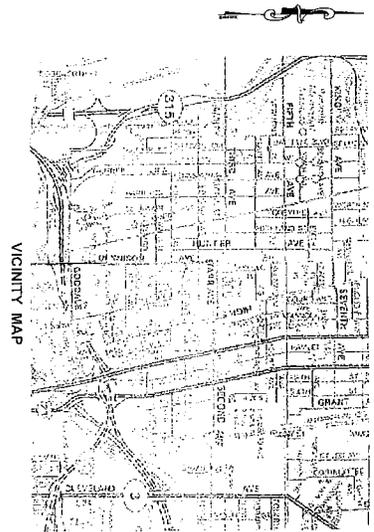


NOTE:
 The Site Plan may be slightly adjusted to reflect engineering, landscape, and other requirements. All dimensions noted on the plan, reflect applicant's best efforts to comply with the Ordinance. The Director of the Building and Zoning Department reserves the right to require the applicant to provide additional information and may be approved by the Director of the Building and Zoning Department. The proposed adjustments shall be subject to the approval of the Director of the Building and Zoning Department.

David Bank Clippes
 DATE



NOTE:
 NO PRIVATELY OWNED TREES MAY BE PLACED WITHIN OR ENCROACH UPON THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO FOUNDATIONS, FOUNDATION DRAINS, SIGN, FENCES, SIGN SHEETS, ETC...

SITE DATA TABLE:

EXISTING ZONING: R-4
 PROPOSED ZONING: AR-2 (216-023 RESIDIO)
 ZONING ADDRESS: 1124 N. FOURTH STREET
 TOTAL SITE AREA: 0.40 ACRES
 NO. BUILDINGS: 1
 TOTAL UNITS: 35
 DENSITY: 86.25 UNITS/ACRE
 HEIGHT: H-25, ACTUAL HEIGHT: 46' (MAXIMUM)

PARKING CALCULATIONS:

UNITS: 35
 TOTAL SPACES REQUIRED: 1.5 SPACES/UNIT = 54 (VARIANCE REQUESTED)
 TOTAL SPACES PROVIDED: 46 (2 W/H.C. ACCESS)
 (13 SURFACE SPACES, 33 GARAGE SPACES)
 1.28 SPACES/UNIT
 BICYCLE PARKING REQUIRED: 5, PROVIDED: 6

SITE SHADE TREES REQUIRED: 1 PER 10 DWELLING UNITS = 4 TREES
SITE SHADE TREES PROVIDED: 4 TREES

PARKING SPACE SHADE TREES REQUIRED: 1 PER 10 PARKING SPACES = 2 TREES
PARKING SPACE SHADE TREES PROVIDED: 2 TREES

PARCELS TOTAL SITE AREA	AREA (SF)	AREA (AC)
(6) PID-010-007725	14581.33	0.33
(6) PID-010-028134	2388.64	0.07
PROPOSED LOT COVERAGE		
ABED (SF) AREA (AC)	%	
BUILDING	11,138	0.25
IMPERVIOUS	15,110.95	0.34
PERVIOUS	2,314	0.05
TOTAL	17,249.95	0.40

CV16 - 027

CITY OF COLUMBUS, OHIO BUDD DAIRY 6 ZONING VARIANCE SITE PLAN FOR LYKENS COMPANIES 1124 N. FOURTH STREET		PLAN PREPARED FOR: 422 Beecher Road Columbus, Ohio 43260 Tel: 614.458.7700 Fax: 614.428.7705
Date: 6/10/2016 Scale: 1" = 20' Drawn By: [blank] Checked By: [blank]	Issue Date: Project Number: Drawing Number:	PLAN PREPARED BY: 1/1

1124 N Fourth Street



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

CV16-027

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 Exhibit B

Signature of Applicant

Donald Rank

Date 05-10-2016

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

CV16-027

1124 N Fourth Street

The development site consists of 0.40 +/- acres located on the east side of N Fourth Street (60') between E 4th Avenue (60') and E Greenwood Avenue (32'). Rezoning application Z16-023 is pending to rezone the site from the R-4, Residential District to the AR-3, Apartment Residential District. Applicant proposes to develop the site with a 36 dwelling unit apartment building, as depicted on the submitted site plan. This variance application is submitted in conjunction with and companion to the rezoning application for variances to applicable AR-3 development standards to permit the proposed development.

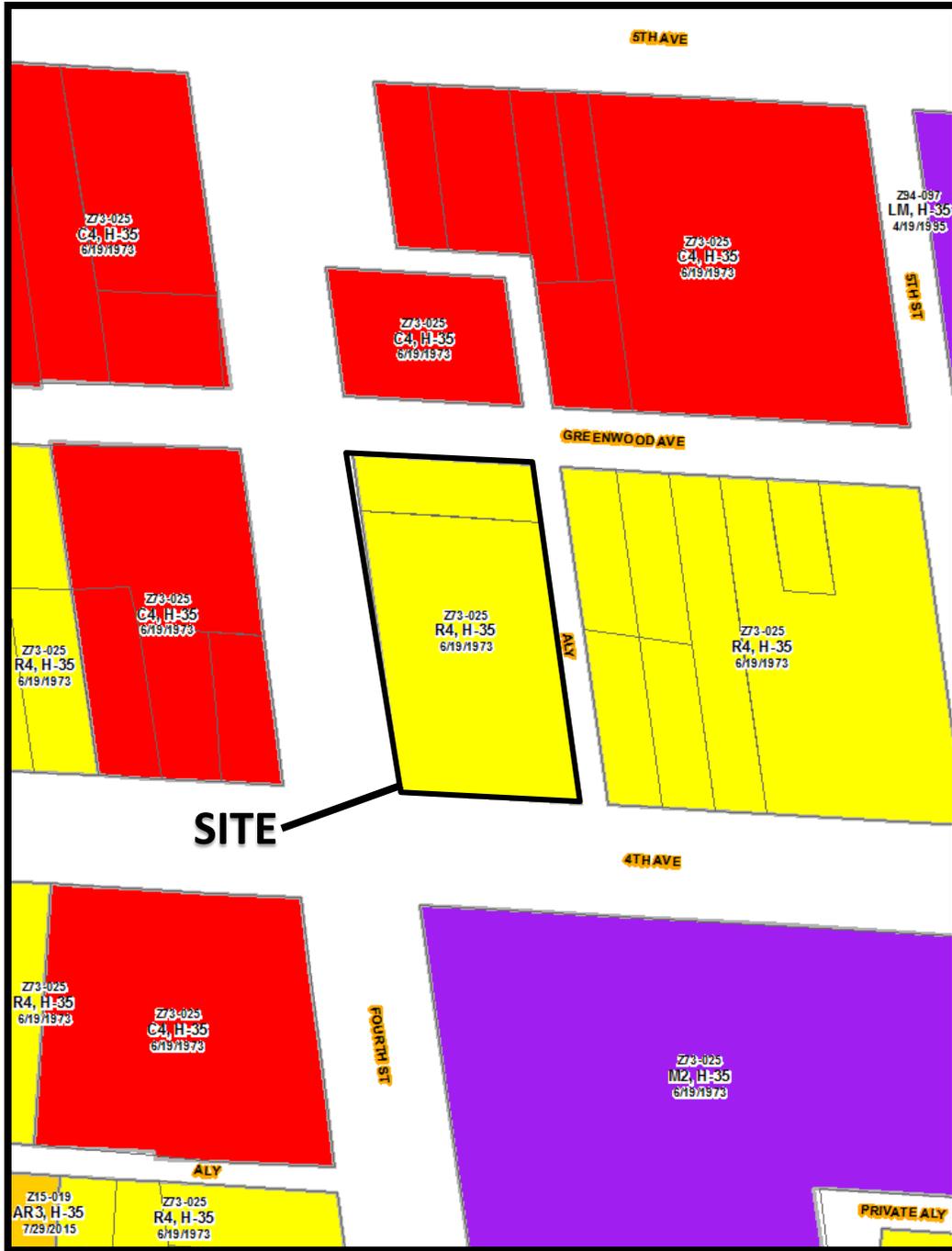
Italian Village is a dense, historic, urban neighborhood, built long before Columbus had a zoning code. The proposed development is appropriate for the neighborhood. Applicant development standards reflect suburban design standards inappropriate for and out of character with urban development. Applicant has a hardship and practical difficulty with complying with suburban development standards being applied to an urban in-fill development in a historic district. There are many examples of non-compliance with current development standards in this and other City of Columbus historic districts.

Applicant requests the following variances:

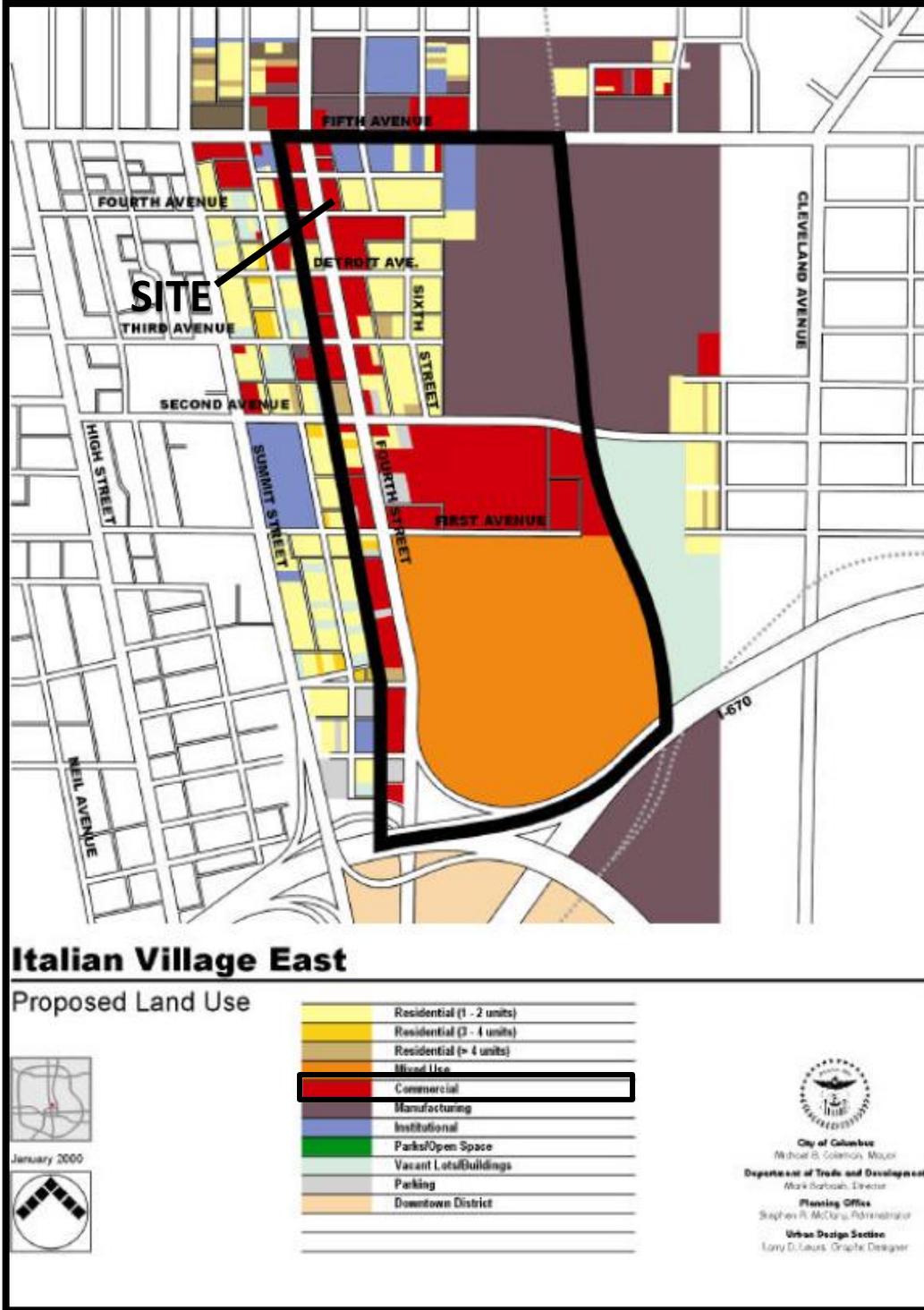
- 1) 3309.14(A), Height Districts, to permit a 46' (max) tall building in the H-35 district.
- 2) 3333.15(C), Basis of Computing Area, to increase permitted lot coverage (building) from 50% to 64%.
- 3) 3333.18, Building Lines, to reduce the N Fourth Street and E 4th Avenue building setback lines from 40' (Thoroughfare Plan) and 14' to seven (7) feet and zero (0) feet, respectively.
- 4) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the minimum side yard on the north side of the building, adjacent to E Greenwood Avenue (32', alley), from 7.67' (one-sixth building height) to zero (0) feet .
- 5) 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 18% of lot area.
- 6) 3333.26, Height District, to permit a 46' (max) building in the H-35 district.
- 7) 3312.13(B), Driveway, to reduce the width of the driveway entrance to the enclosed parking area from 20' to 18'.
- 8) 3312.27(3), Parking Setback Line, to reduce the E 4th Avenue parking setback line from 14' to 7'.

- 9) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking for 36 dwelling units from 54 spaces to 46 spaces (1.27/DU)
- 10) 3321.05, Vision Clearance, to reduce the required vision clearance at E 4th Avenue and the unnamed 15' alley from a 10' vision clearance triangle to an 8' vision clearance triangle; and to reduce the clear vision triangle at the intersection of N Fourth Street and E 4th Avenue from 30' to 14'.

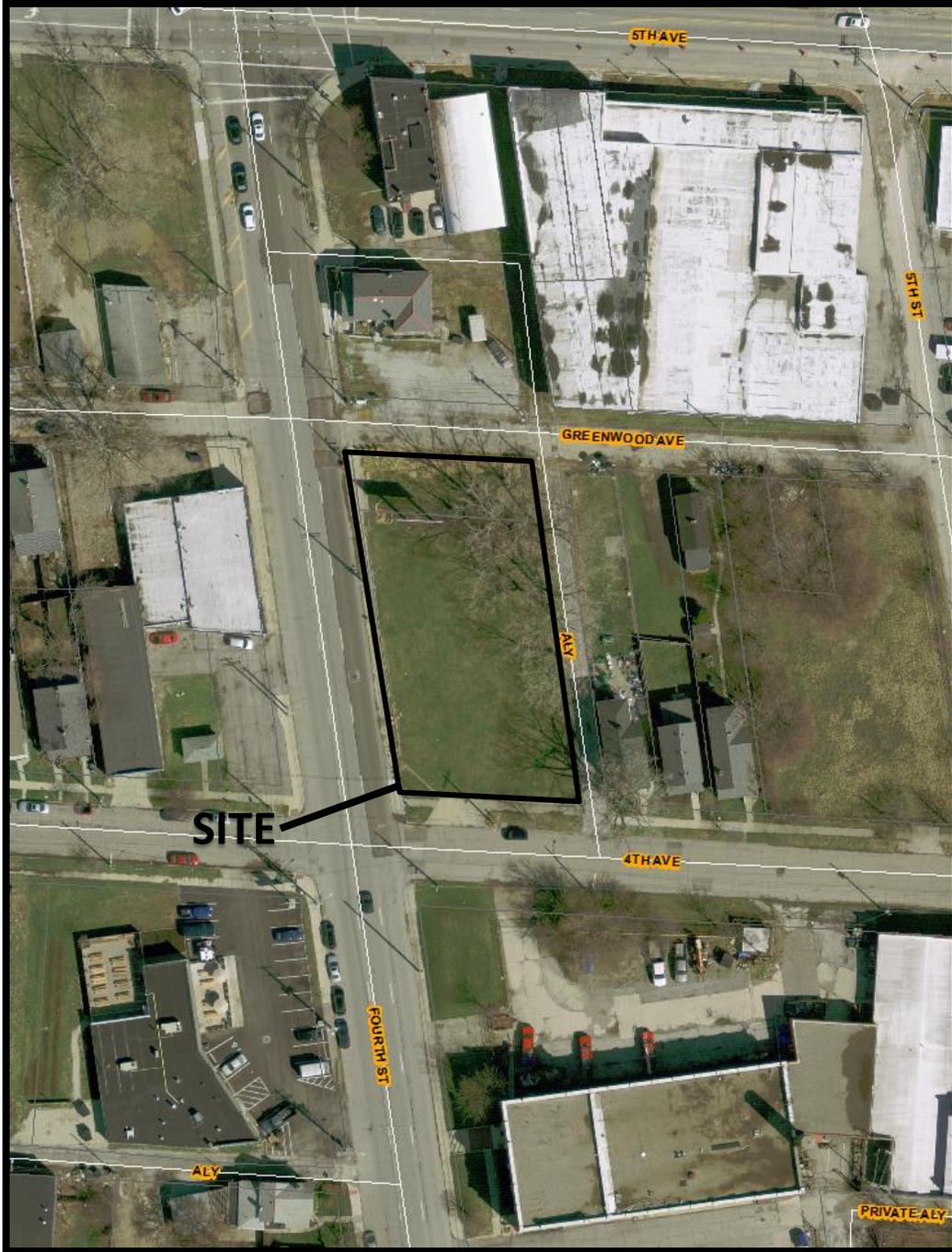
06-10-2016



CV16-027A
1124 North Fourth Street
Approximately 0.40 acres



CV16-027A
1124 North Fourth Street
Approximately 0.40 acres



CV16-027A
1124 North Fourth Street
Approximately 0.40 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: 1124 North Fourth Street

APPLICANT'S NAME: Damado1, LLC c/o Dave Perry, Agent (Applicant/Owner)

APPLICATION NO.: 16-5-24

COMMISSION HEARING DATE: 5-17-16

The Victorian 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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

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

- Special permit
- Setbacks
- Other

ACTION:

Upon review of Application #16-5-24, 1124 North Fourth Street, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

- 1) 3309.14(A), Height Districts, to permit a 46' (max) tall building in the H-35 district.
- 2) 3333.15(C), Basis of Computing Area, to increase permitted lot coverage (building) from 50% to 64%.
- 3) 3333.18, Building Lines, to reduce the N Fourth Street and E 4th Avenue building setback lines from 40' (Thoroughfare Plan) and 14' to seven (7) feet and zero (0) feet, respectively.
- 4) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the minimum side yard on the north side of the building, adjacent to E Greenwood Avenue (32', alley), from 7.67' (one-sixth building height) to zero (0) feet.
- 5) 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 18%.
- 6) 3333.26, Height District, to permit a 46' (max) building in the H-35 district.
- 7) 3312.13(B), Driveway, to reduce the width of the driveway entrance to the enclosed parking area from 20' to 18'.
- 8) 3312.27(3), Parking Setback Line, to reduce the E 4th Avenue parking setback line from 14' to 7'.
- 9) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking for 36 dwelling units from 54 spaces to 46 spaces (1.27/DU)
- 10) 3321.05, Vision Clearance, to reduce the required vision clearance at the entrance/exit for the enclosed parking level on E Greenwood Avenue (alley) from a 10' vision clearance triangle to a 5' vision clearance triangle; to reduce the required vision clearance at E Greenwood Avenue (alley) and the unnamed east 15' alley from a 10' vision clearance triangle to a 2' vision clearance triangle to permit a trash enclosure, as noted on the site plan; to reduce the required vision clearance at E 4th Avenue and the unnamed 15' alley from a 10' vision clearance triangle to an 8' vision clearance triangle; and to reduce the clear vision triangle at the intersection of N Fourth Street and E 4th Avenue from 30' to 14'.

Request for Rezoning Recommendation

- Rezone the existing 0.40 +/- acres located on the east side of North Fourth Street (60'), between East Fourth Avenue (60') and East Greenwood Avenue (32'), from the R-4, Residential District to the AR-3, Apartment Residential District.



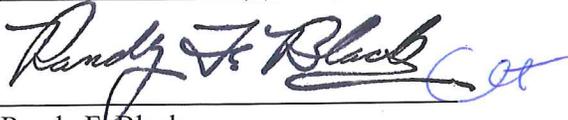
- Applicant proposes to develop the site with a 36 dwelling unit apartment building, as depicted on the submitted site plan.

MOTION: Boyer/Cooke (4-0-1) RECOMMENDED [Lapp].

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 # CV16-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 E Rich Street, 3rd 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. Damado 1 LLC 375 E Fifth Avenue Columbus, OH 43201 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209</p>	<p>2. _____</p>
<p>3. _____</p>	<p>4. _____</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 1ST day of APRIL, in the year 2016

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of your submittal.
Applications must be submitted by appointment. Call 614-645-4522 for details.
Please make checks payable to the Columbus City Treasurer.



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