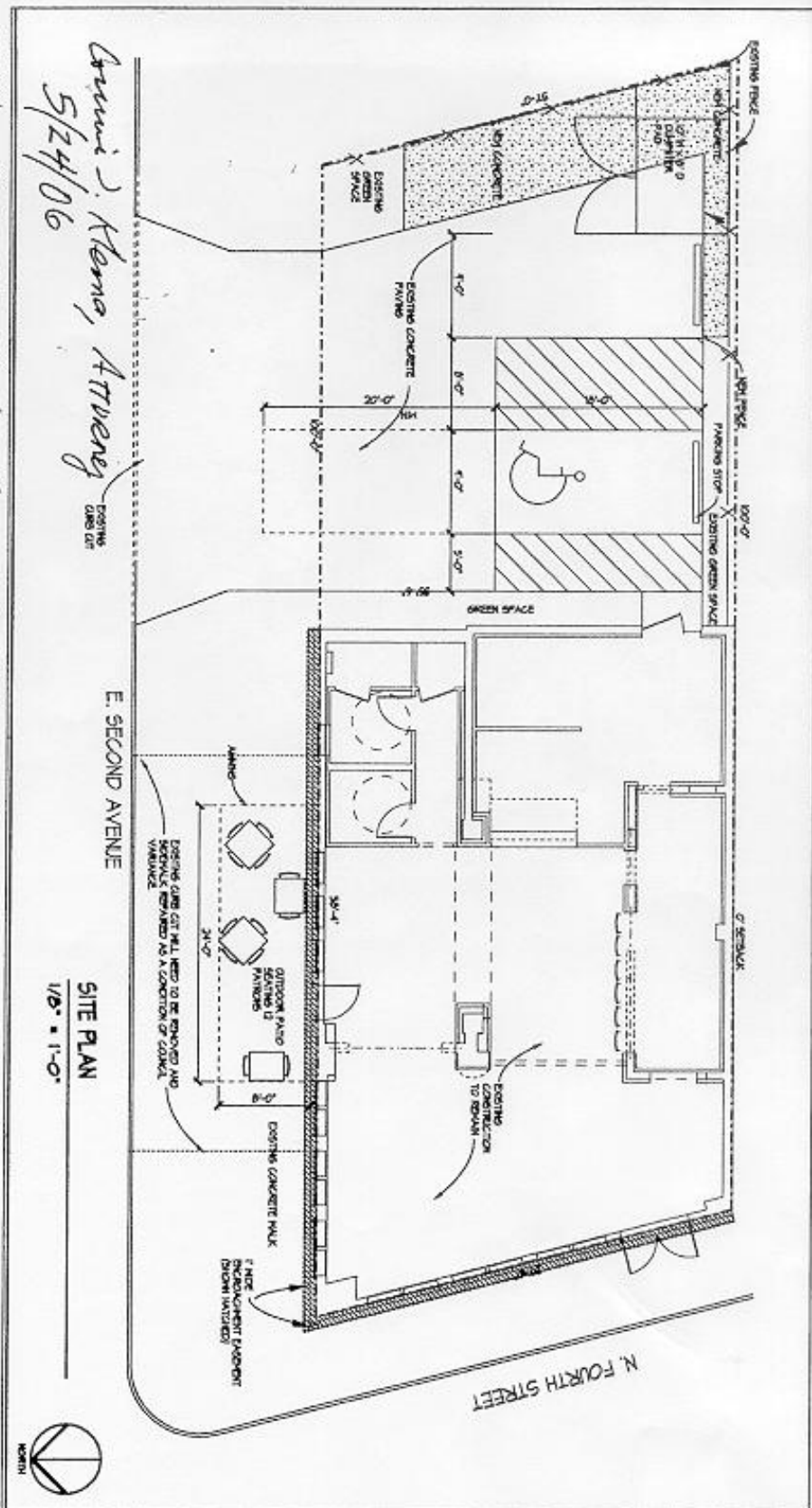


Armini J. Kern, Attorney
5/24/06
FINAL RECEIVED BY Jim Purnell 5-24-2006



SITE PLAN
1/8" = 1'-0"



STATEMENT OF HARDSHIP

010-049973

944 N. FOURTH STREET

The subject property is located on the southeast corner of N. Fourth Street and E. Second Avenue. The property is located in the Commercial Overlay District and the Italian Village East Redevelopment Plan area.

Although presently zoned R-4, the property is improved with an existing commercial structure and has continually been used for commercial purposes.

The Applicant requests variances to permit the existing commercial structure to be used for commercial purposes, specifically a restaurant. Additional variances to development standards are requested for existing conditions, including a reduction in the number of parking spaces required.

The Commercial Overlay District provides the means to incorporate in the Zoning Code development standards designed to implement council-approved plans for special areas. Overlay standards and standards extracted from such approved plans, may increase, decrease, or add conditions to the minimum development standards of the underlying district, including parking regulations:

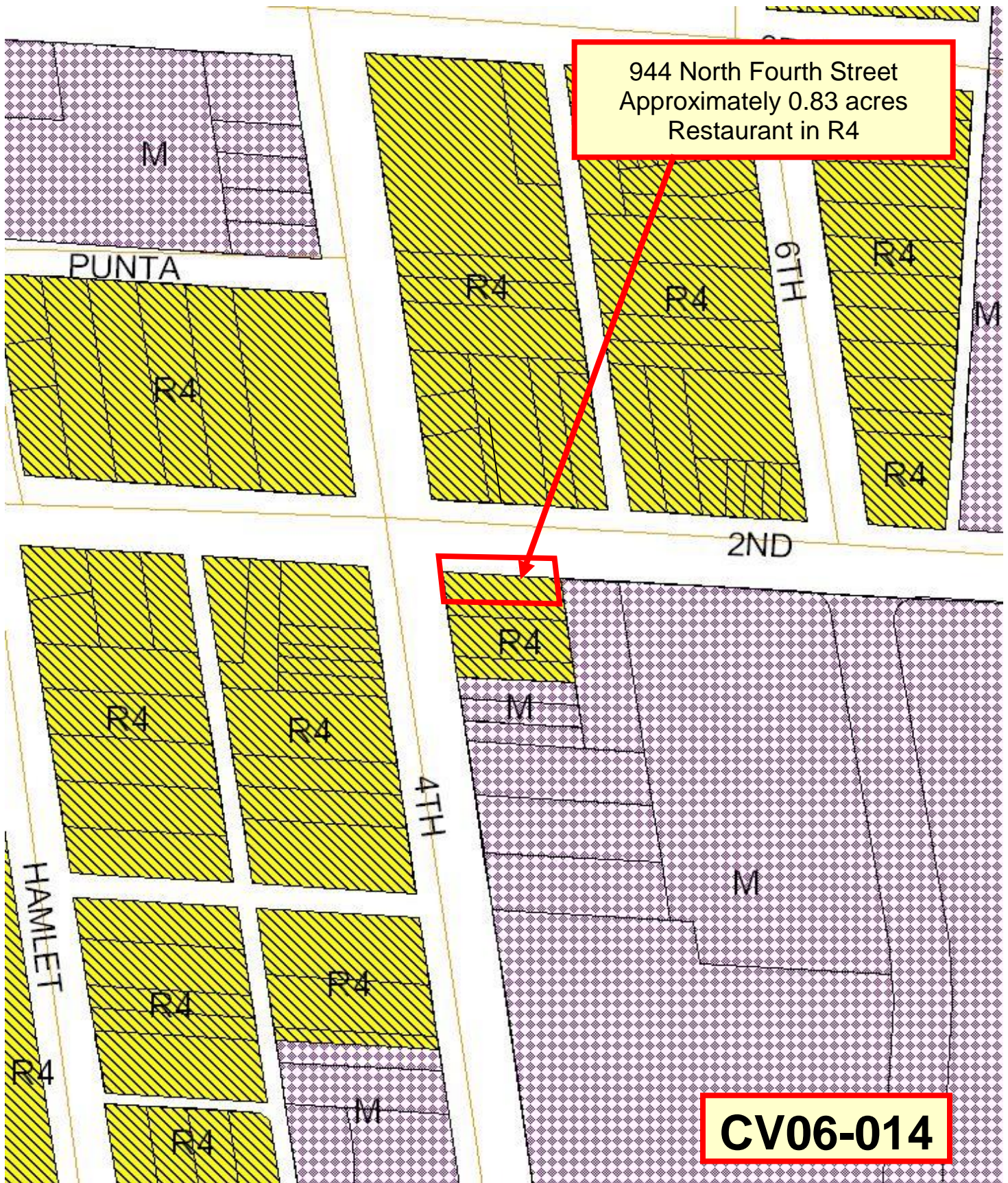
Factors to be considered include, but are not limited to: the availability of on-street, public, permit or shared parking; available transit service; pedestrian traffic and accessibility; elimination of arterial curb cuts; recommendation of architectural review commission; hours of operation and existing/proposed land use. (3372.615)

