

**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

OFFICE USE ONLY

Application Number: CV16-052 Date Received: 8/30/16  
Application Accepted by: SP & MM Fee: \$1600  
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 1101 N 4TH ST COLUMBUS OH Zip: 43201

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: 010-013783-00

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

Current Zoning District(s): C-4 and R-4

Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for Council Variance request:

Expand craft brewery and bar in C-4 and R-4 districts. See attached Ex. A

Acreage: .697 acres

**APPLICANT:**

Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.: \_\_\_\_\_

Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202

Email Address: edm@wowway.com Fax Number: 614/297-6378

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

Name: Power Twins, LLC Phone Number: 614/596-3655 Ext.: \_\_\_\_\_

Address: 1101 N. 4th St. City/State: Columbus, OH Zip: 43204

Email Address: collincastore@yahoo.com Fax Number: \_\_\_\_\_

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

Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.: \_\_\_\_\_

Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202

Email Address: edm@wowway.com Fax Number: 614/297-6378

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

APPLICANT SIGNATURE [Signature] ERIC D. MARTINEAU, ESQ.

PROPERTY OWNER SIGNATURE [Signature] David Spencer Mangin Muth

ATTORNEY / AGENT SIGNATURE [Signature] ERIC D. MARTINEAU, ESQ.

*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

CV16-052

**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 Exhibit B

Signature of Applicant

  
ERIC D. MARTINEAU, ESQ.

Date

8/29/2016

**Exhibit A – Zoning Code Sections. 1101 North Fourth St. See attached Site Plan**

Summary: expansion of brewery and bar located on parcel with both C-4 and R-4 zoning. Distribution of beer to off-site vendors will occur.

Zoning variances for this project include the following:

- 3332.039 – R-4 District.** Allow for use otherwise prohibited in R-4, specifically, to allow the operation of an eating and drinking establishment as well as manufacturing of alcoholic beverages as defined in 3363.14
- 3312.53 – Minimum number of loading spaces.** Allow construction of building without the 1 loading space which would otherwise be required. 10,775 sf is just above the 10,000 square feet or more but less than 75,000 square feet which would require one space.
- 3332.18(D) Basis of computing area.** To increase the maximum lot coverage in the R-4 district portion of the property from 50% to 73%.
- 3332.21 Building Lines.** Permit the new construction along the R (R4) section of the parcel to be built at 9.7 feet on the North side, less than the required building line setback as determined by reference to the building lines of the contiguous R parcels and “the Columbus Thoroughfare Plan, which requires a setback of 30’.
- 3332.25 – Maximum side yards required** To reduce the side yard requirement (South side of R4 portion of parcel) from 20% to 12.7%
- 3332.27 – Rear yard.** To reduce the minimum rear yard (West side of R4 portion of parcel) from 25 percent of the R4 parcel area to 7.5%.
- 3372.604a – Setback requirements** To reduce the setback requirements to 9 feet to the north, 3.3 feet to the west, and 3.8 feet to the south. Allow existing parking to remain in front of building and reduce the 5 foot setback to zero
- 3356.03 – Use Variance.** To allow the C-4 portion of the parcel to be used as a brewery with off-site distribution.
- 3363.19 - Location requirements.** Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

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**3312.49 – Minimum number of required parking spaces.**

Allow variance for parking that would be required under addition of A-2 and F-2 space as follows:

New patio (eating & drinking) 2,285sf	$75/1 * 1/2 =$	16 spots
New traditional (eating & drinking) 2,954sf	$75:1 =$	40 spots
Total new eating & drinking	$=$	56 spots
Urban C. Overlay 25% discount	$=$	-14 spots
Total new eating & drinking requirement	$=$	42 spots

New Industrial & Manufacturing uses: 10,775sf  $1:750 =$  15 spots

**Grand total new parking required**

**(42 eating/drinking + 15 Industrial/Manufacturing) = 57 parking spots**

Applicant requests a variance to reduce the number of additional parking spaces from 57 to 0

**Exhibit B – Statement of Hardship – 1101 N. 4th St.**

The Applicant seeks Council Variances to allow property owner Power Twins, LLC (also the owners of Seventh Son Brewing) to expand its brewery and bar space. This project involves new construction across the western portion of the single parcel. This western portion (70 feet total length of Fourth Avenue frontage) used to be 2 separate parcels. These formerly separate parcels have been vacant land for many years and were designated and taxed by the Franklin County Auditor as Commercial Property under its "best and highest use" test. While these 2 parcels did not have their own zoning cards, they were designated residential on the City of Columbus Zoning Map. The eastern portion was a separate parcel (135+ feet of Fourth Avenue frontage) and was a former garage repair facility which was converted via City-approved plans to a brewery and bar in 2012. This easternmost portion of the parcel is zoned C-4. The property is in Italian Village and is subject to the Italian Village design guidelines and the project is subject to review by the Italian Village Commission.

Tenant's existing business includes brewing beer and distribution from its current location. Seventh Son has been in business at this location for nearly 5 years and in that time it has proven to be a good neighbor and responsive to concerns or issues raised by its Italian Village neighbors.

By virtue of being located in Italian Village, many of the zoning codes for which Applicant seeks variances are not consistent with the Italian Village guidelines and historic construction style in general.

The proposed construction is to expand on its use which has been ongoing since 2012. This manufacture of alcoholic beverages and distribution of product off-site would normally only be permitted in district zoned for Industrial/Manufacturing. The original parcels were platted prior to enactment of the current Zoning code. As the nature of commercial real estate has changed due to big-box stores and internet shopping, it is increasingly difficult to find traditional commercial uses for our city's older, relatively small commercial buildings. Without a variance to permit an otherwise prohibited use, many older properties simply cannot be rented, as the supply of older small commercial properties exceeds the demand for small, strictly commercial space.

