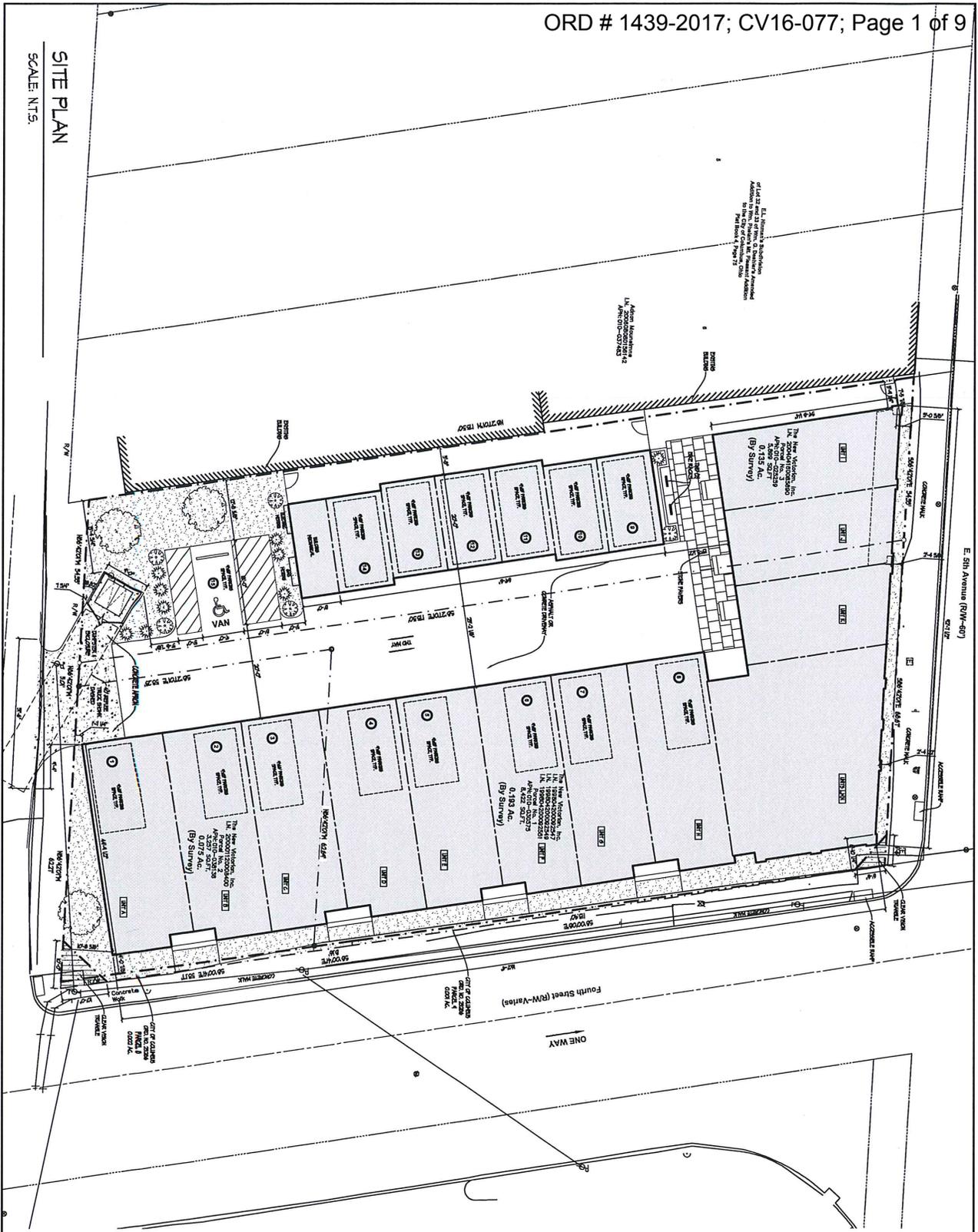


SITE PLAN
SCALE: N.T.S.



