

SITE PLAN
SCALE: 1" = 20'-0"

CV12-040
Final Received 9/25/12
SD 2

Just Pawlud
JULIET ARCHITECTS
1123 WYANDOTTE RD
COLUMBUS, OH 43212
614-455-0444

LYKENS COMPANIES
KEVIN LYKENS
1020 DENNING AVENUE
KEVIN@LYKENS.COM
TOTAL SITE AREA: 1.68 ACRES
*IF THE DISTURBED AREA IS LESS THAN 10,000 SF AND/OR THE ADDITIONAL DEFLECTION REQUIRED, IF THERE ARE NO ADDITIONAL CONTACT CHAIRS/HORIZONTALS AT 100-100 955-9315.

THE DIVISION OF PUBLIC SAFETY AND FIRE PREVENTION HAS REVIEWED THE ELECTRICAL AND LIGHTING AND SECONDARY TIE PROJECT AREA. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT THE DIVISION OF PUBLIC SAFETY AND FIRE PREVENTION PRIOR TO CONDUCTING ANY ACTIVITY IN THE PROJECT AREA. THE DIVISION OF PUBLIC SAFETY AND FIRE PREVENTION IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION OR ANY OTHER ACTIVITY CONCERNED WITH THE ELECTRICAL AND LIGHTING SYSTEMS SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EXISTING ELECTRICAL SYSTEMS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY COLUMBUS DEPARTMENT OF PUBLIC SAFETY AND FIRE PREVENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.

PAVING CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)

RESTAURANT CALCULATIONS: Residential/Restaurant/Men's to Men's/Professional/Bar
Required spaces for existing paved use = 84-23-00 = 377 spaces
Difference between proposed use = 122-127-00 = 53 spaces required with this proposal.
Proposed parking 71 spaces + one loading space on site
Total 72 spaces required with this proposal. (See attached sheet for 40' setback spaces immediately south of site.)



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV12-040

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:

See attached

Signature of Applicant

James Boullard

Date

8/29/12

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

697 N 4th Street

We are requesting to amend our council variance use variance to allow us to eliminate the venue space that was previously approved and instead have 10 additional residential units for a total of 66 residential units on both the first and second floors in lieu of the 56 residential units previously approved.

As part of any new development in our urban neighborhoods parking is always in question, and this development is no exception, based upon the Columbus Zoning Code (Section 3312.49C) we are required to provide 122 parking spaces in lieu of the 197 previously required, so this proposal results in a reduction of 75 required parking spaces. In total we are able to provide 71 onsite parking spaces, (including 10 stacked parking spots which were previously approved) and 44 adjacent parking spaces (immediately south of subject property, across Lincoln St) leaving us 6 spaces short of the code. In addition

The two uses now being proposed will be phased throughout the day and early evening, therefore spreading the parking demand out and lessening the need for overflow parking. The restaurant will primarily cater to the residents of the space, as well as the adjacent development, and therefore primarily walkup traffic and a lunch crowd are anticipated. In addition to vehicle parking we will be providing numerous bike racks around the property.

Two additional options for parking within the immediate vicinity of the property which are currently underutilized, are the street parking on the East side of Fourth street, on the new roads for the Jeffery development, which can accommodate approximately 150 vehicles parallel parked and the 2 parking lots owned by St Johns the Baptist church, to the South of our project, which can accommodate 100 vehicles. We have entered into a letter of intent with St. Johns the Baptist Church allowing us to lease 44 spots to the South of our building and they have verbally agreed that we will be able to use their secondary lot (accommodating 66 vehicles) whenever they are not using it. (They need it on Sunday mornings, Italian Festival and Funerals). In addition, the elimination of the loading zones and the multiple access points to the existing parking lot we will provide 16 additional parking spots along the north and east end of the property in addition to the existing on street parking.

