

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2016**

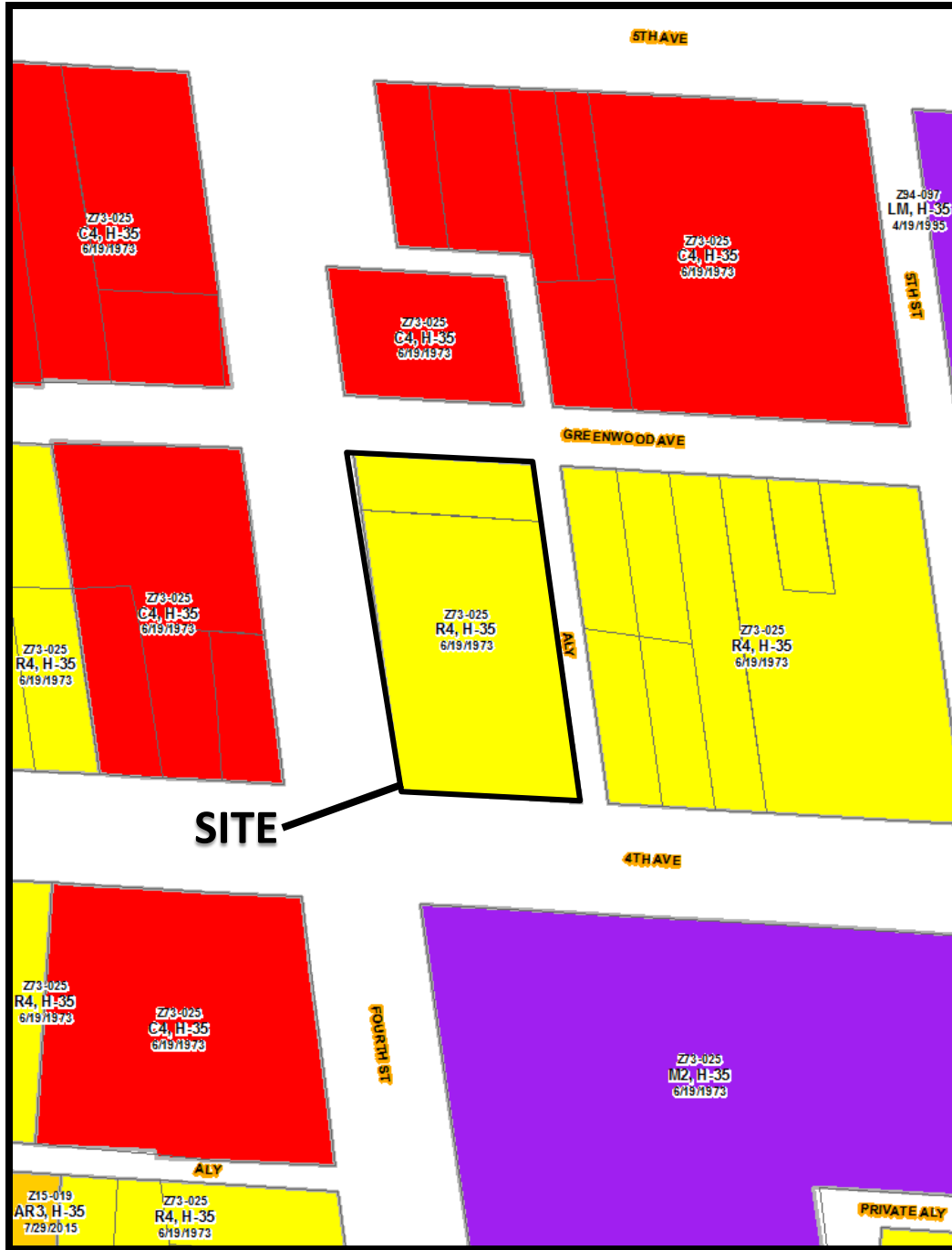
- 3. APPLICATION: Z16-023**
- Location:** **1124 NORTH FOURTH STREET (43201)**, being 0.4± acres located at the northeast corner of North Fourth Street and East Fourth Avenue (010-038134 and 010-007725; Italian Village Commission).
- Existing Zoning:** R-4, Residential District.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Damado 1 LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Same as applicant.
- Planner:** James Burdin; 614-645-1341; jeburdin@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

