

**SITE - SITE TOTAL AREA**

PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)
PD - 010 - 008434	34623.03	0.79
TOTAL SITE AREA SF / AC: 1	34623.03	0.79

**TOTAL BUILDING AREA**

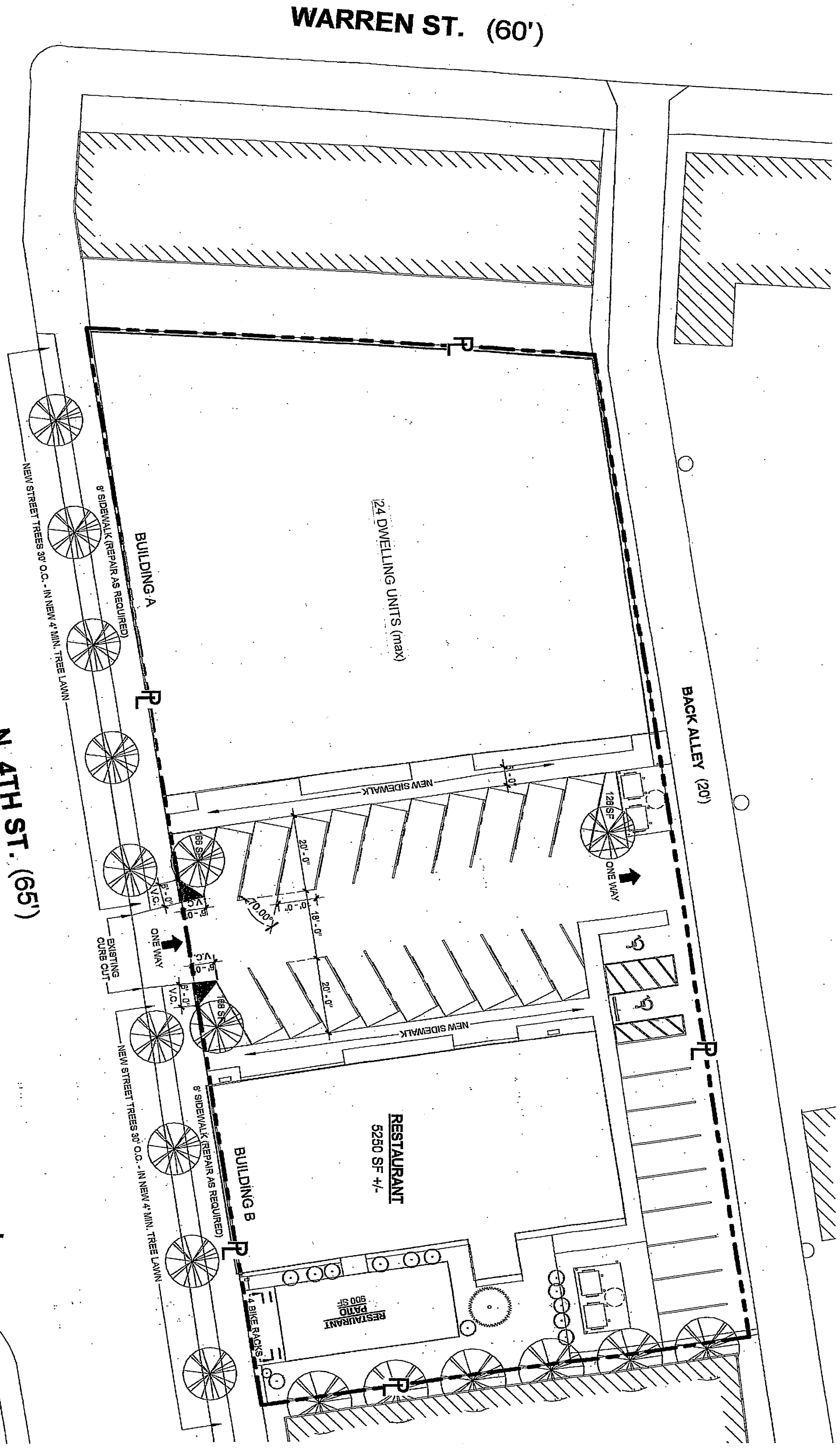
