

THE PLANS AND SPECIFICATIONS SUBMITTED HERETOBY SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

APPLICANT: **AT&T**
 PROJECT: **WEST POPLAR ST. TEMPORARY PARKING**
 SHEET: **1**

ZONING INFORMATION

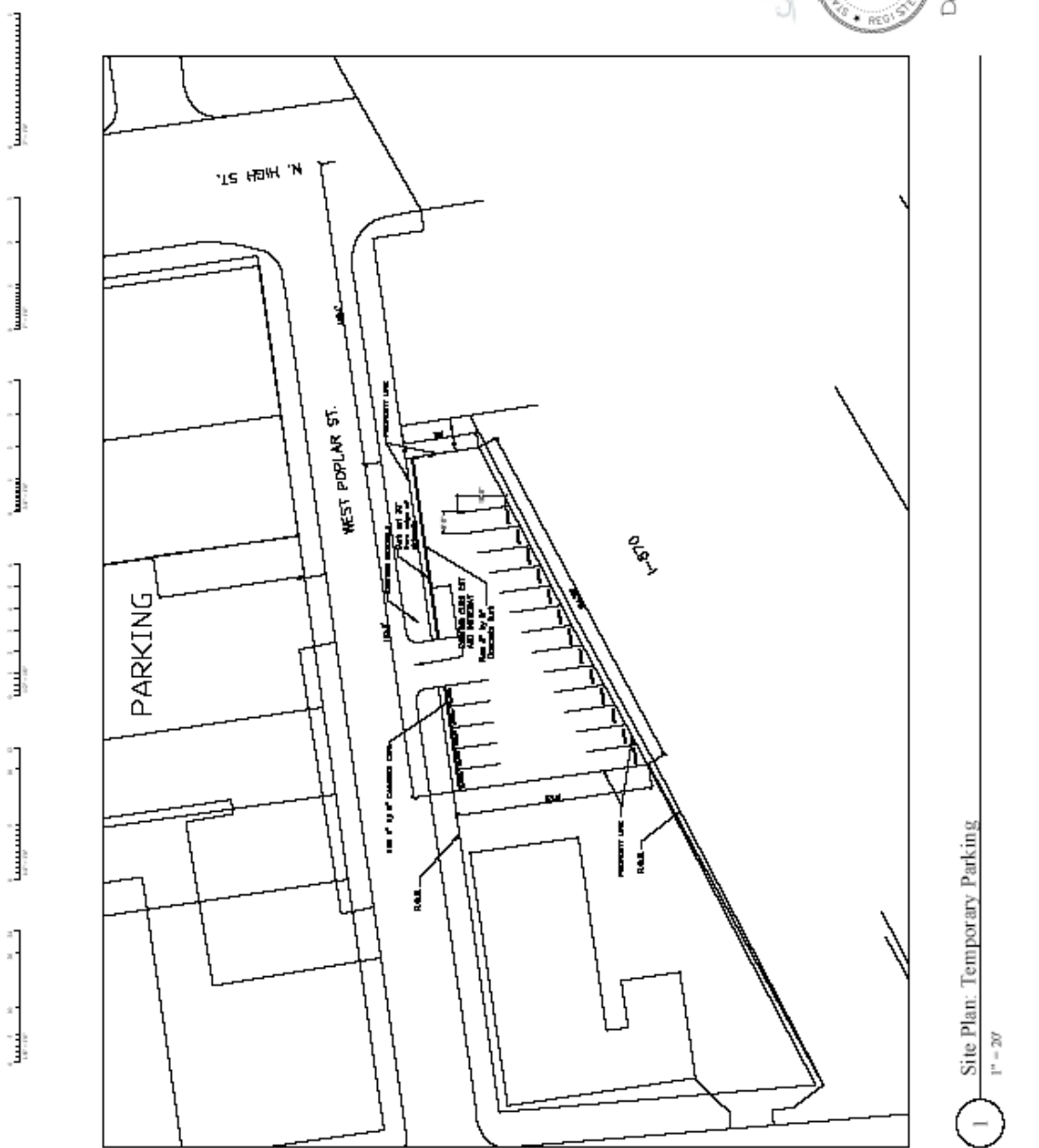
- A. Zoning District: **U-2**
- B. Zoning Description: **Urban District**
- C. Zoning Code: **Chapter 153**
- D. Zoning Text: **Section 153.01**
- E. Zoning Map: **Map 153-01**
- F. Zoning Board: **City Council**
- G. Zoning Commission: **City Council**
- H. Zoning Ordinance: **Ordinance 2009-0205**
- I. Zoning Map: **Map 153-01**
- J. Zoning Board: **City Council**
- K. Zoning Commission: **City Council**
- L. Zoning Ordinance: **Ordinance 2009-0205**
- M. Zoning Map: **Map 153-01**
- N. Zoning Board: **City Council**
- O. Zoning Commission: **City Council**
- P. Zoning Ordinance: **Ordinance 2009-0205**
- Q. Zoning Map: **Map 153-01**
- R. Zoning Board: **City Council**
- S. Zoning Commission: **City Council**
- T. Zoning Ordinance: **Ordinance 2009-0205**
- U. Zoning Map: **Map 153-01**
- V. Zoning Board: **City Council**
- W. Zoning Commission: **City Council**
- X. Zoning Ordinance: **Ordinance 2009-0205**
- Y. Zoning Map: **Map 153-01**
- Z. Zoning Board: **City Council**

