



BOARD OF ZONING ADJUSTMENT 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: # 11310-00000-00726

Date Received: _____

Commission/Group: Northwest Civic Association

Existing Zoning: CPD Application Accepted by: [Signature] Fee: \$1,900.00

Comments: _____

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

- Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

SEE ATTACHMENT

LOCATION

1. Certified Address Number and Street Name 6086 Riverside Drive

City Dublin State Ohio Zip 43017

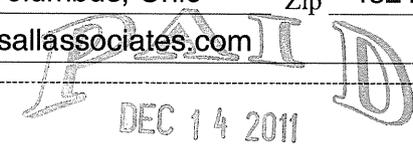
Parcel Number (only one required) 010-260-456, 455-277-290, 590-154257

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Edsall & Associates LLC

Address 754 Neil Avenue City/State Columbus, Ohio Zip 43215

Phone # 614-221-0580 Fax # 614-221-3972 Email edsall@edsallassociates.com



PROPERTY OWNER(S):

Name Friendship Village of Dublin, Ohio, Inc.

Address 6000 Riverside Drive City/State Dublin, Ohio Zip 43017

Phone # 614-764-1600 Fax # 614-764-7460 Email jschwarck@aol.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Deborah C. Edsall @ Edsall & Associates LLC

Address 754 Neil Avenue City/State Columbus, Ohio Zip 43215

Phone # 614-221-0580 Fax # 614-221-3972 Email: edsall@edsallassociates.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature: Deborah C. Edsall]

PROPERTY OWNER SIGNATURE [Signature: John Schwarck]

ATTORNEY / AGENT SIGNATURE _____

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



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AFFIDAVIT

11310-00000-00726
6086 RIVERSIDE DRIVE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deborah C. Edsall, Edsall & Associates LLC
of (1) MAILING ADDRESS 754 Neil Avenue, Columbus, Ohio 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 ADDRESS CARD FOR PROPERTY
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 (4) Friendship Village of Dublin, Ohio, Inc.
AND MAILING ADDRESS 6000 Riverside Drive
Dublin, Ohio 43017
Attn: John Schwarck
APPLICANT'S NAME AND PHONE # (5) Edsall & Associates LLC
(same as listed on front of application) 754 Neil Avenue, Columbus, Ohio 43215, 614-221-0580

AREA COMMISSION OR CIVIC GROUP (5) Northwest Civic Association
AREA COMMISSION ZONING CHAIR OR 1035 Stoney Creek Road, Columbus, Ohio 43235
CONTACT PERSON AND ADDRESS Attn: Rosemarie Lisko

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED LIST

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

(8) Deborah C. Edsall
(8) Phillip Krausemark
Phillip Krausemark
Notary Public, State of Ohio
My Commission Expires Oct. 13, 2016
Recorded in Franklin County

