

### COUNCIL VARIANCE APPLICATION

#### Department of Building & Zoning Services

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CV17-021 Date Received: 3/28/17  
Application Accepted by: TID + KIP Fee: \$2080  
Comments: Assigned to Michael Maret; 614-645-2749; mijmaret@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 732 North Fourth Street, Columbus, Ohio Zip: 43215

Is this application being annexed into the City of Columbus? Select one:  YES  NO

**If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.**

Parcel Number for Certified Address: 010-293344

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M - Manufacturing

Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for Council Variance request:  
Amend CV12-060B (See Statement of Hardship)

Acreage: 3.881 +/-

#### APPLICANT:

Name: Jeffrey New Day, LLC c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----

Address: Plank Law Firm 411 E Town Street, 2nd Floor City/State: Columbus Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Jeffrey New Day, LLC, et al c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----

Address: Plank Law Firm 411 E Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank (Plank Law Firm) Phone Number: 614-947-8600 Ext.: -----

Address: 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE Donald Plank, attorney

PROPERTY OWNER SIGNATURE Donald Plank, attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**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

Council Variance Application CV12-060C  
732 North Fourth Street, Columbus, Ohio 43215

## SUPPLEMENTAL PARCEL NUMBER EXHIBIT

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010-293304	010-293323
010-293303	010-293324
010-293302	010-293325
010-293301	010-293326
010-293300	010-293327
010-293299	010-293328
010-293298	010-293329
010-293297	010-293274
010-293343	010-293330
010-293266	010-293331
010-293267	010-293332
010-293268	010-293333
010-293269	010-293334
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010-293271	010-293336
010-293272	010-293337
010-293273	010-293344
010-293277	010-293305
010-293276	010-293306
010-293275	010-293307
010-293278	010-293308
010-293279	010-293309
010-293280	010-293310
010-293281	010-293314
010-293282	010-293313
010-293283	010-293312
010-293284	010-293294
010-293285	010-293296
010-293286	010-293311
010-293287	010-293315
010-293288	010-293316
010-293289	010-293317
010-293293	010-293318
010-293292	010-293319
010-293291	010-293320
010-293290	010-293321
010-293295	

Council Variance Application CV12-060C  
732 North Fourth Street, Columbus, Ohio 43215

## **SUPPLEMENTAL PROPERTY OWNER EXHIBIT**

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- 1) Jeffrey New Day, LLC  
c/o Joe Williams  
842 North Fourth Street, Suite 200  
Columbus, Ohio 43215
  
- 2) Jeffrey New Day Homes, LLC  
c/o Joe Williams  
842 North Fourth Street, Suite 200  
Columbus, Ohio 43215
  
- 3) Robert F Maurer  
Jennifer Lynn Huddleston  
278 Neruda Avenue  
Columbus, Ohio 43215
  
- 4) Alok Kumar  
298 Neruda Avenue  
Columbus, Ohio 43215-1792
  
- 5) Steven and Lisa Steinhart  
268 Neruda Avenue  
Columbus, Ohio 43215
  
- 6) Michael and Jennifer Born  
270 Neruda Avenue  
Columbus, Ohio 43215
  
- 7) Brian Goodhue  
282 Neruda Avenue  
Columbus, Ohio 43215

**COUNCIL VARIANCE APPLICATION**

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CV17-021

**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.

**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 requested as detailed below:**

\_\_\_\_\_  
See Exhibit "B"  
\_\_\_\_\_  
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Signature of Applicant Donald Plank Date 3/27/17

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**Please make checks payable to the Columbus City Treasurer**

## Exhibit B

### Statement of Hardship

CV17-021

### CV12-060C (Amendment)

**732 N Fourth Street, Columbus, OH 43201**

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Ordinance 1819-2013 (CV12-060), passed 7-22-2013, granted variances for development of Jeffrey Park and referenced the Jeffrey Park Concept Plan, dated July 2, 2013. Ordinance 1919-2013 was amended in 2015 (CV12-060A, Ordinance 1211-2015, passed May 18, 2015) to modify 2013 ordinance requirements for Site A, the Jeffrey Park Community Center parcel when construction drawings had been prepared and the Jeffrey Park Concept Plan (April 9, 2015) was updated to reflect the updated Community Center Plan. The Community Center and other Jeffrey parcels are now developed. Ordinance 3355-2016 (CV12-060B) modified certain development standards for detached single family dwellings on Site C and D, only.

By this application (CV12-060C), applicant proposes to make minor modifications to required yards for detached and attached dwelling units in Site C and D, only, by reducing the street building setback line from five (5) feet to four (4) feet and by reducing side yard requirements from three (3) feet to zero (0) feet, as specified in Section 7. Residential Yard and Area Requirements, a. Yard and Area Standards in Site C and Site D. All text from Ordinance 3355-2016, other than as modified by this application, is repeated in the submitted text. All standards in the Ordinance 3355-2016, as well as these changes, were proposed by the developer. Site C and D are internal to the Jeffrey Park development.

Jeffrey Park is an upscale urban development. The yards were proposed originally by the developer. Sites C and D are internal to Jeffrey Park and therefore, the proposed yards don't impact any property external to Jeffrey Park.

This amendment incorporates the text and standards of Ordinance 3355-2016, except as modified, to make the stated changes, and also references the "Jeffrey Park Concept Plan", dated March 27, 2017, which is updated as the Site Plan for this amendment. Ordinance 3355-2016 should be repealed by this ordinance.

03/27/2017

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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

**AFFIDAVIT** (See instruction sheet)

Application Number: CV17-021

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank (Plank Law Firm)  
of (1) MAILING ADDRESS 411 E Town Street, 2nd Floor, 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 732 North Fourth Street, Columbus, Ohio 43215

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) Jeffrey New Day, LLC, et al, c/o Donald Plank  
Plank Law Firm

411 East Town Street, 2nd Floor

Columbus, Ohio 43215

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

Jeffrey New Day, LLC

c/o Donald Plank 614-947-8600

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

(5) Italian Village Commission c/o James Goodman

Historic Preservation Office

50 W Gay Street, 4th Floor, Columbus, Ohio 43215

and that the attached document (6) 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 (7)

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

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 27th day of March, in the year 2017

Rev

(8) SIGNATURE OF NOTARY PUBLIC Stacey L. Sanza

11-5-2018  
My Commission Expires



*This Affidavit expires six (6) months after the date of notarization.*  
Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

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Please make checks payable to the Columbus City Treasurer

**APPLICANT**

Jeffrey New Day, LLC  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNER**

Jeffrey New Day, LLC et al.  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Jeffrey New Day Homes, LLC  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Robert F Maurer  
Jennifer Lynn Huddleston  
c/o Donald Plank (Plank Law Firm)  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Steven and Lisa Steinhart  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Michael and Jennifer Born  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Brian Goodhue  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Alok Kumar  
c/o Donald Plank  
Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**ATTORNEY**

Donald Plank, Plank Law Firm  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**COMMUNITY GROUP**

Italian Village Commission  
c/o James Goodman  
Historic Preservation Office  
50 W Gay Street, 4th Floor  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Jeffrey New Day Homes, LLC (*or current occupant*)  
575 West First Avenue #100  
Columbus, Ohio 43215

Jeffrey New Day Apartments, LLC (*or current occupant*)  
c/o Wagenbrenner Realty  
842 North Fourth Street, Suite 200  
Columbus, Ohio 43215

21 Jeffrey Park LLC (*or current occupant*)  
17 Brickel Street, Suite E  
Columbus, Ohio 43215-7502

Robert A Maurer  
Jennifer Lynn Huddleston (*or current occupant*)  
278 Neruda Avenue  
Columbus, Ohio 43215-1792

Windsor Lofts, LLC (*or current occupant*)  
PO Box 417  
Powell, Ohio 43065-0417

Jeffrey Place New Community Authority (*or current occupant*)  
575 West First Avenue  
Columbus, Ohio 43215

Alok Kumar (*or current occupant*)  
298 Neruda Avenue  
Columbus, Ohio 43215-1792

Jeffrey New Day, LLC (*or current occupant*)  
575 W. First Avenue  
Columbus, Ohio 43215-5100

Steven and Lisa Steinhart  
268 Neruda Avenue  
Columbus, Ohio 43215

Michael and Jennifer Born  
270 Neruda Avenue  
Columbus, Ohio 43215

Brian Goodhue  
282 Neruda Avenue  
Columbus, Ohio 43215

**ALSO NOTIFY:**

Dave Perry  
David Perry Company, Inc.  
411 East Town Street, 1<sup>st</sup> Floor  
Columbus, Ohio 43215

Jeffrey New Day, LLC  
c/o Joe Williams  
842 North 4<sup>th</sup> Street, Suite 200  
Columbus, Ohio 43215

Jeffrey New Day Homes, LLC  
c/o Joe Williams  
842 North 4<sup>th</sup> Street, Suite 200  
Columbus, Ohio 43215

**COUNCIL VARIANCE APPLICATION**

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757 Carolyn Avenue, Columbus, Ohio 43224  
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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 # CV17-021

STATE OF OHIO  
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm) -----

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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 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

<p>1. Jeffrey New Day, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: Contact: Joe Williams 614-545-3688</p>	<p>2. Jeffrey New Day Homes, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: Contact: Joe Williams 614-545-3688</p>
<p>3. Robert F Maurer Jennifer Lynn Huddleston 278 Neruda Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams 614-545-3688</p>	<p>4. Alok Kumar 298 Neruda Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams (614) 545-3688</p>

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 27th day of March, in the year 2017

L. Danza  
SIGNATURE OF NOTARY PUBLIC

11-5-2018  
My Commission Expires

Notary Seal Here



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

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732 North Fourth Street  
CV12-060c  
Legal Description – Jeffrey Place

CV17-021

Situated in the City of Columbus, County of Franklin and State of Ohio, and known as being Reserves A, B, C, D, E, F, G, H, I, J, K, L, M and Lots 1 - 32, all inclusive in Jeffrey Place, Section 1, as the same is numbered and delineated upon the recorded plat of said Section 1, of record in Plat Book 109, Pages 3 and 4, in the Recorder's Office of Franklin County, Ohio,

**AND THE FOLLOWING:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Sections 4 and 9, Township 5, Range 22, Refugee Lands, being part of that tract of land conveyed to Waterford Limited Partnership by deed of record in Instrument Number 200011020222452 and part of that tract of land conveyed to Pennsylvania Railroad Holding Company by deed of record in Official Record 33954D19 (all references being to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the northwesterly corner of that tract conveyed to the City of Columbus, Ohio by deed of record in Deed Book 2256, Page 474 in the southerly right-of-way line of East First Avenue;

thence South 08°14' 59" East, with the easterly right-of-way line of North Fourth Street, a distance of 558.84 feet to the True Point of Beginning for this description;

thence crossing said Pennsylvania Railroad Holding Company and said Waterford Limited Partnership tracts, the following courses and distances:

South 86°17' 08" East, a distance of 271.12 feet to a point;

South 08°19' 52" East, a distance of 113.87 feet to a point;

South 86°17' 08" East, a distance of 465.89 feet to a point;

South 03°28' 09" West, a distance of 40.00 feet to a point;

South 86°17' 08" East, a distance of 140.09 feet to a point;

North 03°25' 49" East, a distance of 151.37 feet to a point; and

South 86°17' 08" East, a distance of 428.08 feet to a point in the westerly line of that tract conveyed to Consolidated Rail Corporation by deed of record in Deed Book 3714, Page 1;

thence, with said westerly line, and with the arc of a curve to the right, (Delta = 22°28' 04, Radius = 1390.00 feet) a chord bearing and distance of South 04°06' 57" West, 541.58 feet to a point;;

thence South 19°04' 52" West, with said westerly line, a distance of 29.87 feet to a point in the northerly right-of-way line of I-670;

thence with said northerly right-of-way line the following courses and distances:

South 57°05' 47" West, a distance of 162.07 feet to a point;

South 54°57' 08" West, a distance of 155.00 feet to a point;

CV17-021

South 62°04' 39" West, a distance of 161.25 feet to a point;  
South 24°16' 43" West, a distance of 9.37 feet to a point;  
South 74°27' 12" West, a distance of 132.73 feet to a point;  
South 80°13' 39" West, a distance of 127.71 feet to a point;  
South 87°23' 14" West, a distance of 125.10 feet to a point;  
North 74°13' 31" West, a distance of 157.09 feet to a point;  
South 77°16' 27" West, a distance of 34.91 feet to a point;  
North 48°28' 27" West, a distance of 34.45 feet to a point;  
North 28°07' 31" East, a distance of 33.32 feet to a point;  
North 54°07' 01" West, a distance of 54.60 feet to a point;  
North 26°22' 45" West, a distance of 238.61 feet to a point;  
North 10°01' 02" West, a distance of 110.69 feet to a point;  
North 03°53' 03" West, a distance of 107.89 feet to a point; and  
North 86°30' 37" West, a distance of 8.00 feet to a point in the easterly right-of-way line of Fourth Street;  
thence North 03°34' 09" East, with said easterly right-of-way line, a distance of 217.55 feet to a point;  
thence North 08°14' 59" West, with said easterly right-of-way line, a distance of 251.52 feet to the True Point of Beginning, containing 23.3 acres of land, more or less.



# City of Columbus Zoning Plat

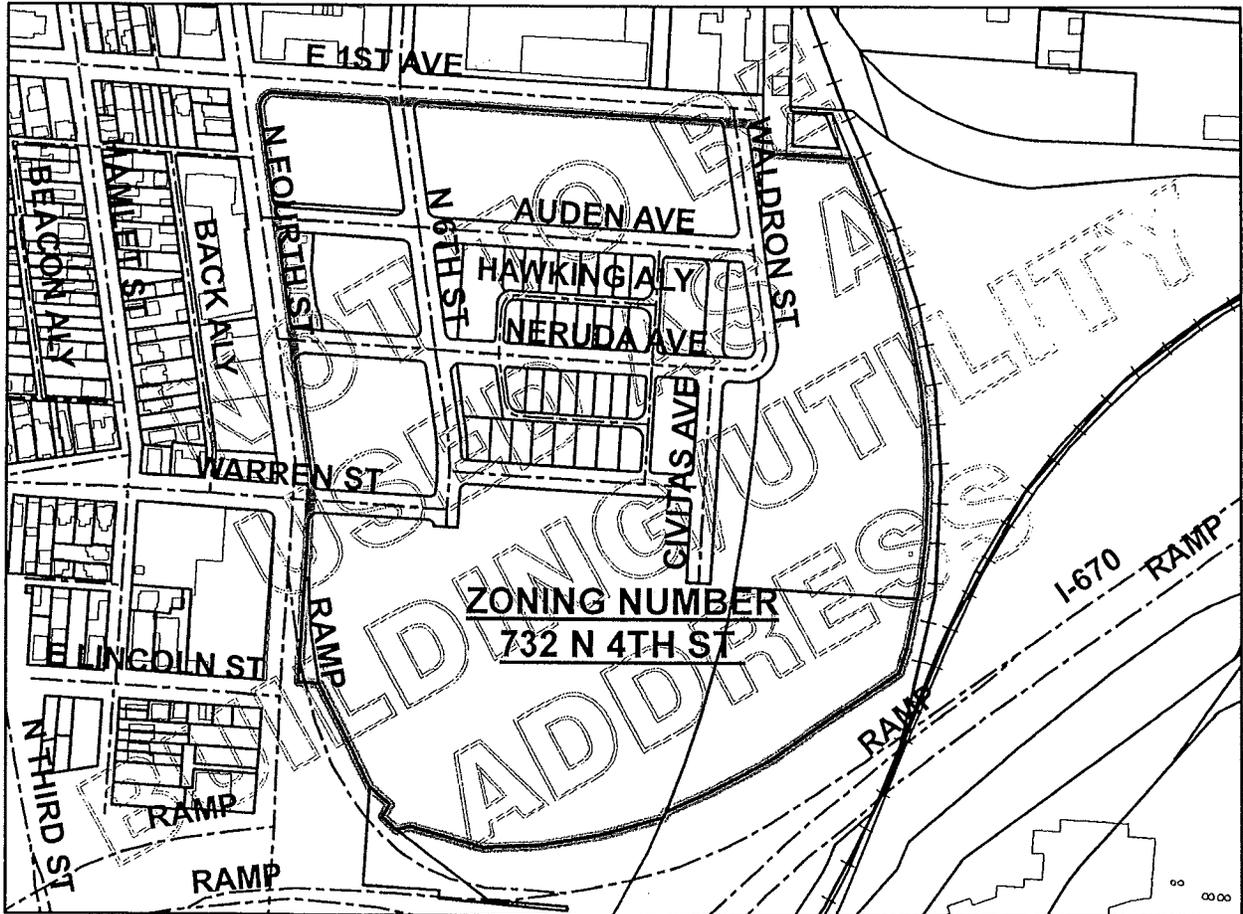


## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010291434 + 59 OTHERS  
Zoning Number: 732 Street Name: N 4TH ST  
Lot Number: N/A SUBDIVISION: N/A

Requested By: DAVE PERRY CO., Inc (DAVE PERRY)  
Issued By: *Adyana Amarian* Date: 11/27/2012



SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 11786



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

## Conditions – CV12-060C, 03/27/2017

CV17-021

### **A. PERMITTED USES:**

1. Permitted uses shall be all uses of Chapter 3332, Residential Districts, Chapter 3333, Apartment Residential Districts and Chapter 3356, Regional Scale Commercial District, Section 3356.03, C-4, Permitted Uses, except the following:

animal boarding, which shall not be interpreted to exclude short-term animal boarding associated with and accessory to a veterinarian practice, subject to there being no outside animal runs  
arcade (unless the arcade is accessory to a permitted use)  
automobile/truck sales, new or used, leasing, repair and/or  
maintenance billboards  
drive-in theater  
funeral  
home  
night  
club  
off-premise graphics, except for off-premise graphics which are approved as part of a graphics plan or Special Permit by the Graphics Commission

2. Any communication, telecommunications, fiber optic, wire or wireless signal receiving and/or transmitting facility (s), manned or unmanned, that may be classified as a use of the M, Manufacturing District by virtue of size, method of sales or distribution or other operating characteristics, including storage and other incidental and related operating characteristics, except no Monopole Telecommunication Antenna shall be permitted.

### **B. C-5. COMMERCIAL DISTRICT USES:**

While the uses of the C-5, Commercial District are not permitted by the permitted uses section (A. Permitted Uses), applicant wishes to further state that no use of the C-5, Commercial District is permitted.

### **C. PROHIBITED ACCESSORY USE:**

No permitted use shall include any pick-up window, drive-thru lane or other design element intended or designed to provide services or products to customers in a motor vehicle.

**D. DEVELOPMENT STANDARDS:** Except as specified in Section 3 of this ordinance, the applicable development standards shall be as specified in the C-4, Commercial District.

#### **1. Density, Height, Lot and/or Setback Commitments.**

a. Building Height: Permitted building height shall be ninety (90) feet, with additional height calculated in accordance with Section 3309.142, Columbus Zoning Code.

b. Building Setback

1. Other than where the Italian Village Urban Commercial Overlay (UCO) is applicable, the building setback from all public streets shall be a minimum of five (5) feet for residential use buildings, except **a).** as permitted on the non-fronting street of a corner lot developed with a detached single family dwelling (See Section 7. Residential Yard and Area Requirements), **b).** zero (0) feet for commercial and mixed use buildings and a maximum of fifteen (15) feet, **c). Sites C and D, as referenced on the “Jeffrey Park Concept Plan”, where a four (4) foot building setback shall be permitted.**

2. Where pedestrian plazas or public or private open space are proposed, the maximum building setback established in b.1 shall not apply, to permit the creation of plaza and open space areas. Private open space shall include areas for outside seating associated with a restaurant.

**c. Parking Setback:**

1. Other than where the Italian Village Urban Commercial Overlay (UCO) is applicable, the minimum parking and pavement setback shall be five (5) feet from all public streets. Driveways shall be designed to cross the parking setback as directly as possible to minimize pavement in the parking setback.

2. There shall be no required pavement setback from property lines other than public streets.

3. All parking lots shall be located to the side or rear of a building and, if located to the side, shall not be in advance of the front wall of any adjacent building(s) on either side of the parking lot existing at the time of construction of the parking lot, except, all parking for uses/buildings fronting North Fourth Street and East First Avenue shall be located to the rear of the primary rear wall of the building on the parcel. The primary rear wall shall be that wall which principally and primarily provides closure to the building envelope. There shall be no parking located to the side of any building or in advance of the primary rear wall of any building that fronts on North Fourth Street or East First Avenue.

**2. Access, Loading, Parking and/or other Traffic Related Commitments.**

a. The plan titled, “Jeffrey Park Concept Plan,” dated March 27, 2017, is illustrative of development areas and existing and proposed public streets. The final design and location of all vehicular access points are subject to the approval of Division of Planning and Operations/Public Service Department.

b. There shall be no required loading spaces, as identified in Section 3312.51, Loading Space, and 3312.53, Minimum Number of Loading Spaces Required. To the extent that future loading areas are proposed, their design, location, and maneuvering area (which may include maneuvering off-site and in a public right of way), shall be as specified by the City of Columbus Division of Planning and Operations/Public Service Department, with approval of maneuvering off-site and in the public right of way also requiring the approval of the Italian Village Commission. No maneuvering shall be permitted in the North Fourth Street or East First Avenue right of way.

**c. Parking:**

1. To provide the most efficient design and layout of parking lots serving multiple buildings and thereby minimizing unnecessary paving to meet code requirements for each driveway, aisle, parking space, number of code required spaces and each parcel to independently meet all design criteria and number of parking spaces within each parcel, parking lots may be designed without regard to property lines internal to the parking lot. Property lines may divide aisles, driveways or parking spaces, as well as loading areas. Overall driveway, aisle and parking space dimensions shall meet minimum code requirements.

Easements shall be provided as applicable to insure the function and maintenance of driveways, aisles, parking spaces and loading areas.

2. For purposes of calculating code required parking, all on-site code required parking is reduced by 50% of code required parking, except a minimum of one (1) parking space shall be provided for each dwelling unit, and except as itemized for Site A on the "Jeffrey Park Concept Plan". Additional parking shall be provided off-site of individual uses through the design and use of on-street parking and/or parking structures.

d. Traffic Impact Study (TIS). Prior to a Site Compliance Plan or a final plat approval for an area that would permit a cumulative total of more than nine (9) +/- acres, as depicted on the Concept Plan, noted as Phase 1, and being Site A, Site B, Site C and Site D, the developer shall provide a Traffic Impact Study to the City of Columbus, Department of Public Service. This traffic impact study shall include the intersections of E. First Ave. & N. Fourth St., E. First Ave. & Summit St., Warren St. & N. Fourth St. and Warren St. & Summit St. Upon review and approval of this study by the Department of Public Service, any improvements determined to be the responsibility of the developer shall be constructed by the developer. Parcels 010-280394 and 010-280403 are not owned by applicant at this time and shall not be counted as part of the nine (9) +/- acre development limitation pending an approved TIS if the owners of these two (2) parcels elect to proceed with development prior to there being an approved TIS, nor will the development of either or both of these parcels reduce the permitted development of the nine (9) acres (+/-) of development area represented by Site A, Site B, Site C and Site D.

e. The developer shall be responsible for completing any unfinished portions from the original plans to construct Auden Ave., Neruda Ave., Cornelius St., N. Sixth St., Civitas Ave, Waldron St. and Warren St., as approved by the Department of Public Service. This work shall be completed in conjunction with a site compliance plan or final plat approval that would approve development to occur on both sides of any of the streets listed above.

f. A minimum of one (1) parking space per dwelling unit shall be provided on the parcel of each residential use. For the area bounded by E. First Ave., Waldron St., Auden Ave., and N. Sixth St. (currently parcel 010-280393 and noted as Site B on the Concept Plan), the number of required parking spaces may be satisfied by off-site private parking areas within 350 feet of this property, within the area noted as Temporary Off-site Parking Lot for Site B. The Temporary Off-site Parking Lot for Site B shall be considered accessory parking for Site B and, within three (3) years from the date of approval of a Site Compliance Plan for the temporary accessory parking lot shall be improved in compliance with parking lot development standards for a surface parking lot or a parking structure shall be developed, which shall contain a minimum number of spaces to equal the difference in parking required for the number of dwelling units on Site B, less parking provided on Site B, calculated at one (1) space/dwelling unit.

g. Prior to approval of a final Site Compliance Plan or final plat for any property south of a line established by extending the north right of way line of East Lincoln Avenue east through the site, applicant shall meet with applicable staff of the City of Columbus, Department of Public Service, to determine the status of a road project to relocate the existing westbound exit ramp from I-670 to North Fourth Street. If the City of Columbus has specifically programmed funds for this road project, developer shall work with the City of Columbus to facilitate the road project by not proceeding with construction within the area south of the extended north right of way line of East Lincoln Avenue.

### **3. Buffering, Landscaping, Open Space and/or Screening Commitments.**

a. A street tree row shall be established along all public streets. The street tree row shall contain a minimum of one (1) tree for every 40 feet of lineal frontage. Said trees are subject to the approval of the City Forester. The trees shall be approximately evenly spaced, shall be planted within the street right of way, with applicable City of Columbus approval, or within the parking setback if not approved in the right of way, and shall be planted as close as possible to a uniform setback.

b. All on-site loading areas, if provided, shall be screened from view from public streets, as viewed at the property line of the right of way line of an abutting public street to a minimum height of six (6) feet by either landscaping, fencing, walls or buildings used individually or in combination. There shall be no loading area screening requirement applicable to any portion of I-670 or any elevated portion of the I-670/North Fourth Street Ramp.

#### **4. Building Design and/or Interior-Exterior Treatment Commitments.**

All exterior design and materials subject to approval of the Italian Village Commission.

#### **5. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.**

a. All new or relocated utility lines shall be installed underground, unless underground location or relocation is not permitted by the applicable public utility.

b. Globe style fixtures and/or comparable lighting fixtures approved by the Italian Village Commission shall be permitted.

#### **6. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

#### **7. Residential Yard and Area Requirements.**

The following yard and area standards shall apply only to sites developed exclusively with residential uses. All standards are minimum standards.

**a. Yard and Area Standards:**

	Lot Area (sq. ft.)	Lot Width (feet, min.)	Side yard, Minimum (feet)	Total side yard (feet, min)
Single Unit (detached) Corner Lot (1) (2) Interior Lot	735 735	20' 20'	2', along non-fronting street (3) 3'	5' 3'
<u>Site C and D (only)</u> Single Unit (detached) Corner Lot (1)(2)  Interior Lot	735	20' 20'	2', along non-fronting street (3) 0'	<b>3' 0' (interior side yard)</b> <b>3' 0'</b>
Two Unit	2,000	40'	3'	6'
Multiple ( $\geq 2$ ) Fee Simple Attached Units with common party wall on property line	800	20'/lot	0' (minimum and total)	3' per lot on end units
<u>Site C and D (only)</u> <b>Multiple (<math>\geq 2</math>) Fee Simple Attached Units with common party wall on property line</b>	<b>800</b>	<b>20'/lot</b>	<b>0' (minimum and total)</b>	<b>0' per lot on end units</b>
Multi-unit (3 or 4 dwelling units with single building on separate lot)	1,000/DU	40'	3'	6'
Multi-unit (5 or more dwelling units with separate buildings on separate lot)	500/dwelling unit	50'	3'	6'
Multi-unit (multiple buildings on same parcel)	500/dwelling unit	50'	3' (Total of 6' between buildings)	6'

- (1) Corner Lot means a lot located at the intersection of two (2) public streets.
- (2) "Lot" and "Parcel" are used interchangeably.
- (3) "Non-fronting" street for single family dwelling on a corner lot shall mean the street that the dwelling is not addressed on.

**b. Rear Yard:**

1. A single residential building on a separate parcel shall have zero (0) required rear yard. There shall be no maximum % (0) of rear yard that a detached garage may occupy.

2. Attached single family and/or multiple ( $\geq 2$ ) Fee Simple Attached Units with common party wall shall have no (0) required rear yard.

3. Multiple buildings on same parcel – no rear yard or perimeter yard.

c. Lot Coverage: There shall be no (0) maximum lot coverage (building footprint).

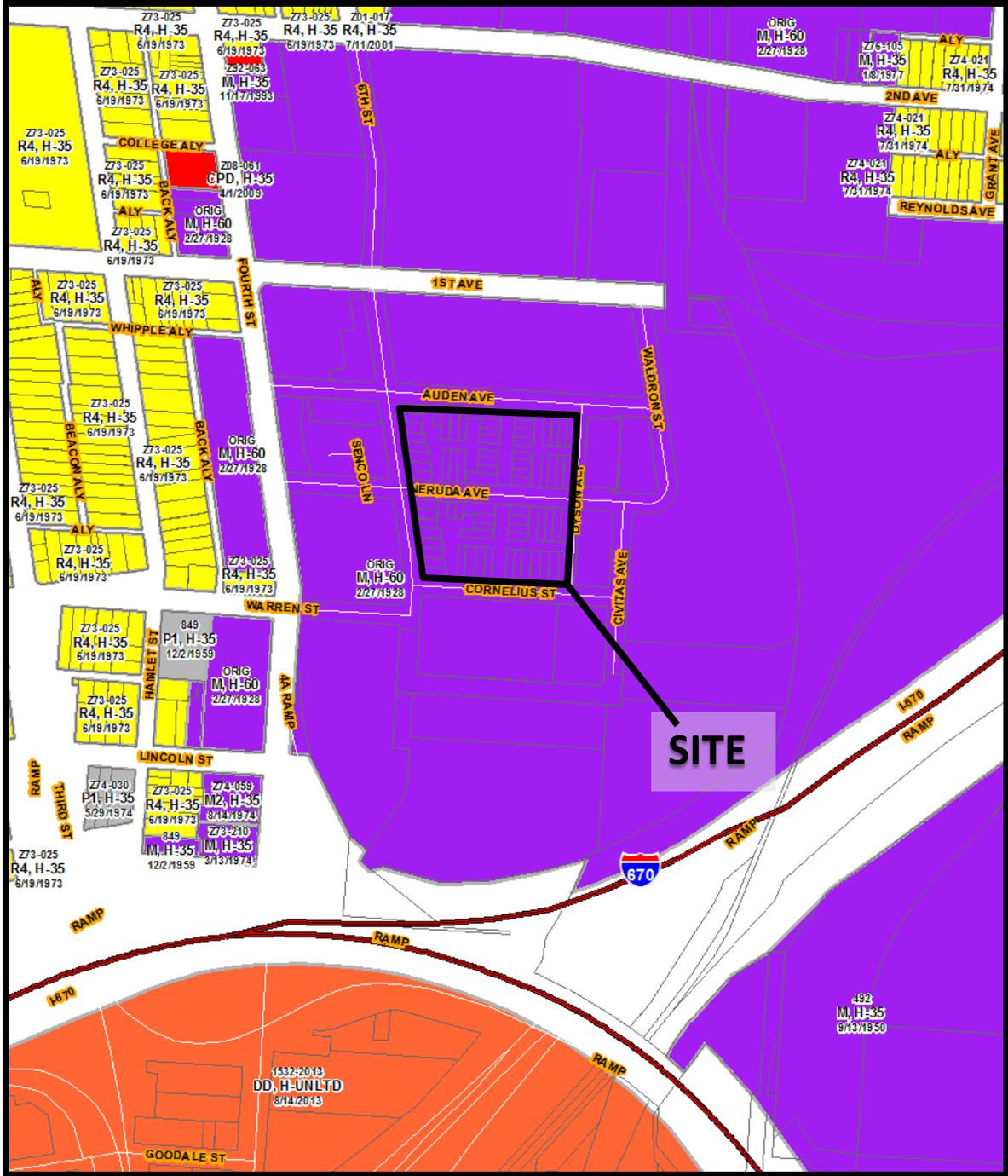
#### **8. Miscellaneous.**

a). The potential exists for conflicts between the Italian Village Urban Commercial Overlay (UCO) standards, standards established in this ordinance and the site and architectural review authority of the Italian Village Commission (IVC). If there is a conflict between this ordinance, underlying Zoning Code standards and/or the standards of the UCO, approval of and by the IVC shall take precedence for plan approval. No separate variance, either to change this ordinance or to the Board of Zoning Adjustment, shall be required. The Italian Village Commission specifically does not have the authority to change required parking, as established by this ordinance, or any requirement of Section D.2.d, e, f, or g, inclusive, or to permit signs (graphics) not in compliance with the Graphics Code.

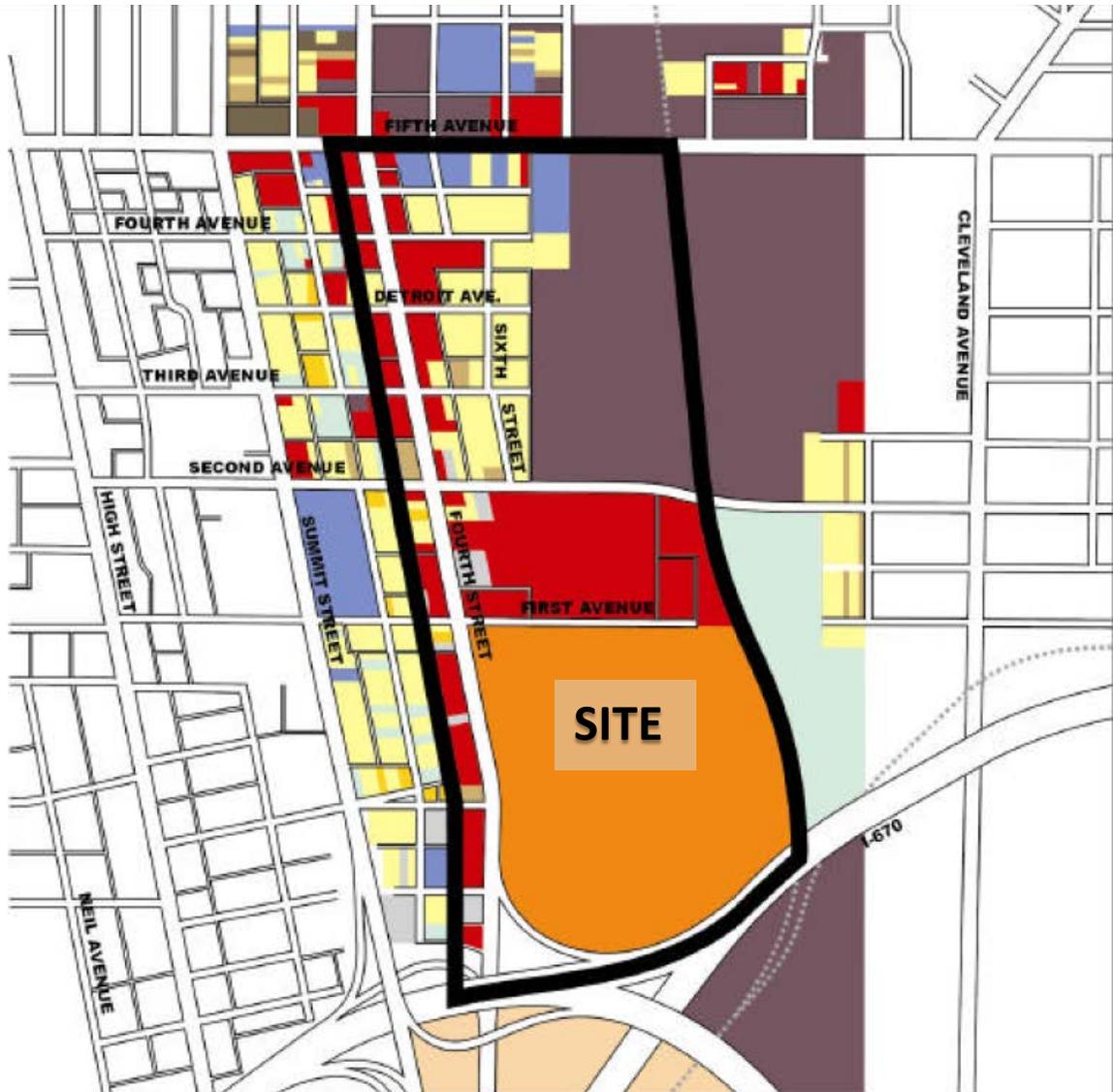
b). Applicant shall proceed with rezoning application Z00-117 upon issuance of an approved Site Compliance Plan for the last undeveloped area of Jeffrey Park or six (6) years from the date of Columbus City Council passage of this ordinance, whichever occurs first.

03/27/2017





CV17-021  
 732 North Fourth Street  
 Approximately 3.88 acres



## 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 Barabasi, Director  
 Planning Office  
 Stephen R. McClary, Administrator  
 Urban Design Section  
 Larry D. Laurs, Graphic Designer

CV17-021  
 732 North Fourth Street  
 Approximately 3.88 acres



CV17-021  
732 North Fourth Street  
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