Applicant is requesting a limited variance which will enable the property be used for a purpose other than residential to the west and purely commercial to the east, but at the same time preserve the size and scale walk-up/bicycle-up nature of the business. Allowing distribution from the site would also provide for wholesale revenue to supplement the income from the brew-pub itself and also create full-time employment and use during the daytime hours which a bar-only facility would not do.

The square footage of the parcel is large enough to accommodate the Brewery's needs, but not so large that any further expansion is likely or other large scale manufacturing could be pursued. The relative small size will prevent the change in use from creating any major change to the relationship between the parcel and the neighbors. Per the site plan, over 40% of the square footage of the total proposed building remains commercial.

The property is located in Italian Village and near the major crossroads of East 5<sup>th</sup> Ave. and North 4<sup>th</sup> Street. The zoning classification of this property as residential and commercial was not the result of any action by Owner. Granting the variance as to allow more mixed use on the parcel will enable this lot to be used in a manner consistent with the character of the neighborhood and also be in a manner similar to other properties in the Italian Village Historic District (such as Hoof Hearted Brewing) and other traditional/older districts.

In addition to the use variance, the proposed construction and change of use would require a number of variances with respect to set-backs and lot coverage as detailed in Exhibit A. It would also create the need for a variance with respect to the number of parking spaces (3312.49 – Minimum number of required parking spaces.)

As this is a historic district, most of the parcels in the area do not conform to the zoning requirements with respect to parking. This property is a relative rarity in the area, as it actually does have some off-street parking. However, the expansion of the brewery and bar area will require a variance from the additional parking required by the new square footage. The majority of this new parking is required due to the expansion of the bar (eating and dining) space as indicated on the Site Plan. However, the majority of this additional space consists of stairways and other facilities necessary to access and service the actual assembly space and so is not space occupied by patrons. Also, as a traditional neighborhood in which many of Seventh Son's employees and customers walk, ride bicycles, or take transit, combined with the parking which it does have, it mitigates the impact of the shortfall. Furthermore, the manufacturing/brewing process will be taking place during times when the bar area is not open, meaning the parking required for brewery employees would not be utilized after work hours. Finally, the Owner has secured a written license from its neighboring business, Fox in the Snow, to allow patrons of the bar to park in Fox in the Snow's 19 vehicle parking lot after 5pm.

4<sup>th</sup> Street in this section of the city is a mixed-use area with manufacturing, commercial and residential uses all existing within 125 feet of Seventh Son Brewing. Many other property owners in the same zoning district and in particular in Italian Village have parcels with non-conforming uses and/or parking options. Granting Applicant's request will recognize that fact. It will also preserve a substantial property right- the right to preserve the physical structure and existing business, and at the same time utilize the rest of the parcel in it in a manner which recognizes the changes to traditional retail as well as enjoy the benefits which other property owners have been granted variances for in the same zoning district.

The requested variance will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the Zoning Code as the requested variance will increase the value of the applicant's property and the value of neighboring properties by infilling long-vacant lots. It will re-orient the parcel to the commercial corridor of 4<sup>th</sup> Street (as opposed to the more residential Fourth Avenue) and also create new construction consistent with Italian Village's historic guidelines. The proposal still provides for adequate light, air and open space; reinforces the mixed-use nature of the district and the 4<sup>th</sup> Street corridor in particular, enhance the historical nature of the neighborhood by operating in a style, manner and location consistent with the location, and; would not prove a fire hazard as there all construction is brick and steel framing and the new construction will include a sprinkler system.

**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

**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric D. Martineau  
of (1) MAILING ADDRESS 3006 N. High St., Suite 1A, Columbus, OH 43202

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 1101 N 4TH ST COLUMBUS OH 43201

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) Power Twins, LLC  
1101 N. 4th St.  
Columbus, OH 43201

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

Eric D. Martineau  
614/297-6488

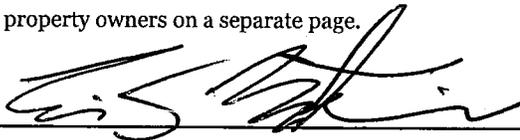
AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Italian Village Commission  
Connie Torbeck, Asst. Hist. Pres. Officer  
50 W. Gay St., 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.

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 29<sup>th</sup> day of August, in the year 2016

Rev Jennica Justice  
(8) SIGNATURE OF NOTARY PUBLIC

01/20/21  
My Commission Expires

Notary Seal Here



JENNICA JUSTICE  
Notary Public, State of Ohio  
My Commission Expires 01/20/21

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

**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

APPLICANT Eric D. Martineau, Atty for  
Power Twins LLC  
3006 N. High St., Suite 1A  
Columbus, OH 43202

PROPERTY OWNER Power Twins LLC  
1101 N. Fourth St.  
Columbus, OH 43201

ATTORNEY Eric D. Martineau  
3006 N. High St., Suite 1A  
Columbus, OH 43202

AREA COMMISSION Italian Village  
Commission  
50 W. Gay St., First Floor  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Andrew Klein  
PO Box 10038  
Columbus, OH 43201

Carl H. Zipf III  
3129 Carisbrook Rd.  
Columbus, OH 43221

Robert Wagner & Shannon Gaines  
160 E. 4<sup>th</sup> Ave.  
Columbus, OH 43201

J & J Inc.  
1057 N. 4<sup>th</sup> St.  
Columbus, OH 43201

Damado I LLC  
375 E. Fifth Ave.  
Columbus, OH 43201

James W. Hill II  
822 Hamlet St., Apt. C  
Columbus, OH 43215

1086 N. Fourth St. LS LLC  
1020 Dennison Ave.  
Columbus, OH 43201

David M. Betz  
174 E. Fourth Ave.  
Columbus, OH 43201

Maria v. Divierte  
182 E. Fourth Ave.  
Columbus, OH 43201

Heidi Koestner  
3175 Tremont Rd.  
Columbus, OH 43221

Albert Blazevecius & Audrone  
Biknevecius  
100 Cherry Ridge Rd.  
Albany, OH 45710