DATE: **06/2/2008**

2238 WEST POPLAR ST.
 COLUMBUS, OHIO 43215

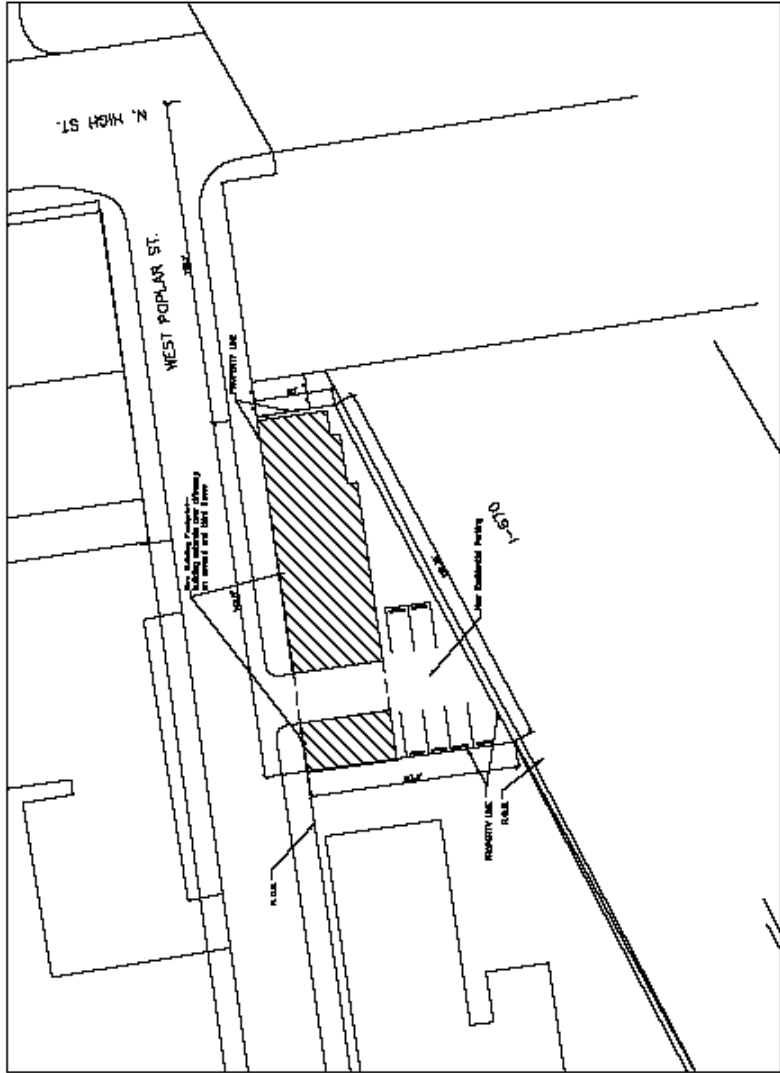
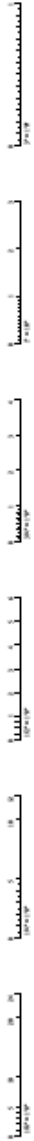
AT&T
 400 WEST 3RD AVENUE
 COLUMBUS, OHIO 43215
 PHONE: 614.464.1100
 FAX: 614.464.1101
 WWW.AT&T.COM

SITE PLAN:
 TEMPORARY PARKING **S-0**



STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 JOSEPH F. SCHIAPPA, JR.
 No. 3105
 Exp. 12/31/2008
 Date: 6/2/2008

Temporary Parking Lot



1 Site Plan: Building
1" = 20'

Mixed Use Building

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE: 03/15/2008
 DRAWN BY: J. SCHAPPA
 CHECKED BY: J. SCHAPPA
 PROJECT NO.: 08-025



