

1 SITE PLAN  
 AS SCALE: 1"=10'

N. 4TH STREET 60'

936 N. 4th Street  
 Columbus, OH

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Z15-025  
 Final Received 6/26/15

*Shawn McAllister*  
 6/26/15

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2015**

- 2. APPLICATION: Z15-025**  
**Location:** **936 NORTH FOURTH STREET (43201)**, being 0.08± acres located on the east side of North Fourth Street, 40± feet south of East Second Avenue (010-053331; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Eating and drinking establishment with apartment above.  
**Applicant(s):** Kevin Noesner; 3123 Cranston Drive; Dublin, Ohio 43017.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

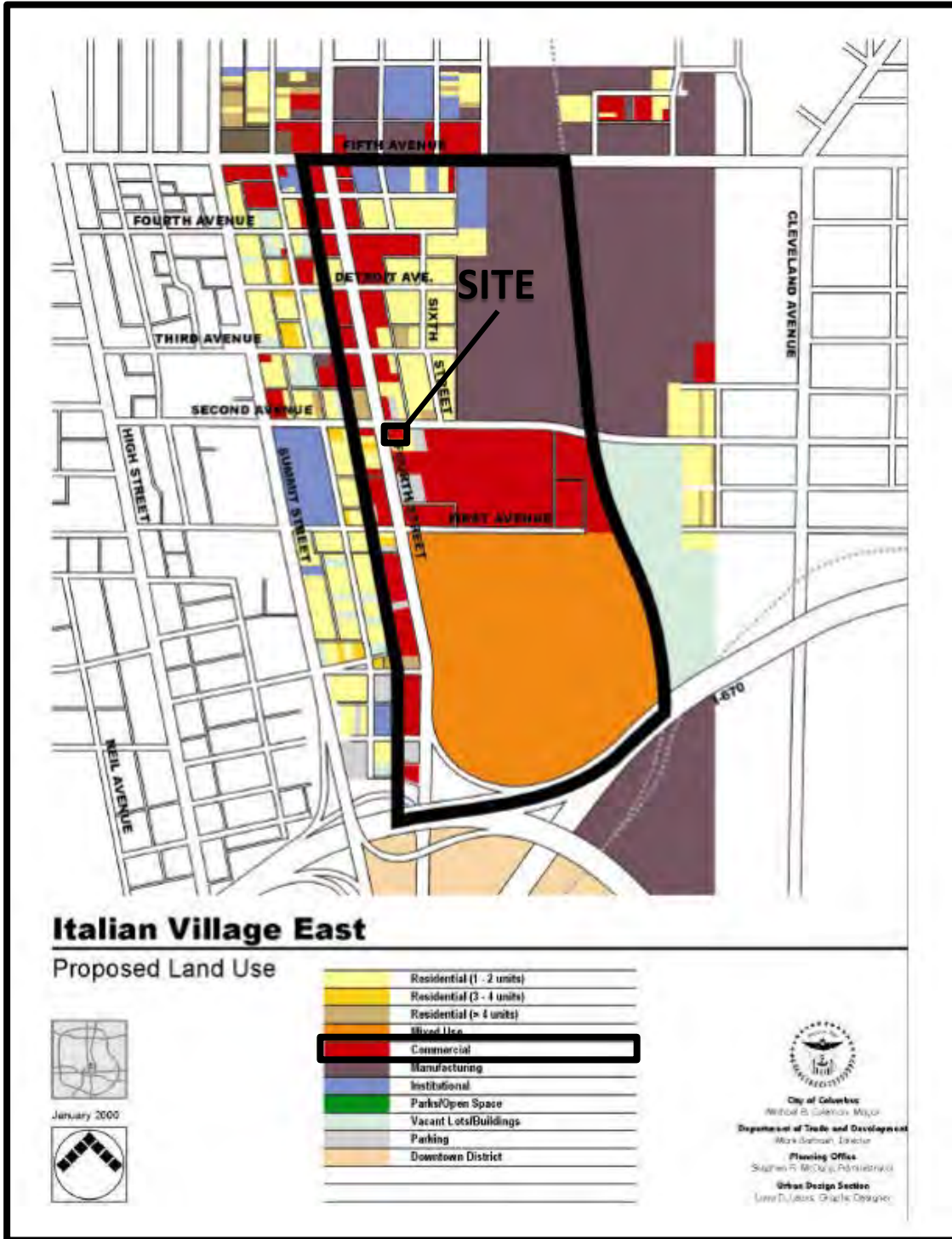
**BACKGROUND:**

- The site is developed with a single building with commercial uses on the first floor and an apartment on the second floor. It is zoned in the R-4, Residential District, due to a city-wide downzoning in 1973. The site is also located in the Urban Commercial Overlay. The applicant proposes the CPD, Commercial Planned Development District to allow an eating and drinking establishment in the current commercial space in the existing building.
- The site is surrounded by a commercial development in the R-4, Residential District to the north, and a single-unit dwelling to the east in the M, Manufacturing District. To the south is a single-unit dwelling in the M, Manufacturing District, and across Fourth Street to the west is a multi-unit development in the R-4, Residential District.
- The site falls within the boundaries of the *Italian Village East Redevelopment Plan (2011)*, which recommends commercial uses for this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The CPD text includes development standards for setback, height, signage and a commitment to a site plan. A parking variance for nine spaces is also requested.
- The *Columbus Thoroughfare Plan* identifies North Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested CPD, Commercial Planned Development District would allow an eating and drinking establishment on the first floor of an existing nonconforming commercial building. The proposed commercial uses are consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*.





Z15-025  
936 N. 4<sup>th</sup> Street  
Approximately 0.08 acres  
Rezoning from R-4 to CPD  
Italian Village East Redevelopment Plan (2000)



Z15-025  
936 N. 4<sup>th</sup> Street  
Approximately 0.08 acres  
Rezoning from R-4 to CPD

STEVEN R. SCHOENY  
Director

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR  
DEPARTMENT OF  
DEVELOPMENT

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:** 936 North Fourth Street  
**APPLICANT'S NAME:** Kevin Noesner (Applicant/Owner)

**APPLICATION NO.:** 15-4-20a

**COMMISSION HEARING DATE:** 4-21-2015

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

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

- Special permit
- Setbacks
- Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Upon review of Application #15-4-20a, 936 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

- Rezoning from R4 to CPD, to change from a retail use to an eating and drinking establishment.
- Reduction of required parking spaces from 19 to 0.

Reasons for an affirmative recommendation:

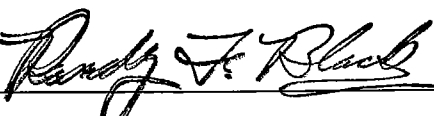
- A reasonable amount of on-street parking exists; the building is removed from the congestion of High Street; there is limited potential for other commercial uses in the area.

MOTION: Lapp/Boyer (4-0-0) 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



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**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 # 215-025

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KEVIN NOESNER  
of (COMPLETE ADDRESS) 3123 CRANSTON DR DUBLIN, OH 43017  
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. KEVIN E NOESNER TR 3123 CRANSTON DR DUBLIN, OH 43017 EMPLOYEES = 1 KEVIN NOESNER 614-306-1773	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 3rd day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

May 22, 2015



**INA VERIJA**  
Notary Public, State of Ohio  
My Commission Expires  
May 22, 2019  
*This Project Disclosure Statement expires six months after date of notarization.*

**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 all checks payable to the Columbus City Treasurer