

PROJECT NAME:
875 NORTH FOURTH STREET
DEVELOPER:
LYKENS COMPANY
COLUMBUS OHIO

ARCHITECT:
COLUMBUS DESIGN CO.
WESTERVILLE OHIO

SITE DATA

ADDRESS	SUB AREA 1	SUB AREA 2	SUB AREA 3
200 E 1ST AVE - 875 N 4TH ST	883 N 4TH ST	889 N 4TH ST	
TAX PARCELS 010-033474 (TO BE SPLIT)	010-033474 (TO BE SPLIT)	010-033474 (TO BE SPLIT)	
AREA 31 AC +/-, 13,500 SF +/-	18 AC +/-, 8,000 SF +/-	06 AC +/-, 2500 SF +/-	
ZONING CPD Z17-036	CPD Z17-036	CPD Z17-036	
PROPOSED CPD (Z20-078)	CPD (Z20-078)	R2-F (Z20-076)	
HEIGHT: H-35 38' PERMITTED HEIGHT	H-35	H-35	
USE EXISTING THREE (3) STORY 25,990 SF APARTMENT BUILDING WITH 2500 +/- SF GROUND FLOOR COMMERCIAL RETAIL USES AND ONE (1) GROUND FLOOR PARKING (2) PATIO, 19 SPACES (2) DUAL AND 8 SURFACE PARKING SPACES	EXISTING 1900 SF RESTAURANT - PREDATES SNPD, 8 SPACES REQUIRED BY CPD Z17-036 ADDITIONAL 450 SF PATIO - 2 SPACES REQUIRED, 10 TOTAL SPACES REQUIRED, 10 SPACES PROVIDED INCL. 1 HO SPACE.	PROPOSED 2 FAMILY DWELLING	

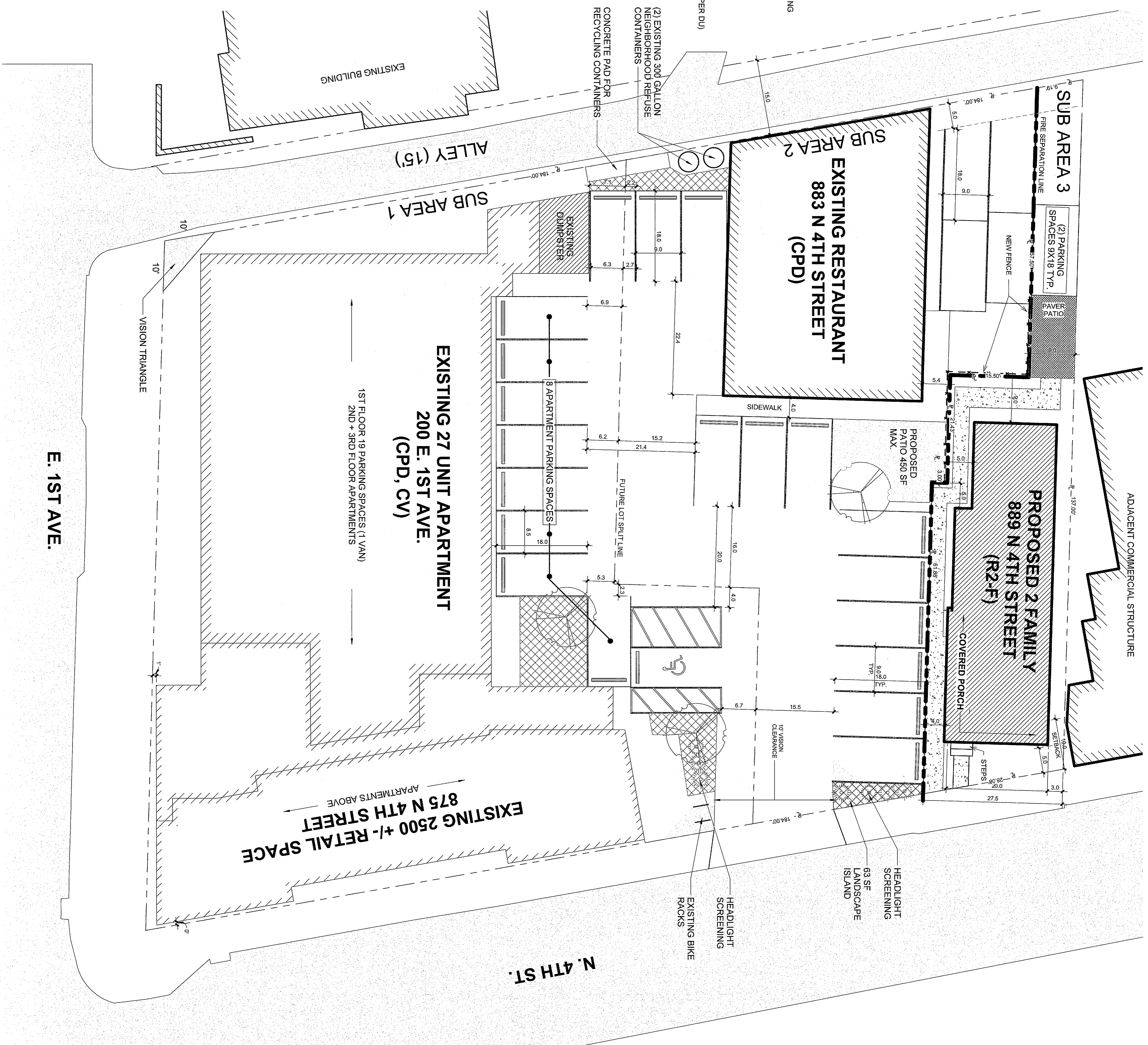
PARKING:
27 (27 REQUIRED @ 1 PER DU) PREDATES SNPD (Z17-026)
8 SPACES REQUIRED BY CPD Z17-036 FOR RESTAURANT USE (NO CHANGE) 2 SPACES REQUIRED FOR 450 SF PATIO (SNPD) 10 SPACES REQUIRED, 15 PROVIDED.SNPD - (2 SPACES REQ. @ 1 PER DU) 2 SPACES PROVIDED

(SHORT NORTH PARKING DISTRICT)	COMMERCIAL (RETAIL); EXEMPT	PRIVATE HAULER	OPT-OUT/PRIVATE HAULER (RESIDENTIAL)
REFUSE	OPT-OUT/PRIVATE HAULER (RESIDENTIAL)	PRIVATE HAULER	OPT-OUT/PRIVATE HAULER (RESIDENTIAL)
REAR YARD	N/A	N/A	750 SF - 30%
LOT COVERAGE	N/A	N/A	1220 SF - 49%

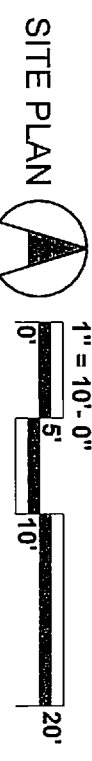
NOTE: THE DEVELOPER MAY SPLIT THE SITE AS SHOWN. ALL DIMENSIONS OF SUBAREA 1, 2, 3 SHOWN HERE ON ARE SUBJECT TO MINOR CHANGE BASED ON SURVEY FOR LOT SPLITS.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant
David E. Perry, Agent for Applicant
Donald Plank, Attorney for Applicant
Date: 11/16/2021
Date: 11/16/2021



Z20-078 & CV20-088
Final Received 11/16/2021



875-889 N 4TH
COLUMBUS OH
LYKENS COMPANIES

columbus designco
COLUMBUS DESIGN LLC
WWW.THECOLUMBUSDESIGNCO.COM
WESTERVILLE OHIO 43081
614-438-3075

SHEET DATE: 11/16/21
PROJECT #: 19124
ZONING DRAWING
PROJECT DATE: 11/16/21

01
SITE PLAN

THE ARRANGEMENTS SHOWN HEREIN ARE THE PROPERTY OF COLUMBUS DESIGN CO. ALL RIGHTS RESERVED © 2020



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant: Zykers Companies by David B. P... Agent Date 8-10-2020
Signature of Attorney: Donald Plank Date 8/10/2020

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 checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV20-088, 875 N. Fourth Street, Columbus, OH 43201

The site is pending rezoning (Z20-078) from CPD (Ordinance 3177-2017, Z17-036) to CPD for Subareas 1 and 2 and to R-2F for Subarea 3. This variance application is made in conjunction with the pending rezoning. Ordinance 3178-2017, CV17-062 granted a variance to permit a ground level accessible dwelling unit in Subarea 1. The variance for the ground level dwelling unit is repeated in this application. The Subarea 1 building proposed in 2017 is now built and change of use of the existing building in Subarea 2 to restaurant has been completed.

