

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: Z17-005 Date Received: 3/24/17

Application Accepted By: TD + KP Fee: \$3,200

Assigned Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 777 North Fourth Street, Columbus, Ohio Zip 43215

Is this application being annexed into the City of Columbus Yes No (select one)

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 010-008434

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

Current Zoning District(s) M, Manufacturing Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for rezoning request: Commercial uses and dwelling units over ground floor commercial uses

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.79 +/- Acres
(Columbus City Code Section 3309.14)

APPLICANT:

Name LCO1, LLC c/o Dave Perry (David Perry Company, Inc.)

Address 411 East Town Street, 1st Floor City/State Columbus, Ohio Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name LCO1, LLC c/o Dave Perry (David Perry Company, Inc.)

Address 411 East Town Street, 1st Floor City/State Columbus, Ohio Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Donald Plank (Plank Law Firm)

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

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE LCO1 LLC by Dave Perry, Agent

PROPERTY OWNER SIGNATURE LCO1 LLC by Dave Perry, Agent

~~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 all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 777 North Fourth Street, Columbus, Ohio 43215
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) LCO1, LLC
c/o Dave Perry (David Perry Company, Inc.)
411 East Town Street, 1st Floor
Columbus, Ohio 43215

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

LCO1, LLC c/o Dave Perry
(614) 228-1727

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

(5) Italian Village Commission c/o James Goodman
50 West 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)

SIGNATURE OF AFFIANT

(8) David B. Perry

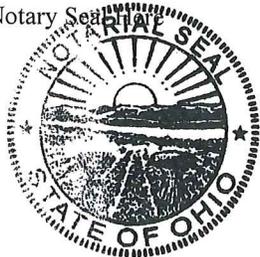
Sworn to before me and signed in my presence this 23rd day of March in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza
11-5-2018

My Commission Expires:

Notary Seal



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

EXHIBIT A, Public Notice
777 North Fourth Street
Z17- 005
March 23, 2017

APPLICANT

LCO1, LLC
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER

LCO1, LLC
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

ATTORNEY

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Italian Village Commission
c/o James Goodman
50 West Gay Street, 4th Floor
Columbus, Ohio 43215

PROPERTY OWNERS WITHIN 125 FEET

Lisa G Swartzwelder
Jamie R Brennan (*or current occupant*)
806 Hamlet Street
Columbus, Ohio 43215

Kramer Place Acquisition, LLC (*or current occupant*)
40 Skokie Blvd., Suite 610
Northbrook, IL 60062-1602

Jonathan M. Ebright (*or current occupant*)
194 Warren Street
Columbus, Ohio 43215

200 Warren, LLC (*or current occupant*)
166 Punta Alley
Columbus, Ohio 43201

Peter N. and Ingrid E. Navarro (*or current occupant*)
779 Summit Street
Columbus, Ohio 43215-1519

Jeffrey New Day, LLC (*or current occupant*)
c/o Wagenbrenner Realty
842 N 4th Street, Suite 200
Columbus, Ohio 43215-1584

Donald J. Geiner (*or current occupant*)
196 Warren Street
Columbus, Ohio 43215

Amanda J Leuenberger (*or current occupant*)
202 Warren Street
Columbus, Ohio 43215

Wood Real Estate, LLC (*or current occupant*)
692 N High Street, Suite 302
Columbus, Ohio 43215

Brent Cogar (*or current occupant*)
224 East 1st Avenue
Columbus, Ohio 43201

198 Warren, LLC (*or current occupant*)
166 Punta Alley
Columbus, Ohio 43201

777 North Fourth Street
Z17- _____, March 23, 2017
Exhibit A, Public Notice
Page 1 of 3

Sara K Gaul *(or current occupant)*
5996 Caplinger Avenue
Westerville, Ohio 43081

Ryan J Seeling *(or current occupant)*
206 Warren Street
Columbus, Ohio 43215

Brandon J Salamone *(or current occupant)*
208 Warren Street
Columbus, Ohio 43215

Robert G and Tracy S Rafferty *(or current occupant)*
210 Warren Street
Columbus, Ohio 43215

Troy D Grasinger *(or current occupant)*
182 Warren Street
Columbus, Ohio 43215

Kathleen A Bauer *(or current occupant)*
184 Warren Street
Columbus, Ohio 43215

Daniel E Linden *(or current occupant)*
186 Warren Street
Columbus, Ohio 43215

Stephen A Stout *(or current occupant)*
188 Warren Street
Columbus, Ohio 43215

Samir M Sulayman
Dianne M and James Sulayman *(or current occupant)*
800 Hamlet Street
Columbus, Ohio 43201

Will C Downs *(or current occupant)*
1566 West 7th Avenue
Columbus, Ohio 43212

SEJ Equity, LLC *(or current occupant)*
4290 Groveport Road
Obetz, Ohio 43207-4302

Todd A and Gretchen L Corban
(or current occupant)
576 Bay Drive
Westerville, Ohio 43082-7479

Ryan M Arenda
Jennifer C Sutherland *(or current occupant)*
788 Hamlet Street
Columbus, Ohio 43215

Richard L Shipman *(or current occupant)*
790 Hamlet Street
Columbus, Ohio 43215

Edward S Fulks
Vicki A Wren *(or current occupant)*
792 Hamlet Street
Columbus, Ohio 43215

Michelle D Anderton *(or current occupant)*
794 Hamlet Street
Columbus, Ohio 43215

Michael J and Anne L Gorman
(or current occupant)
360 Edgington Drive
Plain City, Ohio 43064

Marie Luise Marx *(or current occupant)*
15 New Albany Farms Road
New Albany, Ohio 43054-9000

Michael P Farrell *(or current occupant)*
5265 Lambert Street
Grove City, Ohio 43123

Judy Doll *(or current occupant)*
802 North 4th Street
Columbus, Ohio 43215

Jeffrey T Darbee
Nancy A Recchie *(or current occupant)*
806 North Fourth Street
Columbus, Ohio 43215

810 North Fourth Street, LLC *(or current occupant)*
360 Edgington Drive
Plain City, Ohio 43064

Udo Schmidt-Sinns *(or current occupant)*
814 North Fourth Street
Columbus, Ohio 43215

Terence M Farrell *(or current occupant)*
764 Hamlet Street
Columbus, Ohio 43215

Jamie A Greene *(or current occupant)*
766 Hamlet Street
Columbus, Ohio 43215

Brooke E Butler *(or current occupant)*
778 Hamlet Street
Columbus, Ohio 43215

Jennifer Akagi *(or current occupant)*
780 Hamlet Street
Columbus, Ohio 43215

LS-WB Holdings, LLC *(or current occupant)*
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201

Oak Leaf Enterprises, LLC *(or current occupant)*
3434 Stonevista Lane
Columbus, Ohio 43221

777 North Fourth Street
Z17-~~05~~, March 23, 2017
Exhibit A, Public Notice
Page 2 of 3

Laura and Timothy Rust (*or current
occupant*)
812 Hamlet Street
Columbus, Ohio 43215

ALSO NOTIFY

David B. Perry
David Perry Company, Inc.
411 East Town Street, 1st FL
Columbus, OH 43215

LOC1, LLC
Attn: Mr. Kevin Lykens
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201-3497

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # 217-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----
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. LCO1, LLC 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201-3497 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209</p>	<p>2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201-3497 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 23rd day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2020

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 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 all checks payable to the Columbus City Treasurer



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: 010008434

Zoning Number: 777

Street Name: N 4TH ST

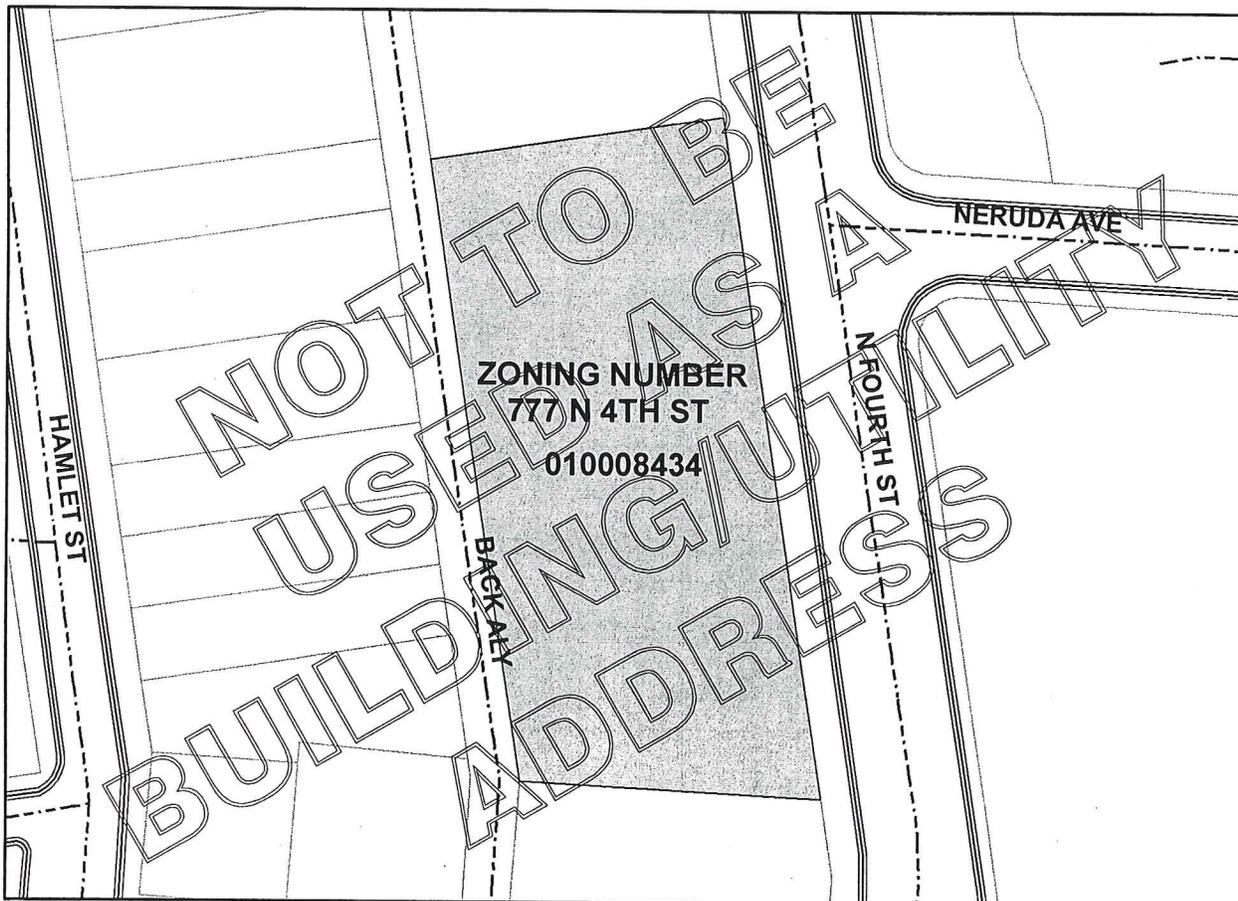
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adyana amariam*

Date: 2/1/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 83317

217-005

777 North Fourth Street, Columbus, Ohio 43215
Legal Description (0.79 +/- Acres)
Z17- 005

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being lots Numbered Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21) and Twenty-Two (22), in W.A. Neil's Trustees First Subdivision, as the same is numbered and delineated upon the recorded plat thereof, or record n Plat Book 7, Page 2 and 3, Records' Office, Franklin County, Ohio.

Parcel Number: 010-008434-00

3/17/2017

DEVELOPMENT TEXT

EXISTING DISTRICT: M, Manufacturing
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 777 N. Fourth Street, Columbus, OH 43201
APPLICANT: LCO1, LLC, c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
OWNER: LCO1, LLC, c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
DATE OF TEXT: March 24, 2017
APPLICATION NUMBER: Z17- 005

INTRODUCTION:

The subject property is 0.79 +/- acres located on the west side of North Fourth Street, 60' +/- north of Warren Street. The property is zoned M, Manufacturing, is within the Italian Village Urban Commercial Overlay (UCO) and is developed with two (2) warehouse buildings. Applicant proposes to rezone the property to the CPD, Commercial Planned Development District to permit reuse of the buildings with a change of use for commercial uses and dwelling units above ground floor commercial uses. The plan titled "Site Plan, 777 North Fourth Street", hereafter "Site Plan", dated _____, 2017, and referenced in Section 2.H. of this text, depicts the proposed site development.

1.PERMITTED USES: All uses of Section 3355.03, C-3, Permitted Uses, and the following uses of Section 3356.03, C-4 Permitted Uses: appliance stores; automotive sales, leasing and rental, subject to no outside inventory, sales, display or car detailing; bars, cabarets and nightclubs; caterers; electronics stores; floor covering stores; furniture and home furnishings stores; general merchandise stores; home centers; lawn and garden equipment and supply stores; reupholster and furniture repair; sporting goods and outfitters; hotels; paint and wallpaper store; theaters, dance companies and dinner theater; subject to no use is permitted outside sales, or display in merchandise or inventory. Uses noted on the Site Plan are examples of land uses at the site.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of the C-3, Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

A.Density, Height Lot and/or Setback Commitments.

1.The existing North Fourth Street building setback of both Building A and Building B is zero (0), as depicted on the Site Plan.

2. The North Fourth Street parking setback line is a minimum of six (6) feet.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. The Site Plan depicts existing site vehicular access from North Fourth Street and Back Alley. Existing access, as depicted on the Site Plan, shall remain.

2. The Site Plan depicts proposed land uses consisting of 14,200 +/- SF of general office, ten (10) dwelling units and restaurant use of 5,250 SF +/- and a 900 SF +/- seasonal patio. Parking is reduced from 97 spaces to 31 spaces for the sum of the uses depicted on the Site Plan. The restaurant area may alternatively be used for retail and/or office use, both of which require less parking than restaurant use. If future changes of use require more than 37 spaces, the Board of Zoning Adjustment (BZA) may hear an application for a variance to reduce code required parking for the change of use.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

See site plan and subject to approval of Italian Village Commission with final Certificate of Appropriateness.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.

See site plan and subject to approval of Italian Village Commission with final Certificate of Appropriateness.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-3, Commercial District. Any ground sign shall be monument – style. Any variance to the applicable sign requirements of the C-3, Commercial District shall be submitted to the Columbus Graphics Commission.

G. Code Modifications.

1.33312.21(A)(2), Landscaping and Screening, to reduce the area of three (3) parking lot islands from 145 square feet to a minimum of 108 square feet and to reduce the minimum soil radius per parking lot tree in parking lot islands from four (4) feet to a minimum of two (2) feet.

3.3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 97 spaces to 31 spaces.

4.3321.05(B)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle at N

Fourth Street and the site driveway to 6'x6'.

5.3372.604(B), Setback Requirements, to permit parking to be located on the north and south sides of Building A and Building B, respectively, as depicted on the Site Plan, rather than behind (west of) both buildings.

6. 3372.605(A)(B)(D), Building Design Standards, to reduce the UCO standard of 60% glass on the North Fourth Street facades of both buildings to the glass area of the original windows, estimated to be 40% and 30% for Building A and Building B, respectively.

H.Miscellaneous.

1. The plan titled "Site Plan, 777 North Fourth Street", hereafter "Site Plan", dated _____, 2017, hereafter "Site Plan", and signed by David B. Perry, agent and Donald Plank, attorney, depicts the site development. The Site Plan may be slightly adjusted to reflect engineering, architectural, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as itemized or depicted on the registered site plan.

Signature: _____ Date: _____
LCO1, LLC, by David B. Perry, Agent

Signature: _____ Date: _____
LCO1, LLC, by Donald Plank, Attorney

SITE - SITE TOTAL AREA

PARCELS TOTAL SITE AREA	AREA (SQ')	AREA (AC)
2ND FLOOR AREA	14,200	0.32
TOTAL SITE AREA SF / AC: 1	34,623.03	0.79

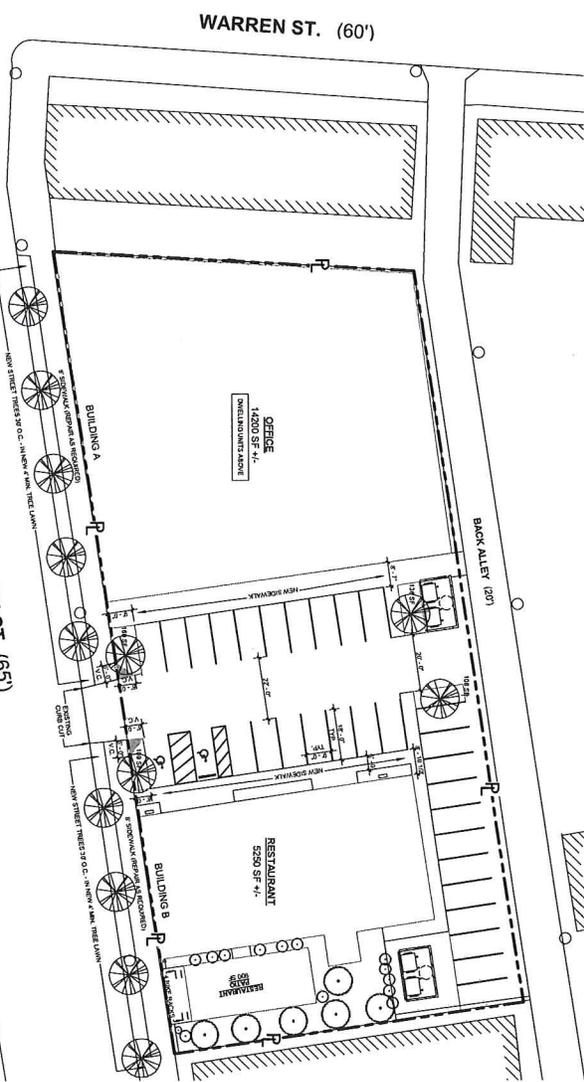
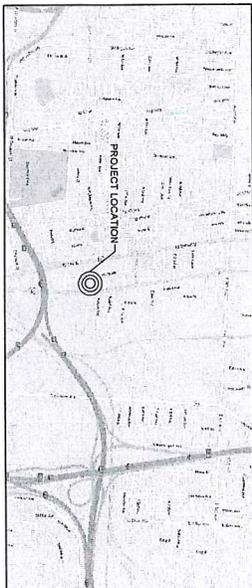
TOTAL BUILDING AREA

PROGRAM AREA	ZONING USE	GROSS AREA
BUILDING A	OFFICE	14,200 SF +/-
COMMERICAL 1ST FLOOR		
COMMERICAL 2ND FLOOR	DWELLING UNITS	19,900 SF +/-
BUILDING B		
COMMERICAL 1ST FLOOR	RESTAURANT	5,250 SF +/-
TOTAL SF		21,000 SF +/-

PARKING CALCULATIONS

Program Area	Area	Parking Requirements	Minimum Vehicle Capacity	Complimentary Vehicle Capacity	Units Required
Office	14,200 SF	1.1	15,620	15,620	14,200
Residential (1st Floor)	19,900 SF	1.3	25,870	25,870	19,900
Residential (2nd Floor)	19,900 SF	1.3	25,870	25,870	19,900
Restaurant	5,250 SF	1.0	5,250	5,250	5,250
TOTAL REQUIRED PARKING (1)					59,360
TOTAL PROVIDED PARKING (2)					59,360

(1) Office and restaurant parking requirements are based on 1.1 and 1.0 respectively.
 (2) Single level parking is assumed. If parking is provided in a multi-level structure, the parking requirements will be reduced accordingly.
 (3) Total parking available from 2008 survey.



217 - _____

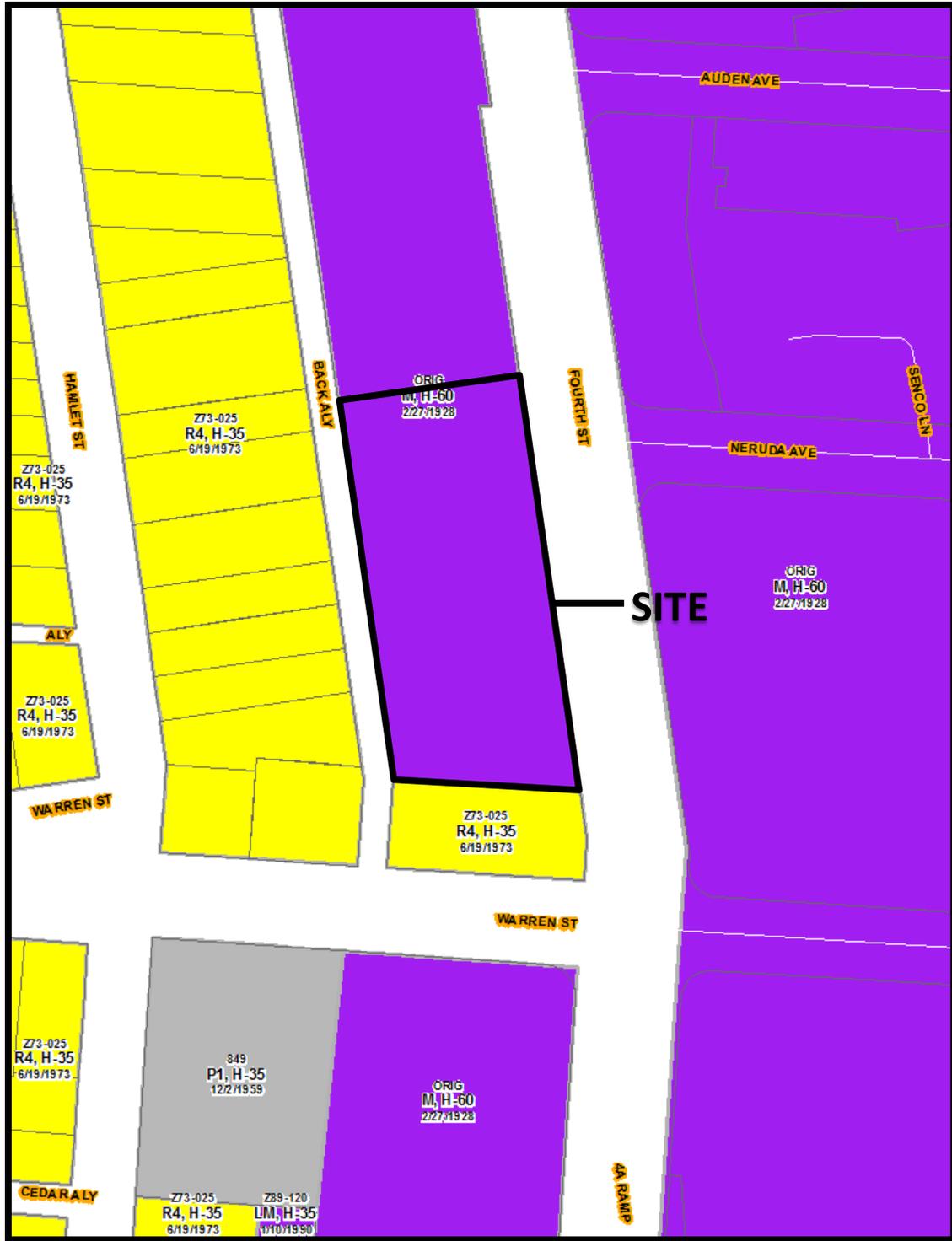


SITE PLAN
 SCALE: 1"=20'
 DATE ISSUED: 03/20/17
 DRAWING NUMBER: 170035
A001
 PROJECT: 202011-14-017M

777
 777 North 4th Street

SHREMSHOCK
 SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com

217-005

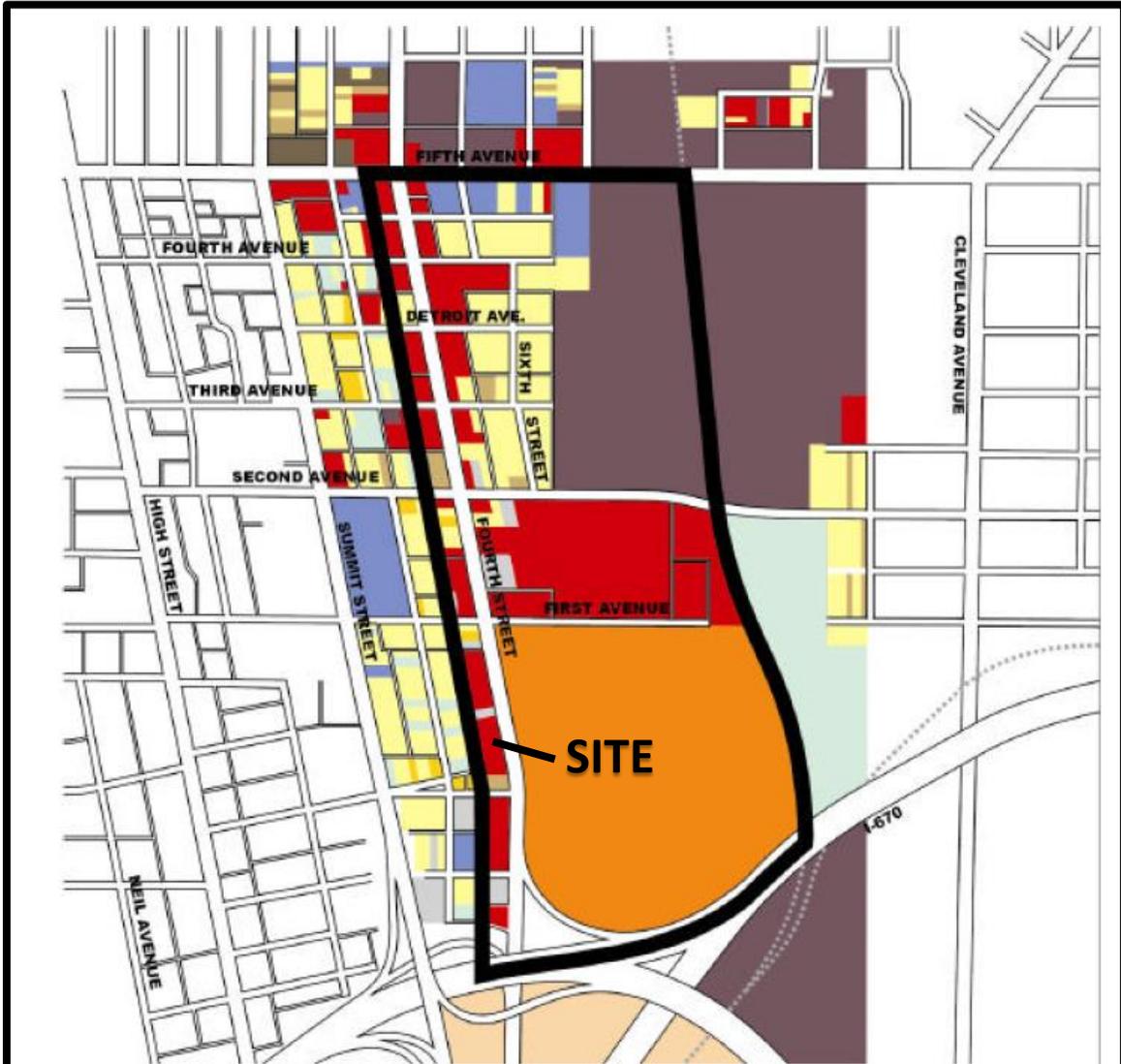


Z17-005
 777 North Fourth Street
 Approximately 0.79 acres
 M to CPD



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD

Italian Village East Redevelopment Plan (2000)



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	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 Barbois, Director
 Planning Office
 Stephen R. McClary, Administrator
 Urban Design Section
 Larry D. Leursk, Graphic Designer

Z17-005
 777 North Fourth Street
 Approximately 0.79 acres
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