



OFFICE USE ONLY

Comments: _____ Application Number: 10310-0-00264 Commission/Group: Italian Village
 _____ Date Received: 7/9/10 Planning Area: _____
 _____ Date of Hearing: 9/28/10 Acreage: _____
 _____ Zoning Fee: \$1,900⁰⁰ Address Fee _____
 _____ Existing Zoning M Accepted by JD Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: PARKING VARIANCE IN RESPECT TO CODE SECTION 3312.49C
76 spaces additional needed.

LOCATION

1. Certified Address Number and Street Name 697 N 4TH ST
 City COLUMBUS State OHIO Zip 43201
 Parcel Number (only one required.) 010-008444

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name _____
 3. Address _____ City _____ Zip _____
 4. Phone# _____ Fax # _____
 5. Email Address _____

PROPERTY OWNER(S)

6. Name LS DEVELOPMENT SYSTEMS LLC
 7. Address 994 DENNISON AVE City COLUMBUS Zip 43201
 8. Phone# 614.565.4209 Fax # 614.421.1092
 9. Email Address klykens@columbus.rr.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature Kai Jenkins
 15. Property Owner Signature Kai Jenkins
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 7/15/2010 3:53:30 PM

Parcel Report

Parcel ID	Owner	Address
010008444	LS DEVELOPMENT SYSTEMS LLC	697 N 4TH ST COLUMBUS OH 43215

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	M	H-60	28	Manufacturing	(View Document)
849	P1	H-35	28	Parking	(View Document)

Historic District

District Name	Italian Village
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Zoning Overlay District

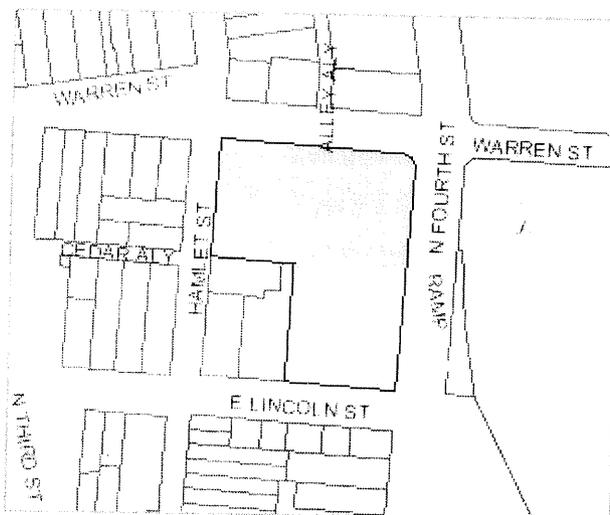
Overlay Name	District Name	Planning Overlay
ITALIAN VILLAGE UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P
I-670 Graphics Control	PLANNING OVERLAY	G
I-670 Graphics Control	PLANNING OVERLAY	G
N/A	PLANNING OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	Italian Village Commission	INFObase URL	INFObase Page
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This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00264

697 N. 4th St.

Wonderland

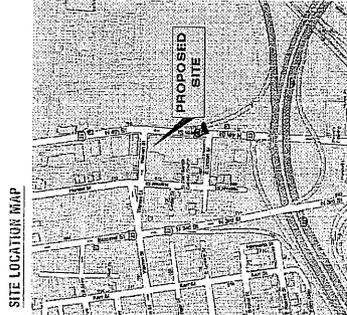
This project involves the conversion of a historic Wonder Bread factory building into a center for creativity, with artist studios, art galleries, exhibition and event spaces, some retail, restaurant, cafe and offices. This property is currently zoned for M-Manufacturing and P1-Parking. The new uses will be within the allowable uses for this zoning group.

This project has received tremendous support and encouragement from the neighborhood, as residents are looking forward to a facility that will be a venue for emerging artists in close proximity to the Short North area. The Italian Village Commission has also shown strong support for the goals that this project hopes to achieve.

1. Since this is a large existing building, in an urban location, with excellent proximity to downtown Columbus as well as the Short North District, it is an ideal candidate for the proposed artist community in the building. This is currently a vacant property, and the conversion and new use, will bring back some much needed activity along the 4th Street corridor, and hopefully help to spur some more development in the neighborhood. The current adjacent property to the south is a restaurant, and to the west is a church. Both of these uses will only be positively affected by the new use. Immediately to the north of the property are some apartments, which will also benefit from the increased flow of people in the neighborhood, increasing the desirability and safety for the properties.
2. The site is currently located in close proximity to several Cota bus routes in the city, increasing the chances of visitors coming in on a bus to the project. This is also in close proximity to the Short North and its location within Italian Village makes it very convenient for local and neighborhood pedestrian traffic, which will further reduce the visitors arriving by car. Additionally, due to change of the functions of the building, we have gained 3 on street parking spaces as a result of removing an existing curb cut. The city is also looking into adding metered spots along 4th street along the east side of the building, which would add 10 more parking spaces.
3. Currently, based on the total building square footage of 70,057 sf and the required spaces for an art facility being 1 per 400 sf, we would need 175 spaces. Since this site is located in the Urban Commercial Overlay District, we could get a 25% reduction in the required spaces, which would bring us to 132 spaces. We have 56 spaces on the site for parking. We have managed to come to an agreement with the church to use their parking lot for an additional 44 spaces. This gets us up to 100 spaces provided, so we are seeking a variance for 32 spaces. The Italian Village Commission has reviewed the project, and have given us their full support and recommendation for this variance.
4. In addition to local community support, the Wonderland project has recently received a grant from the State of Ohio, after being selected among 12 other projects from a total pool of 52 applicants. We have also applied to the National Parks Service for a Historic Preservation tax credit, for which this project is applicable as we are conserving and preserving the building with no substantial changes to the exterior and minimal changes to the interior to accommodate the new use, while maintaining the industrial character of the building. We will know the result of this in the next few weeks.

Based on all the information listed above, we believe that the Wonderland project would be a great asset to the local community and has already created a lot of support from them. This would positively affect not only its immediate surrounding areas but also the city of Columbus and spur further growth and development along the 4th Street corridor. It is with this ambition that we are requesting a parking variance for this project.

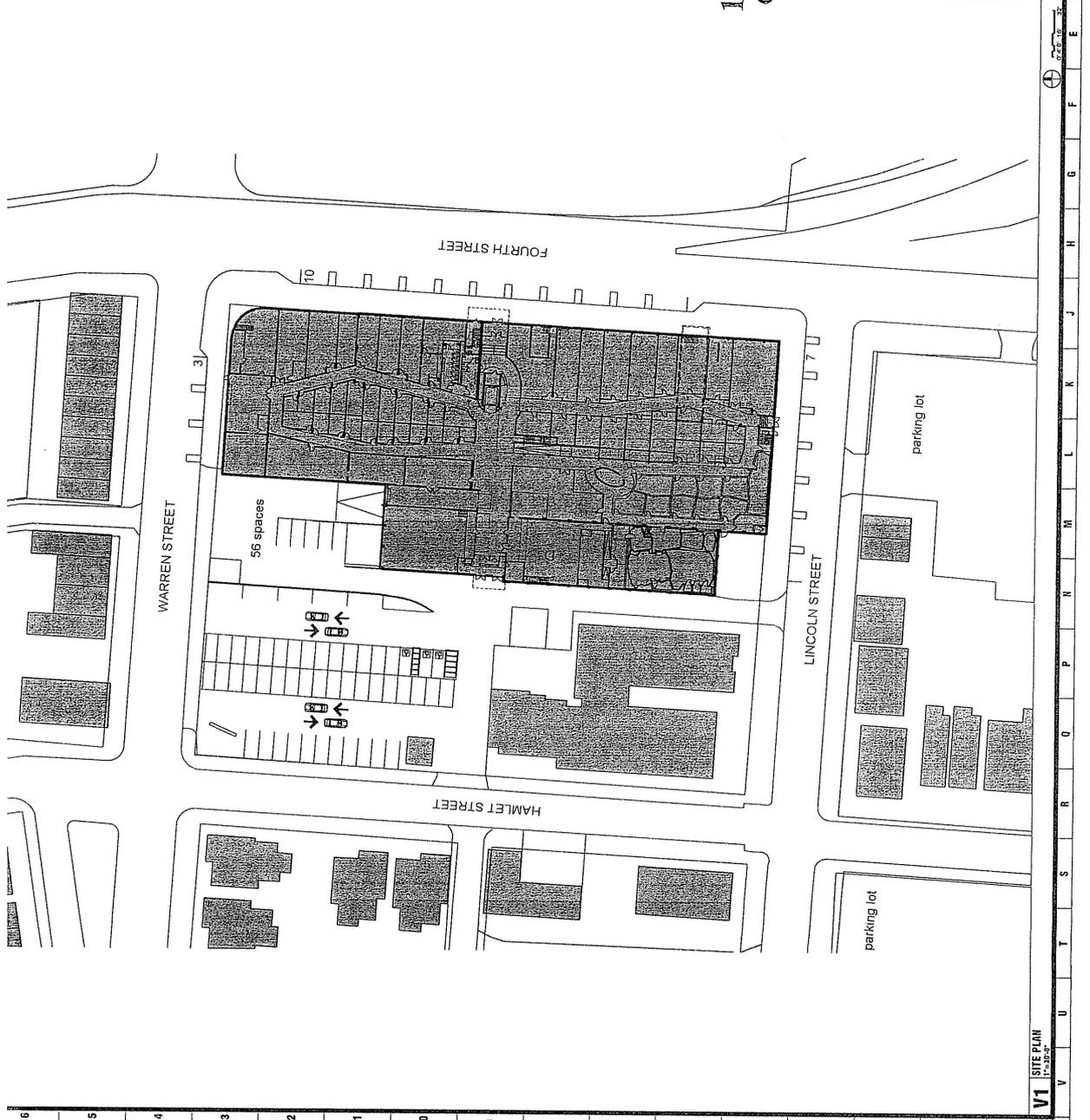
10310-00264
697 N. 4th St.



10310-00264
 697 N. 4th St.

3342.28 CITY OF COLUMBUS - ZONING CODE

- PREVIOUS USE FOR BUILDING WAS MANUFACTURING.
- PERMITS FOR THE BUILDING AS A RESIDUE ART CENTER. THE TOTAL BUILDING AREA = 70,057 SF. REQUIRED SPACES = 70,057 / 400 = 175.14 SPACES. SPACES PROVIDED ON SITE = 56 SPACES. SPACES PROVIDED ON ADJACENT LOT = 44 SPACES. TOTAL SPACES PROVIDED = 100 SPACES. VARIANCE REQUIRED FOR 75 SPACES.

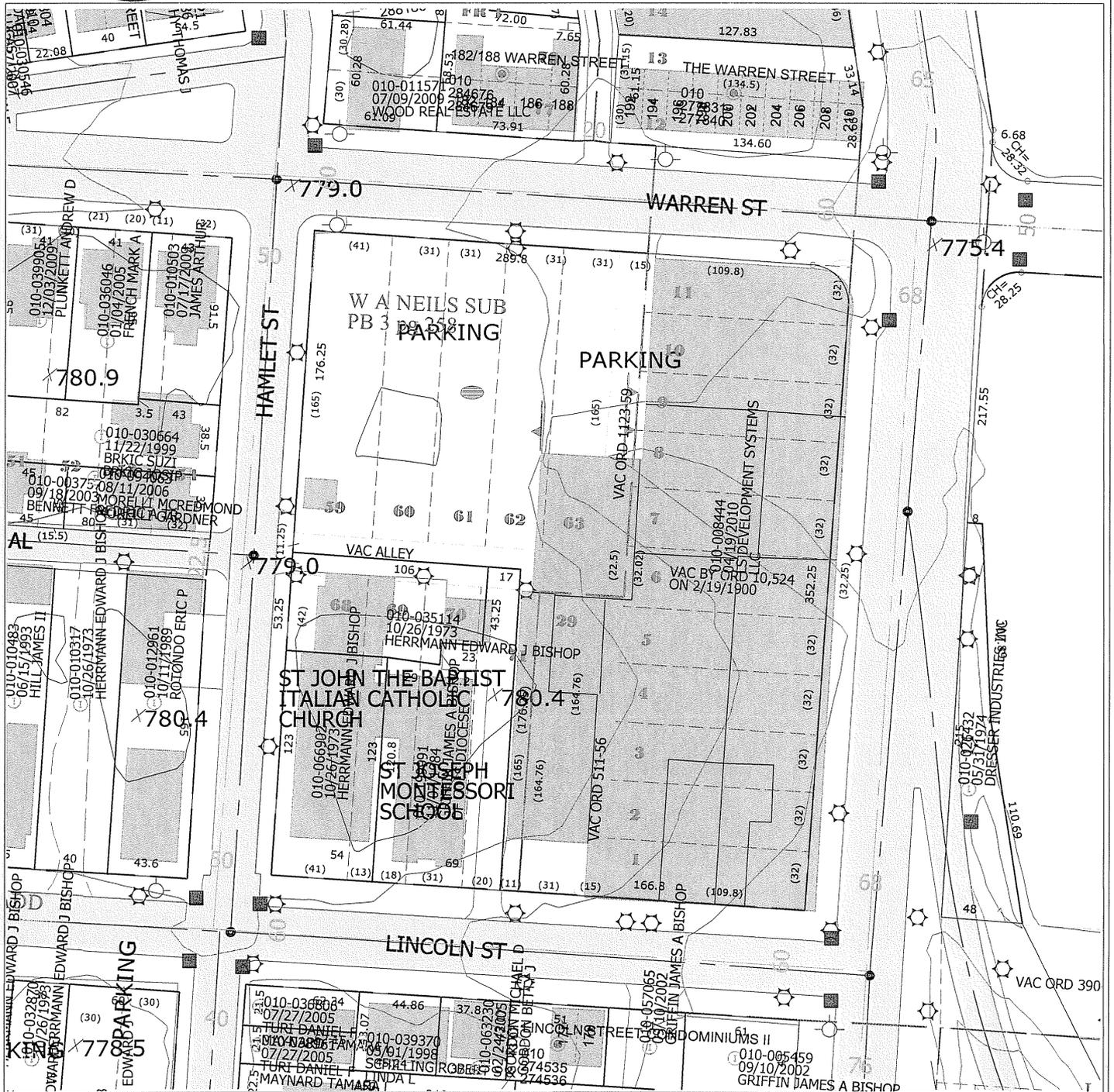




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 7/8/10



Disclaimer

Scale = 80



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.



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010008444

Project Name: WONDERLAND

House Number: 697

Street Name: N 4TH ST

Lot Number: 1-11

Subdivision: W A NEILS TRUSTEES 1ST SUB

Work Done: REMODEL

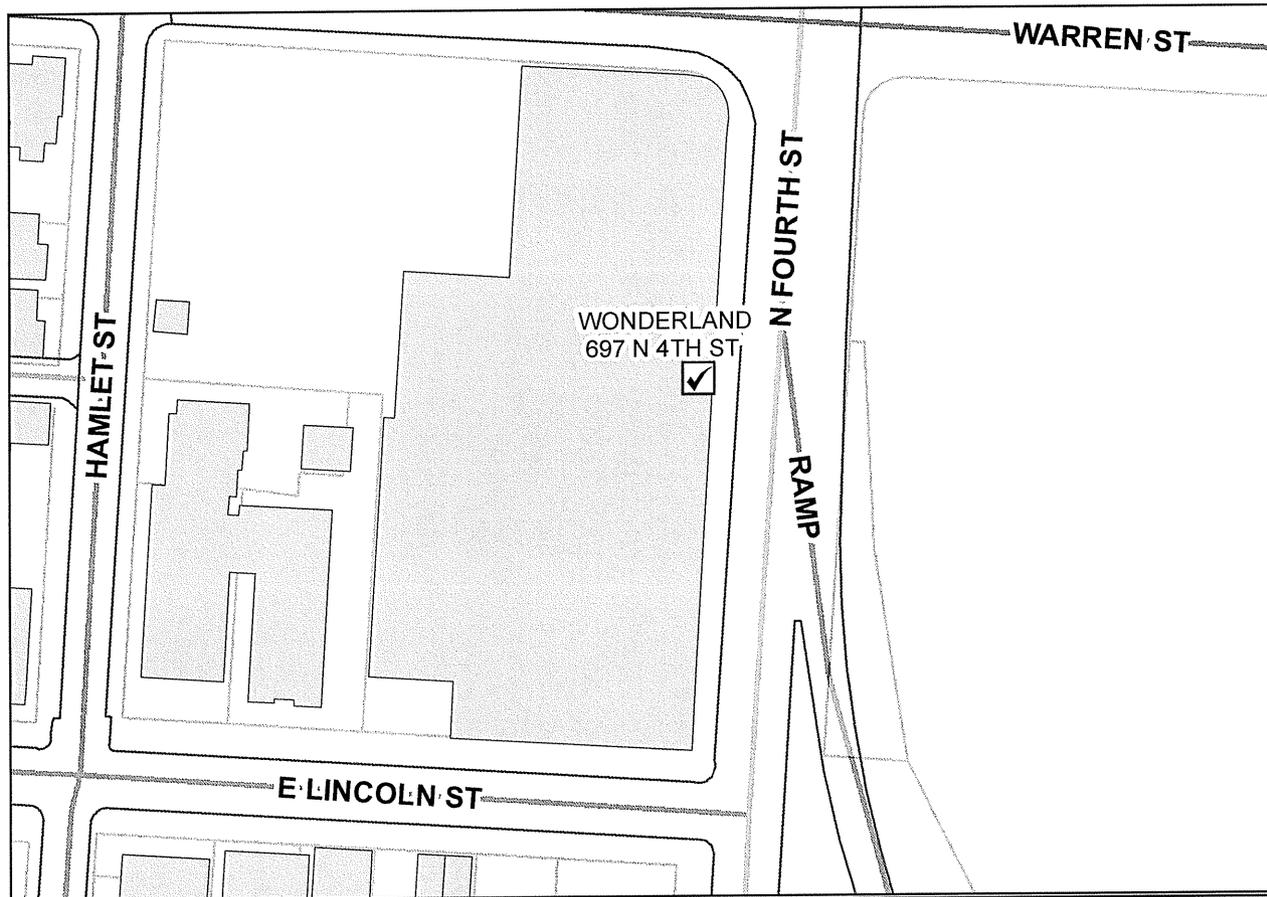
Complex: N/A

Owner: LS DEVELOPMENT SYSTEMS LLC

Requested By: LYKENS COMPANIES (KEVIN LYKENS)

Printed By: Alfred Combs

Date: 7/8/2010



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 1234640



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

Certificate of Appropriateness ITALIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 697 North Fourth Street

APPLICANT'S NAME: Kevin Lykens (Owner)

APPLICATION NO.: 10-5-8

MEETING DATE: 6-15-10

EXPIRATION: 6-15-11

The Italian 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 & 3327 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval for Application # 10-5-8, 697 North Fourth Street, as submitted with the following clarifications:

Variance Recommendation Request

- **CC3342.28:** Minimum Number of Parking Spaces Required – To reduce required parking from 140 parking spaces to 96 parking spaces, for a reduction of 44 spaces. (*see packet for details*).

MOTION: Cooke/Baker (6-0-0) RECOMMENDATION APPROVED.

Commissioner Comments

- The applicants have made a strong effort to accommodate the parking on existing lots in the immediate neighborhood. This effort is being made to meet demand without creating any additional surface lots that would further challenge the fabric of the neighborhood.
- The applicant has reconfigured their parking lot to accommodate 56 cars and has a signed agreement with St. John's church to lease 44 spaces in the lot immediately to the south.
- While there is no formal agreement from the church, St. John's has indicated that the additional 60+ space lot on the block to the west could also be used during non-church use times.
- While they don't count toward the parking requirement, numerous on-street parking spaces have been added around the perimeter of the site in locations that had long been truck loading zones for the old factory use.
- While they don't count toward the parking requirement, the public roadways of the Jeffery have been constructed across N. Fourth Street and are available for on-street parking use until future development occurs.
- The commission also noted that no expansion of the building space was creating the additional parking need, but rather a change of use for an existing contributing structure in the neighborhood.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black
Historic Preservation Officer

**ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE MMEBERS OF LS DEVELOPMENT SYSTEMS LLC**

The undersigned, being all of the Members of LS Development Systems LLC, an Ohio limited liability company (the Company) in lieu of a Meeting of the Members of the Company, do hereby approve and adopt the following resolutions by their unanimous written consent to wit:

NOW THEREFORE, BE IT RESOLVED, that Kevin Lykens or Chris Schnetzler, each a Member of the Company, or either one of them, be and herby is authorized and empowered to negotiate, excute and deliver any and all documents necessary to make an application to the Board of Zoning Adjustments for the purposes of obtaining applicable variances related to real property located at 697 N Fourth Street, Columbus, OH 43215.

FURTHER, RESOLVED, that any prior actions of the above referenced member (s) that may have been taken on behalf of the Company in connection with the above resolutions are ratified, confirmed and adopted as the acts of the Company.

This written consent may be executed in multiple, identical counterparts, all of which when taken together shall constitute a single document.

IN WITNESS WHEREOF, the undersigned, being all of the Members of LS Development Systems LLC, an Ohio limited liability company, have hereunto set their hands this 8TH day of July, 2010


Kevin Lykens, Member


7/8/2010



JESSICA C. MANARD
Notary Public, State of Ohio
My Commission Expires Mar. 18, 2014

Chris Schnetzler, Member

**ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS OF LS DEVELOPMENT SYSTEMS LLC**

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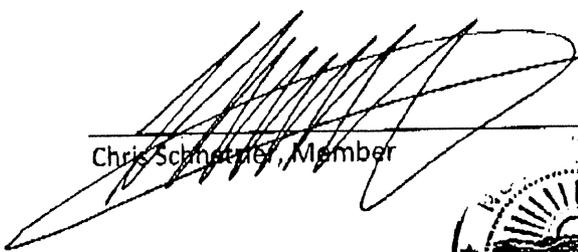
NOW THEREFORE, BE IT RESOLVED, that Kevin Lykens or Chris Schnetzler, each a Member of the Company, or either one of them, be and hereby is authorized and empowered to negotiate, execute and deliver any and all documents necessary to make an application to the Board of Zoning Adjustments for the purposes of obtaining applicable variances related to real property located at 697 N Fourth Street, Columbus, OH 43215.

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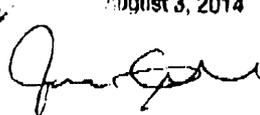
Kevin Lykens, Member



Chris Schnetzler, Member



JANA GINGERICH
Notary Public, State of Ohio
My Commission Expires
August 3, 2014

 7/8/10



Signature of Applicant *Kevin Lykens*

Date 7-7-10

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

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

10310-00264
697 N. 4th St.

Being first duly cautioned and sworn (NAME) KEVIN LYKENS
of (COMPLETE ADDRESS) 994 DENNISON AVE

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

KEVIN LYKENS 994 DENNISON AVE COLUMBUS, OH 43201

SIGNATURE OF AFFIANT

Kevin Lykens

Subscribed to me in my presence and before me this 8th day of July, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Jessica C. Manard

My Commission Expires:

March 18, 2014



JESSICA C. MANARD Notary Seal Here
Notary Public, State of Ohio
My Commission Expires Mar. 18, 2014