

SITE DATA
 AREA: 542 ± ACRES
 ZONING: M-INDUSTRIAL

Jeffrey Park Site A: Community Center, Commercial and Residential

Use	Area (sq. ft.) ±	Cash Parking	ICD (1)	Required Parking
Lotting Office	1,246	0	N/A	0
Childcare/Community	1,217	0	N/A	0
Residential (incl. Food and Drink)	8,229	0	N/A	0
Commercial retail, auto	3,200	0	N/A	0
Residential (2)	4,745	0	4 (175 sq. ft.)	48
Residential (3)	1,481	0	10 (150 sq. ft.)	28
Residential (4)	1,322	0	5 (150 sq. ft.)	12
General Office	9,804	22 (140 sq. ft.)	25*	17
Industrial (1) (2) (3)	N/A	325 (2)	N/A	34 (2)
TOTAL REQUIRED PARKING				141 spaces
TOTAL PROVIDED PARKING				83 spaces

- (1) 1st-3rd Floor Urban Commercial Overlay
- (2) Residential, professional office use for Jeffrey Park residents and also non-residents.
- (3) Residential, professional office use for Jeffrey Park residents and also non-residents. Parking calculated at single family use (minimums for each of two (2) spaces/ICD, minimum 1.5 spaces/ICD.
- (4) Curb side required parking ± 200' for 5% no UCO reduction. One (1) space per 'CU' to be required.

Notes: 1. 1/24, 2017, site, see building outline temporary parking lot for Site B.
 Site A: Community Center, Commercial use, residential
 Site B: Residential / residential
 Site C: Residential
 Site D: Residential

Step A, B, C and D include, you identified each to identify the first phase of development and the limit of site development; and the Traffic Impact Study (TIS) is completed. The final site development does not include the office temporary parking lot for Site A, nor parcel 010250374 and 010250381, both of which are the owner of Jeffrey Park, Inc.

CV12-060C (04/17/2011)
 This information is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. Insurance and other financial products are sold through licensed agents and may not be available in all states. Please consult your agent for more information.
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David S. Perry, June 6-20-17
 David S. Perry
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 David S. Perry

732 NORTH FOURTH STREET
 SUITE 100
 TAMPA, FL 33604

CV12-060C Final Revised
 6/20/2017

JEFFREY PARK CONCEPT PLAN

CV12-060C (CV17-021)
 SITE PLAN
 05-20-2017
 1.01



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.

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 requested as detailed below:

Multiple horizontal lines for providing details of the variance requested.

See Exhibit "B"

Signature of Applicant

Donald Plank

Date

3/27/17

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

Exhibit B

Statement of Hardship

CV12-060C (Amendment)

