



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV11-037

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.

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 requested as detailed below:

See Attached

Signature of Applicant

Date

10/27/11

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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**697 N 4th Street
Parking Variance Request**

We are requesting a use variance to allow for 56 residential units on both the first and second floors in this manufacturing use, the current use does not allow residential use on the first floor. (Section 3363.01).

As part of any new development in our urban neighborhoods parking is always in question, and this development is no exception, based upon the Columbus Zoning Code (Section 3312.49C) we are required to provide 196 parking spaces. In total we are able to provide 71 onsite parking spaces, (including 10 stacked parking spots which are not permitted (section 3312.29A) in this area and therefore require a variance), and 44 adjacent parking spaces (immediately south of subject property, across Lincoln St) leaving us 81 spaces short of the code. In addition

The three spaces will be phased throughout the day and early evening, therefore spreading the parking demand out and lessening the need for overflow parking. The venue is for occasional weekend use. The restaurant will primarily cater to the residents of the space, as well as the adjacent development, and therefore primarily walkup traffic and a lunch crowd are anticipated. In addition to vehicle parking we will be providing numerous bike racks around the property.

Two additional options for parking within the immediate vicinity of the property which are currently underutilized, are the street parking on the East side of Fourth street, on the new roads for the Jeffery development, which can accommodate approximately 150 vehicles parallel parked and the 2 parking lots owned by St Johns the Baptist church, to the South of our project, which can accommodate 100 vehicles. We have entered into a letter of intent with St. Johns the Baptist Church allowing us to lease 44 spots to the South of our building and they have verbally agreed that we will be able to use their secondary lot (accommodating 66 vehicles) whenever they are not using it. (They need it on Sunday mornings, Italian Festival and Funerals). In addition, the elimination of the loading zones and the multiple access points to the existing parking lot we will provide 16 additional parking spots along the north and east end of the property in addition to the existing on street parking.

The site is located in close proximity to several Cota bus routes in the city, increasing the chances of tenants, customers and users coming in on a bus to the project, it is also in close proximity to the Short North and its location within Italian Village makes it very convenient for local and neighborhood pedestrian traffic, which will further reduce the visitors and residents arriving by car. Additionally, due to the change of the functions of the building we have gained 3 on street parking spaces as a result of removing an existing curb cut. The city is also looking into adding metered spots on 4th street along the east side of the building, which would add 10 more parking spaces.

The project has recently received a grant from the State of Ohio, after being selected among 12 other projects from a total pool of 52 applicants. We have also received approval from National Parks Service for a Historic Preservation tax credit, for which this project is applicable as we are conserving and preserving the building with no substantial changes to the exterior and minimal structural changes to the interior to accommodate the new use, while maintaining the industrial character of the building. Based on all the information listed above, we believe that the Wonder Bread conversion would be a great asset to the local community. This would positively affect not only its immediate surrounding areas but also the city of Columbus and spur further growth and development along the 4th Street corridor.

Finally, to provide assurance that we would have the opportunity to construct a similar building and parking lot with zero setbacks, should a catastrophic event occur, we would require a variance for sections 3363.24 & 3312.27.

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PARKING SUMMARY

Existing use: Manufacturing 51,178 sf.

Existing parking: 49 spaces + three loading spaces (required parking 48 spaces)

Proposed Use: Mixed Use

- Residential
Residential Apartments (56 units, 38 one bedroom and 18 two bedroom) –1.5/unit parking spaces required
- Restaurant
Restaurant 2230 sf – 1 space/75 sf. required
- Reception Venue
Primary Use - 1 space/30 sf.
Non Assembly Area - 1 space/250 sf.
Roof top patio - 1 space/60 sf.

Parking Calculations: Existing manufacturing to Residential/Restaurant/Reception Hall
Required spaces for existing manufacturing = 48 spaces
Required spaces for new uses (see next sheet) = 84+23+90 = 197 spaces
Existing spaces required = 48 spaces
Difference between intensities = 197-48 = 149 spaces
Total Parking Spaces required for new uses = 48+149 space=197 parking spaces

Proposed parking: 71 spaces + one loading space on site.
Agreement with neighboring church for 44 adjacent spaces immediately south of site. Verbal agreement for an additional 66 spaces from neighboring church.

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DETAILED PARKING CALCULATIONS

Required parking

Residential use – 84 spaces

1.5 * 56 = 84 spaces.

Restaurant use - 23 spaces

Restaurant use 2230 sf/75 = 29 spaces

Total 29 spaces * 25% reduction for overlay = 23 spaces

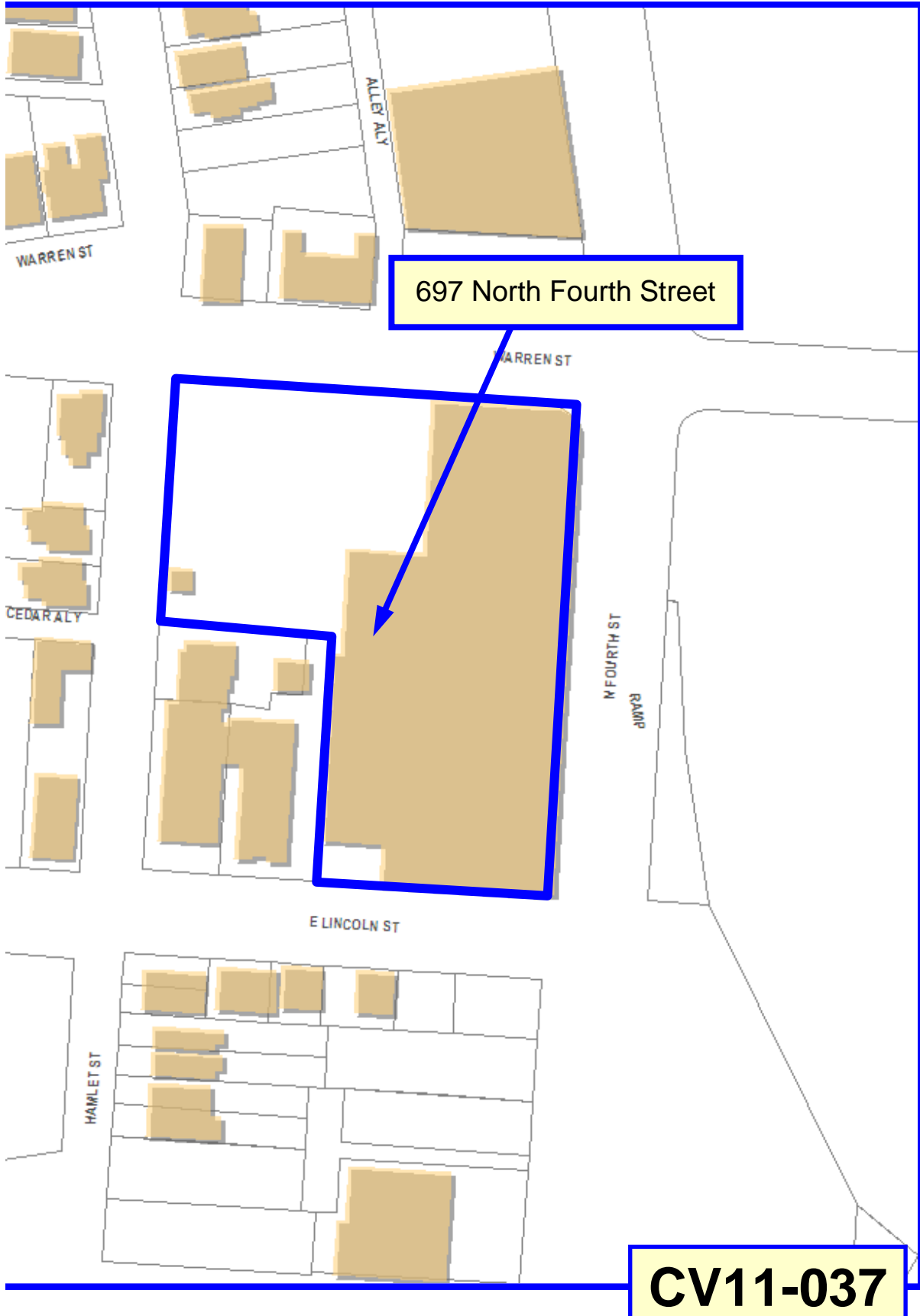
Reception Hall – 90 spaces

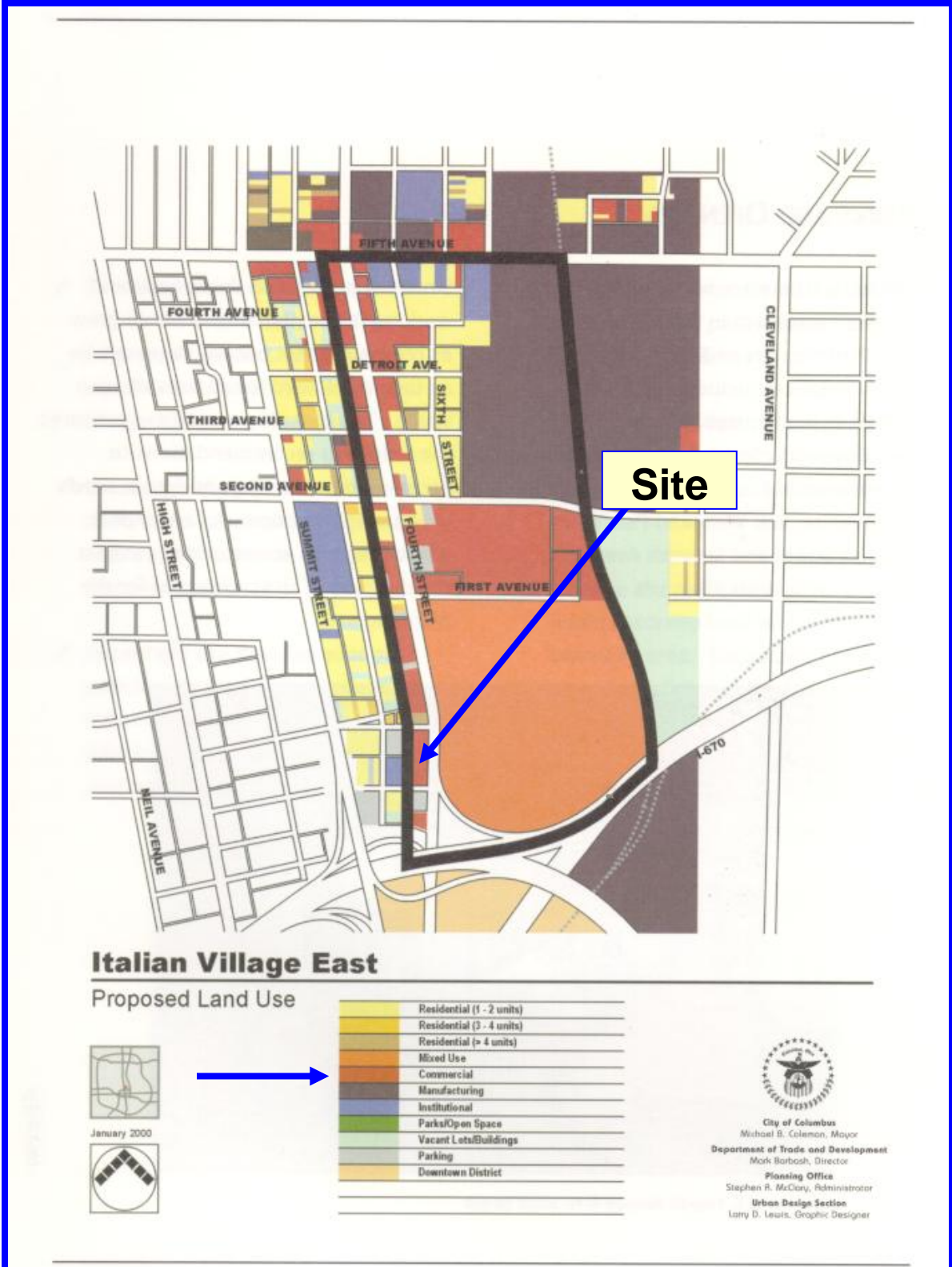
Reception Hall 2613 sf/30 = 87.1 spaces

Non Assembly Area 3847 sf/250 = 15.3 spaces

Roof top patio 1000 sf/60 = 16.6 spaces

Total of 119 spaces * 25% reduction for overlay = 90 spaces







City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Certificate of Appropriateness
ITALIAN VILLAGE COMMISSION

COPY

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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 697 North Fourth Street
APPLICANT'S NAME: Kevin Lykens (Applicant/Owner)

APPLICATION NO.: 11-10-14a **HEARING DATE:** 12-20-2011 **EXPIRATION:** 12-20-2012

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 & 3117 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

- Request for recommendation for five (5) variances related to the renovation of the existing building at 697 North Fourth Street.

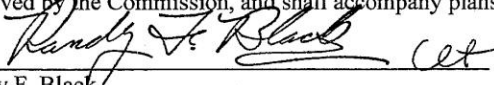
Commission Comments:

- 1) Change of Use (3363.01)
 - The Italian Village Commission (IVC) supports the change of use from Manufacturing to Mixed Use (residential/commercial).
- 2) Building Setback (3363.24)
 - The zero (0) setbacks on North Fourth Street and Warren Street conform to the Short North Design Guidelines for building setbacks (3.12).
- 3) Parking Setback (3312.27)
 - This is an existing parking lot that has been part of support for this building in the long term. Allowing the existing parking lot to remain enables the reuse of the historic building.
- 4) Stacked Parking (3312.29A)
 - The IVC has no objections to the five (5) stack parking spaces that will be designated for two-bedroom units.
- 5) Minimum Parking Spaces Required (3312.49C)
 - The IVC views the sixteen (16) space deficiency as related to the restaurant, which requires twenty-three (23) spaces. Generally, the IVC has advocated for at least one (1) parking space per dwelling unit, but has recommended approval of zero (0) spaces for restaurants based on the economic advantage a restaurant brings to the neighborhood. In addition, while they are not part of the project, new on-street parking spaces may be available adjacent to the building.

MOTION: Sudy/Boyer (4-0-0) 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.


 Randy F. Black
 Historic Preservation Officer



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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.

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] KEVIN LYKENS

Of [COMPLETE ADDRESS] 1020 DENNISON AVE, SUITE 101, COL, OH 43201
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 formats

- 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. Kevin Lykens 1020 Dennison Ave Suite 101 Columbus, Oh 43201 5 employees Kevin 614.565.4209	2. Chris Schnetzler 214 North Liberty Street Powell, OH 43065 (614) 760-0003
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



MEGHAN G. MURPHY
Notary Public, State of Ohio
My Commission Expires Oct. 13, 2016
Recorded in Franklin County

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

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