The site is located in close proximity to several Cota bus routes in the city, increasing the chances of tenants, customers and users coming in on a bus to the project, it is also in close proximity to the Short North and its location within Italian Village makes it very convenient for local and neighborhood pedestrian traffic, which will further reduce the visitors and residents arriving by car. Additionally, due to the change of the functions of the building we have gained 3 on street parking spaces as a result of removing an existing curb cut. The city is also looking into adding metered spots on 4th street along the east side of the building, which would add 10 more parking spaces.

The project has recently received a grant from the State of Ohio, after being selected among 12 other projects from a total pool of 52 applicants. We have also received approval from National Parks Service for a Historic Preservation tax credit, for which this project is applicable as we are conserving and preserving the building with no substantial changes to the exterior and minimal structural changes to the interior to accommodate the new use, while maintaining the industrial character of the building. Based on all the information listed above, we believe that the Wonder Bread conversion would be a great asset to the local community. This would positively affect not only its immediate surrounding areas but also the city of Columbus and spur further growth and development along the 4th Street corridor.

We ask that the previously approved variances be maintained, this request is only for the additional residential units in lieu of the venue space.

PARKING SUMMARY

Existing use: Mixed use residential/restaurant 51,178 sf.

Existing parking: 71 spaces + one loading space on site.

Agreement with neighboring church for 44 adjacent spaces immediately south of site.

Proposed Use: Mixed Use Residential/Restaurant

Residential Residential Apartments (66 units, 48 one bedroom and 18 two bedroom) 1.5/unit parking spaces required

Restaurant Restaurant 2250 sf 1 space/75 sf. required

Parking Calculations:

Residential/Restaurant/Venue to Residential/Restaurant

Required spaces for existing mixed use = $84+23+90 = 197$ spaces

Required spaces for new mixed use = 122 spaces.

Difference between intensities = $122-197 = 75$ less spaces required with this proposal.

Proposed parking: 71 spaces + one loading space on site.

Agreement with neighboring church for 44 adjacent spaces immediately south of site.

