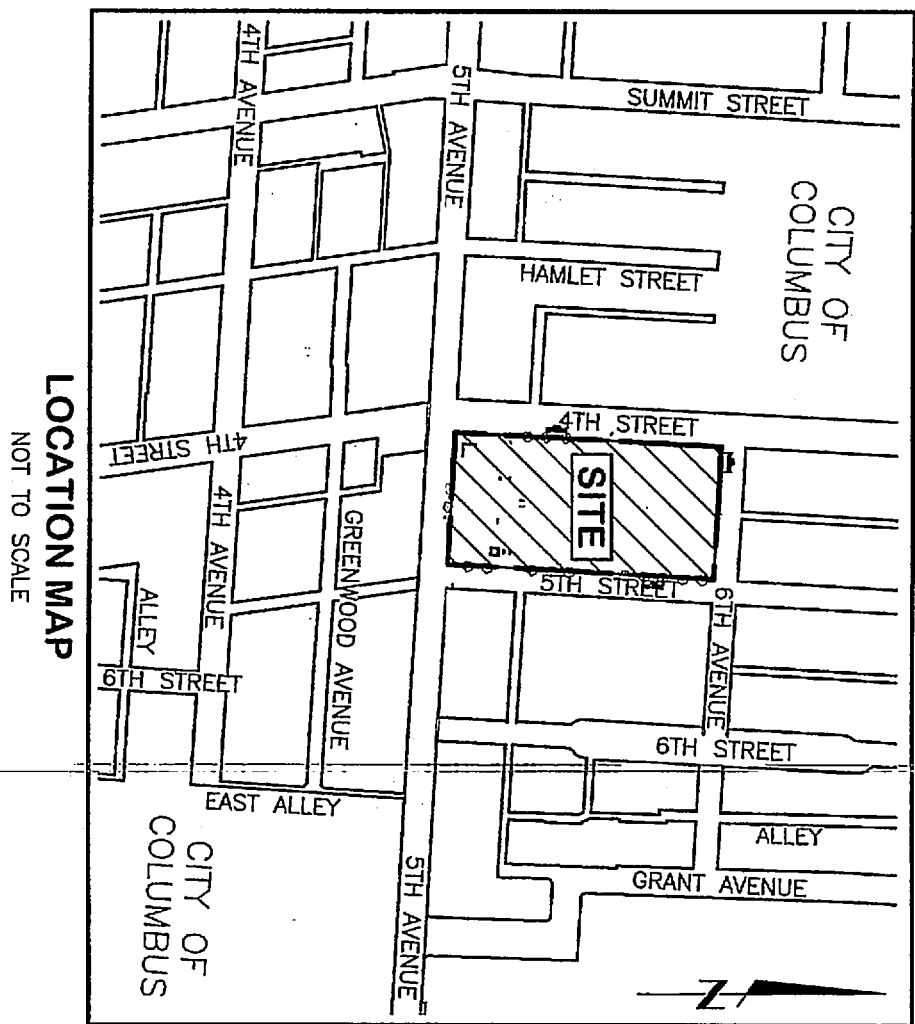


M:\1005030\_WeinlandPark\DWG\Zoning\4th & 5th Zoning Site Plan New Layout.dwg ~PRIV BORDER LAST EDITED BYDSHREMSHOCK ON 11/16/20

