

PROJECT NAME:
875 NORTH FOURTH STREET
DEVELOPER:
LYKENS COMPANY
COLUMBUS OHIO

ARCHITECT:
COLUMBUS DESIGN CO.
WESTERVILLE OHIO

SITE DATA

ADDRESS	SUB AREA 1	SUB AREA 2	SUB AREA 3
200 E 1ST AVE - 875 N 4TH ST	883 N 4TH ST	889 N 4TH ST	
TAX PARCELS 010-033474 (TO BE SPLIT)	010-033474 (TO BE SPLIT)	010-033474 (TO BE SPLIT)	
AREA 31 AC +/-, 13,500 SF +/-	18 AC +/-, 8,000 SF +/-	06 AC +/-, 2500 SF +/-	
ZONING CPD Z17-036	CPD Z17-036	CPD Z17-036	
PROPOSED CPD (Z20-078)	CPD (Z20-078)	R2-F (Z20-076)	
HEIGHT: H-35 38' PERMITTED HEIGHT	H-35	H-35	
USE EXISTING THREE (3) STORY 25,990 SF APARTMENT BUILDING WITH 2500 +/- SF GROUND FLOOR COMMERCIAL RETAIL USES AND ONE (1) GROUND FLOOR PARKING (2) FLOOR APARTMENT (2) FLOOR AND 8 SURFACE PARKING SPACES	EXISTING 1900 SF RESTAURANT - PREDATES SNPD, 8 SPACES REQUIRED BY CPD Z17-036 ADDITIONAL 450 SF PATIO - 2 SPACES REQUIRED, 10 TOTAL SPACES REQUIRED, 10 SPACES PROVIDED INCL. 1 HO SPACE.	PROPOSED 2 FAMILY DWELLING	

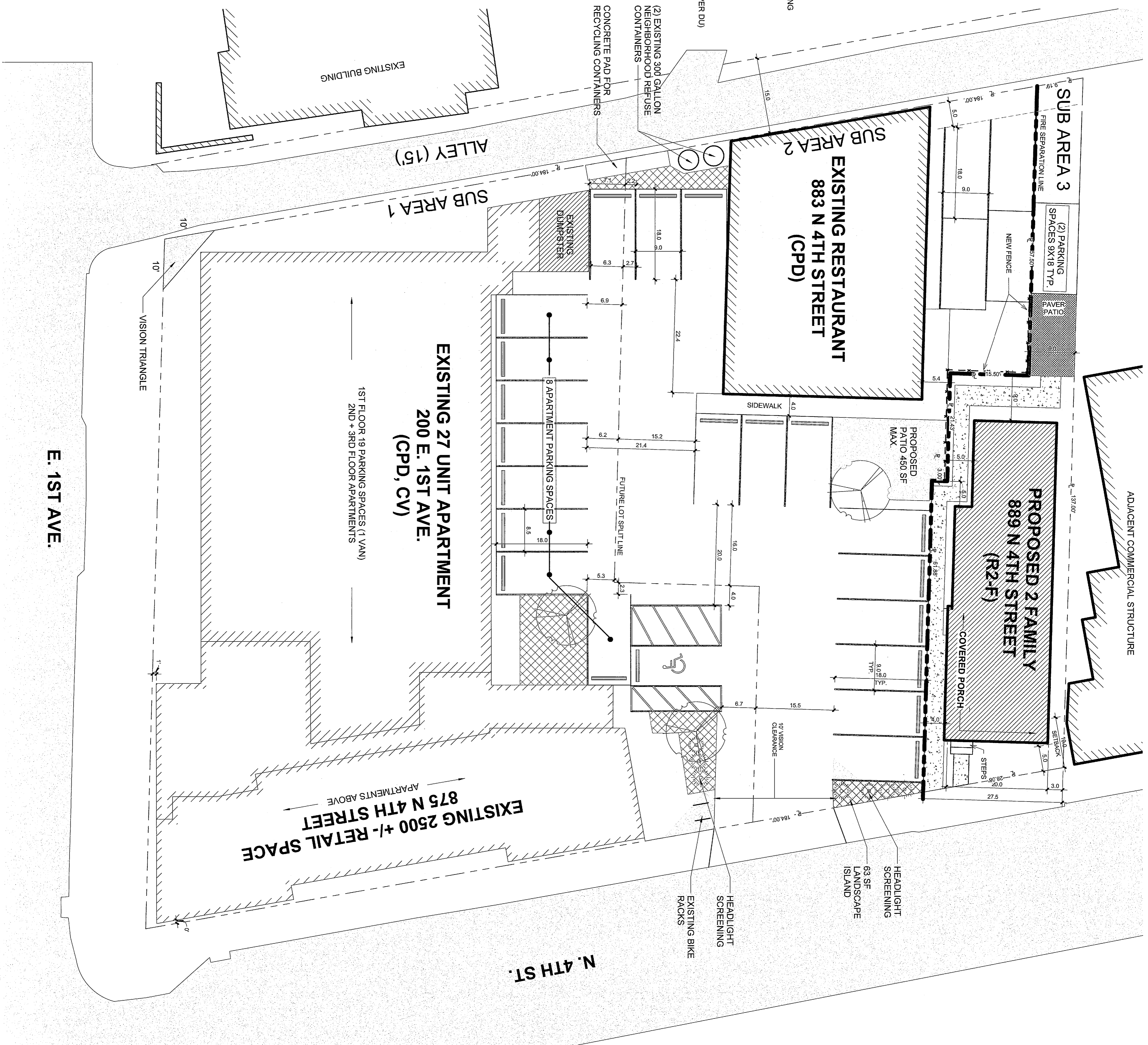
PARKING:
27 (27 REQUIRED @ 1 PER DU) PREDATES SNPD (Z17-026)
8 SPACES REQUIRED BY CPD Z17-036 FOR RESTAURANT USE (NO CHANGE) 2 SPACES REQUIRED FOR 450 SF PATIO (SNPD), 10 SPACES REQUIRED, 15 PROVIDED.
SNPD - (2 SPACES REQ. @ 1 PER DU) 2 SPACES PROVIDED

