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Address: *Bridge Park East, Section 1, Pt Lot 1*  
Tax ID / Parcel Number: *273-012659-00*  
Zoning District: *Bridge Street District*  
Waiver from Section: *153.062 (O) (6) (d) 3. Street Facades: Number of Entrances*  
Description: *At the east side of Building C3 at Bridge Park, we are proposing to remove (2) of the existing building entrances increasing the distance between building entrances to 123'-6".*

Describe how the need for the Site Plan Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstances outside the control of the owner/lessee, including easements and rights-of-way.

*Unforeseen grade conditions prevent doors from working at this location. As they were designed these doors would be installed below grade. We are proposing to remove the door extending the distance between building entrances to 123'-6" which is more than the required maximum of 75'.*

*The Tenant is raising his floor 6" to help meet the existing grading conditions at the north and south side of this building, but the grade difference at the east side is still too much. Even after the floor is raised, the doors we are proposing to remove are 8" below grade and 18" below grade.*

*We considered adding ramps, but they end up being lengthy. The ramps would be 8' and 18' long plus landings. The doors could be raised, but then the ramps would need to be located on the interior. Ramps on the outside of the building are not visually desirable. Ramps on the inside of the building will make for a problematic store design.*

Explain whether the Waiver is being requested solely as a means to reduce costs or as a matter of general convenience.

*Other solutions beside the one we are proposing would incur more cost, but that is not the reason for this request. We believe removing the doors is best for the project and provide the best aesthetic for the east side of the building – considering the alternatives.*

Explain whether the Waiver, if approved, will have the effect of authorizing any use or open space type that is not otherwise permitted in that zoning district.

*Not applicable.*

Describe how the Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar features than without the Waiver.

*The purpose of the 75' entrance spacing requirement is so buildings have interest and pedestrian activity at the sidewalk level. We are challenged to meet this requirement by unforeseen grading conditions. While the removal of the doors may reduce the interest at this building elevation, the alternative solutions will create a worse condition. An exterior ramp will create an undesirable aesthetic and poor pedestrian experience. Interior ramps will seriously hamper the success of the restaurant tenant at this location by reducing their usable area and window access. And finally, the tenant will propose in a separate application a patio on this same east elevation will create the positive pedestrian experience that the door requirement is trying to achieve.*