With rezoning Z20-078, Subarea 3 is proposed to be rezoned to R-2F to permit a two (2) dwelling unit building. Applicable variances are cited for the R-2F district. The site was previously developed with a dwelling IVC approved for demolition due to the condition of the structure. The R-2-F area will be split from the current parcel and it is anticipated Subarea 1 and Subarea 2 will also be split

Applicant has a hardship in that there is no commercial zoning district to which the property could be rezoned to permit a ground floor dwelling unit in a commercial district. Applicant has a practical difficulty to provide a ground level accessible dwelling unit without a variance. The R-2F area is requested to build the proposed two (2) dwelling unit building. The residential use of the area is consistent with historical residential use. The R-2F district provides conforming zoning for two dwelling units but variances to development standards are required. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and many different types of land uses in close proximity in the Italian Village Historic District. A dwelling unit tree shall be provided on the R-2F parcel and depicted on the approved site plan for building permit for the 2 dwelling unit building.

Applicant requests the following variances:

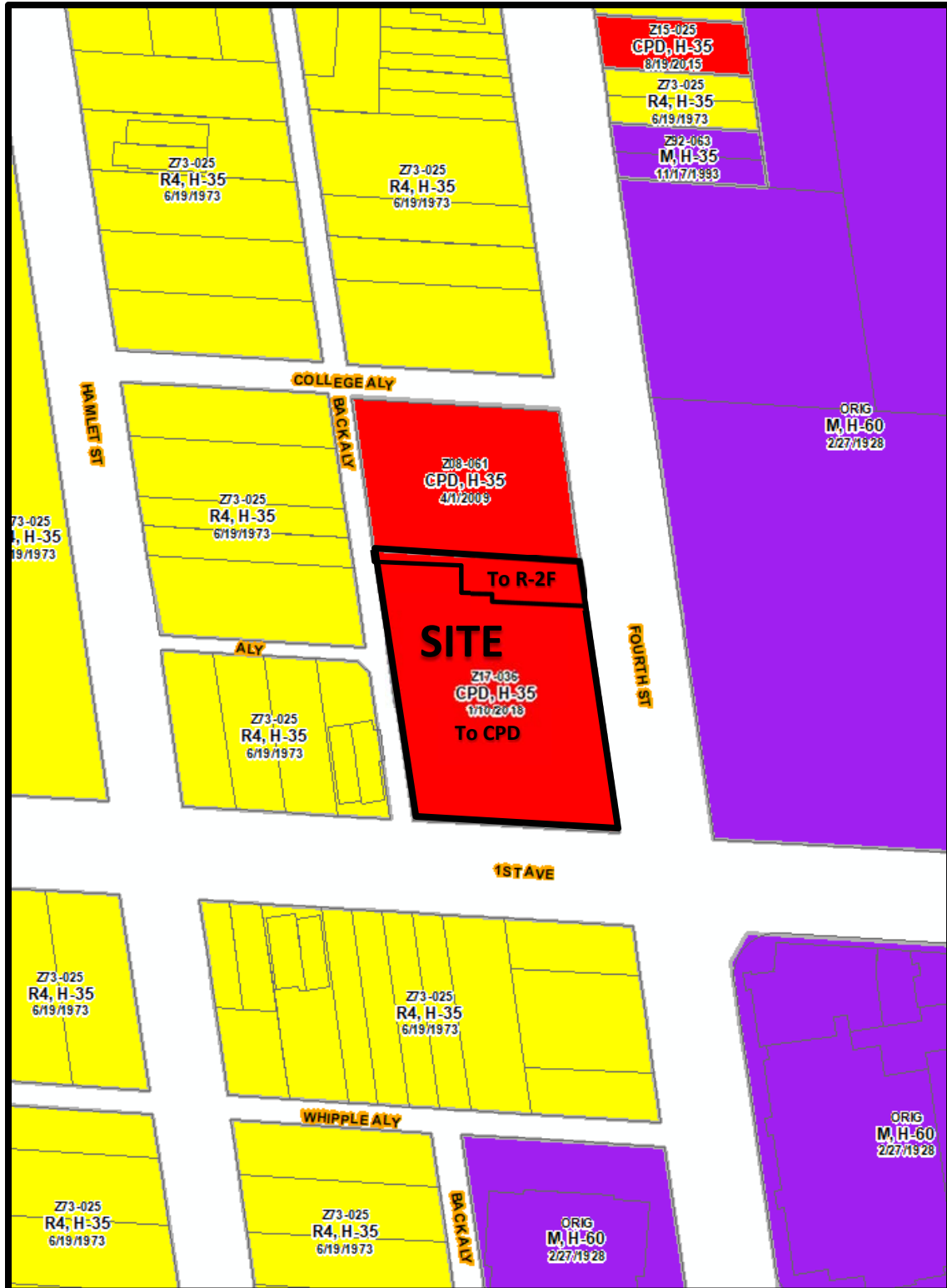
1). Section 3356.03, C-4 Permitted Uses, to permit one (1) ground level dwelling unit in Subarea 1.

