



SITE DATA

Use	Area (sq ft), %	Code	LCR	Required Parking
Meeting Office	1248	0, accessory use	N/A	0
Childhood/Community meeting area	1317	0, accessory use	N/A	0
Recreational Area (Food and Code)	8229	0, accessory use	N/A	0
Child/teen center, ministerial support	3290	0, accessory use	N/A	0
Restaurant (2)	4745	44 (1.25 %), 13 (0.33 %), 10 (0.26 %), 4	23%	48
Food/Officer Dining Area (2)	1443	53 (1.32 %), 6	23%	8
Fitness Club	13222	53 (1.32 %), 6	23%	42
General Office	9266	22 (0.55 %), 16	23%	17
Residential (13 DU)	N/A	200 (5)	N/A	26 (4)
TOTAL REQUIRED PARKING				141 spaces
TOTAL PROVIDED PARKING				53 spaces

- Phase I Park Sites not including Off-site temporary building for Site B
- (1) Italian Village Urban Commercial Overlay
 - (2) Restaurant, food/outdoor dining area for Jeffrey Park residents and also non-residents.
 - (3) Retail uses may be permitted for site uses on individual lots or 3 multi-family units, parking for 53 of 200 DU.
 - (4) Code required parking is 200/10 for 5% no UCR residential. Site (1) spaces per DU are required.
- Sites A, B, C and D include, are identified only to identify the first phase of development and the time of the development until the Traffic Impact Study (TIS) is completed. The time on site development will include Site C and Site D. Sites A, B, C, D are not to be developed by Jeffrey Park, LLC.

Site A: Community Center, Commercial uses, residential
Site B: Middle-family, residential
Site C: Residential
Site D: Residential

CV12-060B
This application incorporates CV12-060 (Ordinance 1445 2013), CV12-060A (Ordinance 1111, 2015) and modifies yard requirements for detached single family dwellings in Site C and Site D.

CV12-060B
Final Review 12/15/16

732 NORTH FOURTH STREET
SUITE 1300
JEFFERSON, MO 64131

David Mark Osheski
Principal Planner, Attorney



JEFFREY PARK CONCEPT PLAN



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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...
B. Permit a use of the property not permitted by the Zoning District...

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...

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...

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 Exhibit B

Signature of Applicant

Donald Frank

Date

10/4/16

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

CV12-060B (Amendment)