(SHORT NORTH PARKING DISTRICT)	COMMERCIAL (RETAIL); EXEMPT	PRIVATE HAULER	OPT-OUT/PRIVATE HAULER (RESIDENTIAL)
REFUSE			
REAR YARD	N/A	N/A	750 SF - 30%
LOT COVERAGE	N/A	N/A	1220 SF - 49%

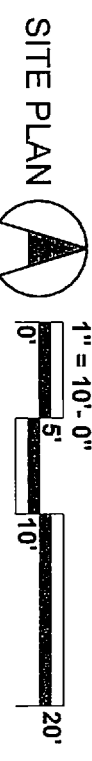
NOTE: THE DEVELOPER MAY SPLIT THE SITE AS SHOWN. ALL DIMENSIONS OF SUBAREA 1, 2, 3 SHOWN HERE ON ARE SUBJECT TO MINOR CHANGE BASED ON SURVEY FOR LOT SPLITS.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed adjustment.

David E. Perry, Agent for Applicant
Donald Plank, Attorney for Applicant
Date: 11/16/2021
Date: 11/16/2021



Z20-078 & CV20-088
Final Received 11/16/2021



875-889 N 4TH
COLUMBUS OH
LYKENS COMPANIES

columbus designco
COLUMBUS DESIGN LLC
WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081
614-438-3075

SHEET DATE: 11/16/21
PROJECT #: 19124
ZONING DRAWING
PROJECT DATE: 11/16/21

01
SITE PLAN

THE ARRANGEMENTS SHOWN HEREIN ARE THE PROPERTY OF COLUMBUS DESIGN LLC. ALL RIGHTS RESERVED © 2020

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

- 2. APPLICATION: Z20-078**
- Location:** **875 N. 4TH ST. (43215)**, being 0.57± acres located at the northwest corner of North 4th Street and East 1st Avenue (010-033474; Italian Village Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District and R-2F, Residential District (H-35).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Lykens Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Blankenship Family, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

