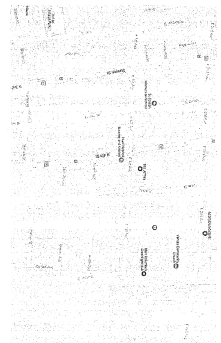


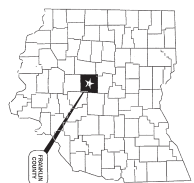
PARKING CALCULATIONS

Proposed Use (1)(2)	Area	Parking Ratio/Spaces	Indian Village Urban Commercial Overlay Parking Reduction	Code Required Parking
First Floor: Restaurant	1,007 +/- SF	1 space/75 SF	25% reduction	11 spaces
Second Floor: Residential - 2 DU	1,356 +/- SF	2 spaces/DU, 4 spaces	N/A	4 spaces
TOTAL REQUIRED PARKING	2,363 +/- SF			15 spaces
TOTAL PROVIDED PARKING (3)				0 spaces

(1) Residential and restaurant parking shown for example. Any mix of commercial use, including retail uses, is permitted subject to the applicable minimum number of parking spaces provided.
 (2) Retail parking not calculated since required parking is less than restaurant parking.

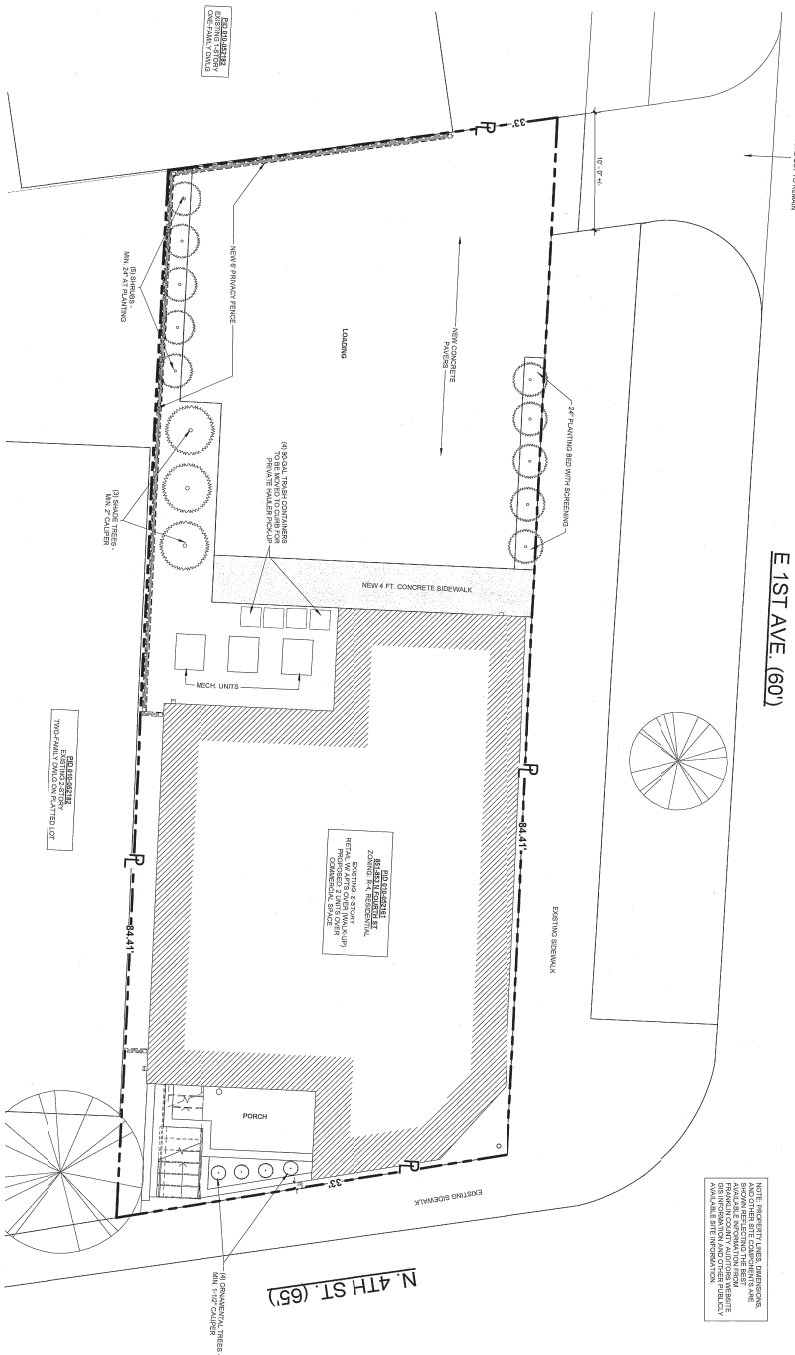


VICINITY MAP



SITE TOTAL AREA

PARCELS TOTAL SITE AREA/ AREA (SF) AREA (AC)
 PID - 101 - 022161 2877.77 0.07



NOTE: PROPOSED LINES, DIMENSIONS, AND AREAS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE APPLICANT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED BY THE APPLICANT PRIOR TO CONSTRUCTION.