The following variances are for Subarea 3, R-2F:

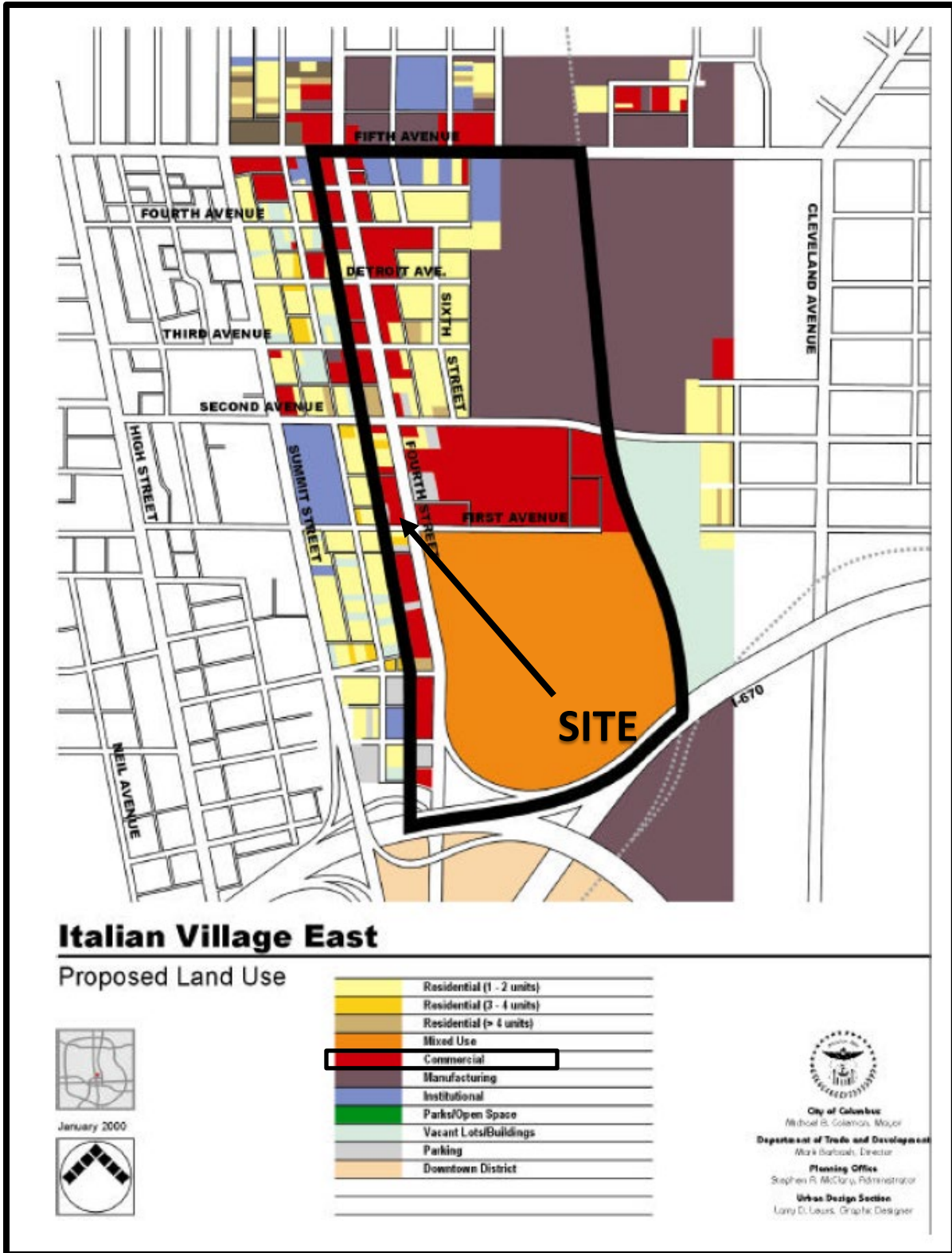
2). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to 28 feet.

