



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Dec 3 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 185 E 3RD AVE COLUMBUS, OH

Mailing Address: 580 N 4TH ST STE 120
COLUMBUS OH 43215-2112

Owner: 995 NORTH FOURTH STREET LI

Parcel Number: 010011562

ZONING INFORMATION

Zoning: 512, Manufacturing, M
effective 12/20/1951, Height District H-35

Historic District: Italian Village

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: ITALIAN VILLAGE UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: I-670 Graphics Control

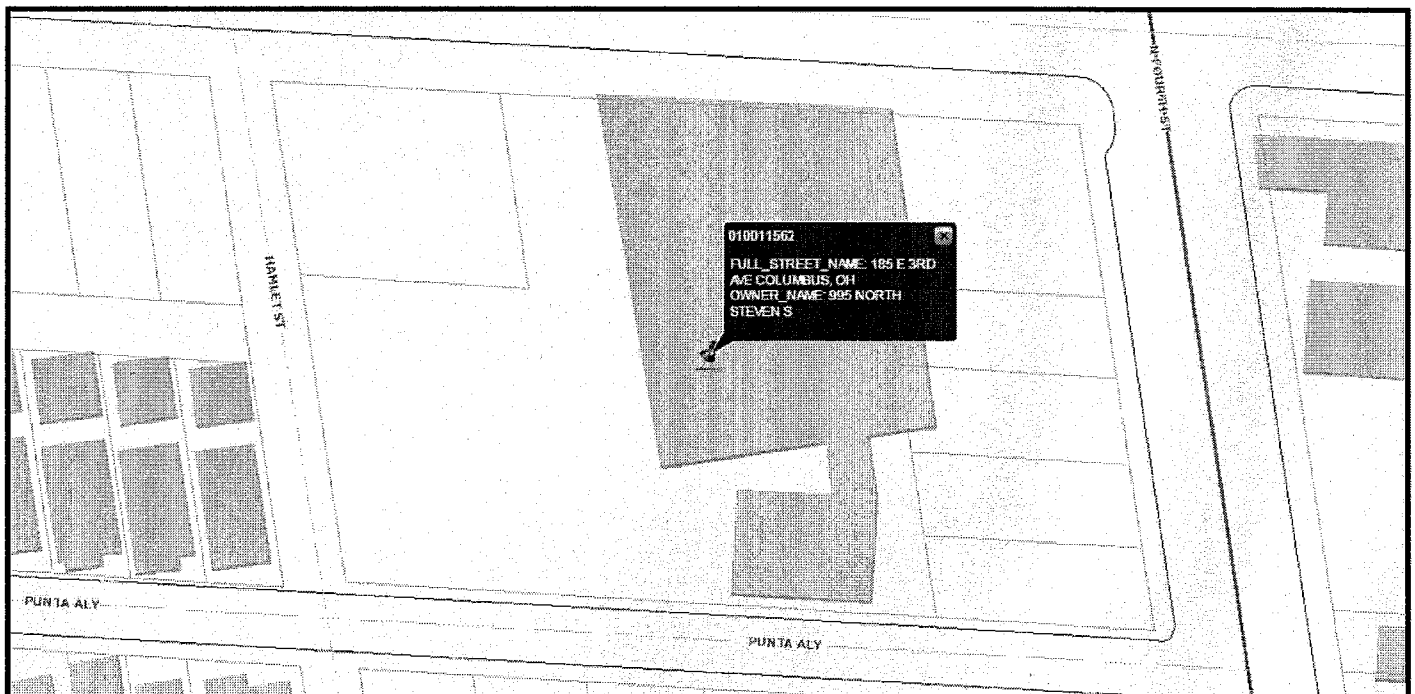
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-131 Date Received: 18 NOV. 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Variance request to reduce the minimum number of required parking
spaces from 100 to 60. Columbus City Code Section 3312.49. Variance request
to reduce the required number of off-street loading spaces from 1 to 0
3312.53

LOCATION

Certified Address: 185 E. 3rd Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-011562-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: 995 North Fourth Street, LLC Phone Number: 614-758-8371 Ext.: _____

Address: 580 N. Fourth St., Suite 120 City/State: Columbus, OH Zip: 43215

Email Address: realestate@capitolequities.com Fax Number: 614-798-0015

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: James Robert Rishel Phone Number: 614-221-0717 Ext.: _____

Address: 300 E. Broad St., Suite 450 City/State: Columbus, OH Zip: 43215

Email Address: rrishel@rrgovlaw.com Fax Number: 614-221-1278

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James Robert Rishel
of (1) MAILING ADDRESS 300 E. Broad St., Suite 450, 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 the
name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 185 E. 3rd Ave., Columbus, OH 43201
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 995 North Fourth Street, LLC
580 N. Fourth St., Suite 120
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

995 North Fourth Street, LLC
614-758-8371

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Italian Village
Connie Tarbeck - 50 W. Gay Street
Columbus, OH 43215-9040

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>All properties</u>		
<u>listed on attached</u>		

☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of November, the year 2015

Marian R. Geer
(8) SIGNATURE OF NOTARY PUBLIC



Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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

THE CITY OF
COLUMBUS
 MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Please see Attached.