Rebecca Lamb & Matteo Citarelli  
175 E. Fourth Ave.  
Columbus, OH 43201

LS Development 174 Detroit LLC  
1020 Dennison Ave., Suite 102  
Columbus, OH 43201

Michael R. Young  
1081 N. Fourth St.  
Columbus, OH 43201

John R. Hill  
269 Village Dr.  
Columbus, OH 43214

Mary Vancleaf  
192 E. Fourth Ave.  
Columbus, OH 43201

Slim Builds LLC  
471 W. Fourth Ave.  
Columbus, OH 43201

Emily R. Erb  
181 E. Fourth Ave.  
Columbus, OH 43201

Columbia Gas of Ohio, Inc. Real  
Estate Division  
200 Civic Center Dr.  
Columbus, OH 43215

New Victorians Inc.  
455 W. Third Ave.  
Columbus, OH 43201

Ryan Jonathan Gale  
100 E. Broad St., Ste 1301  
Columbus, OH 43215

Power Twins, LLC  
1101 N. Fourth St.  
Columbus, OH 43201

Green Room Brewing, LLC  
1101 N. Fourth St.  
Columbus, OH 43201

**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 # CV16-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric D. Martineau  
of (COMPLETE ADDRESS) 3006 N. High St., Suite 1A, Columbus OH 43202

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. See attached /Exhibit C	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29 day of August, in the year 2016

[Signature]  
SIGNATURE OF NOTARY PUBLIC

01/20/21  
My Commission Expires

Notary Seal Here



JENNICA JUSTICE  
Notary Public, State of Ohio  
My Commission Expires 01/20/21

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CV16-052

**Exhibit C – Ownership Disclosure**

The below listed 5 persons and entities own 5% or more interest in Power Twins, LLC:

David T. Spencer  
4610 Elan Ct.  
Upper Arlington, OH 43220  
Phone - 614-596-3655

The Kenneth A. Peters 2004 Trust U/A/D 2-11-04  
Contact: Ken Peters  
5396 Club Drive  
Westerville, OH 43082  
Phone - 614-783-3058

Patricia Burton  
5975 Cleveland Ave.  
Columbus, OH 43231  
Phone - 614-371-6001

Tiffany A. Duncan  
765 Vernon Ave.  
Bexley, OH 43209  
Phone - 614-271-0086

The Brewery Trust Agreement dated 8-30-12  
Contact: David T. Spencer  
4610 Elan Ct.  
Upper Arlington, OH 43220  
Phone - 614-843-1575

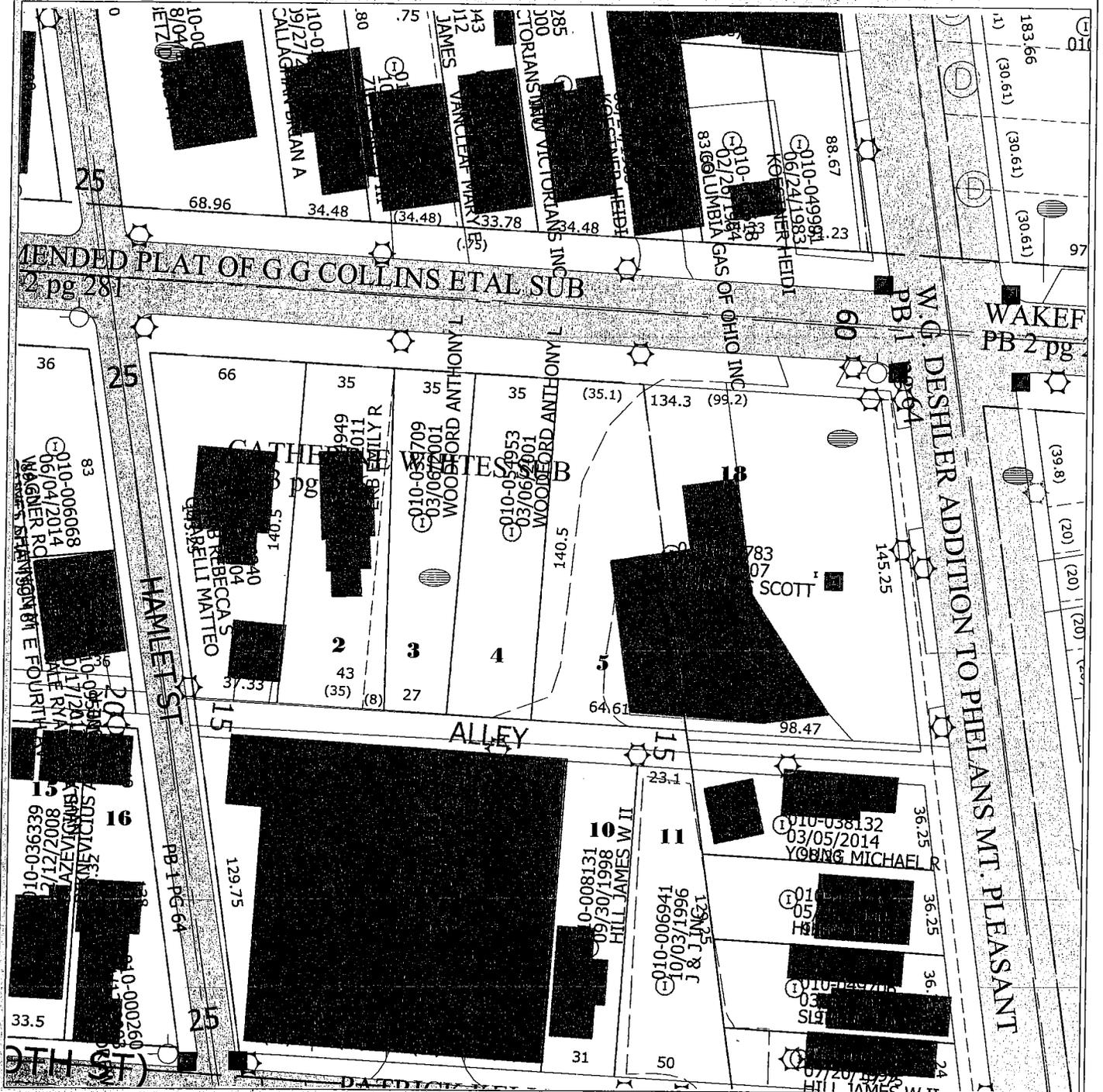




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/4/16



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.



# City of Columbus Zoning Plat

CV16-052



## 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: 010013783

Zoning Number: 1101

Street Name: N 4TH ST

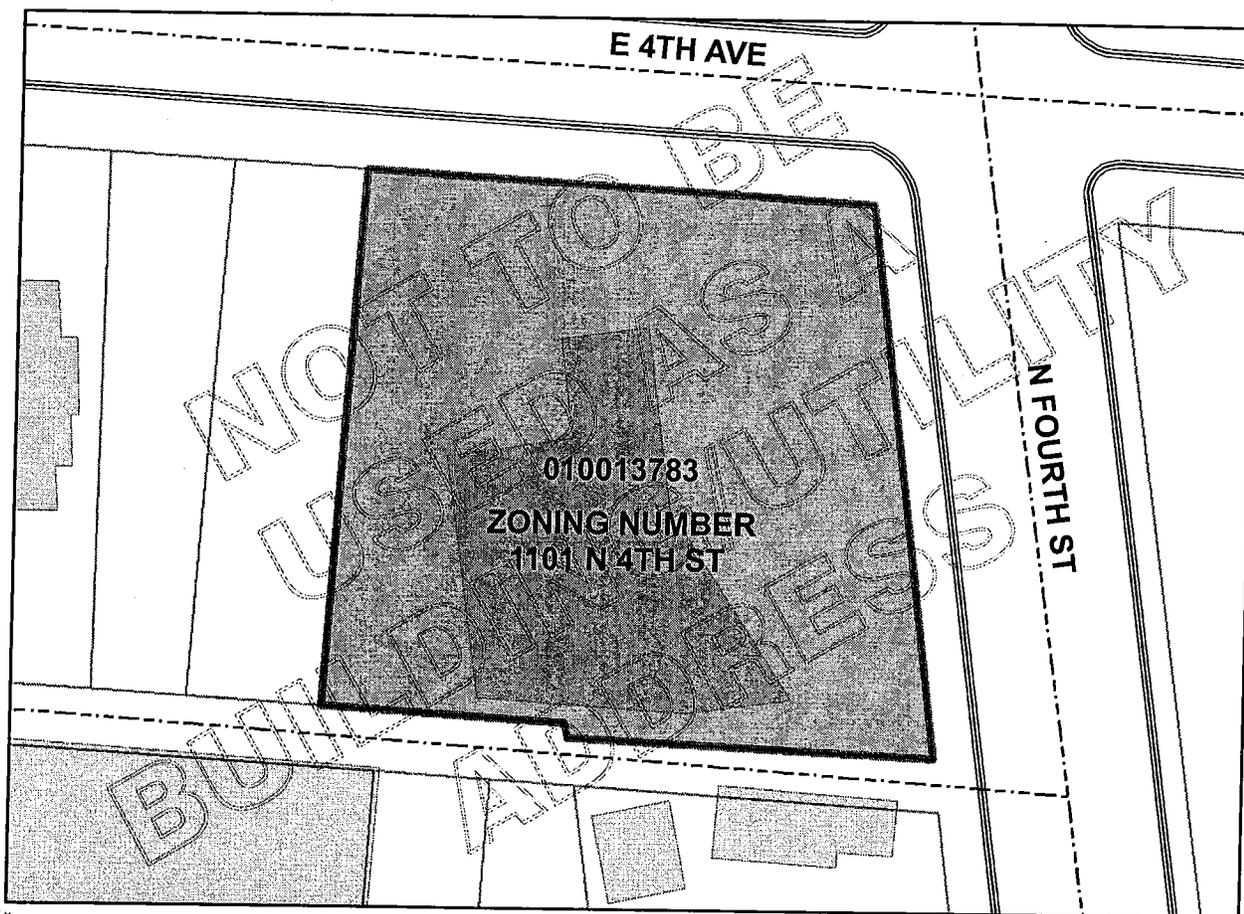
Lot Number: N/A

Subdivision: N/A

Requested By: ERIC D. MARTINEAU CO. LPA (ERIC MARTINEAU)

