

SITE DATA TABLE LOT A

ZONING ADDRESS: 911 N. FOURTH STREET
 TOTAL SITE AREA: 0.17 ACRES (7423 S.F.)
 PRE-EXISTING IMPROVED AREA: 0.12 ACRES (5200 S.F.)
 POST-DEVELOPED IMPROVED AREA: 0.14 ACRES (6072 S.F. MAX)

NO. BUILDINGS: 2
 BUILDING HEIGHT: 35'
 TOTAL SPACES PROVIDED: 411 UNITS/SPACE

PARKING CALCULATIONS:
 LOT COVERAGE: 0.11 ACRES (4646 S.F.)
 GSA (BUILDINGS): 638 (BUILDINGS)
 7
 1.5 SPACES/UNIT = 11
 TOTAL SPACES PROVIDED: 108 SPACES/UNIT

BRIDGE PARKING REQUIRED: 1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
 7.2 (1/20) = 1 BRIDGE SPACES REQUIRED
 BRIDGE PARKING PROVIDED = 8 BRIDGE SPACES (4+ THE MAX)

HISTORIC DISTRICT COMMISSION
 RECOMMENDATION
 DATED: 11/24/2016

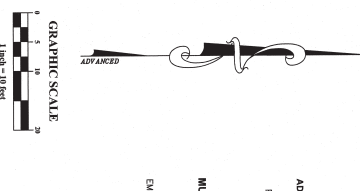
PROPERTY ADDRESS: 911 North Fourth Street
 PROPOSER: STEVEN S. SOMBY
 PROJECT NUMBER: 16-2-21

THE CITY OF COLUMBUS
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

10/27/2016

FOR THE DIVISION OF POWER:

- ACTION:**
- Upon review of Application #16-2-21, 911 North Fourth Street, the Italian Village Commission recommended approval of the proposed variance, as follows:
 - 1) Allow 2 Dwellings, one with four Dwellings Units and one with 3 Dwellings Units (0332.039).
 - 2) Reduction in the number of parking spaces from 12 to 7 (3132.09(C)).
 - 3) Decrease in the side yard setback from 5 feet to 1 foot (3332.20).
 - 4) Allow the Project to front on College Alley, which is not a "public street" (3332.19).
 - 5) Reduction in the maximum side yards to 6 feet 6 inches (3332.21).
 - 6) Reduction in the maximum side yards to 3.9 feet (3332.23).
 - 7) Reduction in the rear yard to 1 foot (3332.27).
 - 8) Reduction in the maximum side yards to 6 feet 6 inches (3332.28).
 - 9) Waive the requirement of a bulk storage limitation (3190.01).
 - 10) Waive the requirement of a maximum height limitation (3190.01).
 - 11) Waive the requirement of a maximum height limitation (3190.01).
 - 12) Waive the requirement of a maximum height limitation (3190.01).
 - 13) Waive the requirement of a maximum height limitation (3190.01).
- RECOMMENDATION:** RECOMMENDED RECOMMENDED DENIAL NO ACTION TAKEN
- THE RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTIONS REQUESTED AS INDICATED.
- Handy F. ...
 Historic Preservation Officer



ENGINEER
 ADVANCED CIVIL DESIGN, INC.
 560 HUNTER AVENUE
 COLUMBUS, OH 43230
 PHONE (614) 428-7750
 FAX (614) 428-7755

DEVELOPER
 MULBERRY DEVELOPMENT
 560 HUNTER AVENUE
 COLUMBUS, OH 43230
 PHONE (614) 652-8455
 FAX (614) 652-8456
 EMAIL: CHOUSE@MULBERRY.COM

FOR THE DIVISION OF POWER:

THE PROJECT COMPARES WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODES:

- 3332.03 DWELLINGS
- 3332.09 Dwellings
- 3332.19 Dwellings
- 3332.20 Dwellings
- 3332.23 Dwellings
- 3332.27 Dwellings
- 3332.28 Dwellings

FOR THE DIVISION OF POWER:

ANY REQUIRED PERMITS, APPROVALS, OR OTHER ACTION REQUIRED BY THE CITY OF COLUMBUS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDER THE TERMS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND OTHER ACTION REQUIRED BY THE CITY OF COLUMBUS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND OTHER ACTION REQUIRED BY THE CITY OF COLUMBUS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND OTHER ACTION REQUIRED BY THE CITY OF COLUMBUS.

