

PROJECT NAME:  
**875**  
**875 NORTH FOURTH STREET**

OWNER:  
**LYKENS COMPANY**  
**COLUMBUS**  
**OHIO**

ARCHITECT:  
**SHREMSHOCK ARCHITECTS INC.**  
**NEW ALBANY**  
**OHIO**

**SITE DATA - 875 N FOURTH STREET, REZONING (Z17-036)**

ADDRESS	SUB AREA 1	SUB AREA 2	SUB AREA 3
875 N. 4TH	883 N. 4TH	883 N. 4TH	883 N. 4TH
TAX PARCELS	010-032874, 010-0001721 (110 USE)	010-012489	010-009546
AREA	35,402 SF - 14,248 SF +/-	11,742 SF +/-, 4793 SF +/-	20,242 SF +/-, 3503 SF +/-
EXISTING ZONING	M. MANUFACTURING	M. MANUFACTURING	M. MANUFACTURING
PROPOSED ZONING	CPD COMMERCIAL PLANNED DEVELOPMENT AND CV170BZ	CPD COMMERCIAL PLANNED DEVELOPMENT AND CV170BZ	CPD COMMERCIAL PLANNED DEVELOPMENT AND CV170BZ
HEIGHT	H. 35' WITH VARIANCE TO PERMIT H. 35'	H. 35'	H. 35'
USE	20K REUSE (3) STORY 2,500 SF EXISTING 9000 SF SHOP BUILDING WITH 2000 SF GROUND FLOOR - PROPOSED CHANGE OF USE TO COMMERCIAL USES (2) TOTAL 0A, 1A SPACE (1) TOTAL 0A, 1A SPACE SURFACE PARKING SPACES	EXISTING SINGLE FAMILY DWELLING AND ATTACHED GARAGE - PROPOSED ALTERATION TO COMMERCIAL OF USE TO 2000 SF GROUND FLOOR COMMERCIAL AND 1 FLOOR 1500 SF SWIMMING UNIT	EXISTING SINGLE FAMILY DWELLING AND ATTACHED GARAGE - PROPOSED ALTERATION TO COMMERCIAL OF USE TO 2000 SF GROUND FLOOR COMMERCIAL AND 1 FLOOR 1500 SF SWIMMING UNIT
PARKING	52 INCL. SPACES ACCESS 8	5 - INCLUDING 2 TANNEN SPACES	5 - INCLUDING 2 TANNEN SPACES
REFUSE	OPT OUT/PRIVATE HAULER (RESIDENTIAL)	PRIVATE HAULER	OPT OUT/PRIVATE HAULER (RESIDENTIAL)