Signature of Applicant

Date 11-13-15

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 A

REQUEST FOR VARIANCE and STATEMENT OF HARDSHIP
995 NORTH FOURTH STREET, COLUMBUS, OHIO 43201

Applicant request a variance to the standards of Columbus City Code Sections 3312.49 and 3312.53.

THE SITE

The site that is subject to the application consists of 7 parcels (to be combined as a condition for approval) located on the southwest corner of North Fourth Street and Third Avenue. This site is in the City's Italian Village District, and within that area of the Italian Village that is subject to the Italian Village East Redevelopment Plan ("Redevelopment Plan"). All of the parcels within the site are zoned "M" (MANUFACTURING), with current designated land uses of "Commercial Warehouse". The site is bordered by R4 zoning designations to the east, west and south. To the north it is bordered by R4 and one CPD classification.

The site is currently owned by 995 North Fourth Street LLC. The site has been operating as a commercial retail site with a large warehouse for the past thirty-five years (1st Source Servall Appliance Parts). The site housed a laundry, dry cleaning and industrial supply company as far back as 1950. These uses are inconsistent with the Redevelopment Plan that seeks to prevent, any large, single use, within the planning area as they are, "inconsistent with the Village's prevailing land use pattern."

The site is occupied by two buildings. The current business on the site only occupies one of the buildings. The smaller of the buildings is classified as a historic building, and currently houses no businesses. Because of the designation however, the building cannot be demolished, and thus it sits empty.

Parking for the site is currently provided by a lot at the front of the buildings that borders onto North Front Street. The property owners recently repaired this parking area, without increasing the footprint, at the request of the business tenant. There is a rear area that is served by an existing curb cut off of Third Avenue. Given the presence of the curb cut and the presence of a loading door at the back of one of the buildings, it is appropriate to assume that the area was once used to provide vehicle access to the site (likely for loading and unloading) and vehicle storage. There is no evidence, however, that it was ever used as a commercial parking area. This area is unimproved and has no hard surface. It is not used to provide parking for the site. This area is also surrounded by a rusted, chain link fence.

front parking area, will give the site 60 on site spaces, while meeting the desires of the Italian Village Commission. Thus, a variance to allow 60 spaces where 100 are required.

Also, by the design, maneuverability is reduced, thus the applicant also requests a variance to the requirements of Section 3312.53 of the Columbus City Code to allow for 0 loading spaces where 1 is required.

VARIANCE REQUIREMENTS– 3307.09

- *That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.*
- *That the special circumstances are not the result of the actions of the property owners or applicant.*
- *That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district*
- *That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.*

The site is zoned “manufacturing”; a zoning district that allows for a wide variety of uses, including all of the uses the applicant is requesting. However, the requested uses and the square footage they require creates the need for 100 parking spaces. The parcels in the Italian Village are small and constrictive; an issue not uncommon with older neighborhoods, but uncommon for parcels in a manufacturing district. The site itself is unique in that it requires the applicant to a combination of seven parcels to create the site that is subject to the proposal. Most parcels designated “manufacturing” do not encounter such restrictive conditions. Here, because of the constrictive nature of the site and the Village as a whole, the range of uses allowed in a manufacturing district are severely limited.

The site also contains a historic building that cannot be demolished to provide additional space for parking. Often, an unused building in a manufacturing district will be demolished to provide parking area as part of a site redevelopment plan. The applicant does not have that option however. The applicant’s proposal also meets the goal of repurposing this historic building by providing a desired use for the community. Thus, not only can the applicant not remove the building to provide more parking, the applicant also has increased the parking requirement by proposing to meet a goal of the community by actually putting the building to use.