FLOOD NOTE:

By graphic, existing only, the property is located in Flood "X" (Area designated by the Flood Insurance Rate Map (FIRM) for the Flood Insurance Risk Study (FIRS) for the City of Columbus, Ohio, dated July 16, 2011, in Flood Hazard Zone X1, with a return period of 100 years. The Flood Insurance Risk Study (FIRS) for the City of Columbus, Ohio, dated July 16, 2011, in Flood Hazard Zone X1, with a return period of 100 years. The Flood Insurance Risk Study (FIRS) for the City of Columbus, Ohio, dated July 16, 2011, in Flood Hazard Zone X1, with a return period of 100 years.

PRIVATE WATER SERVICE PLAN #2134

SAVANNAH ENGINEERING
 CONNECTION TO SAVANNAH ENGINEERING WATER MAIN
 OFFICE 910 DUBLIN ROAD 3RD FLOOR DUBLIN, OH 43017

ADVANCED CIVIL DESIGN ENGINEERS

422 BUCKNER ROAD
 COLUMBUS, OH 43230
 PHONE 614.428.7750
 FAX 614.428.7755

SCALE: 1"=40'
 DATE: 06/29/2016

SHEET 1 / 1

CITY OF COLUMBUS, OHIO
 SITE PLAN
 FOR
THE CHRISTOPHER

PLANNING DEPARTMENT

10/27/2016

STATEMENT OF HARDSHIP
(911 N. Fourth Street)

Pursuant to this Application, the property owner is proposing to develop a 7 unit residential project at 911 N. Fourth Street (the "Project"). Parcel 010-009792-00 is zoned R-4 and will have 7 townhomes with garages (the "R-4 Parcel"). The property owner previously filed an application with the The Italian Village Commission (the "Commission") that included the Project and a proposal to develop 20 additional residential units along with 1,230 square feet of retail space and a parking area on the property adjacent to the Project that lies on the other side of College Alley, which is zoned CPD (the "CPD Parcel"). Although the Commission conditionally approved the prior combined application, the Department of Building and Zoning Services ("Building Services") required that separate applications be filed since the R-4 Parcel and the CPD Parcel are bisected by College Alley. Further, Building Services identified additional variances that would be required. This Application seeks approval of these additional variances.¹

The CPD zoning for the adjacent parcel that was completed in 2009 reflects City Council and the Italian Village Commissioners' desire that the property be more intensely developed as mixed-use. The Project will maintain College Alley and provide landscaping and open areas to enhance the property. Both parcels are also subject to the Urban Commercial Overlay.

Applicant submits that the Project meets both the Italian Village East Redevelopment Plan and the Short North Design Guidelines, as it does the following: (1)

¹ Several of the variances have already been approved by the Commission. However, for ease of reference all of the variances are included herein.

stimulates private investment in the area; (2) turns a vacant parking lot into town homes with front doors facing N. Fourth Street; (3) provides a mix of neighborhood commercial and residential; (4) provides open space with trees and enhances walkability in the area; (5) creates good, attractive utilization of a major street environment; and (6) is compatible with adjacent properties. In order for the project to be feasible, however, the following variances are needed: (1) allow 2 Dwellings; one with four Dwelling Units and one with 3 Dwelling Units (3332.039); (2) reduction in the number of parking spaces from 12 to 7² (3312.49 (C)); (3) increase in lot coverage from 50% to 85% (3332.15); (4) decrease in the side yard setback from 5 feet to 1 foot (3332.26); (4) allow the Project to front on College Alley, which is not a "public street" (3332.19); (5) a reduction in the R-4 area district requirements from 10,500 square feet to 7,405 square feet (3332.15); (6) reduction in the building lines to 5 feet 6 inches (3332.21); (7) reduction in the maximum side yards to 1 foot 2 inches (3332.25); (8) reduction in the rear yard to 1 foot (3332.27); (9) waive the requirement to provide an on-site dumpster; the Project will opt out of the City of Columbus refuse service and provide private hauling of refuse (1309.01); and (10) waive the requirement of a bulk storage location (3372.569).