The Applicant seeks variances to permit the property to be used in accordance with those uses delineated in the Italian Village East Redevelopment Plan area:

N. Fourth Street Corridor

- >Develop a commercial corridor that serves Italian Village and surrounding neighborhoods.*
- >Consider rezoning parcels currently zoned manufacturing to Commercial*
- >Support retail and office uses on the first floor of new and existing non-residential buildings, with mixed uses (commercial and/or residential) on the second and third floors.*
- >Apply the Urban Commercial Overlay to both sides of N. Fourth Street.*

In an effort to promote the uses delineated for the subject area in the Redevelopment Plan, and by use of the Commercial Overlay district regulations, which provide a means to accommodate the intent of the Plan, the Applicant requests specific variances from the R-4 District for use and development standards. The variances will not adversely affect the surrounding property or surrounding neighborhood, but will instead contribute to its planned revitalization. In addition, the requested variances will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.





944 North Fourth Street
Approximately 0.83 acres
Restaurant in R4

[Red box highlighting the property at 944 North Fourth Street]

CV06-014



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus
 Michael S. Coleman, Mayor
 Department of Trade and Development
 Mark Sabotta, Director
 Planning Office
 Stephen R. McClary, Administrator
 Urban Design Section
 Larry D. Lewis, Graphic Designer

PROPOSED LAND USE (continued)

- ✓ *The portion of the planning area south of E. Second Avenue should have a mixed land use pattern, including two or more of the following uses: office, retail, residential, institutional, park/recreational, light assembly, office/warehouse.*
- ✓ *The portion of the planning area north of E. Second Avenue, consisting of E. Third Avenue, E. Fourth Avenue, Detroit Avenue, and N. Sixth Street, should include only residential land uses. Any new manufacturing uses would not be conducive to maintaining the existing fabric of single family homes and, therefore, should be discouraged.*
- ✓ *The N. Fourth Street corridor should have a mix of commercial, residential, and office land uses. All existing residential buildings along the corridor should remain as residential. Any new manufacturing uses along N. Fourth Street would be inappropriate and, therefore, should be discouraged.*
- ✓ *The E. Fifth Avenue corridor should have a mix of commercial, residential, and office land uses.*



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

*Corrected
4/24/06*

Certificate of Appropriateness

ITALIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 944 N. Fourth Street
APPLICANT'S NAME: Connie Klema (Applicant)/ New Victorians for Adam Barnett (Owner)

APPLICATION NO.: 06-4-14a **HEARING DATE:** 4/18/06 **EXPIRATION:** 4/18/07

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 & 3327 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

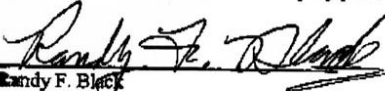
Recommend approval for application #06-4-14a, 944 N. Fourth Street as presented:

Variance Recommendations

- 3332.039 : Permit a restaurant (C3) use in the R-4 district
- 3332.05: Lot width to be reduced from 50' to 37'.
- 3332.15: Area Requirement – Lot area to be reduced from 5,000 sq. ft 3594 sq. ft.
- 3332.21: Building Lines – Permit the setback along North Fourth Street to be less than the required and to be 0' and in accordance with the "Quitclaim Deed of Encroachment Easement filed"
- 3332.22: Building on a corner lot; exceptions – Permit building on a corner lot with a width less than 40' to have a building line that is 0' and is in accordance to the "Quitclaim Deed of Encroachment Easement"
- 3332.25: Maximum side yard required - Permit the sum of the widths of each side yard to be 0'.
- 3332.27: Rear Yard – Permit principal building to provide a rear yard totaling less than 25% of the total lot area; the rear yard to be 6.6%
- 3332.30 (B) Vision Clearance – Reduce the vision clearance at the existing building corner to be 0"
- 3342.28 (B): Required Number of Parking Spaces – Reduce the number of Fourteen (14) required parking spaces to have two (2) on site parking spaces and 12 off site parking spaces.

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.


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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV06-014

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991 ZATAASKA OH 43062
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>NEW VICTORIANS, INC.</u> <u>455 W. THIRD AVE</u> <u>Cols OH 43201</u> <u>614-291-7555</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Connie J. Klemm

Subscribed to me in my presence and before me this 28th day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Lawrence F. Kretzmann

My Commission Expires:

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



Lawrence F. Kretzmann
Notary Public
State of Ohio
Commission Expires
July 26, 2009

Notary Seal Here