

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

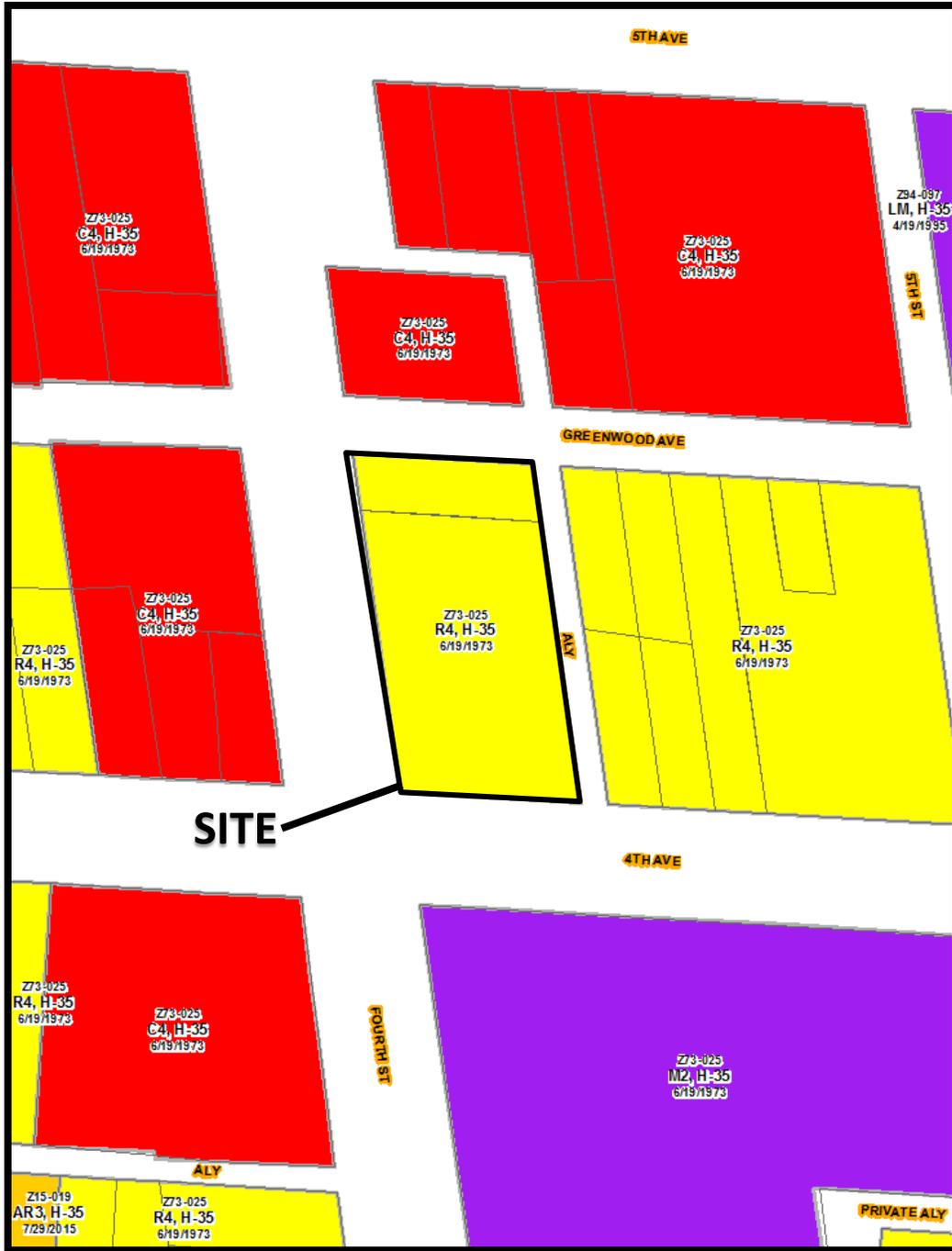
- 3. APPLICATION: Z16-023**  
**Location:** 1124 NORTH FOURTH STREET (43201), being 0.4± acres located at the northeast corner of North Fourth Street and East Fourth Avenue (010-038134 and 010-007725; Italian Village Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, 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, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** James Burdin; 614-645-1341; [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