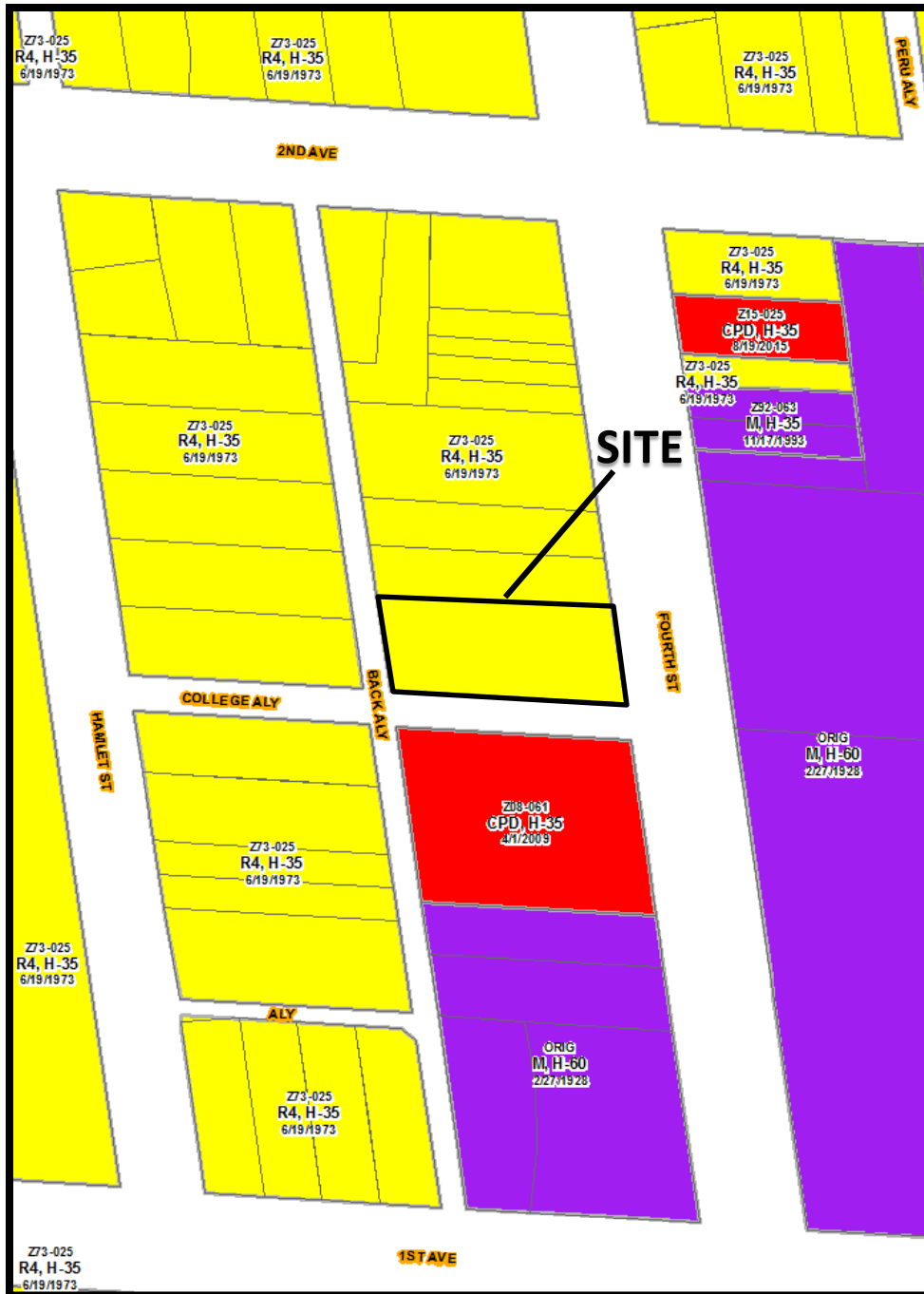
Construction of the Project in accordance with the proposed site plan will have little or no adverse effect on neighboring uses, and, in fact, will constitute a substantial improvement to the neighborhood.