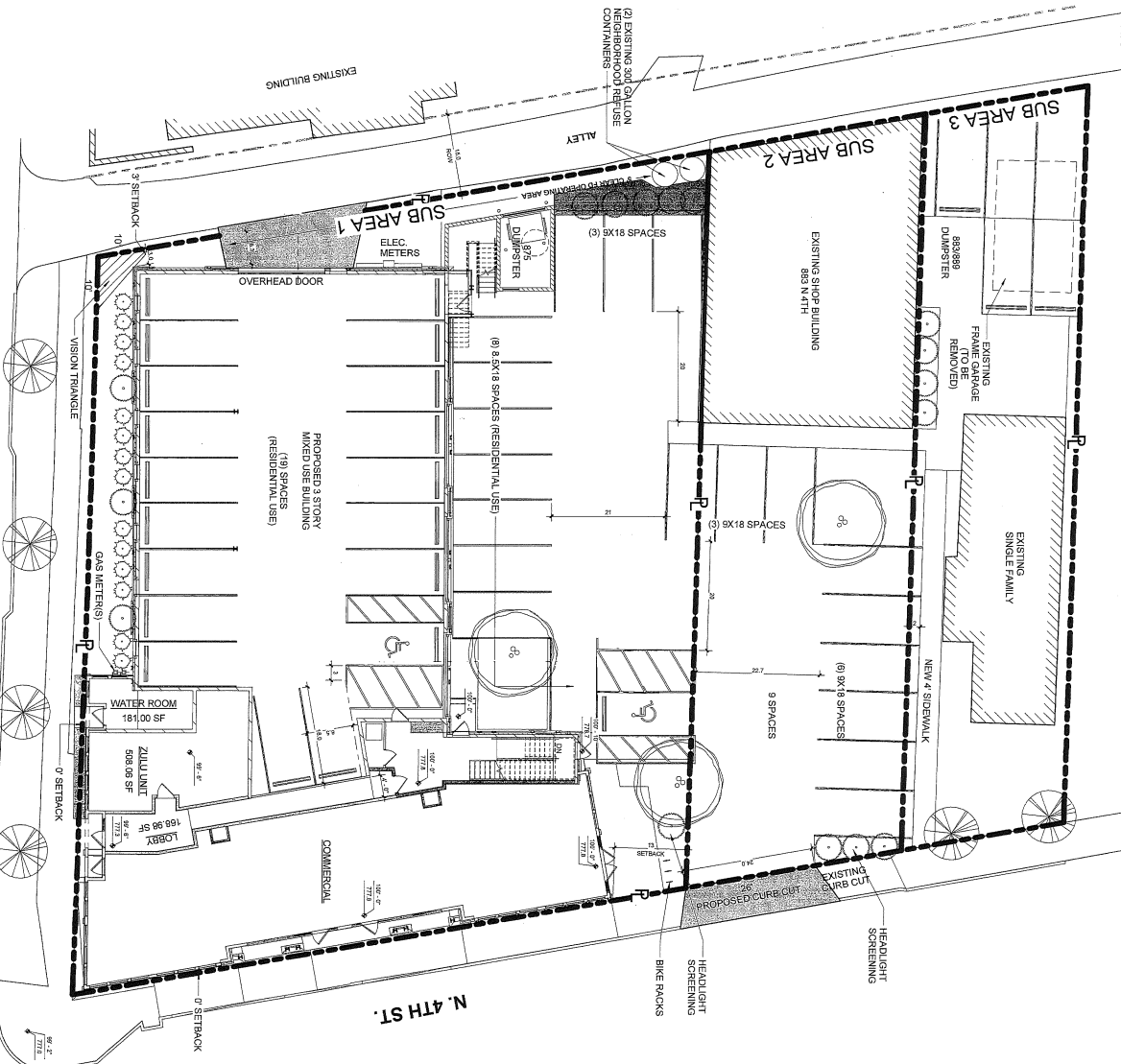
**SITE LOCATION MAP**



**217-036 Final Received 11/10/17 Page 1 of 1**

David S. Perry, Architect  
 David S. Perry, Architect  
 Donald Perry, Architect  
 11/10/17  
 11/10/17

This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the site plan. The site plan shall be reviewed and approved by the Director of the Building and Zoning Services Department and the Director of the Planning and Zoning Commission. The site plan shall be approved upon submission of the appropriate data regarding the proposed site plan.




**SHREMSHOCK**  
 SHREMSHOCK ARCHITECTS, INC.  
 7400 West Campus Road Suite 150 New Albany, OH 43054  
 1 614 545 4550 1 614 545 4555 www.shremshock.com

**875**  
**NORTH 4TH**  
 DATE REVISION: 11/10/17  
 REVISIONS:  
 TITLE: SITE PLAN  
 DRAWING NUMBER: A001  
 SCALE: 1/8" = 1'-0"  
 SHEET: 1 OF 1  
 DATE: 10/27/17

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 9, 2017**

- 2. APPLICATION: Z17-036**
- Location:** **875 NORTH FOURTH STREET (43201)**, being 0.55± acres located at the northwest corner of North Fourth Street and East First Avenue (010-033474 and 3 others; Italian Village Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial and residential development.
- Applicant(s):** Lykens Companies; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** LS Development Systems, LLC, et al; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