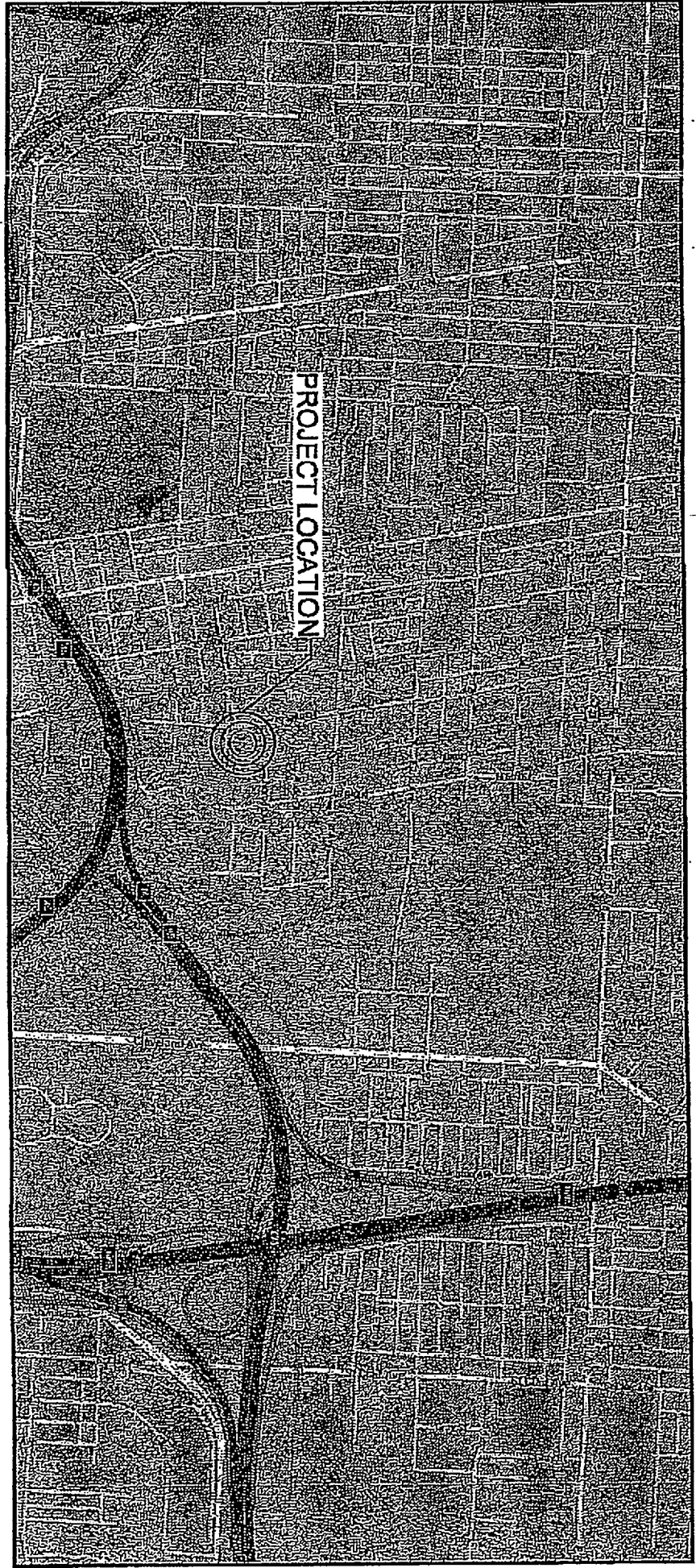
PROGRAM AREA	ZONING USE	GROSS AREA
BUILDING A 24 DWELLING UNITS (max)		
BUILDING B 1ST FLOOR COMMERCIAL	RESTAURANT	6250 SF +/-
TOTAL SF		