Applicant submits that the Application satisfies the requirements of 3307.09. First, Applicant understands that prior redevelopment projects in the area have been granted similar variances. Second, the circumstances and conditions are not the result of actions of the property owner or Applicant, but are necessitated by the size and condition

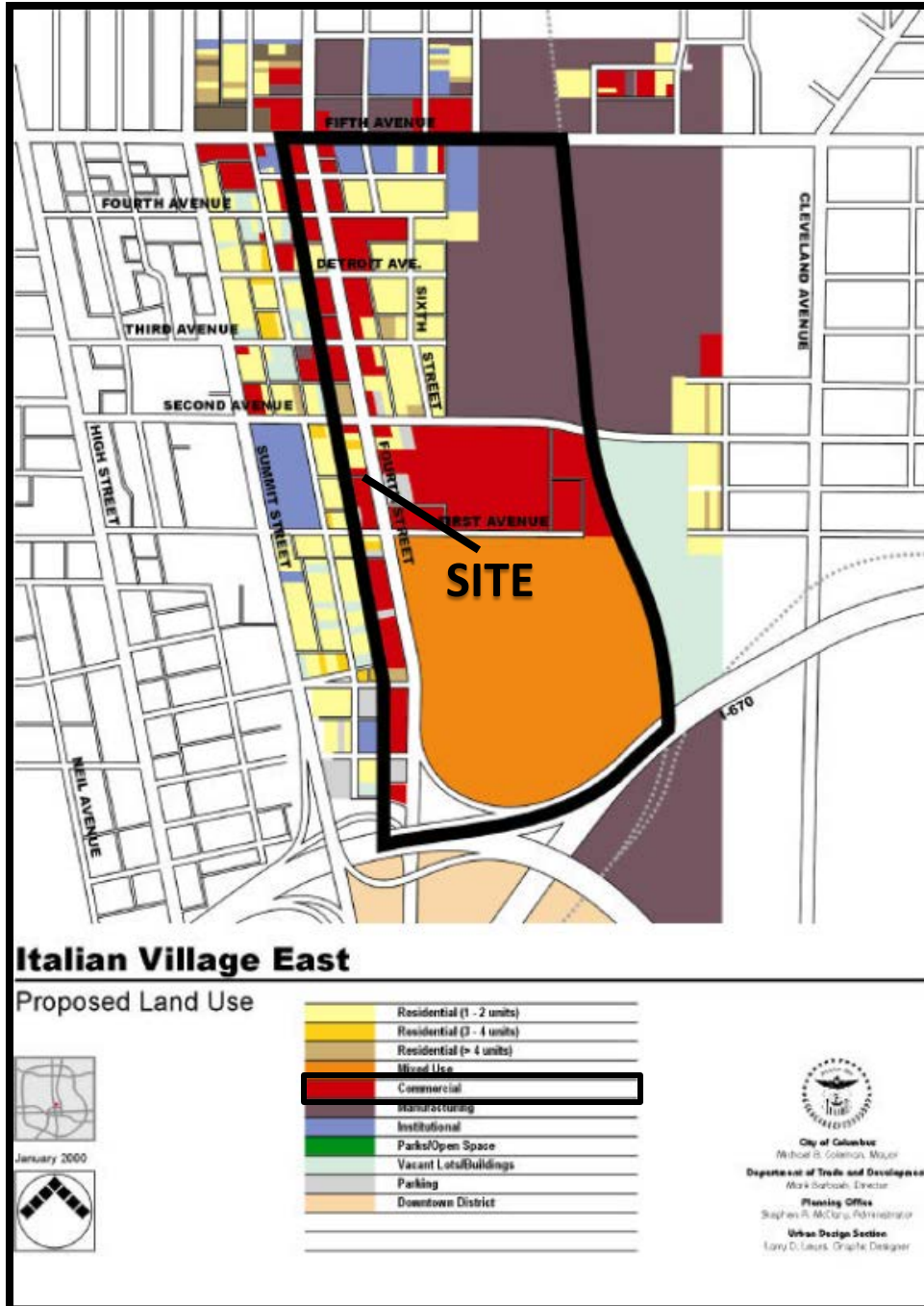
² Prior request was from 11 to 7, but Building Services calculates that 12 spaces are currently required.