The site is in a historic district that creates its own unique challenges. First, the parking areas need to be designed and constructed in order to comply with the requirements of the area. This requires more landscaping and screening features than is normal, and thus, some parking is lost when including these features. Second, The Italian Village Commission has made it clear to the applicant that large, surface lots are not preferred within the Italian Village. This was evidenced by the Commission’s initial opposition to any new parking area on the site, and the suggestion that the applicant should depend on street parking. Therefore, option for shared

ensuring that, "The Italian Village East Planning Area...reflect the diverse mix of land uses that characterize the Village."

The City has recognized potential issues with parking and provided an overlay to try and alleviate some of the restrictive parking challenges. However, given the factors listed above, the overlay is not sufficient to overcome the unique circumstances of this site.

SUMMARY

The applicant proposes a redevelopment of a very unique site. A site zoned manufacturing, surrounded by residential uses, with a historic structure, that the Redevelopment Plan specifically recommends be a commercial use. The applicant's proposal for a multi use, commercial development cannot be done without the grant of the variances. As the applicant's proposal is consistent with the vision of the North Fourth Street Corridor, as provided in the Redevelopment Plan, and consistent with the recommendations of the Italian Village Commission, it is in the public's interest to grant the variances needed to allow the redevelopment. The proposal will have a positive impact on the North Fourth Street corridor, the Italian Village, and the City of Columbus by helping to provide the commercial corridor on North Fourth Street, and furthering the goal of providing a mixed use development for the area that serves the neighborhood while strengthening its existing development pattern.



