

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 26 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 893 N 4TH ST STE 200 COLUMBUS OH 43201

Mailing Address: 901 N FOURTH ST

COLUMBUS OH 43201-3625

Owner: VICTOR 901 LLC

Parcel Number: 010045669

ZONING INFORMATION

Zoning: Z08-061, Commercial, CPD
effective 4/1/2009, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: ITALIAN VILLAGE UCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: I-670 Graphics Control

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

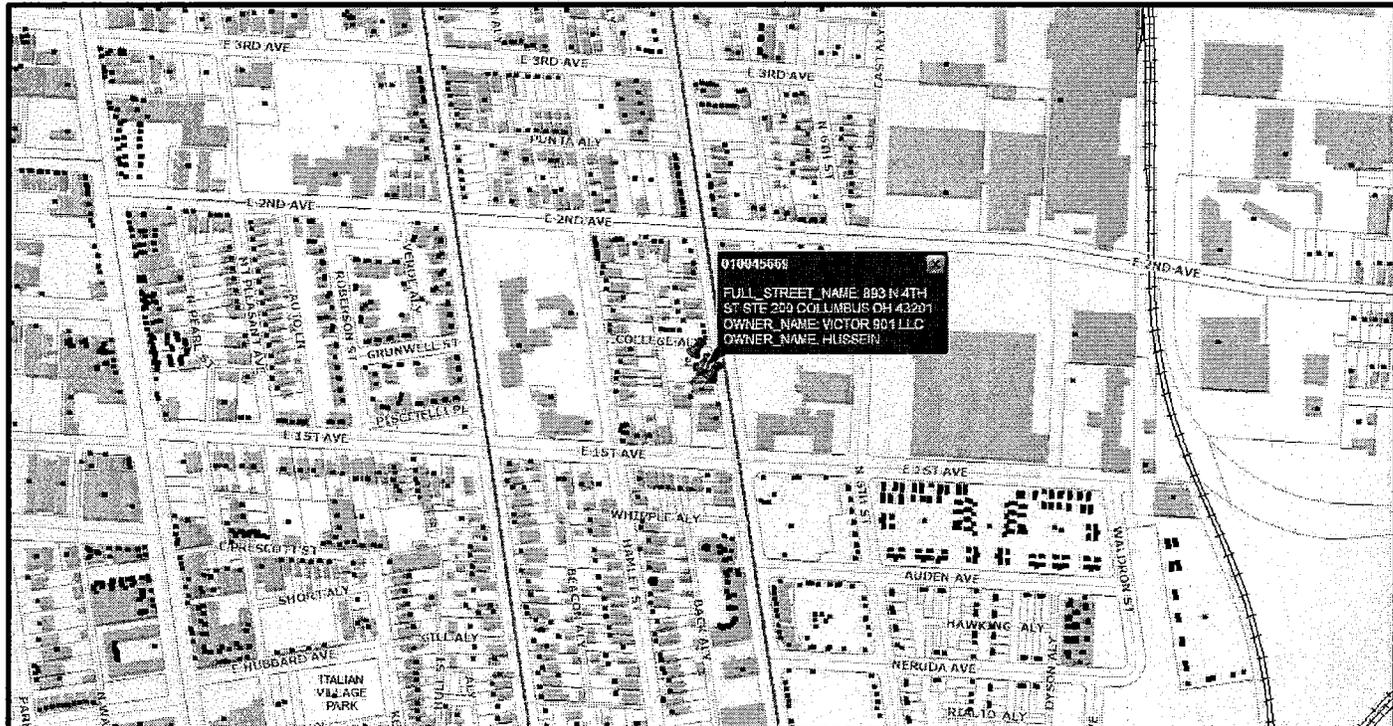
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF COLUMBUS ANDREW J. GINTHER, 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: BZA16-136 Date Received: 11 OCT 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic:
Existing Zoning:
Comments:

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

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

SEE ATTACHED

LOCATION

Certified Address: 893 N. 4th Street City: Columbus Zip: 43201

Parcel Number (only one required): 010-045669

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: Fourth Street Holdings, LLC Phone Number: Ext.:

Address: 893 North Fourth Street City/State: Columbus, Ohio Zip: 43201

Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): [X] Attorney [] Agent

Name: Sean Mentel Phone Number: 614-344-4800 Ext.:

Address: 100 South 4th Street City/State: Columbus, OH Zip: 43215

Email Address: sean@kmfylaw.com Fax Number:

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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



Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sean Mentel
of (1) MAILING ADDRESS 100 South 4th Street, Suite 100, Columbus, Ohio 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 893 N. 4th Street, Columbus, Ohio 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 (4) Fourth Street Holdings, LLC
AND MAILING ADDRESS 893 N. 4th Street
Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE # (4) Fourth Street Holdings, LLC
(same as listed on front application) 614-344-4800

AREA COMMISSION OR CIVIC GROUP (5) Italian Village Commission
AREA COMMISSION ZONING CHAIR Connie Torbeck
OR CONTACT PERSON AND ADDRESS 614-645-0664 cltorbeck@columbus.gov

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1 contains 'SEE ATTACHED'.

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

(8) SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 11th day of October, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 9-15-2017



Notary Seal Here
HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2017

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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:

SEE ATTACHED.

Signature of Applicant



Date

10/11/16

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Property Address: **893 N. 4th Street**

Applicant: **Fourth Street Holdings, LLC**
 893 N. 4th Street
 Columbus, Ohio 43201

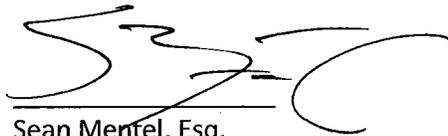
Types of Action Requested

The Applicant proposes to build a 4-story mixed use development with the first 3 floors being office space and the 4th floor a single residence. The Applicant requests the following variances:

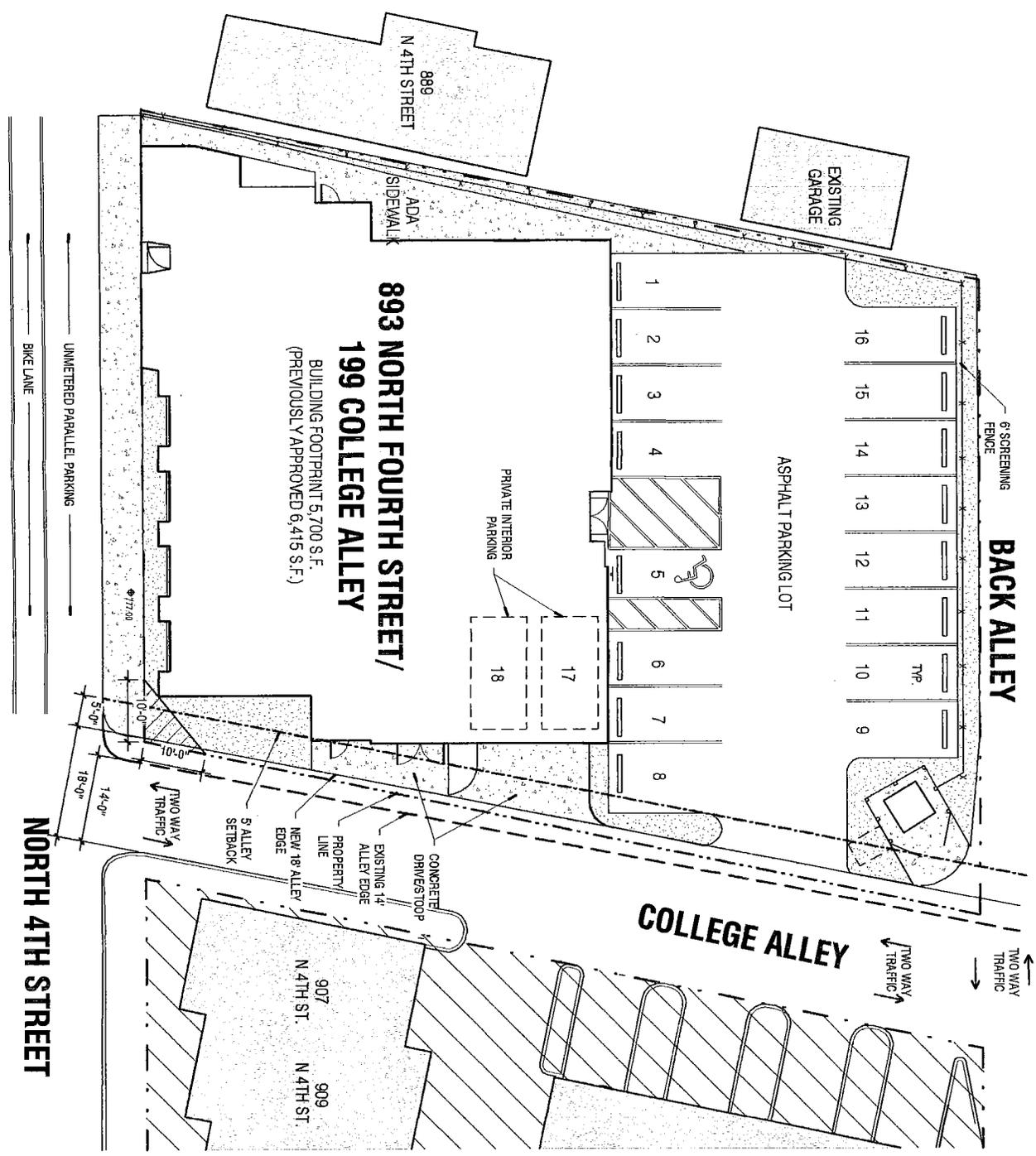
1. 3312.49 – Minimum numbers of parking spaces required. The project requires a base of 34.5 spaces. The project falls within the UCO and after applying the parking reduction, as permitted in 3372.609 – Parking and circulation, the required number of parking spaces is 26. The Applicant is requesting a variance to permit a total of 18 parking spaces.
2. 3309.14 – Height districts. The projects is located within the H-35 district and the proposed building will be 52-feet tall.