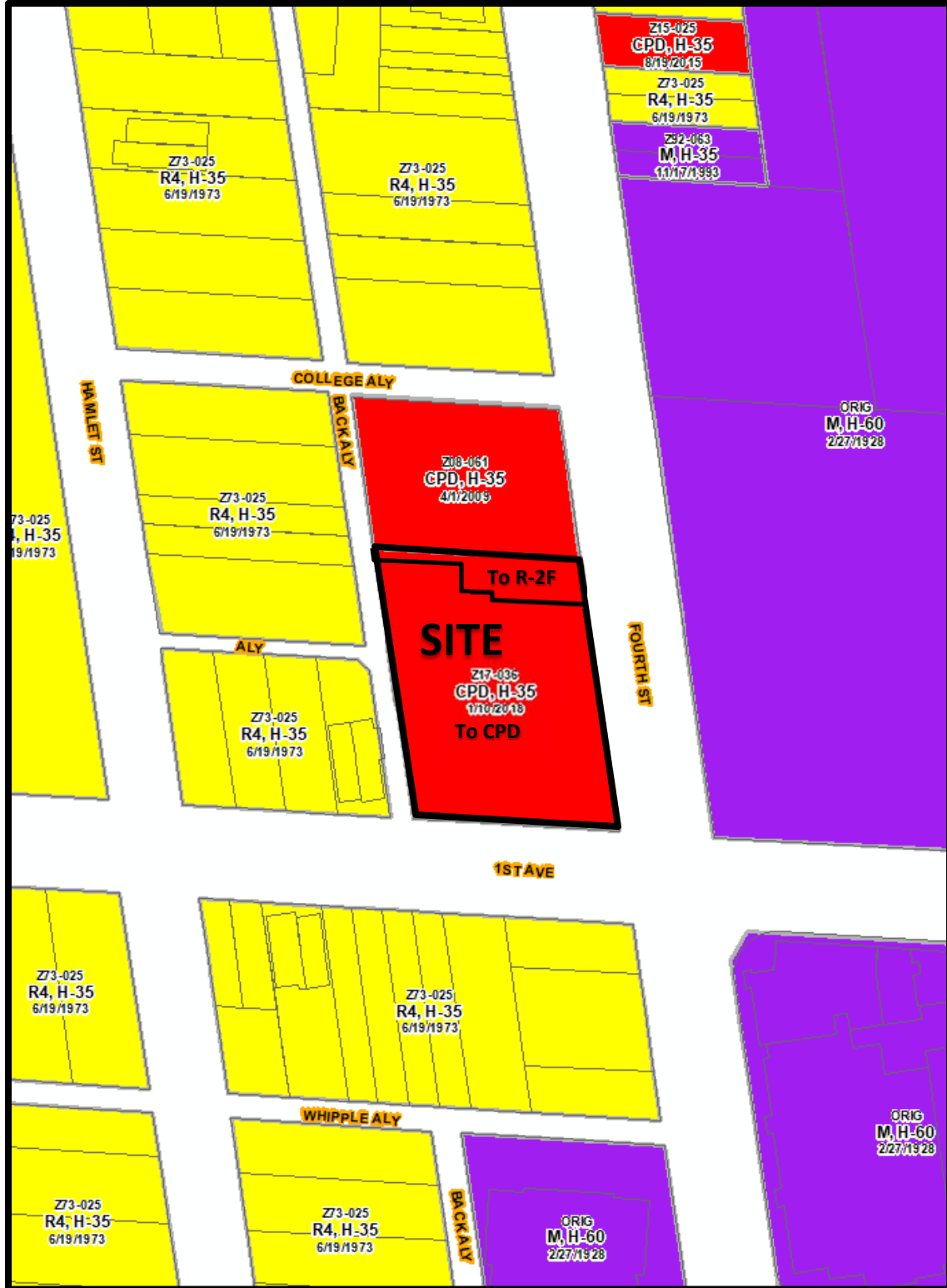
- The 0.57 acre site consists of one parcel developed with a mixed-use building and a restaurant in the CPD, Commercial Planned Development District as approved by Z17-036 and CV17-062. The existing zoning is comprised of three subareas with a mixed-use building in Subarea 1, a commercial building in Subarea 2, and a former dwelling (recently demolished) that could have been repurposed for commercial use in Subarea 3. The requested CPD, Commercial Planned Development District reconfigures the size of Subarea 2 while maintaining Subarea 1 and the proposed uses of each subarea. The requested R-2F, Residential District replaces the CPD district in Subarea 3 to permit a new two-unit dwelling.
- North of the site is a multi-unit residential development in the CPD, Commercial Planned Development District. South and west of the site are dwellings and a mixed-use building in the R-4, Residential District. East of the site is a multi-unit residential development in the M, Manufacturing District.
- The site is subject to the Italian Village Urban Commercial Overlay and the Short North Special Parking Area, and is located within the boundaries of the *Italian Village East Redevelopment Plan* (2000), which recommends “Commercial” uses for this location. The Plan also recommends a mix of uses along North Fourth Street and maintaining residential uses.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval of the requested CPD and R-2F districts.
- The CPD text limits uses and includes development standards addressing height, access,

and commitment to a site plan subject to final approval by Italian Village Commission. Modifications to code standards are included for building height, maneuvering, parking space size, access and circulation, vision clearance, maximum building setback, and landscaping and screening.