ZONING INFORMATION

- A. Zoning District: M-2, D3 Proposed
- B. Total Area of the site: 1.42 acres
- C. Proposed Use: Mixed Use Building
- D. Proposed Use: M-2, D3 Proposed
- E. Proposed Use: M-2, D3 Proposed
- F. Proposed Use: M-2, D3 Proposed
- G. Proposed Use: M-2, D3 Proposed
- H. Proposed Use: M-2, D3 Proposed
- I. Proposed Use: M-2, D3 Proposed
- J. Proposed Use: M-2, D3 Proposed
- K. Proposed Use: M-2, D3 Proposed
- L. Proposed Use: M-2, D3 Proposed
- M. Proposed Use: M-2, D3 Proposed
- N. Proposed Use: M-2, D3 Proposed
- O. Proposed Use: M-2, D3 Proposed
- P. Proposed Use: M-2, D3 Proposed
- Q. Proposed Use: M-2, D3 Proposed
- R. Proposed Use: M-2, D3 Proposed
- S. Proposed Use: M-2, D3 Proposed
- T. Proposed Use: M-2, D3 Proposed
- U. Proposed Use: M-2, D3 Proposed
- V. Proposed Use: M-2, D3 Proposed
- W. Proposed Use: M-2, D3 Proposed
- X. Proposed Use: M-2, D3 Proposed
- Y. Proposed Use: M-2, D3 Proposed
- Z. Proposed Use: M-2, D3 Proposed

NO. 08-025
 DATE: 03/15/2008

22-3 WEST POPLAR ST.
 COLUMBUS, OHIO 43215



DATE: 2/20/08

STEVEAN
 NEW BUILDING
 S-1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2008**

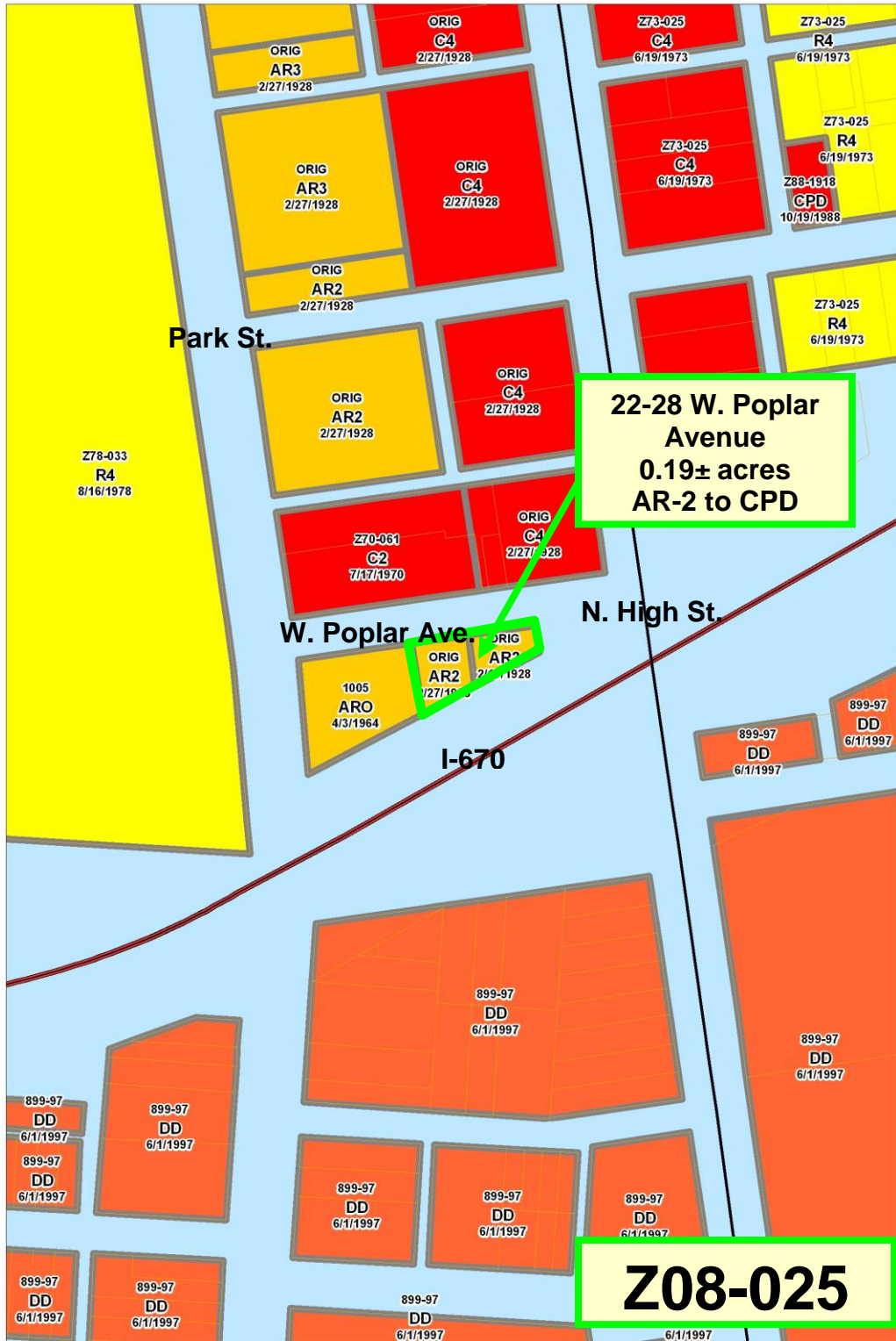
- 6. APPLICATION: Z08-025**
Location: **22-28 WEST POPLAR AVENUE (43205)**, being 0.19± acres located at the southeast corner of Park Street and West Poplar Avenue (010-017973, Victorian Village Commission).
Existing Zoning: AR-2, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Parking for two years followed by retail development.
Applicant(s): Giannopoulos Properties, Ltd. c/o Michael Paplow, Feinkopf Macioce Schappa Architects; 995 W. Third Avenue; Columbus, Ohio 43212
Property Owner(s): Giannopoulos Properties, Ltd; P.O. Box 9499, Columbus, Ohio 43209
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