Statement of Hardship

The variances requested in the application allow the applicant to yield a reasonable return while improving College Alley while adding jobs and additional office space to the area. The variances would not be substantial, nor would they alter the character of the neighborhood. Reduction of the number of required parking spaces will be offset by the surrounding on-street parking available. Additionally, demand for the day-time street parking will be minimal as most of the surrounding property is residential. The height variance is not substantial, and is consistent with other developments on 4th street and the character of the neighborhood. Neither of the variances would adversely affect the delivery of governmental services, in fact the project will widen College Alley, thus improving the delivery of governmental services in the area.



Sean Mentel, Esq.
Attorney for the Applicant



SITE DATA:

Required Parking: 26 (34.6 less 25%)
Provided parking: 18

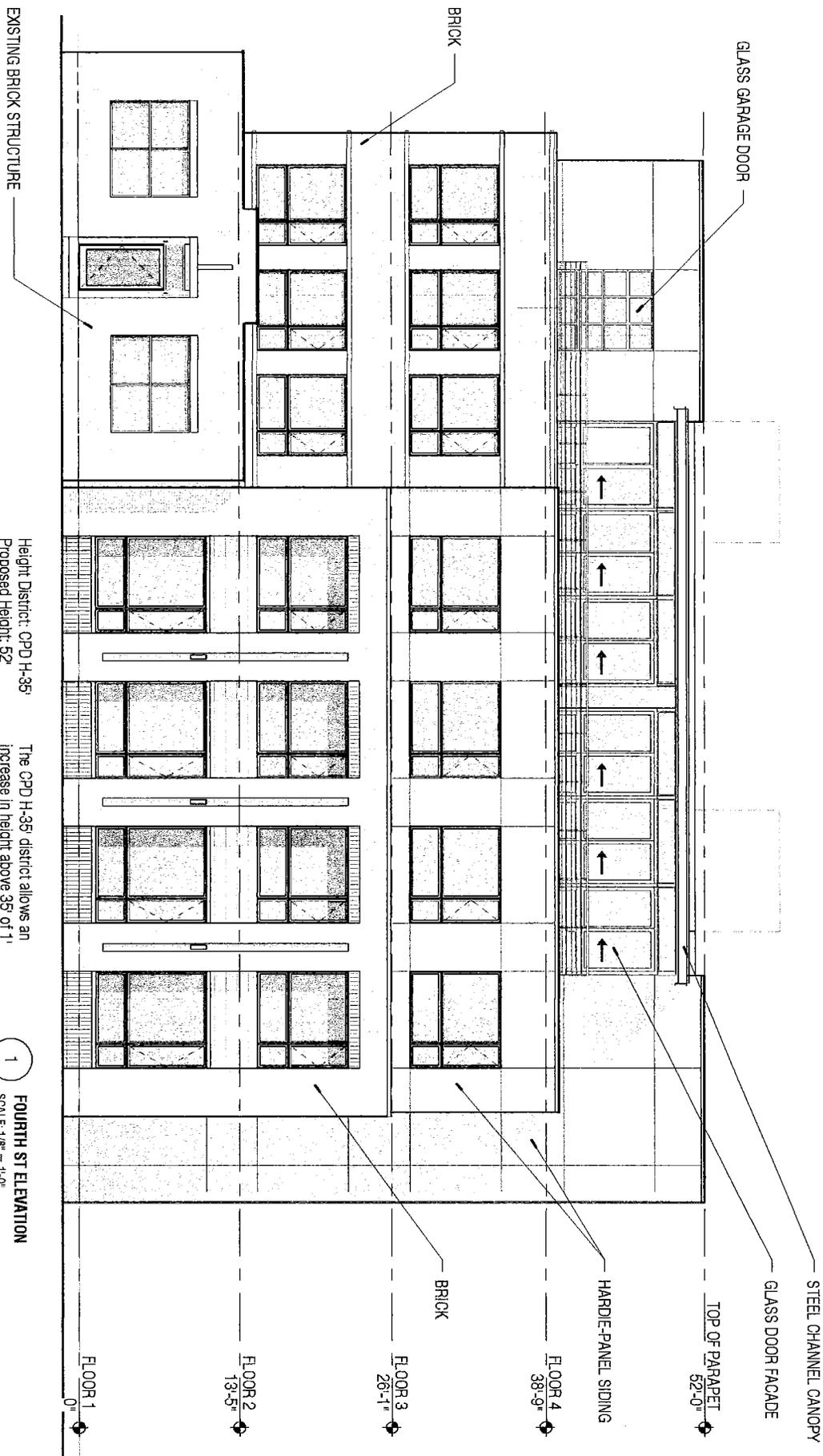
The owner will occupy the fourth floor residence, operate his business out of the first and second floors, and rent out the remaining 3rd floor space for office use. The owner will park in the private garage and his remaining 11 employees shall park in the proposed parking lot. The 5 remaining spaces will be dedicated to the 3rd floor tenant users. Unmetered street parking on both sides of Fourth Street are available for additional parking. Demand for day-time street parking on Fourth Street will be minimal as the neighboring properties are residential, which do not contribute to day-time parking demand. In addition, frontage across Fourth Street is parking and creates no demand for on street parking.

Bicycle Parking Required: 2
Bicycle Parking Provided: 2

Existing Alley Width: 14'
City Required Alley Widening: 18'

Height District: CPD H-35
Proposed Height: 52'

The CPD H-35 district allows an increase in height above 35' of 1' for every two set back from the property line. Where the building reaches 52', the building exceeds this allowance by only 3'.



Height District: CPD H-35
Proposed Height: 52

The CPD H-35 district allows an increase in height above 35' of 1' for every two set back from the property line. Where the building reaches 52', the building exceeds this allowance by only 3'.

1 FOURTH ST ELEVATION
SCALE: 1/8" = 1'-0"

THE GRAHAM

893 North Fourth Street, Columbus, OH 43201

WSASTUDIO

Project Number 20164000

Board of Zoning Adjustment Application

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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) SEAN MENTEL
of (COMPLETE ADDRESS) 100 S. 4TH STREET, SUITE 100, 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
<u>CARL GRAHAM</u>	<u>893 N. 4TH ST. COLUMBUS, OHIO 43201</u>
<u>FOURTH STREET HOLDINGS, LLC</u>	<u>893 N. 4TH ST COLUMBUS, OHIO 43201</u>

SIGNATURE OF AFFIANT [Signature]
Sworn to before me and signed in my presence this 27th day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires N/A Notary Seal Here



BRIAN T. KOOPERMAN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 ORC

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