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BOARD OF ZONING ADJUSTMENT APPLICATION ATTACHMENTS

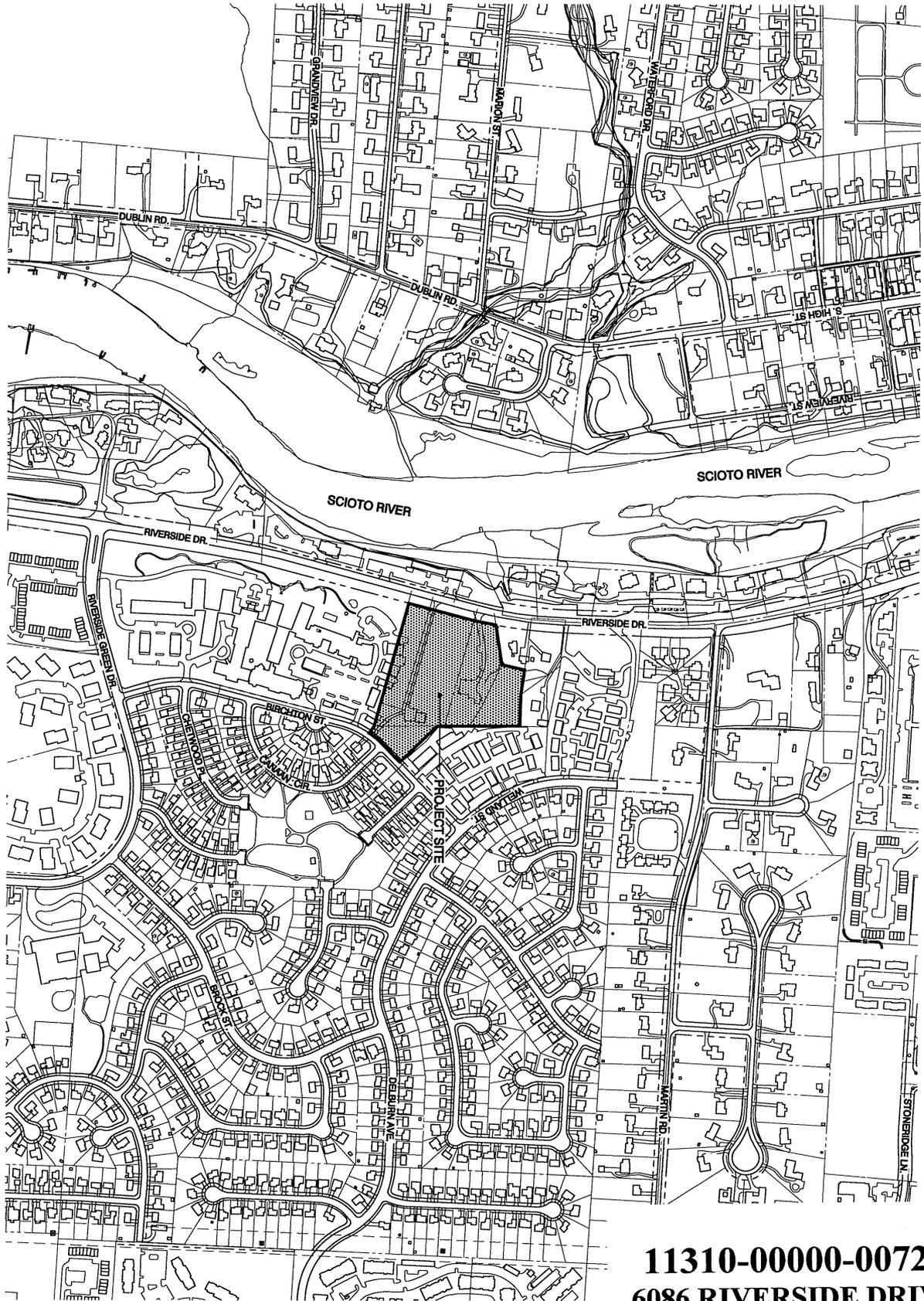
TYPE OF ACTION REQUESTED

The CPD text for Z05-029 called for a 25'-0" setback from Birchton Street. Per item H in the CPD test, any future variances necessary can be made by application to the Board of Zoning Adjustments. While no building is being constructed within the 25'-0" setback, a variance is being requested to the Zoning Code Section 3333.17 Building Line construction for two (2) brick piers over six (6') feet in height, fifteen (15') feet behind the right-of-way and an ornamental iron fence six (6') feet to 7'-4 ½" with security gate 4 ½'-15' behind the right-of-way.

STATEMENT OF HARDSHIP

Since the development was originally conceived a few years ago, security has become an ever increasing need for seniors living in the proposed independent units. In the past year, there have been break-ins to the nearby apartment units/garages and even to the residence to the north. In the past six (6) months, a security gate was designed for the River Point entrance off of Birchton Street. With the addition of the security gate, the relationship of the width of the gate for the previously approved drive dictates the height of the gate and related brick piers.

