



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

OFFICE USE ONLY

Application Number: CV12-004/12315-00000-00041

Date Received: 4/31/12

Application Accepted By: S. Pine

Fee: \$1,600.00

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

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 789 ~~788~~ Dennison Avenue

Zip 43215

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: 010-278270

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

Current Zoning District(s): R-4, Residential

Recognized Civic Association or Area Commission: Victorian Village Commission

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

Acreage: 0.347 +/- acres (15,124.50 sq. ft.)

APPLICANT: Name Historic Dennison Hotel LLC c/o Donald Plank, Plank Law Firm

Address 145 East Rich Street, 3rd Floor

City/State Columbus, OH

Zip 43215

Phone # (614) 947-8600

Fax # (614) 228-1790

Email: dplank@planklaw.com

PROPERTY OWNER(S): Name Historic Dennison Hotel LLC c/o Donald Plank, Plank Law Firm

Address 145 East Rich Street, 3rd Floor

City/State Columbus, OH

Zip 43215

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

Name Donald Plank, Plank Law Firm

Address 145 East Rich Street, 3rd Floor

City/State Columbus, OH

Zip 43215

Phone # (614) 947-8600

Fax # (614) 228-1790

Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE

Donald Plank, attorney for applicant

PROPERTY OWNER SIGNATURE

Donald Plank, attorney for owner

ATTORNEY / AGENT SIGNATURE

Donald Plank

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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

CV12-004
789 Dennison Avenue

Supplemental Parcel Numbers Exhibit

Parcel	Owner	Num	Dir	Street	Sfx	Unit	City	ST	Zip + 4	HISTORIC	Maill
010-278270	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278271	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278272	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278273	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278274	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278275	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278276	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278277	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278278	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278279	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278280	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278281	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278282	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278283	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278284	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278285	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278286	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278287	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278288	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278289	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278290	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
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010-278298	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278299	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278300	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278302	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278303	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278305	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278306	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278307	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278308	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	
010-278309	HISTORIC DENNIS HOTEL LLC	789		DENNISON	AV		COLUMBUS	OH	43215	HISTORIC DENNISON HOT.	

CV12-004
789 789 Dennison Avenue
Supplemental Parcel Numbers Exhibit



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

AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV12-004

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DONALD PLANK

of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, 3rd Floor, Columbus, OH 43215

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 700 Dennison 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)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Historic Dennison Hotel LLC c/o Donald Plank

Plank Law Firm

145 East Rich Street, 3rd Floor

Columbus, OH 43215

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

Historic Dennison Hotel LLC c/o Donald Plank

(614) 947-8600

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

(5) Victorian Village Commission c/o Randy Black

City of Columbus, Historic Preservation Office

109 North Front Street, Columbus, OH 43215

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 25th day of JANUARY, in the year 2012

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
789 Dennison Avenue
CV12-004
January 24, 2012

APPLICANT

Historic Dennison Hotel LLC
c/o Donald Plank, Plank law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

Historic Dennison Hotel LLC
c/o Donald Plank, Plank law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP

Victorian Village Commission
c/o Randy Black
Historic Preservation Office, Columbus
109 North Front Street
Columbus, OH 43205

PROPERTY OWNERS WITHIN 125 FEET

Richard J and Christina T Bruggeman
1761 Hardin Lane
Powell, OH 43065

Jeffrey J Smith
773 Dennison Avenue
Columbus, OH 43215

Beverly A Radcliffe, SU TR
1177 Westwood Avenue
Columbus, OH 43212

House of Hope for Alcoholics
177 West Hubbard Avenue
Columbus, OH 43215

Eric R Anderson, TR
Kimberly Anderson, TR
797 Dennison Avenue
Columbus, OH 43215

Michael A. Oram
354 West Sixth Avenue
Columbus, OH 43201

Dino V Rossi
Scott C Kirschman
201 West Hubbard Avenue
Columbus, OH 43215

C & W Investment Co LLC
92 West 5th Avenue
Columbus, OH 43201

Ian J Leary
Nicola J Leary
221 West Hubbard Avenue
Columbus, OH 43215

Rebecca S Rostofer
225 West Hubbard Avenue
Columbus, OH 43215

Wood Real Estate
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

791 Dennison Avenue
CV12-004
Exhibit A, Public Notice
Page 1 of 2

Christopher J. Perry
846 Neil Avenue
Columbus, OH 43215

Robert S Schilling
7820 Palmer Road
Reynoldsburg, OH 43068

ALSO NOTIFY

Historic Dennison Hotel LLC
c/o Mr. Mark Wood
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

Historic Dennison Hotel LLC
c/o Mr. Joe Mitchell
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Mr. Steve Hurtt
UrbanOrder Architecture
797 Summit Street
Columbus, OH 43215