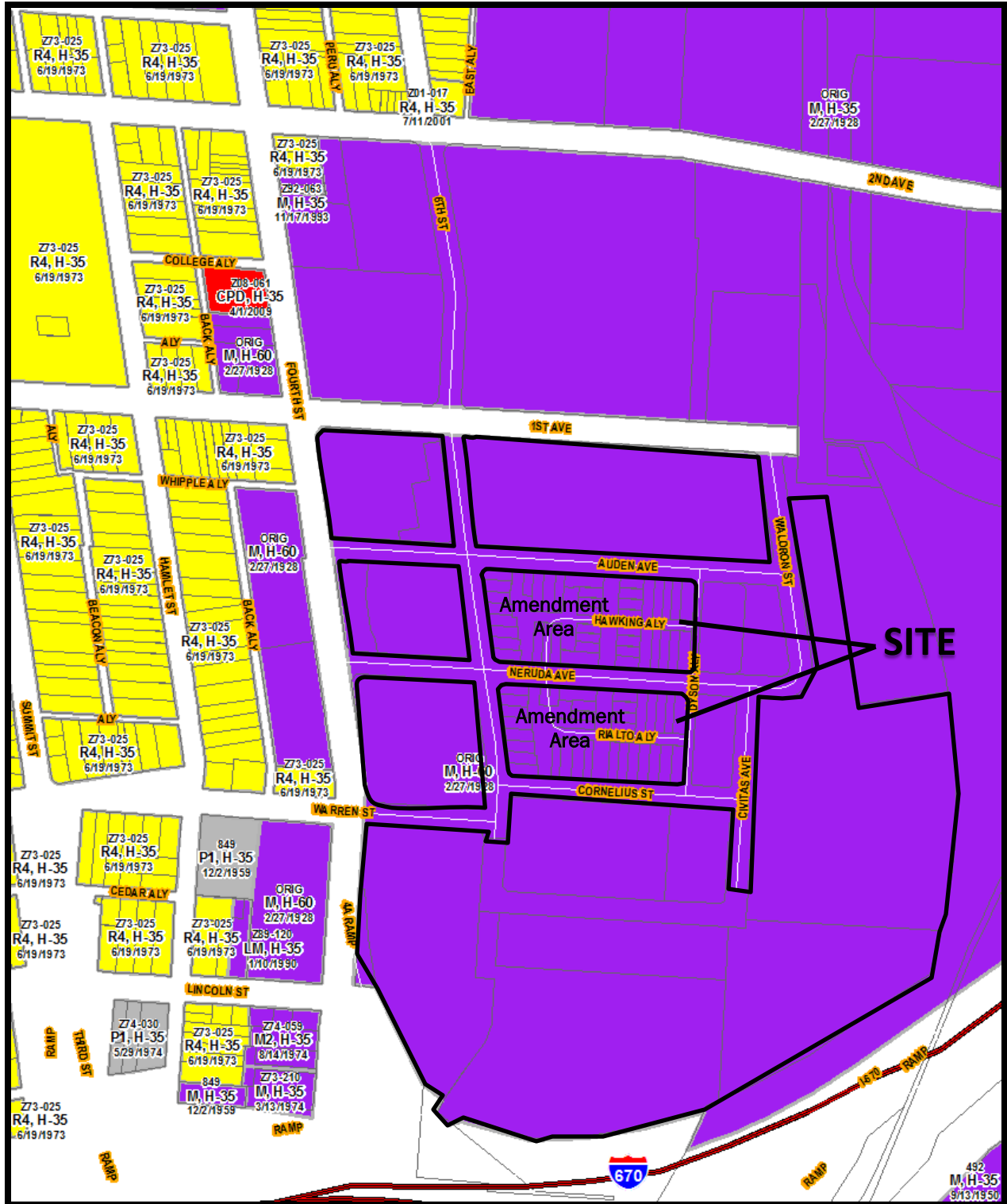
732 N Fourth Street, Columbus, OH 43201

Ordinance 1819-2013 (CV12-060), passed 7-22-2013, granted variances for development of Jeffrey Park and referenced the Jeffrey Park Concept Plan, dated July 2, 2013. Ordinance 1919-2013 was amended in 2015 (CV12-060A, Ordinance 1211-2015, passed May 18, 2015) to modify 2013 ordinance requirements for Site A, the Jeffrey Park Community Center parcel when construction drawings had been prepared and the Jeffrey Park Concept Plan (April 9, 2015) was updated to reflect the updated Community Center Plan. The Community Center and other Jeffrey parcels are now developed.