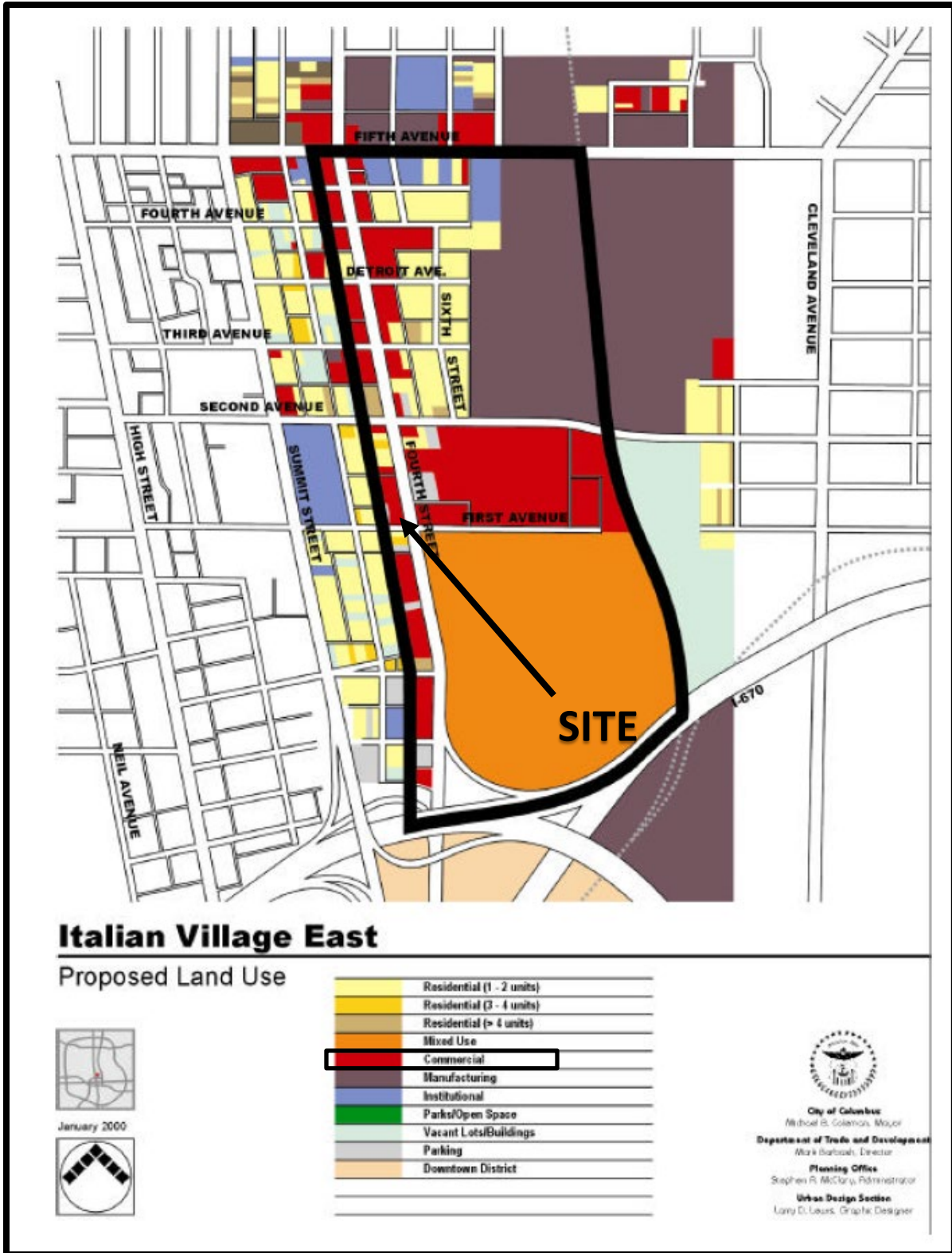
- Concurrent CV20-088 has been filed to permit an existing ground floor dwelling unit in Subarea 1, along with standard variances addressing lot, area, and side yard requirements for the proposed two-unit dwelling. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies North Fourth Street as an Urban Community Connector requiring a minimum of 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

