

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

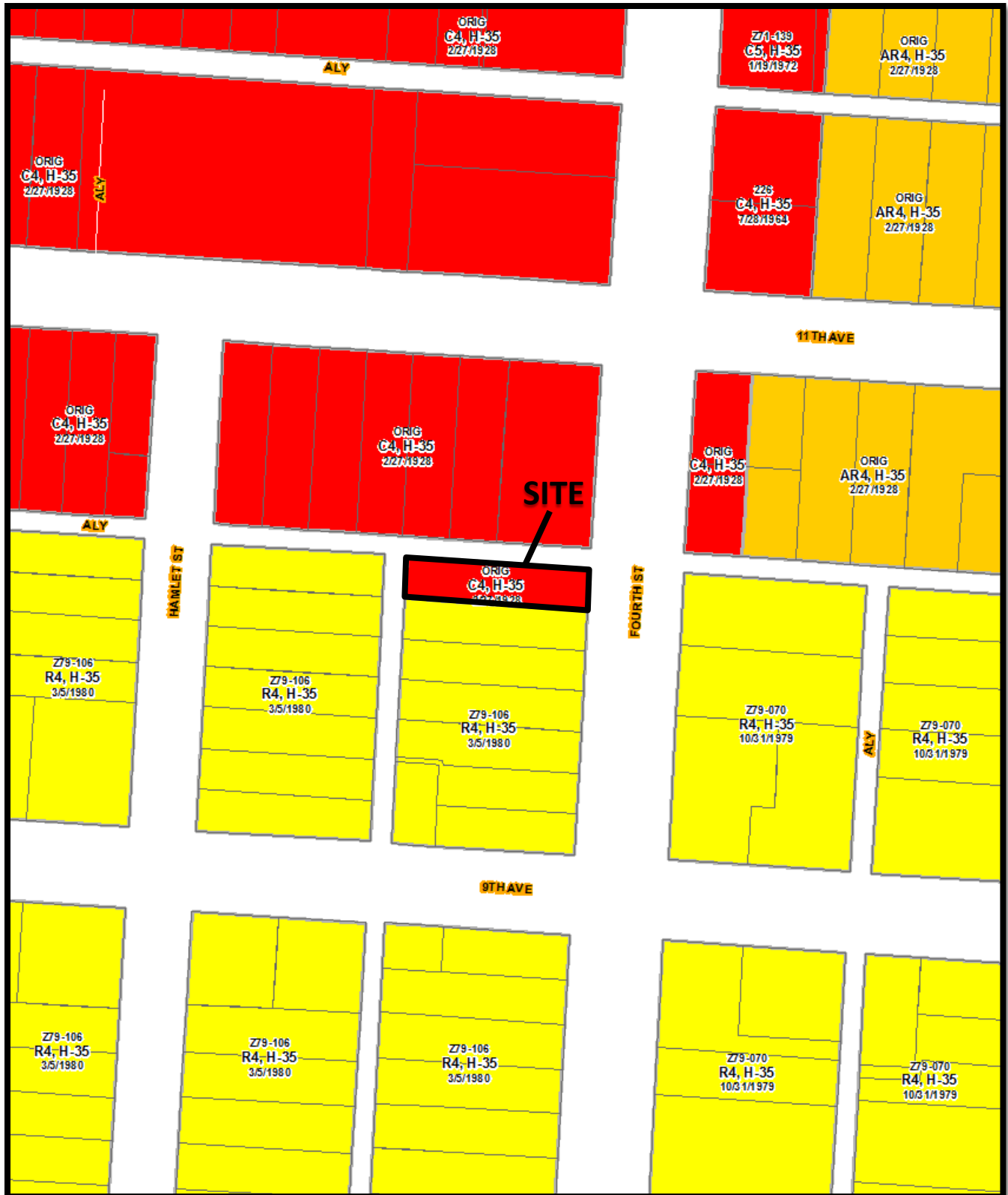
- 5. APPLICATION: Z18-001**
Location: **1505 NORTH FOURTH STREET (43201)**, being 0.09± acres located on the west side of North Fourth Street, 150± feet south of East Eleventh Avenue (010-019475; University Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-4, Residential District.
Proposed Use: Three-unit dwelling.
Applicant(s): Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): Tom Sintic; 3660 Parkway Lane, Suite F; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The site consists of a single parcel, developed with two commercial structures, and zoned in the C-4, Commercial District. The applicant is requesting the R-4, Residential District to allow a three-unit dwelling developed upon the subject site and the adjacent property. The adjacent property, also subject to the concurrent Council variance application, is appropriately zoned for the proposed residential use. Additionally, the site is located in the Neighborhood Commercial subarea within the University District Zoning Overlay.
- North of the site are commercial buildings in the C-4, Commercial District. South, east, and west of the site is a commercial buildings, multi-unit residential developments, and single-unit dwellings in the R-4, Residential District.
- The site is within the boundaries of the *University District Plan* (2015), which recommends “Neighborhood Mixed-Use” at this location. The site is also subject to final design approval from the University Impact District Review Board.
- The site is located within the boundaries of the University Area Commission and the University Impact District Review Board, whose recommendations are for approval.
- Concurrent Council variance (CV18-002) has been filed to reduce requirements for window glass coverage on the first and second floors of the dwelling and for maximum side yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline.