E. P. FERRIS & ASSOCIATES INC.



CV20-074, Final Received 11/12/2020

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent  
Date: 11-12-2020

Joseph P. Kelly, Attorney  
Date: 11-12-2020

E. P. FERRIS  
AND  
ASSOCIATES  
INC.  
Consulting Civil Engineers and Surveyors

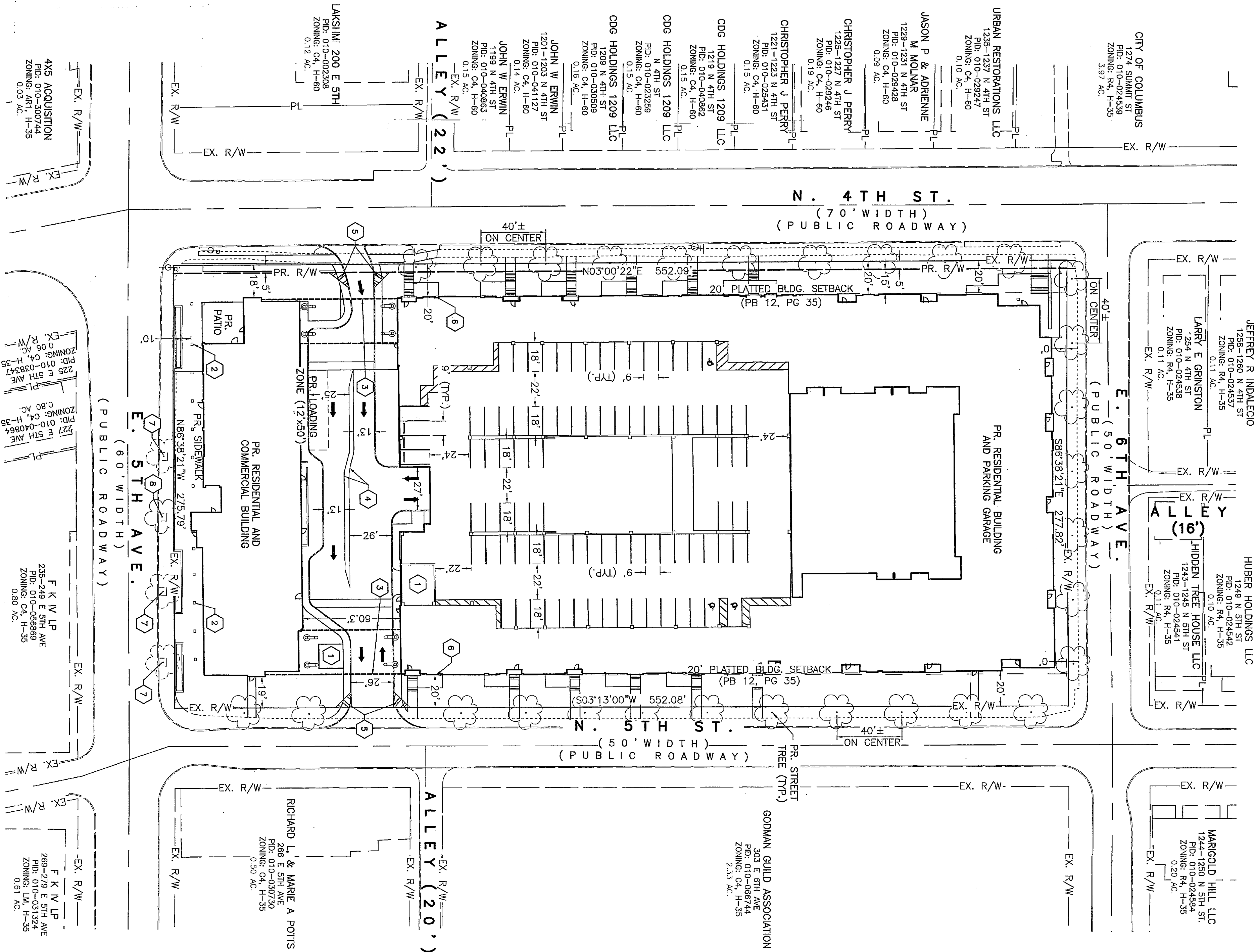
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (fax)  
WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO  
4TH & 5TH  
THRIVE COMPANIES

JOB NO. 1005.030  
DESIGNED BY: DAS  
DRAWN BY: DAS  
CHECKED BY: CLP  
APPROVED BY:   
DATE: 11/12/20

ZONING SITE PLAN  
(CV20-074)