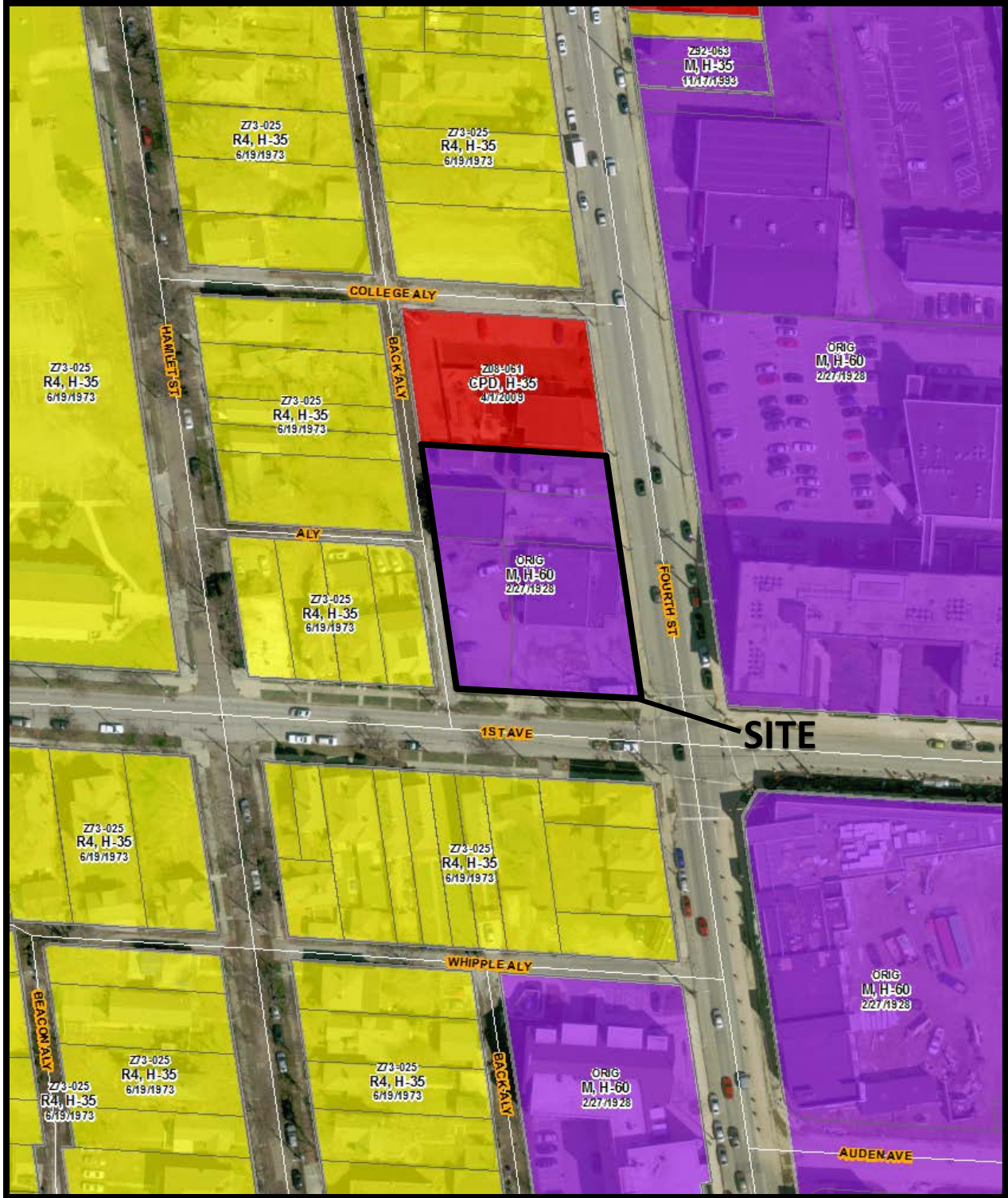
**BACKGROUND:**

- The 0.55 acre site includes four parcels developed with commercial and residential structures in the M, Manufacturing District. The applicant proposes a CPD, Commercial Planned Development District to permit a mixed use building (Subarea 1), a commercial building (Subarea 2), and a variety of potential office/retail/residential uses within what is currently a single-unit dwelling (Subarea 3).
- North of the site will be 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 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 site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval of the requested CPD district.
- The CPD will limit uses and includes development standard commitments addressing height, access, and a site plan. Variances are included for height district, parking space, and maneuvering in Subarea 1, parking space, maneuvering, vision clearance, and setbacks in Subarea 2, and maximum building setback in Subarea 3.

