

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: 215-025

Date Received: 5/1/15

Application Accepted By: SP Fee: \$3200

Comments: Assigned to Toni Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 936 N 4th St Zip 43201

Is this application being annexed into the City of Columbus Yes No (circle 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 010-053331

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

Current Zoning District(s) R4 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: FROM RETAIL TO EATING AND DRINKING ESTABLISHMENT

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.080

[Columbus City Code Section 3309.14]

APPLICANT:

Name KEVIN NOESNER

Address 3123 CRANSTON DR City/State DUBLIN, OH Zip 43017

Phone # 614-306-1773 Fax # _____ Email Kevinnoesner@hotmail.com

PROPERTY OWNER(S):

Name KEVIN E NOESNER TR

Address 3123 CRANSTON DR City/State DUBLIN, OH Zip 43017

Phone # 614-306-1773 Fax # _____ Email Kevinnoesner@hotmail.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KEVIN NOESNER
of (1) MAILING ADDRESS 3123 CRANSTON DR DUBLIN, OH 43017

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 936 N 4th ST
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) 5/11/15

(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) KEVIN E NOESNER TR
3123 CRANSTON DR
DUBLIN, OH 43017

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

KEVIN NOESNER
614-306-1773

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

(5) ITALIAN VILLAGE COMMISSION C/O CONNIE TORBECK
CITY OF COLUMBUS PLANNING DIV/HISTORICAL PRESERVATION
50 W GAY ST 4th FLR COLUMBUS, OH 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) [Signature]

Subscribed to me in my presence and before me this

3rd day of APRIL, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

May 22, 2019

This Affidavit expires six months after date of notarization.

Notary Seal Here



INA VERIJA
Notary Public, State of Ohio
My Commission Expires
May 22, 2019

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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215-025

HUITGER COLLINS
1972 GUILFORD RD
COLUMBUS, OH 43221

JDS BATTERY B LLC
515 E MAIN ST STE 500
COLUMBUS, OH 43215

RED MORTGAGE CAPITAL INC
171 MAIN ST FL 10
DALLAS, TX 75201

ZAPOL HELEN D
919 N FOURTH ST
COLUMBUS, OH 43201

JOSEPH KLEIN
ROBERT WAGNER
929 N 4TH ST
COLUMBUS, OH 43201

RICHARDS BRANDY N
935 N 4TH ST
COLUMBUS, OH 43201

NEW VICTORIANS
455 W 3RD AVE
COLUMBUS, OH 43201

MOORE WADE N
933 N 4TH ST
COLUMBUS, OH 43201

STEPHEN DEPIZZO
937 N 4TH ST
COLUMBUS, OH 43201

KN INVESTMENTS LLC
908 N 4TH ST
COLUMBUS, OH 43201

CHRISTOPHER PERRY
846 NEIL AVE
COLUMBUS, OH 43215

PAUL BUCHANAN
TODD SPRADLIN
244 E SECOND AVE
COLUMBUS, OH 43201

BRANDON ROLLINS
234 E SECOND AVE
COLUMBUS, OH 43201

KRISTINA KEELING
PO BOX 91057
COLUMBUS, OH 43209

LITTLE ROCK CO
61 OAKLAND PARK AVE
COLUMBUS, OH 43214

NETWORK RESTORATIONS
954 N 4TH ST
COLUMBUS, OH 43201

TERRY DININGER
931 N 4TH ST
COLUMBUS, OH 43201

KEVIN NOESNER
3123 CRANSTON DR
DUBLIN, OH 43017

ITALIAN VILLAGE COMMISSION
C/O CONNIE TORBECK
50 W. GAY ST
COLUMBUS, OH 43215

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 # 215-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KEVIN NOESNER
of (COMPLETE ADDRESS) 3123 CRANSTON DR DUBLIN, OH 43017
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

1. KEVIN E NOESNER TR 3123 CRANSTON DR DUBLIN, OH 43017 EMPLOYEES = 1 KEVIN NOESNER 614-306-1773	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 3rd day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

Commission Expires:

May 22, 2015

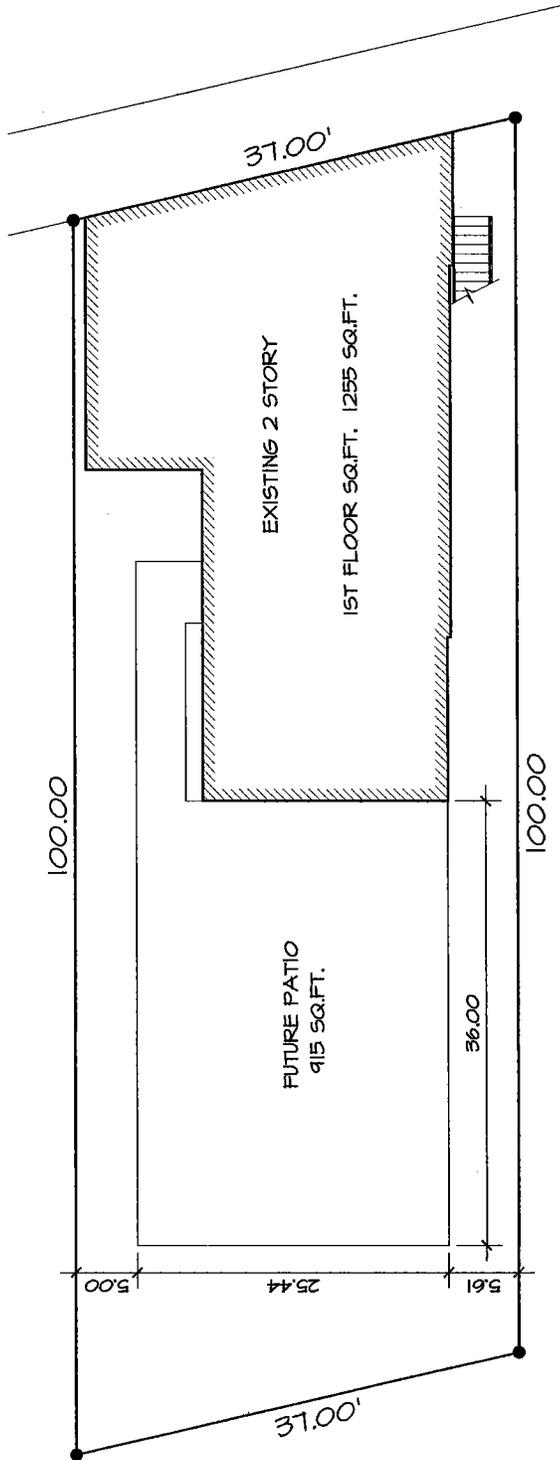


INA VERIJA
Notary Public, State of Ohio
My Commission Expires
May 22, 2019
This Project Disclosure Statement expires six months after date of notarization.

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

215-025

N. 4TH STREET 60'



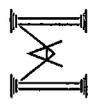
1
A1

SITE PLAN
SCALE: 1"=10'

3001 Bethel Road, Suite 120
COLUMBUS, OH 43220

TEL: 614-451-4136
FAX: 614-457-7683
smarch@ameritech.net

Shawn McAllister



Architect, Inc.

936 N. 4th Street
Columbus, OH

CPD TEXT**EXISTING DISTRICT:** R4**PROPOSED DISTRICT:** CPD - Commercial Planned Development**OWNER:** Kevin E Noesner Tr 3123 Cranston Dr, Dublin, OH 43017**APPLICANT:** Kevin Noesner 3123 Cranston Dr, Dublin, OH 43017**DATE OF TEXT:** 4/1/15**APPLICATION NUMBER:****1. INTRODUCTION:**

The subject site is located along N Fourth St in Italian Village. The property is currently zoned R4 with proposal to change zoning to CPD for use as an eating and drinking establishment.

The site is occupied by one building, 936 N Fourth St with commercial uses on the first floor and a 2 bedroom apartment on the second floor. The site has a zero setback, access is by pedestrian sidewalk and curb drop-off. This CPD text is being submitted to allow an eating and drinking establishment use to 936 N Fourth Street which is currently been a retail use.

2. PERMITTED USES:

(C.C.C. § 3351.03) uses, excluding Laundromats and Rooftop Communication Towers.

3. DEVELOPMENT STANDARDS:

Except as specified herein, the applicable development standards shall be as specified in Chapter 3351, C-1 Neighborhood Commercial District.

A). Density, Height, Lot and/or Setback commitments:

1. Maintain existing zero setbacks on all sides, and existing height district of 35 feet.

B). Access, Loading, Parking and/or other Traffic related Commitments:

1. N/A

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

1. N/A

D.) Building design and/or Exterior treatment commitments:

1. N/A

E). Dumpsters, Lighting and/or other environmental commitments:

1. N/A

F). Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Article XV, title 33, of the Columbus City Code as it applies to the applicable Overlay. Any variance to the sign

requirements shall be submitted to the Columbus Graphics Commission for consideration.

G) Miscellaneous Commitments:

The Property shall be developed in accordance with the Site Plan. The Site Plan may be slightly adjusted to reflect engineering topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

HI) Variances Requested:

1. Section 3351.03 to allow all existing buildings to be used for eating and drinking Establishments
2. Section 3312.49 Minimum Number of Parking Spaces Required:

Proposed CPD uses under maximum allowable eating and drinking establishment use:

Apartment use 1 units x 1.5 spaces.:	2 (existing)
Retail use 1236 sq. ft. x 1space per 250 sq.ft.:	5 (current use)
Eating and drinking 1236 sq. ft. x 1space per 75 sq. ft.:	17 (new)
Patio use 2259 sq. ft. x 1 space per 150 sq. ft.:	15 (new)
Total requirement by sq. ft.:	$15+17-5-2= 25$
25% UCO reduction : (6)	
Total current requirement ...	19
Provided:	0

Variance requested for 19 parking spaces.

I) Other CPD Requirements:

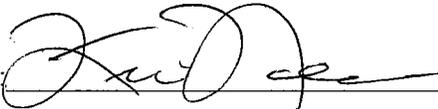
1. Natural Environment: The site is being developed with existing storerooms, restaurant and bar and outdoor seating area on the ground floor. The lot is land locked on all sides only allowing street parking. The neighborhood is increasingly dense and walkable. Target customers will be nearby residents.
2. Existing Land Use: Retail on the ground floor and one (1) 2 bedroom apartment above.
3. Transportation and Circulation: The site access will remain as currently situated. There is no onsite parking.
4. Visual Form of the Environment: The existing uses of the surrounding properties are:

North: Apartment and commercial uses
 East: Apartments
 South: Apartment and commercial uses
 West: Apartments and single homes

5. View and Visibility: existing structures.
6. Proposed development: (C.C.C. § 3351.03) uses, including eating and drinking establishments that may occupy 1236 square feet with a patio of 2259 square feet, and excluding Check Cashing, Laundromats and Rooftop Communication Towers.
7. Behavior Patterns: Existing traffic flows will be maintained.
8. Emissions: Wood fired pizza oven requiring new chimney.

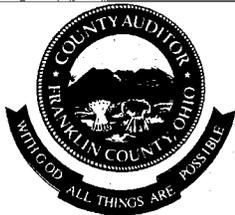
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawing referenced herein.

Signature: _____



Date: _____

4/6/15



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/13/15



Disclaimer

Scale = 60



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.

WARRANTY DEED

James A. Young and Eleanor A. Young, husband and wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to **Kevin E. Noesner, Trustee of the Kevin E. Noesner Trust dated 10/7/05**, whose tax mailing address is 3123 Cranston Dr., Dublin, Ohio 43017, the following described **REAL PROPERTY**:

SEE ATTACHED LEGAL DESCRIPTION

Aka: 936 N. Fourth St.
PN: 010-053331-80 and 010-053331-90

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become liens on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Deed Book 3654, Page 259, of the Records of Franklin County, Ohio.

Executed by the said **James A. Young and Eleanor A. Young, husband and wife**, this 28th day of February, 2013.

James A. Young
James A. Young

Eleanor A. Young
Eleanor A. Young

State of Ohio
County of Franklin, ss:

BEXLEY TITLE BOX

BE IT REMEMBERED, that on this 28th day of February, 2014 before me, the subscriber, a **NOTARY PUBLIC** in and for said State, personally came, **James A. Young and Eleanor A. Young, husband and wife**, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

David D.
Notary Public



DAVID A. DACHNER, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This instrument was prepared by:

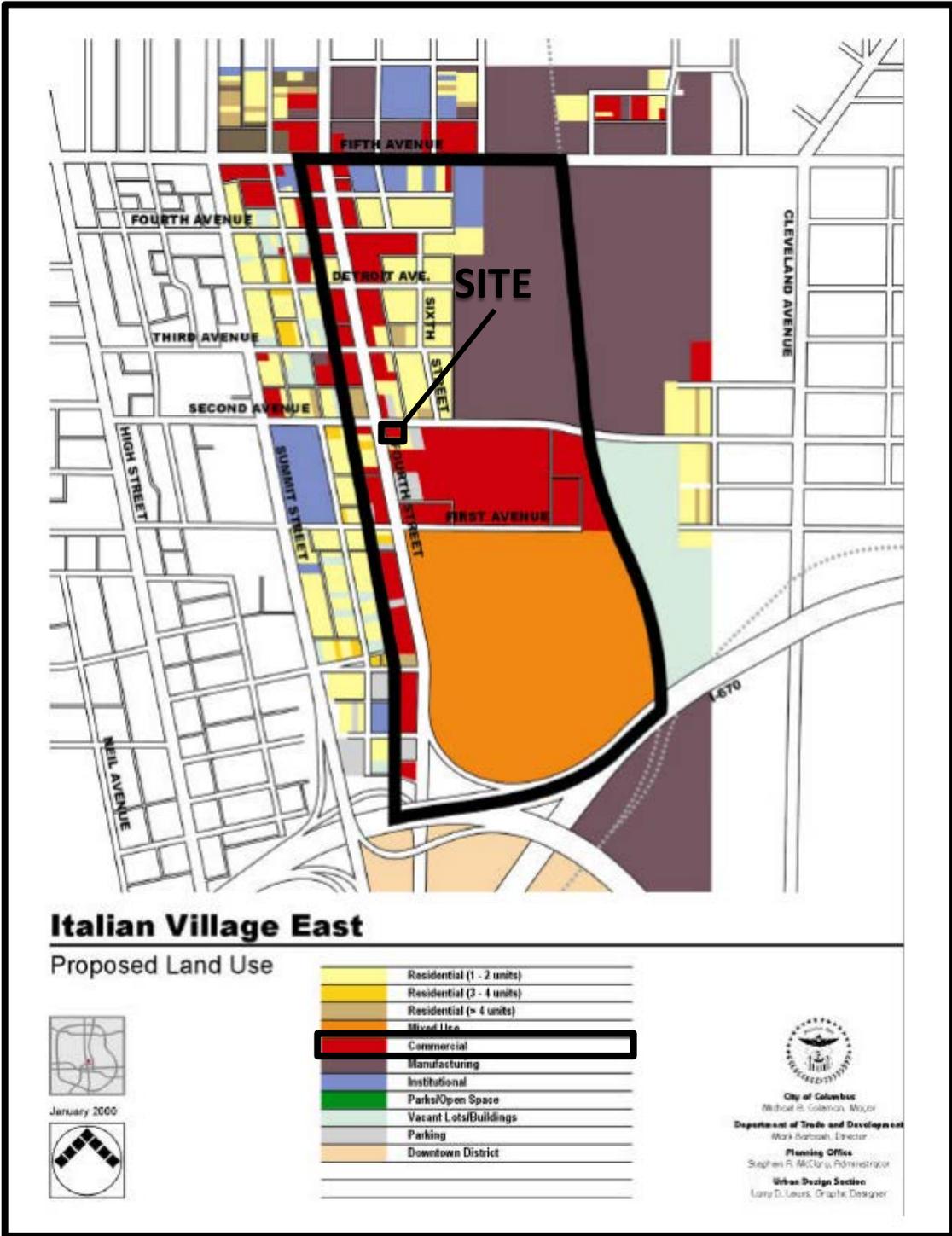
D. Dachner
Attorney at Law
2369 E. Main Street
Columbus Oh 43209
(614) 236-1950

Parcel One:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Two (2) of HORACE J. MAYNARD'S SUBDIVISION of Lots 1 and 2 of Sorin's Subdivision of Lot 60 of Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 268, Recorder's Office, Franklin County, Ohio.

AKA 936 N. Fourth St.
PN 010-053331-80 and 010-053331-90



Z15-025
 936 N. 4th Street
 Approximately 0.08 acres
 Rezoning from R-4 to CPD
 Italian Village East Redevelopment Plan (2000)



Z15-025
936 N. 4th Street
Approximately 0.08 acres
Rezoning from R-4 to CPD