Cv12-004



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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 January 24, 2012

Historic Dennison Hotel LLC
BY: Donald Plank, Attorney

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT B
Statement of Hardship

789 Dennison Avenue, Columbus, OH 43215

Council Variance # CV12-004

The site is located on the west side of Dennison Avenue between East Hubbard Avenue and Buttles Avenue. The site is 0.347 +/- acres (15,124.50 sq. ft.) and is developed with a four (4) story, 42 foot tall apartment building in the R-4, Residential District and H-35 Height District. The site was rezoned from the AR-2, Apartment Residential District to the R-4, Residential District in 1978 as part of an area rezoning of Victorian Village initiated by the City of Columbus. The building was originally built as a six (6) story hotel prior to the City of Columbus establishing zoning (1923). The 39 dwelling unit building is a non-conforming use in the R-4, Residential District and site development is non-compliant with current R-4, Residential District development standards. Applicant proposes to remodel the building by reducing the number of dwelling units from 39 to 26 dwelling units. Variances are requested to permit a 26 dwelling unit apartment building in the R-4, Residential District and applicable site development standards to conform to current zoning, as well as to permit the addition of a roofed structure to the roof of the building, labeled "pavilion" on submitted roof and elevation plans, by variance to permit an increase in height. Applicant proposes a major renovation of this historic structure.

Applicant believes a hardship exists in that there is no zoning district to which the property could be rezoned to conform the parcel and building to applicable current zoning regulations. Applicant believes the proposed variances meet the criteria contained in City of Columbus form, "Statement of Hardship", which form is hereby incorporated by reference.

Applicant requests the following variances:

- 1) 3332.039, R-4, Residential District, which Section prohibits more than four (4) dwelling units per building, while the existing building has 39 dwelling units, applicant proposes to renovate the building for use as 26 dwelling units and applicant requests a variance to permit a 26 dwelling unit apartment building in the R-4, Residential District.
- 2) 3332.15, R-4 Area District Standards, which Section establishes lot area standards for single family, two-family, three-family and four-family dwellings, with a four family dwelling required to have 2,500 square feet of lot area per dwelling unit, while applicant proposes to renovate the building for use as 26 dwelling units on a 15,124.50 square foot lot or 581 square feet of lot area per dwelling unit.
- 3) 3332.21, Building Lines, which Section requires a 25 foot setback from Dennison Avenue, while the existing building setback is 23.6 feet.

- 4) 3332.26, Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet, while the north side yard is three (3) feet.
- 5) 3332.27, Rear Yard, which Section requires 25% of total lot area to be provided in rear yard, while 4.9% (754 square feet) of lot area is rear yard.
- 6) 3332.28, Side or Rear Yard Obstruction, which Section identifies permitted side or rear yard obstructions, while parking is located in the south side yard and a dumpster box for refuse service is located in the west rear yard.
- 7) 3309.14(A), Height Districts, which Section prohibits building or structures exceeding 35 feet in height, measured as defined, while the existing building is 42 feet tall and applicant proposes the addition of a roofed structure to the roof of the building, labeled "pavilion" on submitted roof and elevation plans, requiring an increase in permitted height to 54 feet, for the 14' by 20' pavilion structure, in addition to stairwell and elevator shafts being extended to provide access to the roof level, as depicted on the submitted drawings.
- 8) 3312.09, Aisle, which Section requires a twenty (20) foot aisle for 90 degree parking spaces, while existing parking on the south side of the building has five (5), +/- feet on maneuvering area/aisle on-site, with access and the balance of maneuvering area occurring off-site on the property to the south, and, if the parking area to the south of the building were used with stacking and access/maneuvering occurring in Hunter Avenue (25'), a maximum of four (4) parking spaces could be provided with stacking by reducing maneuvering area/aisle to zero (0) feet for the interior stacked spaces or two (2) parking spaces provide without stacking.
- 9) 3332.15, Maneuvering, which Section requires every parking space to have sufficient access and maneuvering area, while five (5) existing parking spaces along the south side of the building are accessed from and maneuver on the adjacent property to the south.
- 10) 3312.49, Minimum Number of Parking Spaces Required, which Section requires 39 parking spaces for 26 dwelling units at 1.5 parking spaces per dwelling unit, while six (6) parking spaces presently exist, with four (4) of the six (6) spaces accessed from an adjacent property and applicant proposes to reduce required parking from 39 to four (4).