BEHAL SAMPSON DIETZ
940 WEST THIRD AVE
COLUMBUS, OHIO 43212

Handwritten signature
SCHEMATIC DESIGN DRAWINGS FOR
4X5

N. 4TH ST & E. 5TH AVE
COLUMBUS, OH 43201
5.15.2017

Final Site Plan Received 5/16/17 CV16-077

EXHIBIT A

List of Requested Variances (revised 4/18/17)

Zoning Number: 1453 N. 4th Street

Parcel IDs #010-025259, 010-030575, 010-038136

Parcels	010-025259, 010-030575, 010-038136
Existing zoning	C4, Commercial (Z73-025)
Height district	H-35
Commercial overlay	Italian Village UCO
Historic district	Italian Village
Combined lot area	19,203 sq.ft. (0.44 acres)
(3 combined parcels + center of Greenwood Ave. per ccc3333.15(b) – Basis of computing area)	
Proposed building footprint	8,903 sq.ft. (46.4% lot coverage)
(residential building)	
Proposed building height	40 feet
Proposed dwelling units	14
Proposed zoning	AR-1, Apartment Residential district
Lot density	31.8 dwelling units per acre
Rear yard	6,943 sq.ft. (36.3% total lot area)
Private garage	1,543 sq.ft. (22.2% of rear yard)
Total lot coverage	10,446 (54.4% total lot coverage)
(residential building + detached garages)	
Net floor area for living quarters	20,220 sq.ft. (private detached garage is less than 1/3 net floor area)

Variances:

3309.14(A) – Height districts

To permit a building or structure to be erected with a maximum height of 40 feet in a 35-foot height district (H-35).

3312.49(C) – Minimum number of parking spaces required

To permit the minimum number of parking spaces to be reduced from 21 spaces to 15 spaces.

3321.05(B)(2) – Clear vision at intersections

To reduce the clear vision triangle from 30 feet to 6.5 feet at the intersection of E. 5th Ave. And N. 4th Ave.

3333.15(C) - Basis of computing area

To permit a residence building to occupy 55% of the lot area.

3333.18(D)(1) – Building lines

To reduce the building line from 10 feet to 0 feet at E. 5th Ave. and N. 4th Ave.

3333.22 - Maximum side yard required

To reduce the sum of the widths of each side from 16 feet to 0 feet.

3333.23(D) - Minimum side yard permitted

To reduce the minimum side yard permitted from 6.7 feet to 3 feet.

EXHIBIT B

Statement of Hardship (revised 4/20/17)

Zoning Number: 1453 N. 4th Street

Parcel IDs #010-025259, 010-030575, 010-038136

These parcels are located in the Italian Village historic district and are bounded by E. 5th Avenue to the north, N. 4th Street to the east, Greenwood Avenue to the south and an adjacent parcel to the west. These parcels are currently zoned C-4, Commercial.

