

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 11, 2017**

- 2. APPLICATION: Z16-079**  
**Location:** **1453 NOURTH FOURTH STREET (43201)**, being 0.39± acres located at the southwest corner of North Fourth Street and East Fifth Avenue (010-025259, 010-030575, and 010-038136; Italian Village Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multi-unit residential building.  
**Applicant(s):** Arch City Development; c/o Nathan Sampson, Agent; 990 West Third Avenue; Columbus, OH 43212.  
**Property Owner(s):** 4x5 Acquisitions, LLC; 1555 Lake Shore Drive; Columbus, OH 43204.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

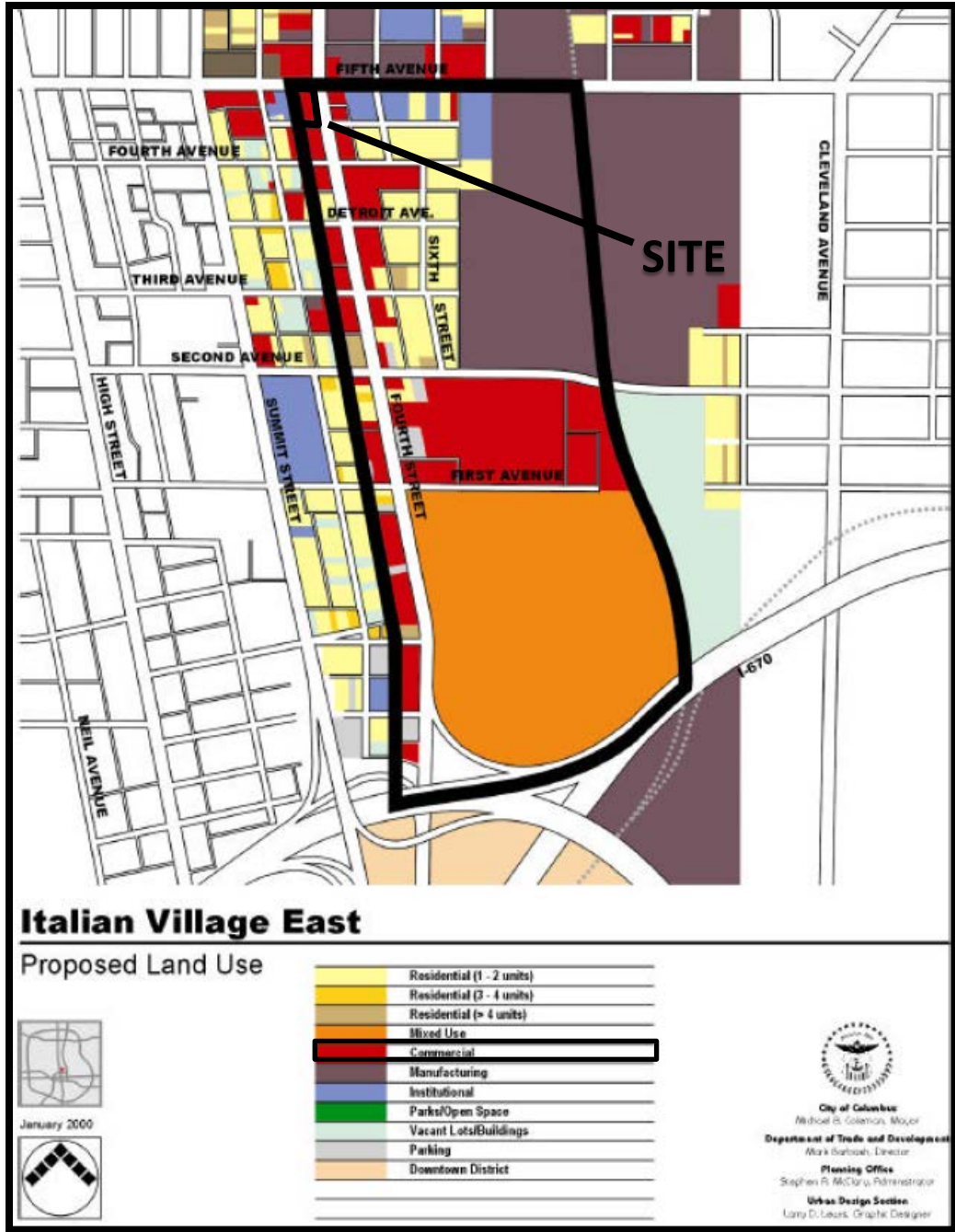
- The 0.39± acre site consists of three parcels zoned in the C-4, Commercial District, and is developed with two industrial/commercial buildings. The applicant is requesting the AR-1, Apartment Residential District to allow the development of fourteen apartment units in one building
- North of the site is an unoccupied convenience store zoned in the C-4, Commercial District. South of the site is an unoccupied industrial/commercial building in the C-4, Commercial District. West of the site is a warehouse building in the C-4, Commercial District. East of the site is a beauty salon zoned in the C-4, Commercial District
- The site is within the boundaries of the *Italian Village East Redevelopment Plan (2000)*, which recommends commercial land uses at this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation was for approval.
- Concurrent CV16-077 has been filed to reduce the number of required parking spaces, vision clearance triangles, maximum side yard, and minimum side yard and building lines, while increasing the percentage of allowable lot coverage and building height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- 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 and East Fifth Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-1, Apartment Residential District will allow the site to be developed with a fourteen-unit apartment building. The *Italian Village East Redevelopment Plan* recommends commercial land uses at this location. While the proposed use is not consistent with that recommendation, the Plan also recommends that the North Fourth corridor be developed with a mix of commercial, residential, and office uses. Planning Division has indicated that this proposal is consistent with the recommendation for a mixed-use corridor along North Fourth Street.