DATE: 07/05/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 851 N FOURTH STREET

This Site Plan may be slightly adjusted to reflect engineering, surveying, and other requirements. Any adjustments to the Site Plan shall be approved by the Director of the Site Planning Department. The applicant shall submit a copy of the final approved Site Plan to the Director of the Site Planning Department for their records.
 David B. Perry, Agent
 David Perry, Ohio 7.5.17
 David Perry, Ohio 7/5/17
 David Perry, Ohio 7/5/17

CV17-016



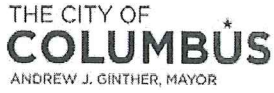
SITE PLAN

851 N FOURTH STREET
 LYKENS COMPANIES



SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 t 614 545 4550 f 614 545 4555 www.shremshock.com

SCALE: AS SHOWN
 DATE: 07/05/17
 DRAWING NUMBER: 1609031
 PROJECT NUMBER: 1609031



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 of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

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 to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant

Donald Plank

Date

3/23/17

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

CV17-016

Exhibit B

Statement of Hardship

CV17-016

851 North Fourth Street, Columbus, OH 43215

The site is located at the southwest corner of North Fourth Street and East First Avenue. It is zoned R-4 from the 1973 area rezoning of Italian Village. The site is developed with a two (2) story building with historical use as ground floor commercial use and second floor residential use. Applicant proposes complete renovation of the building to include ground floor commercial use and two (2) second floor dwelling units. The ground floor is only 1,050 +/- square feet and is proposed for all commercial uses to include office, retail and/or restaurant. The proposed use of the property is consistent with historical use of the property and appropriate for the area. The site is located in the Italian Village Urban Commercial Overlay (UCO).

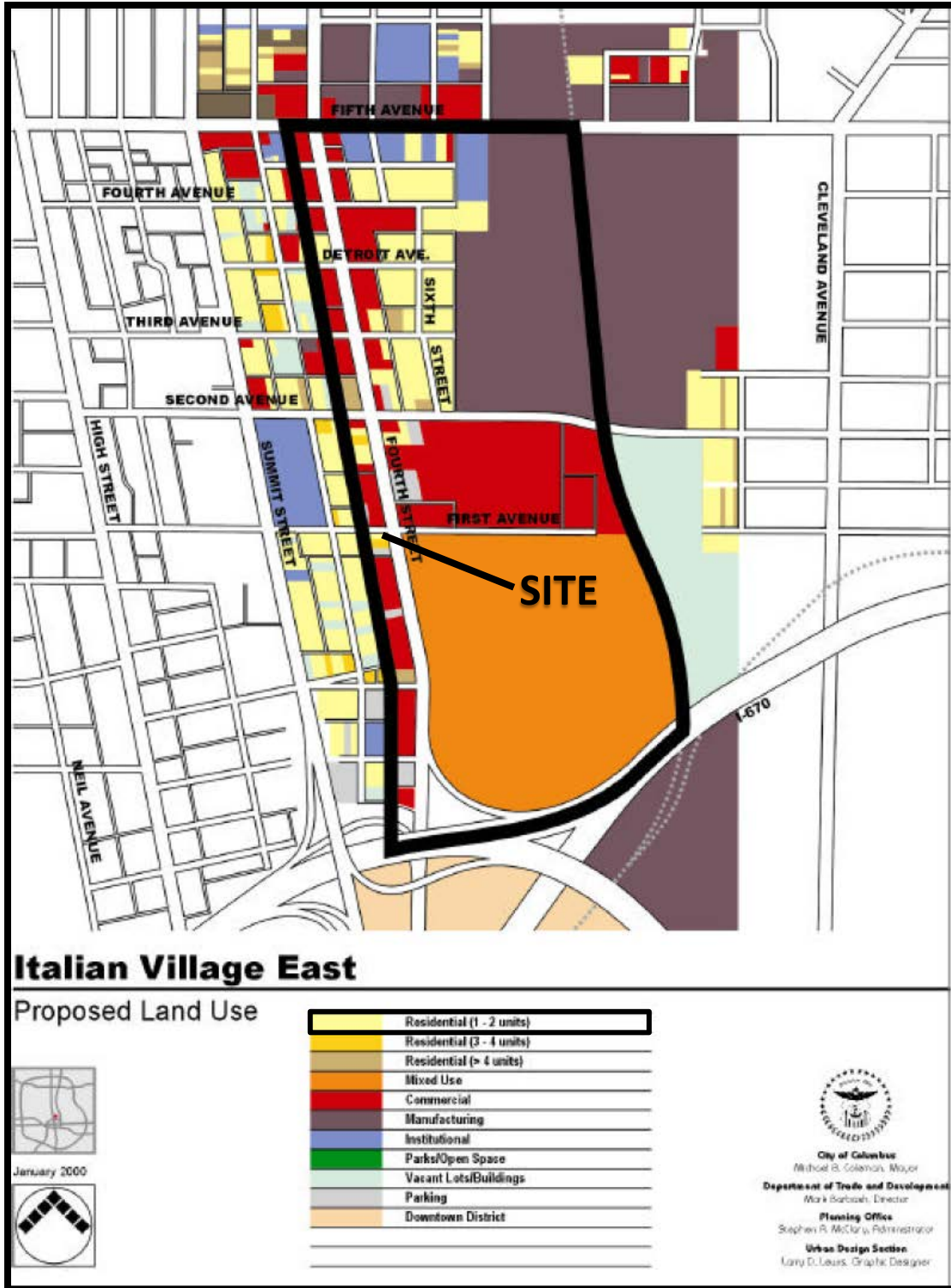
Applicant has a hardship and practical difficulty with complying with the R-4 district use and current zoning code standards for commercial uses for a building that has historically been used for the uses proposed by this application with current code standards, such as off-street parking , being applied to the historic property.