of the available land. Located on a major thoroughfare, the site is not suitable for single family detached residential. Multifamily development mandates increased density to be feasible and this necessitates the requested variances. Third, granting of the requested variances will preserve a substantial property right that is possessed by owners of other properties in the area. Finally, granting the variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

Applicant believes that the overall development of the Project in accordance with the site plan will actually benefit the neighborhood, meet the immediate neighborhood need for neighborhood commercial (a concept fully compatible with the historic use patterns in Columbus historic areas), and is consistent with the Italian Village East Redevelopment Plan, the Short North Guidelines and the Urban Commercial Overlay. As set forth above, the Project provides a mix of commercial and residential on the N. Fourth Street corridor, as well as trees, open space and better walkability in the area. For these reasons, Applicant respectfully requests that the above variances be granted.



CV16-021
911 North Fourth Street
Approximately 0.17 acres



CV16-021
 911 North Fourth Street
 Approximately 0.17 acres



CV16-021
911 North Fourth Street
Approximately 0.17 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

**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: 911 North Fourth Street

APPLICANT'S NAME: John A. Gleason (Applicant)

Victor Investments, Ltd. (Owner)

APPLICATION NO.: 16-5-23

COMMISSION HEARING DATE: 5-17-16

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 #16-5-23, 911 North Fourth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

- 1) Allow 2 Dwellings; one with four Dwelling Units and one with 3 Dwelling Units (3332.039).
- 2) Reduction in the number of parking spaces from 12 to 7 (3312.49 (C)).
- 3) Increase in lot coverage from 50% to 85% (3332.15).
- 4a. Decrease in the side yard setback from 5 feet to 1 foot (3332.26).
- 4b. Allow the Project to front on College Alley, which is not a "public street" (3332.19).
- 4) A reduction in the R-4 area district requirements from 10,500 square feet to 7,405 square feet (3332.15).
- 5) Reduction in the building lines to 5 feet 6 inches (3332.21).
- 6) Reduction in the maximum side yards to 3.9 feet (3332.25).
- 7) Reduction in the rear yard to 1 foot (3332.27).
- 8) Waive the requirement to provide an on-site dumpster; the Project will opt out of the City of Columbus refuse service and provide private hauling of refuse (1309.01).
- 9) Waive the requirement of a bulk storage location (3372.569)

MOTION: Lapp/Goodman (4-0-1) RECOMMENDED [Boyer].

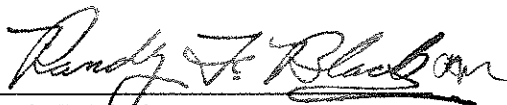
RECOMMENDATION:

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

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 # CV16-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Gleason
of (COMPLETE ADDRESS) 41 South High Street, Suite 3100, Columbus, Ohio 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
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 for listing property owners. Row 1: 1. Victor Investments, Ltd. 17 E. Brickel Street, Suite E Columbus, Ohio 43215. Row 2: 2. (Empty)

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 9th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 2/21/18 Notary Seal Here



BETH ANNE GUNDRUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES ON 2/21/18

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