Z16-079  
1453 North Fourth Street  
Approximately 0.39 acres  
C-4 to AR-1



Z16-079  
 1453 North Fourth Street  
 Approximately 0.39 acres  
 C-4 to AR-1



Z16-079  
1453 North Fourth Street  
Approximately 0.39 acres  
C-4 to AR-1



**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:** 197-201 E. Fifth Ave./aka 1453 N. 4<sup>th</sup> St.

**APPLICANT'S NAME:** Arch City Development (Applicant)                      New Victorians, Inc. (Owner)

**APPLICATION NO.:** 17-4-18a                      **COMMISSION HEARING DATE:** 4-18-17

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**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning         | <input type="checkbox"/> Special Permit      |
| <input checked="" type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use               | <input checked="" type="checkbox"/> Other    |
| <input type="checkbox"/> Lot Split                   |  |

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

Recommend approval of variance application #17-4-18a, 197-201 E. Fifth Avenue/ aka 1453 N. 4<sup>th</sup> St., as submitted:

Variance Recommendation Request

- Rezone property from C4, Commercial to AR-1, Apartment Residential district.
- 3309.14(A) – To permit a building or structure to be erected with a maximum height of 40-ft in a 35-ft height district.
- 3312.49(C) - Minimum number of parking spaces required. To permit the minimum number of parking spaces to be reduced from 21 spaces to 16 spaces
- 3321.05(B)(2) - Clear vision at intersections. To reduce the clear vision triangle from 30 feet to 7 feet at E. 5th Ave. And N. 4th Ave.
- 3333.1S(C) - Basis of computing area. To permit a residence building to occupy 55% of the lot area.
- 3333.18(D)(1) - Building lines. To reduce the building line from 10 feet to 0 feet at E. 5th Ave. and N. 4th Ave.
- 3333.22 - Maximum side yard required. To reduce the sum of the widths of each side from 16 feet to 0 feet.
- 3333.23(D) - Minimum side yard permitted. To reduce the minimum side yard permitted from 5.8 feet to 3 feet.

MOTION: Goodman/Cooke (7-0-0) RECOMMEND APPROVAL

**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



**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 # 216-079

STATE OF OHIO  
COUNTY OF FRANKLIN

Brian Higgins

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, 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 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. MDB Lakeshore Holdings, LLC 1555 Lake Shore Drive Columbus, OH 43204	2. VHS 4x5, LLC 823 East Long Street, 2nd Floor Columbus, OH 43203
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 1<sup>st</sup> day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

01-01-20

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

Notary Seal Here

**CHRISTINA L. HUNTLEY**  
Notary Public, State of Ohio  
My Commission Expires 01-01-2020

**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 all checks payable to the Columbus City Treasurer**