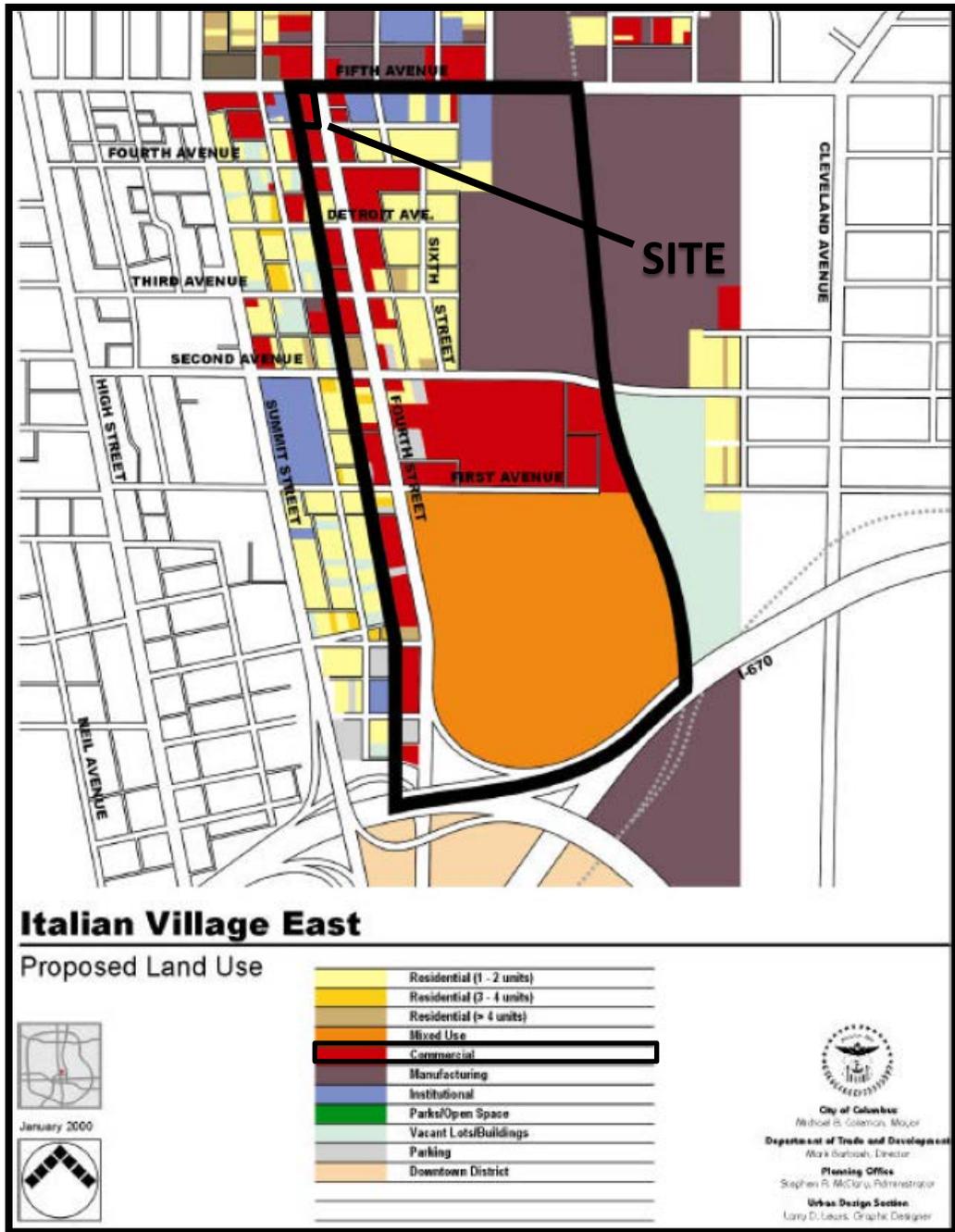
To effectively redevelop these properties, the developer is requesting a rezoning of these parcels to AR-1 - Apartment Residential use which, in conjunction with the requested variances, will allow the developer to combine these parcels into a single parcel and construct one (1) 14-unit Apartment House (condominium) with fifteen (15) off-street parking spaces.

The rezoning of this parcel will permit this proposed structure to contain a higher density of dwelling units per acre, which is necessary to proceed with the redevelopment of this site. The requested variances are essential to maintaining an appropriate rhythm of the existing urban streetscape containing several properties with zero setbacks along E. 5th Avenue and N. 4th Street.