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/9/15



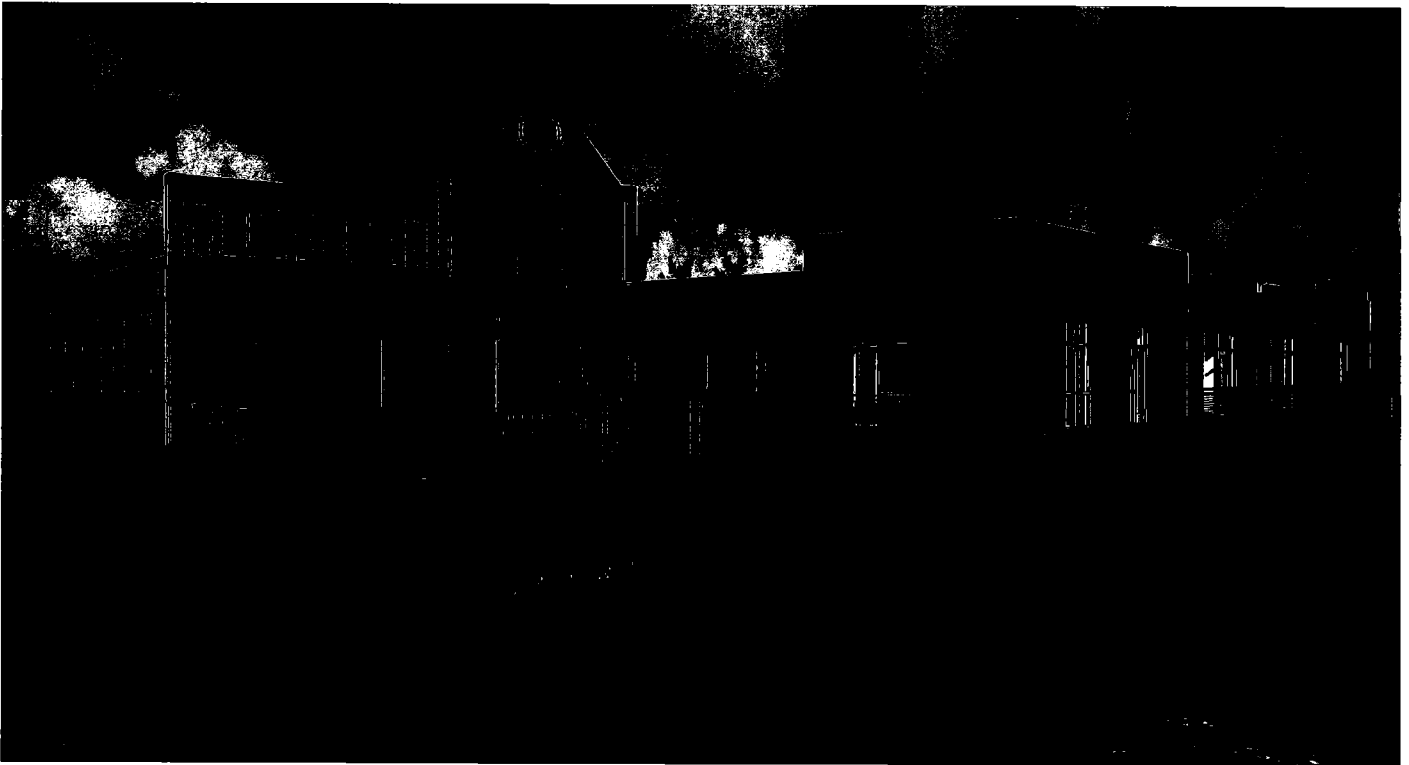
Disclaimer

Scale = 100

 Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

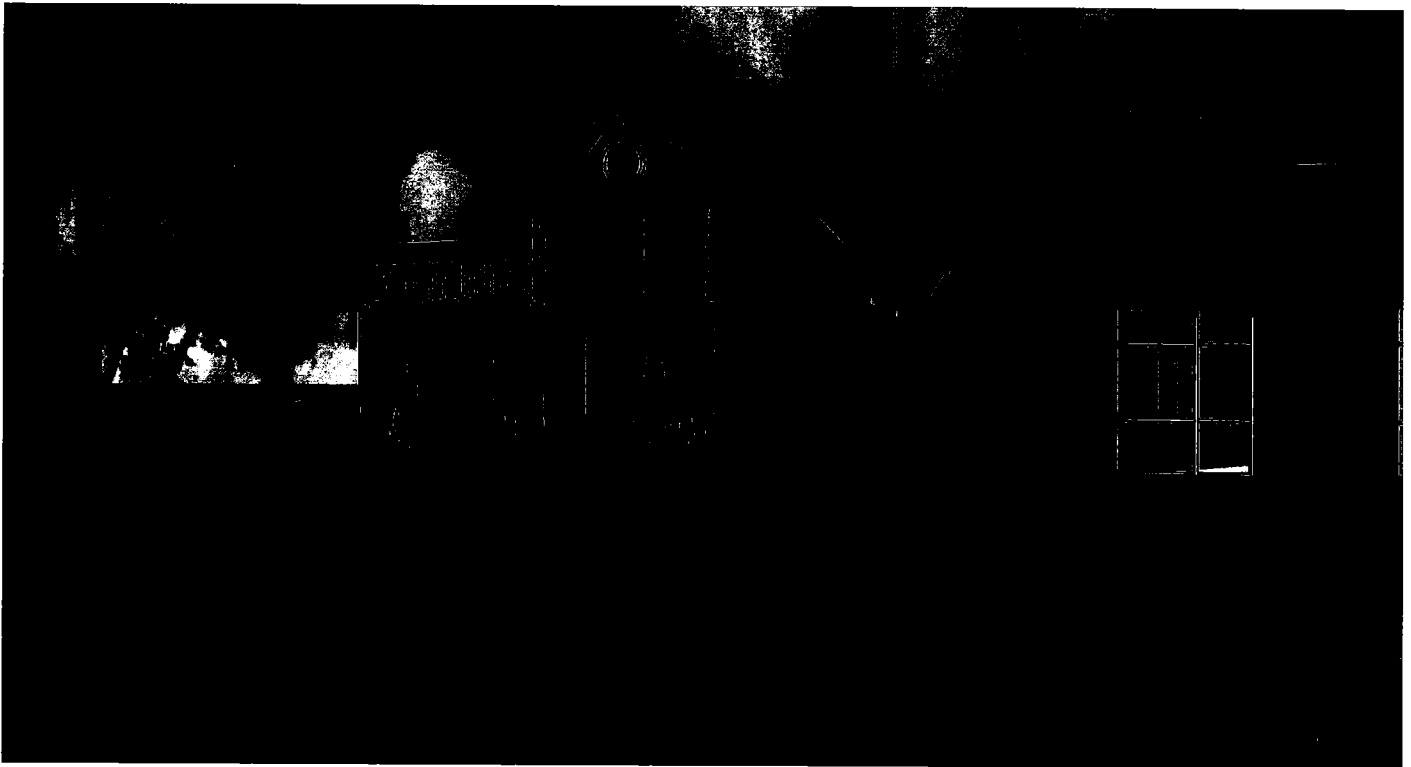


PERSPECTIVE VIEW 1

995 NORTH 4TH

think. create. do. | 7.30.15 IVC APPROVED RENDERS

archall
ARCHITECTURAL ALLIANCE



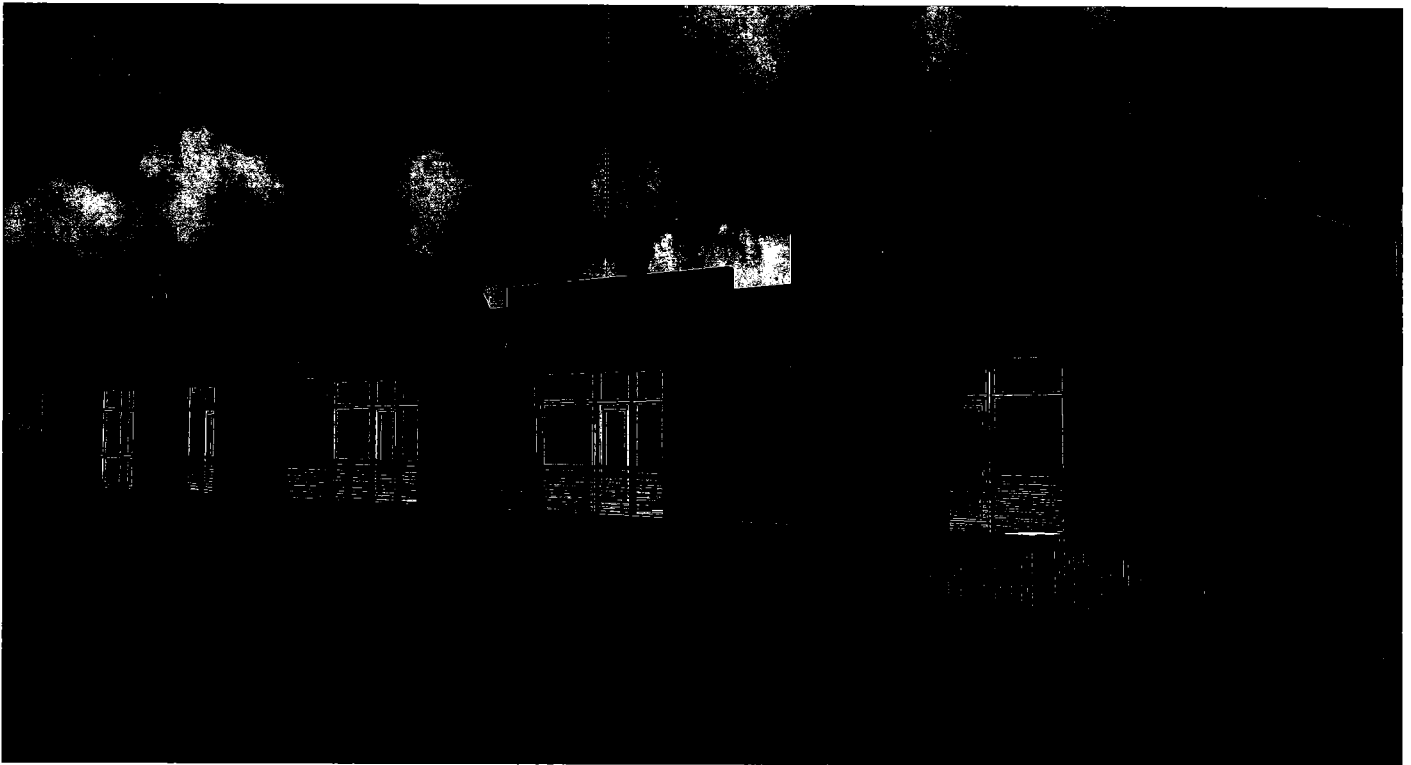
PERSPECTIVE VIEW 1

995 NORTH 4TH

think. create. do. | **7.30.15 IVC APPROVED RENDERS**

archall
ARCHITECTURAL ALLIANCE

BZA15-131
185 EAST THIRD AVE.



PERSPECTIVE VIEW 2

995 NORTH 4TH

think. create. do. | **7.30.15 IVC APPROVED RENDERS**

archall
ARCHITECTURAL ALLIANCE

BZA15-131
185 EAST THIRD AVE.



PERSPECTIVE VIEW 3

995 NORTH 4TH

think. create. do. | 7.30.15 IVC APPROVED RENDERS

archall
ARCHITECTURAL ALLIANCE

© COPYRIGHT 2014 ARCHITECTURAL ALLIANCE



PERSPECTIVE VIEW 4

995 NORTH 4TH

think. create. do. | 7.30.15 IVC APPROVED RENDERS

archall
ARCHITECTURAL ALLIANCE

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James Robert Rishel
of (COMPLETE ADDRESS) 300 E. Broad St., Suite 450, 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

995 North Fourth Street, LLC

580 N. Fourth St., Ste., 120
Columbus, OH 43215

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 13th day of November, in the year 2015



SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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