11310-00000-00726
6086 RIVERSIDE DRIVE



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6086 RIVERSIDE DRIVE

LOCATION
MAP

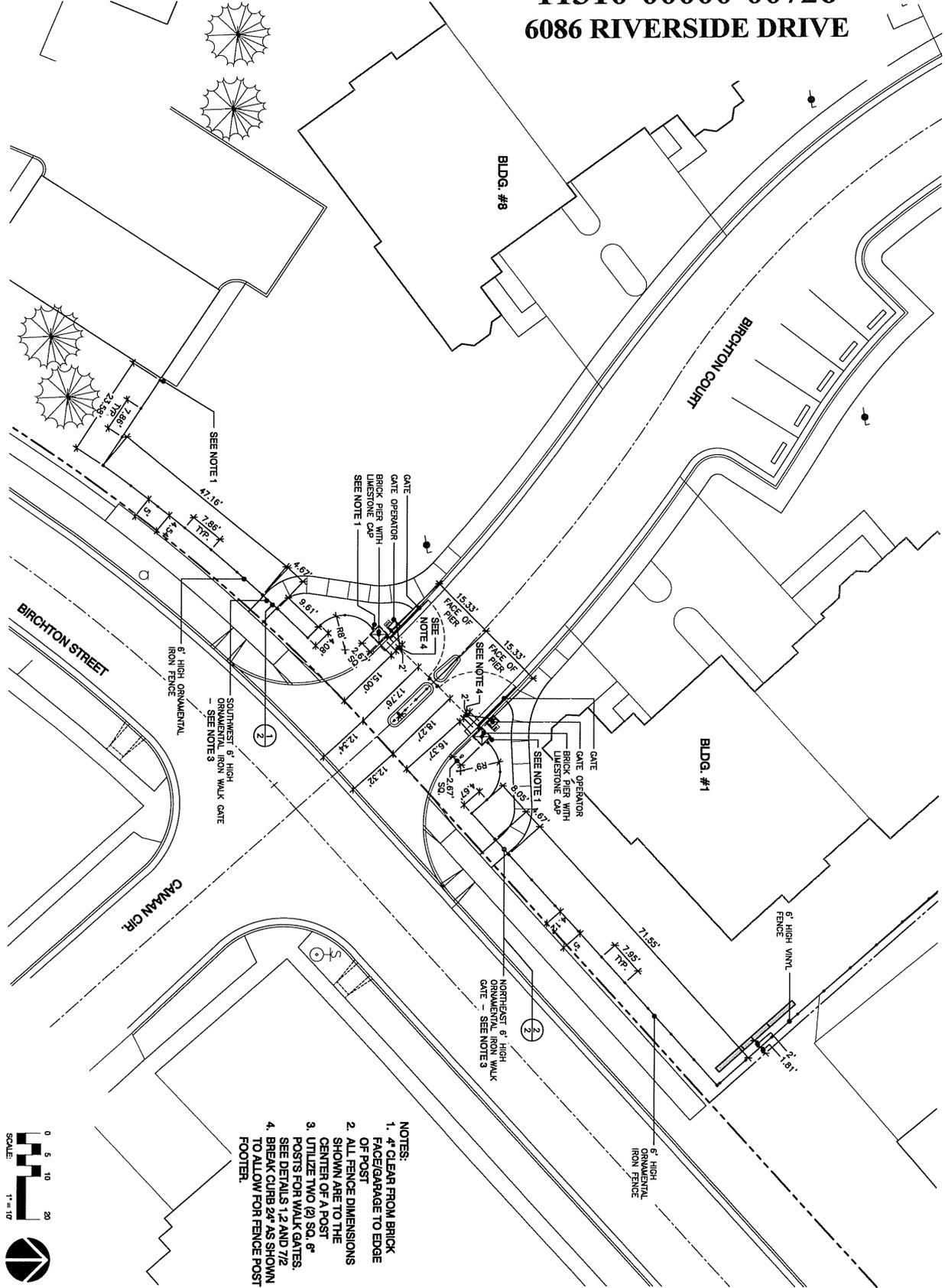


RIVER POINT DEVELOPMENT
6000 RIVERSIDE DRIVE, DUBLIN, OHIO 43017
EDSALL & ASSOCIATES LLC LANDSCAPE ARCHITECTS • LAND PLANNERS • PLANNING CONSULTANTS
764 NEIL AVENUE • COLUMBUS, OHIO 43215 • 614-221-0580

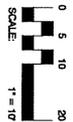


DRAWN
JE / DE / JM
DATE
12-18-11
JOB NO
10020

11310-00000-00726
6086 RIVERSIDE DRIVE



- NOTES:**
1. 4" CLEAR FROM BRICK FACE/GARAGE TO EDGE OF POST
 2. ALL FENCE DIMENSIONS SHOWN ARE TO THE CENTER OF A POST
 3. UTILIZE TWO (2) SQ. 6" POSTS FOR WALK GATES. SEE DETAILS 1, 2 AND 7/2 TO ALLOW FOR FENCE POST FOOTER.
 4. BREAK CURB 24" AS SHOWN TO ALLOW FOR FENCE POST FOOTER.