Scale 1/8" = 1' - 0"

A. The drawings are based on measurements taken during the month of March 2005, and based on the conditions at that time. The Contractor is to check and verify all dimensions and site

- [illegible]

Ne

- [illegible]

HUNTER AVENUE 25.0'

789 Dennison Ave
The Leafy Dale Condominium

Architect: urbanorder architecture, inc. 797 Summit Street, Columbus, Ohio 43215

Building Information

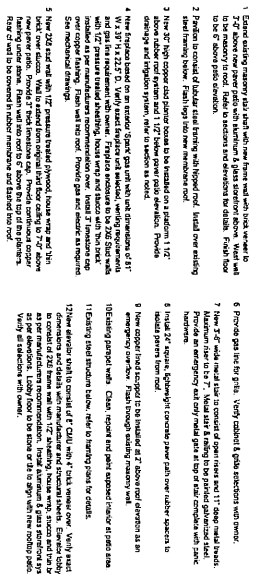
Renovating an apartment
Scope of Work

existing, 3-story masonry structure from 30 residential to 20 residential apartments. All existing structural elements, electric, heating and cooling and plumbing systems remain. A new rooftop terrace will be constructed for use by

[illegible]

Displaying Images
SP 1 Site Plan

- | | |
|-------|--------------------------------|
| A.100 | Lower Level Plan |
| A.101 | First Floor Plan |
| A.102 | Second Floor Plan |
| A.103 | Third Floor Plan |
| A.104 | Roof and Parapetted Ceiling |
| A.105 | First Floor Reflected Ceiling |
| A.107 | Second Floor Reflected Ceiling |
| A.108 | Third Floor Reflected Ceiling |
| A.109 | Roof Elevation |
| A.110 | First Floor Elevation |
| A.111 | Second Floor Elevation |
| A.112 | Third Floor Elevation |
| A.113 | Roof Section |
| A.114 | First Floor Section |
| A.115 | Second Floor Section |
| A.116 | Third Floor Section |
| A.117 | Roof Elevation |
| A.118 | First Floor Elevation |
| A.119 | Second Floor Elevation |
| A.120 | Third Floor Elevation |
| A.121 | Roof Section |
| A.122 | First Floor Section |
| A.123 | Second Floor Section |
| A.124 | Third Floor Section |
| A.125 | Roof Elevation |
| A.126 | First Floor Elevation |
| A.127 | Second Floor Elevation |
| A.128 | Third Floor Elevation |
| A.129 | Roof Section |
| A.130 | First Floor Section |
| A.131 | Second Floor Section |
| A.132 | Third Floor Section |
| A.133 | Roof Elevation |
| A.134 | First Floor Elevation |
| A.135 | Second Floor Elevation |
| A.136 | Third Floor Elevation |
| A.137 | Roof Section |
| A.138 | First Floor Section |
| A.139 | Second Floor Section |
| A.140 | Third Floor Section |
| A.141 | Roof Elevation |
| A.142 | First Floor Elevation |
| A.143 | Second Floor Elevation |
| A.144 | Third Floor Elevation |
| A.145 | Roof Section |
| A.146 | First Floor Section |
| A.147 | Second Floor Section |
| A.148 | Third Floor Section |
| A.149 | Roof Elevation |
| A.150 | First Floor Elevation |
| A.151 | Second Floor Elevation |
| A.152 | Third Floor Elevation |
| A.153 | Roof Section |
| A.154 | First Floor Section |
| A.155 | Second Floor Section |
| A.156 | Third Floor Section |
| A.157 | Roof Elevation |
| A.158 | First Floor Elevation |
| A.159 | Second Floor Elevation |
| A.160 | Third Floor Elevation |
| A.161 | Roof Section |
| A.162 | First Floor Section |
| A.163 | Second Floor Section |
| A.164 | Third Floor Section |
| A.165 | Roof Elevation |
| A.166 | First Floor Elevation |
| A.167 | Second Floor Elevation |
| A.168 | Third Floor Elevation |
| A.169 | Roof Section |
| A.170 | First Floor Section |
| A.171 | Second Floor Section |
| A.172 | Third Floor Section |
| A.173 | Roof Elevation |
| A.174 | First Floor Elevation |
| A.175 | Second Floor Elevation |
| A.176 | Third Floor Elevation |
| A.177 | Roof Section |
| A.178 | First Floor Section |
| A.179 | Second Floor Section |
| A.180 | Third Floor Section |
| A.181 | Roof Elevation |
| A.182 | First Floor Elevation |
| A.183 | Second Floor Elevation |
| A.184 | Third Floor Elevation |
| A.185 | Roof Section |
| A.186 | First Floor Section |
| A.187 | Second Floor Section |
| A.188 | Third Floor Section |
| A.189 | Roof Elevation |
| A.190 | First Floor Elevation |
| A.191 | Second Floor Elevation |
| A.192 | Third Floor Elevation |
| A.193 | Roof Section |
| A.194 | First Floor Section |
| A.195 | Second Floor Section |
| A.196 | Third Floor Section |
| A.197 | Roof Elevation |
| A.198 | First Floor Elevation |
| A.199 | Second Floor Elevation |
| A.200 | Third Floor Elevation |