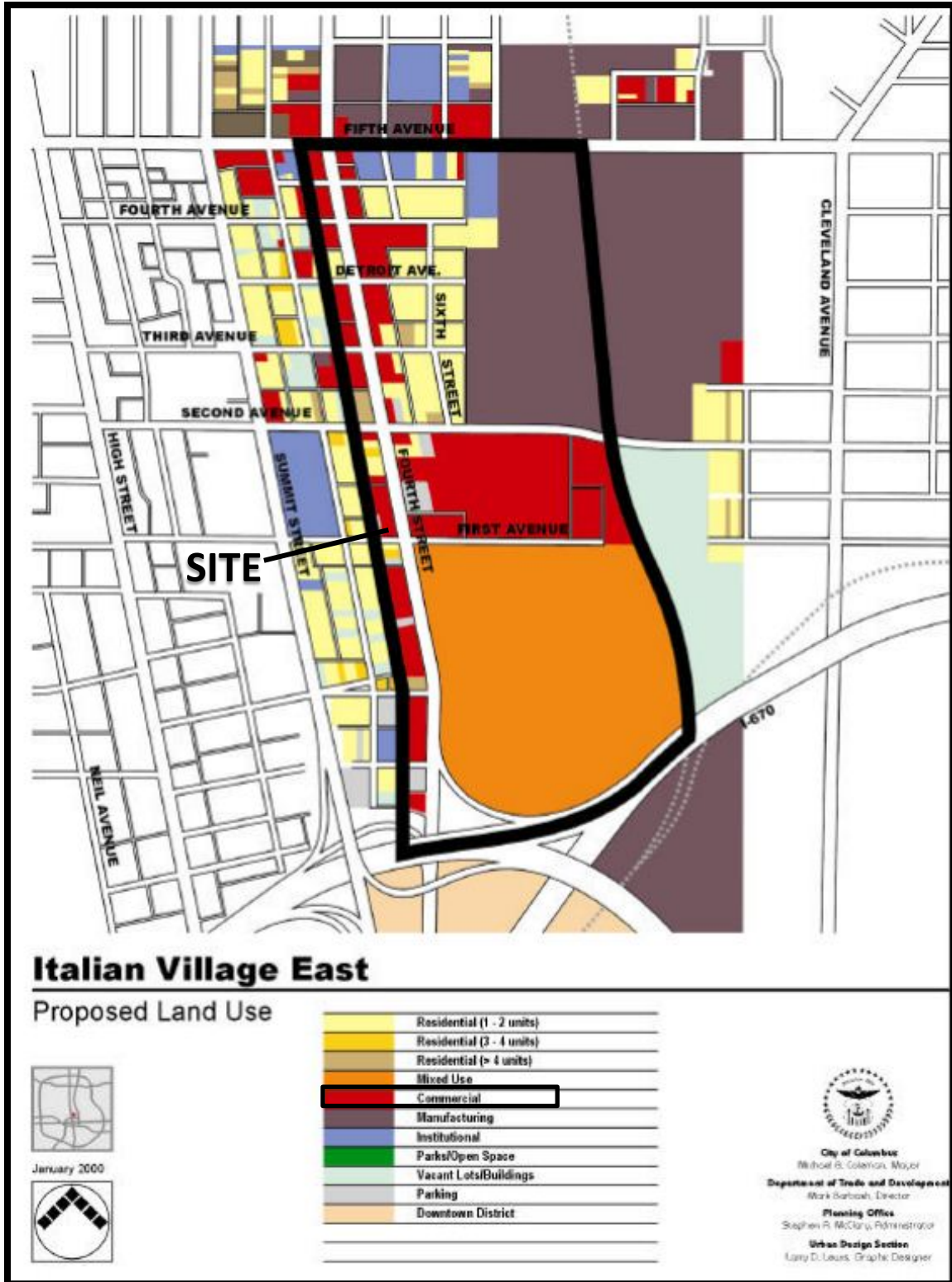
- Companion CV17-062 has been filed to permit first floor residential uses in Sub-area 1. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The Columbus Thoroughfare Plan identifies Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the site to be developed with varying commercial and residential uses across three subareas. Staff supports the proposed uses, which are consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*. The request is compatible with the zoning and development pattern of the area.



Z17-036  
875 North Fourth Street  
Approximately 0.55 acres  
M to CPD



Z17-036  
875 North Fourth Street  
Approximately 0.55 acres  
M to CPD



Z17-036  
875 North Fourth Street  
Approximately 0.55 acres  
M to CPD

**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:** 875 N. Fourth St.

**APPLICANT'S NAME:** Lykens Companies C/O Dave Perry (Applicant)  
LS Development Systems, LLC (Owner)

**APPLICATION NO.:** 17-9-17

**COMMISSION HEARING DATE:** 9-19-17

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 type="checkbox"/> Parking Variance    | <input 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 #17-9-17, 875 N. Fourth St., as submitted:

Variance Recommendation Request

- The 0.55 +/- acre site is located at the northwest corner of North Fourth Street and East First Avenue. The property is zoned M, Manufacturing, and is within the Italian Village Urban Commercial Overlay (UCO). A new building (875 N Fourth Street) at the corner has been approved by the IVG. Two (2) other existing buildings (883 N Fourth Street and 889 N Fourth Street) are included in the zoning applications. Applicant proposes to rezone (Z17-036) the property to the CPD, Commercial Planned Development District to permit reuse of the buildings for commercial uses with dwelling units above ground floor commercial use at 875 N Fourth Street, in addition to site variances as noted in the submitted materials. A variance (CV17-062) application is also pending to permit one ground level accessible dwelling unit in the CPD at 875 N. Fourth Street.

Subarea 1

- 3309.14, Height Districts, to increase the permitted height from 35' (H-35) to 38' for the new building.
- 3312.29, Parking Space, to reduce the width of parking spaces from 9 feet to 8.5 feet on Subarea 1 and to permit one (1) parking space to be divided by the property line of Subarea 1 and Subarea 2, thereby providing 5.5 +/- feet of the width of a parking space on Subarea 1 and 3.5 +/- feet on Subarea 2.
- 3312.25, Maneuvering, to reduce maneuvering for one (1) parking space to zero (0) to permit maneuvering across a property line onto Subarea 2, and to permit one (1) parking space to be divided by the property line of Subarea 1 and 2, thereby dividing the maneuvering area on Subarea 1 and 2, both subject to applicable easements to provide code required maneuvering.

Subarea 2

- 3312.29, Parking Space, to permit one (1) parking space to be divided by the property line of Subarea 1 and Subarea 2, thereby providing 5.5 +/- feet of the width of a parking space on Subarea 1 and 3.5 +/- feet on Subarea 2.



- 3312.25, Maneuvering, to permit one (1) parking space to be divided by the property line of Subarea 1 and 2, thereby dividing the maneuvering area on Subarea 1 and 2, subject to applicable easement(s) to provide code required maneuvering.
- 3.3321.05(B)(1) , Vision Clearance, to reduce the 10' x 10' clear vision triangle for the driveway on North Fourth Street to 5' x 5'.
- 3372.604(A)(B), Setback Requirements, to increase the permitted maximum building setback from ten (10) feet to eighty-five (85) feet on N. Fourth Street, and to permit the existing parking lot in front of the building, to conform the existing building and parking setbacks to the UCO, as depicted on the Site Plan.

Subarea 3

- 3372.604(A), Setback Requirements, to increase the permitted maximum building setback from ten (10) feet to twenty-two (22) feet on N. Fourth Street, to conform the existing building setback to the UCO, as depicted on the Site Plan.
- 3312.25, Maneuvering, to permit stacked two (2) parking spaces located in front of two (2) parking spaces, thereby not providing maneuvering area for the two (2) interior parking spaces.
- 3321.01, Dumpster Area, to permit a dumpster to be located behind a parking space, thereby not providing independent vehicular access to the dumpster.

MOTION: Goodman/Maas (3-0-1) APPROVED. [Sudy Abstained]

**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

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 # 217-036

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 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 4 columns containing party information: 1. Lykens Companies, 2. LS Development Systems, LLC, 3. Blankenship Family, LLC, 4. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 29th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

Commission Expires:

11-5-2018



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
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