Issued By: *Edyena Amarian*

Date: 8/25/2016

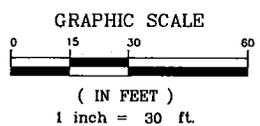
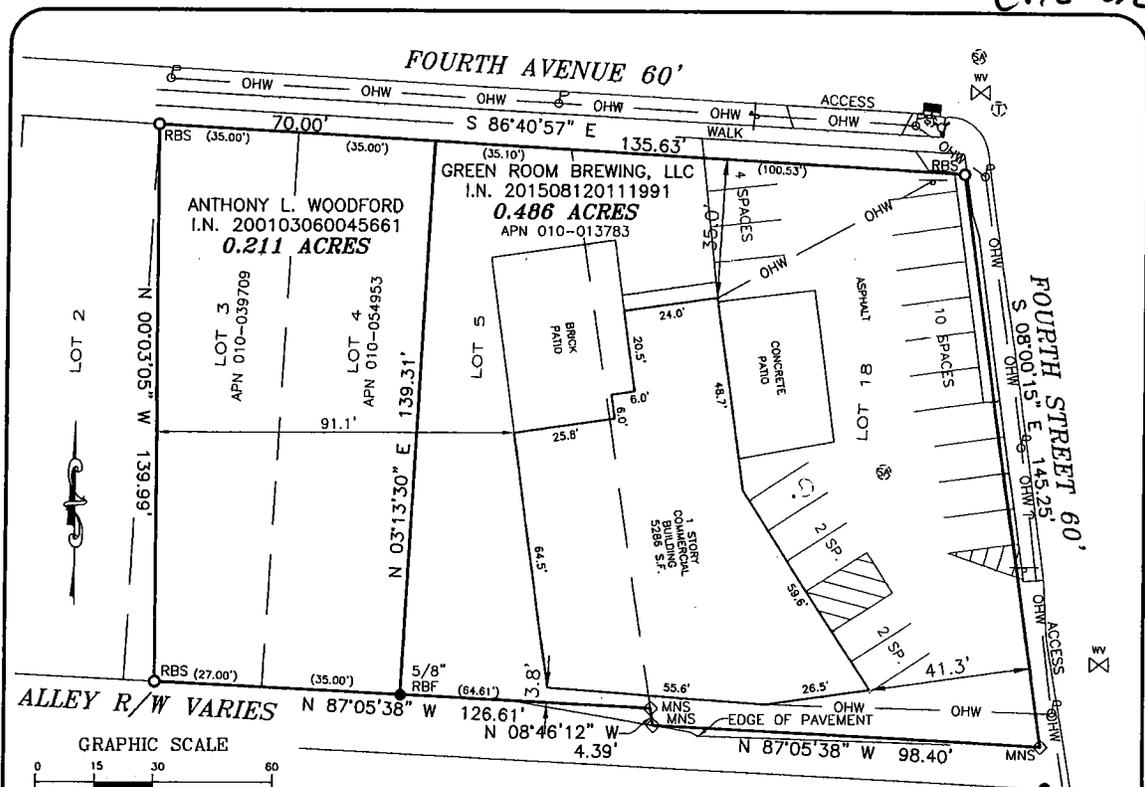


FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 72757

CV16-052



**LEGEND**

- IPF IRON PIN FOUND
- RFB REBAR FOUND
- RBS REBAR SET
- MNS MAG NAIL SET
- ⊕ SANITARY MANHOLE
- ⊕ CURB INLET
- ⊕ STORM MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ SIGN
- OHW OVERHEAD WIRES

- NOTES:**
- 1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
  - 2) THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
  - 3) THERE WAS NO EVIDENCE OF AND ENCROACHMENT ONTO OR OVER THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
  - 4) TITLE COMMITMENT NOT PROVIDED FOR 1101 NORTH FOURTH AVENUE (APN 010-013783).
- BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.
- ZONING NOTE:**  
THE SUBJECT TRACT IS CLASSIFIED AS C4 (COMMERCIAL DISTRICT, WITHIN HEIGHT DISTRICT H-35).
- FLOOD ZONE NOTE:**  
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, THE CURRENT FLOOD PANEL IS NOT PRINTED OR AVAILABLE.
- PARKING NOTE:**  
THERE ARE A TOTAL OF 19 PARKING SPACES ON THE SUBJECT TRACT, OF WHICH 1 ARE DESIGNATED FOR HANDICAPPED USE.
- UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGAL DESCRIPTIONS OF RECORD**  
(APN 010-03709 & 010-054953):

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NUMBER FOUR (4) AND PART OF LOT NUMBER THREE (3) OF CATHERINE WHITE'S SUBDIVISION OF LOTS NOS. 16 AND 17 OF DESHIER'S ADDITION TO PHELAN'S MT. PLEASANT ADDITION TO SAID CITY OF COLUMBUS, OHIO, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO. 3, PAGE 246, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST SOUTH LINE OF SAID LOT TWENTY-SEVEN (27) FEET TO A POINT; THENCE NORTHWARDLY TO THE PLACE OF BEGINNING.

PARCEL NUMBER: 010-039709-00 AND 010-054953-00

**NOTES PER TITLE COMMITMENT:**  
(APN 010-03709 & 010-054953):

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER 17853-PK ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2016, AT 7:00 A.M.

ITEM 6 BOUNDING SET BACK LINES SHOWN ON THE RECORDED PLAT, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. THERE ARE NO SET BACK LINES LISTED OR SHOWN ON THE RECORDED PLAT. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 7 UTILITY EASEMENTS SHOWN ON THE RECORDED PLAT, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. THERE ARE NO UTILITY EASEMENTS LISTED OR SHOWN ON THE RECORDED PLAT. DOES NOT AFFECT THE SUBJECT TRACT.

THE INFORMATION SHOWN IS FOR THE WOODFORD TRACT ONLY, NO INFORMATION OR TITLE WORK PROVIDED FOR THE GREEN ROOM BREWING, LLC TRACT.

**CERTIFICATION:**

TO: GREEN ROOM BREWING, LLC, ANTHONY L. WOODFORD, GREAT AMERICAN TITLE AGENCY, STEWART TITLE GUARANTY COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 9, 11, 13, 16, 17, 18, 19, & 20(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DRAWN BY: *Scott D. Grundei* 4/19/16  
DATE

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047



ALTA/ACSM LAND TITLE SURVEY OF  
1101 NORTH FOURTH STREET  
183-185 EAST FOURTH AVENUE  
189-191 EAST FOURTH AVENUE  
LYING IN  
LOT 4, LOT 5 AND PART OF LOT 3  
CATHERINE WHITE'S SUBDIVISION  
OF LOTS NOS. 16 AND 17 OF DESHIER'S ADDITION  
TO PHELAN'S MT. PLEASANT ADDITION  
PART OF LOT 18  
WILLIAM G. DESHIER'S AMENDED ADDITION TO  
PHELAN'S MT. PLEASANT ADDITION  
PLAT BOOK 1, PAGE 302  
CITY OF COLUMBUS, COUNTY OF FRANKLIN  
STATE OF OHIO

**LS GI LANDMARK SURVEY GROUP, INCORPORATED**

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
PHONE: (614) 485-9000 FAX: (614) 485-9003  
DATE: 4/14/16  
REV: 4/19/16 FILE NO. 180449

CV16-052

TRANSFERRED

MAY 12 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

90005464

CONVEYANCE TAX EXEMPT	
M	CMF
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

GENERAL WARRANTY DEED\*

\*See Sections 5302.05 and 5302.06 of the Ohio Revised Code

Green Room Brewing, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants with general warranty covenants, to Power Twins LLC, an Ohio limited liability company, Grantee, whose tax mailing address is 1101 North Fourth Street, Columbus, Ohio 43201, the following described REAL PROPERTY:

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

TRACT ONE:

Being one hundred and forty-five (145) feet off of the north end of Lot Number Eighteen (18) in William G. Deshler's Amended Addition to William Phelan's Mt. Pleasant Addition to said City, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 1, page 302, Recorder's Office, Franklin County, Ohio, being one hundred and three (103) feet front on the south side of Fourth Avenue by a depth of one hundred and forty-five (145) feet on North Fourth Street, **excepting therefrom**, however, the following part thereof, to-wit, beginning at a point, intersection of the south line of Fourth Avenue with the west line of Fourth Street; thence westwardly on the south line of Fourth Avenue three and eight-tenths feet to a point; thence southwardly by a straight line to a point in the north line of the alley south of Fourth Avenue (the north line of said alley being one hundred and forty-five and twenty-five one hundredths feet south of the south line of Fourth Avenue, measured on the west line of Fourth Street) four and fifty-three one hundredths feet west of the west line of Fourth Street; thence eastwardly on the last mentioned line four and fifty-three one hundredths feet to the west line of Fourth Street; thence northwardly on the west line of Fourth Street for a distance of one hundred and forty-five and twenty-five one hundredths feet to the south line of Fourth Avenue and place of beginning, which said part was duly appropriated on or about the 28th day of October 1910 by the City of Columbus, Ohio, for the purpose of widening Fourth Street in a certain proceeding then pending in the Probate Court of Franklin County, Ohio, entitled The City of Columbus, Ohio, vs. Mary Fox et al., being case No. 24,942 on the docket of said Court to which proceeding and the record thereof reference is hereby made for greater certainty.

TRACT TWO:

Being Lot Number Five (5) of Catherine White's Subdivision of Lots Nos. Sixteen (16) and Seventeen (17) of Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's Office, Franklin County, Ohio.

CV16-052

The foregoing conveyance is made subject to easements, conditions, restrictions of record, if any, taxes and assessments not yet due and payable, legal roadways and highways, and zoning ordinances, if applicable.

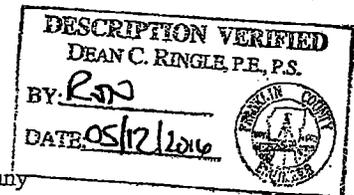
TRACTS 1-2  
C-040  
ALDF  
(010)  
015703

Tax / Parcel ID: 010-013783-00

Property Address: 1101 North Fourth Street, Columbus, Ohio 43201

Prior Reference: Instrument No. 201508120111991, Recorder's Office, Franklin County, Ohio

Executed this 4<sup>th</sup> day of May, 2016.



GRANTOR:

Green Room Brewing, LLC,  
an Ohio limited liability company

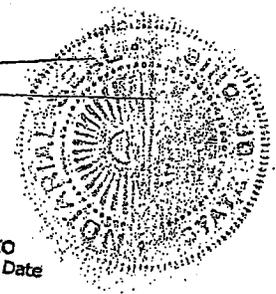
By: David T. Spencer  
David T. Spencer, Managing Member

State of Ohio, County of Franklin, SS:

BE IT REMEMBERED, that on this 4<sup>th</sup> day of MAY, 2016, before me, the subscriber, a Notary Public in and for said state, personally came David T. Spencer, Managing Member of Green Room Brewing, LLC, an Ohio limited liability company, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person and acknowledged the signing thereof to be his and its voluntary act and deed pursuant to proper authority.

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

Robert S. Bush  
Notary Public



ROBERT S BUSH  
ATTORNEY AT LAW  
OHIO SUPREME COURT  
REGISTRATION #0046514  
NOTARY PUBLIC STATE OF OHIO  
My Registration Has No Expiration Date  
O.R.C. Section 147.03

This instrument was prepared by:  
G. Gregory Arenstein, Esq.  
Arenstein & Andersen Co., LPA  
5131 Post Road, Suite 350  
Dublin, Ohio 43017-1180

**GENERAL WARRANTY DEED\***

\*See Sections 5302.05 and 5302.06 of the Ohio Revised Code

Green Room Brewing, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants with general warranty covenants, to Power Twins LLC, an Ohio limited liability company, Grantee, whose tax mailing address is 1101 North Fourth Street, Columbus, Ohio 43201, the following described REAL PROPERTY:

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

Being all of Lot Number Four (4) and part of Lot Number Three (3) of CATHERINE WHITE'S SUBDIVISION of Lots Nos. 16 and 17 of Deshler's Addition to Phelan's Mt. Pleasant Addition to said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 246, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the northwest corner of said lot; thence eastwardly along the north line of said lot to the northeast corner thereof; thence southerly along the east line of said lot to a point in the southeast corner thereof; thence westwardly along the south line of said lot twenty-seven (27) feet to a point; thence northwardly to the place of beginning.

The foregoing conveyance is made subject to easements, conditions, restrictions of record, if any, taxes and assessments not yet due and payable, legal roadways and highways, and zoning ordinances, if applicable.

Tax / Parcel ID: 010-039709-00 and 010-054953-00

Property Address: 183-185 and 189-191 East Fourth Avenue, Columbus, Ohio 43201

Prior Reference: Instrument No. 201606270081288, Recorder's Office, Franklin County, Ohio

Executed this 10<sup>th</sup> day of August, 2016.

GRANTOR:

Green Room Brewing, LLC,  
an Ohio limited liability company

By: David T. Spencer  
David T. Spencer, Managing Member

State of Ohio, County of Franklin, SS:

BE IT REMEMBERED, that on this 10<sup>th</sup> day of August, 2016, before me, the subscriber, a Notary Public in and for said state, personally came David T. Spencer, Managing Member of Green Room Brewing, LLC, an Ohio limited liability company, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person and acknowledged the signing thereof to be his and its voluntary act and deed pursuant to proper authority.

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

Robert S. Bush  
Notary Public



ROBERT S BUSH  
ATTORNEY AT LAW  
OHIO SUPREME COURT  
REGISTRATION #0046514  
NOTARY PUBLIC STATE OF OHIO  
My Registration Has No Expiration Date  
O.R.C. Section 147.03

This instrument was prepared by:  
G. Gregory Arenstein, Esq.  
Arenstein & Andersen Co., LPA  
5131 Post Road, Suite 350  
Dublin, Ohio 43017-1180

CV16-652

# COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE 010-C040

DATE 08/17/2016

I, G. Gregory Arenstein as the  owner,  owner's representative do hereby  authorize  request the Franklin County Auditor to combine the following parcels located in the taxing district of (010) CITY OF COLUMBUS

**PARCEL NUMBERS:**

- 010-013783-00 - Map No.010-C040-047-00 (1101 North Fourth Street)
- 010-039709-00 - Map No.010-C040-050-00 (183-185 East Fourth Avenue)
- 010-054953-00 - Map No.010-C040-049-00 (189-191 East Fourth Avenue)

Buildings :  Yes  No

Current Owner Power Twins, LLC

**REASON FOR COMBINATION REQUEST:**

- Planning Commission Requirement
- Building Permit
- Personal Convenience
- Other \_\_\_\_\_

\* I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.

Signed 

Phone # (614) 378-5151

\*\* Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

\*\*\* Once combination form has been filed, you must seek Planning Commission approval to split properties.

## AUDITOR'S COMMENTS

GIS MAP VERIFIED:

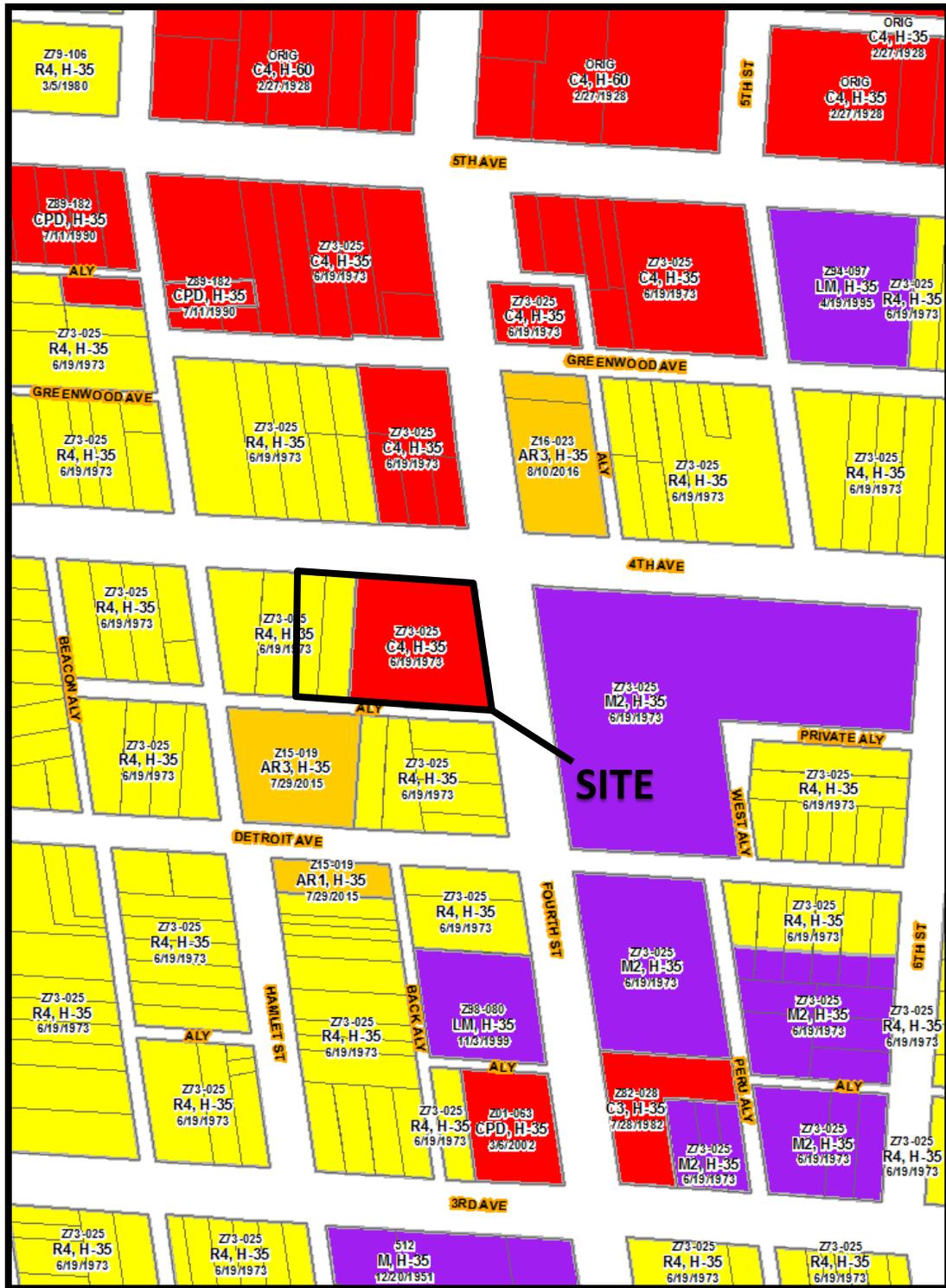
OWNERSHIP VERIFIED:

PARCEL SHEET VERIFIED:

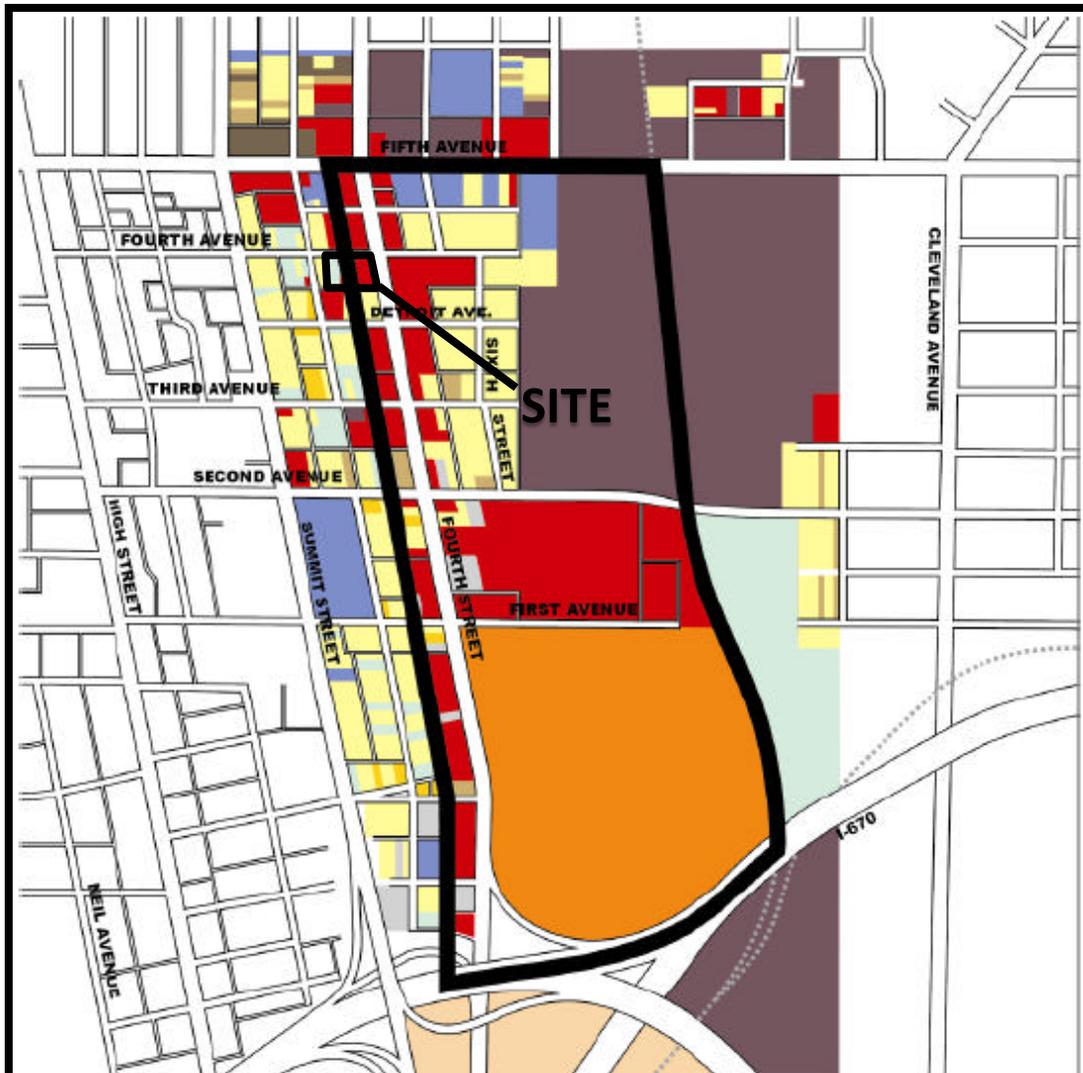
PARCEL NUMBER RETAINED: \_\_\_\_\_

DEPUTY AUDITOR: \_\_\_\_\_



CV16-052  
 1101 North 4<sup>th</sup> Street  
 Approximately 0.70 acres



## Italian Village East

### Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	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 Shelton, Director

Planning Office  
 Stephen R. McClary, Administrator  
 Urban Design Section  
 Larry D. Leuss, Graphic Designer

CV16-052  
 1101 North 4<sup>th</sup> Street  
 Approximately 0.70 acres



CV16-052  
1101 North 4<sup>th</sup> Street  
Approximately 0.70 acres