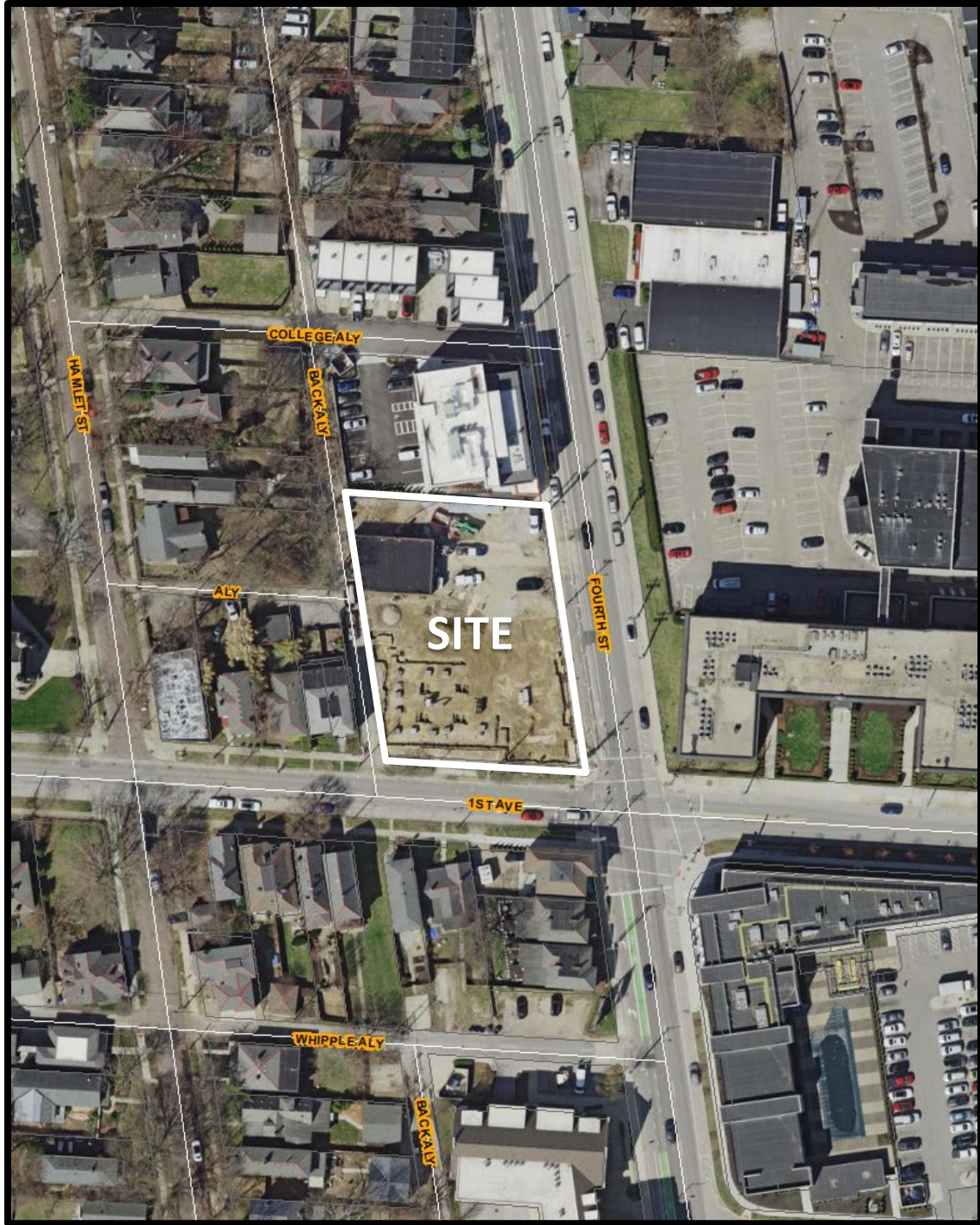
The requested CPD, Commercial Planned Development and R-2F, Residential districts will maintain a mixed-use development with adjusted subarea boundaries, and proposes a new two-unit dwelling. While the *Italian Village East Redevelopment Plan* recommends commercial uses at this location, the Plan also recommends for a mix of uses along North Fourth Street, and supports maintaining residential buildings located along the corridor. The site has already been redeveloped as a mixed-use development, and this proposal will permit a two-unit structure where a historic dwelling (deemed beyond repair by the Italian Village Commission) once stood, thus supporting the Plan's goals. The request is compatible with the zoning and development pattern of the area.