[illegible][illegible]

ROOF PLAN

1
A1.04

N

1/4"=1'-0"

A1.04

● PRELIMINARY 12/23/11
○ CONSTRUCTION

FOR REVIEW ONLY
Not For Construction

Interior Alterations to:
789 Dennison Avenue
Leafy Dale Apartments
 Columbus Ohio

urbanorder
architecture
797 summit street columbus ohio 43215
tele. 614.299.9028 fax. 614.299.8205
info@urbanorder.com www.urbanorder.com

MAP ID: dbp

DATE: 1/26/12

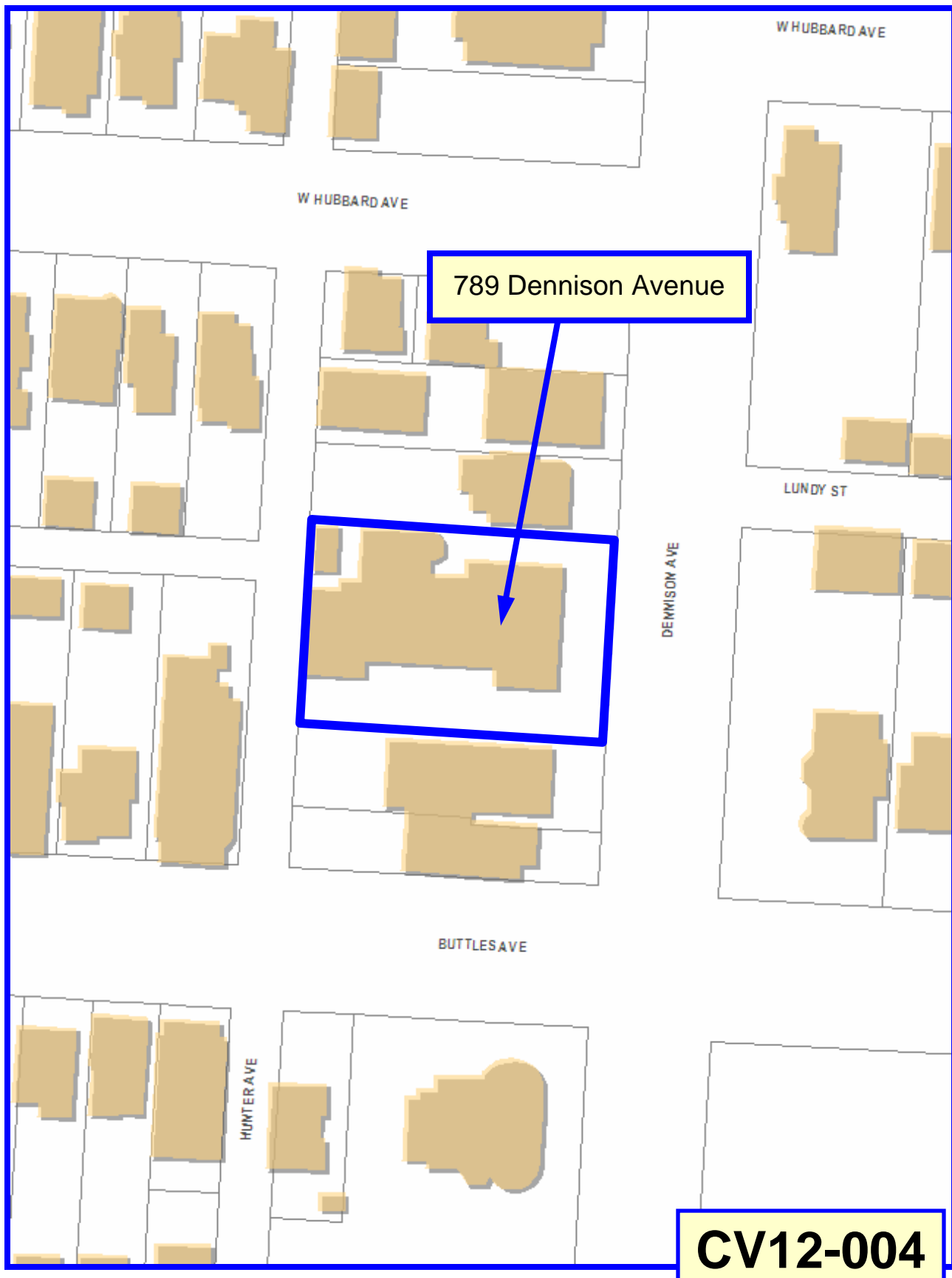


Scale = 80



Real Estate / GIS Department







789 Dennison Avenue

CV12-004