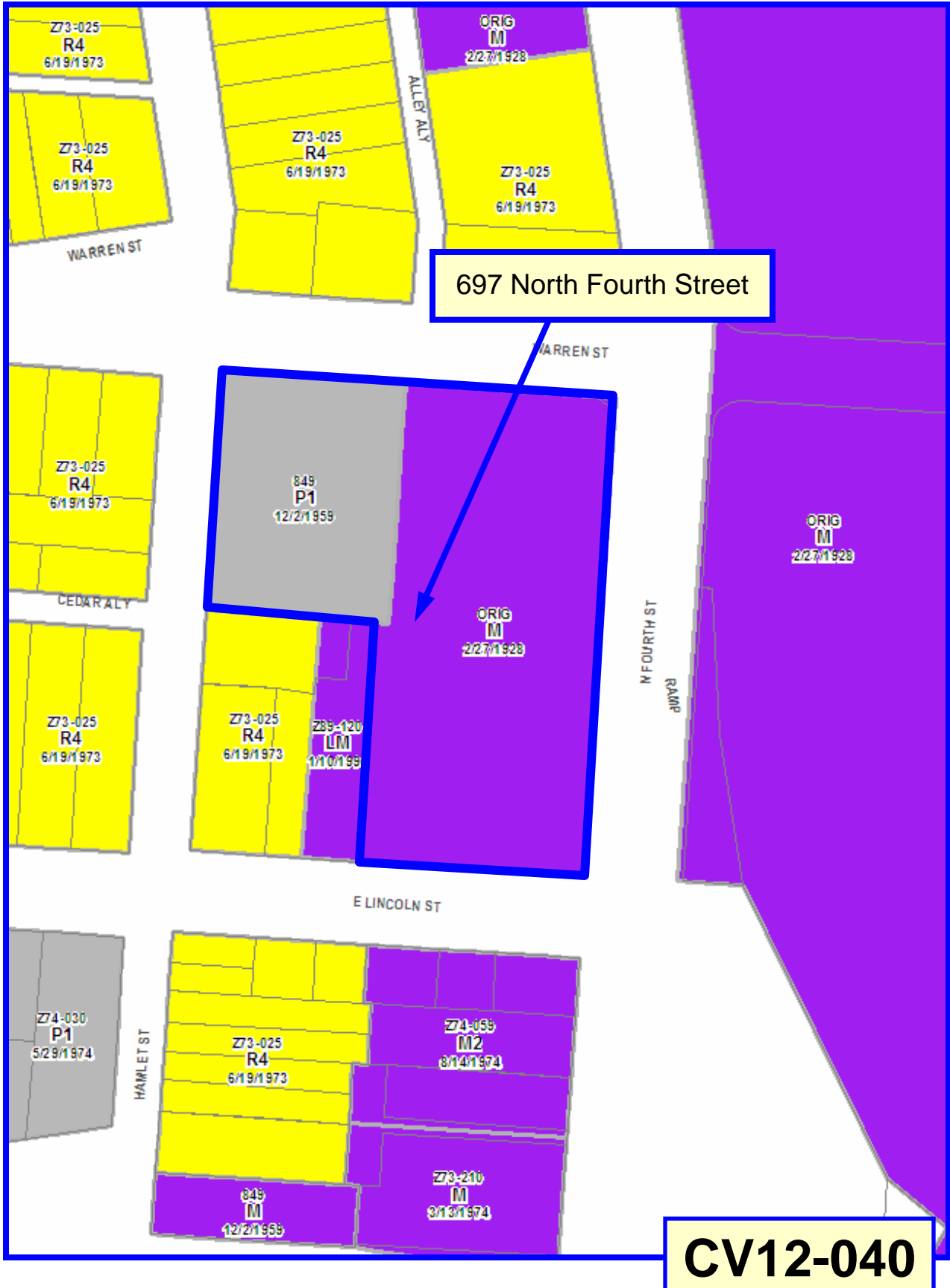
DETAILED PARKING CALCULATIONS