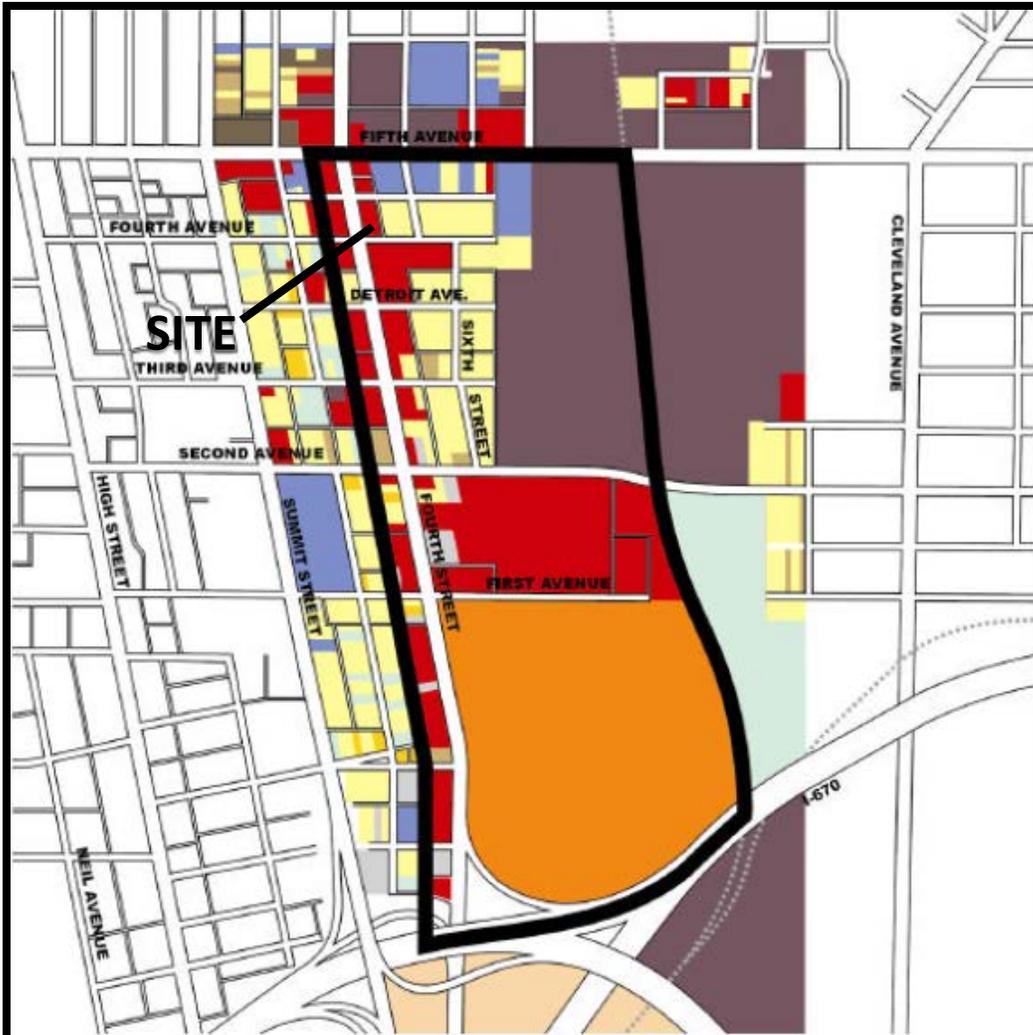
- The 0.4± acre site currently undeveloped and zoned in the R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District to allow for multi-unit residential development.
- The site is bordered to the north, west, and south by sproperties in the C-4, Commercial District and 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.
- The *Columbus Thoroughfare Plan* identifies Hilliard-Rome Road as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested ~~CUH~~ 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.



N16-02'  
 1124 North Fourth Street  
 Approximately 0.40 acres  
 R-4 to AR-3



## Italian Village East

### Proposed Land Use



January 2000

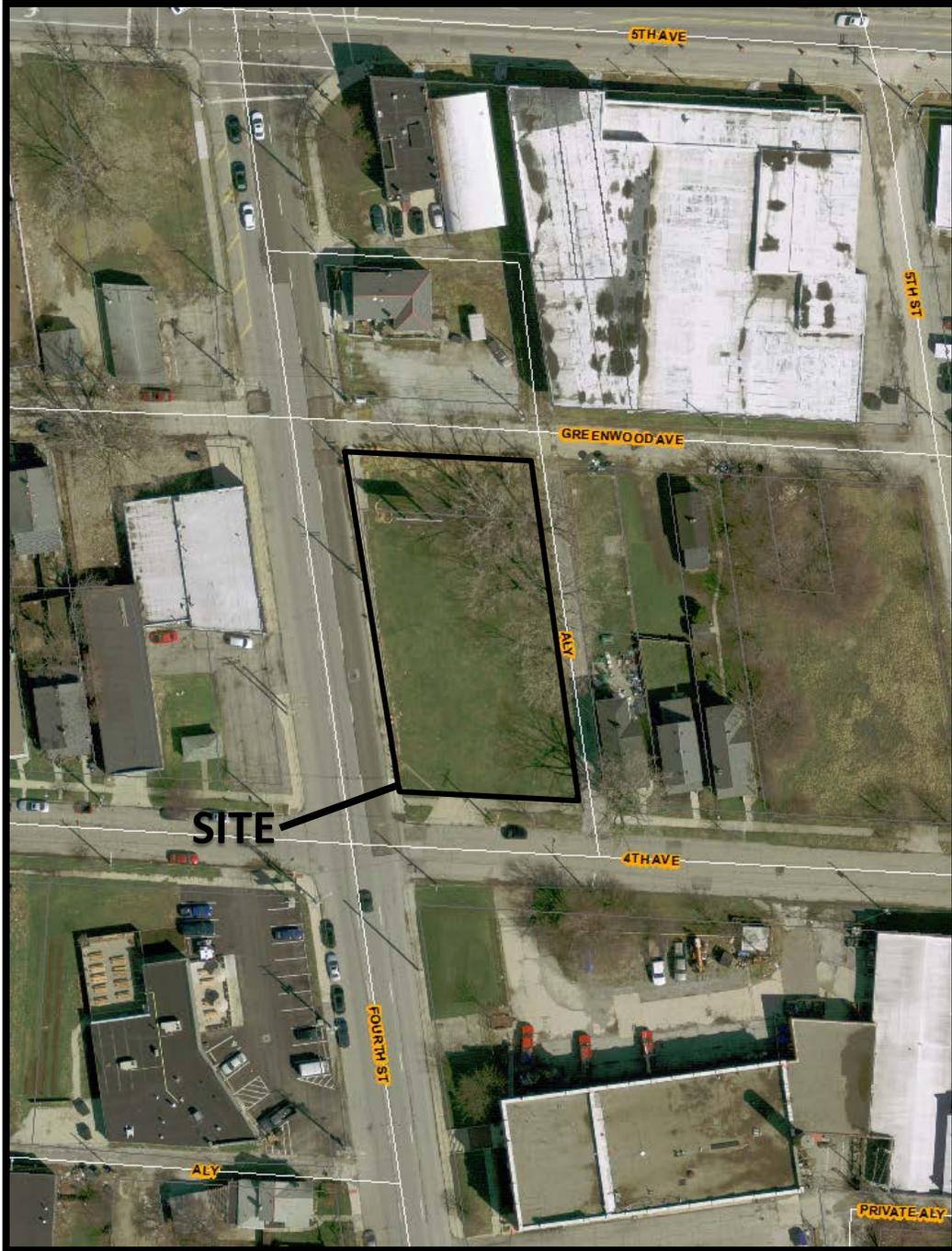


	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus  
 Michael B. Coleman, Mayor  
 Department of Trade and Development  
 Mark Sarsoob, Director  
 Planning Office  
 Stephen R. McClary, Administrator  
 Urban Design Section  
 Larry D. Lewis, Graphic Designer

N16-02'  
 1124 North Fourth Street  
 Approximately 0.40 acres  
 R-4 to AR-3



N16-02'  
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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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.



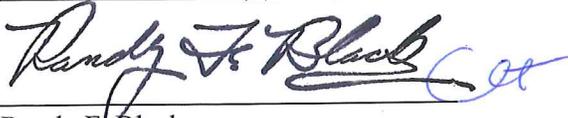
- Applicant proposes to develop the site with a 36 dwelling unit apartment building, as depicted on the submitted site plan.

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