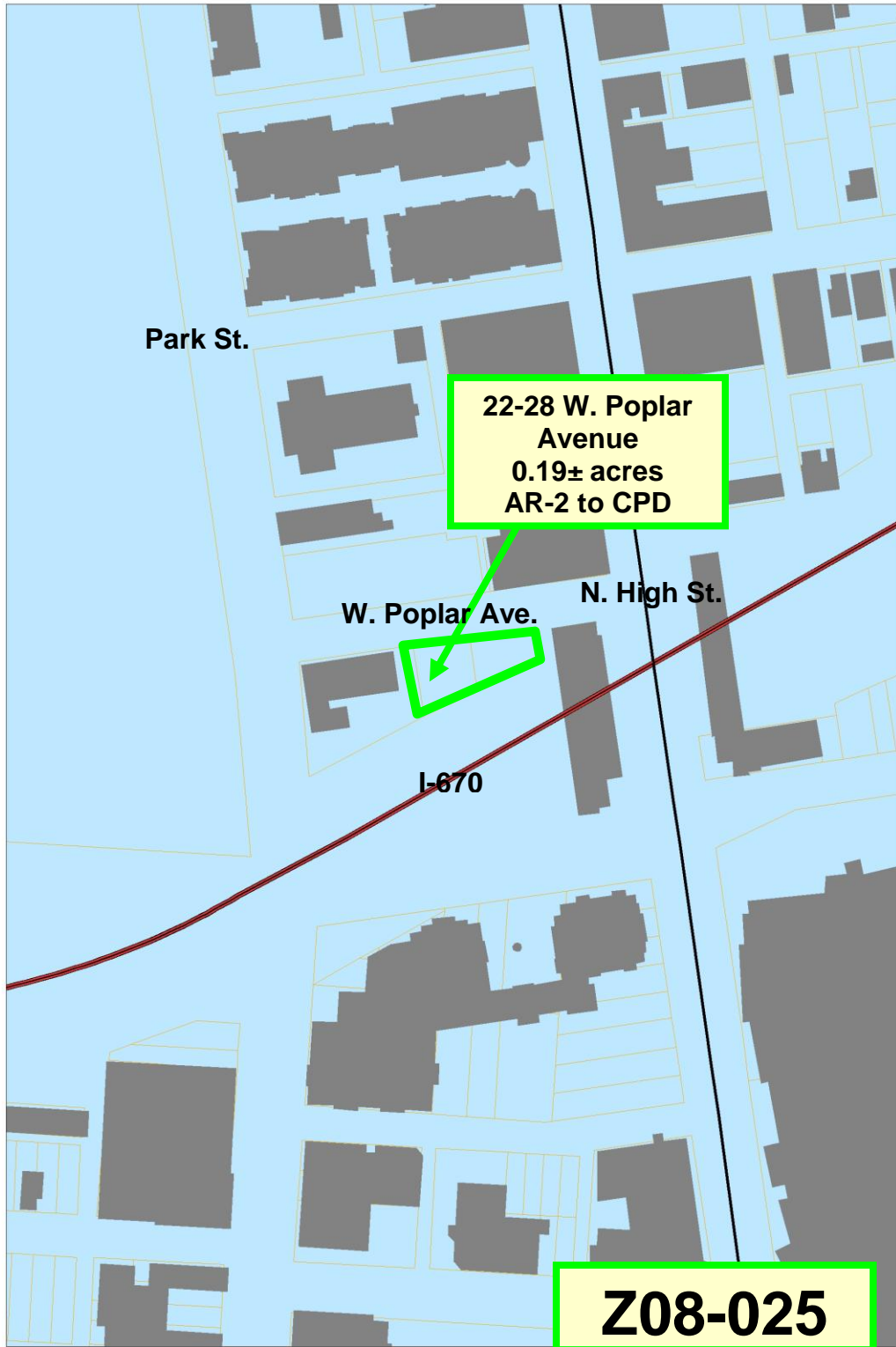
BACKGROUND:

- The property is zoned in the AR-2, Apartment Residential District and is currently being used as temporary parking which is the subject of a complaint to Code Enforcement. The temporary parking lot is used by businesses in the I-670 Cap for parking not required by the Zoning Code. The applicant requests the CPD, Commercial Planned Development District to allow temporary parking for two years followed by commercial development on the ground floor with dwelling units above. They are requesting the 60 foot height district but propose a 45 foot absolute height limit.
- To the north across West Poplar Avenue are commercial and multi-family uses zoned in C-2 and C-4 Commercial Districts. To the east are retail uses. To the south, across Interstate 670 are retail, office and dwellings zoned in the DD, Downtown District. To the west are multi-family dwellings zoned in the AR-O, Apartment Office District.
- The CPD plan commits to the providing parking blocks which will impose some order on the temporary parking lot. The CPD Text commits to providing a dustless surface and a provision requiring the site to be redeveloped within 2 years with residential and office / commercial uses. The CPD Text limits uses to those in the C-1 and C-2 Districts. A variance is requested to remove the size limitation of 2000 square feet on book and food stores and restaurants. Variances to allow setbacks of 0 feet are requested as well as to provide no parking for the proposed non-residential uses and just one parking space per dwelling unit. The lack of setbacks is consistent with existing buildings in the area. The Transportation Division supports this parking variance as it is consistent with other variances approved in urban areas.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends approval because the proposed mixed use building is consistent with the zoning and uses in the area. The variances to allow one parking space per dwelling and for zero foot setbacks. Staff can support parking on the site which will be limited to 2 years in order to provide time to develop the mixed use building. The site will be redeveloped with a mix of residential office or institutional uses within 2 years, and if this condition is not met, the parking would no longer be allowed to be used.







City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS

VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 22-28 West Poplar Avenue
APPLICANT'S NAME: FMS Architects (Applicant)/ Giannopoulos Properties, Ltd. (Owner)
APPLICATION NO.: 08-10-19
MEETING DATE: October 9, 2008 **EXPIRATION:** October 9, 2009

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of zoning variance for the property located at 22-28 West Poplar Avenue as submitted with the following clarifications:

- Proposed mixed-use development of existing vacant lot.
- Development would be a 3-story building, with five (5) residential units over street-level commercial space, and residential parking spaces located behind building.
- In order for this development to happen, the applicant also seeks to use the land for a maximum of two (2) years as a temporary parking lot, at which point the development would be constructed based on approved designs.
- The time period begins when the zoning variance is granted, and extends for 24 months.
- Zoning to be pursued within 60 days.
- The Commission to be notified as of start of compliance period.
- The recommendation is contingent upon installation by Applicant of a continuous concrete poured curb, minimum of 6" high, set 2 – 2.5' back from sidewalk, across the entire width of the lot, except for the curb cut.

MOTION: Brownstein/Decker (5-0-0) RECOMMEND APPROVAL.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z08-025

Being first duly cautioned and sworn (NAME) Stelios Giannopoulos
of (COMPLETE ADDRESS) 247 N. Parkview Ave., Columbus, OH 43209
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. <u>Giannopoulos Properties, Ltd.</u> <u>P.O. Box 09499</u> <u>Columbus, OH 43209</u> <u>Stelios Giannopoulos</u>	2. <u>614-235-6060 (B)</u> <u>614-581-7979 (M)</u>
3.	

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of December, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

May 15, 2011

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

Notary Seal Here