Z20-078
875 N. 4th St.
Approximately 0.57 acres
CPD to CPD and R-2F



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Z20-078
875 N. 4th St.
Approximately 0.57 acres
CPD to CPD and R-2F

DEPARTMENT OF
DEVELOPMENT

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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 889 N Fourth Street

APPLICANT'S NAME: Columbus Design LLC –Karrick Sherrill (Applicant)/ Lykens Companies
(Owner)

APPLICATION NO.: IV-21-07-013

MEETING DATE: 7/13/2021 **EXPIRATION:** 7/13/2022

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 & 3319 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Approve application IV-21-07-013, 889 N Fourth St., as submitted with clarifications as noted:

- Update the window configuration on the north and west elevations of residence, per submitted documentation.
- Add a roof ridge vent, per submitted documentation.
- Remove previously approve landscaping from front, side and rear of building and replace with hardscaping, per submitted documentation.

MOTION: Cooke/Michl-Smith 4-0-1) [Sudy] APPROVED.

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.



James A. Goodman, M.S.
Historic Preservation Officer

Staff Notes: Sidewalk to the South of the 889 N Fourth St. was approved to be concrete as part of application # IV-17-10-15.

DEPARTMENT OF
DEVELOPMENT

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PROPERTY ADDRESS: 875 N Fourth Street

APPLICANT'S NAME: Lykens Companies c/o Dave Perry (Applicant)/ Blankenship Family Partnership (Owner)

APPLICATION NO.: IV-20-10-022 10/13/2021

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 & 3319 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Recommend approval of Application IV-20-10-022, 875 N Fourth Street, as submitted, with all clarifications noted:

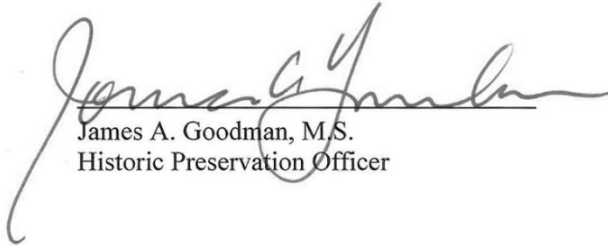
Variance Recommendation

- Section 3356.03, C-4 Permitted Uses, to permit one (1) ground level dwelling unit in Subarea 1.
- The following variances are for Subarea 3, R-2F:
- Section 3312.25, Maneuvering, to permit 2 stack parked parking spaces, thereby not providing independent maneuvering area for the interior parking space.
- Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to 28 feet.
- Section 3332.14, R-2F, Area District Requirements, while actual lot area is 2,657 square feet lot area based on Section 3332.18(C), Basis of Computing Area, is 2,352 square feet by multiplying lot width (28') by three times the lot width (84').
- Section 3332.21(F), Building Lines, to reduce the minimum N. 4th Street building setback from 10 feet to 9.6 feet.
- Section 3332.25, Maximum Side Yards Permitted, to reduce the sum of the side yards from 10 feet to 8 feet.
- Section 3332.26, Minimum Side Yard Permitted, to reduce the side yards from 5 feet to 3 feet.

MOTION: Goodman/Fergus (5-0-1) [Sudy] 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.



James A. Goodman, M.S.
Historic Preservation Officer



Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z20-078

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Lykens Companies; 1086 N 4th St, Ste 109; Columbus, OH 43201; # Cols based Emps: 15 Contact: Kevin Lykens, (614) 653-1212	2. Blankenship Family, LLC; 1086 N 4th St, Ste 109; Columbus, OH 43201; # Cols based Emps: 0 Contact: Kevin Lykens, (614) 653-1212
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 17th day of September, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.