**PARKING CALCULATIONS**

Proposed Use (1)(2)	Area	Parking Ratio/Spaces (Short North Special Parking Area)
Building A 24 DU (max)	N/A	1.0 space/DU 24 spaces
Building B (one story) Restaurant (1) Seasonal Patio	5,250 +/- SF 900 +/- SF	1 space/150 SF- 35 spaces 1 space/300 SF- 3 spaces
TOTAL REQUIRED PARKING		62 spaces
TOTAL PROVIDED PARKING (2)(3)		50 spaces

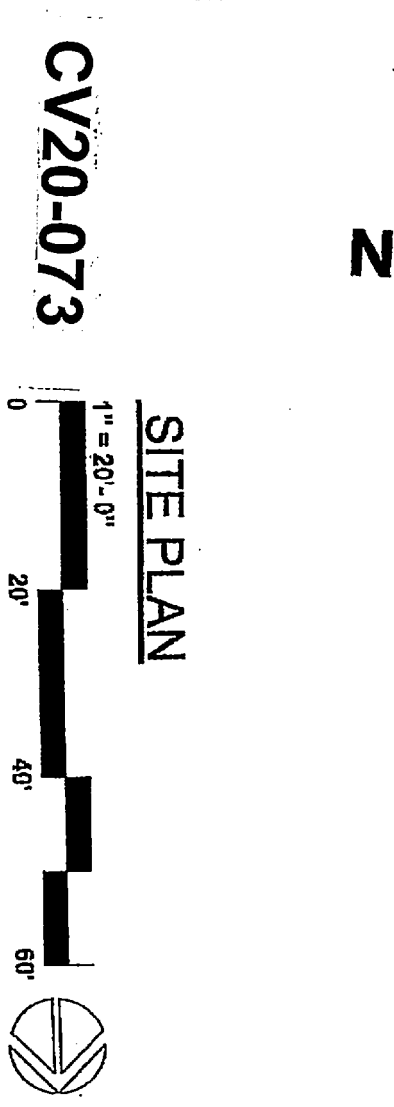
- (1) Retail parking not calculated since required parking is less than restaurant parking.
- (2) Total parking includes two (2) ADA spaces.
- (3) Ordinance 06-10-2018 (Z17-005) reduced parking from 97 spaces to 30 spaces. This revised site development project reduces parking from 62 spaces to 30 spaces. Under Section 3312.03(C)(2)(a), Administrative Requirements, the proposed use is a less intense use than the use permitted by Ordinance 06-10-2018. No change in parking is required.

CV20-073 Final Received 9/23/2020



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 his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
 David B. Perry  
 Date: 9-23-2020  
 Donald Plank, Attorney for Applicant  
 Date: 9/23/2020



SCALE: 1" = 20'-0"

TITLE: SITE PLAN

DRAWING NUMBER: A001

SAI #: 170036

DATE ISSUED: 09-23-2020

REVISIONS:

777  
 777 North 4th Street

**SHREMSHOCK**

SHREMSHOCK ARCHITECTS, INC.  
 7400 West Campus Road Suite 150 New Albany, OH 43054  
 t 614 545 4550 f 614 545 4555 www.shremshock.com

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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

*Zykerz Companies by  
Donald B. Plank, Agent*

Date

*7-29-20*

Signature of Attorney

*Donald Plank*

Date

*7/29/2020*

**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

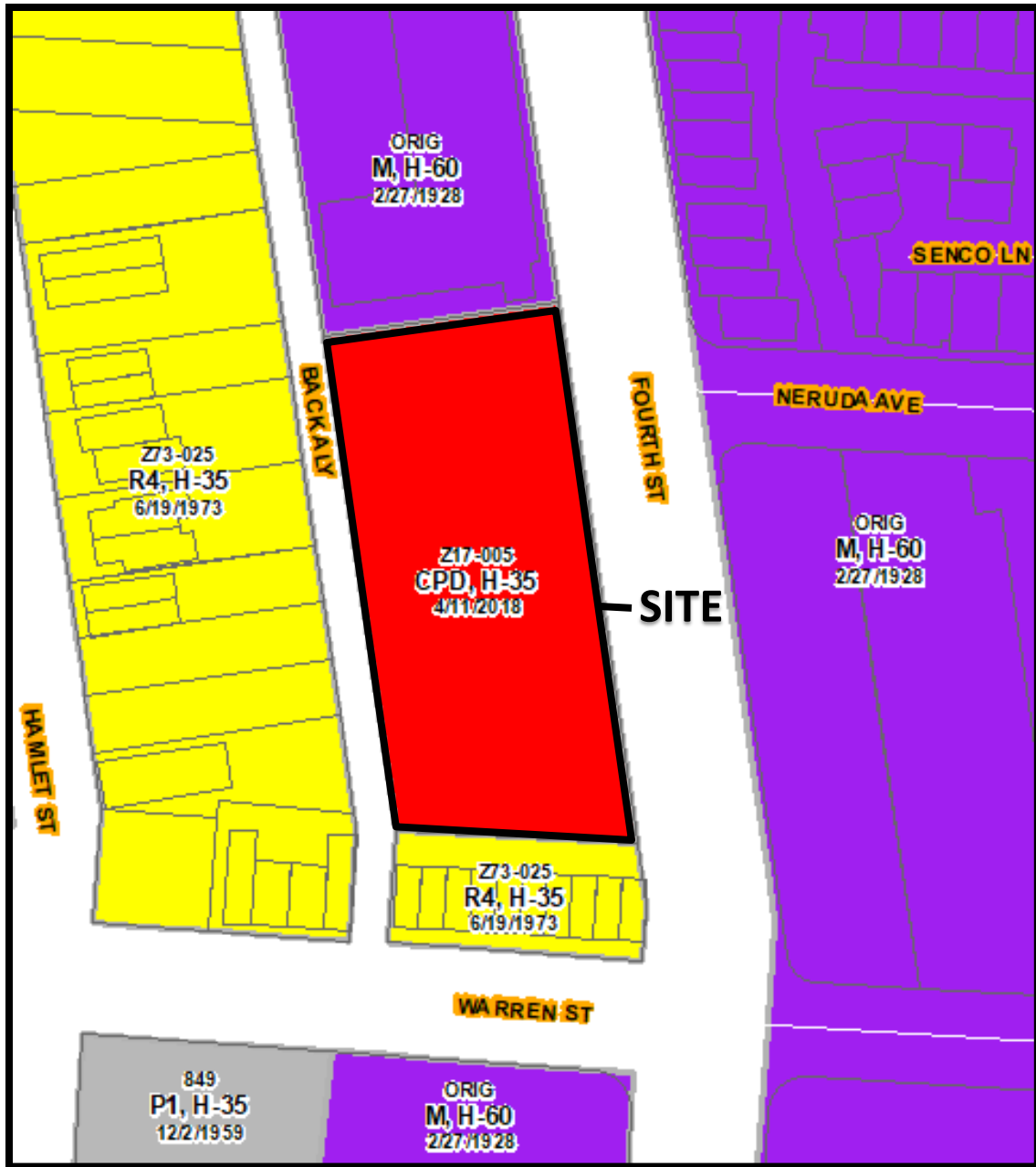
**Exhibit B**  
**Statement of Hardship CV20- 073**  
**777 N 4<sup>th</sup> Street, Columbus, OH 43215**

The site was rezoned to CPD, Commercial Planned Development District by Ordinance 0610-2018, passed March 12, 2018 (Z17-005) to permit the use of Building A (south building) as ground level commercial use and 10 second floor apartments, and use of Building B (north building) as a 5,250 SF restaurant and 900 SF seasonal patio. The CPD included various standards modifications including a reduction of calculated code required parking from 97 spaces to 30 spaces. Applicant proposes to use Building A as a total of 24 (max) dwelling units, including ground level residential use, thereby eliminating the office use.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections because the mixed use with a residential building and commercial building doesn't work with separate zoning districts on this site with the related variances and shared parking. Applicant proposes this variance to the CPD permitted uses to permit the south building to be entirely residential use. Residential use is presently permitted on the second floor of Building A, over ground level commercial use(s). There are many residential uses in the area. Many urban developments have had similar variances for ground level residential use. . 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.

Applicant requests the following variances:

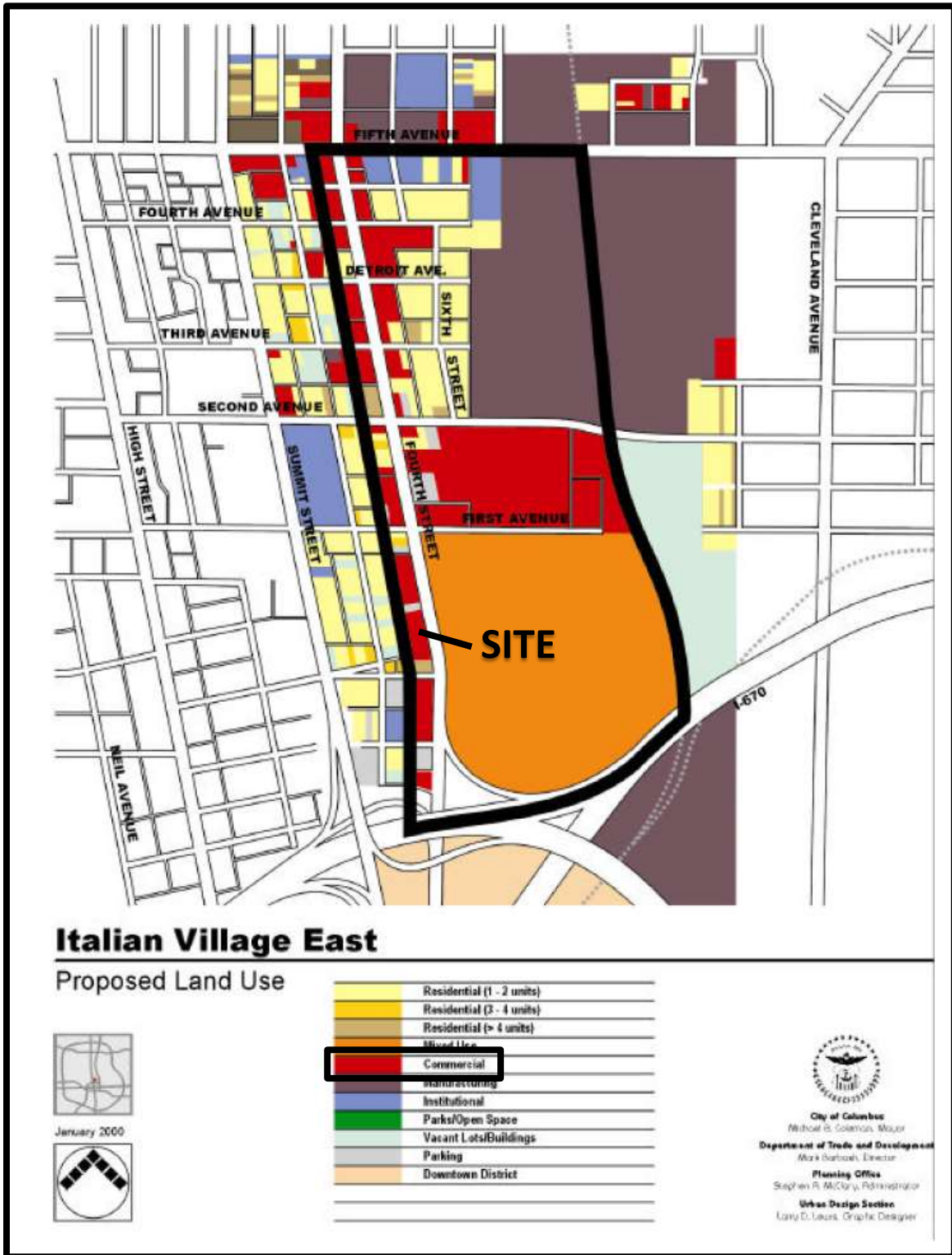
- 1). Section 3355.03, C-3 Permitted Uses, to permit ground level residential use of Building A (south building).
- 2). Section 3361.02, Permitted Uses, to permit ground level residential use of Building A (south building).