3). Section 3332.14, R-2F, Area District Requirements, while actual lot area is 2,500 +/- SF, lot area based on Section 3332.18(C), Basis of Computing Area, is 2,352 +/- SF by multiplying lot width (28') by three times the lot width (84').

4). Section 3332.26, Minimum Side Yard Permitted, to reduce the north side yard from 5' to 3' and part of the south side yard from 5' to 4'.



7J&0-0, 8
875 N. 4th St.
Approximately 0.5+ acres



CV20-088
875 N. 4th St.
Approximately 0.5+ acres



CV20-088
875 N. 4th St.
Approximately 0.5+ acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 889 N Fourth Street

APPLICANT'S NAME: Columbus Design LLC –Karrick Sherrill (Applicant)/ Lykens Companies
(Owner)

APPLICATION NO.: IV-21-07-013

MEETING DATE: 7/13/2021 **EXPIRATION:** 7/13/2022

The Italian 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 & 3319 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Approve application IV-21-07-013, 889 N Fourth St., as submitted with clarifications as noted:

- Update the window configuration on the north and west elevations of residence, per submitted documentation.
- Add a roof ridge vent, per submitted documentation.
- Remove previously approve landscaping from front, side and rear of building and replace with hardscaping, per submitted documentation.

MOTION: Cooke/Michl-Smith 4-0-1) [Sudy] APPROVED.

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.



James A. Goodman, M.S.
Historic Preservation Officer

Staff Notes: Sidewalk to the South of the 889 N Fourth St. was approved to be concrete as part of application # IV-17-10-15.

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 875 N Fourth Street

APPLICANT'S NAME: Lykens Companies c/o Dave Perry (Applicant)/ Blankenship Family Partnership (Owner)

APPLICATION NO.: IV-20-10-022 10/13/2021

The Italian 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 & 3319 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Recommend approval of Application IV-20-10-022, 875 N Fourth Street, as submitted, with all clarifications noted:

Variance Recommendation

- Section 3356.03, C-4 Permitted Uses, to permit one (1) ground level dwelling unit in Subarea 1.
- The following variances are for Subarea 3, R-2F:
- Section 3312.25, Maneuvering, to permit 2 stack parked parking spaces, thereby not providing independent maneuvering area for the interior parking space.
- Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to 28 feet.
- Section 3332.14, R-2F, Area District Requirements, while actual lot area is 2,657 square feet lot area based on Section 3332.18(C), Basis of Computing Area, is 2,352 square feet by multiplying lot width (28') by three times the lot width (84').
- Section 3332.21(F), Building Lines, to reduce the minimum N. 4th Street building setback from 10 feet to 9.6 feet.
- Section 3332.25, Maximum Side Yards Permitted, to reduce the sum of the side yards from 10 feet to 8 feet.
- Section 3332.26, Minimum Side Yard Permitted, to reduce the side yards from 5 feet to 3 feet.

MOTION: Goodman/Fergus (5-0-1) [Sudy] RECOMMENDED.

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.



James A. Goodman, M.S.
Historic Preservation Officer



Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-088

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Lykens Companies; 1086 N 4th St, Ste 109; Columbus, OH 43201; # Cols based Emps: 15 Contact Kevin Lykens, (614) 653-1212	2. Blankenship Family, LLC; 1086 N 4th St, Ste 109; Columbus, OH 43201; # Cols based Emps: 0 Contact Kevin Lykens, (614) 653-1212
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 17th day of September, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.