



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 14 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 525 S 4TH ST COLUMBUS, OH

Mailing Address: 525 S 4TH ST

COLUMBUS OH 43206-1105

Owner: BUTH ROSEMARIE B

Parcel Number: 010023072

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F

effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



525 SOUTH FOURTH STREET
Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-007 Date Received: 12 JAN. 2016
Application Accepted by: JF Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

see attached list

LOCATION

Certified Address: 525 S. 4th St. City: Columbus, OH Zip: 43206

Parcel Number (only one required): 010-023072

APPLICANT (if different from Owner):

Applicant Name: Rockmill Brewery LLC Phone Number: _____ Ext.: _____

c/o Matthew Barbee

Address: 5705 Lithopolis Rd NW City/State: Lancaster, OH Zip: 43130

Email Address: _____ Fax Number: _____

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

Name: Rosemarie B Buth Phone Number: _____ Ext.: _____

Address: 525 S 4th St. City/State: Columbus, OH Zip: 43206

Email Address: _____ Fax Number: _____

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

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.: _____

Address: 37 W. Broad St., Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Rockmill Brewery LLC By: [Signature]

PROPERTY OWNER SIGNATURE Rosemarie B. Buth [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 525 South 4th Street

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 (4) Rosemarie B. Buth
AND MAILING ADDRESS 525 South 4th Street
Columbus, OH 43206

APPLICANT'S NAME AND PHONE # Rockmill Brewery LLC
(same as listed on front application) 740-205-8076

AREA COMMISSION OR CIVIC GROUP (5) German Village Area Commission
AREA COMMISSION ZONING CHAIR Cristin Moody
OR CONTACT PERSON AND ADDRESS Columbus Planning Division
50 West Gay Street, Columbus, OH 43215

and that the following 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS

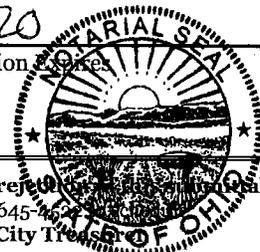
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 7th day of September, in the year 2016

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires _____



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 08-04-2020

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 - 1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 - 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 - 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 - 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Attached sheet

Signature of Applicant

[Handwritten signature]
applied for attorney fees

Date

1/12/16

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525 SOUTH FOURTH STREET

The applicant wants to expand a non-conforming use by adding a patio to the site. In order to add the patio the applicant needs a special permit and variance to the number of required parking spaces, to permit stacked parking spaces, to reduce the size of a parking space and to use the proposed parking spaces without striping or marking the parking area. The site is in German Village. The applicant will use valet parking to accommodate the parking needs of his customers. He has an arrangement with the church on Livingston Ave. to use 14 parking spaces after 5pm. By permitting stacked parking spaces and the reduction in size, the applicant has maximized the number of onsite parking spaces (8).

Since the use is nonconforming, the applicant must request a special permit. The non-conforming status creates the special circumstances or conditions which do not apply generally to other properties in the same zoning district. The non-conforming status is not the result of the actions of the applicant. By allowing the patio and the accompanying variances, the applicant preserves a substantial property right by allowing the applicant the same opportunity for outdoor seating that other similar users have within the same zoning district. The granting of the special permit and the variances will not be injurious to neighboring properties and will not be contrary to the public interest on the intent of the zoning code.

The applicant has worked with the neighbors and the commission on the design of the patio and on the operational aspects of the use of the patio.

525 SOUTH FOURTH STREET

REQUEST: Special Permit and Variance(s) to Section(s);

3389.15, Expansion or relocation of nonconforming uses.
To expand an existing eating and drinking establishment.

3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 7 to 0.

3312.25, Maneuvering
To allow stacked parking for 5 parking spaces.

3312.39, Striping and marking.
To eliminate striping and marking of parking spaces.

rockmill-request (nct)
9/8/16 S:Docs

ROCKMILL CONCEPT

REVISED AUGUST 22, 16

CURRENT PATIO = 260 SQ FT

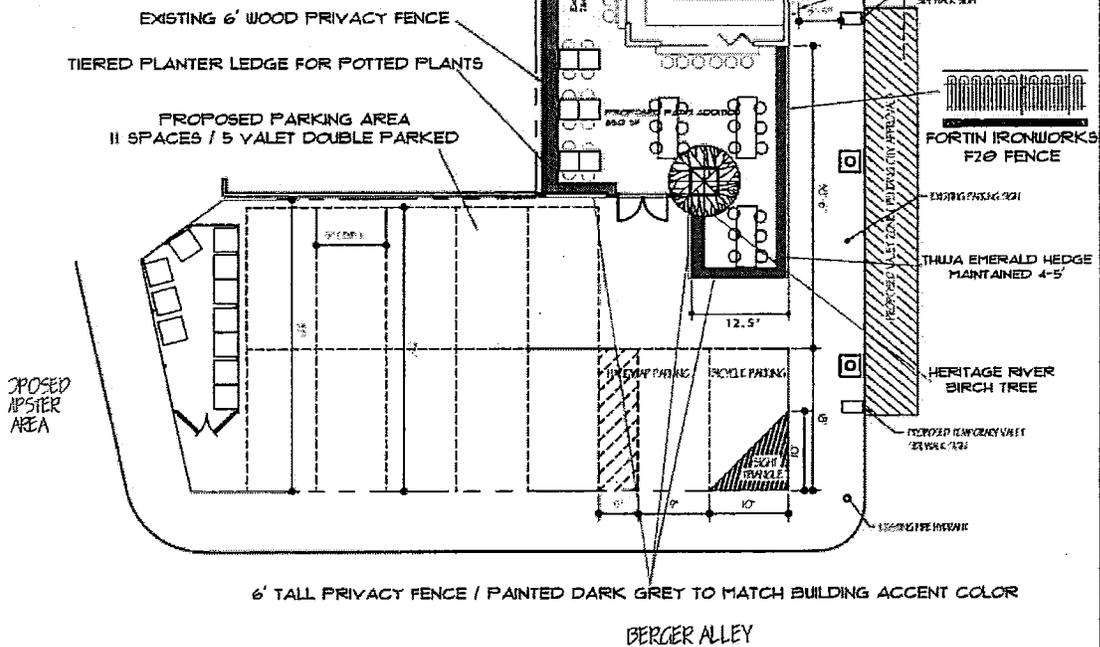
PROPOSED PATIO = 650 SQ FT

SEATING FOR 42 ON PATIO

SCALE 1" = 10'



- NOTES:
- DIMMABLE LIGHTING WILL INCLUDE STRING LIGHTING ATTACHED TO PRIVACY FENCE UPRIGHT EXTENSIONS AND POINTS ON THE BUILDING FASCIA
 - UPLIGHTING UNDER THE TREE - 3 LIGHTS
 - DIM ACCENT LIGHTING ON THE PLANTERS
 - PATIO SURFACE WILL BE BLACK GRANITE STONE CHIP



6' TALL PRIVACY FENCE / PAINTED DARK GREY TO MATCH BUILDING ACCENT COLOR

BERGER ALLEY

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Rockmill Brewery LLC	c/o Matthew Barbee, 5705 Lithopolis Rd NW, Lancaster, OH 43130
Rosemarie B Buth	525 South 4th Street, Columbus, OH 43206

SIGNATURE OF AFFIANT *Jeffrey L. Brown*

Sworn to before me and signed in my presence this 7th day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC *Natalie C. Timmons*

My Commission Expires 9/4/2026



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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