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
Historic District: German Village
Board of Zoning Adjustment (BZA): N/A
Historic Site: No
Commercial Overlay: N/A
Council Variance: N/A
Graphic Commission: N/A
Flood Zone: OUT
Area Commission: N/A
Airport Overlay Environs: N/A
Planning Overlay: N/A

PENDING ZONING ACTION
Zoning: N/A
Council Variance: N/A
Board of Zoning Adjustment (BZA): N/A
Graphic Commission: N/A
Board of Zoning Adjustment Application

Application Number: BZA16-007  Date Received: 12 JAN. 2016
Fee: $1900

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:
PROPERTY OWNER SIGNATURE: Rosemarie B. Buth
ATTORNEY / AGENT 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
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
AND MAILING ADDRESS

(4) Rosemarie B. Buth

525 South 4th Street

Columbus, OH 43206

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

Rockmill Brewery LLC

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

Sworn to before me and signed in my presence this ___ day of ___________, in the year __2020_

(8) SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in the refusal of the application.
Applications must be submitted by appointment. Call 614-645-7433.
Please make checks payable to the Columbus City Treasurers.
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

Date 11/2/16
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.
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.
Disclaimer

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.
ROCKMILL CONCEPT

REvised AUGUST 22, 16
CURRENT PATIO = 260 SQ FT
PROPOSED PATIO = 650 SQ FT
SEATING FOR 42 ON PATIO

525 SOUTH FOURTH STREET

JACKSON STREET

WASHINGTON ST

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

Existing 6' wood privacy fence
Tiered planter ledge for potted plants

Proposed parking area
11 spaces / 9 valet double parked

6' tall privacy fence / painted dark grey to match building accent color

BERGER ALLEY
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) ____________________________

of (COMPLETE ADDRESS) ____________________________________________

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:

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

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this __________th day of September, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

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