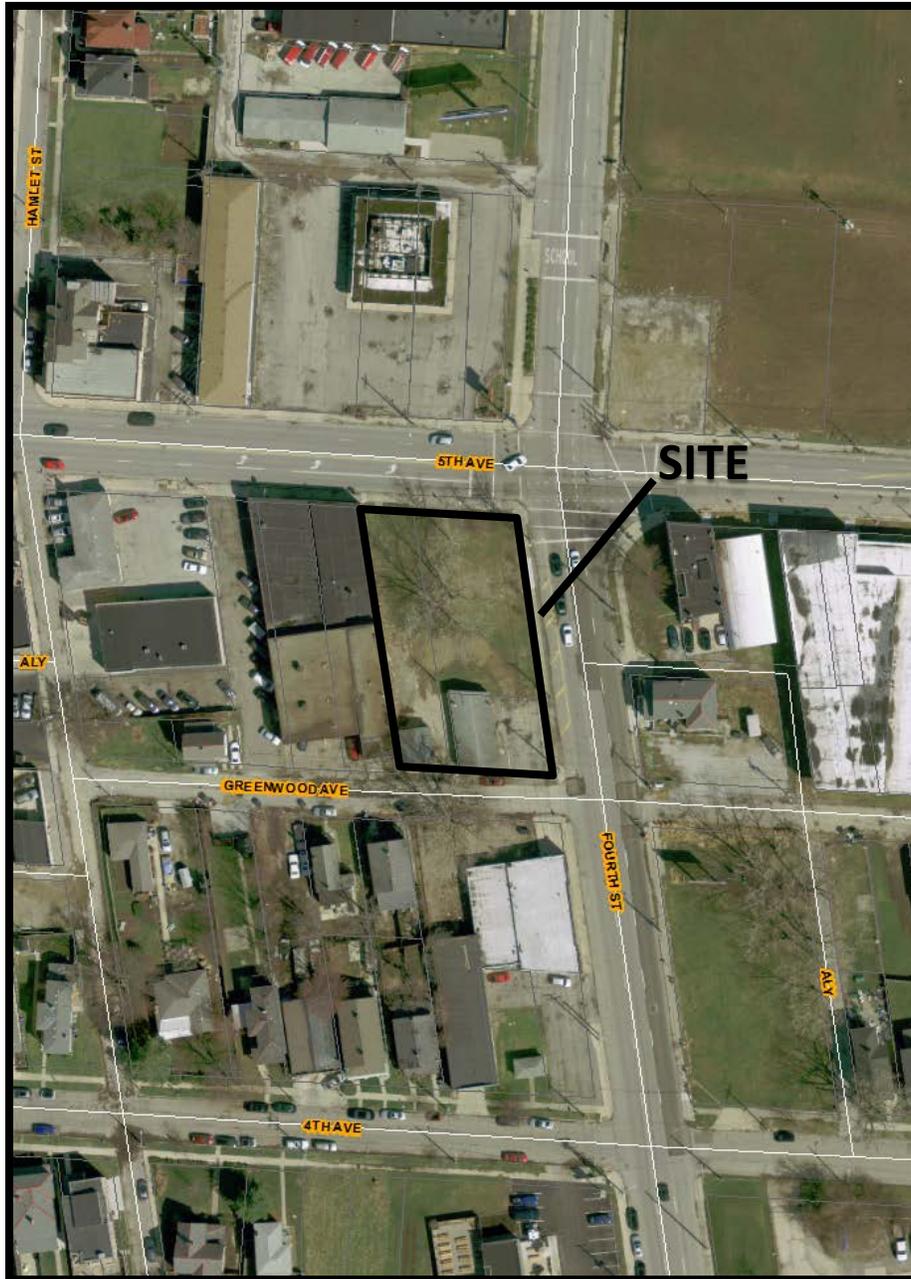
The design intent of the proposed structure is meant to become an "anchor" for this corner property, thereby reinforcing the significance of this street intersection and continuing to promote further investment and development of this neighborhood. In the best interest of surrounding property owners, this development will be an attractive addition to the neighborhood and will help to foster increased property values.



CV16-077
1453 North Fourth Street
Approximately 0.39 acres



CV16-077
 1453 North Fourth Street
 Approximately 0.39 acres



CV16-077
1453 North Fourth Street
Approximately 0.39 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: 197-201 E. Fifth Ave./aka 1453 N. 4th St.

APPLICANT'S NAME: Arch City Development (Applicant) New Victorians, Inc. (Owner)

APPLICATION NO.: 17-4-18a **COMMISSION HEARING DATE:** 4-18-17

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 checked="" type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #17-4-18a, 197-201 E. Fifth Avenue/ aka 1453 N. 4th St., as submitted:

Variance Recommendation Request

- Rezone property from C4, Commercial to AR-1, Apartment Residential district.
- 3309.14(A) – To permit a building or structure to be erected with a maximum height of 40-ft in a 35-ft height district.
- 3312.49(C) - Minimum number of parking spaces required. To permit the minimum number of parking spaces to be reduced from 21 spaces to 16 spaces
- 3321.05(B)(2) - Clear vision at intersections. To reduce the clear vision triangle from 30 feet to 7 feet at E. 5th Ave. And N. 4th Ave.
- 3333.1S(C) - Basis of computing area. To permit a residence building to occupy 55% of the lot area.
- 3333.18(D)(1) - Building lines. To reduce the building line from 10 feet to 0 feet at E. 5th Ave. and N. 4th Ave.
- 3333.22 - Maximum side yard required. To reduce the sum of the widths of each side from 16 feet to 0 feet.
- 3333.23(D) - Minimum side yard permitted. To reduce the minimum side yard permitted from 5.8 feet to 3 feet.

MOTION: Goodman/Cooke (7-0-0) RECOMMEND APPROVAL

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





ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 # CU16-077

STATE OF OHIO
COUNTY OF FRANKLIN

[Handwritten signature]

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS) 1397 Denison Ave. Columbus OH 43201

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

Table with 2 columns and 2 rows containing business information for MDB Lakeshore Holdings, LLC and VHS 4x5, LLC.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Handwritten signature]

Sworn to before me and signed in my presence this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten signature]

01-01-20 Notary Seal Here
My Commission Expires

CHRISTINA L HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

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