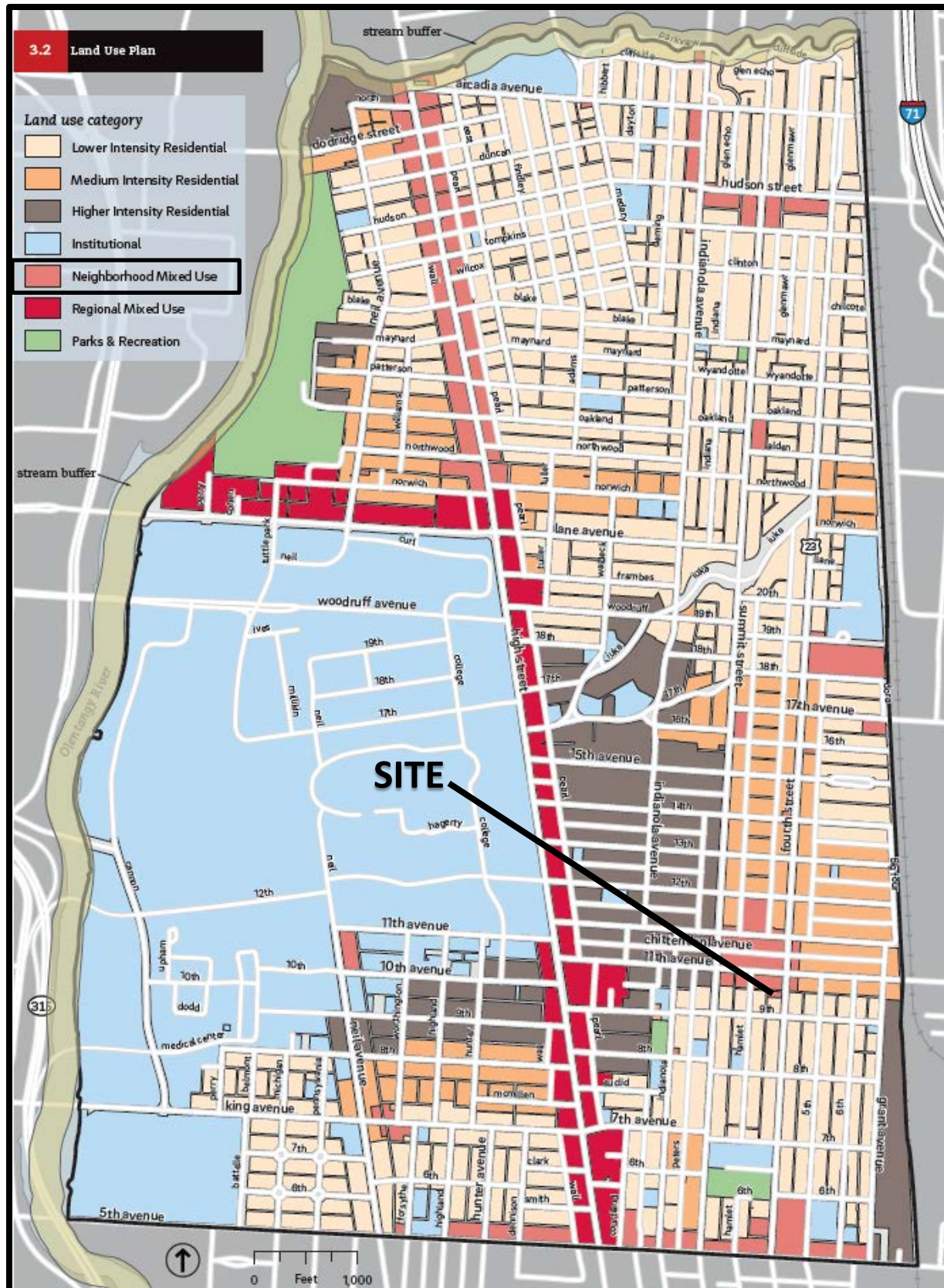
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-4, Residential District will allow a three-unit dwelling to be constructed on the subject site and adjacent parcel. The proposal is consistent with the recommendation of the *University District Plan*, and staff finds the proposal compatible with the pattern of development along the Fourth Street corridor.

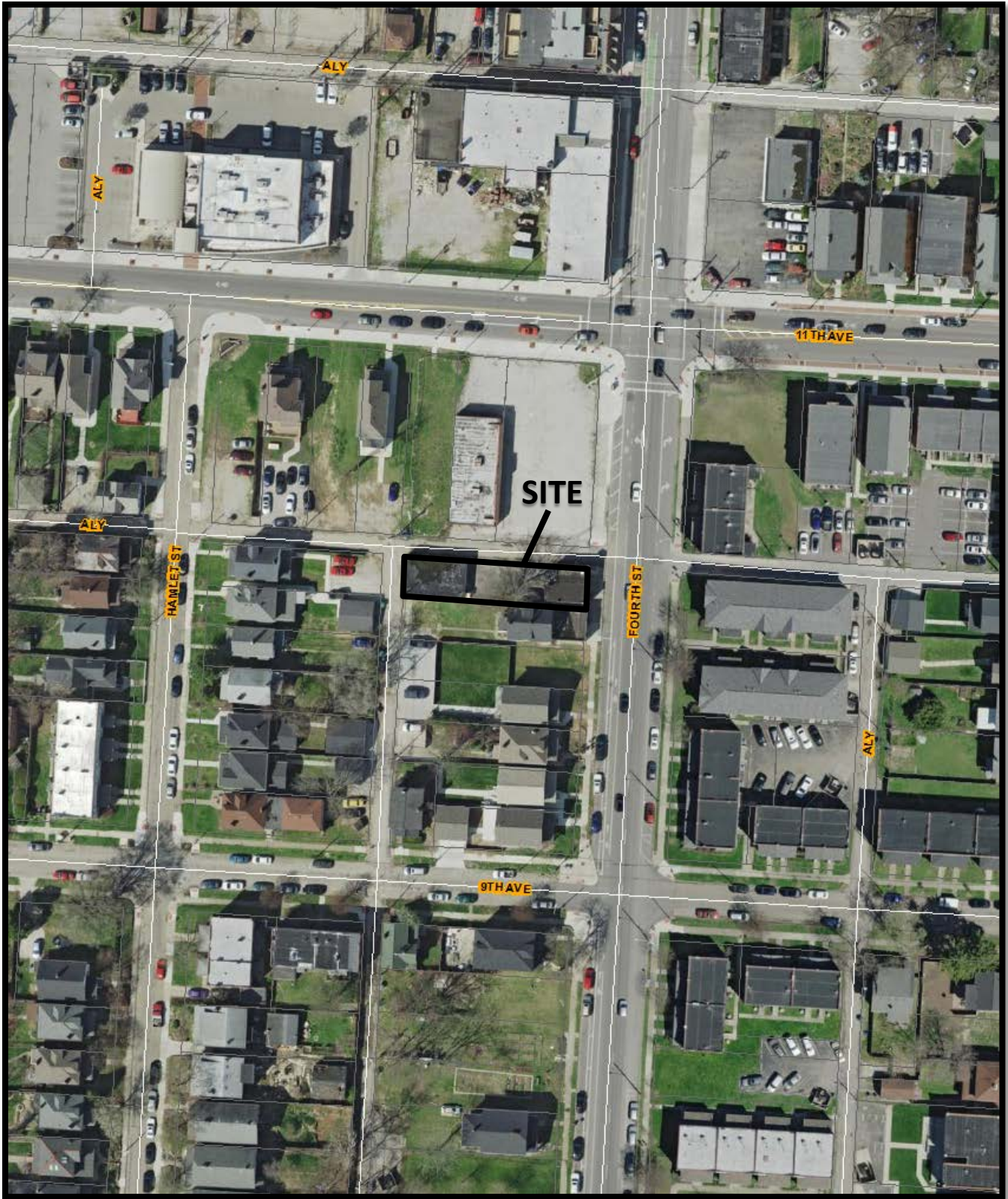


Z18-001
1505 North Fourth Street
Approximately 0.18 acres
From C-4 to R-4

University District Plan (2015)
 "Neighborhood Mixed Use" Recommended



Z18-001
 1505 North Fourth Street
 Approximately 0.18 acres
 From C-4 to R-4



Z18-001
1505 North Fourth Street
Approximately 0.18 acres
From C-4 to R-4



City of Columbus
Mayor Andrew J. Ginther

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University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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TO: Michael Maret
111 N. Front Street
Columbus, OH 432215
Ph: 614-645-2749
mjmaret@columbus.gov

RE: CV18-00: Re-Zoning 1503-1505 North Fourth Street
Z18-001: Combining parcels

April 18, 2018

Mike:

This letter is to inform you that on March 21, 2018, the University Area Commission voted to approve the rezoning and variances for the properties located at 1503-1505 N. 4th Street.

The project proposes to combine 2 parcels on N. 4th St. (*one lot is R-4; the other is C4*) into a single R-4 parcel for a proposed 3-unit townhouse.

Required variances are as listed involve side yard setback & required glass area due to the commercial overlay zoning:

1. Section 3325.241(D), Building Design Standards: to permit 18% glass (92.46 SF) instead of the required 60% (509 SF).
2. Section 3325.241(E), Building Design Standards: to permit 16.7% glass (95.48 SF) instead of the required 25% (569.5 SF).
3. Section 3332.25, Max. Side Yards required: to permit maximum side yard of 10'-4" instead of the required 12 FT.

There was initially concern over losing another neighborhood commercial node. But the applicant met with the Weinland Park Housing Committee to discuss this and received their approval for the proposed project. There were questions as to why the Urban Commercial Overlay's glass requirements applied to this project since it was being rezoned to residential. (*This is still not completely understood*). The Commission was saddened to lose a local art piece – the mural on the side of the garage – once the building would be demolished. There was a request that the mural at least be documented, and possibly re-created elsewhere in the future.

In the end, the UAC felt that the proposed residential townhouses are compatible with the character of the houses along N. 4th Street with front porches of adequate depth to accommodate chairs. The plan also provided 2 off-street parking spaces for each unit. The UAC was supportive of the rezoning for this project.

The vote to approve the above variance request was: For – 12; Against – 0; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor
Columbus, Ohio 43215
(614) 645-6096 (614) 645-6675 fax

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

zoning case no. property address hearing date applicant issue date	RECOMENDATION CV18-002 1503-1505 NORTH 4TH STREET APRIL 19, 2018 JULIE BULLOCK (JULIE BULLOCK ARCHITECTS) APRIL 20, 2018
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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 (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

motion by: motion: vote:	Mr. Uhas-Sauer / Mr. Grado To support the requested rezoning and variances to advance the proposal for further design review. 6-0 to Approve the motion
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RECOMMENDATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|---|---|--|

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
University Impact District Review Board, Staff



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 #:

218-001

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Tom S. Sintic

of (COMPLETE ADDRESS)

3660 Parkway Lane Suite F, Hilliard, Ohio 43026

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. Tom S. Sintic 3660 Parkway Lane Suite F. Hilliard, Ohio 43026	2. Don Pritchard 3660 Parkway Lane Suite F. Hilliard, Ohio 43026
3. Khaled Hamed 9501 Scouts Darby Creek Hilliard, Ohio 43026	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Tom S. Sintic

Subscribed to me in my presence and before me this

18

day of

January

, in the year

2018

SIGNATURE OF NOTARY PUBLIC

Michael Messer



My Commission Expires:

NOTARIZATION

Project Disclosure Statement expires six months after date of notarization.

Notary Public, State of Ohio

My Comm. Expires Sept. 27, 2022

Recorded in Franklin County

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 all checks payable to the Columbus City Treasurer