732 N Fourth Street, Columbus, OH 43201

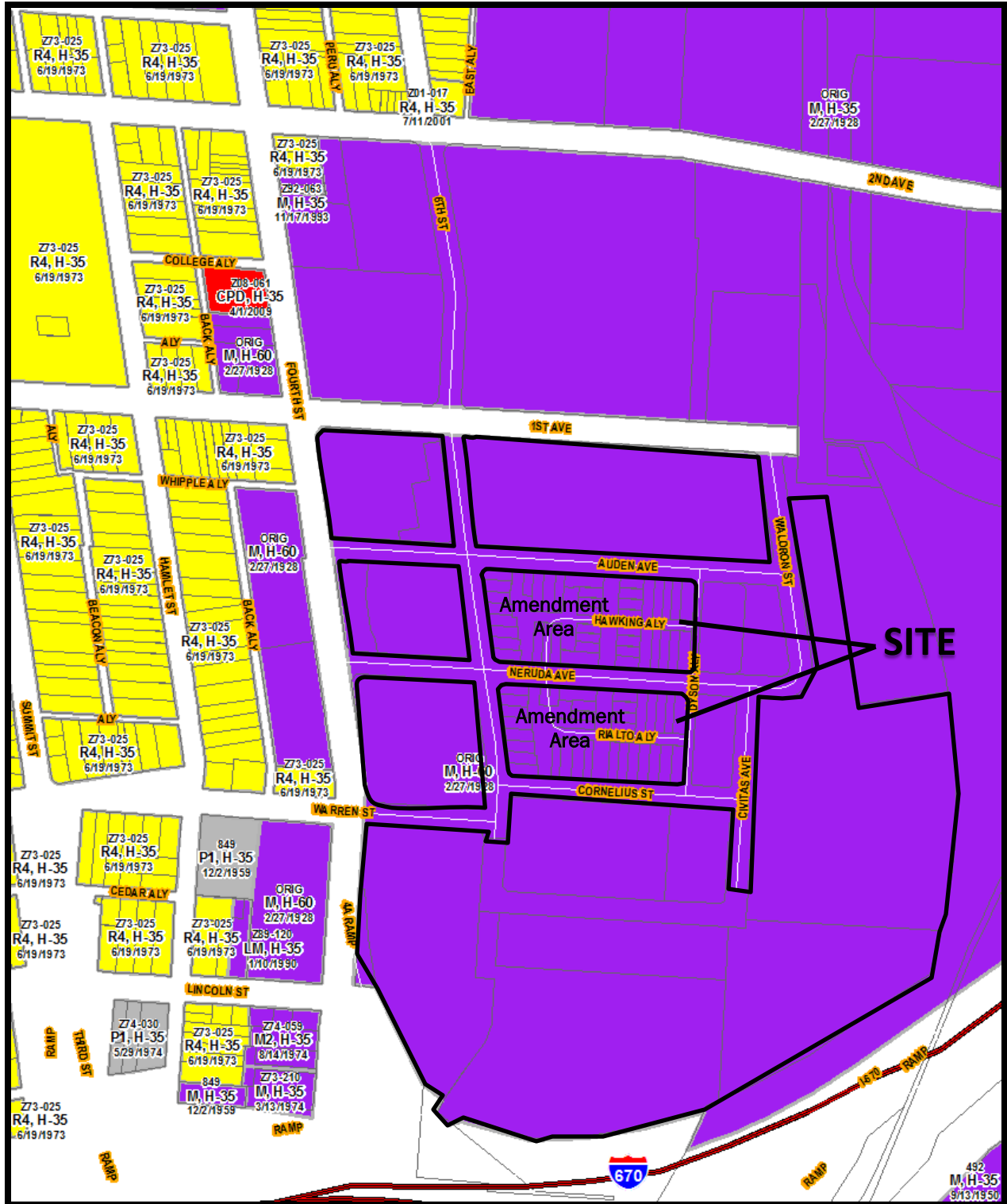
Ordinance 1819-2013 (CV12-060), passed 7-22-2013, granted variances for development of Jeffrey Park and referenced the Jeffrey Park Concept Plan, dated July 2, 2013. Ordinance 1919-2013 was amended in 2015 (CV12-060A, Ordinance 1211-2015, passed May 18, 2015) to modify 2013 ordinance requirements for Site A, the Jeffrey Park Community Center parcel when construction drawings had been prepared and the Jeffrey Park Concept Plan (April 9, 2015) was updated to reflect the updated Community Center Plan. The Community Center and other Jeffrey parcels are now developed. Ordinance 3355-2016 (CV12-060B) modified certain development standards for detached single family dwellings on Site C and D, only.

By this application (CV12-060C), applicant proposes to make minor modifications to required yards for detached and attached dwelling units in Site C and D, only, by reducing the street building setback line from five (5) feet to four (4) feet and by reducing side yard requirements from three (3) feet to zero (0) feet, as specified in Section 7. Residential Yard and Area Requirements, a. Yard and Area Standards in Site C and Site D. All text from Ordinance 3355-2016, other than as modified by this application, is repeated in the submitted text. All standards in the Ordinance 3355-2016, as well as these changes, were proposed by the developer. Site C and D are internal to the Jeffrey Park development.