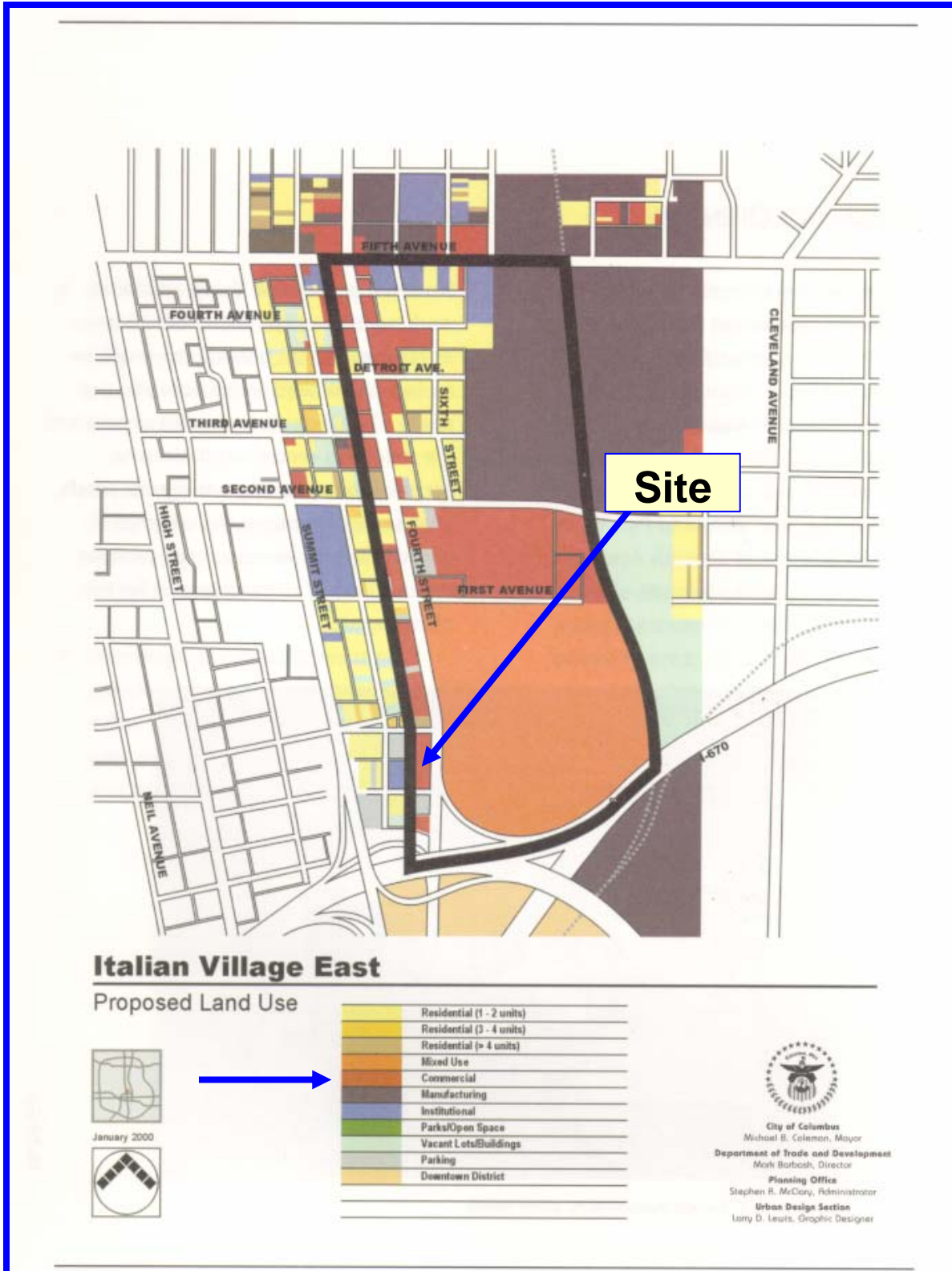
Required parking

Residential use $1.5 * 66=99$ spaces.

