COLUMBUS  
DEPARTMENT OF PUBLIC UTILITIES  
DIVISION OF SEWERAGE AND DRAINAGE

SEWERAGE AND DRAINAGE

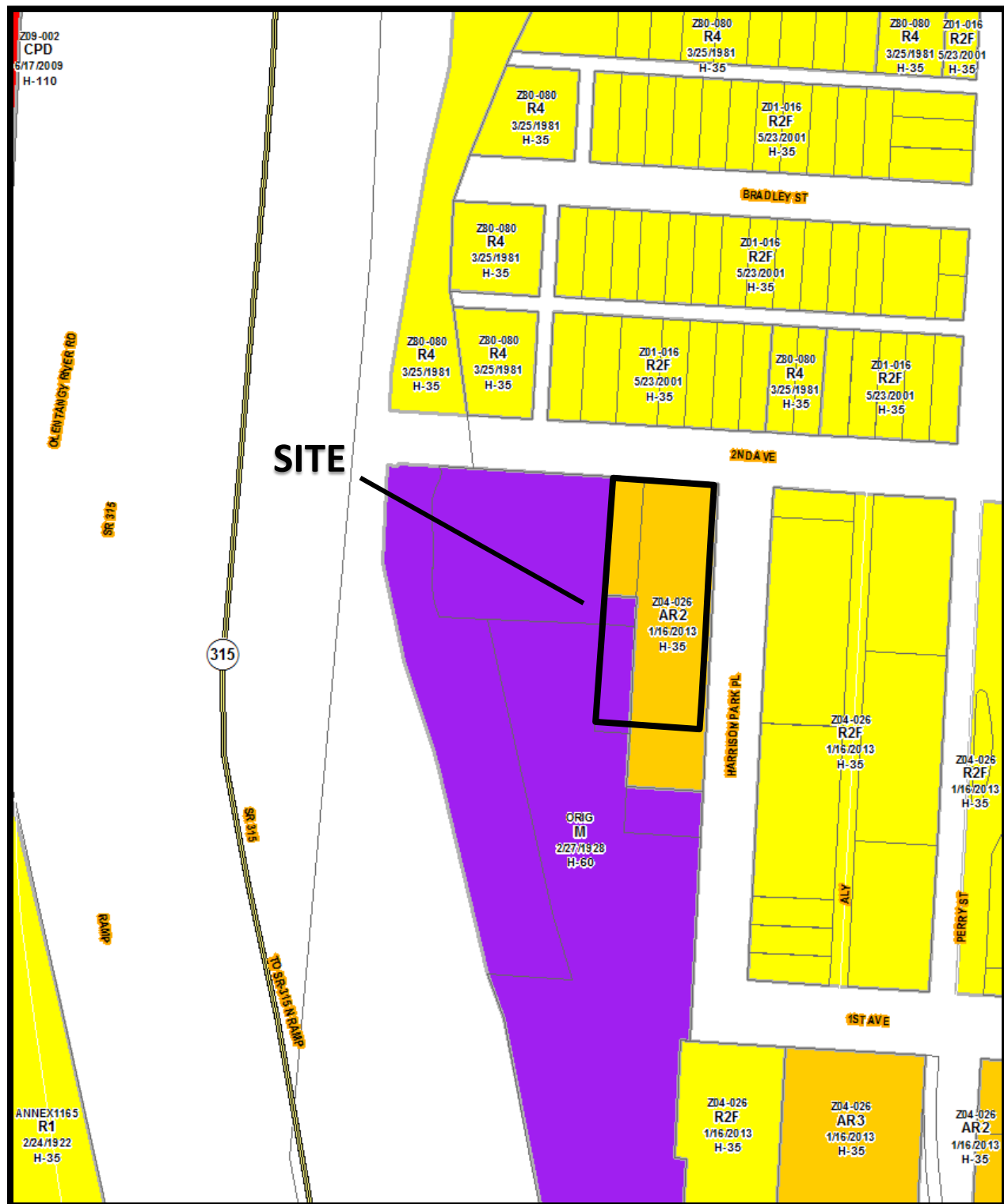
35 CHRON

PROJECT: 1065.01

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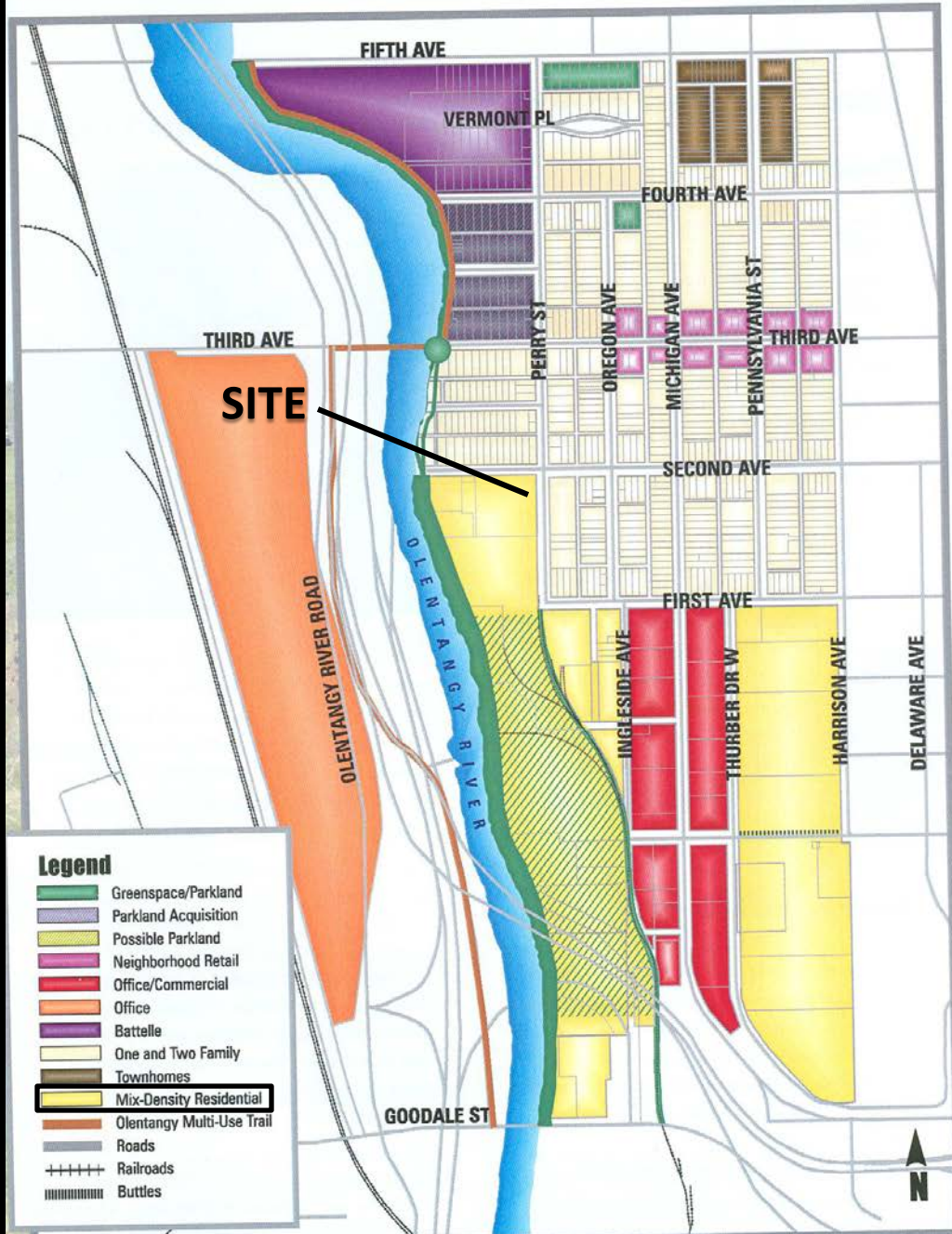
E.P. FERRIS &amp; ASSOCIATES INC





CV14-020  
 575 West Second Avenue  
 Approximately 0.8 acres

## RECOMMENDATIONS



CV14-020  
575 West Second Avenue  
Approximately 0.8 acres





CV14-020  
575 West Second Avenue  
Approximately 0.8 acres