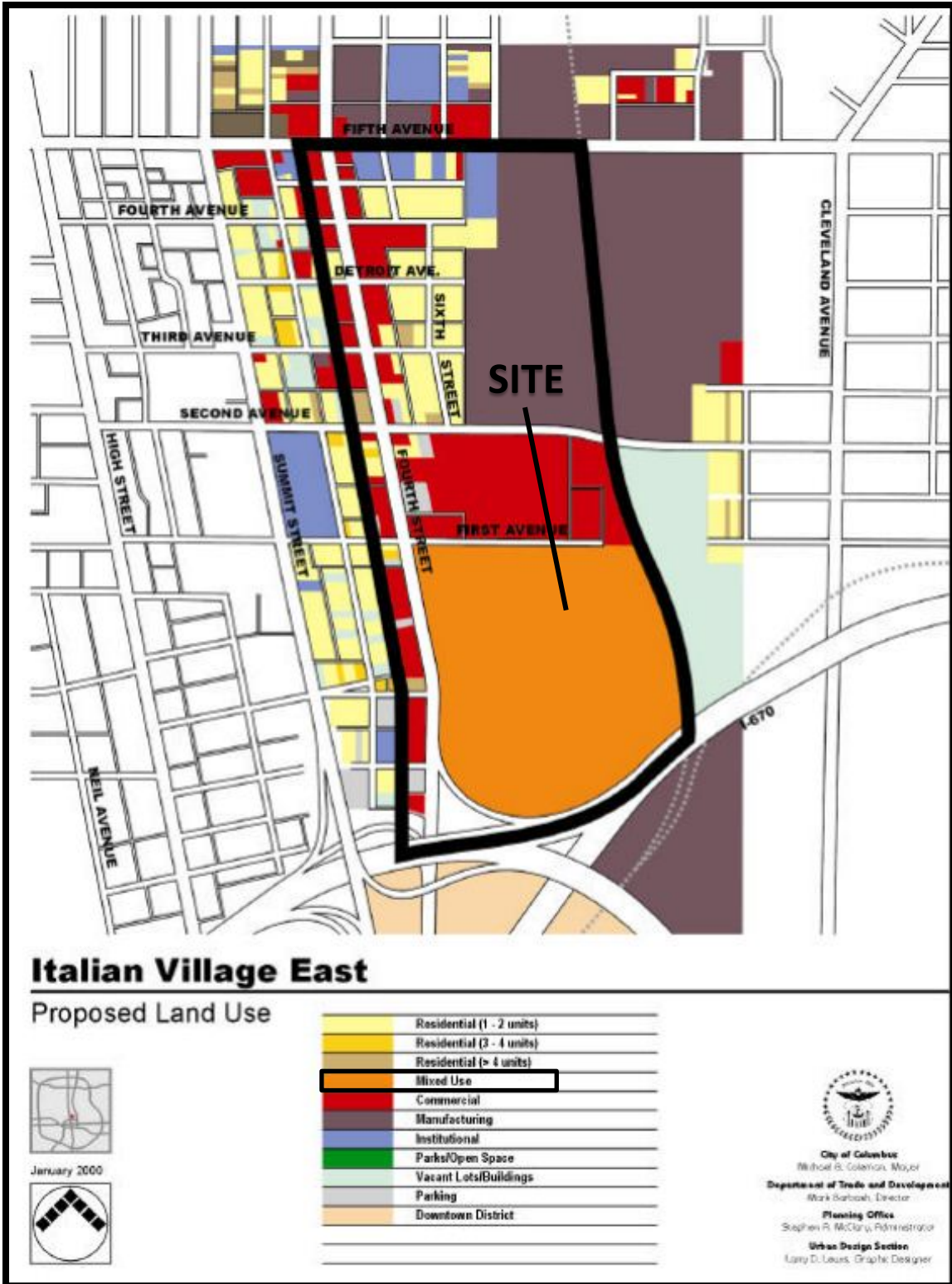
Jeffrey Park is an upscale urban development. The yards were proposed originally by the developer. Sites C and D are internal to Jeffrey Park and therefore, the proposed yards don't impact any property external to Jeffrey Park.

This amendment incorporates the text and standards of Ordinance 3355-2016, except as modified, to make the stated changes, and also references the "Jeffrey Park Concept Plan", dated March 27, 2017, which is updated as the Site Plan for this amendment. Ordinance 3355-2016 should be repealed by this ordinance.