SHEET NO. 1 OF 1

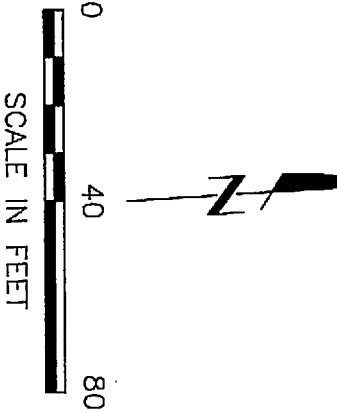


SITE & BUILDING INFORMATION

ADDRESS: 1206 N 4TH ST.	
PID: 010-024540	
SITE AREA: 3.51 AC.	
NET SITE AREA: 3.44 AC.	
EXISTING ZONING: C4, COMMERCIAL, UNIVERSITY DISTRICT ZONING OVERLAY (UDZO)	
HEIGHT DISTRICT: H-60, NEIGHBORHOOD COMMERCIAL (UDZO): 45'	
PROPOSED HEIGHT: 74'	
ZONING VARIANCE: CV20-074, GROUND LEVEL DWELLING UNITS AND STANDARDS VARIANCES	
EXISTING USE: VACANT LOT	
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (315 UNITS) COMMERCIAL (15,000 SF), RESTAURANT PATIO, PARKING STRUCTURE	
PARKING:	
USE AREAS	PARKING PER UNIT
RESIDENTIAL 315 D.U. (415 BEDROOMS)	0.5 SPACES/BEDROOM
COMMERCIAL	15,000 S.F. 1/150 S.F.
PATIO	1,200 S.F. 1/300 S.F.
TOTAL REQUIRED SPACES:	312 SPACES
PROVIDED SPACES:	566 SPACES (1)
ACCESSIBLE PARKING REQUIRED:	12 SPACES
ACCESSIBLE PARKING PROVIDED:	12 SPACES
BICYCLE SPACES REQUIRED:	20 BIKE SPACES
BICYCLE SPACES PROVIDED:	20 BIKE SPACES
SETBACKS: AS NOTED.	
UNIT DENSITY: 92 UNITS/ACRE	
FAR: 1.8	
LOT COVERAGE: 72% BUILDING COVERAGE	
VARIANCE TO SECTION 3325.241 (D), BUILDING DESIGN STANDARDS	
REFUSE: SERVICE BY PRIVATE HAULER. OPTIONAL REFUSE STORAGE AREAS TO BE FINALIZED WITH FINAL SITE COMPLIANCE PLAN.	
FLOOD ZONE: "X"	
PANEL NO.: 3904900307K (06/17/2008)	

CODED NOTES

- OPTIONAL REFUSE AREA
- PROPOSED BUILDING COLUMN (TYP.)
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED RETAINING WALL TO SEPARATE NORTH AND SOUTH DRIVE
- 10'x10' CLEAR VISION TRIANGLE
- BEGIN 20' BUILDING SETBACK LINE 181.1' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF E. 5TH AVE. AND CONTINUING TO E. 6TH AVE.
- EX. TREE GRATE WITH STREET TREE (TO REMAIN)
- EX. TREE GRATE WITH STREET TREE TO BE REPLACED



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

#### 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

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 discovered after your application is approved, a new application 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

*Thrive Companies*  
*by Dawn B. Ray, Agent*

Date 7-28-2020

Signature of Attorney

*[Signature]*

Date 7-28-2020

**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

Rev 2/20,slp

CV20-074

**Exhibit B**  
**Statement of Hardship CV20-074**  
**1206 N 4<sup>th</sup> Street, Columbus, OH 43201**

The 3.51 +/- acre site is the block bounded by W. 5<sup>th</sup> Avenue, N 4<sup>th</sup> Street, E. 6<sup>th</sup> Avenue and N 5<sup>th</sup> Street. The site is zoned C-4, Commercial, H-60 and is in the University District Zoning Overlay NC, Neighborhood Commercial Subarea. Applicant proposes commercial. Residential and parking garage development of the site. Site redevelopment includes 315 dwelling units, including ground level residential use along N 4<sup>th</sup> Street, E. 6<sup>th</sup> Street and N. 5<sup>th</sup> Street, 15,000 Sf of commercial use including retail and restaurant and a 566 space parking structure. Parking to be provided in the parking structure exceeds code required parking for the site. Applicant anticipates providing for rent or lease parking for off-site uses also in the parking structure. There may be a lot split(s) for the parking structure and/or other property lines related to financing or phased development.

