

This development identified in this drawing may be slightly adjusted to reflect engineering, topographical or other data submitted and all such adjustments shall be reviewed and approved by the Director of Planning and Zoning Services Department or the designee upon submission of the proposed adjustments.

David E. Fung, Agent
 Donald Park, Attorney

Date: 6-29-20
 Date: 6-29-20



OWNER/DEVELOPER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DR., SUITE 300
 COLUMBUS, OHIO 43201
 PHONE: 614.461.1712
 EMAIL: COLUMBUS@AMERICANSTRUCTUREPOINT.COM

ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OHIO 43201
 PHONE: 614.461.1712
 EMAIL: COLUMBUS@AMERICANSTRUCTUREPOINT.COM

SITE DATA

SITE AREA: 0.88 ACRES (38,738 SF)
 RW TAKE: 0.015 ACRES (648 SF)
 NEW SITE AREA WITH RW TAKE: 0.87 ACRES (38,090 SF)

SITE BUILDING COVERAGE: 0.88 ACRES (38,738 SF)
 NET AREA: 300 SF (13%)

EXISTING ZONING: M25-MANUFACTURING
 PROPOSED ZONING: A4-3 (219-02)
 PROPOSED VARIANCE: CV19-058

CERTIFIED ADDRESS: 1050 N FOURTH STREET
 TAX PARCEL ID: 019-05494-00
 FEMA MAP PANEL & ZONE: 2006C0200K (09/17/2006)
 ZONE: XE

BUILDING DATA

TOTAL GROSS FLOOR AREA: 84,708 SF
 HEIGHT DISTRICT: H-50
 MAX BUILDING HEIGHT: 57'

STORIES & NUMBER OF UNITS: 4 STORIES, 67 UNITS
 DENSITY: 88.3 DW/AC (44.9 SF/DU)

PARKING REQUIRED

SHORT NORTH PARKING DISTRICT
 67 DWELLING UNITS (1 SPACE/UNIT) 67 SPACES
 <2,500 SF RETAIL: 0 SPACES
 TOTAL REQUIRED SPACES: 67 SPACES

PARKING PROVIDED

REGULAR SPACES (9'x11'): 88 SPACES
 ADA SPACES: 3 SPACES
 TOTAL PROVIDED SPACES: 91 SPACES
 BICYCLE PARKING REQUIRED: 6 SPACES
 BICYCLE PARKING PROVIDED: 6 SPACES

TREES REQUIRED

DWELLING UNIT TREES REQUIRED: 7 TREES
 STREET TREES REQUIRED: 4 TREES
 STREET TREES PROVIDED: 4 TREES

CV19-058

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING EXHIBIT FOR 1050 N. 4TH STREET CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43221
 TEL: 614.461.1712 FAX: 614.461.2266
 www.structurepoint.com

C100

DATE: 06/29/2020
 DRAWN BY: EJM
 CHECKED BY: GSD
 JOB NUMBER: 2019.0097

CV19-058; Final Received 7/1/20



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@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

Signature of Applicant DSC Holdings 1050 N Fourth St LLC by David B. Peay Date 5-24/19

Signature of Attorney Donald Plank Date 5/24/19

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

CV19-058

Exhibit B
Statement of Hardship CV19-058
1050 N Fourth Street, Columbus, OH 43201

The site is 0.68 +/- acres on the east side of N. Fourth Street and located at the southeast corner of N. Fourth Street and Detroit Avenue (28'). The site is pending rezoning (Z19-040) from M-2, Manufacturing to AR-3, Apartment Residential for redevelopment of the site with a four (4) story apartment building with 67 dwelling units. A 2,500 SF (max. area) commercial component is also proposed on the ground floor of the apartment building and is planned for retail use(s). The site is in the Italian Village Urban Commercial Overlay (UCO) and is also within the area of the Italian Village East Redevelopment Plan ("Plan") (2000). Italian Village is noted in the Plan as being diverse with many land uses and styles and forms of housing. The Plan states the area should reflect a diverse mix of land uses. The Plan specifically supports the N. Fourth Street corridor having a mix of commercial and residential uses. Because the site is proposed to be rezoned for the predominant proposed residential use, variances related to the proposed commercial component are included, as well as certain site standards variances.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. There is no zoning district to which the site could be rezoned for the proposed use without also requiring variances. The proposed use and proposed site development are appropriate for the site and location, while suburban development standards such as "rear yard" and "lot coverage" need to be applied because of the residential zoning for the primary use. The proposed use is consistent with the area and extensive existing and pending residential development in the area. The requested variances are not substantial given the urban environment, will not affect the delivery of government services, the variances are necessary for reasonable use of the property and are consistent with the spirit of the zoning requirement given the urban environment.

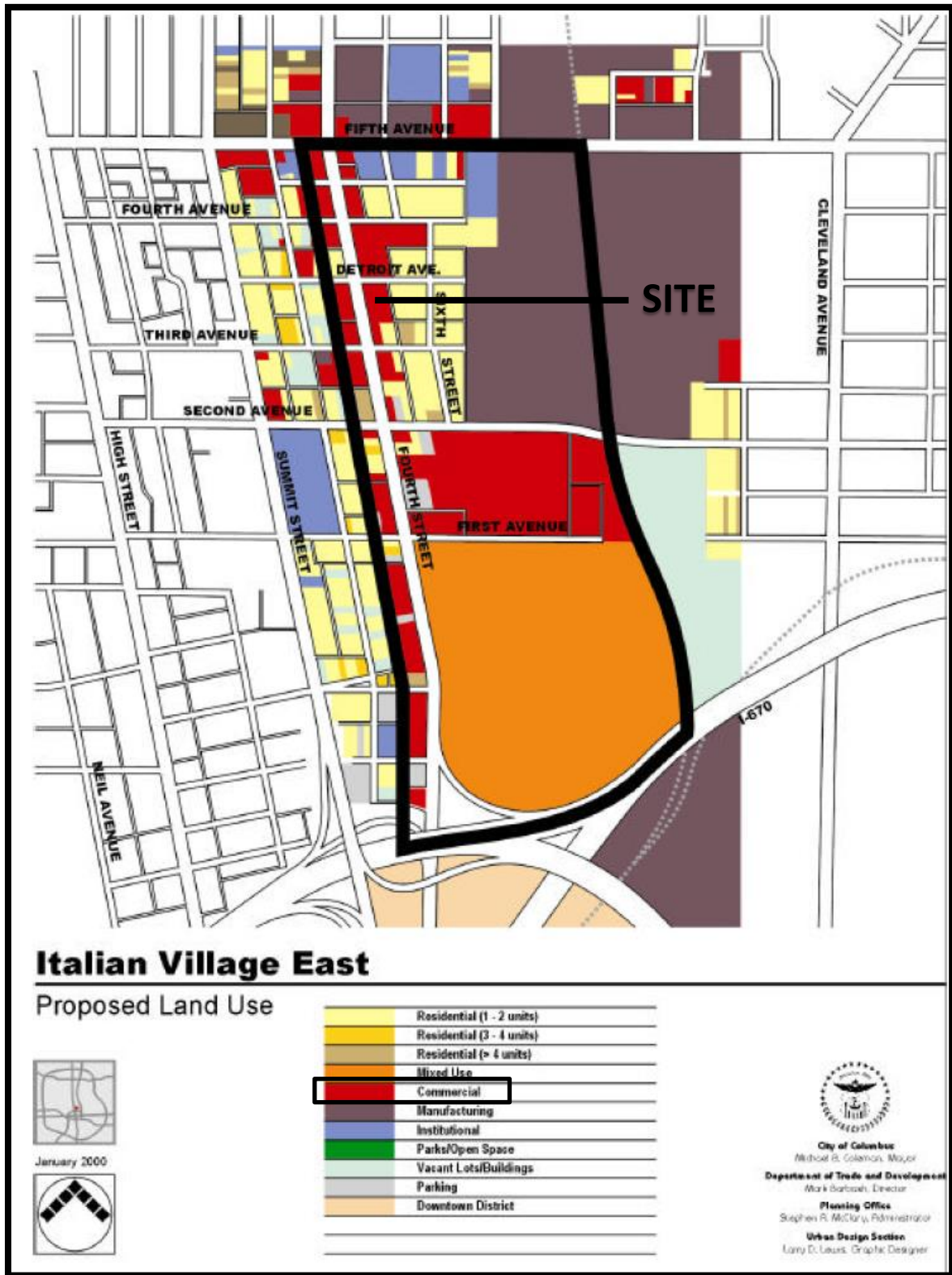
Applicant requests the following variances:

- 1). Section 3333.03, AR-3, Apartment Residential District use, to permit a maximum of 2,500 SF of retail commercial and/or art gallery use.
- 2). Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage from 50% to 89% coverage.
- 3). Section 3333.18(F), Building Lines, to reduce the calculated building setback line of buildings to the north and south from 20 feet to zero (0) feet.
- 4). Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 2% of lot area.



CV19-058
1050 North Fourth Street
Approximately 0.68 acres

Italian Village East Redevelopment Plan (2000)



CV19-058
1050 North Fourth Street
Approximately 0.68 acres



CV19-058
1050 North Fourth Street
Approximately 0.68 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1050 North Fourth Street

APPLICANT'S NAME: DSC Holdings 1050 N Fourth Street, LLC –Dave Perry (Owner)

APPLICATION NO.: 19-7-21

COMMISSION HEARING DATE: 07-09-19

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 checked="" 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 # 19-7-21, 1050 North Fourth Street, as submitted with any/all clarifications noted:

Variance Recommendation Request

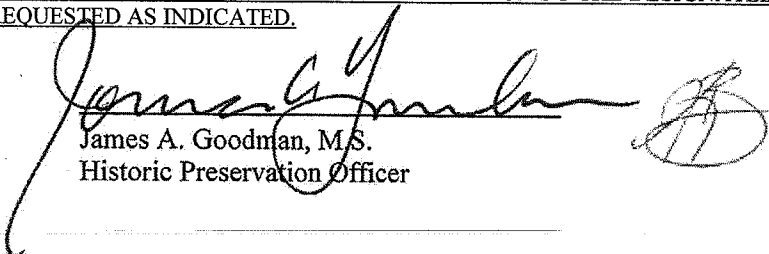
- Section 3333.03, AR-3, Apartment Residential District use, to permit a maximum of 2,500 SF of retail commercial and/or art gallery use.
- Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage from 50% to 89% coverage.
- Section 3333.18(F), Building Lines, to reduce the calculated building setback line of buildings to the north and south from 20 feet to zero (0) feet.
- Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 2% of lot area.

MOTION: Fergus/Goodman (5-0-0) 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.



James A. Goodman, M.S.
Historic Preservation Officer

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV 19 - 058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. DSC Holdings 1050 N Fourth St LLC 1020 Dennison Avenue, Columbus, Ohio 43201 Number of Columbus based Employees: Zero (0) Contact: Kevin Lykens, Telephone: 614-565-4209	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

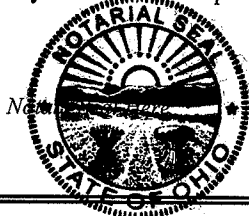
Donald Plank

Subscribed to me in my presence and before me this 13th day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer