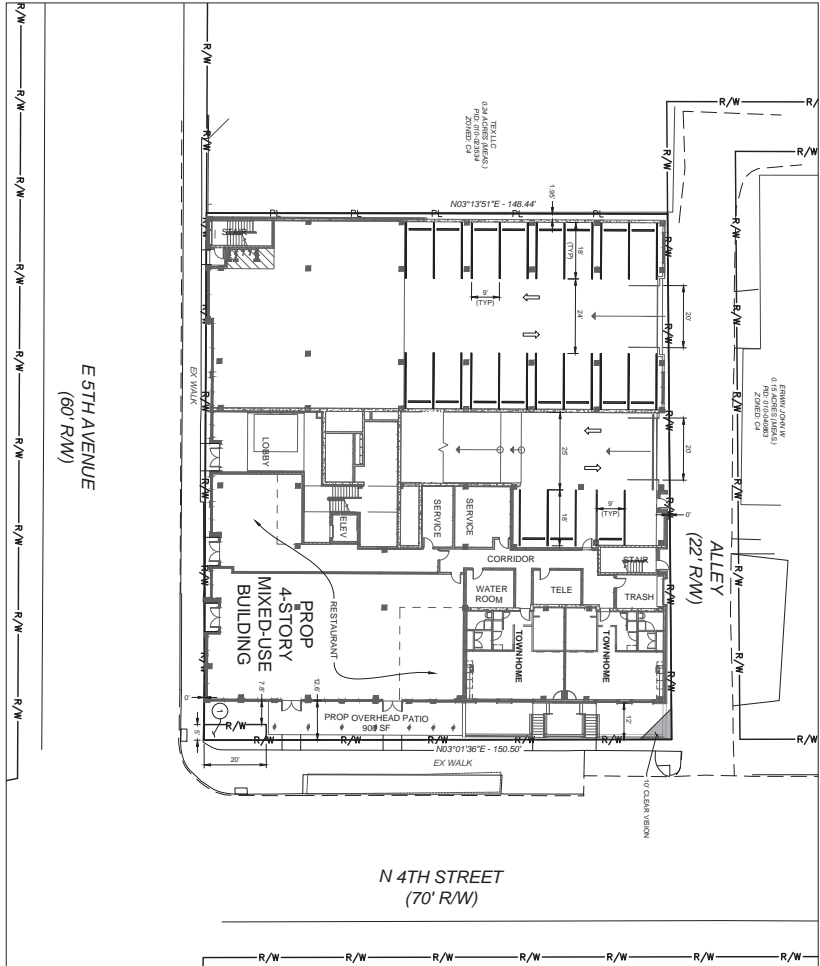


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data not shown. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Any design adjustments to the development shall be submitted and may be approved by the City of Columbus. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Any design adjustments to the development shall be submitted and may be approved by the City of Columbus. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Any design adjustments to the development shall be submitted and may be approved by the City of Columbus.

Donald B. Perry, Architect
 Date: 06/17/2022
 Date: 06/17/2022
 Donald B. Perry, Architect
 Date: 06/17/2022

FINAL SITE PLAN RECEIVED 6.20.22 SHEET 1 OF 2

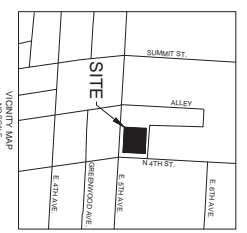


NOTES:
 1. 5'X20' TO BE CONVERTED TO CITY OF COLUMBUS FOR RIGHT OF WAY IN CONFORMANCE WITH FINAL SITE COMPLIANCE PLAN.

DEVELOPER
 1988 N. 4TH STREET, SUITE 109
 COLUMBUS, OH 43201
 PHONE: 614-453-2172
 EMAIL: REYNALYENSCORPORATION.COM

ARCHITECT
 THE COLUMBUS ARCHITECTURAL STUDIO
 CONTACT: DANIEL WATTHUR
 EMAIL: DANIEL.WATTHUR@COLUMBUSARCH.COM

ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DR., SUITE 500
 COLUMBUS, OHIO 43221
 CONTACT: QUINN DAMASCHRODER
 EMAIL: QDAMASCHRODER@STRUCTUREPOINT.COM



DEVELOPMENT DATA	
PARCEL ID:	MULTIPLE
ZONING ADDRESS:	200 E 5TH AVENUE
SITE ACREAGE:	0.28 AC (GROSS)
NET ACREAGE:	0.27 AC (NET OF R/W)
ZONING:	COMMERCIAL SUBAREA
PROPOSED ZONING VARIANCE:	CV21-095
PROPOSED USE:	MIXED USE COMMERCIAL/RESIDENTIAL
HEIGHT/DISTRICT:	H60 (45' UDZ0)
BUILDING HEIGHT:	67'
FIRM FLOOR PLAN:	3096C0226K (06/17/2022)

SITE DATA	
SITE EXISTING IMPERVIOUS AREA:	0.26 AC
SITE PROPOSED IMPERVIOUS AREA:	0.29 AC
R/W DISTURBED AREA:	0.01 AC
SITE DISTURBED AREA:	0.29 AC
GREENSPACE:	0.0059 AC
LOT COVERAGE:	99.00%

BUILDING DATA (MIXED-USE)	
RESTAURANT:	4,500 SF
DWELLING UNITS:	48 UNITS (61 BEDS)
PATIO:	900 SF
BUILDING GROSS FLOOR:	66,585 SF

PARKING DATA (UDZ0)	
REQUIRED RESTAURANT:	1,891 (90 SF = 30 SPACES)
REQUIRED PATIO:	1,890 (90 SF = 3 SPACES)
REQUIRED DWELLING UNITS:	0.50 SP/BDU = 31 SPACES
TOTAL REQUIRED PARKING:	64 SPACES
TOTAL PROVIDED PARKING:	56 STANDARD SPACES
ADA SPACES:	3 ADA SPACES
59 TOTAL SPACES	

GLASS UDZ0:	
SOUTH ELEVATION (E. 5TH AVE.):	35% GLASS, 1ST FLOOR
W/80% PROJECTED TO SHADGE	
EAST ELEVATION (N. 4TH ST.):	50% GLASS, 1ST FLOOR
CORNER W/ WALK 25% CLEAR	
UPPER LEVELS:	GLASS

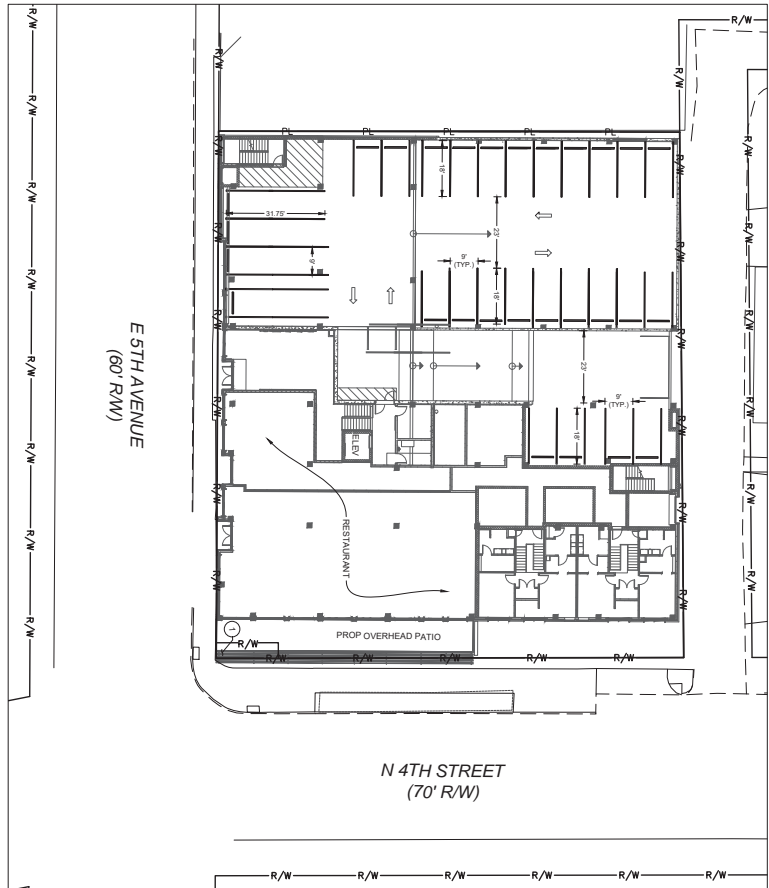
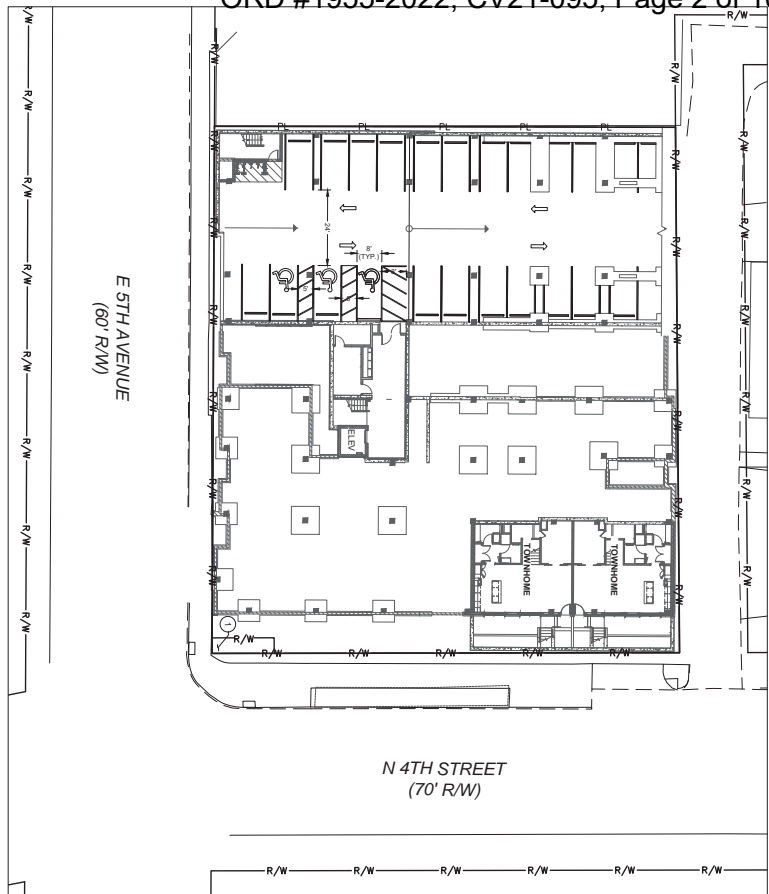
BICYCLE PARKING DATA:	
REQUIRED:	1 SP/20 PARK = 3 SPACES
PROVIDED:	16 SPACES

UNIVERSITY DISTRICT ZONING OVERLAY (UDZO)	
FLOOR AREA RATIO:	2.50
BUILDING HEIGHT (BY BS UDZ0):	

CV21-095



<p>C100</p>	<p>DATE: 06/20/2022 DRAWN BY: JARA CHECKED BY: BBS JOB NUMBER: 2020/02136</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>SHEET NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	SHEET NO.	DESCRIPTION					<p>ZONING SITE PLAN FOR MIXED-USE BUILDING 200 E 5TH AVENUE COLUMBUS, FRANKLIN COUNTY, OHIO</p>	<p>AMERICAN STRUCTUREPOINT 2550 Corporate Exchange Dr., Ste. 3001 Columbus, Ohio 43221 TEL: 614.851.2251 FAX: 614.851.2256 www.structurepoint.com</p>	<p>LYKENS COMPANIES</p>
	NO.	DATE	SHEET NO.	DESCRIPTION									



NOTES:
 1. 57X20 TO BE CONVERTED TO CITY OF COLUMBUS FOREIGHT PL. MAY IN CONJUNCTION WITH FINAL SITE COMPLIANCE.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data received and may be subject to change or modification. Any significant adjustments to the development shall be reviewed and approved by the Director of Public Works. The applicant shall submit a revised drawing and a copy of the approved data regarding the proposed adjustment. The applicant shall submit a copy of the approved data regarding the proposed adjustment to the Director of Public Works, Columbus, Ohio.

Drawn by: *[Signature]* Date: 06/13/2022
 Checked by: *[Signature]* Date: 06/13/2022
 Designated Firm, Attorney: *[Signature]* Date: 06/13/2022

FINAL SITE PLAN RECEIVED 6.20.22 SHEET 1 OF 2

CV21-095



DATE:	06/02/2022
DRAWN BY:	JABA
CHECKED BY:	BIS
JOB NUMBER:	1202027193

C100

REVISIONS	DATE	SHEET NO.	DESCRIPTION

ZONING SITE PLAN FOR
 MIXED-USE BUILDING
 200 E 5TH AVENUE
 COLUMBUS, FRANKLIN COUNTY, OHIO

2550 Corporate Exchange Dr., Ste. 3001 Columbus, Ohio 43231
 TEL: 614.881.2204 FAX: 614.881.2216
 www.structurepoint.com

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV21- 095

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 *Lyleas Companies by* Date *8/23/2021*
Dev B Perry, Agent

Signature of Attorney *Donald Plank* Date *8/23/21*

Exhibit B
Statement of Hardship CV21-095

200 E 5th Avenue, Columbus, OH 43201

The 0.57 +/- acre site is located at the northwest corner of E. 5th Avenue and N. 4th Street. The site is zoned C-4, Commercial, H-60 and is in the University District Zoning Overlay NC, Neighborhood Commercial Subarea. Applicant proposes a mixed use building with residential and commercial (restaurant) uses and structured parking. The existing building will be razed. A four (4) story building (60') with 48 dwelling units, 4,500 SF of restaurant, 900 SF restaurant patio and a 59 space parking garage is planned.

The University District Plan (2015) recommends "Neighborhood Mixed Use" for the site and notes "this classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional" as with this site at two major corridors (N. 4th Street and E 5th Avenue) connecting downtown/Clintonville and crosstown access with E. Fifth Avenue.

Applicant has a hardship as well as a practical difficulty with complete compliance with the referenced code sections because of the mixed site uses. Proposed site development is a huge investment in the area. Many urban developments have had similar variances for ground level residential use. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level residential use.
- 2). Section 3312.25, Maneuvering, to reduce maneuvering from 20' to 0' for four (4) interior spaces with stacked spaces behind the interior spaces on the upper level of the parking garage, and to reduce maneuvering area for the west pair of stack spaces from 20' to 8' for part of the west side of the maneuvering area, as depicted on the Site Plan.
- 3). Section 3312.29, Parking Space, to reduce the length of eight (8) parking spaces with stacking (4 spaces with 4 spaces behind the interior spaces) from 18 feet to 15.75 - 16.0' on Level 01.5 of the parking garage,
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 64 spaces to 59 spaces.

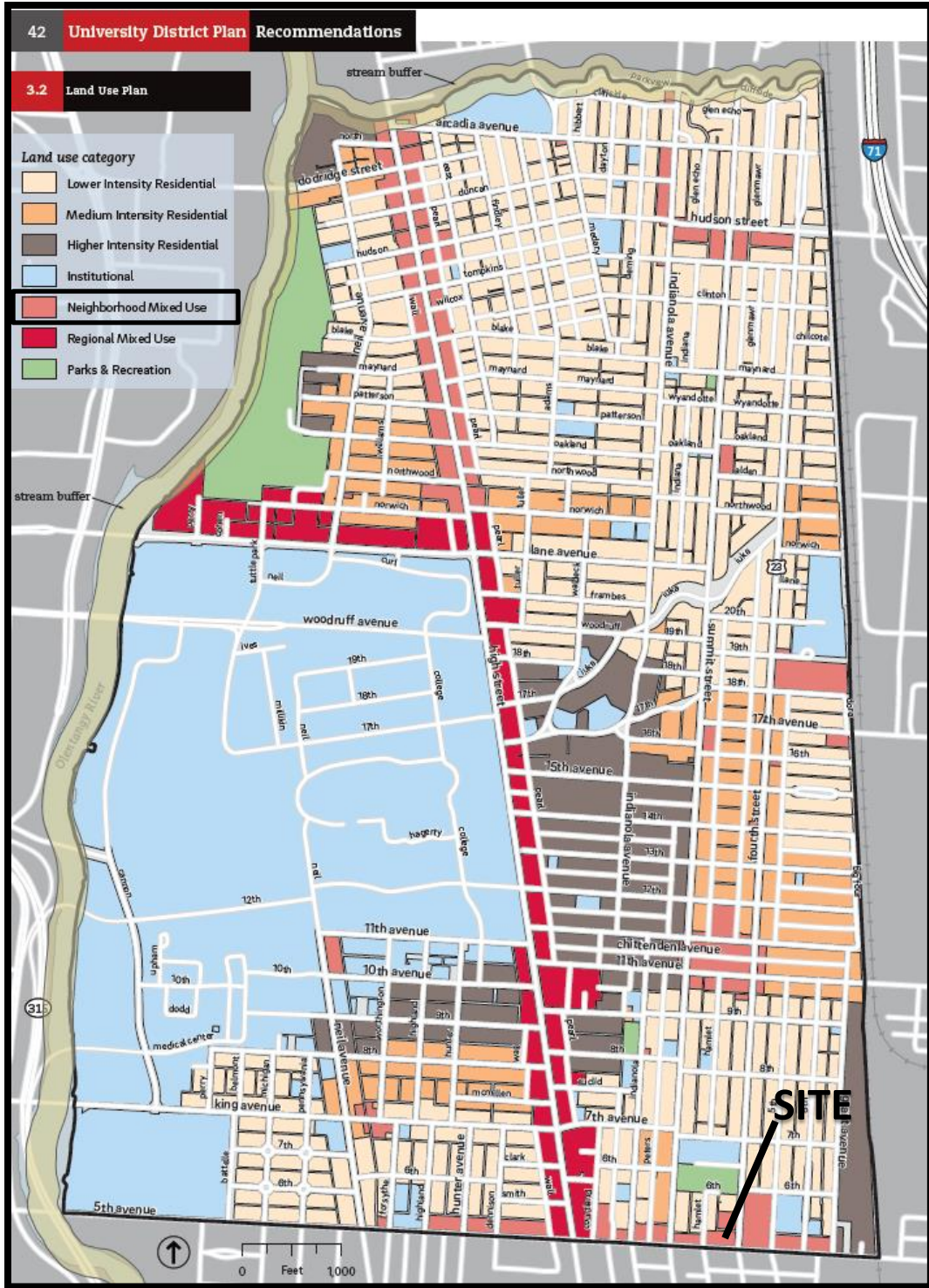
5). Section 3321.05(B)(1), Vision Clearance, to permit an open railing (42" tall) along both sides of the 10'x10' clear vision triangle at the alley intersection with N 4th Street, (northeast corner of site) or to permit a wall in the same location, with the wall subject to approval of the Public Service Department in conjunction with the Site Compliance Plan process.

6). Section 3325.213, FAR Standards, to increase Floor Area Ratio (FAR) from 1.4 to 2.40.

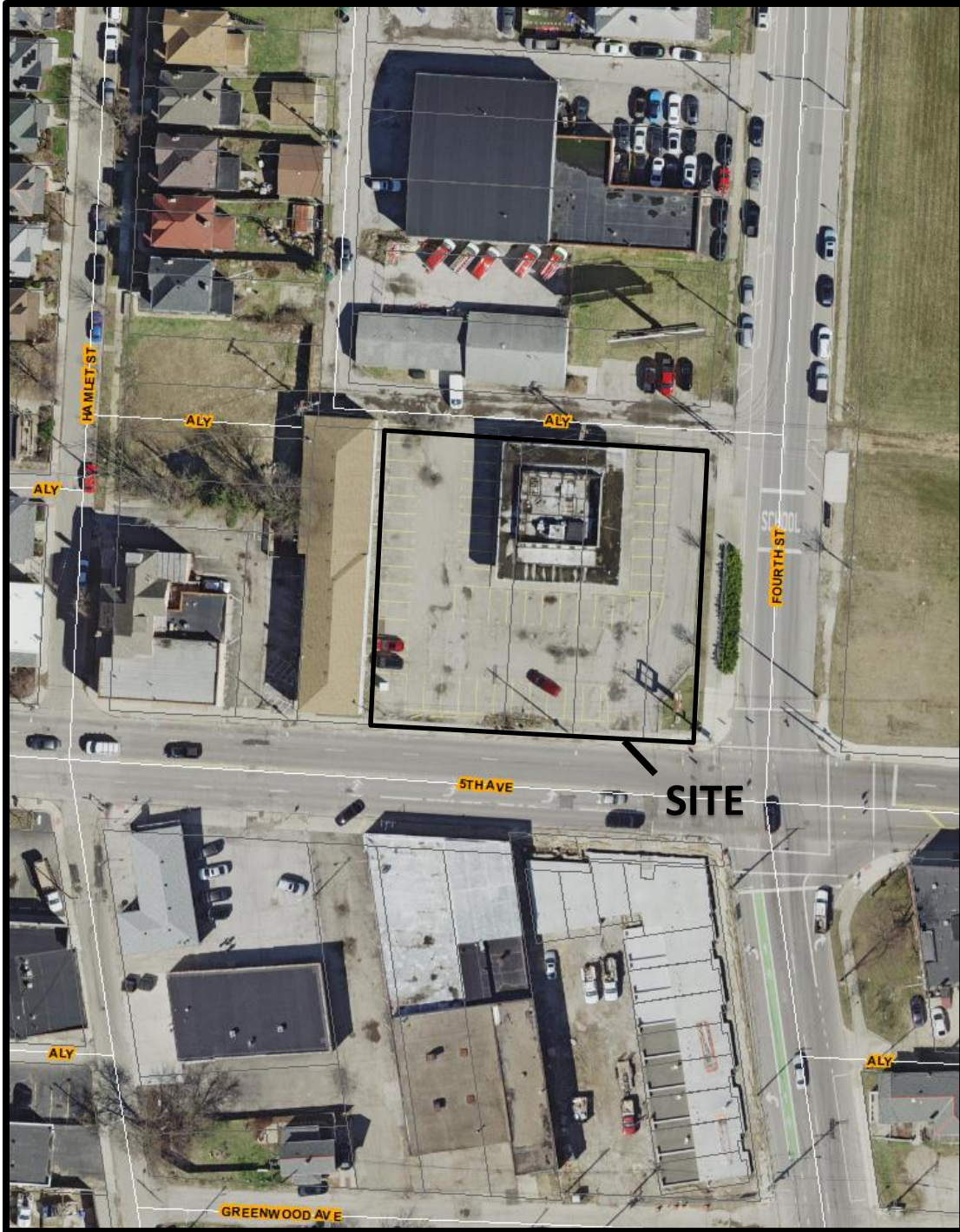
7). Section 3325.223, Building Height Standard, to increase permitted height from 45 feet to 60 feet.

8). Section 3325.241(D), Building Design Standards, to reduce the percentage of glass between two (2) feet and ten (10) feet above sidewalk grade from 60% to 35% (south elevation, E 5th Avenue) and from 60% to 50% (east elevation, N 4th Street) and to permit 80% of the south elevation glass (E. 5th Avenue) glass to be frosted rather than clear/non-tinted glass to screen parking garage.

9). Section 3356.05(F)(2), C-4 District Development Limitations, which permits dwelling units located over a parking garage subject to commercial uses occupying the entire length of at least one property frontage, while applicant proposes ground level commercial use on both the E. 5th Avenue frontage and N. 4th Street frontage, but not for the entire frontage of either street, as depicted on the Site Plan.



CV21-095
200 E. 5th Ave.
Approximately 0.57 acres



CV21-095
200 E. 5th Ave.
Approximately 0.57 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: _____

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-095

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Lakshmi 200 E 5th, LLC; 1086 N. 4th St., Ste. 109, Columbus, OH 43201; # Cols based emps: Zero (0) Contact: Kevin Lykens, (614) 565-4209</p>	<p>2. Lykens Companies; 1086 N. 4th St., Ste. 109, Columbus, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614) 565-4209</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 13th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023
Project Disclosure Statement expires six (6) months after date of notarization.