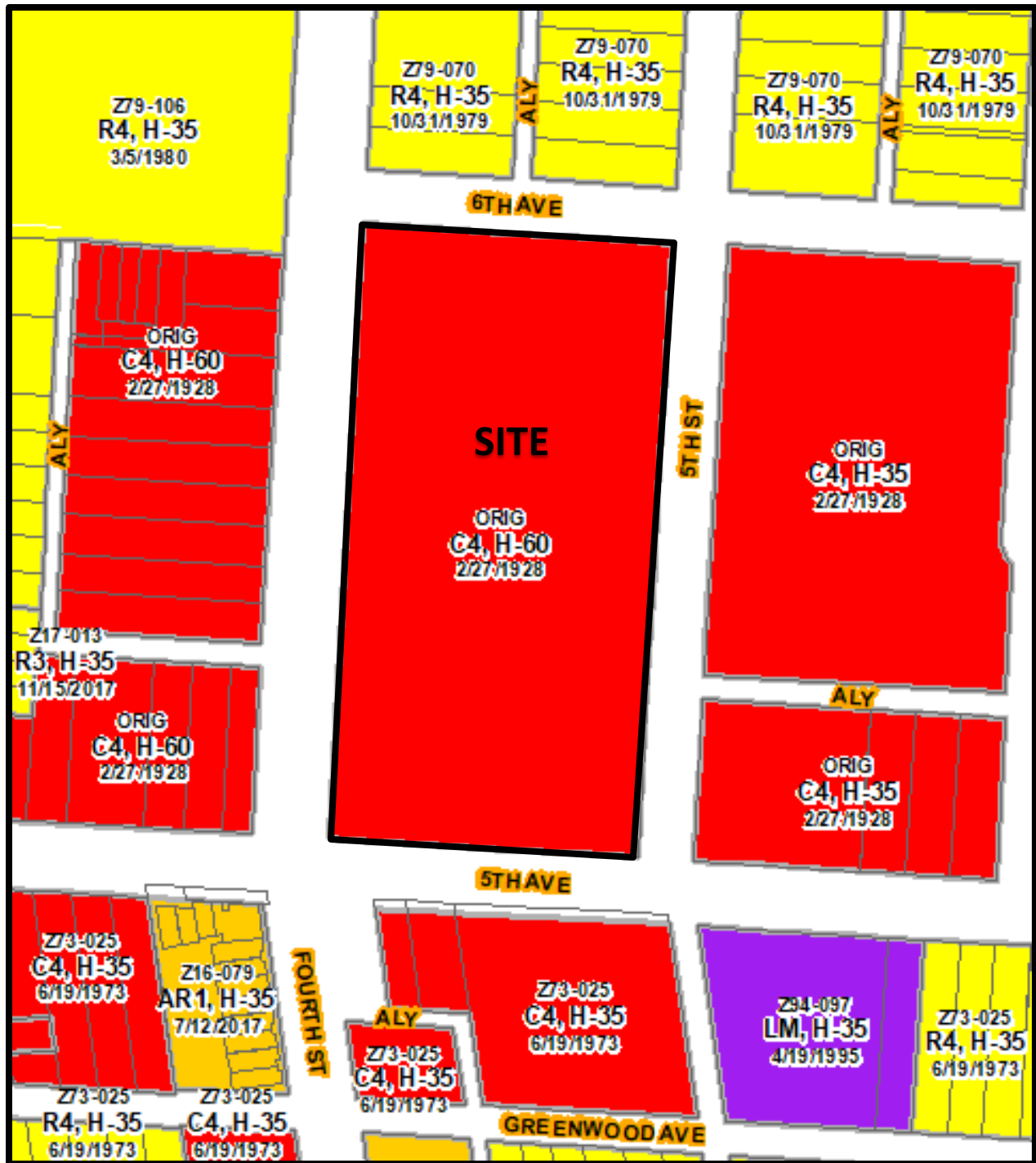
The University District Plan (2015) recommends “Neighborhood Mixed Use” for the site and notes “this classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional” as with this site at two major corridors (N. 4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

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections because of the mixed site uses, provision of full code required parking for site uses and provision of non-code required parking in the parking structure to assist with mitigation of parking deficiencies in the area. 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:

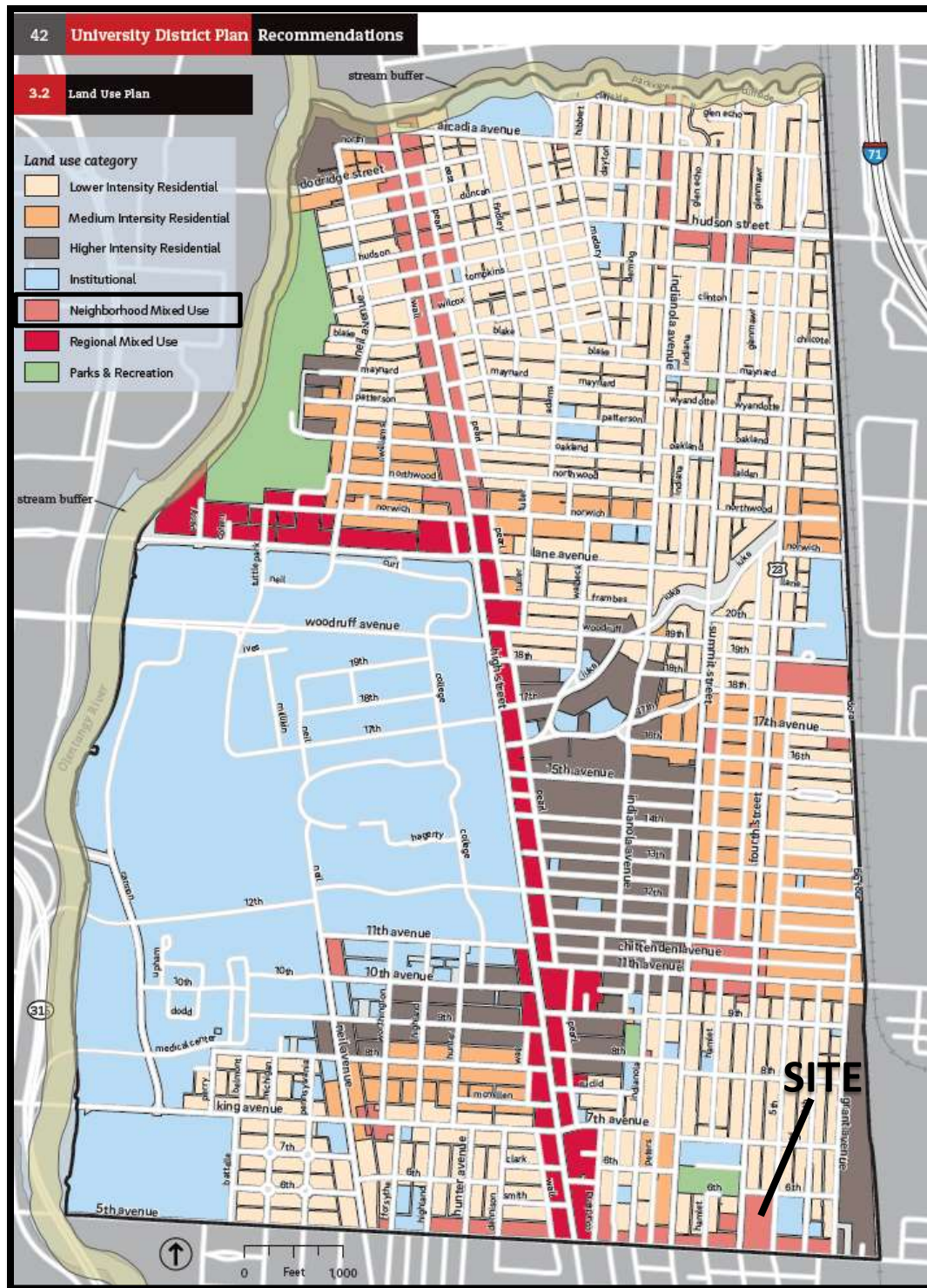
- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level residential use.
- 2). Section 3309.14(B), to permit building height of 74 feet in the H-60 height district.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking to zero (0) if the parking structure is on its own parcel and then not “on-site” of the other uses or if other phases of the site development are on separate parcels, subject to code required parking being provided in the parking structure, and to permit 566 parking spaces in the parking structure to the extent 566 spaces exceeds maximum parking permitted if the parking structure is not on a separate parcel from on-site use(s).

- 4). Section 3312.53(B), to reduce loading spaces from 1 to 0 for total commercial use of 15,000 SF.
- 5). Section 3325.213, FAR Standards, to increase Floor Area Ratio (FAR) from 1.4 to 1.8.
- 6). Section 3325.223, Building Height Standard, to increase permitted height from 45 feet to 74 feet.
- 7). Section 3325.241(D), Building Design Standards, to reduce the percentage of glass between two (2) feet and ten (10) feet above grade from 60% to 45% (south elevation), 32% (west elevation), 41% (north elevation) and 37% (east elevation).



CV20-074  
1206 N. 4<sup>th</sup> St.  
Approximately 3.5 acres





CV20-074  
1206 N. 4<sup>th</sup> St.  
Approximately 3.5 acres



CV20-074  
1206 N. 4<sup>th</sup> St.  
Approximately 3.5 acres



## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number:

CV20-074

Address:

1206 N. 4th Street

Group Name:

University Area Commission

Meeting Date:

9-16-20

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:

17 yes; 0 no; 0 abstain

Signature of Authorized Representative:

Brian D. Williams

SIGNATURE

Zoning Chair, University Area Commission

RECOMMENDING GROUP TITLE

614-560-5785

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy, Attorney  
of (COMPLETE ADDRESS) Thrive Companies, 842 N. 4th Street, Suite 200, 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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. 1206 North 4th LLC; 842 North 4th St, Suite 200, Columbus, OH 43215; # Columbus based emps: 0 Contact: Joseph M. Reidy, (614)721-0682	2. Thrive Companies; 842 North 4th St, Suite 200, Columbus, OH 43215; # Columbus based emps: 49 Contact: Joseph M. Reidy, (614)721-0682
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28<sup>th</sup> day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

**MaryAlice Wolf**  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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