

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: CV16-037 Date Received: 5/26/16
Application Accepted by: MM + TD Fee: \$1,600
Comments: Assigned to Michael Maret, 614-645-2744; mj.maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 566 W. Rich St. 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: 010-029301

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

Current Zoning District(s): EF

Area Commission or Civic Association: FRANKLINTON EF REVIEW BOARD

Proposed Use or reason for Council Variance request: THEATER, YOGA, DANCE STUDIO, ART GALLERY, WAREHOUSING

Acreage: 0.17

APPLICANT:

Name: RED HERRING Productions Phone Number: 773-38-4443 Ext.: _____

Address: 566 W. Rich St. City/State: Columbus, OH Zip: 43215

Email Address: mherring@redherring.wfo Fax Number: N/A

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

Name: G. Scott Guiler Phone Number: 614-715-0774 Ext.: _____

Address: 7903 Jefferson Dr. City/State: CANAL Winchester, OH Zip: 43110

Email Address: scottpro@gmail.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER SIGNATURE: G. Scott Guiler Scott LLC

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 checks payable to the Columbus City Treasurer

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CV16-037

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.

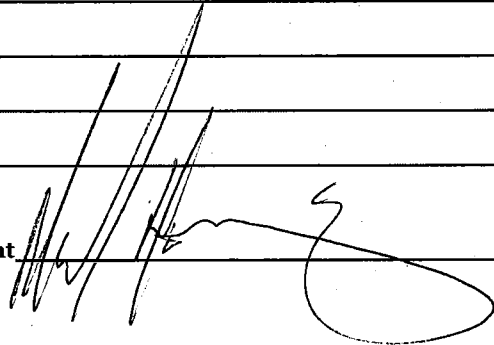
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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

5/26/2016

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Statement of Hardship:

Red Herring Productions is dedicated to creating theatrical performances that are profound, provocative, and professional by providing artists with the resources they need that enable them to produce their work and enrich the broader community. Producing and presenting theatrical works is at the core of Red Herring's mission. Consequently it is requesting a zoning variance from city council that will permit it to use 566 West Rich St as a theater. Additionally, as Red Herring's mission includes the enrichment of the greater Columbus creative community, it is extending its request to use the space for rehearsals, acting classes, dance classes, yoga and Pilates classes. (An itemized list of proposed uses may be found at the bottom of this statement of hardship.) Furthermore, by converting 566 W Rich St into an entertainment venue, Red Herring Productions will be adding value and developing the community. It will become a destination point for Columbus audiences. Those audiences will patronize Franklinton restaurants, bars, and galleries which will stimulate the local economy and create jobs. Finally, a Red Herring presence at 566 W Rich St will supplement the vibrant visual arts community to include theater and the performing arts. This characteristic will broaden and diversify Franklinton's creative community, enriching the lives of residents.

List of proposed uses:

- Theatrical Performances
- Yoga Classes
- Pilates Classes
- Dance Classes
- Acting Classes
- Art Gallery
- Warehousing

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Franklinton Area Commission
Trent Smith, Chairman Planning Com
PO Box 23315
Columbus, OH 43223

Pilot Dogs, Inc.
c/o Jay Gray
625 W. Town St.
Columbus, OH 43215

Doy Services, Inc.
600 W. Town St.
Columbus, OH 43215

JTS Investment Properties, LLC
610 W. Town St.
Columbus, OH 43215

Weeks Engineered Plastics
c/o Bruce Weeks
201 S. Gift St.
Columbus, OH 43215

Carl Newman
196 S. Gift St.
Columbus, OH 43215

Rich Gift LLC
218 S. Gift St.
Columbus, OH 43215

City of Columbus, OH
c/o Land Bank
50 W. Gay St., 4th Floor
Columbus, OH 43215

First Source LLC
1400 Dublin Rd.
Columbus, OH 43215

Angelo & Carole A Cordi
2383 Queen Ann Ct.
Columbus, OH 43235-1817

Linda J. Torres & Jay T. Stuckman
c/o Linda Janera Torres
186 S. Gift St.
Columbus, OH 43215

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RED HERRING Productions
of (1) MAILING ADDRESS 566 W. Rich St, Columbus, OH. 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 _____

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) G. Scott Guilee / Wife: Carol Guilee
7903 Jefferson Dr.
CANAL Winchester, OH 43110

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

RED HERRING Productions
(773) 318-4443

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

(5) Franklinton Area Commission
Judy Box, Jackie Voelmer
PO Box 23315, Columbus, OH 43233

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.

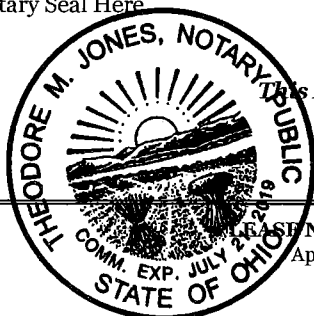
(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26 day of May, in the year 2016

Rev [Signature]
(8) SIGNATURE OF NOTARY PUBLIC

July 21, 2019
My Commission Expires

Notary Seal Here



This Affidavit expires six (6) months after the date of notarization.

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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 # CV16-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RED HERRING Productions
of (COMPLETE ADDRESS) 566 W. Rich St. Columbus, OH 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

1. <u>RED HERRING Productions</u> <u>566 W. Rich St.</u> <u>Columbus, OH 43215</u>	2.
3.	4.

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

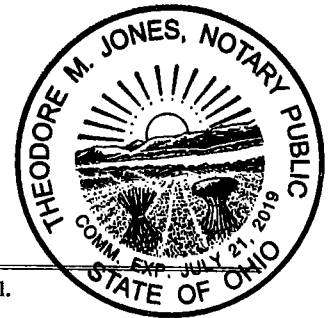
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26 day of May, in the year 2016

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July 21, 2019
My Commission Expires

Notary Seal Here



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566 W. RICH ST.

LEGAL DESCRIPTION

BEING AN ENTIRE INTEREST:

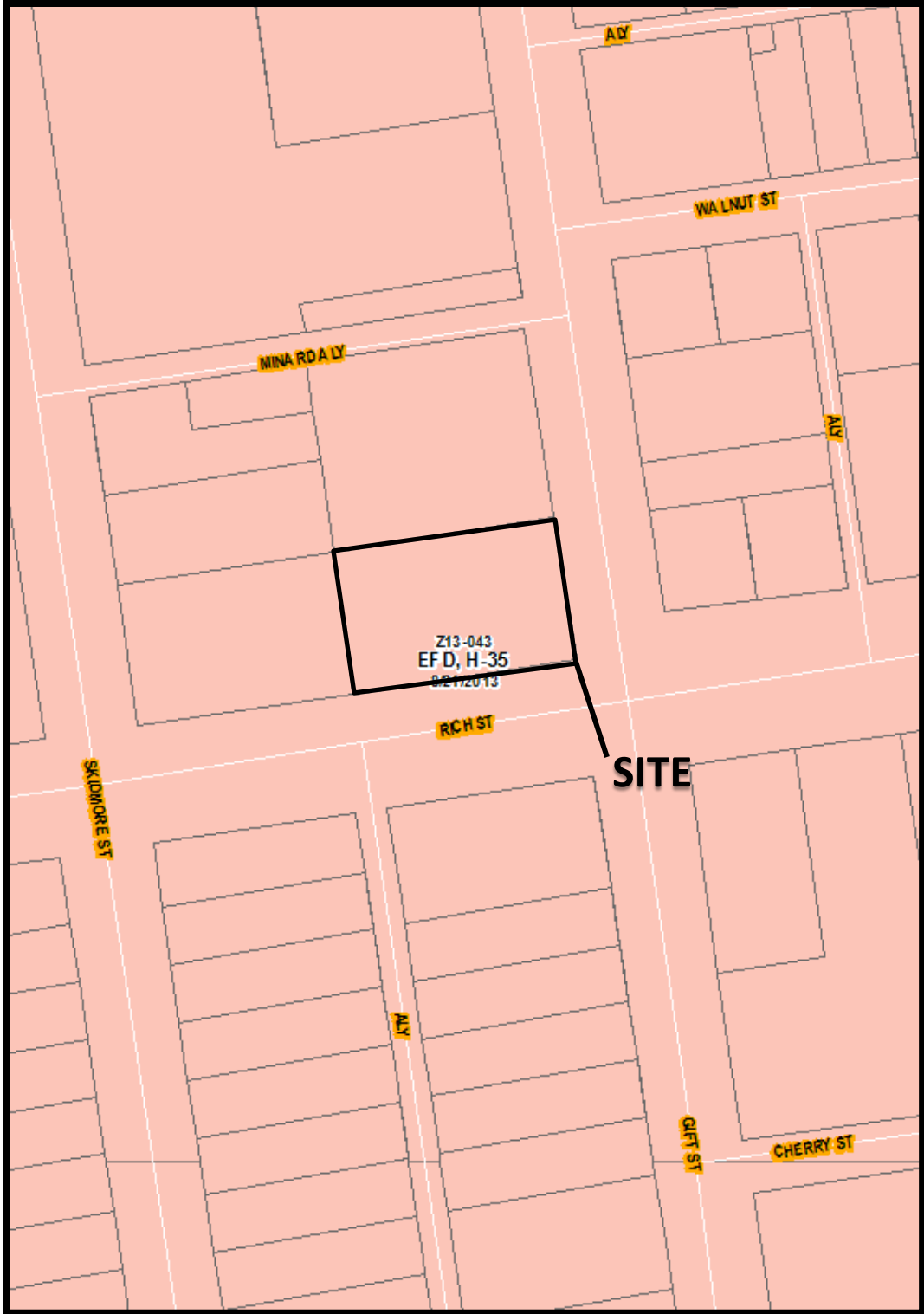
Situated in the County of Franklin, State of Ohio and City of Columbus and bounded and described as follows:

Being Lot Number Thirty-One (31) of SULLIVANT'S SECOND ADDITION to said City, except a strip 35.22 feet off of the south side thereof, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 74, Recorder's Office, Franklin county, Ohio.

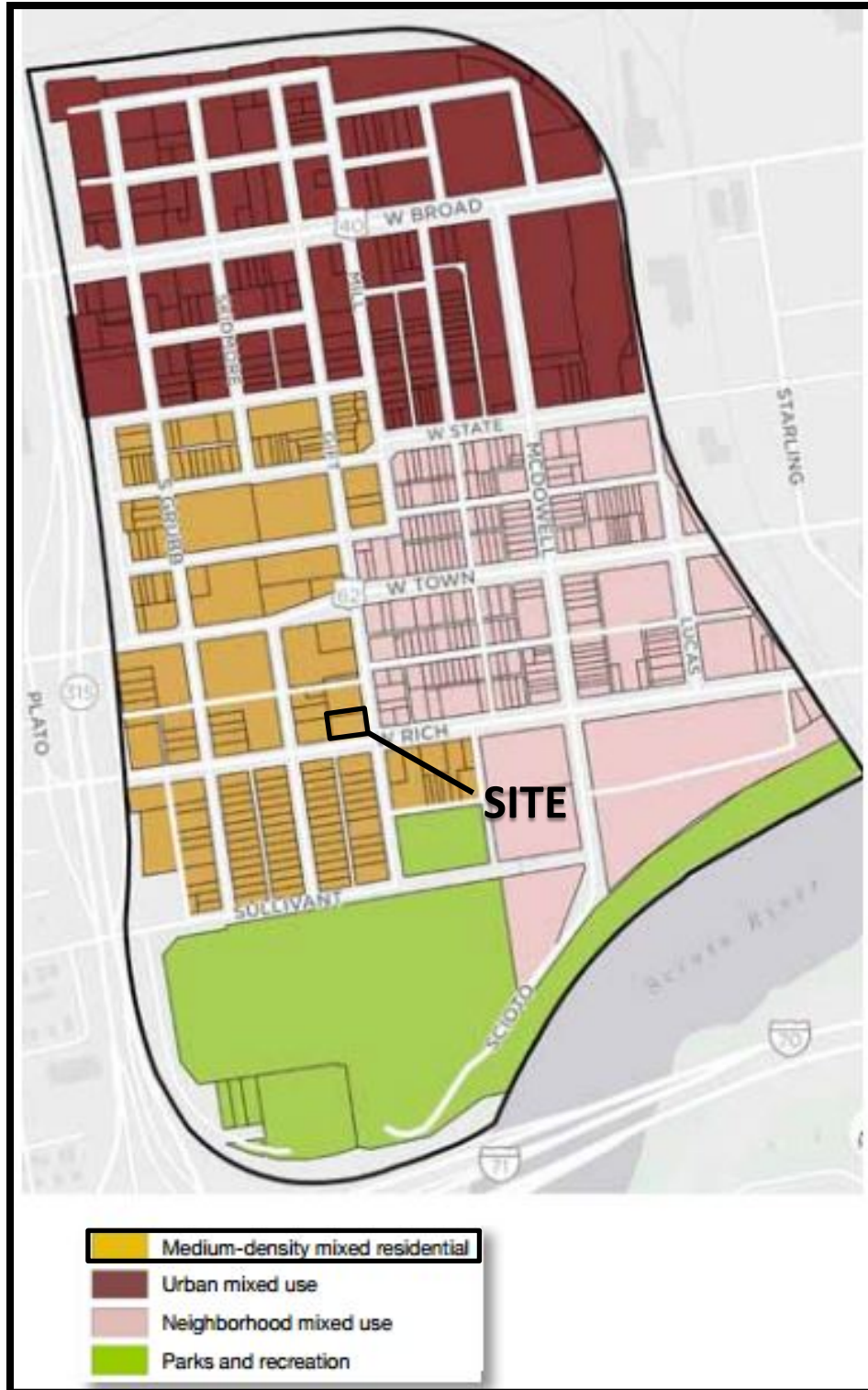
Known as 566 W. Rich Street, Columbus, OH

Last Deed Reference: Deed Book Volume 2418, H08, Franklin County Recorder's Office.

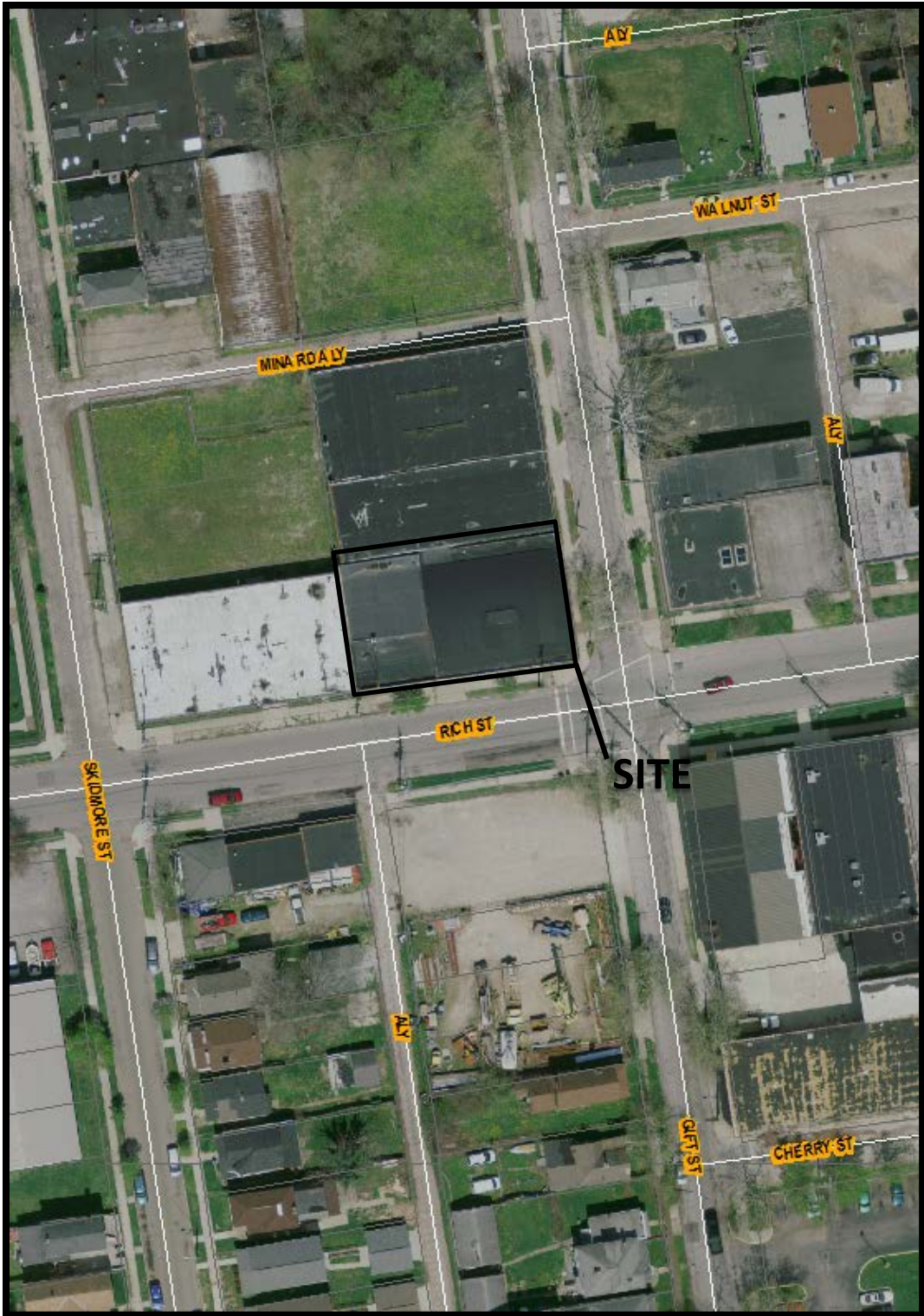
Parcel No. 010-029301



CV16-037
566 West Rich Street
Approximately 0.17 acres



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Approximately 0.17 acres



CV16-037
566 West Rich Street
Approximately 0.17 acres