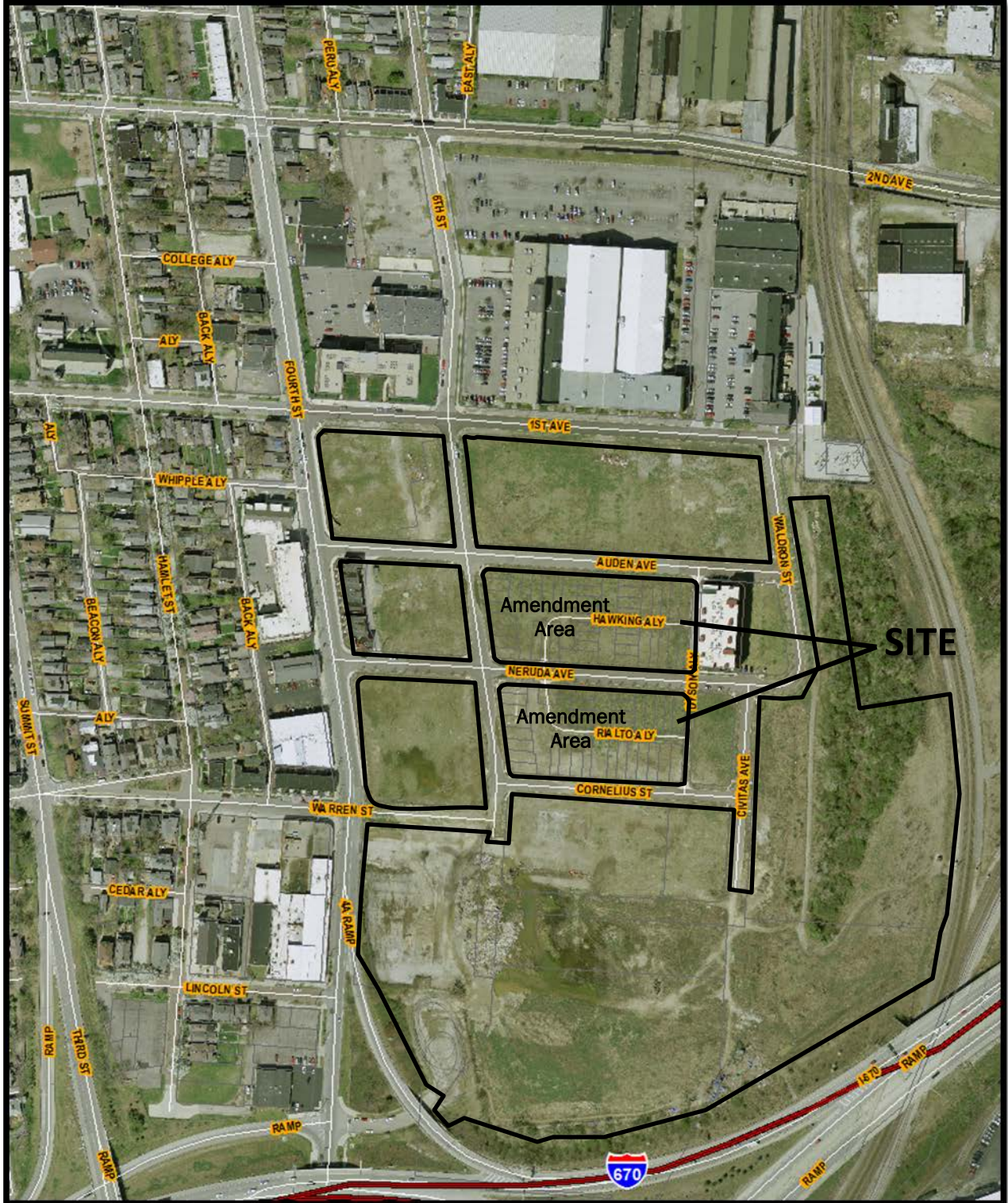
By this application (CV12-060B), applicant proposes to modify development standards for single family dwellings on Sites C and D (only), as identified on the enclosed Jeffrey Park Concept Plan, dated December 15, 2016. The 2013 and 2015 ordinances require detached single family dwellings to provide 1) rear yard (10%), while attached single family dwellings have no rear yard requirement, 2) limit the area of a rear yard a garage can occupy to 60% of the rear yard, while other residential uses have no limitation on detached garage occupancy of rear yard, 3) require side yards on both sides of a detached single family dwelling, while attached single family dwellings are only required to provide a 3' side yard on the end units and 4) to change the minimum lot width from 21' to 20'.

Applicant proposes to amend the ordinance to eliminate the current rear yard and maximum garage occupancy of rear yard and permit a maximum of 3' total side yard for single family dwellings. Jeffrey Park is an upscale urban development. The yards were proposed originally by the developer. Sites C and D are internal to Jeffrey Park and therefore, the proposed yards, while consistent with yard standards for other uses and the urban development underway at Jeffrey Park, don't impact any property external to Jeffrey Park.

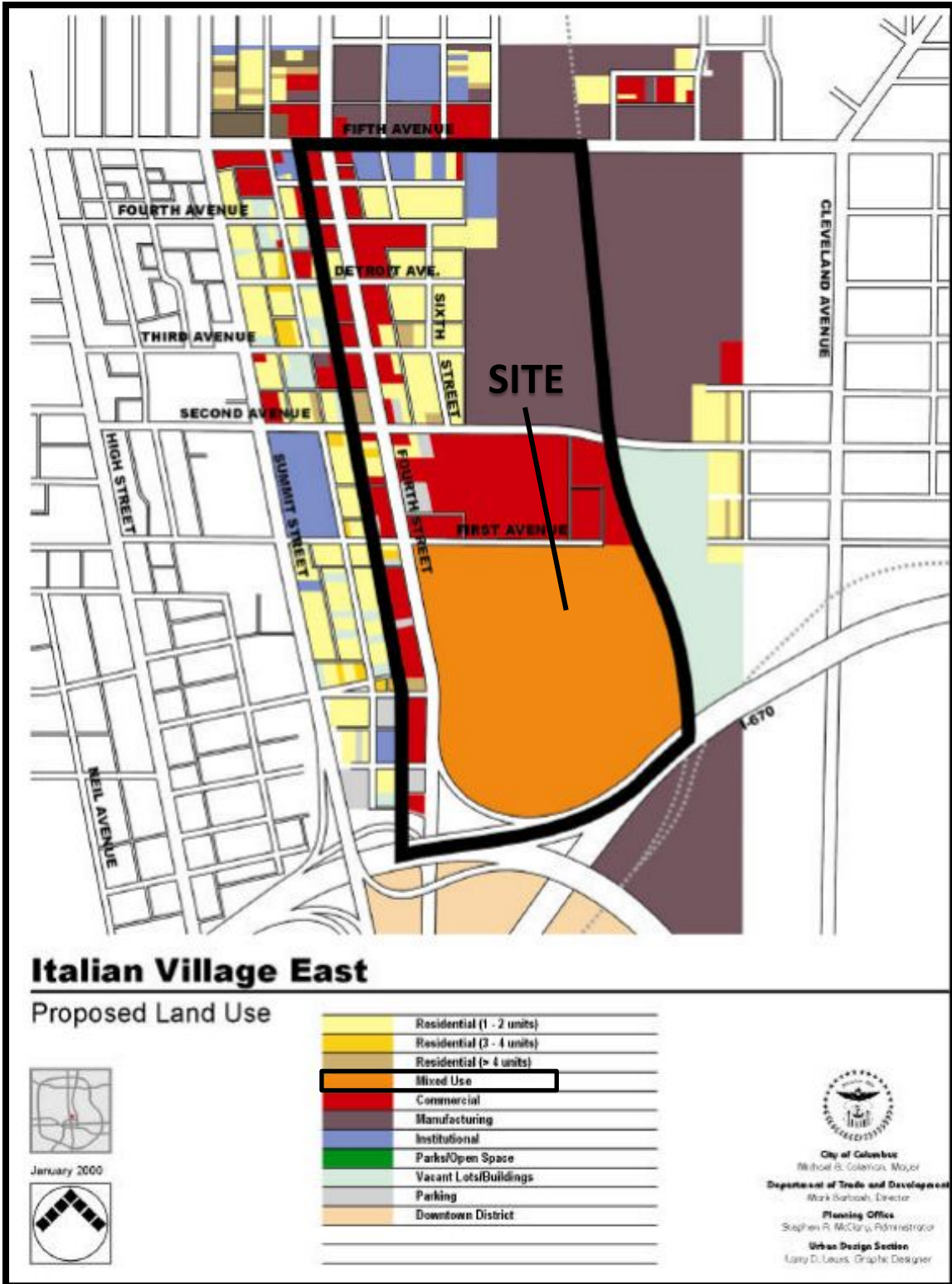
This amendment incorporates the text and standards of Ordinance 1211-2015, except as modified to change single family dwelling yard requirements, and also references the "Jeffrey Park Concept Plan", dated December 15, 2016, which is updated to identify Site C and Site D, to which this amendment applies.



CV12-060B
732 North Fourth Street
Approximately 3.88 acres



CV12-060B
732 North Fourth Street
Approximately 3.88 acres



CV12-060B
732 North Fourth Street
Approximately 3.88 acres
Italian Village East Redevelopment Plan (2000)

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
ITALIAN VILLAGE COMMISSION**

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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: 732 North Fourth Street
APPLICANT'S NAME: Rob Harris (Applicant)

Jeffrey New Day, LLC (Owner)

APPLICATION NO.: 16-10-23

COMMISSION HEARING DATE: 10-18-2016

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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

ACTION:

Upon review of Application #16-10-23, 732 North Fourth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Modify Previous Variance Recommendation

- Single Unit (detached), Corner Lot (1)(2)
Lot Area – 735 sq. ft.; Lot Width – 20'; Side Yard – 2' along non-fronting street; Total side yard – 5'.
- Single Unit (detached), Interior Lot
Lot Area – 735 sq. ft.; Lot Width – 20'; Side Yard – 3'; Total side yard – 3'.
- Site C and D
- Single Unit (detached)
Lot Area – 735 sq. ft.
- Corner Lot (1)(2) – Lot Width – 20'; Side Yard – 2' along non-fronting street; Total side yard – 3'.
- Interior Lot - Lot Width – 20'; Side Yard – 0'; Total side yard – 3'.

Note: A variance package was recommended for approval on January 15, 2013 and modified April 21, 2015. This modification applies only to the lot width and rear yard. Some potential buyers are requesting that the duplexes be separated to be single-family dwellings.

MOTION: Ferguson/Cooke (6-0-0) APPROVAL RECOMMENDED

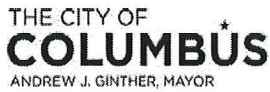
RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer





DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

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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.

APPLICATION # CV12-060B

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm)

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR SOLELY 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

Table with 2 columns and 2 rows containing property owner information for Jeffrey New Day, LLC and Robert F Maurer.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 4th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza
My Commission Expires 11-5-2018
Notary Seal Here

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



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018