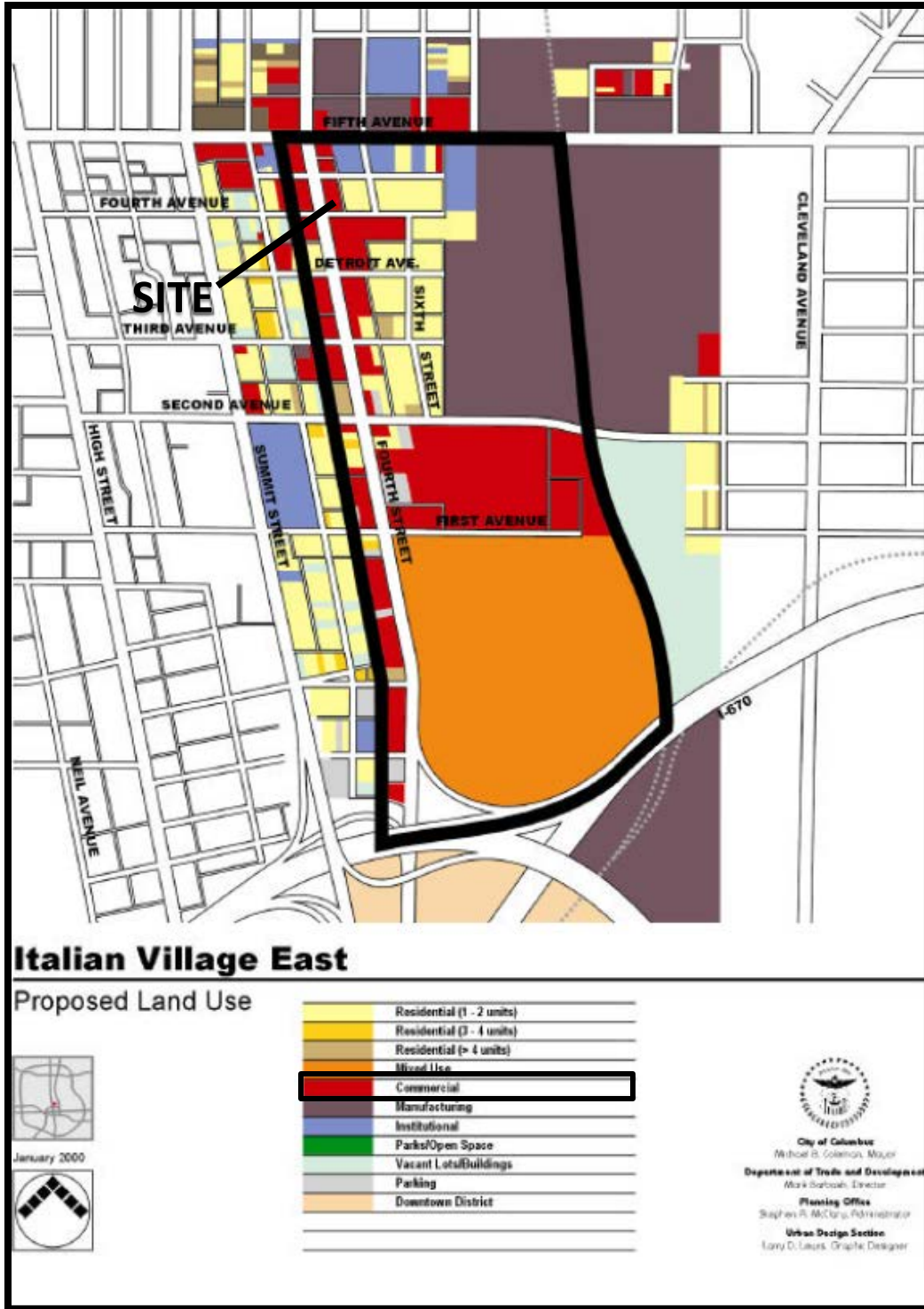
- The 0.4± acre site currently undeveloped and zoned in the R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District to allow for multi-unit residential development.
- The site is bordered to the north, west, and south by sproperties in the C-4, Commercial District and M-2, Manufacturing District. To the east is single-unit residential development the R-4, Residential District.
- The site is located within the boundaries of the *Italian Village East Redevelopment Plan* (2000), which recommends commercial uses for this location. However, the Plan also recommends that the North Fourth Street corridor should have a mix of commercial, residential, and office land uses.
- This site is also subject to concurrent Council variance CV16-027, which includes variances to development standards including height, basis of computing area, building lines, side yard, rear yard, parking spaces required, and maneuvering. That request will be heard by City Council and will not be considered at this Development Commission hearing.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

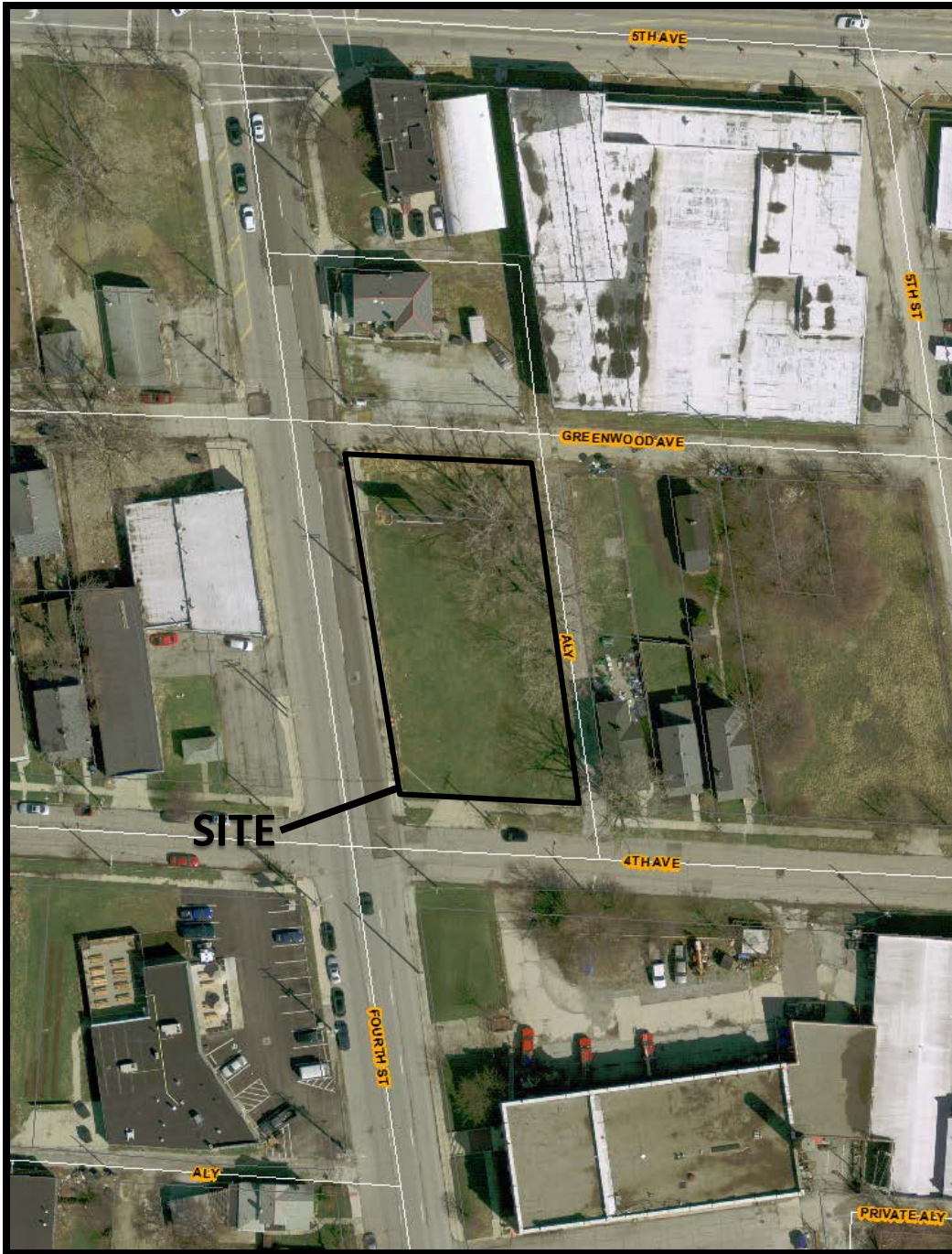
The requested CPD zoning classification would allow the site to be developed with multi-unit residential development. The *Italian Village East Redevelopment Plan* recommends commercial uses for this site. While the proposed use is not consistent with the specific land use recommendation, the Plan also recommends that the North Fourth Street corridor be developed with a mix of commercial, residential, and office uses. The Planning Division has indicated that it considers this proposal to be consistent with this recommendation for a mixed-use corridor.



Z16-023
1124 North Fourth Street
Approximately 0.40 acres
R-4 to AR-3



Z16-023
 1124 North Fourth Street
 Approximately 0.40 acres
 R-4 to AR-3



Z16-023
1124 North Fourth Street
Approximately 0.40 acres
R-4 to AR-3

**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.



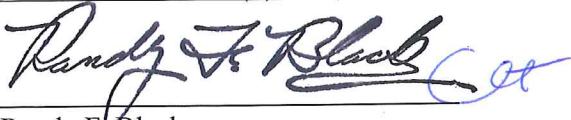
- Applicant proposes to develop the site with a 36 dwelling unit apartment building, as depicted on the submitted site plan.

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 # 216-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East 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

1. Damado 1 LLC 375 E Fifth Avenue Columbus, Ohio 43201 # of Columbus Based Employees: 0 Contact: Kevin Lykens (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 1ST day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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

Notary Seal Here



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

PLEASE NOTE: incomplete information will result in the rejection of your application.
Applications must be submitted by appointment. Call 614-645-7433
Please make all checks payable to the Columbus City Auditor