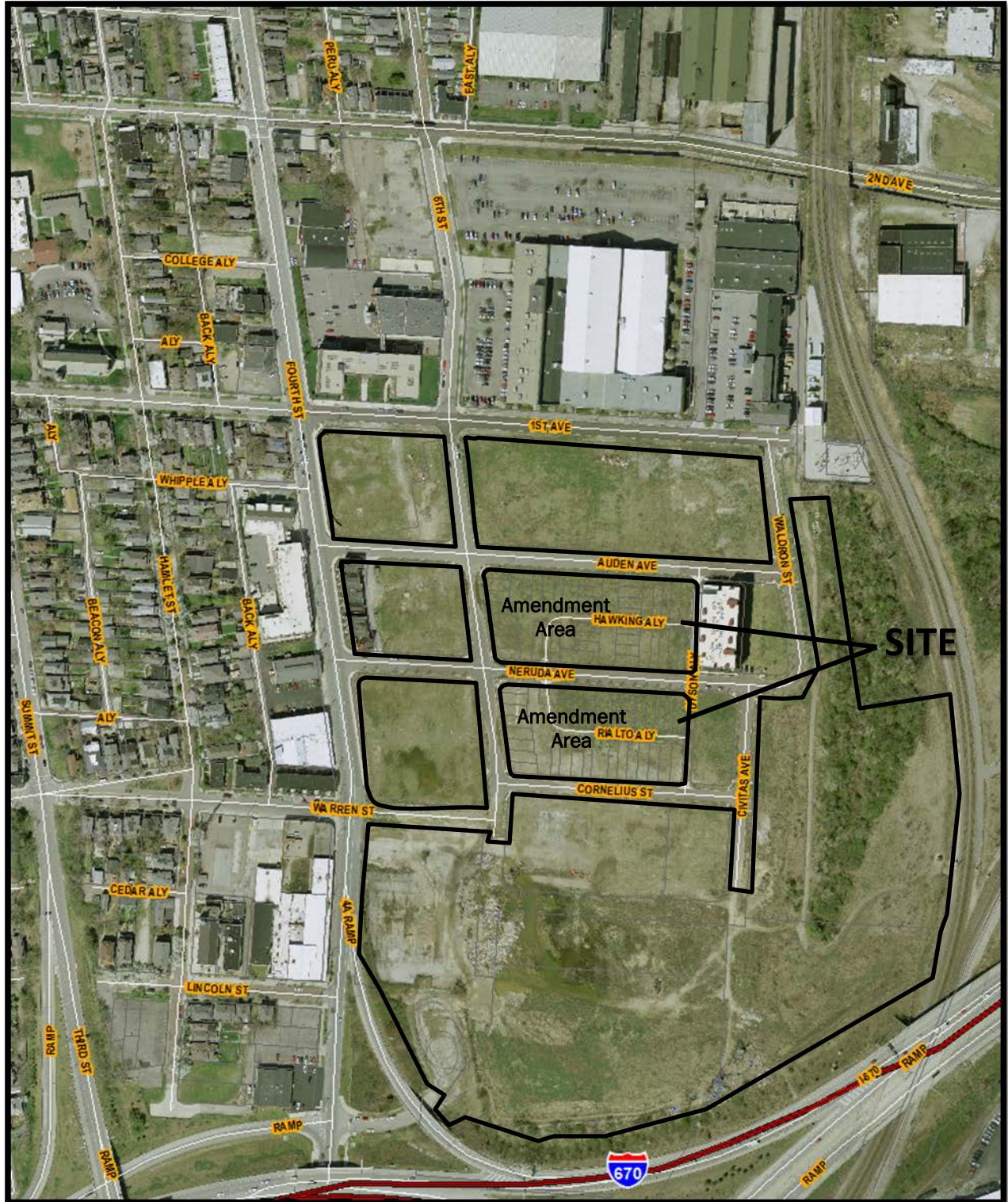
03/27/2017



CV12-060C
732 North Fourth Street
Approximately 3' "8 acres



CV12-060C
732 North Fourth Street
Approximately 3' "8 acres
Italian Village East Redevelopment Plan (2000)



CV12-060C
732 North Fourth Street
Approximately 3' "8 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: 732 N. Fourth St.

APPLICANT'S NAME: Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)

APPLICATION NO.: 17-4-9

COMMISSION HEARING DATE: 4-11-17

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

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application 17-4-9, 732 N. Fourth St., as submitted:

Variance Recommendation Request

- Minor modifications to existing zoning variances for yards associated with Site C and Site D only (internal Jeffrey Park sites).
- Reduce the street building setback from five (5) to four (4) feet.
- Reduce the yard side setback from three (3) to zero (0) feet.

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 # CV12-060C

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

<p>1. Jeffrey New Day, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams 614-545-3688</p>	<p>2. Jeffrey New Day Homes, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams 614-545-3688</p>
<p>3. Robert F Maurer Jennifer Lynn Huddleston 278 Neruda Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams 614-545-3688</p>	<p>4. Alok Kumar 298 Neruda Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams (614) 545-3688</p>

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

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 27th day of March, in the year 2017

L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



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

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Council Variance Application CV12-060C
732 North Fourth Street, Columbus, Ohio 43215

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

- 1) Jeffrey New Day, LLC
c/o Joe Williams
842 North Fourth Street, Suite 200
Columbus, Ohio 43215
- 2) Jeffrey New Day Homes, LLC
c/o Joe Williams
842 North Fourth Street, Suite 200
Columbus, Ohio 43215
- 3) Robert F Maurer
Jennifer Lynn Huddleston
278 Neruda Avenue
Columbus, Ohio 43215
- 4) Alok Kumar
298 Neruda Avenue
Columbus, Ohio 43215-1792
- 5) Steven and Lisa Steinhart
268 Neruda Avenue
Columbus, Ohio 43215
- 6) Michael and Jennifer Born
270 Neruda Avenue
Columbus, Ohio 43215
- 7) Brian Goodhue
282 Neruda Avenue
Columbus, Ohio 43215