Restaurant use - $2250 \text{ sf}/75 = 30$ spaces

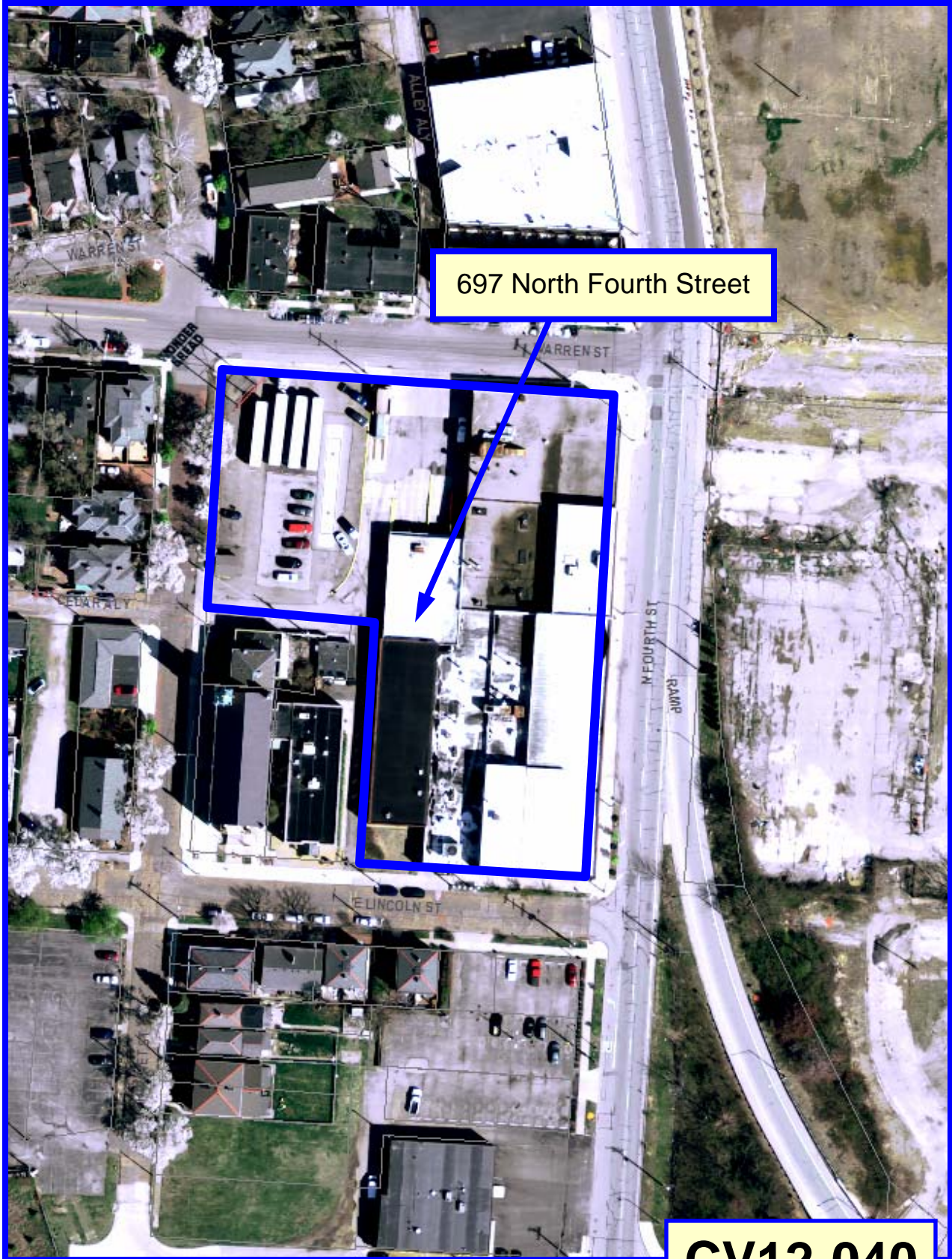
Total 30 spaces * 25% reduction for overlay = 23 spaces





Italian Village East Redevelopment Plan (2000)

Page 16
CV12-040



697 North Fourth Street

CV12-040

BOYCE SAFFORD III
Director

COPY

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

**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: 697 North Fourth Street
APPLICANT'S NAME: Kevin Lykens (Applicant)

LS Development Systems (Owner)

APPLICATION NO.: 12-9-14

COMMISSION HEARING DATE: 9-18-2012

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

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of Application # 12-9-14, 697 North Fourth Street, as submitted, with all clarifications noted.

Variance Recommendation

- Request modification of the existing Council Variance which allows for mixed use with a maximum of fifty-six (56) residential units, a venue space, and a restaurant, to mixed use with a maximum of sixty-six (66) residential units and a restaurant, which results in a reduction of seventy-five (75) required parking spaces (from 197 to 122) from the existing Council Variance.

MOTION: Cooke/Boyer (2-1-1 [Cooke / Clark]) RECOMMENDED

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

Randy F. Black
Historic Preservation Officer





Mayor Michael B. Coleman

ORD # 2128-2012, CV12-040, Pg. 9 COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # CV12-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Kevin Lykens

Of [COMPLETE ADDRESS] 1020 Dennison Ave Suite 102, Columbus, Ohio 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 formats

- 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. <u>Kevin Lykens</u> <u>1020 Dennison Suite 102</u> <u>Columbus, Ohio 43201</u> <u>5 employees 614.565.4209</u>	2. <u>Chris Schnetzler</u> <u>214 N. Liberty St.</u> <u>Powell, Ohio 43065</u> <u>614.760.0003</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Kevin Lykens

Subscribed to me in my presence and before me this 24th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

W. M. Cecil

My Commission Expires:

12-1-16



W. M. CECIL
Notary Public, State of Ohio
My Comm. Expires Dec. 01, 2016
Recorded in Franklin County

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer