



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV11-037 (1135-00000-00682)  
Date Received: 11/21/11  
Application Accepted By: DH Fee: \$1760  
Comments: Assigned to Shannon Pine, 645-2208, spine@ Columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 697 N 4th Street Zip 43215  
Is this property currently being annexed into the City of Columbus  Yes  No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-008444  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M  
Recognized Civic Association or Area Commission: Italian Village

Proposed use or reason for Council Variance request: Change of Use / RESIDENCE, RECEPTION HALL + RESTAURANT  
Acreage: 1.875

**APPLICANT:** Name Kevin Lykens  
Address 1020 Dennison Ave Suite 101 City/State Columbus/Ohio Zip 43201  
Phone # 614.565.4209 Fax # 614.421.1092 Email: kevin@lykenscompanies.com

**PROPERTY OWNER(S):** Name LS Development Systems LLC  
Address 1020 Dennison Ave Suite 101 City/State Columbus/Ohio Zip 43201  
Phone # 614.565.4209 Fax # 614.421.1092 Email: kevin@lykenscompanies.com  
 Check here if listing additional property owners on a separate page.

**ATTORNEY / AGENT**  Attorney  Agent  
Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

**SIGNATURES** (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)  
APPLICANT SIGNATURE Kevin Lykens  
PROPERTY OWNER SIGNATURE Kevin Lykens  
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.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV11-037

## 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 Attached

Signature of Applicant

Date

10/27/11

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

## 697 N 4th Street Parking Variance Request

We are requesting a use variance to allow for 56 residential units on both the first and second floors in this manufacturing use, the current use does not allow residential use on the first floor. (Section 3363.01).

As part of any new development in our urban neighborhoods parking is always in question, and this development is no exception, based upon the Columbus Zoning Code (Section 3312.49C) we are required to provide 196 parking spaces. In total we are able to provide 71 onsite parking spaces, (including 10 stacked parking spots which are not permitted (section 3312.29A) in this area and therefore require a variance), and 44 adjacent parking spaces (immediately south of subject property, across Lincoln St) leaving us 81 spaces short of the code. In addition

The three spaces will be phased throughout the day and early evening, therefore spreading the parking demand out and lessening the need for overflow parking. The venue is for occasional weekend use. The restaurant will primarily cater to the residents of the space, as well as the adjacent development, and therefore primarily walkup traffic and a lunch crowd are anticipated. In addition to vehicle parking we will be providing numerous bike racks around the property.

Two additional options for parking within the immediate vicinity of the property which are currently underutilized, are the street parking on the East side of Fourth street, on the new roads for the Jeffery development, which can accommodate approximately 150 vehicles parallel parked and the 2 parking lots owned by St Johns the Baptist church, to the South of our project, which can accommodate 100 vehicles. We have entered into a letter of intent with St. Johns the Baptist Church allowing us to lease 44 spots to the South of our building and they have verbally agreed that we will be able to use their secondary lot (accommodating 66 vehicles) whenever they are not using it. (They need it on Sunday mornings, Italian Festival and Funerals). In addition, the elimination of the loading zones and the multiple access points to the existing parking lot we will provide 16 additional parking spots along the north and east end of the property in addition to the existing on street parking.

The site is located in close proximity to several Cota bus routes in the city, increasing the chances of tenants, customers and users coming in on a bus to the project, it 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 and residents arriving by car. Additionally, due to the 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 on 4th street along the east side of the building, which would add 10 more parking spaces.

The 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 received approval from 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 structural changes to the interior to accommodate the new use, while maintaining the industrial character of the building. Based on all the information listed above, we believe that the Wonder Bread conversion would be a great asset to the local community. 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.

Finally, to provide assurance that we would have the opportunity to construct a similar building and parking lot with zero setbacks, should a catastrophic event occur, we would require a variance for sections 3363.24 & 3312.27.

**PARKING SUMMARY**

Existing use: Manufacturing 51,178 sf.

Existing parking: 49 spaces + three loading spaces (required parking 48 spaces)

Proposed Use: Mixed Use

Residential  
Residential Apartments (56 units, 38 one bedroom and 18 two bedroom) –1.5/unit parking spaces required

Restaurant  
Restaurant 2230 sf – 1 space/75 sf. required

Reception Venue  
Primary Use - 1 space/30 sf.  
Non Assembly Area - 1 space/250 sf.  
Roof top patio - 1 space/60 sf.

Parking Calculations: Existing manufacturing to Residential/Restaurant/Reception Hall  
Required spaces for existing manufacturing = 48 spaces  
Required spaces for new uses (see next sheet) = 84+23+90 = 197 spaces  
Existing spaces required = 48 spaces  
Difference between intensities = 197-48 = 149 spaces  
Total Parking Spaces required for new uses = 48+149 space=197 parking spaces

Proposed parking: 71 spaces + one loading space on site.  
Agreement with neighboring church for 44 adjacent spaces immediately south of site. Verbal agreement for an additional 66 spaces from neighboring church.

## DETAILED PARKING CALCULATIONS

### Required parking

#### Residential use – 84 spaces

$1.5 * 56 = 84$  spaces.

#### Restaurant use - 23 spaces

Restaurant use  $2230 \text{ sf} / 75 = 29$  spaces

Total 29 spaces \* 25% reduction for overlay = 23 spaces

#### Reception Hall – 90 spaces

Reception Hall  $2613 \text{ sf} / 30 = 87.1$  spaces

Non Assembly Area  $3847 \text{ sf} / 250 = 15.3$  spaces

Roof top patio  $1000 \text{ sf} / 60 = 16.6$  spaces

Total of 119 spaces \* 25% reduction for overlay = 90 spaces



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-037

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME KEVIN LYKENS  
of (1) MAILING ADDRESS 1020 DENNISON AVE, SUITE 101, COL, OH 43201

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 697 N 4TH ST, COL, OH  
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) 11/21/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) LS Development Systems LLC  
1020 Dennison Ave Suite 101  
Columbus, OH 43201

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

Kevin Lykens  
614.565.4209

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

(5) Italian Village Commission  
Rex Hagerling  
109 N Front Street, 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)

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

SIGNATURE OF AFFIANT

(8) [Handwritten Signature]

Subscribed to me in my presence and before me this 4th day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Handwritten Signature: Meghan Murphy]

My Commission Expires:

Notary Seal Here



**MEGHAN G. MURPHY**  
Notary Public, State of Ohio  
My Commission Expires Oct. 13, 2016  
Recorded in Franklin County

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



CW11-037

LS Development Systems LLC  
c/o Kevin Lykens  
1020 Dennison Ave Suite 101  
Columbus, OH 43201

LS Development Systems LLC  
1020 Dennison Ave Suite 101  
Columbus, OH 43201

Italian Village Commission  
Randy Black  
109 N Front Street  
Columbus, OH 43215

Jennifer R Lombardi  
687 Kerr St.  
Columbus, OH 43215

Fredrick A Bennett TR  
PO Box 471  
Westerville OH, 43086

Greene Jamie A  
766 Hamlet St.  
Columbus, OH 43215

David M Dilks  
204 Warren St.  
Columbus, OH 43215

Donaghy Family LLC  
777 N 4<sup>th</sup> St.  
Columbus, OH 43215

French Mark A  
153-155 Warren St.  
Columbus, OH 43215

Seeling Ryan J  
206 Warren St.  
Columbus, OH 43215

St John The Baptist Church  
720 Hamlet St.  
Columbus, OH 43215

729 Hamlet LLC  
PO Box 954  
Pickerington, OH 43147

Salamone Brandon J  
208 Warren St.  
Columbus, OH 43215

James Arthur  
157-161W Warren St.  
Columbus, OH 43215

Waterford LP  
1349 E Broad St.  
Columbus, OH 43205

Yates Adams E  
210 Warren St.  
Columbus, OH 43215

Thomas J Abernathy  
194 Chaucer CT  
Worthington, OH 43085

OGG Benjamin W  
192 Warren St.  
Columbus, OH 43215

Reed Suzanne M  
182 Warren St.  
Columbus, OH 43215

Wood Real Estate LLC  
21 W Hubbard Ave. Ste D  
Columbus, OH 43215

Ebright Jonathan M  
194 Warren St.  
Columbus, OH 43215

Bauer Kathleen A  
184 Warren St.  
Columbus, OH 43215

Eric P Rotondo  
1276 Neil Ave  
Columbus, OH 43201

Geiner Donald J  
196 Warren St.  
Columbus, OH 43215

Ayers Amanda A  
186 Warren St.  
Columbus, OH 43215

Albright Elizabeth G  
764 Hamlet St.  
Columbus, OH 43215

Brkic Suzi Brkic Josip  
733-735 Hamlet St.  
Columbus, OH 43215

Tabor Eric C  
200 Warren St.  
Columbus, OH 43215



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # CV11-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] KEVIN LYKENS

Of [COMPLETE ADDRESS] 1020 DENNISON AVE, SUITE 101, COL, OH 43201  
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 formats

- 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 Lykens 1020 Dennison Ave Suite 101 Columbus, Oh 43201 5 employees Kevin 614.565.4209	2. Chris Schnetzler 214 North Liberty Street Powell, OH 43065 (614) 760-0003
3.	4.

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4<sup>th</sup> day of November, in the year 2011

### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Meghan Murphy  
**MEGHAN G. MURPHY**  
Notary Public, State of Ohio  
My Commission Expires Oct. 13, 2016  
Recorded in Franklin County

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



# 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

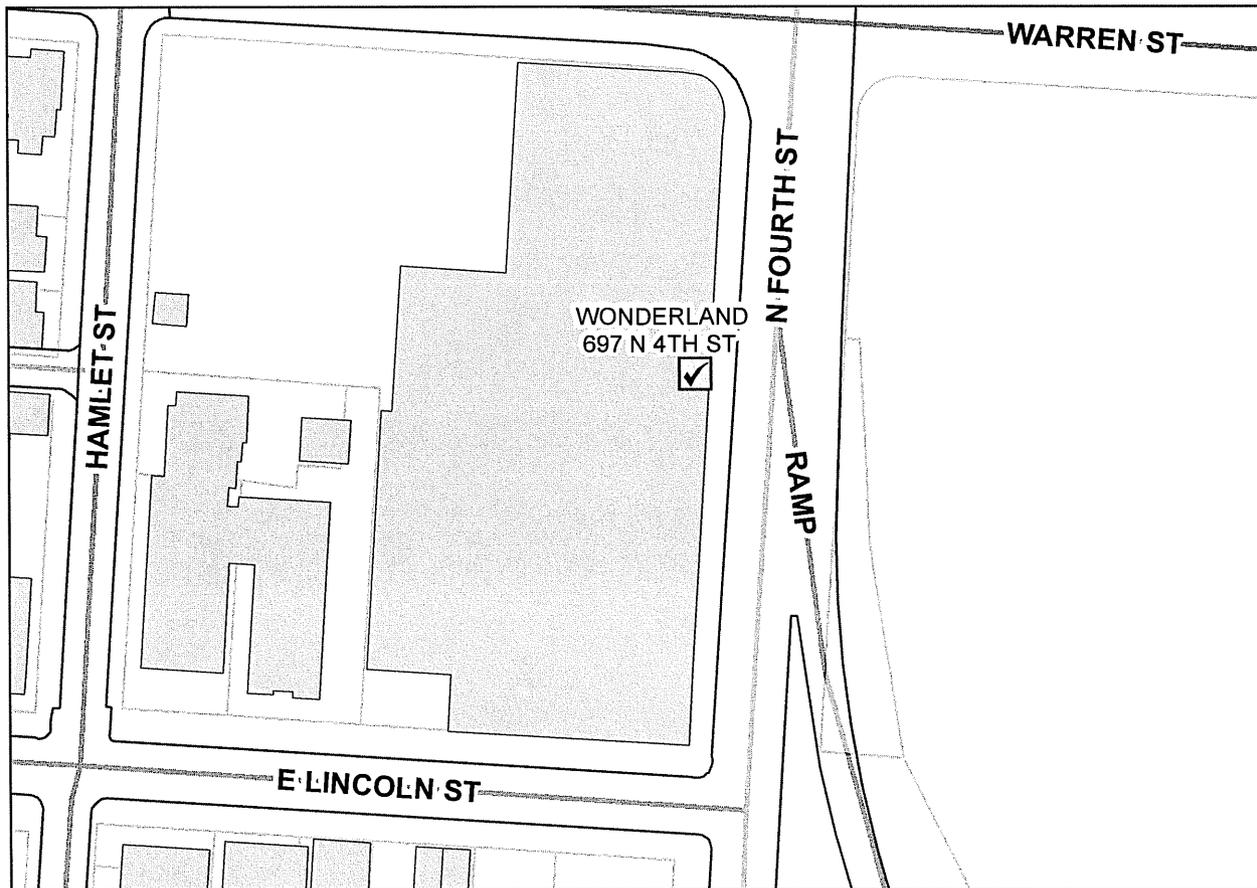
Complex: N/A

Owner: LS DEVELOPMENT SYSTEMS LLC

Requested By: LYKENS COMPANIES (KEVIN LYKENS)

Printed By: *Alfred Carr*

Date: 7/8/2010



SCALE: 1 inch = 100 feet



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

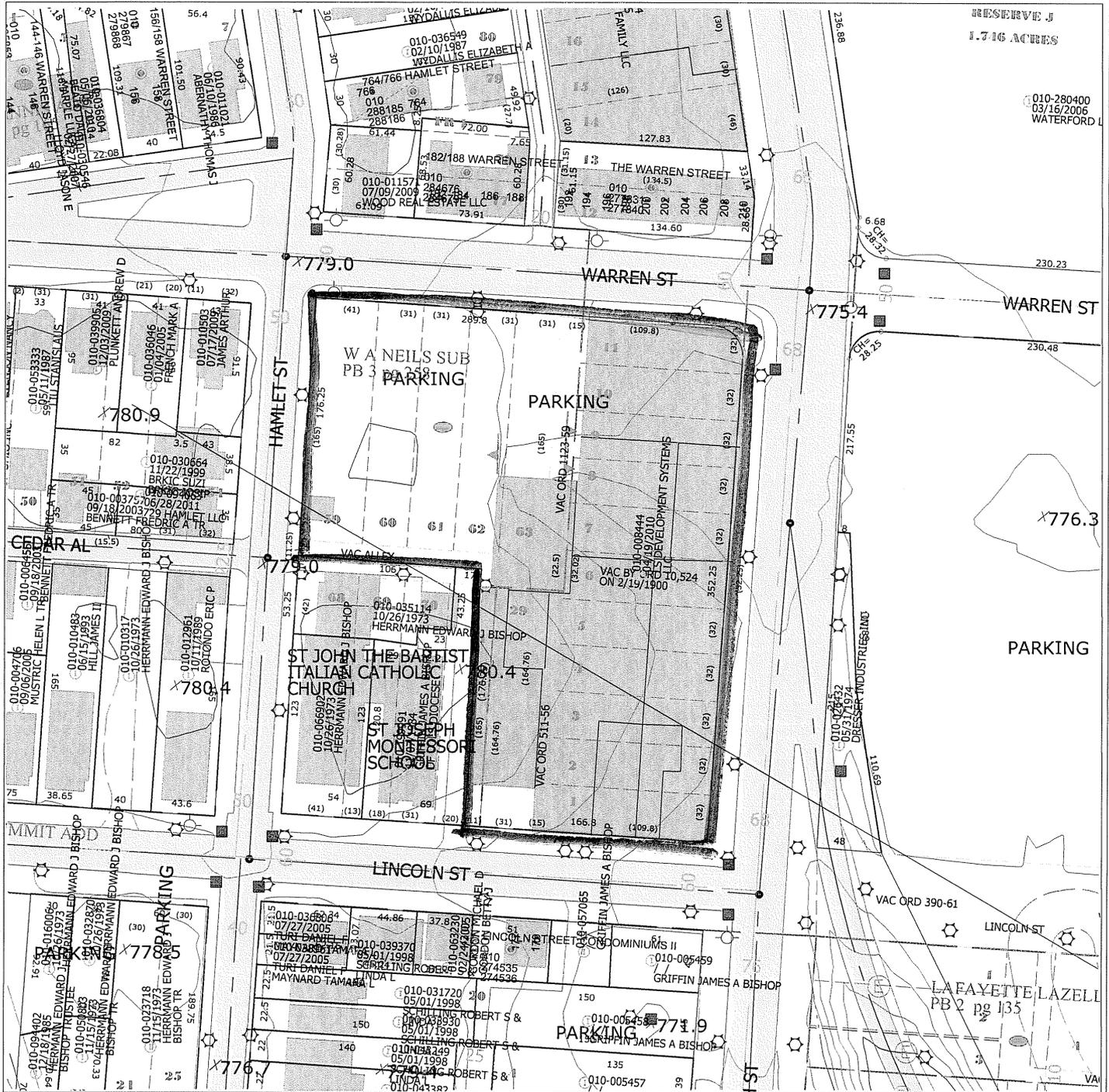
GIS FILE NUMBER: 1234640

CV11-037



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M      DATE: 10/27/11



Disclaimer

Scale = 100

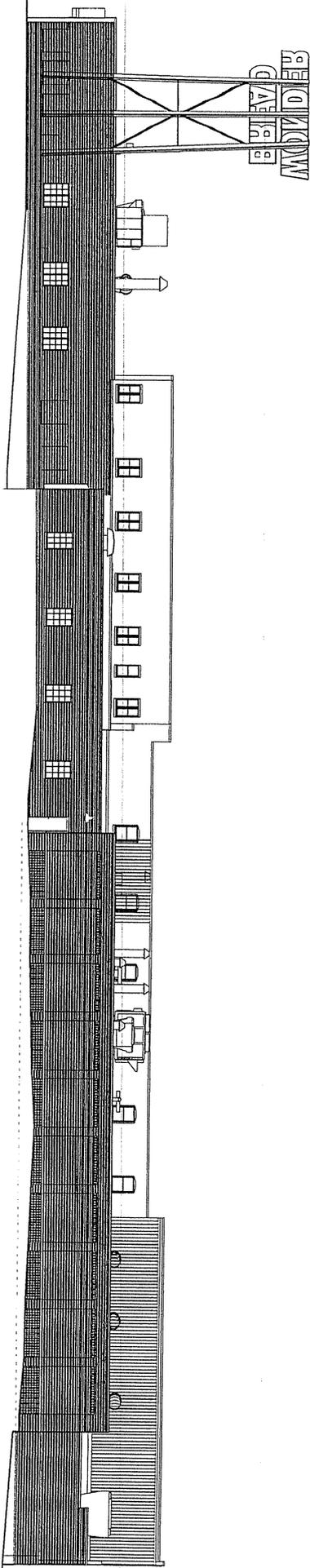


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

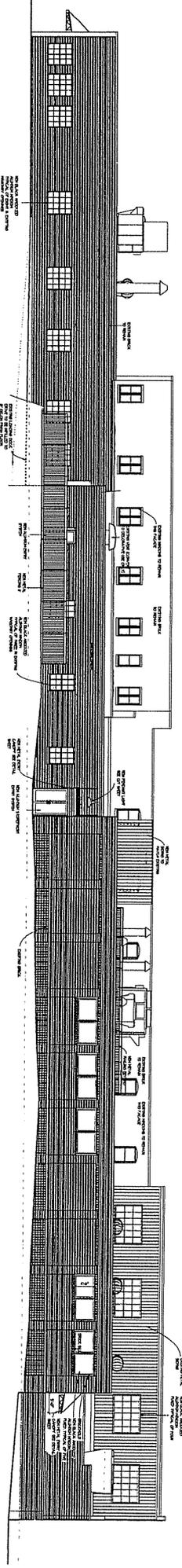


JULIE BULLOCK ARCHITECT  
 1182 WYANDOTTE RD  
 COLUMBUS OH 43212  
 614-435-0444

CV11-037



ASBULL T  
 WEST ELEVATION  
 SCALE: 3/32" = 1'-0"

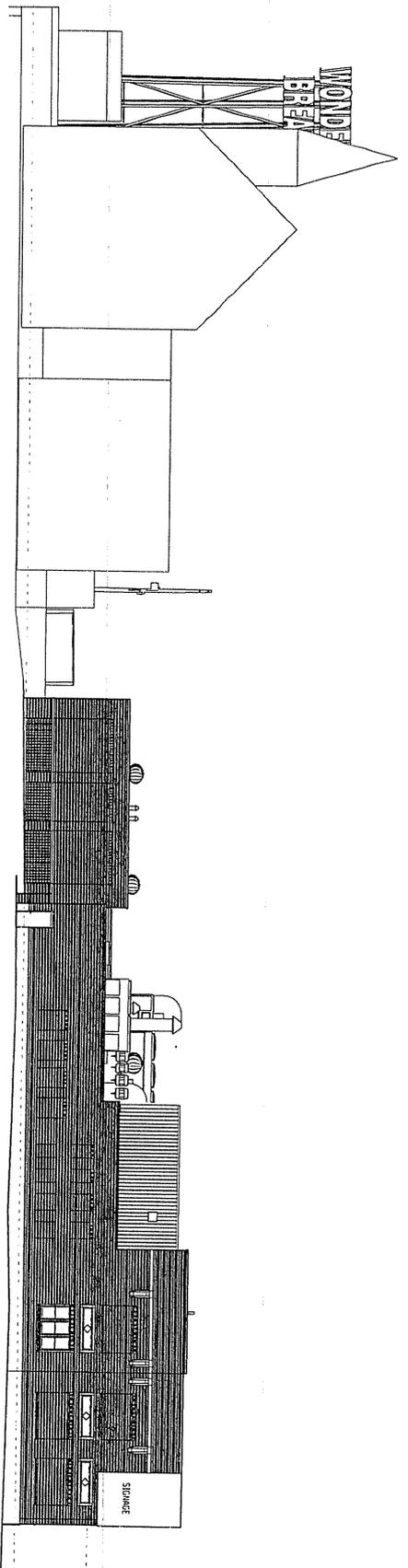


PROPOSED  
 WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



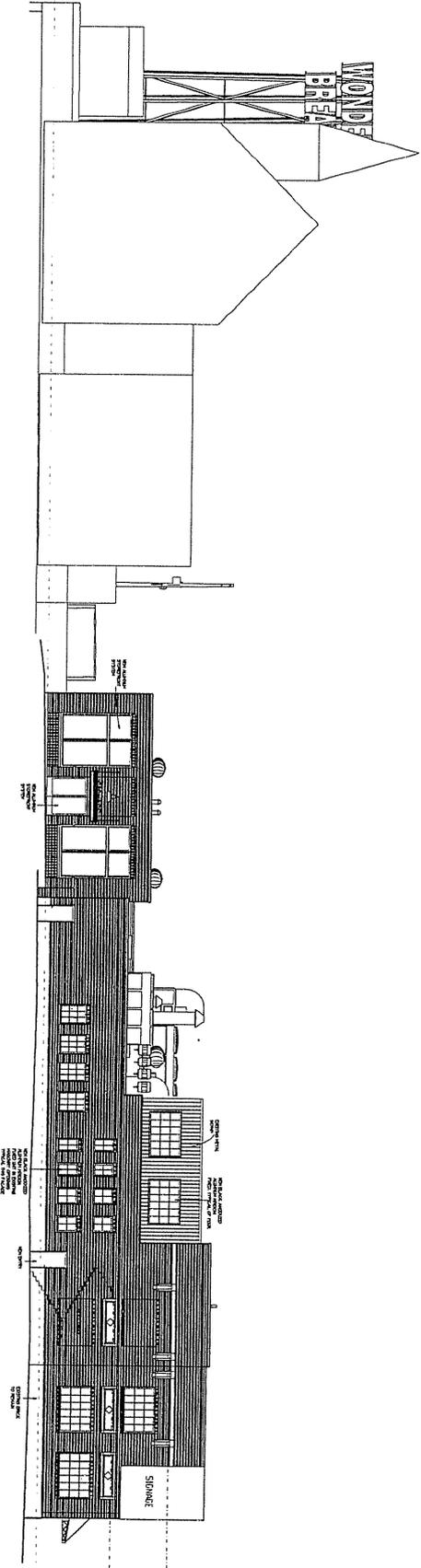
647 NORTH FOURTH STRE  
 COLUMBUS OHIO  
 10/31/11  
 A3.

JULIET BULLOCK ARCHITECT  
 1182 WYANDOTTE RD  
 COLUMBUS OH 43212  
 614-935-0944



ASBULL T  
 SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"

CV11-037



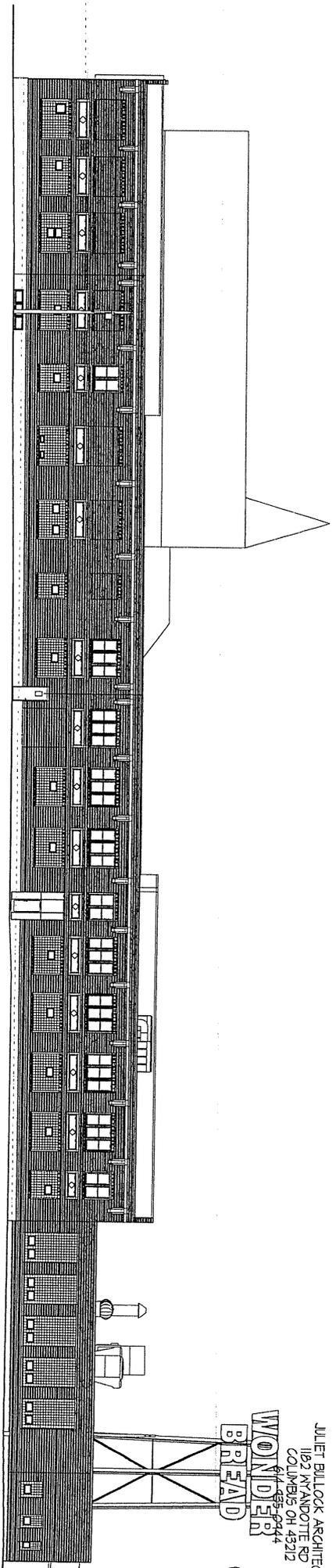
PROPOSED  
 SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"



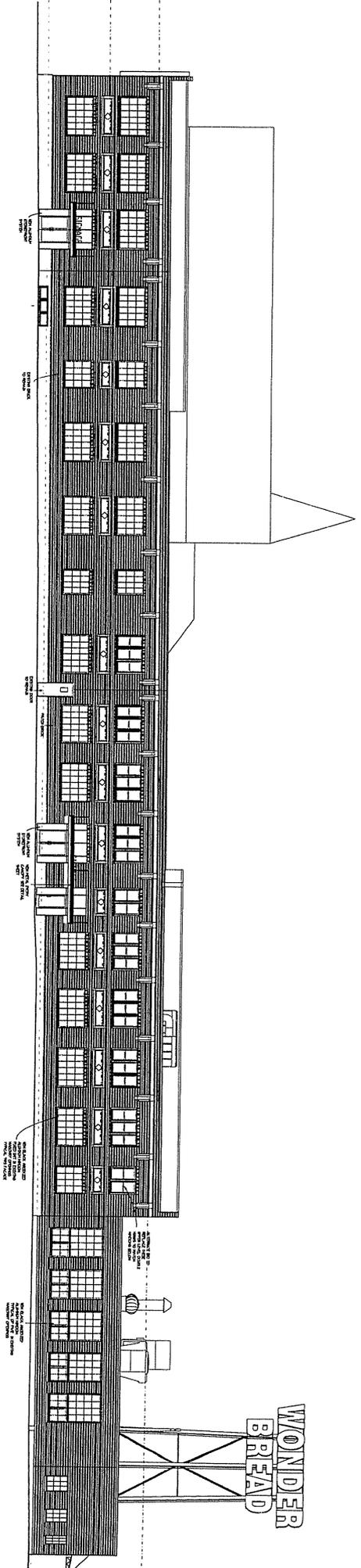
647 NORTH FOURTH STRE  
 COLUMBUS OHIO

10/31/11

A3



ASBUILT  
EAST ELEVATION  
SCALE: 3/32" = 1'-0"



PROPOSED  
EAST ELEVATION  
SCALE: 3/32" = 1'-0"

JULIE BULLOCK ARCHITECT  
1182 MYAINDOTTE RD  
COLUMBUS OH 43212  
614-525-7444

WONDER  
BREAD

WONDER  
BREAD

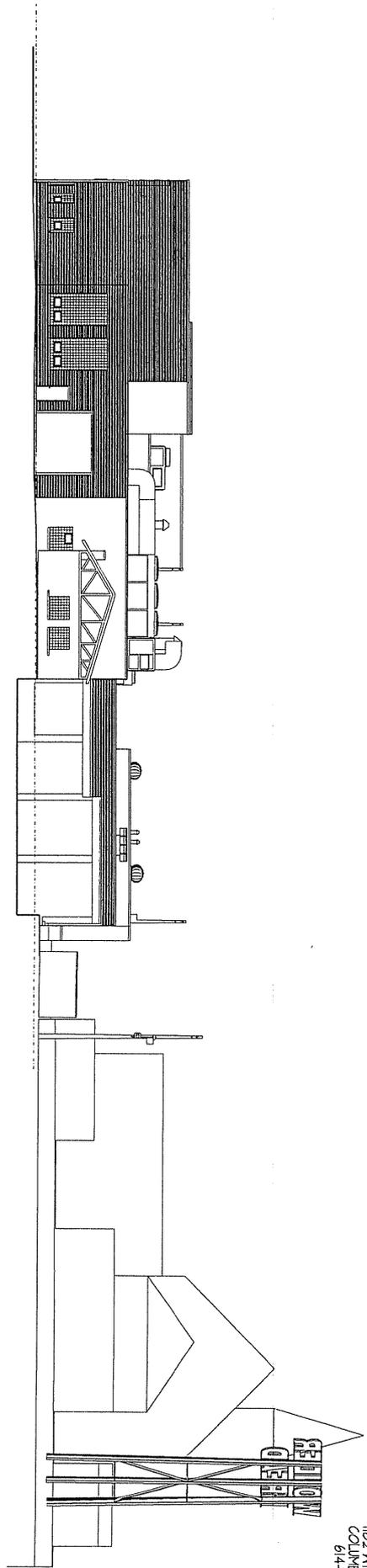


641 NORTH FOURTH STRE  
COLUMBUS OHIO

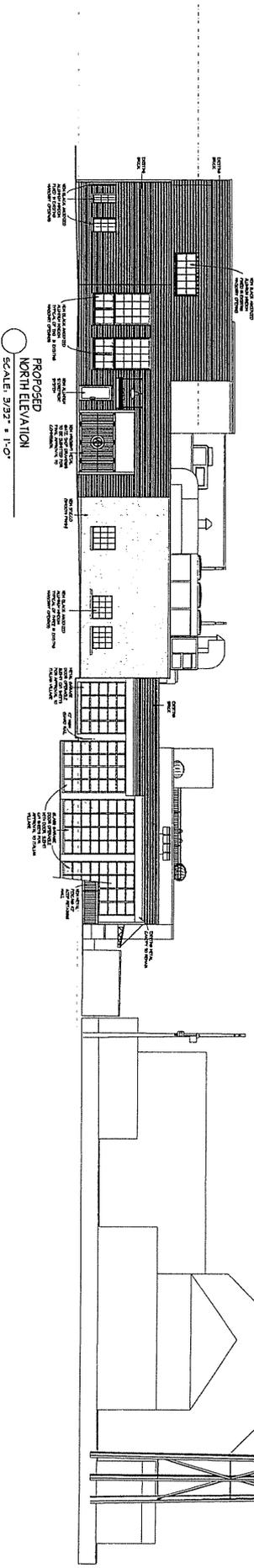
10/31/11

A3

CV11-037



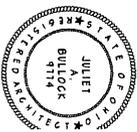
ASBUILT  
NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



PROPOSED  
NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

JULIE BULLOCK ARCHITECT  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-455-0944

CW11-037



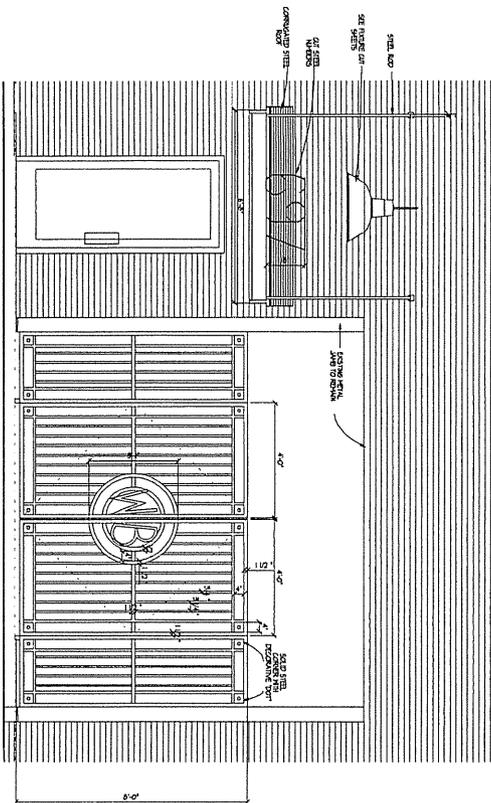
6471 NORTH FOAMH ST  
COLUMBUS OHIO

10/3/11

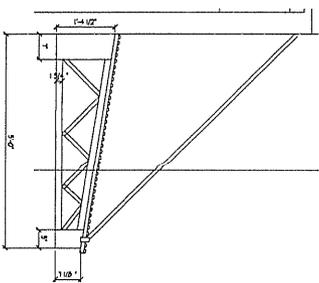
AE

JULIET BULLOCK ARCHITECT  
 1182 WYANDOTTE RD  
 COLUMBUS OH 43212  
 614-435-0444

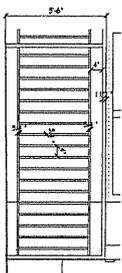
CV11-037



ENLARGED GATE CANOPY  
 NORTH ELEVATION  
 SCALE: 1/2" = 1'-0"



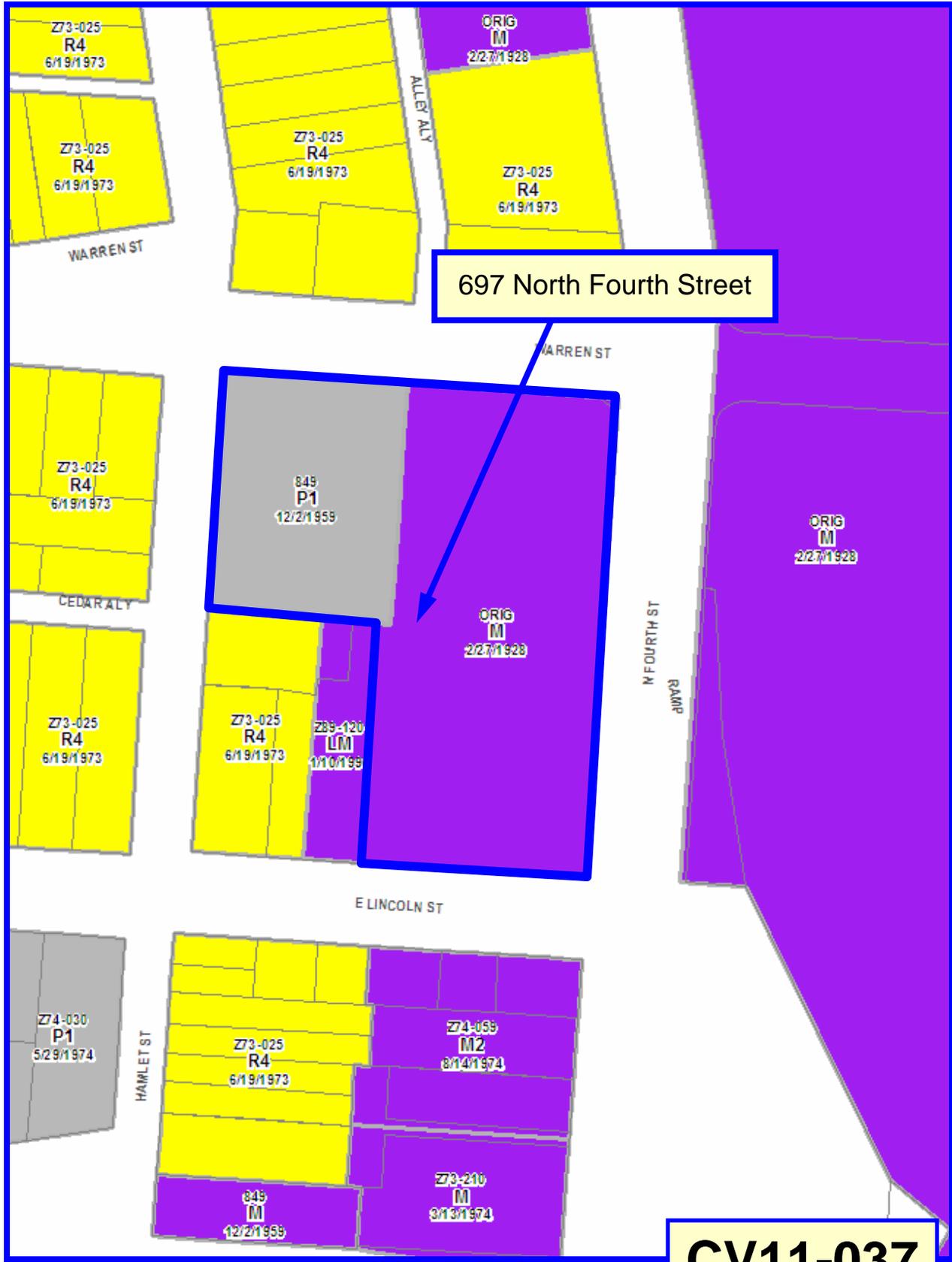
SIDE VIEW TYPICAL  
 ENTRY CANOPY  
 SCALE: 3/4" = 1'-0"



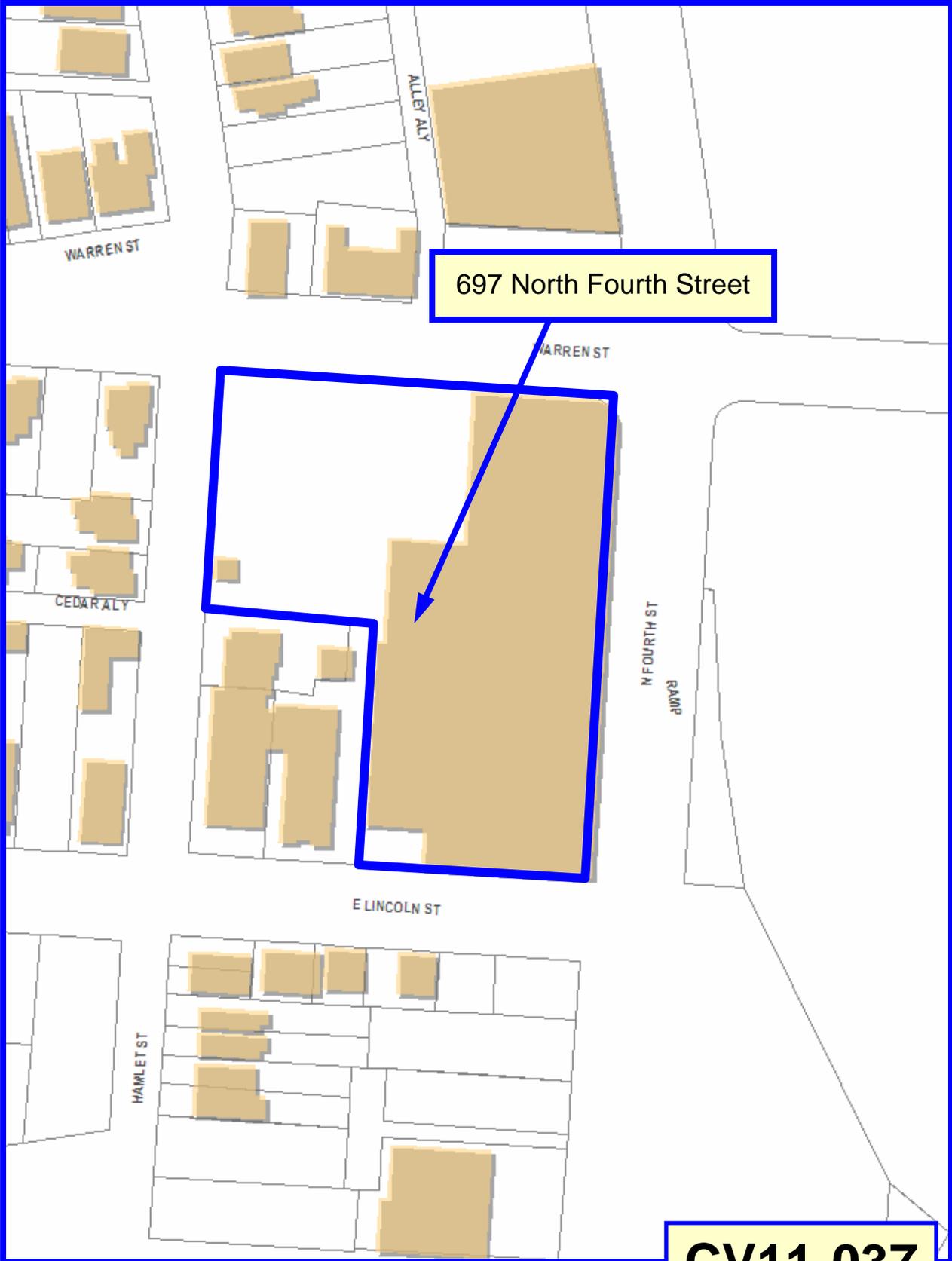
TYPICAL  
 FENCE DETAIL  
 SCALE: 1/2" = 1'-0"



641 NORTH FOURTH STR  
 COLUMBUS OHIO  
 10/31/11  
 AS



**CV11-037**



697 North Fourth Street

CV11-037



697 North Fourth Street

CV11-037