Applicant requests the following variances:

- 1). Section 3332.039, R-4, Residential District, to permit ground floor commercial use and two (2) dwelling units located above the ground level commercial use.
- 2). Section 3312.13, Driveway, to permit the existing ten (10) foot wide driveway from E. First Avenue.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 15 spaces to 0 spaces, with the ground floor to include restaurant use, or less intensive commercial uses, and up to two (2) second floor dwelling units.
- 4). Section 3332.05(A)(4), to reduce the current required lot width at the front lot line from 50 feet to the existing 32 feet fronting N. Fourth Street.
- 5). Section 3332.15, R-4 Area District Requirements, to reduce the required lot area for a principal building from 6,000 square feet to the existing 2,613 +/- square feet.
- 6). Section 3372.604(B), Setback Requirements, to reduce the E. First Avenue parking setback from five (5) feet to zero (0) to two (2) feet, as depicted on the Site Plan.



CV17-016
851 North Fourth Street
Approximately 0.06 acres



CV17-016
 851 North Fourth Street
 Approximately 0.06 acres



CV17-016
851 North Fourth Street
Approximately 0.06 acres

**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: 851 N. Fourth St.

APPLICANT'S NAME: David Perry Company, Inc. (Applicant) Alkhatib Fourth, LLC c/o Kevin Lykens (Owner)

APPLICATION NO.: 7-4-11

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 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 application #17-4-11, 851 N. Fourth St., as submitted with the following clarifications:

Variance Recommendation Request

- 3332.039, R-4, Residential District, to permit ground floor commercial use and two (2) dwelling units located above the ground level commercial use.
- 3312.13, Driveway, to permit the existing ten (10) foot wide driveway from E. First Avenue.
- 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 14 spaces to 0 spaces.
- 3332.0S(A){4}, to reduce the current required lot width at the front lot line from 50 feet to the existing 32 feet fronting N. Fourth Street.
- 3332.15, R-4 Area District Requirements, to reduce the required lot area for a principal building from 5,000 square feet to the existing 2,613 +/-square feet
- 3372.604(B), Setback Requirements, to reduce the E. First Avenue parking setback from five (5) feet to two (2) feet.
- 3372.605(D), Building Design Standards, to reduce the required window glass (UCO) for the N. Fourth Street and the E. First Avenue frontages to the percentage glass required by the Italian Village Commission.
- The loading zone area is approved for that purpose only; the area is not to be used for vehicular parking or a restaurant/retail patio.

MOTION: Goodman/Hagerling (4-0-3) RECOMMEND APPROVAL. [Cooke, Fergus, Sudy]

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 # CV17-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR FULLY 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. Row 1: 1. Alkhatib Fourth, LLC (1020 Dennison Avenue, Suite 102, Columbus, Ohio 43201-3497, # of Columbus Based Employees: 0, Contact: Kevin Lykens (614) 565-4209); 2. Lykens Companies (1020 Dennison Avenue, Suite 102, Columbus, Ohio 43201-3497, # of Columbus Based Employees: 0, Contact: Kevin Lykens (614) 565-4209). Row 2: 3. (blank); 4. (blank).

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

SIGNATURE OF AFFIANT [Signature: Donald Plank]

Sworn to before me and signed in my presence this 23rd day of March, in the year 2017

[Signature: Barbara A. Painter]
SIGNATURE OF NOTARY PUBLIC

AUGUST 3 2020
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 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 checks payable to the Columbus City Treasurer