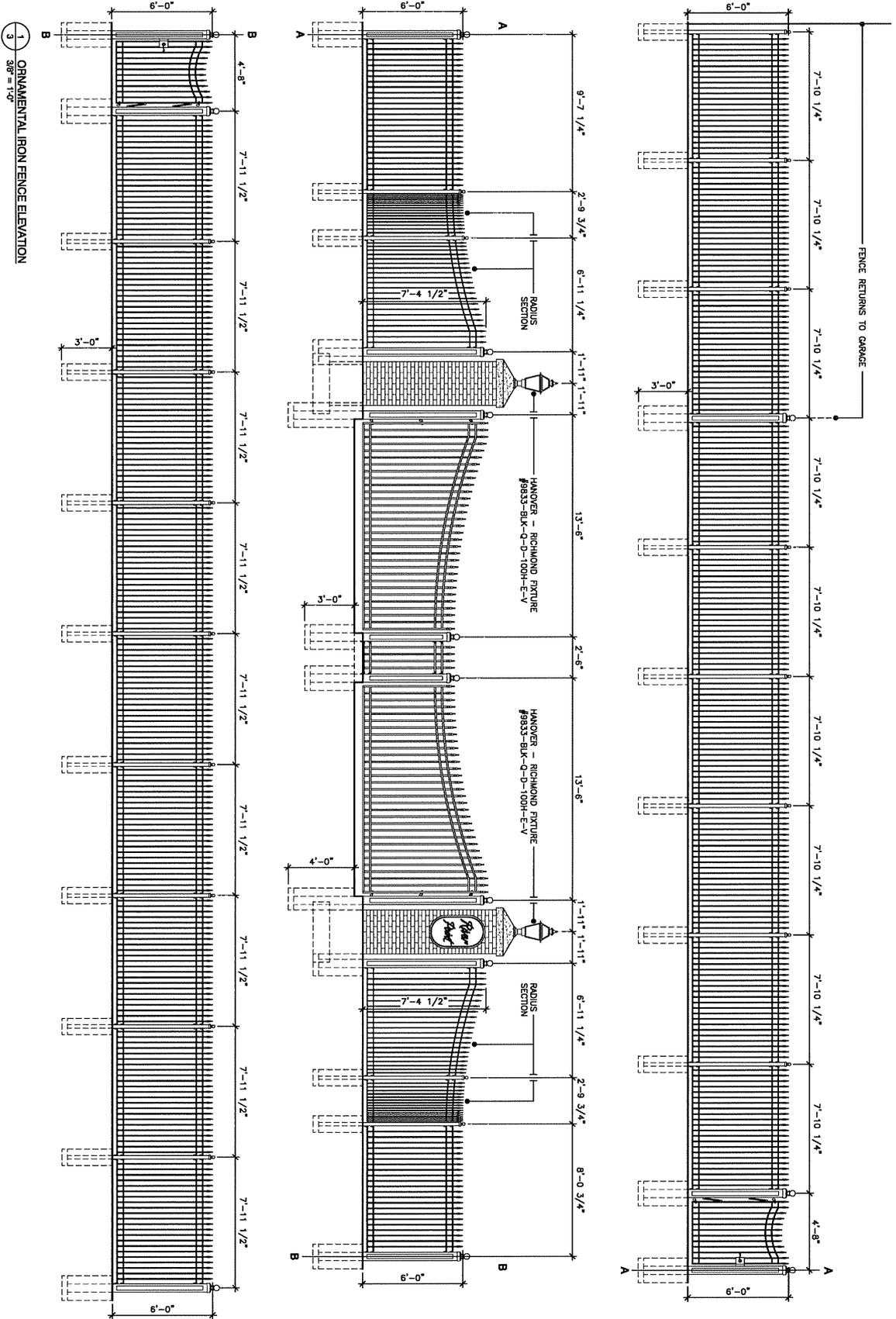
ENTRY LAYOUT PLAN



RIVER POINT DEVELOPMENT
 6000 RIVERSIDE DRIVE, DUBLIN, OHIO 43017
 EDSALL & ASSOCIATES LLC LANDSCAPE ARCHITECTS • LAND PLANNERS • PLANNING CONSULTANTS
 764 NEIL AVENUE • COLUMBUS, OHIO 43216 • 614-221-0690



DRAWN
 JE/DE/AM
 DATE
 12-13-11
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3 ORNAMENTAL IRON FENCE ELEVATION
 3/8" = 1'-0"

11310-00000-00726
 6086 RIVERSIDE DRIVE

SITE
 DETAILS



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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 #

11310-00000-00726
6086 RIVERSIDE DRIVE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deborah C. Edsall
of (COMPLETE ADDRESS) Edsall & Associates LLC, 754 Neil Avenue, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
FRIENDSHIP VILLAGE	6000 RIVERSIDE DRIVE
OF DUBLIN, OHIO, INC.	DUBLIN, OHIO 43017

SIGNATURE OF AFFIANT Deborah C. Edsall

Subscribed to me in my presence and before me this 14th day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: Philip Krausemark
Notary Public, State of Ohio
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