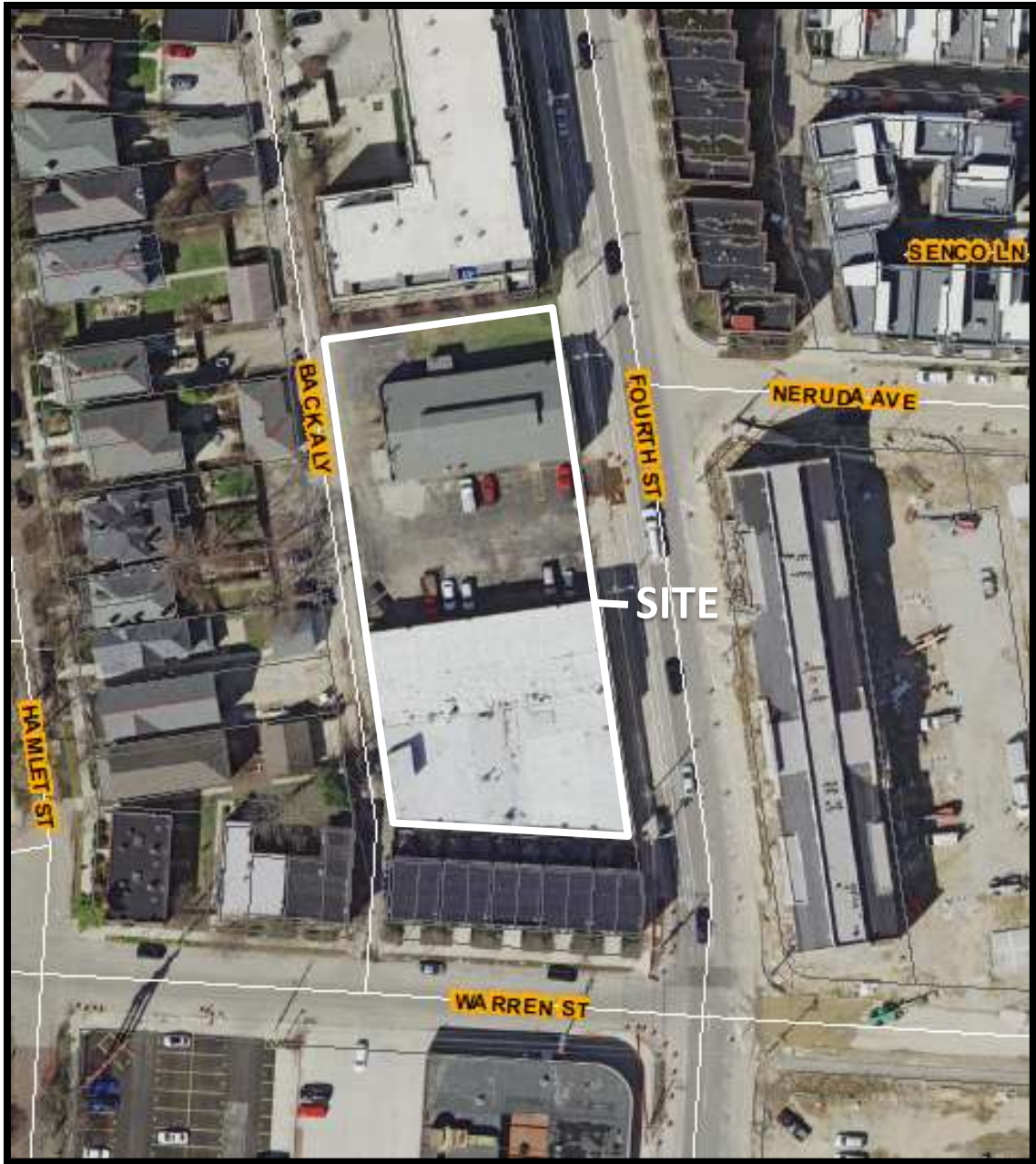
CV20-073  
777 N. 4<sup>th</sup> St.  
Approximately 0.79 acres



Italian Village East Redevelopment Plan (2000)



CV20-073  
777 N. 4<sup>th</sup> St.  
Approximately 0.79 acres



CV20-073  
777 N. 4<sup>th</sup> St.  
Approximately 0.79 acres

**Certificate of Appropriateness**  
ITALIAN VILLAGE COMMISSION

*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:** 777 N Fourth Street

**APPLICANT'S NAME:** Lykens Companies –Dave Perry (Applicant)/ LC01, LLC (Owner)

**APPLICATION NO.:** IV-20-09-011

**MEETING OR STAFF APPROVED DATE:** 8/25/2020      **EXPIRATION:** 8/25/2021

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-20-09-011, 777 N Fourth Street, as submitted, with all clarifications noted:

Variance Recommendation

- Section 3355.03, C-3 Permitted Uses, to permit ground level residential use of Building A (south building).
- Section 3361.02, Permitted Uses, to permit ground level residential use of Building A (south building).

**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**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-073

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 (include 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. LC01, LLC; 1020 Dennison Avenue, Suite 102, Columbus, OH 43201; # Columbus based emps: 0 Contact: Kevin Lykens, (614)565-4209	2. Lykens Companies, 1020 Dennison Avenue, Suite 102, Columbus, OH 43201; # Columbus based emps: 15 Contact: Kevin Lykens, (614)565-4209
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28<sup>th</sup> day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
**MaryAlice Wolf**  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer